

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

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

Yes  No

If yes, who have you spoken with?

## 2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

Yes  No

## 4. Consultation

Have you consulted with Iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

*For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council, [tuhonosupport@fndc.govt.nz](mailto:tuhonosupport@fndc.govt.nz)*

## 5. Applicant details

<b>Name/s:</b>	Residential Housing Ltd C/- Nick Fistonich
<b>Email:</b>	
<b>Phone number:</b>	
<b>Postal address:</b> (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)*

<b>Name/s:</b>	Claire Phillips
<b>Email:</b>	
<b>Phone number:</b>	
<b>Postal address:</b> (or alternative method of service under section 352 of the act)	

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

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## 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)*

<b>Name/s:</b>	Residential Housing Ltd C/- Nick Fistonich & Vannessa King
<b>Property address/ location:</b>	PO Box 70076 Ranui Auckland
	<b>Postcode</b> 0655

## 8. Application site details

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

**Name/s:**

**Site address/  
location:**

**Postcode**

**Legal description:**

**Val Number:**

**Certificate of title:**

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

### **Site visit requirements:**

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

Is there a dog on the property?  Yes  No

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

## 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.

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

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

Yes  No

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

*(more than one circle can be ticked):*

Building Consent

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. 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

## 14. Draft conditions:

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

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

## 15. 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)

Residential Housing Limited C/- Nick Fistonich

**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.

## 15. Billing details continued...

### 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)

Nick Fistonich

**Signature:**

(signature of bill payer)

**Date** 03-Feb-2026

**MANDATORY**

## 16. Important Information:

### Note to applicant

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

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

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

### Fast-track application

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

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

### Privacy Information:

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

## 17. Declaration

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

**Name** (please write in full)

Nick Fistonich

**Signature**



**Date** 03-Feb-2026

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

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

## Checklist

*Please tick if information is provided*

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

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

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# **RESOURCE CONSENT APPLICATION AT A PROPERTY AT 11 ALBATROSS ALLEY, AHIPARA**

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**FEBRUARY 2026**

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## APPLICANT DETAILS

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Applicant/Owner: Residential Housing Limited

Site Address: 11 Albatross Alley,  
Ahipara

Legal Description: Lot 17 DP 612351

Site Area: 1106m<sup>2</sup>

Consent: Land Use

Activity: Consent to relocate dwelling and new lean-to carport, stormwater tanks and driveway.

District Plan Zones:  
Operative District Plan  
Zone  
Coastal Living

Proposed District plan  
Zone  
Rural Lifestyle

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

## PROPOSAL DESCRIPTION

Land use consent is being sought pursuant to section 88 of the Resource Management Act 1991 for a Discretionary Activity Consent to relocate dwelling and new lean-to carport, stormwater tanks and driveway 11 Albatross Alley, Ahipara.

The proposal involves the following elements:

- A single level dwelling with an area of 100m<sup>2</sup> and will contain three bedrooms, bathroom, kitchen, dining and living room, and laundry. It is also proposed to construct a garage carport with an area of 70.8m<sup>2</sup>. The total roof area of the proposal is 211m<sup>2</sup>.

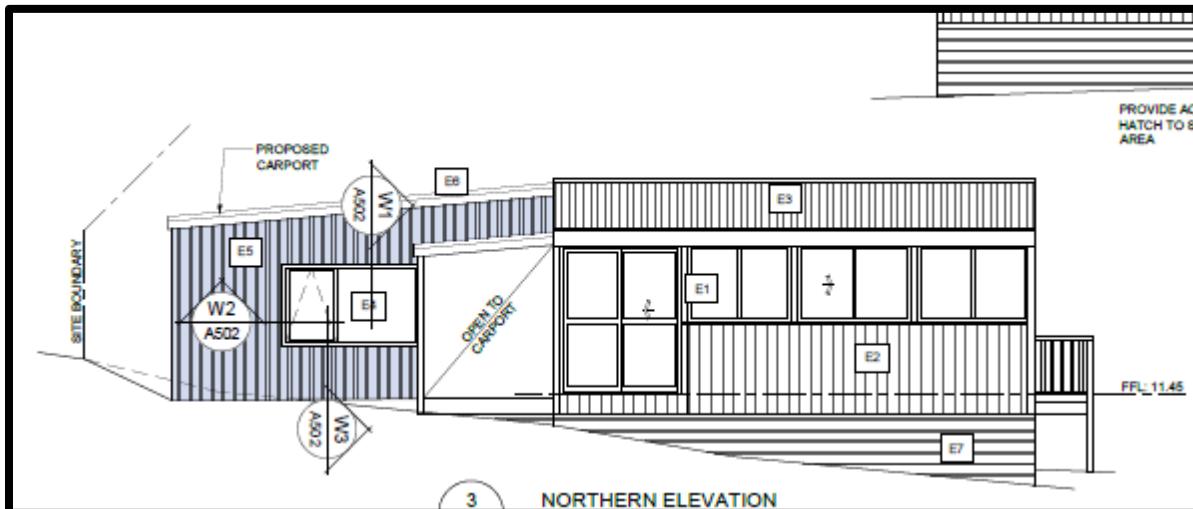


Figure 1: North elevation of dwelling and carport

- To provide the platform for the proposed dwelling, carport and associated outdoor living and driveway areas, earthworks are to be undertaken over an area of 112.58m<sup>2</sup> and with a volume of 23.76m<sup>3</sup>. The earthworks are to be undertaken in accordance with the Auckland Council's GD05, with appropriate erosion and sediment control measures.
- Water supply is proposed by way of a 22,000 litre on-site water tank partially buried, with reserved area for fire fighting supply.
- The proposal involves a connection to the public reticulated services for sewer as well as local water network.
- The proposal involves impervious surfaces of 401m<sup>2</sup>. This includes a roof area of 211m<sup>2</sup> and a driveway area of 190m<sup>2</sup>. Roof Runoff (211m<sup>2</sup>): Collected and directed into a

stormwater detention tank sized to attenuate peak flows in accordance with FNDC requirements. The detention tank will include a controlled outlet (orifice) to regulate discharge, ensuring post-development flows do not exceed pre-development levels.

Driveway Runoff (190m<sup>2</sup>): The driveway runoff is to be directed and collected via a grated sump and discharged into a soakage trench with an area of 33m<sup>2</sup> and depth of 0.5m. The soakage trench is to be installed beneath the driveway.

## SITE DESCRIPTION AND RECORD OF TITLE

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### SITE DESCRIPTION

The subject property is currently legally described as Lot 17 DP 612351 having an area of 1106m<sup>2</sup>. The site is currently vacant of buildings. The building platform is grassed and clear of vegetation. Access to the property is located directly off Albatross Alley, which is formed to an urban standard.



*Figure 2: Aerial Photo of Locality – Source – FNDC Maps*



*Figure 2: View of site from Albatross Alley – Source Google Maps*

The locality is made up of single and multi-level residential dwellings. Each dwelling has a moderate amount of separation.

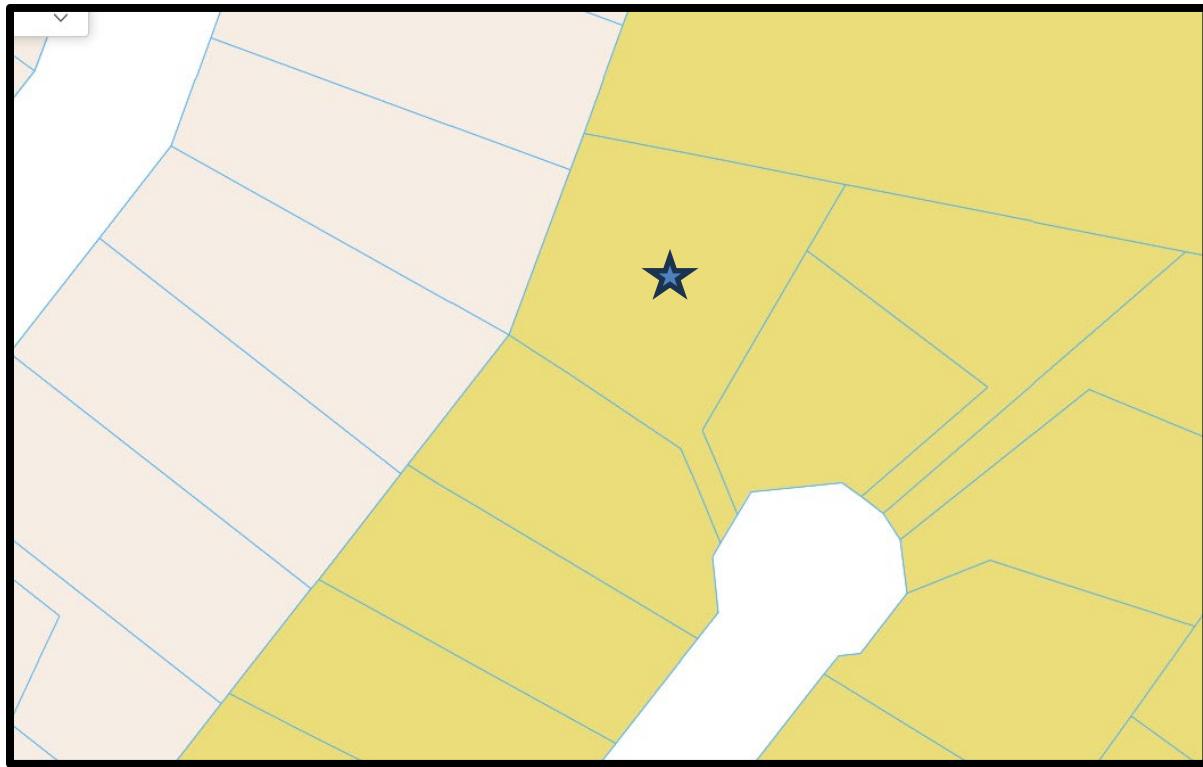
## RECORD OF TITLE

The application site is legally described as Lot 17 DP 612351 having an area of 1106m<sup>2</sup> and contained within identifier 1216934. There are three consent notices:

- D628917.3
- 7360323.2
  - Reference to impervious surfaces on any area of overland flow path – The proposal will not obstruct any overland flow paths, which are shown as easement K.
- 13227411.2
  - Seeks on-site attenuation – A separate stormwater report taking into consideration the Hawthorn Geddes Engineers and Architects Ltd dated 20 March 2024 has been prepared by Dean Consultancy Limited dated 30-1-26 addressing stormwater. This stormwater mitigation shall be maintained.
  - Firefighting supply shall be provided, which in this case involves reserve within the potable supply which has been approved by the fire fighting service.
  - Visual amenity does not apply as we have confirmed that the oxidation of the driveway is to be 4% which is consistent with the consent notice.
  - The habitable buildings are to have a finished floor level of RL10.76 metres. In this case, the finished floor level is RL11.45 for the dwelling and RL11.40 for the carport.
  - Fencing with a height of 1.8 metres is proposed along the northern boundary.

### FAR NORTH DISTRICT COUNCIL – OPERATIVE DISTRICT PLAN

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



*Figure 4: Zone Map Source – Far North Operative District Plan*

#### Chapter 10 – Coastal Environment

- Rule 10.7.5.3.1 – Visual Amenity states that any new building is a restricted discretionary activity where it fails to meet the permitted and control standards in 10.7.5.1.1 and 10.7.5.2.2. It is noted that this infringement is covered by consent notice 13227411.2vi.
- Rule 10.7.5.1.7 states that ... *Buildings shall be set back a minimum 10m from any site boundary, except that on any site with an area less than 5,000m<sup>2</sup> this set back shall be 3m from any site boundary.*" In this instance the carport is located 1.328 metres to the eastern boundary on a site with an area of 1106m<sup>2</sup>. This infringement is therefore a restricted discretionary activity under Rule 10.7.5.3(a) and 10.7.5.3.6.
- Rule 10.7.5.4 states that any activity that does not comply with the permitted, restricted discretionary activity standards is a discretionary activity. The proposal involves impervious surfaces of 401m<sup>2</sup> being 36.26%, which fails to meet the permitted standard for stormwater management 10.7.5.1.6.

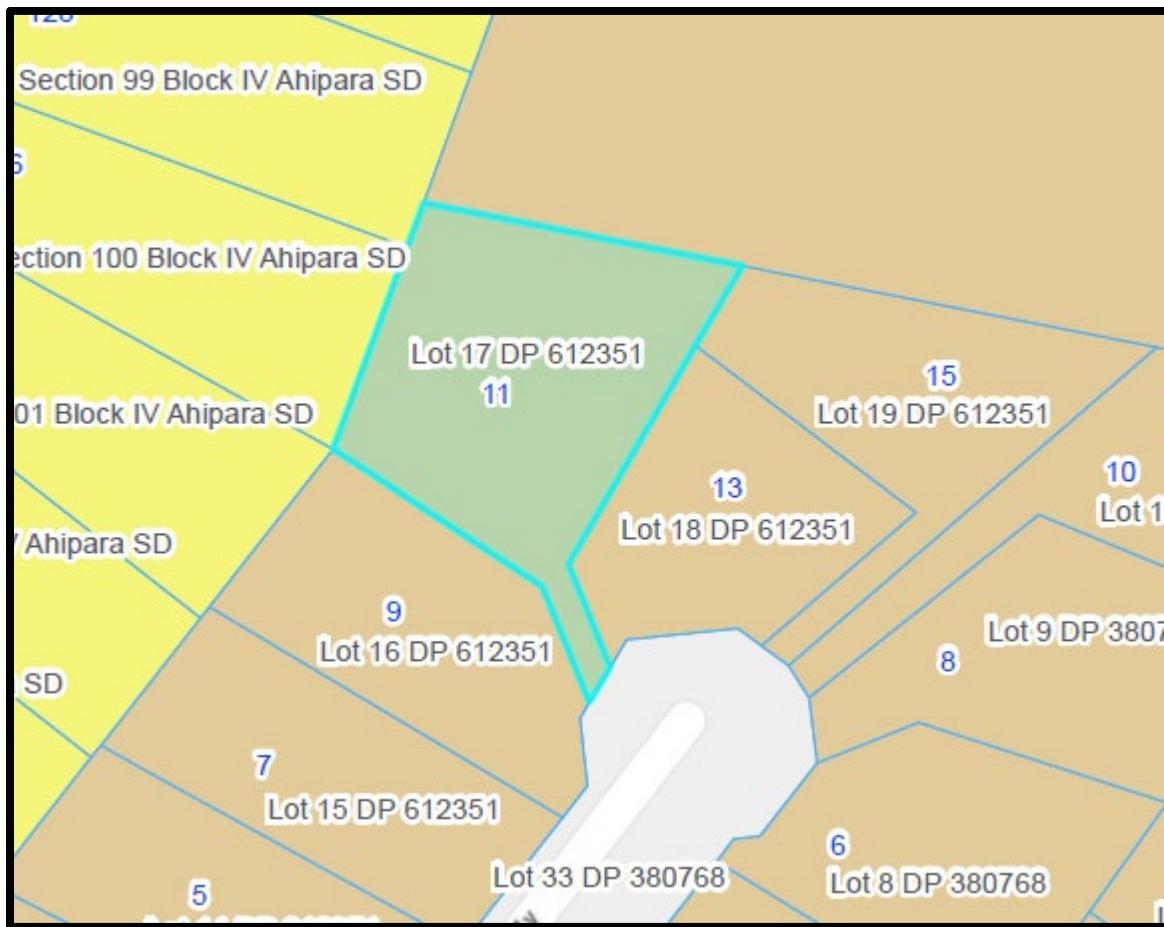
*Chapter 12 – Natural and Physical Resources – Section 4 Natural Hazards*

- Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest as outlined in Rule 12.4.6.1.2. The proposal is considered to be a Discretionary Activity under Rule 12.4.6.3(a).

**FAR NORTH DISTRICT COUNCIL – PROPOSED DISTRICT PLAN**

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

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



*Figure 5: Zone Map – Source – Far North Proposed District Plan*

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

- No parts of this chapter have legal effect.

**PART 2 – District Wide – General District Wide Matter Earthworks**

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

### ***PART 3 – AREA-SPECIFIC MATTERS – ZONES - Rural zones - Rural Lifestyle***

- No parts of this chapter have legal effect.

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

**Overall the proposal is considered to be a Discretionary Activity.**

## **RULES ASSESSMENT**

### **FAR NORTH DISTRICT COUNCIL – OPERATIVE DISTRICT PLAN**

#### ***Chapter 10 Coastal Environment – Section 8 Coastal Living Zone***

Requirement	Comment	Compliance
10.7.5.1.1 Visual Amenity  <i>The following are permitted activities in the Coastal Living Zone:</i> <i>(a) any new building(s), provided that the gross floor area of any new building(s) permitted under this rule does not exceed 50m<sup>2</sup>; or</i> <i>(b) any alteration/addition to an existing building which does not exceed 30% of the gross floor area of the building which is being altered or added to, provided that any alteration/addition does not exceed the height of the existing building and that any alteration/addition is to a building that existed at 28 April 2000.</i> <i>(c) replacement of any building so long as the replacement does not</i>	Consent notice 13227411.2 covers development under the Visual Amenity Rule 10.7.5.2.2 without resource consent.	Compliance

	<i>exceed the building envelope occupied by the previous building; or (d) renovation or maintenance of any building.</i>		
10.7.5.1.2 Residential Intensity	<i>Each residential unit for a single household shall have available to it a minimum net site area of: Sewered sites: 3000m<sup>2</sup></i>	The site has an area of 1106m <sup>2</sup>	<b>Compliance</b>
10.7.5.1.3 Scale of Activities	NA	NA	<b>Compliance</b>
10.7.5.1.4 Building Height	<i>The maximum height of any building shall be 8m</i>	The dwelling has a height of less than 8 metres, see plans	<b>Compliance</b>
10.7.5.1.5 Sunlight	<i>No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary</i>	The proposed relocated new dwelling complies	<b>Compliance</b>
10.7.5.1.6 Stormwater Management	<i>The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m<sup>2</sup> whichever is the lesser</i>	The proposal involves impermeable surfaces of 36.26% or 401m <sup>2</sup>	<b>Requires Consideration</b>
10.7.5.1.7 Setback from Boundaries	<i>Buildings shall be set back a minimum 10m from any site boundary, except that on any site with an area less than 5,000m<sup>2</sup> this set back shall be 3m from any site boundary.</i>	In this instance the carport is located 1.328 metres to the eastern boundary on a site with an area of 1106m <sup>2</sup>	<b>Requires Consideration</b>

#### *Chapter 12 Natural and Physical Resources – Section 3 – Soils and Minerals*

	<b>Requirement</b>	<b>Comment</b>	<b>Compliance</b>
12.3.6.1.3 Excavation within Residential zone	<i>Excavation and/or filling, excluding mining and quarrying, on any site in the Residential, Industrial, Horticultural Processing,</i>	Proposal requires earthworks with a volume of 23.76m <sup>3</sup> and no excavation exceeds 1.5 metres in height	<b>Compliance</b>

	<p><i>Coastal Residential or Russell Township Zones is permitted, provided that:</i></p> <p><i>(a) it does not exceed 200m<sup>3</sup> in any 12 month period per site; and</i></p> <p><i>(b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.</i></p>		
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***Chapter 12 Natural and Physical Resources – Section 4 – Natural Hazards***

	<b>Requirement</b>	<b>Comment</b>	<b>Compliance</b>
12.4.6.1.2 Fire Risk to Residential Units	<i>(a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest;</i>		<b>Requires Consideration</b>

***Chapter 15 Transportation – Section 1 – Traffic, Parking and Access***

	<b>Requirement</b>	<b>Comment</b>	<b>Compliance</b>
15.1.6A.2.1 Traffic Intensity	<i>Maximum daily one way traffic movements: Residential 20</i>	The proposal will not exceed 20 residential movements	<b>Compliance</b>
15.1.6B.1.1 On-Site Car Parking	<i>The minimum number of on-site car parking spaces to be provided for the users of an activity shall be determined by reference to Appendix 3C,</i>	The proposal involves 2 on-site car parks	<b>Compliance</b>
15.1.6B.1.5	<i>The required size of off-street car parking spaces, the manoeuvring space between, and the vehicle circulation routes providing access to them, shall be as set out in Appendix 3D.</i>	Maneuvering is proposed and compliant	<b>Compliance</b>

# PUBLIC NOTIFICATION ASSESSMENT

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## ASSESSMENT OF STEPS 1 TO 4 (SECTION 95A)

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

### STEP 1: MANDATORY PUBLIC NOTIFICATION IN CERTAIN CIRCUMSTANCES

Step 1 states that no mandatory notification is required as:

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

In this case the applicant does not request notification.

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

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

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

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

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

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

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

No other effects have been taken into account in this assessment.

### STEP 4: PUBLIC NOTIFICATION IN SPECIAL CIRCUMSTANCES

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

Special circumstances are those that are:

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

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

## ASSESSMENT OF ENVIRONMENTAL EFFECTS

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### EXISTING ENVIRONMENT AND PERMITTED BASELINE

#### ENVIRONMENT

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

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

In this case the site and locality have been described in the site description above. The site is vacant of buildings and is accessed from Albatross Alley. The receiving environment also confirms compliance with the consent notices, which allows for development under the Visual Amenity Rule 10.7.5.2.2 without resource consent.

#### PERMITTED BASELINE

RMA states that for the purposes of formulating an opinion as to whether the adverse effects on the environment will be minor or more than minor a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect. In this case the site is within Coastal Living and the following activities are provided for as it relates to this application:

- New buildings that do not exceed 50m<sup>2</sup>
- Complies with zone standards.
- Impervious surfaces up to 10% or 600m<sup>2</sup> which ever is less

## ASSESSMENT OF EFFECTS

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

### RESIDENTIAL CHARACTER AND AMENITY VALUES

The amenity values of an area are those special qualities, in particular natural and physical characteristics that make an area pleasant, unique or different. In this case, the site is within the Coastal Living Zone. This particular zone is recognized for

- It is distinguished by its coastal location and provides an area of transition between residential settlement on the coast and the Coastal Living Zone.
- The zone applies to those areas of the coastal environment which have already been developed but which still maintain a high level of amenity associated with the coast.
- The zone has the ability to absorb further low density, mainly rural residential development, without detriment to their overall coastal character.
- The zone allows for development to occur whilst retaining the character, features and landscapes of this part of the coastal environment.

The scale and design of the proposal is typical of the surrounding environment and consistent with the surrounding dwellings. The development will not result in a proposal that could be considered dominant or out of character, particularly when viewed in conjunction with other dwellings and accessory buildings in this locality. The proposed dwelling and carport are modest in nature and compliant with most development standards with the exception of visual amenity and impervious surfaces. The coastal character of the site and locality will be maintained and the overall scale, design and nature of the proposed dwelling and garage is considered appropriate. Whilst the carport is located 1.328 metres to the boundary, in this instance any effect on the environment will be less than minor given separation to adjacent site and site development proposed.

These factors when combined with the minor nature of the infringement, ensures that any effects on are considered to be no more than minor. There will be no obvious differences which differentiate the infringement from that of a complying activity, particularly when viewed from adjacent properties.

The dwelling is considered to be of a size and scale consistent with other dwellings in this immediate vicinity, therefore will maintain the existing character of the area.

Overall, it is considered that the adverse effects of the proposed dwelling on residential character and visual amenity will be no more than minor.

### **PRESERVATION OF NATURAL CHARACTER**

The subject site is located within the Coastal environment of the Ahipara and the west coast (ninety mile beach). The preservation of the natural character of the coastal environment is a matter of national importance as outlined in Section 6 of the Resource Management Act.

The subject site and associated dwelling and earthworks are adjacent to the coastal environment. The design, location and development of the development has taken into consideration the natural character. It is noted that there is no specific landscape protection at the site and the development is considered to reflect a history of development within this locality and envisaged within the Coastal Zone, being primarily for residential development.

The primary natural character elements of the site will continue, with the proposal being designed to take into consideration the coastal factors influencing the site.

The effects of the proposal will be able to be located within this coastal environment without generating any adverse effects on the natural character of the coastal environment that will be less than minor.

### **CULTURAL/HISTORIC HERITAGE**

There are no known heritage sites or archaeological sites within the area adjacent to the application site.

In accordance with standard protocols accidental discovery, work must cease immediately, and Council and Heritage NZ notified should any archaeological or heritage site be uncovered during the earthworks. Given this standard and the relatively unlikely nature of any archaeological site being uncovered, it is considered that the effects of the proposal on cultural matters will be less than minor.

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

### **TRAFFIC AND ACCESS EFFECTS**

Access to the property will be over a new crossing with Albatross Alley, which is formed to an urban standard. The proposal involves on-site parking and manoeuvring with the overall effects on the efficient operation of the roading network will be maintained and less than minor

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

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

## **DUST, NOISE AND VIBRATION EFFECTS**

Effects such as noise, dust and vibration on the surrounding environment are less than minor.

The proposal involves land disturbing activities (earthworks) to provide for platform and retaining wall for the residential use of the site.

Through the use of dust minimisation methodologies (commonly accepted), any dust resulting from the works will be minimised. Once the earthworks are completed, the areas will be otherwise covered.

The proposed earthworks are temporary and are expected to be completed in approximately 2 weeks, weather depending. The works will be completed within one earthworks season.

Noise and vibration from machinery during the earthworks operations will comply with the noise and vibration standards throughout the works.

Overall, it is considered that the earthworks will not result in off-site effects as a result of dust, noise and vibration. The effects of noise, vibration and dust will also be effectively managed with appropriate conditions of consent and is considered to be less than minor.

## **WATER QUALITY EFFECTS**

The main adverse effects on the environment that could potentially arise from earthworks relate to the silt discharge from the earthworks site. If silt is uncontrolled it can create adverse effects on water quality of a waterway.

The applicant will implement erosion and sediment control measures in accordance with the Auckland Councils GD05. The applicant proposes to install measures to control and/or mitigate any silt/stormwater run-off. In particular, the applicant will install a silt fencing and provide a stabilised crossing.

On this basis of the above, it is considered that any adverse effects on water quality will be less than minor.

## **NATURAL HAZARDS AND SERVICING EFFECTS**

Dean Consultancy Ltd have prepared a geotechnical investigation dated 24 January 2025 and referenced 25224-1. This report confirms that the development of the site is appropriate subject

to compliance with their recommendations. The report notes the presence of the overland flow and open stormwater drain along the western portion of the site. Any effects on these overland flows will be less than minor.

Water supply is proposed by way of a 22,000 litre on-site water tank partially buried, with reserved area for fire fighting supply. Appropriate separation and water supply will ensure fire fighting supply is accessible with approval from NZ fire service having been provided.

The proposal involves a connection to the public reticulated services for sewer as well as local water network.

The proposal involves impervious surfaces of 401m<sup>2</sup>. This includes a roof area of 211m<sup>2</sup> and a driveway area of 190m<sup>2</sup>. Roof Runoff (211m<sup>2</sup>): Collected and directed into a stormwater detention tank sized to attenuate peak flows in accordance with FNDC requirements. The detention tank will include a controlled outlet (orifice) to regulate discharge, ensuring post-development flows do not exceed pre-development levels. Driveway Runoff (190m<sup>2</sup>): The driveway runoff is to be directed and collected via a grated sump and discharged into a soakage trench with an area of 33m<sup>2</sup> and depth of 0.5m. The soakage trench is to be installed beneath the driveway. Subject to the above, it is envisaged that any effects of stormwater will be less than minor.

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

## **SUMMARY**

In summary, having assessed the adverse effects of the activity on the environment, it is considered that the proposed dwelling and carport with associated access will be less than minor adverse effects on the environment. In particular the proposal is considered to be consistent with the type of building anticipated within this coastal living environment.

## **LIMITED NOTIFICATION ASSESSMENT**

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### **ASSESSMENT OF STEPS 1 TO 4 (SECTION 95B)**

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

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

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

The application site is not affected by customary rights.

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

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

The proposal is a Restricted Discretionary activity and there are no rules precluding notification.

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

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

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

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

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

#### **STEP 4: FURTHER NOTIFICATION IN SPECIAL CIRCUMSTANCES**

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

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

## **SECTION 95E STATUTORY MATTERS**

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

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

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

- It is considered that there is no useful baseline that can be applied as the land needs to be earth worked to provide building platforms and subdivision of the land would also require resource consent.
- The adverse effects on those persons who have provided their written approval must be disregarded.

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

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

## **ADJACENT PROPERTIES**

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

- 126 Takahe Road, Ahipara
- 128 Takahe Road, Ahipara
- 9 Albatross Alley, Ahipara
- 13 Albatross Alley, Ahipara
- 15 Albatross Alley, Ahipara

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

- The design of the proposal has been designed to be sympathetic with the residential environment, through nestling into the site. The infringements to standards will not result in a dominant building over and above what would be expected associated with a permitted dwelling. Further the dwelling is be in keeping with the natural character of this coastal environment through the use of recessive colours appropriate for the Coastal Living zone.
- The proposal retains sufficient separation distances between the neighbouring dwellings (consistent with other locations within this locality) and will not compromise the existing

levels of amenity or residential character enjoyed by adjacent properties to a minor or more than minor extent.

- The proposal will be consistent in the character and scale to other dwellings located within the local vicinity and will comply with all the relevant development standards so will not generate adverse effects in terms of shading, overbearance and overlooking to the adjoining properties.
- Any effect of the carport on adjacent sites 13 and 15 Albatross Alley are mitigated by reasonable separation and form of the building. These parties are not affected.

## SECTION 104 MATTERS

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

### ASSESSMENT CRITERIA

#### FAR NORTH DISTRICT PLAN

The following assessment criteria are considered relevant to the application and provide a reliable basis to determine the effects of the proposal. As demonstrated above, the proposal is considered to be consistent with these assessment criteria.

#### Summary of Assessment of Compliance with Assessment Criteria 11 – Assessment Criteria

11.3	Stormwater Management		
	Requirement	Comment	Compliance
	<i>(a) The extent to which building site coverage and impermeable surfaces result in increased stormwater runoff and contribute to total catchment impermeability and the provisions of any</i>	All roofed areas are to be caught and retained in the two water tanks, then into the public reticulated stormwater system. Impervious surfaces are not excessive.	<b>Compliant</b>

	<i>catchment or drainage plan for that catchment.</i>		
	<i>(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.</i>	Industry accepted practised for dispersion of stormwater are proposed, including the use of the existing swale drain.	<b>Compliant</b>
	<i>(c) Any cumulative effects on total catchment impermeability.</i>	As the dwelling is being caught, it is only the additional parking and manoeuvring areas to be retained in terms of stormwater. Soakage trench under the driveway in this case is considered appropriate.	<b>Compliant</b>
	<i>(d) The extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.</i>		<b>Compliant</b>
	<i>(e) The physical qualities of the soil type.</i>	The geotechnical report states that the soils are Karioitahi Group, which is described as "Uncemented to moderately cemented and partly consolidated sand in coastal foredunes. Clay-rich sandy soils."	<b>Compliant</b>
	<i>(f) Any adverse effects on the life supporting capacity of soils.</i>	It is considered that the proposed infrastructure can accommodate the proposed stormwater and will not create effects on the supporting capacity of the soils.	<b>Compliant</b>
	<i>(g) The availability of land for the disposal of effluent and stormwater on the site without</i>	Stormwater is also appropriate and will not affect ground water or adjacent sites.	<b>Compliant</b>

	<i>adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.</i>		
	<i>(h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.</i>	The proposal is considered minimalist, with the proposed driveway and manoeuvring a large portion of the impervious surface on site. The dwelling is modest being only 100m <sup>2</sup> and garage carport of 70.8m <sup>2</sup> and necessary for the residential function of the site.	<b>Compliant</b>
	<i>(i) The extent to which landscaping may reduce adverse effects of run-off.</i>	The property can be landscaped upon completion.	<b>Compliant</b>
	<i>(j) Any recognised standards promulgated by industry groups.</i>	See above, stormwater disposal is proposed to be undertaken in accordance with industry accepted practices.	<b>Compliant</b>
	<i>(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.</i>	As above.	<b>Compliant</b>
	<i>(l) The extent to which the proposal has considered and provided for climate change.</i>	The property is in an elevated position and is not affected by Climate Change, however any off site effects are mitigated.	<b>Compliant</b>
	<i>(m) The extent to which stormwater detention ponds and other engineering solutions</i>	As above.	<b>Compliant</b>

	<i>are used to mitigate any adverse effects.</i>		
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<b>11.6</b>	<b>Setback From Boundaries</b>		
	<b>Requirement</b>	<b>Comment</b>	<b>Compliance</b>
	<i>(a) Where there is a setback, the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and buildings on the site and on adjacent sites.</i>	The design of the proposed dwelling has taken into consideration the coastal character and amenity features existing in this locality as well as the zone standards. As demonstrated below, the proposal is considered to meet the relevant objectives and policies.	<b>Compliant</b>
	<i>(b) The extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties.</i>	Given the location of the site, the dwelling is well away from the road and will not reduce outlook or privacy as a result of the car port location.	<b>Compliant</b>
	<i>(c) The extent to which the buildings restrict visibility for vehicle manoeuvring.</i>	NA	<b>Compliant</b>
	<i>(d) The ability to mitigate any adverse effects on the surrounding environment, for example by way of street planting.</i>	No street planting is proposed. It is likely that the site will be fully fenced which provides additional mitigation from adjacent sites.	<b>Compliant</b>
	<i>(e) The extent to which provision has been made to enable and facilitate all building</i>	There is sufficient separation.	<b>Compliant</b>

	<p><i>maintenance and construction activities to be contained within the boundaries of the site.</i></p>		
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## OBJECTIVES AND POLICIES

### FAR NORTH DISTRICT COUNCIL – OPERATIVE DISTRICT PLAN

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

#### *Chapter 10 Coastal Living*

- *Objectives 10.7.3*
- *Policies 10.7.4*

The objectives and policies seek to provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated and preserve the natural character of the coastal environment.

The proposal involves the relocation of the dwelling that is a modest dwelling (single level) with carport and located so as to complement this coastal environment.

#### *Chapter 12.4 Natural Hazards*

- *Objectives 12.4.3*
- *Policies 12.4.4*

The objectives and policies seek to reduce the risk to life, property and the environment from natural hazards. The proposal involves a development that has taken into consideration the natural hazards within the site, including but not limited to the fire hazard to residential dwellings. The proposal ensures that there is sufficient water supply for fire fighting, which is to be contained within the water tank, with the dwelling as far away from the bush line as possible.

### FAR NORTH DISTRICT COUNCIL – PROPOSED DISTRICT PLAN

#### *Part 2 – District Wide Natural Environment Values – Ecosystems and Indigenous biodiversity*

- *Objectives IB-01 – IB-05*
- *Policies IB-P1 – IB-P10*

The objectives and policies seek to ensure that areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected for current and future generations. Further they seek to ensure that indigenous biodiversity is managed to maintain its extent and diversity in a way that provides for the social, economic and cultural well-being of people and communities as well as relationships between tangata whenua.

The proposal is consistent with the above.

#### ***PART 2 – District Wide – General District Wide Matter Earthworks***

These objectives and policies seek to ensure that earthworks are enabled where they are required to facilitate the efficient subdivision and development of land, while managing adverse effects on waterbodies, the coastal marine area, public safety, surrounding land and infrastructure; are appropriately designed, located and managed to protect historical and cultural values, natural environmental values, preserve amenity and safeguard the life-supporting capacity of soils; and are undertaken in a manner which does not compromise the stability of land, infrastructure and public safety.

#### ***PART 3 – AREA-SPECIFIC MATTERS – ZONES - Rural zones - Rural Lifestyle***

These objective and policies seek to ensure that the Rural Lifestyle zone is used predominantly for low density residential activities and maintains a low density character and amenity values.

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

### **NATIONAL ENVIRONMENTAL STANDARD**

There are no NES or other regulations in effect that apply to this application.

## **PART II OF THE RESOURCE MANAGEMENT ACT**

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

*Section 5* of the Resource Management Act 1991 (the Act) describes the Purpose and Principles of the Act and provides a definition of 'sustainable management' which includes reference to managing the use and development of natural and physical resources at a rate that allows people

and communities to provide for their wellbeing, whilst avoiding, remedying and mitigating any adverse effects of activities on the environment.

This involves sustaining resource potential (excluding minerals), safeguarding the life supporting capacity of air, water, soil and ecosystems and avoiding, remedying or mitigating adverse effects. The effects of this proposal on the environment have been described above.

The proposal is considered to be consistent with the Purposed and Principles outlined above as the effects on character and amenity will be no more than minor. Further any potential effects can be adequately avoided, remedied and mitigated.

*Section 6* of the Act requires all persons exercising functions and powers under the Act to recognise and provide for matters of national importance in relation to the natural character of the coastal environment, wetlands, lakes and rivers and the protection of them from inappropriate subdivision use and development. Outstanding natural features and landscapes are also to be protected from inappropriate subdivision, use and development.

The proposal is considered to be consistent with section 6 of the Act as there are considered to be no matters of national importance on this site.

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

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

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

## CONCLUSION

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

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

## **Appendix 1 – Record of Title**

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## **Appendix 2 – Plans**

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## **Appendix 3 – Fire Fighting Approval**

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## **Appendix 4 – Stormwater Report**

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## **Appendix 5 – Geotechnical Report**

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **1216934**

**Land Registration District** **North Auckland**

**Date Issued** 21 February 2025

**Prior References**

652402

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**Estate** Fee Simple

**Area** 1106 square metres more or less

**Legal Description** Lot 17 Deposited Plan 612351

**Registered Owners**

Residential Housing Limited

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**Interests**

Subject to Section 206 Land Act 1924

D628917.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 7.8.2001 at 1.03 pm

7360323.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.5.2007 at 1:09 pm

Subject to a right (in gross) to drain water easement over part marked K on DP 612351 in favour of The Far North District Council created by Easement Instrument 7360323.5 - 8.5.2007 at 1:09 pm

The easements created by Easement Instrument 7360323.5 are subject to Section 243 (a) Resource Management Act 1991

13227411.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.2.2025 at 10:43 am

Subject to a right (in gross) to drain sewage over part marked O on DP 612351 in favour of Far North District Council created by Easement Instrument 13227411.3 - 21.2.2025 at 10:43 am

The easements created by Easement Instrument 13227411.3 are subject to Section 243 (a) Resource Management Act 1991

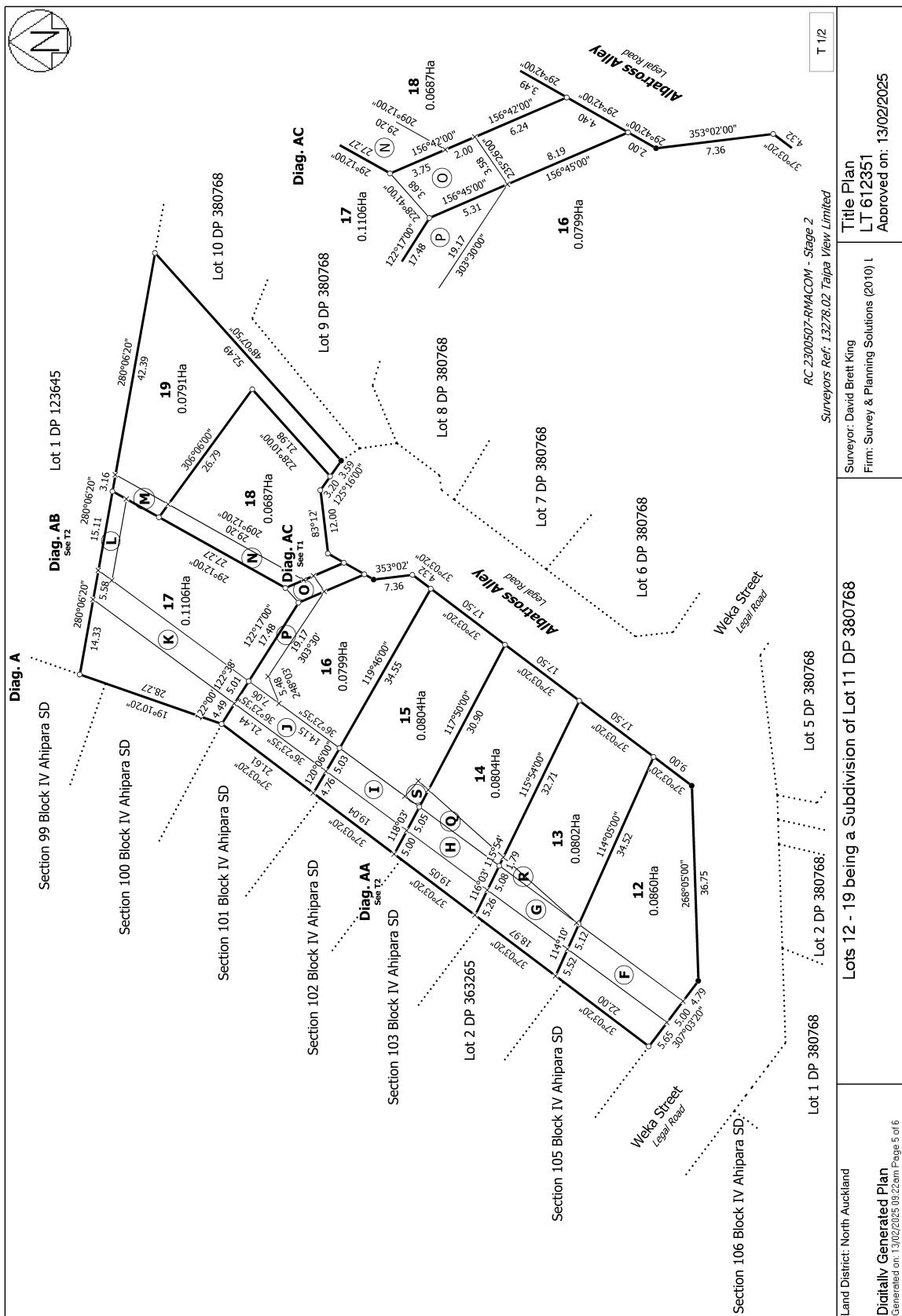
Subject to a right to drain water over part marked L on DP 612351 created by Easement Instrument 13227411.4 -

21.2.2025 at 10:43 am

The easements created by Easement Instrument 13227411.4 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant (in gross) in favour of Far North District Council created by Covenant Instrument 13227411.5 - 21.2.2025 at 10:43 am

Land Covenant in Covenant Instrument 13234217.1 - 26.2.2025 at 10:22 am





**Far North  
District Council**

**CONO 7360323.2 Cons**

Cpy - 01/01, Pgs - 003, 08/06/07, 13:19



DocID: 312882372

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

## **THE RESOURCE MANAGEMENT ACT 1991**

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

**REGARDING RC 2050439**  
the Subdivision of Lot 3 DP 326060  
North Auckland Registry

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

### **SCHEDULE**

(i) Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary/overland (Q100) flow path [on the stormwater management plan prepared previously], and as shown on the as-built drawing (attached). (Lots 1, 6 – 11, 18, 19, 25 – 31 & 34 DP 380768)

SIGNED:

  
\_\_\_\_\_  
By the **FAR NORTH DISTRICT COUNCIL**  
Under delegated authority:  
RESOURCE CONSENTS MANAGER

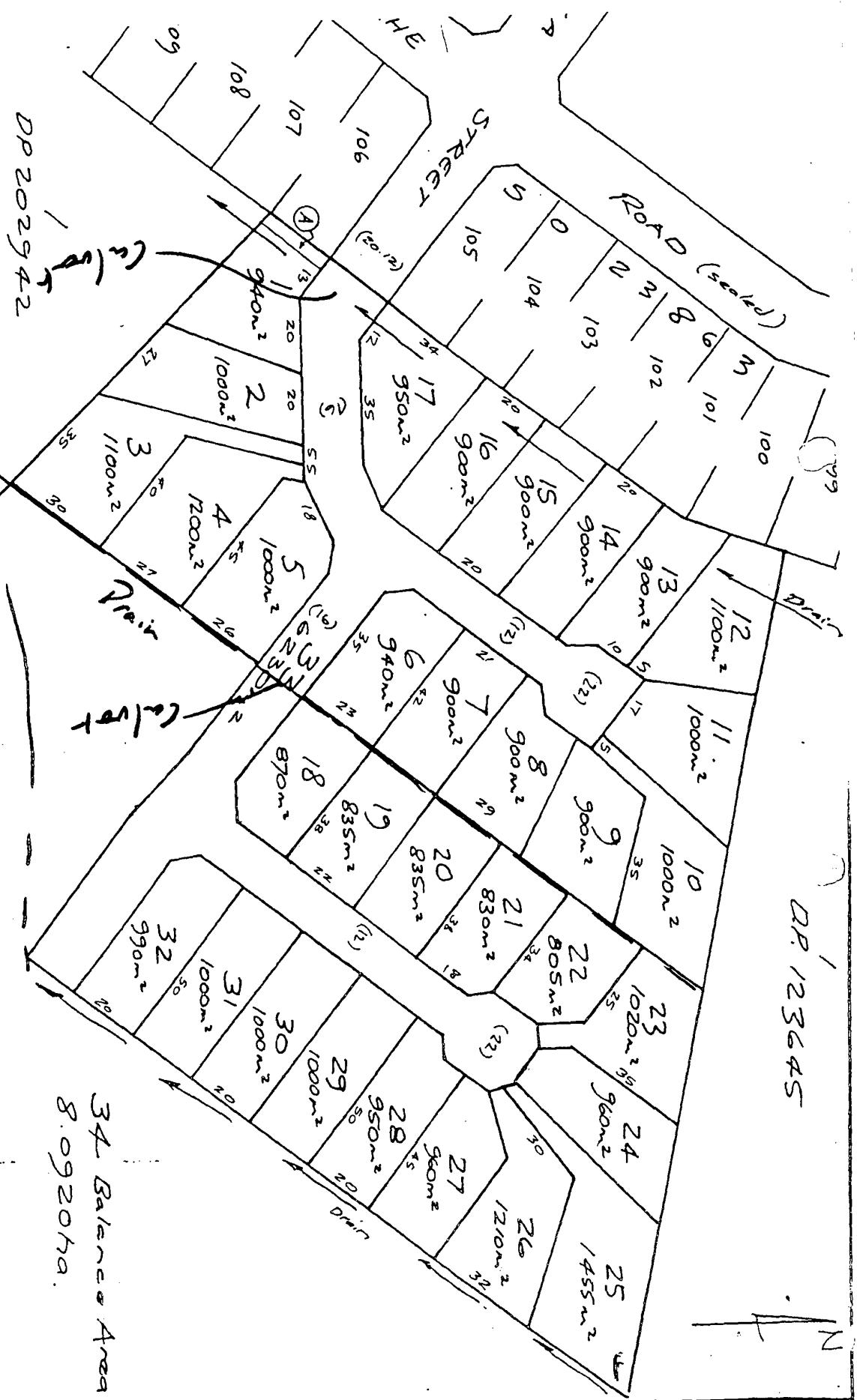
Pat Killalea

DATED at **KAIKOHE** this *1st* day of *May* 2007



DR. 123645

N



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

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

Sections 90A and 90F, Land Transfer Act 1952

El 7360323.5 Easemen

Land registration district

**NORTH AUCKLAND**



Cpy - 01/01, Pgs - 003, 08/06/07, 13:20



DocID: 312882377

Grantor

Surname(s) must be underlined or in CAPITALS.

**TAIPA VIEW LIMITED**

Grantee

Surname(s) must be underlined or in CAPITALS.

**THE FAR NORTH DISTRICT COUNCIL**

**Grant\* of easement or profit à prendre or creation or covenant**

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

Dated this 24 day of APRIL 2007

**Attestation**

Signed by Taipa View Limited Limited as Grantor by its director:

(Director)

Signed in my presence by the Grantor

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

R. H. MANNING  
SOLICITOR  
KAITAIA

Occupation

Address

Signature [common seal] of Grantor

Signed by the Far North District Council as Grantee by:

(Authorised Officer)

CEO

Signed in my presence by the Grantee

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Graham Coates

Occupation

Address

Signature [common seal] of Grantee

..... must  
write in  
these  
spaces

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

[Solicitor for] the Grantee

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

REF: 7003 - AUCKLAND DISTRICT LAW SOCIETY

## Annexure Schedule 1



Easement instrument

Dated

24 - April 2007

Page

1

of 2 pages

## Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, <del>profit, or covenant</del>	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Easement (in gross) of right to drain water	Over that part of Lot 1 Deposited Plan 380768 ("the plan") shown marked "B" on the plan	Certificate of title 323342	In gross
Easement (in gross) of right to drain water	Over that part of Lot 11 on the plan shown marked "C" on the plan	Certificate of title 323352	In gross
Easement (in gross) of right to drain water	Over that part of Lot 34 on the plan shown marked "D" on the plan	Certificate of title 323352	In gross
Easement (in gross) of right to drain water	Over that part of Lot 6 on the plan shown marked "E" on the plan	Certificate of title 323347	In gross
Easement (in gross) of right to drain water	Over that part of Lot 18 on the plan shown marked "F" on the plan	Certificate of title 323353	In gross (CONTINUED ANNEXURE SCHEDULE)

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

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

Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

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

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

~~[the provisions set out in Annexure Schedule 2].~~

**Covenant provisions**

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

Continue in additional Annexure Schedule if required.

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

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

~~[Annexure Schedule 2].~~

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

## Annexure Schedule

Insert type of instrument

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



Easement

Dated 24 April 2007

Page 2 of 2 Pages

(Continue in additional Annexure Schedule, if required.)

## (EASEMENTS CONTINUED)

Easement (in gross) of right to drain water	Over that part of Lot 19 on the plan shown marked "G" on the plan	Certificate of title 323354	In gross
Easement (in gross) of right to drain water	Over that part of Lot 7 on the plan shown marked "H" on the plan	Certificate of title 323348	In gross
Easement (in gross) of right to drain water	Over that part of Lot 8 on the plan shown marked "I" on the plan	Certificate of title 323349	In gross
Easement (in gross) of right to drain water	Over that part of Lot 9 on the plan shown marked "J" on the plan	Certificate of title 323350	In gross
Easement (in gross) of right to drain water	Over that part of Lot 10 on the plan shown marked "K" on the plan	Certificate of title 323351	In gross
Easement (in gross) of right to drain water	Over that part of Lot 34 on the plan shown marked "L" on the plan	Certificate of title 323352	In gross
Easement (in gross) of right to drain water	Over that part of Lot 34 on the plan shown marked "M" on the plan	Certificate of title 323352	In gross
Easement (in gross) of right to drain water	Over that part of Lot 34 on the plan shown marked "N" on the plan	Certificate of title 323352	In gross
Easement (in gross) of right to drain water	Over that part of Lot 31 on the plan shown marked "O" on the plan	Certificate of title 323366	In gross
Easement (in gross) of right to drain water	Over that part of Lot 30 on the plan shown marked "P" on the plan	Certificate of title 323365	In gross
Easement (in gross) of right to drain water	Over that part of Lot 29 on the plan shown marked "Q" on the plan	Certificate of title 323364	In gross
Easement (in gross) of right to drain water	Over that part of Lot 28 on the plan shown marked "R" on the plan	Certificate of title 323363	In gross
Easement (in gross) of right to drain water	Over that part of Lot 27 on the plan shown marked "S" on the plan	Certificate of title 323362	In gross
Easement (in gross) of right to drain water	Over that part of Lot 26 on the plan shown marked "T" on the plan	Certificate of title 323361	In gross
Easement (in gross) of right to drain water	Over that part of Lot 25 on the plan shown marked "U" on the plan	Certificate of title 323360	In gross

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

## View Instrument Details

Instrument No	13227411.2
Status	Registered
Lodged By	Baker, Lisa Anne
Date & Time Lodged	21 Feb 2025 10:43
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

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Affected Records of Title	Land District
1216929	North Auckland
1216930	North Auckland
1216931	North Auckland
1216932	North Auckland
1216933	North Auckland
1216934	North Auckland
1216935	North Auckland
1216936	North Auckland

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Annexure Schedule	Contains 2 Pages
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### Signature

Signed by Richard George Ashwell Palmer as Territorial Authority Representative on 21/02/2025 10:40 AM

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



## **THE RESOURCE MANAGEMENT ACT 1991**

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

#### **REGARDING CER-2300507-CER224/A**

Being the Subdivision of LOT 11 DP 380768  
 North Auckland Registry

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

### **SCHEDULE**

#### **Lots 12-19 DP 612351**

- i. In conjunction with the construction of any building on the lot requiring a building consent the lot owner shall submit for the approval of Council alongside a Building Consent application, details of the on-site stormwater attenuation designed in general accordance with the 'Engineering Suitability Report' prepared by Hawthorn Geddes Engineers and Architects Ltd, Job no 12372, revision 1, and dated 22/03/21, 'Stormwater Assessment Addendum' prepared by Hawthorn Geddes Engineers and Architects Ltd dated 25 March 2024, and 'Flooding Assessment' prepared by Hawthorn Geddes Engineers and Architects Ltd dated 20 March 2024.

Should the impermeable area proposed exceed 340m<sup>2</sup> on any lot then an additional report shall be provided on stormwater disposal with the application for Building Consent. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the predevelopment flow from the site for rainfall events up to a 10% and 1 % AEP plus allowance for climate change. The design of the onsite retention storage and flow attenuation shall be prepared by a Chartered Professional Engineer or a suitably qualified and experienced practitioner.

- ii. The owners of the lots shall maintain on an ongoing basis the private stormwater system for the subdivision to a reasonable and operational standard as per the 'Engineering Suitability Report' prepared by Hawthorn Geddes Engineers and Architects Ltd, Job no 12372, revision 1, and dated 22/03/21 and the 'Stormwater Assessment Addendum' prepared by Hawthorn Geddes Engineers and Architects dated 25 March 2024. If maintenance of the stormwater system is not maintained to a reasonable and operational standard, works can be completed by Council and costs recovered from the individual lot owners respectively. The Council assumes no responsibility including costs towards the ongoing maintenance of private assets that



service the development. Until such time as the Council of its own volition decides to assume responsibility, the lot owners or occupier of the land will not request the Council to undertake such maintenance.

- iii. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and is to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
- iv. Rule 10.7.5.2.2 Visual Amenity shall not apply to the development of the lots [Lots 12 -19] provided that details of the oxidation of accessways is supplied at time of Building Consent to mitigate potential visual effects resulting from reflective surfaces within the accessways.

#### **Lots 12-17 DP 612351**

- v. Lots 12-17 contain areas which are identified by Council as likely to be flood susceptible. All new habitable buildings shall be constructed with a minimum floor level of 10.76m OTP datum as specified in the 'Flooding Assessment' prepared by Hawthorn Geddes Engineers and Architects Ltd dated 20 March 2024. Any other buildings may require assessment from a Chartered Professional Engineer if below the habitable floor level datum, to determine a suitable flood protection level. Assessment shall reference the 'Flooding Assessment' prepared by Hawthorn Geddes Engineers and Architects Ltd dated 20 March 2024.

#### **Lots 17 and 19 DP 612351**

- vi. Screening by way of landscaped planting (in the form of a hedgerow which can grow to a minimum height of 3 metres) or alternatively fencing (in the form of a solid 1.8m timber fence) be undertaken along the northern boundary of these Lots (boundary with Lot 1 DP123645). Any planting is to be implemented by the individual lot owner within the first planting season following the granting of building consent and be maintained for a minimum of 5 years thereafter.



SIGNED:

Ms Nicola Cowley - Authorised Officer  
 By the FAR NORTH DISTRICT COUNCIL  
 Under delegated authority:  
 PRINCIPAL PLANNER – RESOURCE CONSENTS

DATED at KERIKERI this 21<sup>st</sup> day of February 2025

## View Instrument Details

**Instrument No** 13227411.3

**Status** Registered

**Lodged By** Baker, Lisa Anne

**Date & Time Lodged** 21 Feb 2025 10:43

**Instrument Type** Easement Instrument

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**Affected Records of Title** **Land District**

1216929	North Auckland
1216930	North Auckland
1216931	North Auckland
1216932	North Auckland
1216933	North Auckland
1216934	North Auckland

---

**Annexure Schedule** Contains 1 Pages

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**Grantor Certifications**

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to

lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this

instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with

or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the

prescribed period

I certify that the Mortgagee under Mortgage 12089904.5 has consented to this transaction and I hold that consent

**Signature**

Signed by Richard George Ashwell Palmer as Grantor Representative on 05/02/2025 12:26 PM

---

**Grantee Certifications**

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to

lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this

instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with

or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the

prescribed period

**Signature**

Signed by Richard George Ashwell Palmer as Grantee Representative on 05/02/2025 12:26 PM

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

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

## Form 22

### Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

#### Grantor

**TAIPA VIEW LIMITED**

#### Grantee

**FAR NORTH DISTRICT COUNCIL**

#### Grant of Easement or *Profit à prendre*

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

#### Schedule A

Purpose of Easement, or <i>profit</i>	Shown (plan reference) <b>DP 612351</b>	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to drain sewage	O	Lot 17 DP 612351 RT 1216934	In gross
	J, P	Lot 16 DP 612351 RT 1216933	
	I, S	Lot 15 DP 612351 RT 1216932	
	H, Q	Lot 14 DP 612351 RT 1216931	
	G, R	Lot 13 DP 612351 RT 1216930	
	F	Lot 12 DP 612351 RT 1216929	

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

The rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018.

## View Instrument Details

Instrument No 13227411.4

Status Registered

Lodged By Baker, Lisa Anne

Date & Time Lodged 21 Feb 2025 10:43

Instrument Type Easement Instrument

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**Affected Records of Title** **Land District**

1216934 North Auckland

1216935 North Auckland

1216936 North Auckland

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**Annexure Schedule** Contains 1 Pages

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**Grantor Certifications**

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to

lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this

instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with

or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the

prescribed period

I certify that the Mortgagee under Mortgage 12089904.5 has consented to this transaction and I hold that consent

**Signature**

Signed by Richard George Ashwell Palmer as Grantor Representative on 05/02/2025 12:27 PM

---

**Grantee Certifications**

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to

lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this

instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with

or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the

prescribed period

**Signature**

Signed by Richard George Ashwell Palmer as Grantee Representative on 05/02/2025 12:27 PM

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

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

## Form 22

### **Easement instrument to grant easement or *profit à prendre***

(Section 109 Land Transfer Act 2017)

#### **Grantor**

**TAIPA VIEW LIMITED**

#### **Grantee**

**TAIPA VIEW LIMITED**

#### **Grant of Easement or *Profit à prendre***

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

#### **Schedule A**

*Continue in additional Annexure Schedule, if required*

Purpose of Easement, or <i>profit</i>	Shown (plan reference) <b>DP 612351</b>	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to drain water	M	Lot 19 DP 612351 RT 1216936	Lot 18 DP 612351 RT 1216935
	L	Lot 17 DP 612351 RT 1216934	Lots 18, 19 DP 612351 RT 1216935, 1216936
Right to drain sewage	N	Lot 18 DP 612351 RT 1216935	Lot 19 DP 612351 RT 1216936

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

The rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018.

## View Instrument Details

Instrument No	13227411.5
Status	Registered
Lodged By	Baker, Lisa Anne
Date & Time Lodged	21 Feb 2025 10:43
Instrument Type	Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Affected Records of Title	Land District
1216929	North Auckland
1216930	North Auckland
1216931	North Auckland
1216932	North Auckland
1216933	North Auckland
1216934	North Auckland
1216935	North Auckland
1216936	North Auckland

Annexure Schedule	Contains 3 Pages
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### Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me  to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this  instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with  or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the  prescribed period

### Signature

Signed by Richard George Ashwell Palmer as Covenantor Representative on 05/02/2025 12:27 PM

### Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me  to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this  instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with  or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the  prescribed period

### Signature

Signed by Richard George Ashwell Palmer as Covenantee Representative on 05/02/2025 12:27 PM

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

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

## Form 26

### Covenant Instrument to note land covenant

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

#### Covenantor

**TAIPA VIEW LIMITED**

#### Covenantee

**FAR NORTH DISTRICT COUNCIL**

#### Grant of Covenant

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

#### Schedule A required

*Continue in additional Annexure Schedule, if*

Purpose of covenant	Shown (plan reference) <b>DP 612351</b>	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant		Lots 12-19 inclusive DP 612351 RT 1216929 to 1216936 inclusive	In Gross

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

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

**COVENANT**

1. For the purposes of this instrument the following terms shall have the following definitions:

**The Covenantor** includes itself and its successors in Title.

**The Covenantee** includes itself and its successors in Title

**Benefited Land** means the existing Ahipara Oxidation Ponds at Sandhills Road, Ahipara owned by the Covenantee which has the benefit of this instrument and is identified as "the Oxidation Ponds".

**Burdened Land** means that land owned by the Covenantor which is the subject of this instrument and is identified in Schedule A as the Burdened Land

**RMA** means the *Resource Management Act 1991*, and includes any replacement legislation

**Emissions** means all or any machinery or related noise, light and vibration emissions, odour and emissions emanating from the Benefited Land

2. The Covenantor acknowledges that the Covenantee owns, runs and maintains the Oxidation Ponds at Sandhills Road, Ahipara and that the use of processes, equipment and machinery for the treatment and transfer/disposal of municipal wastewater are part of the day to day workings of the Oxidation Ponds. The Covenantor agrees that it will not:

(a) Complain, object, challenge, seek to take enforcement action or publicly comment on, or cause others to complain, object to, seek to take enforcement action, or publicly comment on, any of the current or future operations undertaken by the Covenantee (or any lessee of the Covenantee or other occupier of the Dominant Tenement) as they relate to any Emissions from the Benefited Land; or

(b) To the extent that any of the Emissions gives rise to a claim in nuisance or disruption or any other claim, make any claim for compensation or seek an injunction, or procure any person to make such a claim for application, or provide any support or encourage or fund any such claim or application,

provided that the Covenantee (or any lessee of the Covenantee or other occupier of the Dominant Tenement) is not in material breach of the consents, district plan standards or other statutory or regulatory requirements applicable to the Emissions.

For the purposes of clause 2, if there is a change in any consent, district plan standard or other statutory or regulatory requirement in respect of the zoning of the Burdened Land from the date this instrument is registered those changes shall be disregarded in assessing the Covenantee's compliance with any consent, district plan standard or statutory or regulatory requirement.

3. The Covenantor agrees that it will not:

(a) Directly or indirectly lobby any authority or other interested party, or directly or indirectly make, support, encourage or fund any objections, in relation to any variation, change or modification to the permitted use, or any designations or consents, either in place at the date of this instrument or granted to the

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Covenantee (or any lessee of the Covenantee or other occupier of the Benefited Land) at a later date, and required by the Covenantee (or other such party), in connection with its use of the Benefited Land; or

- (b) Make any objection or submission to take any issue or cause an impediment or delay to any application for Resource Consent under the RMA or any other application for a land use or other consent to facilitate any development, subdivision or change of use on the Benefited Land and it will not encourage or assist any other party to object to or attempt to prevent or delay any such development.
- (c) Make any application for Resource Consent under the RMA or any other application for a land use or other consent to facilitate any development, subdivision or change of use on the Burdened Land without obtaining the prior written consent of the Covenantee.

4. For the purposes of this instrument, the Covenantor acknowledges that the business of the Covenantee (and any lessee of the Covenantee or other occupier of the Benefited Land) operating on the Benefited Land may operate on a 24 hours per day, seven days a week basis and the level of Emissions may increase or decrease from time to time and/or as required for public benefit.

5. The Covenantor further agrees that it shall procure that any lessees, licensees, mortgagees or occupiers of the Burdened Land shall enter into an agreement with the Covenantor such that any person shall observe the Covenantor's covenants in clauses 2 and 3 of this instrument as if that person were the Covenantor which covenant shall also be and shall be stated to be for the benefit of the Covenantee for the purpose of the *Contracts (Privity) Act 1982*.

6. In the event that any lessee, licensee, mortgagee or occupier of the Burdened Land does any of those things that clauses 2 and 3 above intend to restrict, the Covenantor shall indemnify the Covenantee (and the lessee of the Covenantee and any occupier of the Dominant Tenement) for any loss incurred by the Covenantee (or other such person) from such an action. This clause 6 shall, for the purposes of the *Contracts (Privity) Act 1982* be for the benefit of the lessees of the Covenantee and any other occupier of the Dominant Tenement.

7. Should the Covenantor have any concerns about the Emissions which it reasonably considers do not comply with any relevant consents, district plans, or RMA or other statutory or regulatory requirements, the Covenantor agrees that it shall discuss these concerns with the Covenantee before making any complaints or taking action, and to allow the Covenantee (or any lessee of the Covenantee or other occupier of the Dominant Tenement) reasonable time (having regard to the nature of the concern and time reasonably required to (if necessary) remedy such concern) to respond to and remedy the concerns.

D628917-3 CONO



THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING:

The Subdivision of  
Pt Section 152  
Blk IV Ahipara SD  
(North Auckland Registry)

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the **FAR** **NORTH DISTRICT COUNCIL** to the effect that conditions described in Schedule 1 below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and this Notice is to be registered on the new titles, as set out in Schedule 2 herein.

SCHEDULE 1

- (1) Provide adequate maintenance against damage, siltation and weed obstruction to any ponds and open drains identified on the stormwater management plan, attached.
- (2) The applicant and any prospective purchasers should be informed that the Mangonui County Council Land Drainage Bylaw 1986 applies to both sides of the Sandhills Drain as follows:

*"Without prior consent of the Council and then only subject to such conditions as the Council may impose, no owner of any land on the banks of any Council drain shall plant or permit to grow any tree, shrub or hedge, or erect or maintain any fence, building, bridge or other construction or make any excavation in such a position as to interfere with or obstruct the free access of the Council's workmen or agents, plant or machinery along such drain or to any part thereof, for a distance of ten metres from the bank of the drain, or such other distance as the Council may specify in respect to any particular drain or part thereof."*

**[Lots 26 – 32]**
- (3) On the basis of a 50 year return period, a minimum datum plane above which a dwelling floor level could expect to be flood-free for such specified flood frequency has been assessed in terms of the stormwater management plan prepared for this subdivision. This datum has been set at 1.00 metre above the top (RL 12.0m) of the concrete culvert at the Sandhills Road entrance to Pt Sec 153 SO 25103 (the FNDC sewerage treatment facility); and the ground floor levels of any dwellings erected on Lots 26 – 32 (inclusive) are to be set at no less than this datum plane; which is identified on the title plan as land covenant areas (B) and (D) to (I) (inclusive).

- (4) Because the stormwater management plan identified potential flooding of the land under extreme conditions, any accessory building which requires a building consent on Lots 26 – 32 (inclusive) shall have a finished ground floor level which exceeds by 0.30 metre the average ground level of the land upon which it is erected, unless such average ground level exceeds the datum plane specified in the previous consent notice condition.
- (5) No dwelling is to be erected on either Lot 26 or Lot 33 closer than 150 metres from the boundary of the Ahipara Sewerage Treatment Facility, as indicated on the attached copy of the title plan.

## SCHEDULE 2

- (1) Condition (1) in Schedule 1 refers to Lots 26 - 32 DP 207316, being contained in CsT 135D/67 to 135D/73 (inclusive).
- (2) Condition (2) in Schedule 1 refers to Lots 26 -32 DP 207316, being contained in CsT 135D/67 to 135D/73 (inclusive).
- (3) Condition (3) in Schedule 1 refers to Lots 26 - 32 DP 207316, being contained in CsT 135D/67 to 135D/73 (inclusive).
- (4) Condition (4) in Schedule 1 refers to Lots 26 - 32 DP 207316, being contained in CsT 135D/67 to 135D/73 (inclusive).
- (5) Condition (5) in Schedule 1 refers to Lots 26 and 33 DP 207316, being contained in CsT 135D/67 and 135D/74.

SIGNED:

PJ Killaha  
RESOURCE CONSENTS MANAGER for the Far North District Council

DATE:

10th July 2001.

SIGNED by

TAIRA VIEW LTD

as registered proprietor(s)

in the presence of:

D. S.  
PER LLANED

Name

DIRECTOR

Occupation

**LINZ COPY**

1.03 07.AUG.01 D 628917 .3

PARTICULARS ENTERED IN THE  
LAND REGISTRY FOR THE  
REGISTRAR-GENERAL

comes

800 / 305



( all new cat )

800 / 305

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# **Property Guru document ordering service**

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**Document, Interest, Instrument: 7360323.6**

**CoreLogic Reference: 2711181/1**

**Processed: 06 March 2019**

Sourced from Property Guru, a CoreLogic solution. For any queries about this document or this service please call 0800 355 355 or email [documentordering@corelogic.co.nz](mailto:documentordering@corelogic.co.nz).

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

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

Sections 90A and 90F, Land Transfer Act 1952

EL 7360323.6 Easemen

Cpy - 01/01, Pgs - 009, 08/06/07, 13:20

Land registration district

**NORTH AUCKLAND**



DocID: 312882380

Grantor

*Surname(s) must be underlined or in CAPITALS.*

**TAIPA VIEW LIMITED**

Grantee

*Surname(s) must be underlined or in CAPITALS.*

**TAIPA VIEW LIMITED**

**Grant\* of easement or profit à prendre or creation or covenant**

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

Dated this 3 RD day of MAY 2007

**Attestation**

Signed by Taipa View Limited as Grantor by its Director Per Fridlew Lugnet:

..... Director

**Signed in my presence by the Grantor**

Signature of witness

R. H. MANNING

SOLICITOR

KAITAIA

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

SOLICITOR

Address

KAITAIA

Signature [common seal] of Grantor

Signed by Taipa View Limited as Grantee by its Director Per Fridlew Lugnet:

..... Director

**Signed in my presence by the Grantee**

Signature of witness

R. H. MANNING

SOLICITOR

KAITAIA

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

SOLICITOR

KAITAIA

Signature [common seal] of Grantee

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



[Solicitor for] the Grantee

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

REF: 7003 - AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2002/6055  
Annexure Schedule 1



Easement instrument

Dated

3 ~~RD~~ MAY

2007

Page

1

of 6 pages

**Schedule A**

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Land covenants	(n/a)	Lot 1 DP 380768 CT 323342	Lots 2 to 10 inclusive and 18 to 32 inclusive DP 380768 CTs 323343 to 323351 inclusive and 323353 to 323367 inclusive
Land covenants	(n/a)	Lot 2 DP 380768 CT 323343	Lots 1 and 3 to 10 inclusive and 18 to 32 inclusive DP 380768 CTs 323342, 323344 to 323351 inclusive and 323353 to 323367 inclusive
Land covenants	(n/a)	Lot 3 DP 380768 CT 323344	Lots 1, 2 and 4 to 10 inclusive and 18 to 32 inclusive DP 380768 CTs 323342, 323343 323345 to 323351 inclusive and 323353 to 323367 inclusive (continued)

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

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

*Continue in additional Annexure Schedule if required.*

~~Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.~~

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

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

~~[the provisions set out in Annexure Schedule 2].~~

**Covenant provisions**

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

*Continue in additional Annexure Schedule if required.*

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

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

~~[Annexure Schedule 2].~~

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

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



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

**Easement**

Dated

30 may 2007

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

(Continue in additional Annexure Schedule, if required.)

(continued)			
Land covenants	(n/a)	Lot 4 DP 380768 CT 323345	Lots 1, 2, 3 and 5 to 10 inclusive and 18 to 32 inclusive DP 380768 CT's 323342, 323343, 323344 and 323346 to 323351 inclusive and 323353 to 323367 inclusive
Land covenants	(n/a)	Lot 5 DP 380768 CT 323346	Lots 1, 2, 3, 4 and 6 to 10 inclusive and 18 to 32 inclusive DP 380768 CT's 323342, 323343, 323344, 323345 and 323347 to 323351 inclusive and 323353 to 323367 inclusive
Land covenants	(n/a)	Lot 6 DP 380768 CT 323347	Lots 1, 2, 3, 4, 5 and 7 to 10 inclusive and 18 to 32 inclusive DP 380768 CT's 323342, 323343, 323344, 323345, 323346 and 323348 to 323351 inclusive and 323353 to 323367 inclusive
Land covenants	(n/a)	Lot 7 DP 380768 CT 323348	Lots 1, 2, 3, 4, 5, 6 and 8 to 10 inclusive and 18 to 32 inclusive DP 380768 CT's 323342, 323343, 323344, 323345, 323346, 323347 and 323349 to 323351 inclusive and 323353 to 323367 inclusive
Land covenants	(n/a)	Lot 8 DP 380768 CT 323349	Lots 1, 2, 3, 4, 5, 6, 7, 9 and 10 and 18 to 32 inclusive DP 380768 CT's 323342, 323343, 323344, 323345, 323346, 323347, 323348, 323350 and 323351 and 323353 to 323367 inclusive
Land covenants	(n/a)	Lot 9 DP 380768 CT 323350	Lots 1, 2, 3, 4, 5, 6, 7, 8 and 10 and 18 to 32 inclusive DP 380768 CT's 323342, 323343, 323344, 323345, 323346, 323347, 323348, 323349 and 323351 and 323353 to 323367 inclusive

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

## Annexure Schedule



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

Easement

Dated

3RD MAY 2002

Page 3 of 6 Pages

(Continue in additional Annexure Schedule, if required.)

(continued)

Land covenants	(n/a)	Lot 10 DP 380768 CT 323351	Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 and 18 to 32 inclusive DP 380768 CT's 323342, 323343, 323344, 323345, 323346, 323347, 323348, 323349 and 323350 and 323353 to 323367 inclusive
Land covenants	(n/a)	Lot 18 DP 380768 CT 323353	Lots 1 to 10 inclusive and 19 to 32 inclusive DP 380768 CT's 323342 to 323351 inclusive and 323354 to 323367 inclusive
Land covenants	(n/a)	Lot 19 DP 380768 CT 323354	Lots 1 to 10 inclusive, 18 and 20 to 32 inclusive DP 380768 CT's 323342 to 323351 inclusive, 323353 and 323355 to 323367 inclusive
Land covenants	(n/a)	Lot 20 DP 380768 CT 323355	Lots 1 to 10 inclusive, 18, 19 and 21 to 32 inclusive DP 380768 CT's 323342 to 323351 inclusive, 323353, 323354 and 323356 to 323367 inclusive
Land covenants	(n/a)	Lot 21 DP 380768 CT 323356	Lots 1 to 10 inclusive, 18, 19, 20 and 22 to 32 inclusive DP 380768 CT's 323342 to 323351 inclusive, 323353, 323354, 323355 and 323357 to 323367 inclusive
Land covenants	(n/a)	Lot 22 DP 380768 CT 323357	Lots 1 to 10 inclusive, 18, 19, 20, 21 and 23 to 32 inclusive DP 380768 CT's 323342 to 323351 inclusive, 323353, 323354, 323355, 323356 and 323358 to 323367 inclusive
Land covenants	(n/a)	Lot 23 DP 380768 CT 323358	Lots 1 to 10 inclusive, 18, 19, 20, 21, 22 and 24 to 32 inclusive DP 380768 CT's 323342 to 323351 inclusive, 323353, 323354, 323355, 323356, 323357 and 323359 to 323367 inclusive

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

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



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

**Easement**

Dated

30 may 2007

Page **4** of **6** Pages

(Continue in additional Annexure Schedule, if required.)

(continued)

Land covenants	(n/a)	Lot 24 DP 380768 CT 323359	Lots 1 to 10 inclusive, 18, 19, 20, 21, 22, 23 and 25 to 32 inclusive DP 380768 CT's 323342 to 323351 inclusive, 323353, 323354, 323355, 323356, 323357, 323358 and 323360 to 323367 inclusive
Land covenants	(n/a)	Lot 25 DP 380768 CT 323360	Lots 1 to 10 inclusive, 18, 19, 20, 21, 22, 23, 24 and 26 to 32 inclusive DP 380768 CT's 323342 to 323351 inclusive, 323353, 323354, 323355, 323356, 323357, 323358, 323359 and 323361 to 323367 inclusive
Land covenants	(n/a)	Lot 26 DP 380768 CT 323361	Lots 1 to 10 inclusive, 18, 19, 20, 21, 22, 23, 24, 25 and 27 to 32 inclusive DP 380768 CT's 323342 to 323351 inclusive, 323353, 323354, 323355, 323356, 323357, 323358, 323359, 323360 and 323362 to 323367 inclusive
Land covenants	(n/a)	Lot 27 DP 380768 CT 323362	Lots 1 to 10 inclusive, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27 to 32 inclusive DP 380768 CT's 323342 to 323351 inclusive, 323353, 323354, 323355, 323356, 323357, 323358, 323359, 323360, 323361 and 323363 to 323367 inclusive
Land covenants	(n/a)	Lot 28 DP 380768 CT 323363	Lots 1 to 10 inclusive, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 29 to 32 inclusive DP 380768 CT's 323342 to 323351 inclusive, 323353, 323354, 323355, 323356, 323357, 323358, 323359, 323360, 323361, 323362 and 323364 to 323367 inclusive

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

## Annexure Schedule



Insert type of instrument

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

Easement

Dated

310 MAY 2007

Page 5 of 6 Pages

(Continue in additional Annexure Schedule, if required.)

(continued)

Land covenants	(n/a)	Lot 29 DP 380768 CT 323364	Lots 1 to 10 inclusive, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 30 to 32 inclusive DP 380768 CT's 323342 to 323351 inclusive, 323353, 323354, 323355, 323356, 323357, 323358, 323359, 323360, 323361, 323362, 323353 and 323365 to 323367 inclusive
Land covenants	(n/a)	Lot 30 DP 380768 CT 323365	Lots 1 to 10 inclusive, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 31 and 32 DP 380768 CT's 323342 to 323351 inclusive, 323353, 323354, 323355, 323356, 323357, 323358, 323359, 323360, 323361, 323362, 323353, 323364 and 323366 and 323367
Land covenants	(n/a)	Lot 31 DP 380768 CT 323366	Lots 1 to 10 inclusive, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 and 32 DP 380768 CT's 323342 to 323351 inclusive, 323353, 323354, 323355, 323356, 323357, 323358, 323359, 323360, 323361, 323362, 323363, 323364, 323365 and 323367
Land covenants	(n/a)	Lot 32 DP 380768 CT 323367	Lots 1 to 10 inclusive, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 and 31 DP 380768 CT's 323342 to 323351 inclusive, 323353, 323354, 323355, 323356, 323357, 323358, 323359, 323360, 323361, 323362, 323363, 323364, 323365 and 323366

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

**Annexure Schedule**



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

Easement

Dated

34° MAY 2007

Page 6 of 6 Pages

(Continue in additional Annexure Schedule, if required.)

**ANNEXURE SCHEDULE 2**

1. Not to erect any temporary building or structure upon the Servient Tenement except such as may be used in conjunction with the construction of permanent buildings and which will be removed from the land upon completion of the work.
2. Not to permit any building or associated works in the course of construction to be left without substantial work being carried out for a period exceeding three (3) months or to remain uncompleted after eighteen (18) months from commencement of the work.
3. Not to use the Servient Tenement for any other purpose than residential.
4. Not to erect a dwelling house or dwelling unit on the Servient Tenement unless that house or unit has been completed in accordance with the requirements of the appropriate local authority.
5. Not to erect a relocated building on the Servient Tenement unless the relocated building has a good standard of cladding and roof and is approved in writing by Taipa View Limited  
PROVIDED HOWEVER that no relocated building shall be a caravan or immobilised vehicle.
6. Not to accumulate or allow to accumulate any rubbish on the Servient Tenement and not to permit any excessive growth of grass or vegetation so that the same becomes long or unsightly.
7. Not to store or accumulate on the Servient Tenement any building materials or shipping containers other than in the course of construction of a dwelling or any accessory building.
8. Not to permanently camp on the Servient Tenement, whether by tent or caravan or otherwise. For avoidance of doubt, "permanent" shall mean over four (4) consecutive weeks.
9. Not to permit any tree, shrub or plant planted on the Servient Tenement to exceed a height of six (6) metres.
10. The above covenants shall apply to each of the Servient Tenements in respect of which the covenants shall be for the benefit of the Dominant Tenements.

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

**RESIDENTIAL HOUSING LTD**  
**11 ALBATROSS ALLEY, AHIPARA**  
**Lot 17 DP 612351, Area 1106m<sup>2</sup>**  
**STORMWATER REPORT**

**1. Preamble:**

Our client Residential Housing Ltd have proposed the construction of a new residential dwelling at the above property. As per the provided plans the proposed dwelling will have a roof area of around 211m<sup>2</sup> and a driveway area of around 217m<sup>2</sup> located at 11 Albatross Alley, Ahipara. This requires that stormwater runoff from proposed impervious areas be attenuated to pre-development levels.

In accordance with Far North District Council (FNDC) engineering standards and stormwater management requirements, appropriate measures are required to ensure that stormwater runoff from the proposed roof and driveway areas is effectively controlled, treated, and discharged without causing adverse effects on downstream properties, public infrastructure, or the receiving environment. This includes the provision of stormwater attenuation and treatment systems sized to the impervious areas noted above, with particular emphasis on sediment control and safe conveyance to an approved outfall.

The purpose of this report is to set out the design approach and supporting calculations to demonstrate compliance with FNDC stormwater management requirements for the development.

**2. Proposed Stormwater Management Approach**

- **Roof Runoff (211m<sup>2</sup>):** Collected and directed into a stormwater detention tank sized to attenuate peak flows in accordance with FNDC requirements. The detention tank will include a controlled outlet (orifice) to regulate discharge, ensuring post-development flows do not exceed pre-development levels.

**Calculations:**

Stormwater attenuation calculations are provided in Appendix A. The RCP 8.5 climate change scenario has been used for rainfall data, incorporating a 3.8°C temperature increase. A circular

30,000L stormwater tank will be installed to attenuate stormwater from the dwelling roof. The tank will include a 35mm orifice, installed 0.1m below the overflow, to manage runoff for a 10% AEP event. Additionally, a 44mm orifice, installed 0.2m below the overflow, will manage runoff for a 1% AEP event. The tank and orifice calculations details are presented in Appendix A.

Tank overflows and detention releases should be collected into a sealed stormwater system and discharged within the western portion of the property to the stormwater easement channel. The outflow must be controlled to prevent soil erosion, with rock armouring provided at the discharge point.

#### **Driveway Runoff (217m<sup>2</sup>):**

As per the Hawthorn Geddes Engineers & Architects Ltd Stormwater Assessment Addendum dated 25 March 2024, the driveway runoff is to be directed and collected via a grated sump and discharged into a soakage trench. The soakage trench is to be installed beneath the driveway.

The Addendum assessed a standard driveway of 90m<sup>2</sup> for each lot. For Lot 11, the subject site, the driveway is significantly larger at 217m<sup>2</sup>. For a 90m<sup>2</sup> driveway, a soakage bed measuring 18m<sup>2</sup> with a depth of 0.5m is required to manage the runoff generated by a 100-year ARI event. For driveways exceeding 90m<sup>2</sup>, an additional 1.5m<sup>2</sup> of soakage trench footprint is required for every extra 10m<sup>2</sup> of driveway area. Any overflow from the soakage trench is to be directed towards the stormwater easement located to the west of the development.

Standard assessed area = 90m<sup>2</sup> requires 18m<sup>2</sup> soakage bed

Extra area = 217 – 90 = 127m<sup>2</sup>

Additional soakage required =  $(127 \div 10) \times 1.5 = 19.05\text{m}^2$

Total soakage trench footprint = 18 + 19.05 = **37m<sup>2</sup> and 0.5m deep**

Refer to Appendix B for Soakage trench detail from Hawthorn Geddes Engineers & Architects Ltd Stormwater Assessment Addendum dated 25 March 2024.

Refer to Appendix C for proposed development architectural plans.

### 3. Limitation

This report has been prepared solely for the benefit of Residential Housing as our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall, without prior review and agreement in writing be at such parties' sole risk.

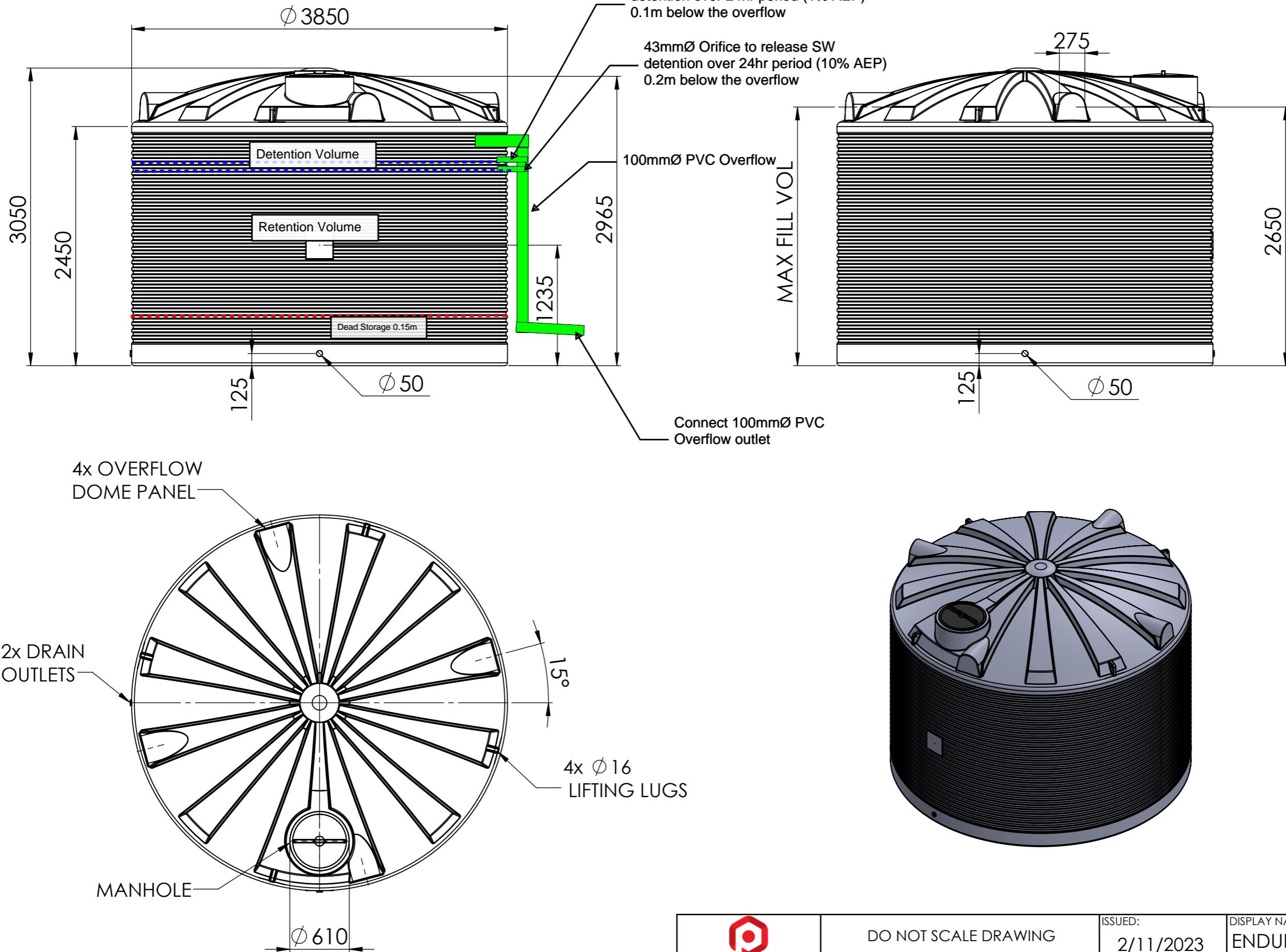
Should you have any queries regarding the contents of this report, please don't hesitate to contact this office.

Kind Regards,

Prepared By:	Authorised By:
	
Mubashir Hussain	Josh Charlwood
Engineering Geologist (Bsc)	Technical Director (CMEngNZ, CPEng)
30/01/2026	30/01/2026

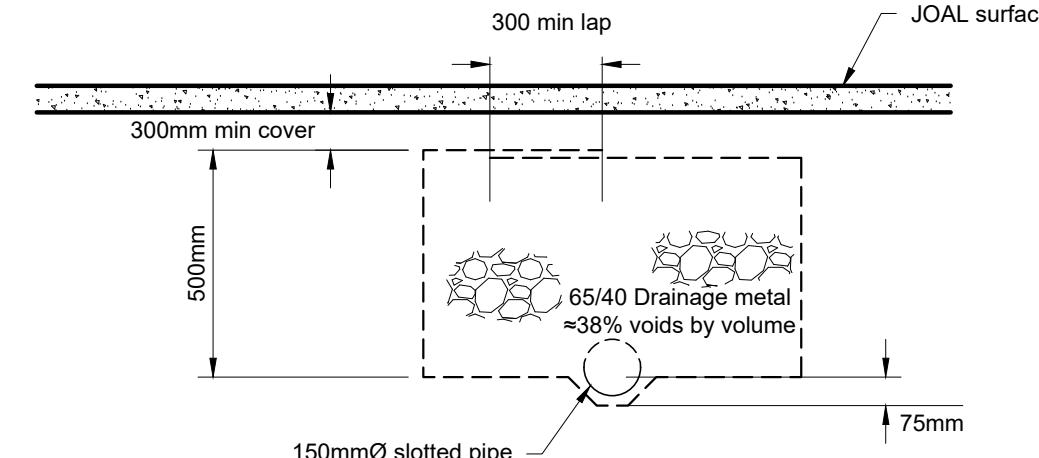
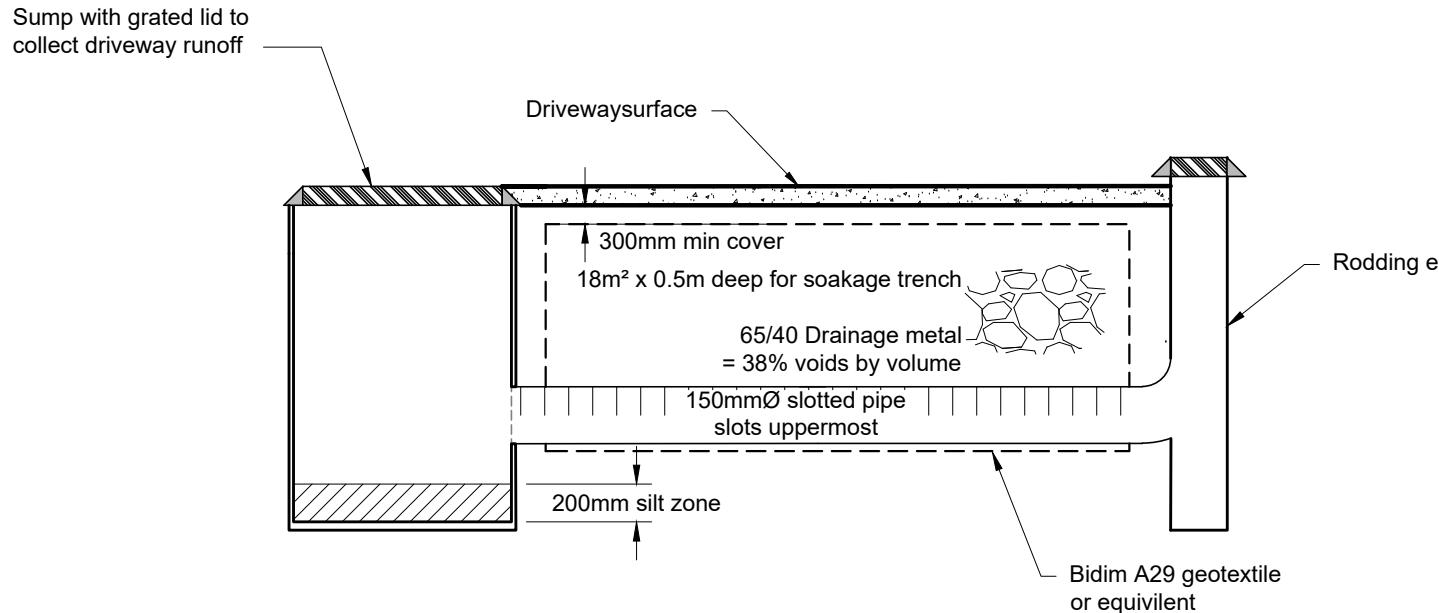
## Appendix A

29-Jan-26					June 04 Version																																																																																																																																																																																																																
<b>STORMWATER ON-SITE DETENTION TANK (OSD) DESIGN</b> <b>10 and 100 YEAR ARI STORM with ONE OUTLET</b>																																																																																																																																																																																																																					
ADDRESS	11 Albatross Alley	Calcs By	MH		NOTE: Only fill in the blue (unprotected) cells																																																																																																																																																																																																																
NAME	Residential Housing	Date	29-Jan-26																																																																																																																																																																																																																		
<b>DATA</b> <b>Depth of Tank</b> <b>3</b> m <b>Time of Concentration</b> <b>10</b> min. (10,15,20,30,60)					NOTE A "#DIV/0!" message appearing in a cell means that data has been entered incorrectly																																																																																																																																																																																																																
<b>Site Area</b> <b>1. EXISTING SITE COVERAGE</b> <table border="1"> <tr><td>Existing Roof</td><td>0</td><td>0.9</td><td>0.0</td></tr> <tr><td>Existing Paved</td><td>0</td><td>0.85</td><td>0.0</td></tr> <tr><td>Existing Garden</td><td>1106</td><td>0.25</td><td>276.5</td></tr> <tr><td><b>TOTAL Existing Area</b></td><td><b>1106</b></td><td></td><td><b>276.5</b></td></tr> </table> <b>2. PROPOSED DEVELOPMENT</b> <table border="1"> <tr><td>Additional/Reduced Roof</td><td>211</td><td>0.9</td><td>189.9</td></tr> <tr><td>Additional/Reduced Paved</td><td>0</td><td>0.85</td><td>0.0</td></tr> <tr><td>Additional/Reduced Lawn/Garden</td><td>-211</td><td>0.25</td><td>-52.8</td></tr> <tr><td><b>TOTAL Addition Area (should be zero)</b></td><td><b>0</b></td><td></td><td><b>137.2</b></td></tr> </table> <b>3. REMAINING UNDRAINED AREA</b> <table border="1"> <tr><td>Undrained Roof Area (Normally Zero)</td><td>0</td><td>0.9</td><td>0.0</td></tr> <tr><td>Undrained Paved Area (Normally Zero)</td><td>0</td><td>0.85</td><td>0.0</td></tr> <tr><td>Undrained Lawn/Garden Area</td><td>543</td><td>0.25</td><td>135.8</td></tr> <tr><td><b>TOTAL Extg Not to Tank Area</b></td><td><b>543</b></td><td></td><td><b>135.8</b></td></tr> </table>					Existing Roof	0	0.9	0.0	Existing Paved	0	0.85	0.0	Existing Garden	1106	0.25	276.5	<b>TOTAL Existing Area</b>	<b>1106</b>		<b>276.5</b>	Additional/Reduced Roof	211	0.9	189.9	Additional/Reduced Paved	0	0.85	0.0	Additional/Reduced Lawn/Garden	-211	0.25	-52.8	<b>TOTAL Addition Area (should be zero)</b>	<b>0</b>		<b>137.2</b>	Undrained Roof Area (Normally Zero)	0	0.9	0.0	Undrained Paved Area (Normally Zero)	0	0.85	0.0	Undrained Lawn/Garden Area	543	0.25	135.8	<b>TOTAL Extg Not to Tank Area</b>	<b>543</b>		<b>135.8</b>	<b>NOTE</b> The sum of the existing areas must equal the 'Site Area'  <i>* NOTE If pre-development lawn areas are reduced a negative number is required to be entered.</i>																																																																																																																																																																
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<b>CONTROL DATA</b> <table border="1"> <tr><td>Existing 'C'</td><td>0.25</td><td>(`CA`extg/Site Area)</td></tr> <tr><td>Developed 'CA' to OSD tank</td><td>278 (m<sup>2</sup>)</td><td>(`CA`extg+`CA`adds-`CA`undr)</td></tr> <tr><td>Additional Area</td><td>0 (m<sup>2</sup>)</td><td>(`A`add)</td></tr> </table>					Existing 'C'	0.25	(`CA`extg/Site Area)	Developed 'CA' to OSD tank	278 (m <sup>2</sup> )	(`CA`extg+`CA`adds-`CA`undr)	Additional Area	0 (m <sup>2</sup> )	(`A`add)																																																																																																																																																																																																								
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<b>RUNOFF DATA</b> for 10 year for 100 year					Rainfall Intensities (10 yr)		Rainfall Intensities (100 yr)																																																																																																																																																																																																														
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Intensity 1 117.0 mm/hr 179.0 mm/hr Allowable Qmax whole site 8.99 13.76 Lost Flows 4.42 6.76 Allowable Qmax from tanks = 4.6 l/s 7.00 l/s Allowable Qave from tanks = 3.0 l/s 4.6 l/s (Qmax * 0.65)					10	117	10	179																																																																																																																																																																																																													
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**NOTE:**

1. ALL DIMENSIONS ARE IN mm
2. TOLERANCE: 3%

 <b>Promax</b> <small>Liquid Management Solutions</small>	DO NOT SCALE DRAWING	ISSUED:	DISPLAY NAME/NUMBER:
		2/11/2023	ENDURO Water Tank
		AUTHOR:	30,000 Ltr - North Island
		B.H.	(EN1030000)
	MATERIAL:	DWG No.	
	LLDPE	DETAILED DRAWING	A3
	WEIGHT: 450 kg	SCALE: 1:40	SHEET: 1 OF 1

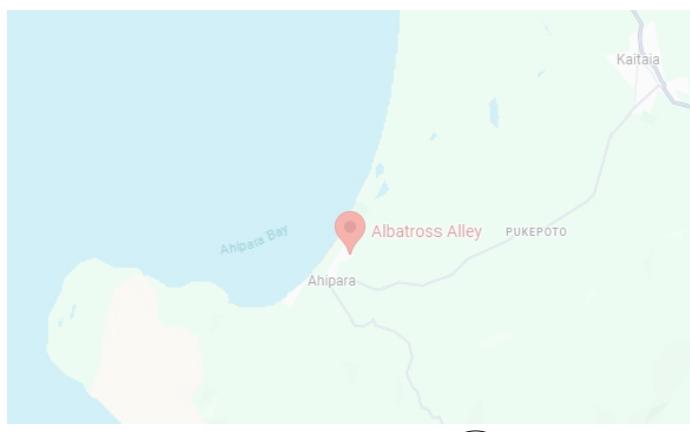


TO BE READ ONLY IN CONJUNCTION WITH  
ASSOCIATED REPORT

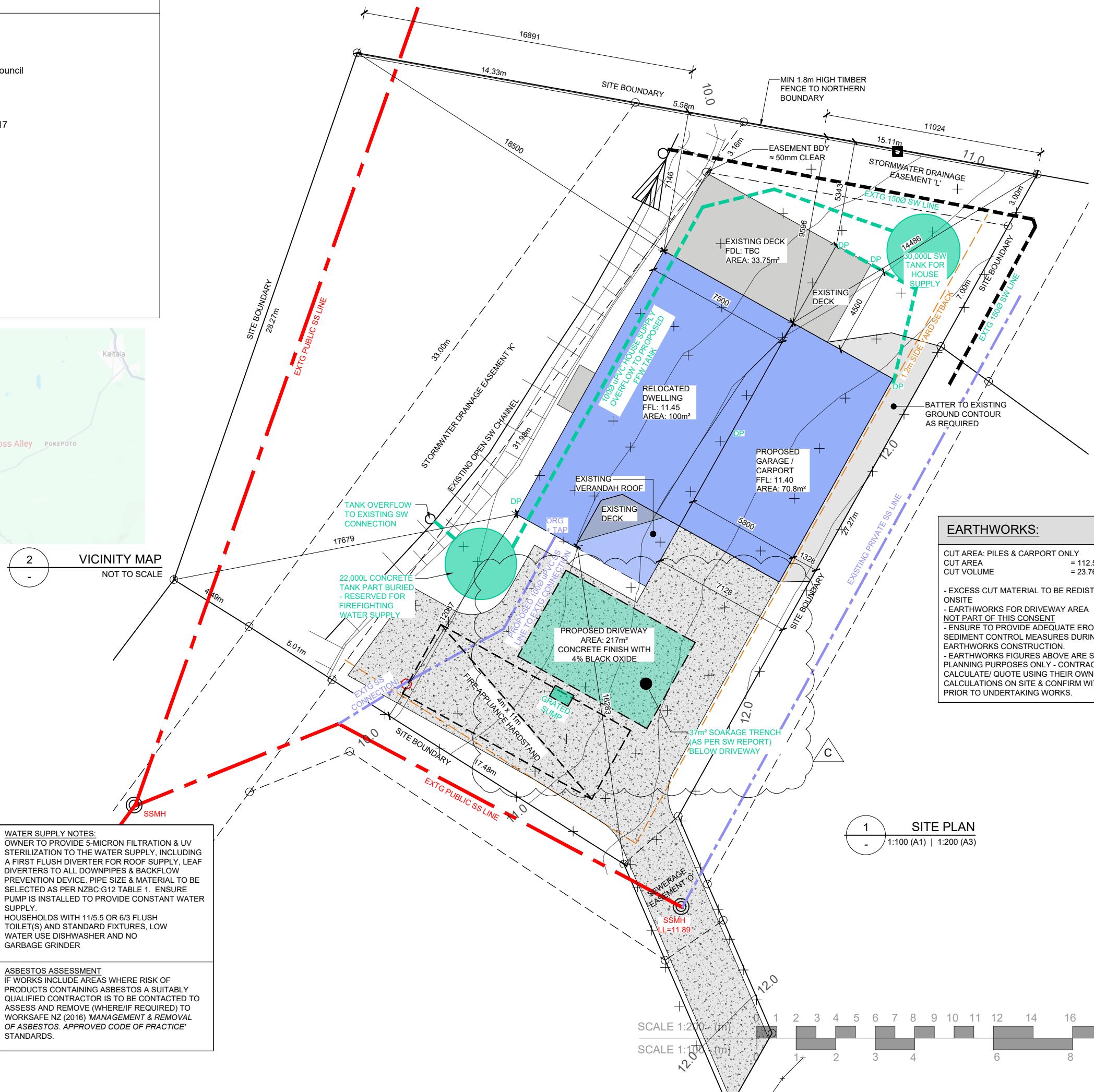
USE WRITTEN DIMENSIONS. DO NOT SCALE FROM DRAWING.

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PERMITTED UNLESS PERMISSION IS OBTAINED FROM HGE&A.

Legal Description:	
Site Address	11 Albatross Alley, Ahipara
Territorial Authority	Far North District Council
Legal Desc.	Lot 17 DP 612351
Cert. of Title	NA409/48, NA346/17
Site Area	1106 m <sup>2</sup>
Zone	Coastal Living
Overlays	NA
Controls	NA
Wind Zone - Ex Dwelling	High (BRANZ)
Wind Zone - Subject Site	High (BRANZ)
EQ Zone	Zone 1
Exposure Zone	Zone C



General Site Notes:	
2	VICINITY MAP NOT TO SCALE
1	SITE PLAN 1:100 (A1)   1:200 (A3)
2	SITE COVERAGE: BUILDING COVERAGE = 225.9 m <sup>2</sup> DRIVEWAY = 190.4 m <sup>2</sup> TOTAL IMPERVIOUS = 416.3 m <sup>2</sup> = 37.64%
WATER SUPPLY NOTES: OWNER TO PROVIDE 5-MICRON FILTRATION & UV STERILIZATION TO THE WATER SUPPLY, INCLUDING A FIRST FLUSH DIVERTER FOR ROOF SUPPLY, LEAF DIVERTERS TO ALL DOWNPIPES & BACKFLOW PREVENTION DEVICE. PIPE SIZE & MATERIAL TO BE SELECTED AS PER NZBC:G12 TABLE 1. ENSURE PUMP IS INSTALLED TO PROVIDE CONSTANT WATER SUPPLY. HOUSEHOLDS WITH 11/5.5 OR 6/3 FLUSH TOILET(S) AND STANDARD FIXTURES, LOW WATER USE DISHWASHER AND NO GARBAGE GRINDER	
ASBESTOS ASSESSMENT: IF WORKS INCLUDE AREAS WHERE RISK OF PRODUCTS CONTAINING ASBESTOS IS SUITABLY ASSESSED AND REMOVED (WHERE/IF REQUIRED) TO WORKSAFE NZ (2016) 'MANAGEMENT & REMOVAL OF ASBESTOS. APPROVED CODE OF PRACTICE' STANDARDS.	



**archiology**  
ARCHITECTURE | DESIGN | DRAUGHTING

Archiology Ltd  
993 Waitakere Rd, Kumeu P O Box 120, Kumeu  
Auckland 0810, NZ Auckland 0841, NZ  
p: 0800 22 77 45 e: info@archiology.co.nz

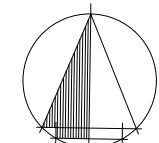
• THIS DRAWING SHALL NOT BE SCALED.

• CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. IF IN DOUBT - ASK.

• ARCHILOGY LTD IS TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS.

• THESE DRAWINGS REMAIN THE PROPERTY OF ARCHILOGY LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT.

C	SOAKAGE TRENCH ADDED	LL	04/02/26
B	RFI - NOTE ADDED	LL	18/12/25
ISSUE	REVISION	BY	DATE



**ORIGINAL PLAN IN COLOUR**

**CLIENT:**  
NICK FISTONICH

**PROJECT:**  
RELOCATE EXISTING RESIDENCE TO SITE

**ADDRESS:**  
LOT 17 ALBATROSS WAY,  
AHIPARA

**DRAWING TITLE:**  
SITE PLAN

**ISSUE FOR CONSENT**

DESIGNED:	DRAWN:	LL
CHECKED:	SCALE:	NTD (A3)
APPROVED:		
JOB NUMBER:	25038	DATE: 06/2025
DWG NUMBER:	BC-A.101	REV. C



WHAKARATONGA IWI

**FIRE  
EMERGENCY**

NEW ZEALAND

## Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application for New and Existing Residential Dwellings and Sub-Divisions



# Contents

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9. <b>Approval.....</b>	Error! Bookmark not defined.

## Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver

***“Fire and Emergency New Zealand strongly recommends the installation of automatic fire detection system devices such as smoke alarms for early warning of a fire and fire suppression systems such as sprinklers in buildings (irrespective of the water supply) to provide maximum protection to life and property”.***

### **Waiver Explanation Intent**

Fire and Emergency New Zealand [FENZ] use the New Zealand Fire Service [NZFS] Code of Practice for firefighting water supplies (SNZ PAS 5409:2008) (The Code) as a tool to establish the quantity of water required for firefighting purposes in relation to a specific hazard (Dwelling, Building) based on its fire hazard classification regardless if they are located within urban fire districts with a reticulated water supply or a non-reticulated water supply in rural areas. The code has been adopted by the Territorial Authorities and Water Supply Authorities. The code can be used by developers and property owners to assess the adequacy of the firefighting water supply for new or existing buildings.

The Community Risk Manager under the delegated authority of the Fire Regional Manager is responsible for the consideration of applications in relation to firefighting water supplies. The Community Risk Manager may consider and accept or decline a variation to the code.

This application form is used for the assessment of proposed water supplies for firefighting in non-reticulated areas only and is referenced from (Appendix B – Alternative Firefighting Water Sources) of the code.

**Fire and Emergency New Zealand are not a consenting authority and the final determination rests with the Territorial Authority.**

This application also provides fire risk reduction guidance in relation to vegetation fire risk in the Natural Environment.

For more information in relation to the code of practice for Firefighting Water supplies, Emergency Vehicle Access requirements, Home Fire Safety advice and Vegetation Risk Reduction Strategies visit [www.fireandemergency.nz](http://www.fireandemergency.nz)

## Section B – Applicant Information

Applicants Information	
Name:	Archiology Ltd
Address:	PO BOX 120, Kumeu
Contact Details:	0800227745
Return Email Address:	consents@archiology.co.nz

## Section C – Property Details

Property Details	
Address of Property:	11 Albatross Alley, Ahipara
Lot Number/s:	Lot 17 DP 612351
Dwelling Size: (Area = Length & Width)	225
Number of levels: (Single / Multiple)	1

## 1. Fire Appliance Access to alternative firefighting water sources - Expected Parking Place & Turning circle

These requirements are as per Acceptable Solutions, Designers Guide FS-02 GD

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions, along the entire passageway. ? <i>I.e. no trees, hanging cables, and overhanging eaves, including at site entrances, internal entrances and between buildings.</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the access (entrance way) at least 4 metres wide. ? <b>3.5m</b> (3.5 meters can be considered by the Community Risk Manager)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Is the surface designed to support a 25-tonne truck, trafficable in all weather. ?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Are the gradients less than 16%	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the fire appliance hard stand area within 135 meters of a pressured water supply or within 6 meters of an open water source. ?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Fire Appliance parking distance from the proposed water supply is 2 metres	

*If access to the proposed firefighting water supply is not achievable using a fire appliance, firefighters will need to use portable fire pumps. Firefighters will require at least a one-metre-wide clear path / walkway to carry equipment to the water supply, and a working area of two metres by two metres for firefighting equipment to be set up and operated.*

1 (b) Restricted access to firefighting water supply, portable pumps required	
Has suitable access been provided? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Comments: [Click or tap here to enter text.]	

*Internal FENZ Risk Reduction comments only:*

[Click or tap here to enter text.]

## 2. Firefighting Water Supplies (FFWS)

What are you proposing to use as your firefighting water supply?

### 2 (a) Water Supply Single Dwelling

Tank	<input checked="" type="checkbox"/> Concrete Tank <input type="checkbox"/> Plastic Tank <input type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input checked="" type="checkbox"/> Part Buried (max exposed 1.500 mm above ground) <input type="checkbox"/> Fully Buried (access through filler spout) Volume of dedicated firefighting water 22,000litres
------	--

### 2 (b) Water Supply Multi-Title Subdivision Lots / Communal Supply

Tank Farm	<input type="checkbox"/> Concrete Tank <input type="checkbox"/> Plastic Tank <input type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input type="checkbox"/> Part Buried (max exposed 1.500mm above ground) <input type="checkbox"/> Fully Buried (access through filler spout) Number of tanks provided <input type="text"/> Click or tap here to enter text. Number of Tank Farms provided <input type="text"/> Click or tap here to enter text. Water volume at each Tank Farm <input type="text"/> Click or tap here to enter text. Litres Volume of dedicated firefighting water <input type="text"/> Click or tap here to enter text. litres
-----------	---

### 2 (c) Alternative Water Supply

Pond:	Volume of water: <input type="text"/> Click or tap here to enter text.
Pool:	Volume of water: <input type="text"/> Click or tap here to enter text.
Other:	Specify: <input type="text"/> Click or tap here to enter text. Volume of water: <input type="text"/> Click or tap here to enter text.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.]

### 3. Water Supply Location

*The code requires the available water supply to be at least 6 metres from a building for firefighter safety, with a maximum distance of 90 metres from any building. This is the same for a single dwelling or a multi-Lot residential subdivision. Is the proposed water supply within these requirements?*

<b>3 (a) Water Supply Location</b>	
Minimum Distance:	<i>Is your water supply at least 6 metres from the building?</i> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Maximum Distance	<i>Is your water supply no more than 90 metres from the building?</i> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

<b>3 (b) Visibility</b>	
How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.	

<b>3 (c) Security</b>	
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.	
Explain how this will be achieved:	A cable tie can be added to the valve

<i>Internal FENZ Risk Reduction comments only:</i> [Click or tap here to enter text.]
--

## 4. Adequacy of Supply

*The volume of storage that is reserved for firefighting purposes must be dedicated for firefighting water supply only and not for domestic use. Additional storage must be provided to balance diurnal peak demand, seasonal peak demand, and normal system failures, for instance power outages. The intent is that there should always be sufficient volumes of water available for firefighting, except during Civil Défense emergencies or by prior arrangement with the Fire Region Manager.*

### 4 (a) Adequacy of Water supply

**Note:** *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g., automatically keep the tank topped up, drip feed, rainwater, ballcock system, or manual refilling after use etc.*

Comments: (Note: FENZ will not refill the tanks this is re responsibility of the owner)

(If manual refilling after use is the preferred method, please explain who will do this)

Tanks will be refilled after use. A separate tank is provided for house supply. The owner will be responsible for organising refilling of the FFWS tanks after any use.

*Internal FENZ Risk Reduction comments only:*

[Click or tap here to enter text.]

## 5. Alternative Method using Appendix's H & J

If Table 1 + 2 from the Code of Practice is not being used for the calculation of the Firefighting Water Supply, a competent person using appendix H and J from the Code of Practice can propose an alternative method to determine firefighting water supply adequacy.

Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

### 5 (a) Alternative Method Appendix H & J

If an alternative method of determining the FFWS has been proposed, who proposed it?

Name: [Click or tap here to enter text.]

Contact Details: [Click or tap here to enter text.]

Proposed volume of storage?

Litres: [Click or tap here to enter text.]

Comments:

[Click or tap here to enter text.]

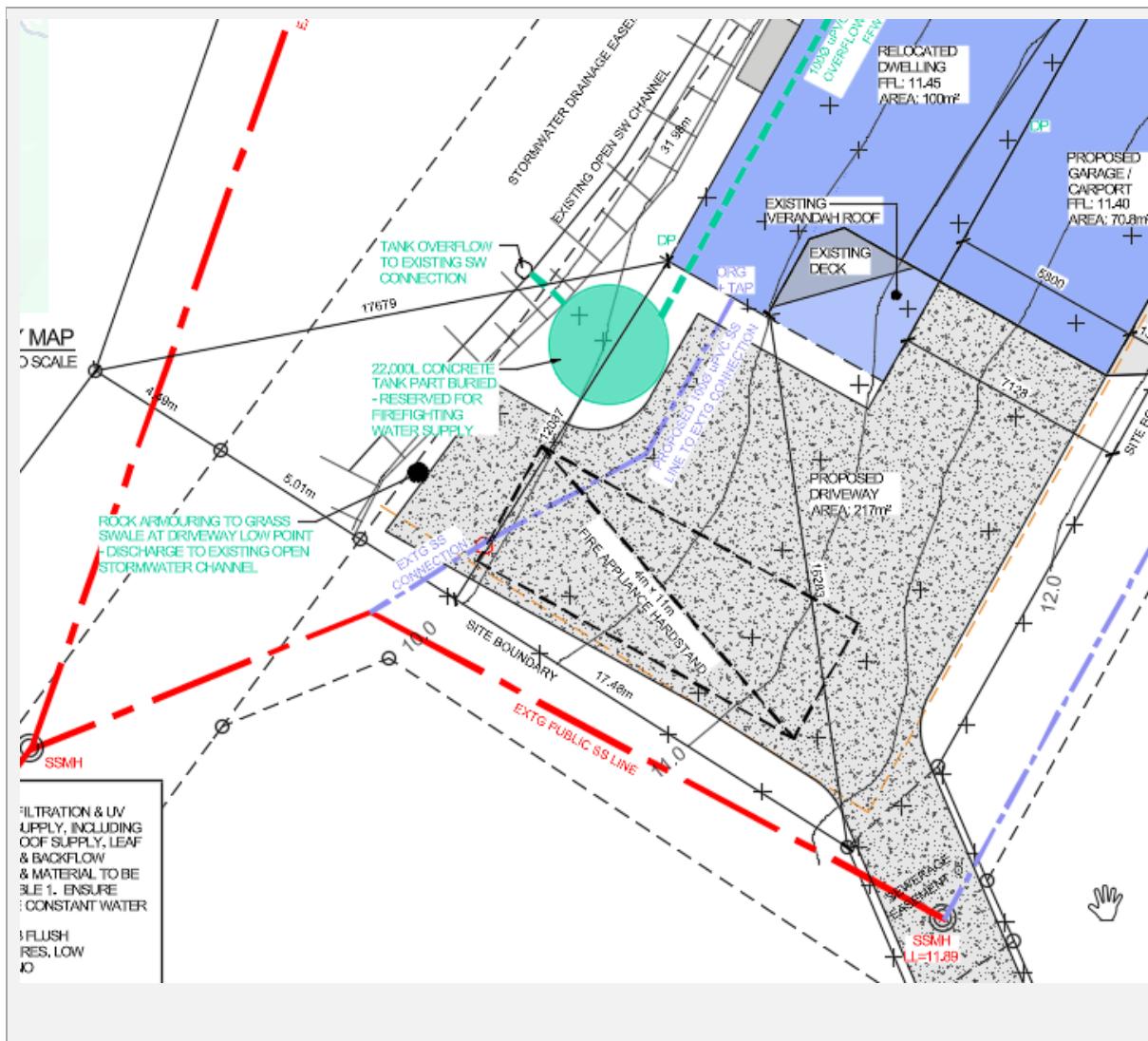
\* Please provide a copy of the calculations for consideration.

*Internal FENZ Risk Reduction comments only:*

[Click or tap here to enter text.]

## 6. Diagram

Please provide a diagram identifying the location of the dwelling/s, the proposed firefighting water supply and the attendance point of the fire appliance to support your application.



*Internal FENZ Risk Reduction comments only:*

[Click or tap here to enter text.]

## **7. Vegetation Risk Reduction - Fire + Fuel = Why Homes Burn**

*Properties that are residential, industrial, or agricultural, are on the urban–rural interface if they are next to vegetation, whether it is forest, scrubland, or in a rural setting. Properties in these areas are at greater risk of wildfire due to the increased presence of nearby vegetation.*

*In order to mitigate the risk of fire spread from surrounding vegetation to the proposed building and vice-versa, Fire Emergency New Zealand recommends the following.*

### **I. Fire safe construction**

*Spouting and gutters – Clear regularly and consider screening with metal mesh. Embers can easily ignite dry material that collects in gutters.*

*Roof – Use fire resistant material such as steel or tile. Avoid butanol and rubber compounds.*

*Cladding – Stucco, metal sidings, brick, concrete, and fibre cement cladding are more fire resistant than wood or vinyl cladding.*

### **II. Establish Safety Zones around your home.**

*Safety Zone 1 is your most import line of defence and requires the most consideration. Safety Zone 1 extends to 10 metres from your home, you should.*

- a) *Mow lawn and plant low-growing fire-resistant plants; and*
- b) *Thin and prune trees and shrubs; and*
- c) *Avoid tall trees close to the house; and*
- d) *Use gravel or decorative crushed rock instead of bark or wood chip mulch; and*
- e) *Remove flammable debris like twigs, pine needles and dead leaves from the roof and around and under the house and decks; and*
- f) *Remove dead plant material along the fence lines and keep the grass short; and*
- g) *Remove over hanging branches near powerlines in both Zone 1 and 2.*

### **III. Safety Zone 2 extends from 10 – 30 metres of your home.**

- a) *Remove scrub and dead or dying plants and trees; and*
- b) *Thin excess trees; and*
- c) *Evenly space remaining trees so the crowns are separated by 3-6 metres: and*
- d) *Avoid planting clusters of highly flammable trees and shrubs*
- e) *Prune tree branches to a height of 2 metres from the ground.*

### **IV. Choose Fire Resistant Plants**

*Fire resistant plants aren't fireproof, but they do not readily ignite. Most deciduous trees and shrubs are fire resistant. Some of these include poplar, maple, ash, birch, and willow. Install domestic sprinklers on the exterior of the sides of the building that are less 20 metres from the vegetation. Examples of highly flammable plants are pine, cypress, cedar, fir, larch, redwood, spruce, kanuka, manuka.*

*For more information, please go to <https://www.fireandemergency.nz/at-home/the-threat-of-rural-fire/>*

*If you're building or dwelling is next to vegetation, whether it is forest, scrubland, or in a rural setting, please detail below what Risk Reduction measures you will take to mitigate the risk of fire development and spread involving vegetation?*

#### **7 (a) Vegetation Risk Reduction Strategy**

[Click or tap here to enter text.]

*Internal FENZ Risk Reduction comments only:*

[Click or tap here to enter text.]

## 8. Applicant

Checklist	
<input checked="" type="checkbox"/>	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
<input checked="" type="checkbox"/>	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Logan Lambarth (Archiology Ltd) Dated: 18/12/2025

Contact No.: 0800227745

Email: consents@archiology.co.nz

Signature:  [Click or tap here to enter text.]

## 9. Support of Proposal

*In reviewing the information that you have provided in relation to your application being approximately a [Click or tap here to enter text.] square metre, [Choose an item.] dwelling/subdivision, and non-sprinkler protected building.*

*The Community Risk Manager of Fire and Emergency New Zealand under delegated authority from the Fire Region Manager, Te Hiku, has assessed the proposal in relation to firefighting water supplies and the vegetation risk strategy. The Manager [Choose an item.] Support the proposed alternate method of Fire Fighting Water Supplies, as per the attached signed and appendix documents numbered 1, 2, 3, 4, 5, 6, 7.*

Furthermore, the Manager agrees to this application. Yes/No/NA

Fire and Emergency New Zealand  
Te Tai Tokerau / Northland District

Name: [Click or tap here to enter text.]

**APPROVED**  
By GoffinJ at 9:05 am, Jan 14, 2026

Signature: [Click or tap here to enter text.]

P.P on behalf of the Community Risk Manager

Jason Goffin- Advisor Risk Reduction

**DCL ref: 25224-1**  
**Date: 24 July 2025**

## **GEOTECHNICAL INVESTIGATION REPORT**

**Proposed Relocatable Dwelling**

**11 Albatross Alley, Ahipara**

**Lot 17 DP 612351**

### **1) Preamble:**

It is proposed to install a relocatable dwelling at the above address. Deane Consultancy Ltd (DCL) has been engaged by Residential Housing Limited to provide a geotechnical report with foundation recommendations for this proposal. The relocatable foundations are anticipated to comprise conventional timber pile foundations supporting a suspended timber floor. Detailed plans have not yet been provided. The dwelling is proposed to be located within the eastern portion of the subject site as shown on site plan attached as Sheet 1. It is anticipated that earthworks will be isolated to the foundation excavations only. This report may also be used for consenting purposes and structural design purposes.

### **2) Site Description and Proposed Development:**

The land generally slopes to the west at gradients no steeper than approximately 1 vertical to 7 horizontal (1V:7H) across the proposed building platform. The site is currently grassed, with access provided via Albatross Alley to the southwest. An overland flow path (OLFP) and open stormwater channel are present along the western portion of the site which locally steepens up to approximately 1V:3H, conveying runoff in a northerly direction. A detailed site survey has been undertaken by Von Sturmers and is included in Appendix A.

We are in receipt of the Archiology Site Plan (Appendix B) which indicates the relocatable dwelling and garage/carport will be located at the eastern side of the subject site. It is anticipated that the carport will be structurally attached to the dwelling with a structurally separate concrete slab or gravel finish surface.

### 3) Geology:

The GNS Science, New Zealand Geology Web Map, Layer 1:250K Geology describes the geology of the site as being underlain by Karioitahi Group, which is described as "*Uncemented to moderately cemented and partly consolidated sand in coastal foredunes. Clay-rich sandy soils.*"

### 4) Liquefaction Potential:

With reference to the Far North District Council (FNDC) Liquefaction Vulnerability (2023) hazard map the subject site has been classified as Liquefaction Vulnerability as 'Undetermined'. DCL has reviewed the report prepared by Vision Consulting Engineers, titled 'Regional Liquefaction Vulnerability Assessment – Far North District, dated 20 January 2023. The subject site is considered to be geologically underlain by Beach and Dunes comprise sands, gravels, mud and shells being both mobile and fixed deposits which are normally considered to be prone to liquefaction due to their composition (sands and silts) and age (Holocene deposits) .Where these features are low in elevation, they have been assigned "Liquefaction damage is possible" otherwise this landform has been assigned "Liquefaction damage category is undetermined". We provide addition comment on liquefaction potential in Section 6.

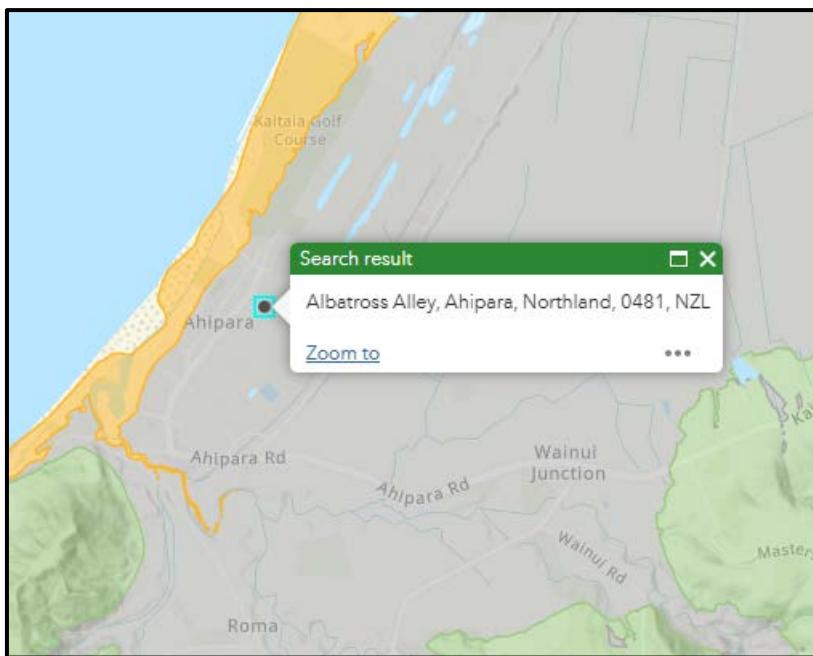


Figure 1 - FNDC Liquefaction Vulnerability Map

## 5) Site investigation:

Deane Consultancy carried out a subsoil investigation on 19 July 2025. Two geotechnical hand auger boreholes (AH01 and AH02A) were completed at the location of the proposed relocatable dwelling (Figure 2) and as per Sheet 1 attached. A Scala probe was undertaken from existing ground level at the location of borehole AH01 to measure the relative density of the non cohesive soils.



Figure 2 - Test Location Plan

### Summary of Investigation (Borehole logs attached as Sheets 2A to 2C)

The boreholes encountered a thin veneer of topsoil to a depth of approximately 0.2m. Beneath the topsoil, natural silty sands, silts, and sands were encountered to the termination depth of all boreholes. Boreholes AH02 and AH02A encountered some minor lenses of organic rich sand at intervals of 0.7m to 0.8m and 0.3m to 0.4m respectively. Based on our Scala penetrometer testing at AH01, these materials are assessed to be medium dense to very dense. Boreholes AH02 and AH02A both encountered effective refusal on a cemented hardpan layer at a depth of approximately 0.8m.

### **Groundwater**

Groundwater was not observed during the investigation, with the Scala probe remaining dry upon retrieval from a depth of 5 m. The testing was undertaken in winter conditions, and it should be appreciated that groundwater levels do fluctuate and could be observed at shallower levels with seasonal fluctuation and following periods of heavy rainfall.

### **6) Expansive Soils:**

The soils encountered are consistent with non-plastic cemented silty sands of Karioitahi Group geology. These soils are assessed as class 'S' (slightly expansive) in terms AS 2870:2011 and the B1/AS1 Nov 2019 Amendment. Therefore, soils meet the "good ground" criteria of NZS3604.

### **7) Seismic Hazard:**

#### **7.1      *Ground Shaking***

The Northland region (Kaitaia) has a seismic hazard factor (Z) of 0.13, as specified in NZS 1170.5. Based on our experience with the underlying Karioitahi Group soils—typically medium dense to very dense—the deposits may extend to significant depths of greater than 45m to 60m. With reference to Table 3.2 of NZS 1170.5, the site is therefore assessed as Seismic Subsoil Class D (Deep Soil Site).

#### **7.2 *Qualitative Liquefaction Assessment***

A site-specific liquefaction triggering assessment has not been undertaken as part of this investigation. However, based on the subsurface conditions encountered during the hand auger investigation comprising medium dense to very dense sands with varying silt content—and the absence of groundwater to at least 5m depth (as indicated by a dry Scala probe), the site is considered to have a low potential for liquefaction.

With reference to MBIE's *Canterbury Residential Technical Guidance Part A*, the observed ground conditions are considered broadly consistent with those expected of an indicative TC2-type site, for which standard NZS 3604:2011 foundation solutions are generally considered appropriate.

Given the relatively low Ultimate Limit State (ULS) seismic demand in the Kaitaia region, and the encountered ground conditions, it is our professional opinion that liquefaction does not pose a significant geohazard at this site. As such, liquefaction effects do not require further consideration in the design of the proposed relocatable dwelling, which comprises a suspended timber floor supported on timber posts founded on shallow isolated footings.

**8) Earthworks:**

Based on the proposed relocatable structure we anticipate that earthworks will largely be limited to isolated excavations for foundation pile holes only.

**9) Foundation Design:**

**Relocatable Dwelling**

Given the above, the proposed relocatable structure may be supported on conventional concrete encased piles designed in accordance with NZS3604:2011 with a minimum geotechnical embedment depth of 0.8m, where a very dense sand layer was observed. An ultimate bearing strength of 300kPa may be assumed for design purposes.

**Garage Foundations**

If the garage is a detached structure with a concrete slab foundation and classified as an Importance Level 1 (IL1) building, liquefaction-induced deformation does not need to be considered under Serviceability Limit State (SLS) seismic loading. In this case, only life safety performance under Ultimate Limit State (ULS) 1/100-year event needs to be met. In accordance with Section 5.6 of *MBIE's Canterbury Residential Technical Guidance – Part A*, a TC1-type foundation or an engineered slab designed for ULS conditions is considered appropriate.

However, if the garage is structurally integral to the main dwelling, the foundation should be designed in line with TC2-type requirements, which may require specific engineering to accommodate potential ground deformation under seismic loading.

**10) Site monitoring:**

DCL should be engaged to review the proposed development drawings including any proposed earthworks. DCL should be engaged to undertake a drawing review to ensure that the development considers the above preliminary design recommendations. Should the earthworks and structure differ from the information provided at the time of reporting then additional geotechnical input will be required. At construction stage DCL is required to observe foundation excavations and issue a Producer Statement Construction Review when acceptable work has been completed.

**11) Design Certification:**

The ground conditions at the site are suitable for construction of the proposed relocatable provided the foundations design is in accordance with this report. The land on which the building work is to take place is not subject to and is not likely to be subject to instability. The building work is not likely to accelerate, worsen, or result in instability of the lot or any other property.

Prepared By:	Authorised By:
	
M. Woolford	Josh Charlwood
Senior Engineering Geologist (BSc Geol), CMEngNZ (PEngGeol)	Technical Director (CMEngNZ, CPEng)

**Attachments**

Sheet 1 – Test Location Plan  
Sheets 2A to 2C – Hand Auger Borehole Logs

**Appendices**

Appendix A: Von Sturmers Site Survey.  
Appendix B: *Archiology Site Plan*



# INVESTIGATION LOG

HOLE NO:

AH01

CLIENT: Residential Housing Ltd

JOB NO:

25224

PROJECT: Geotechnical Investigation

SITE LOCATION: Lot 17, 11 Albatross Alley, Ahipara

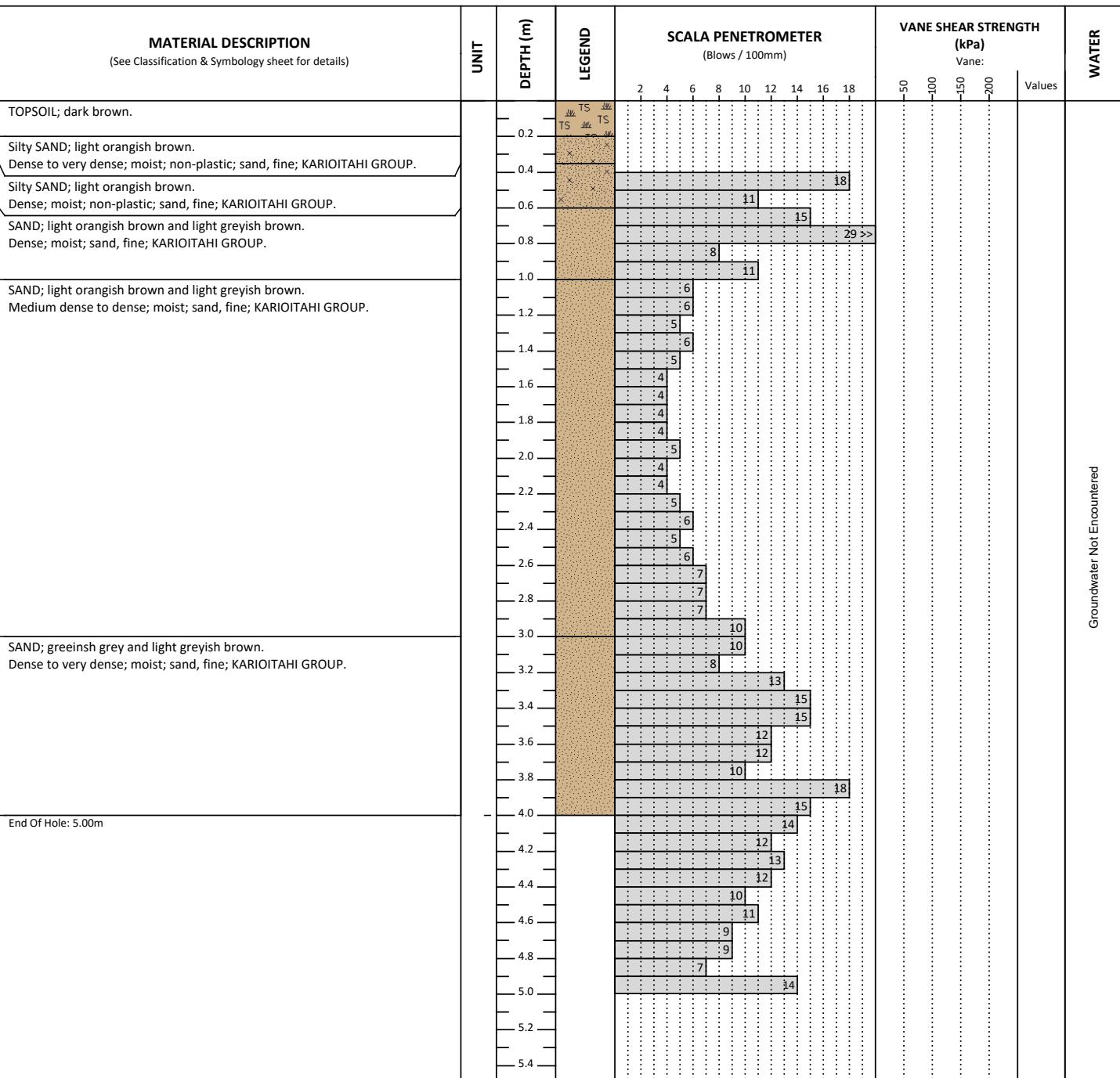
START DATE: 19/07/2025

CO-ORDINATES:

ELEVATION: Ground

END DATE: 19/07/2025

LOGGED BY: MH



## PHOTO(S)

## REMARKS

Groundwater Not Encountered

## WATER

- Standing Water Level
- Out flow
- In flow

## INVESTIGATION TYPE

- Hand Auger
- Test Pit

# INVESTIGATION LOG

HOLE NO:

AH02

CLIENT: Residential Housing Ltd

JOB NO:

25224

PROJECT: Geotechnical Investigation

SITE LOCATION: Lot 17, 11 Albatross Alley, Ahipara

START DATE: 19/07/2025

CO-ORDINATES:

ELEVATION: Ground

END DATE: 19/07/2025

LOGGED BY: MH

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	UNIT	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)									VANE SHEAR STRENGTH (kPa)			WATER Values	
				2	4	6	8	10	12	14	16	18	>50	>100	>150	>200	
TOPSOIL, with some silt, with trace sand; dark brown. Non-plastic; sand, fine.			TS														
Sandy SILT; greyish brown. Loose; moist; non-plastic; sand, fine; KARIOITAH GROUP.		0.2	TS														
Sandy SILT, with minor peat (amorphous); black and greyish brown. Loose; moist to wet; non-plastic; sand, fine; KARIOITAH GROUP.		0.4	TS														
Sandy SILT, with minor peat (amorphous); brown. Medium dense to very dense; moist to wet; non-plastic; sand, fine; KARIOITAH GROUP.		0.6	TS														
End Of Hole: 0.80m (Borehole terminated to being too dense to auger		0.8	TS														
		1.0															
		1.2															
		1.4															

## PHOTO(S)

## REMARKS

Groundwater Not Encountered

## WATER

- Standing Water Level
- Out flow
- In flow

## INVESTIGATION TYPE

- Hand Auger
- Test Pit

# INVESTIGATION LOG

HOLE NO:  
**AH02A**

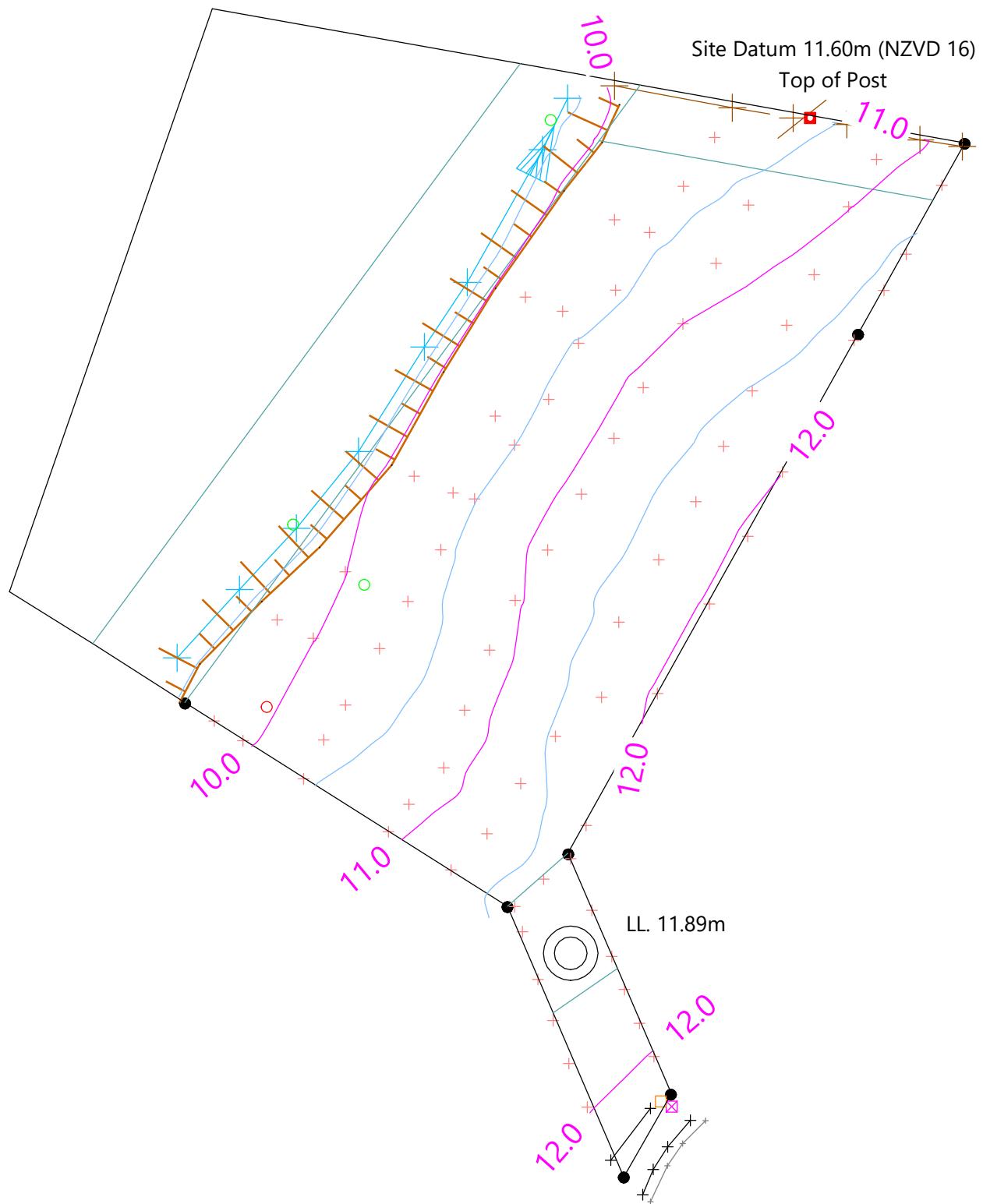
CLIENT: Residential Housing Ltd											JOB NO: <b>25224</b>		
PROJECT: Geotechnical Investigation													
SITE LOCATION: Lot 17, 11 Albatross Alley, Ahipara											START DATE: 19/07/2025		
CO-ORDINATES:											END DATE: 19/07/2025		
<b>MATERIAL DESCRIPTION</b> (See Classification & Symbology sheet for details)													
Silty sandy TOPSOIL; black. Non-plastic; TOPSOIL.	UNIT	DEPTH (m)	LEGEND	<b>SCALA PENETROMETER</b> (Blows / 0mm)								VANE SHEAR STRENGTH (kPa)	
Silty SAND; grey and light grey. Loose to medium dense; moist to wet; non-plastic; KARIOITAH GROUP.		0.2	TS	2	4	6	8	10	12	14	16	Vane: -50 -100 -150 -200	
SILT, with some sand, with minor peat (amorphous); dark grey and black. Loose; moist; non-plastic; KARIOITAH GROUP.		0.4	TS									Values	
Sandy SILT; brown. Medium dense to dense; non-plastic; sand, fine; KARIOITAH GROUP.		0.6	TS										
Sandy SILT; brown. Dense to very dense; non-plastic; sand, fine; KARIOITAH GROUP.		0.8	TS										
End Of Hole: 0.80m (Borehole terminated to being too dense to auger)		1.0											
		1.2											
		1.4											
<b>PHOTO(S)</b>				<b>REMARKS</b>									
				<b>WATER</b>									
				 Standing Water Level  Out flow  In flow									
				<input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Test Pit									
				<b>INVESTIGATION TYPE</b>									



**Appendix A:** Von Sturmers Site Survey.

# TOPO OF LOT 17 DP 612351

(16.07.25)



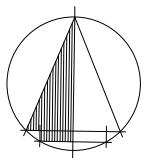
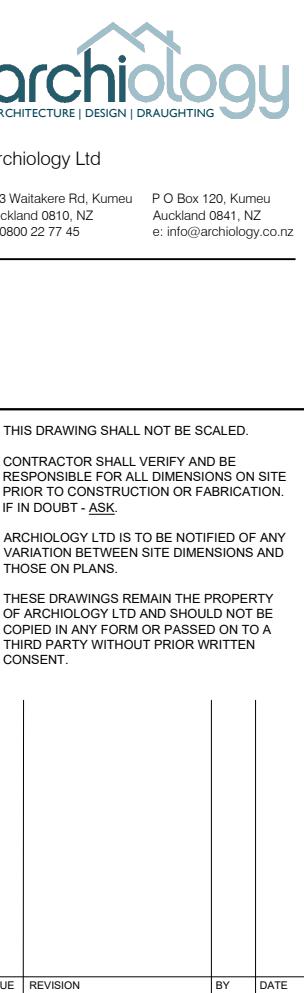
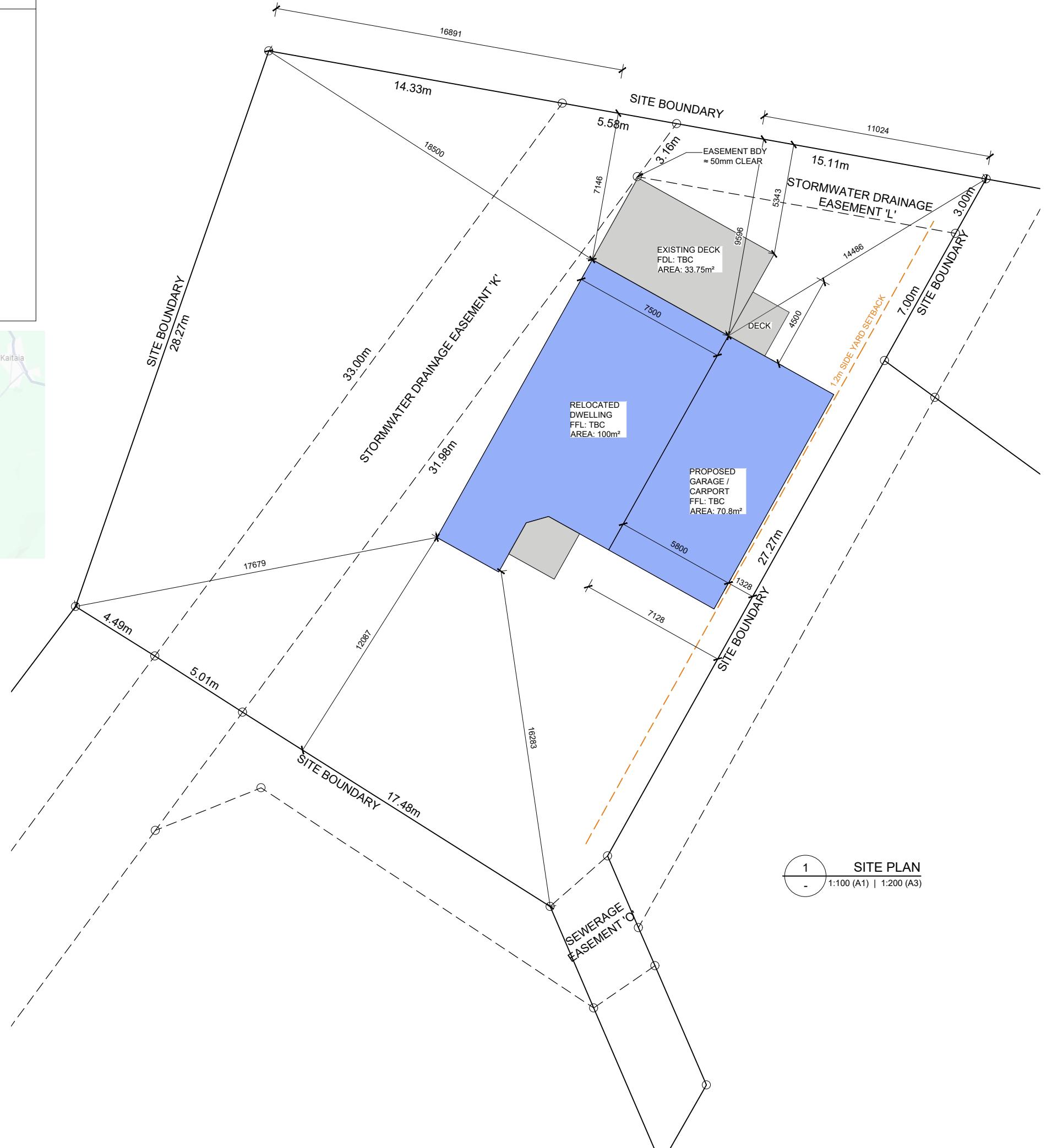


**Appendix B: Archaeology Site Plan**

Legal Description:	
Site Address	11 Albatross Alley, Ahipara
Territorial Authority	Far North District Council
Legal Desc.	Lot 17 DP 612351
Cert. of Title	NA409/48, NA346/17
Site Area	1106m <sup>2</sup>
Zone	Coastal Living
Overlays	NA
Controls	NA
Wind Zone	High (BRANZ)
EQ Zone	Zone 1
Exposure Zone	Zone C



2  
VICINITY MAP  
NOT TO SCALE



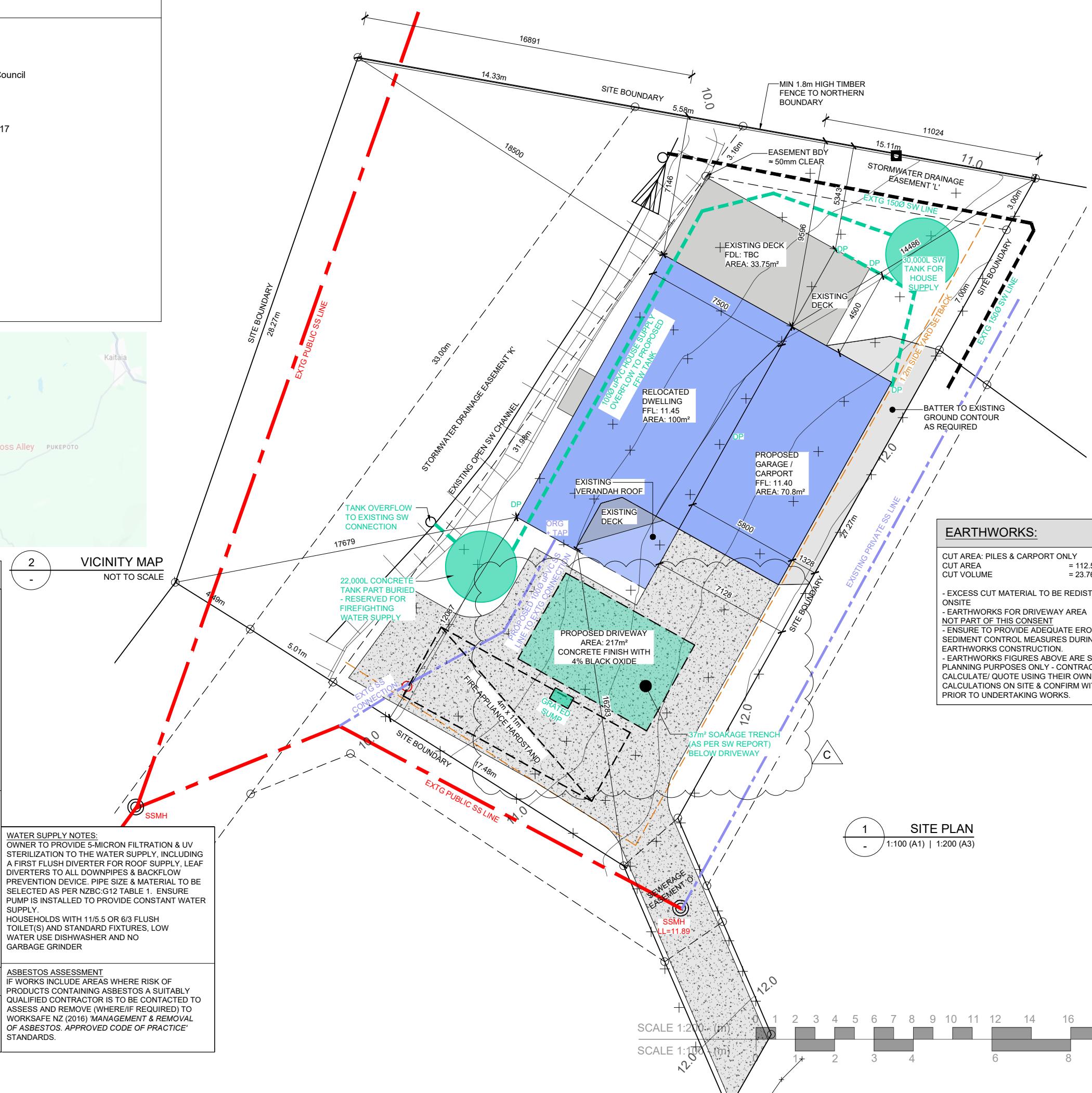
ORIGINAL PLAN IN COLOUR

CLIENT: NICK FISTONICH	
PROJECT: RELOCATE EXISTING RESIDENCE TO SITE	
ADDRESS: LOT 17 ALBATROSS WAY, AHIPARA	
DRAWING TITLE: SITE PLAN	
<b>PRELIMINARY</b>	
DESIGNED:	DRAWN: LL
CHECKED:	SCALE: NTD (A3)
APPROVED:	
JOB NUMBER: 25038	DATE: 06/2025
DWG NUMBER: BC-A.101	REV.

Legal Description:	
Site Address	11 Albatross Alley, Ahipara
Territorial Authority	Far North District Council
Legal Desc.	Lot 17 DP 612351
Cert. of Title	NA409/48, NA346/17
Site Area	1106 m <sup>2</sup>
Zone	Coastal Living
Overlays	NA
Controls	NA
Wind Zone - Ex Dwelling	High (BRANZ)
Wind Zone - Subject Site	High (BRANZ)
EQ Zone	Zone 1
Exposure Zone	Zone C



General Site Notes:	
2	VICINITY MAP NOT TO SCALE
1	SITE PLAN 1:100 (A1)   1:200 (A3)
2	SITE COVERAGE: BUILDING COVERAGE = 225.9 m <sup>2</sup> DRIVEWAY = 190.4 m <sup>2</sup> TOTAL IMPERVIOUS = 416.3 m <sup>2</sup> = 37.64%
WATER SUPPLY NOTES: OWNER TO PROVIDE 5-MICRON FILTRATION & UV STERILIZATION TO THE WATER SUPPLY, INCLUDING A FIRST FLUSH DIVERTER FOR ROOF SUPPLY, LEAF DIVERTERS TO ALL DOWNPIPES & BACKFLOW PREVENTION DEVICE. PIPE SIZE & MATERIAL TO BE SELECTED AS PER NZBC:G12 TABLE 1. ENSURE PUMP IS INSTALLED TO PROVIDE CONSTANT WATER SUPPLY. HOUSEHOLDS WITH 11/5.5 OR 6/3 FLUSH TOILET(S) AND STANDARD FIXTURES, LOW WATER USE DISHWASHER AND NO GARBAGE GRINDER	
ASBESTOS ASSESSMENT: IF WORKS INCLUDE AREAS WHERE RISK OF PRODUCTS CONTAINING ASBESTOS IS SUITABLY ASSESSED AND REMOVED (WHERE/IF REQUIRED) TO WORKSAFE NZ (2016) 'MANAGEMENT & REMOVAL OF ASBESTOS. APPROVED CODE OF PRACTICE' STANDARDS.	



**archiology**  
ARCHITECTURE | DESIGN | DRAUGHTING

Archiology Ltd  
993 Waitakere Rd, Kumeu P O Box 120, Kumeu  
Auckland 0810, NZ Auckland 0841, NZ  
p: 0800 22 77 45 e: info@archiology.co.nz

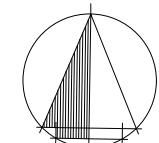
• THIS DRAWING SHALL NOT BE SCALED.

• CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. IF IN DOUBT - ASK.

• ARCHILOGY LTD IS TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS.

• THESE DRAWINGS REMAIN THE PROPERTY OF ARCHILOGY LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT.

C	SOAKAGE TRENCH ADDED	LL	04/02/26
B	RFI - NOTE ADDED	LL	18/12/25
ISSUE	REVISION	BY	DATE



### ORIGINAL PLAN IN COLOUR

CLIENT: NICK FISTONICH

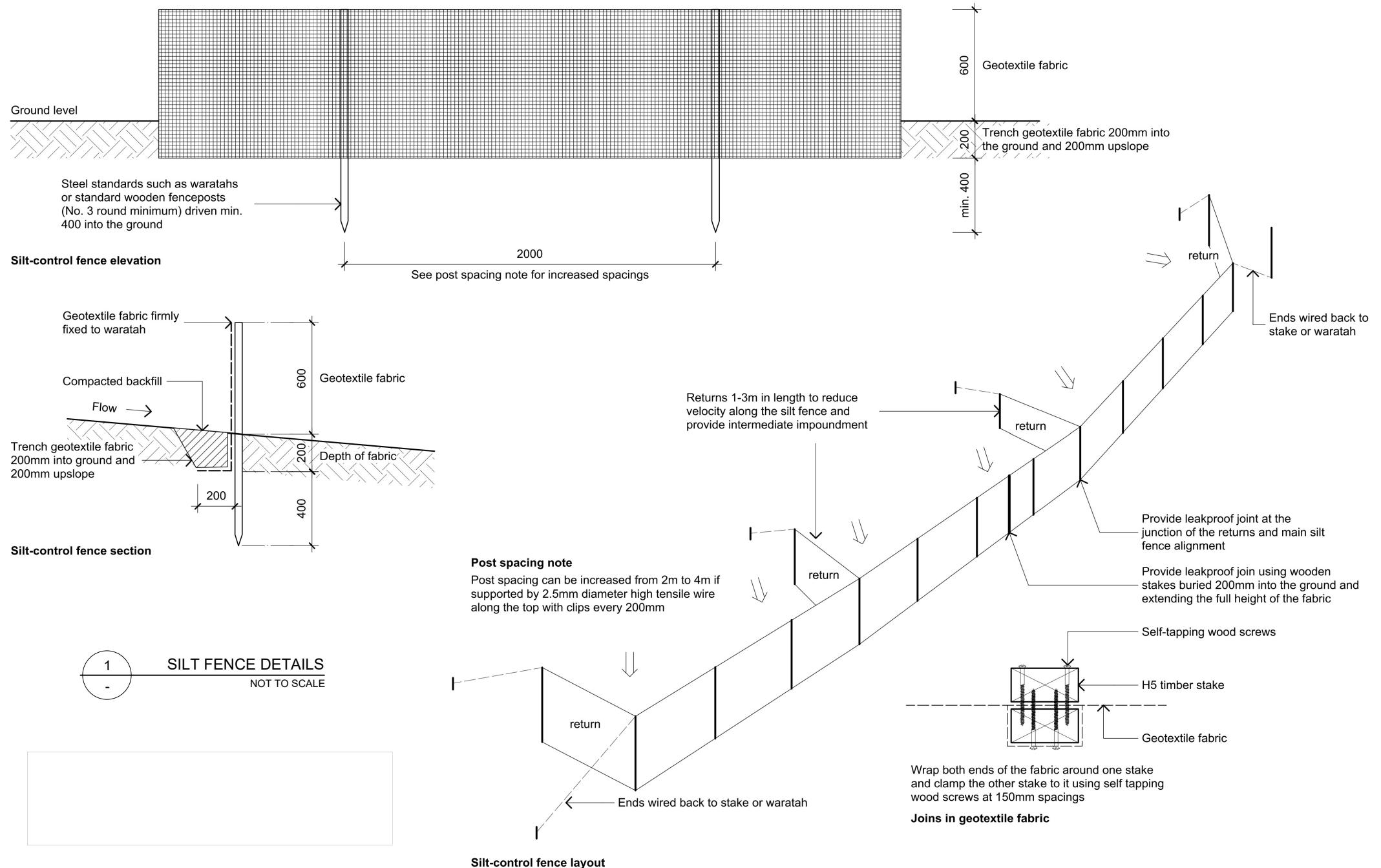
PROJECT: RELOCATE EXISTING RESIDENCE TO SITE

ADDRESS: LOT 17 ALBATROSS WAY, AHIPARA

DRAWING TITLE: SITE PLAN

ISSUE FOR CONSENT

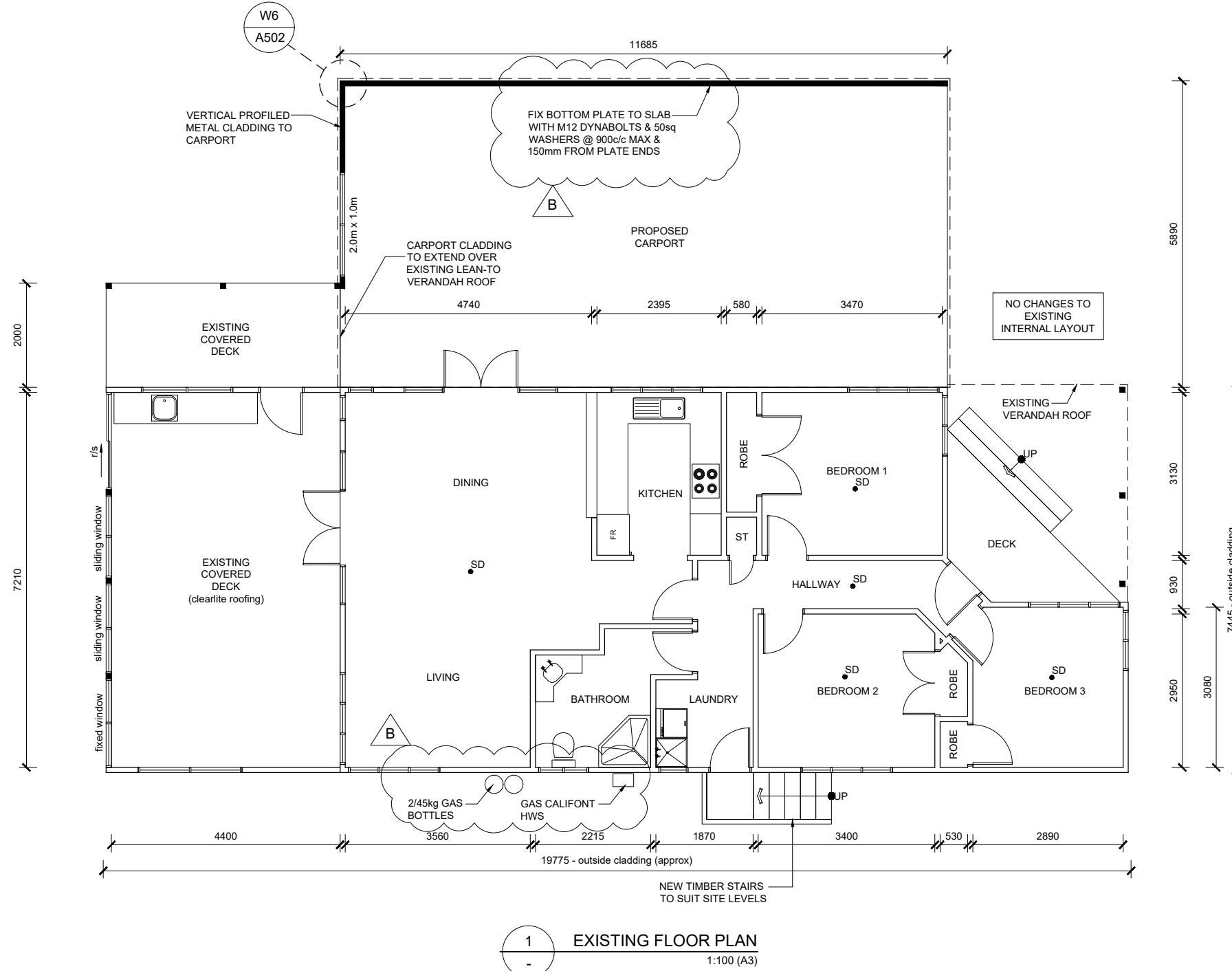
DESIGNED:	DRAWN:	LL
CHECKED:	SCALE:	NTD (A3)
APPROVED:		
JOB NUMBER:	DATE:	06/2025
DWG NUMBER:	REV.	BC-A.101 C



# ISSUE FOR CONSENT

DESIGNED:	DRAWN: <b>II</b>	
CHECKED:	SCALE: <b>NTD (A3)</b>	
APPROVED:		
JOB NUMBER: <b>25038</b>	DATE: <b>06/2025</b>	
DWG NUMBER: <b>BC-A.102</b>	REV.	

General Notes:	
1. ALL WINDOWS AND EXTERIOR DOOR DIMENSIONS ARE GIVEN AS TRIM SIZES (HxW).	
2. SETOUT TO MEET NZS3604:2011	
3. ALL SHOWER GLAZING TO BE SAFETY GLASS.	
4. ALL DOWNLIGHTS TO BE CA RATED, REFER TO SPECS.	
5. ALL BATHROOM AND WC WINDOWS MUST HAVE RESTRICTOR STAYS.	
6. ALL WARDROBES & CUPBOARDS TO HAVE 300 WIDE VENTILATED WIRE SHELVES.	
7. GLAZING = DOUBLE GLAZED VANTAGE ALUMINIUM RESIDENTIAL SUITE - INSTALL GLAZING IN ACCORDANCE WITH NZS 4223	
8. ALL BATH AND SHOWER SCREEN/DOORS AND ALL BATHROOM WINDOW GLAZING WITHIN 1500mm OF ADJACENT FFL TO BE TOUGHENED	
9. ALL TIMBER TO BE SG8 UNLESS NOTED OTHERWISE	
D1: SLIP RESISTANCE	
ALL ACCESS ROUTE MATERIALS SHALL COMPLY WITH MINIMUM SLIP RESISTANCE FOR WALKING SURFACE REFER D1/AS1 TABLE 2 SLIP RESISTANCE FOR WALKING SURFACES. ACCESS ROUTE ONLY TO MAIN ENTRANCE IS ASSUMED TO BE WET.	
STAIRS - ENTRY / DECK	
a) TO BE CONSTRUCTED WITH A SLIP RESISTANT MATERIAL GROOVED ACROSS PROFILE TO MEET COEFFICIENT OF NOT LESS THAN 0.4 WHEN WET TO MEE NZS3604:2011 CLAUSE 7.4.4.	
b) IF THERE ARE STEPS COMING OFF OUTWARD OPENING DOORS THEN 400mm CLEARANCE FROM DOOR SWING TO STEPS IS REQUIRED.	
c) IF THERE ARE 3 OR MORE RISERS - ENSURE TO PROVIDE HANDRAIL TO NZBC REQUIREMENTS.	
d) STAIR TREADS = MIN. 280mm / RISERS = MAX.190mm	
G8: ARTIFICIAL LIGHT	
ALL LIGHTING TO COMPLY WITH NZBC G8/AS1 TABLE 1 & D1/AS1 TABLE 8	
INTERNAL STAIR LUMINAIRE TYPE INCANDESCENT LIGHTING IN COMMON SPACES WATTAGE REQUIREMENT 10W/m <sup>2</sup> AS PER TABLE 1.	
FRONT ENTRY LUMINAIRE TYPE INCANDESCENT LIGHTING IN COMMON SPACES WATTAGE REQUIREMENT 6W/m <sup>2</sup> AS PER TABLE 1.	
SAFETY FROM FALLING	
ALL WINDOWS WITH OPENINGS WITHIN 760mm OF THE FFL AND WITH A FALL HEIGHT >1.0m TO BE FITTED WITH RESTRICTOR STAYS AS PER NZBC:F4 - CONTRACTOR TO CONFIRM ON SITE.	
F7: SMOKE ALARMS	
- TO BE IN ACCORDANCE WITH NZBC F7/AS1.3.1 + C/AS1 & C/AS2.	
- SMOKE ALARMS MUST BE IN ALL BEDROOMS, LIVING SPACES, HALLWAYS AND LANDINGS, AND ON EACH LEVEL OF A MULTI-LEVEL HOME.	
- WHERE A KITCHEN IS SEPARATED FROM LIVING SPACES AND HALLWAYS BY CLOSABLE DOORS, AN ALARM SUITABLE FOR KITCHENS (WHICH MAY BE A HEAT ALARM) MUST BE INSTALLED IN THE KITCHEN.	
- ALARMS MUST BE MOUNTED WITHIN 10m OF EACH OTHER IN ANY DIRECTION.	
- ALARMS CAN BE HARD-WIRED OR OPERATED WITH A LONG-LIFE (MINIMUM 10-YEAR) SEALED AND NON-REMOVABLE BATTERY. WHERE HARD WIRED THEY MUST BE TESTED AND CERTIFIED BY A LICENSED ELECTRICAL WORKER.	
- THE INTERCONNECTION BETWEEN ALARMS CAN BE WIRED OR WIRELESS AND HARD-WIRED ALARMS CAN BE INCORPORATED INTO A SECURITY SYSTEM.	



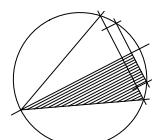
Legend - Floor Plan:	
EXTG TIMBER FRAMED WALLS - SIZE AS DIMENSIONED	
PROPOSED 90x45 H3.1 TIMBER FRAMED WALL - STUDS AT 600c/c MAX, NOGS @ 800c/c OR TO SUIT CLADDING MANUFACTURERS SPECS	
SD	INTERLINKED AUDIBLE SMOKE DETECTOR

**archiology**  
ARCHITECTURE | DESIGN | DRAUGHTING

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B RFI - NOTE ADDED LL 11/12/25  
ISSUE REVISION BY DATE



**ORIGINAL PLAN IN COLOUR**

CLIENT: NICK FISTONICH

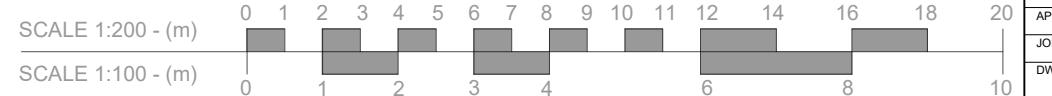
PROJECT: RELOCATE EXISTING RESIDENCE TO SITE

ADDRESS: LOT 17 ALBATROSS WAY, AHIPARA

DRAWING TITLE: EXISTING FLOOR PLAN

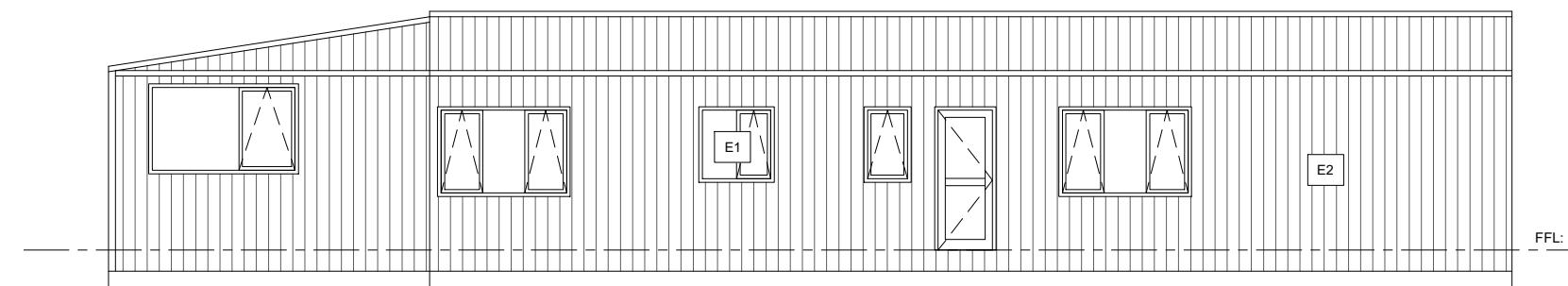
## ISSUE FOR CONSENT

DESIGNED:	DRAWN:	LL
CHECKED:	SCALE:	NTD (A3)
APPROVED:		
JOB NUMBER:	25038	DATE: 06/2025
DWG NUMBER:	BC-A110	REV. B

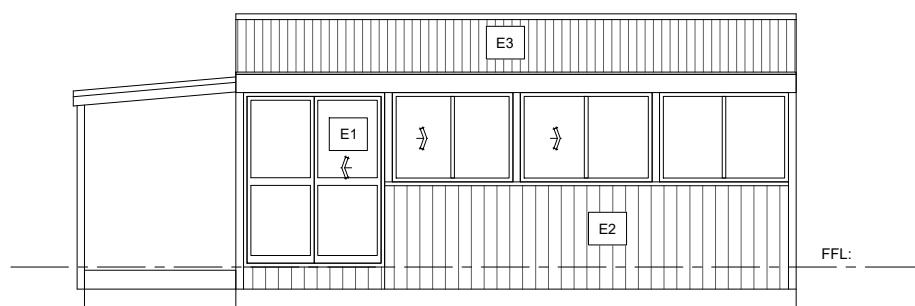




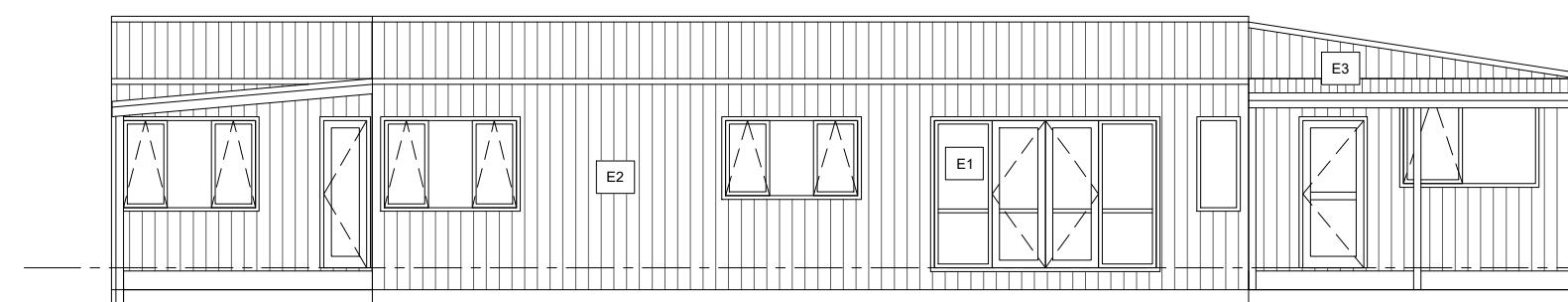
1 ELEVATION  
1:100 (A3)



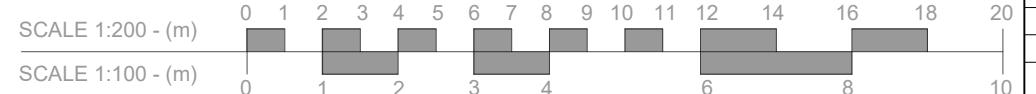
2 ELEVATION  
1:100 (A3)



3 ELEVATION  
1:100 (A3)



4 ELEVATION  
1:100 (A3)



HOUSE MOVING CONTRACTOR TO CONFIRM EXISTING LEVELS ON SITE PRIOR TO SITING DWELLING - ENSURE MINIMUM CLEARANCE 450mm TO UndERSIDE OF FLOOR JOISTS IS ACHIEVED FROM THE HIGHEST POINT OF EXISTING GROUND

CONTRACTOR TO CONFIRM CONDITION & SUITABILITY OF ROOF CLADDING FOR POTABLE WATER SUPPLY - RE-COAT WITH RESENE SUMMIT ROOF PAINT (OR SIMILAR) IF REQUIRED

#### Elevations - Notes:

- [E1] EXISTING SINGLE GLAZED ALUMINIUM JOINERY
- [E2] EXISTING WEATHERTEX CLADDING
- [E3] EXISTING CORRUGATED IRON ROOFING
- [E4] PROPOSED SINGLE GLAZED ALUMINIUM JOINERY - COLOUR & STYLE TO MATCH EXISTING
- [E5] PROPOSED VERTICAL TRAPEZOIDAL PROFILED METAL WALL CLADDING
- [E6] PROPOSED TRAPEZOIDAL PROFILED ROOF CLADDING
- [E7] H3.2 90x18 HORIZONTAL TIMBER SLAT CLADDING TO SUBFLOOR - MIN 20mm GAP BETWEEN BOARDS FOR VENTILATION - PROVIDE 90x45 H3.2 STUDS EACH SIDE OF PILES AS REQUIRED FOR SLAT SUPPORT



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ISSUE | REVISION | BY | DATE

CLIENT:  
NICK FISTONICH

PROJECT:  
RELOCATE EXISTING RESIDENCE TO SITE

ADDRESS:  
LOT 17 ALBATROSS WAY,  
AHIPARA

DRAWING TITLE:  
EXISTING ELEVATIONS

#### ISSUE FOR CONSENT

DESIGNED:	CJM	DRAWN:	CJM
CHECKED:		SCALE:	NTD (A3)
APPROVED:			
JOB NUMBER:	25038	DATE:	05/2025
DWG NUMBER:	BC-A201	REV.:	

