



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, tehonosupport@fndc.govt.nz

5. Applicant details

Name/s:

Colin Swasbrook & Vicky Swasbrook

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Nina Pivac C/- Logiplan Limited

Email:

Phone number:

Postal address:

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

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

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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)

Name/s:

Colin Swasbrook

Property address/
location:

8. Application site details

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

Name/s:

Colin Swasbrook

Site address/
location:

240 Fairburn Road Peria

Postcode

Legal description:

Lot 1 Deposited Plan 123801

Val Number:

Certificate of title:

NA72B/138

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

Site visit requirements:

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

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

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

Please contact applicant to arrange site 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.

Proposed alterations to existing dwelling in flood hazard area.

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)

Colin & Vicky Snashbrook

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)

Nicky Samsbrook

Signature:

(signature of bill payer)

Date 13/09/24

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. 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)

Nina Pivac

Signature

Date 28 September 2026

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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Appendix A – Site, Floor and Elevation Plans

Appendix B – Record of Title

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Appendix D – FNR Consulting Site Investigation Report

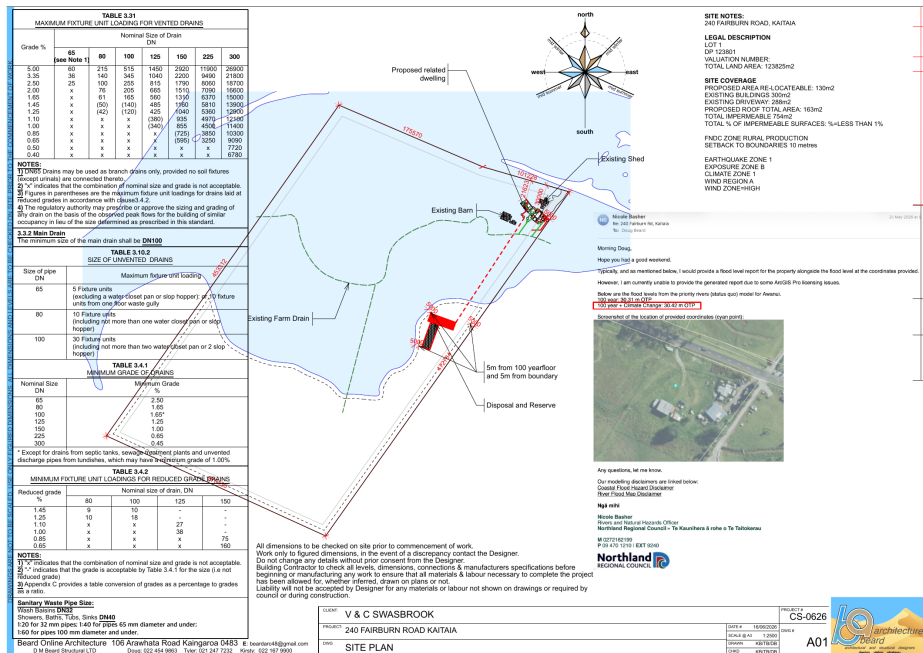
1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	240 Fairburn Road, Kaitaia
Applicant's name:	Vicky & Colin Swasbrook
Address for service:	Logiplan Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
Legal description:	Lot 1 DP 123801
Site area:	12.3825 ha
Site owner/s:	Colin Noel Swasbrook
Operative District Plan (ODP):	Operative Far North District Plan
Operative zoning:	Rural Production Zone
Overlays/resource areas:	1 in 100 Year River Flood Hazard Area (including mapped 1 in 10 Year River Flood Hazard extent)
Proposed zoning/overlays:	Rural Production Zone 1 in 100 Year River Flood Hazard Area
Brief description of proposal:	Relocation of an approximately 130 m ² dwelling to form an extension to the existing dwelling, immediately to the west. The relocated building will be physically connected to and incorporated into the existing dwelling and will not form a separate standalone dwelling. The proposal also includes a new on-site wastewater design. Resource consent is sought under PDP Rule NH-R3 – New buildings or structures and relocated buildings.
Summary of reasons for consent:	Overall, resource consent is sought as a Restricted Discretionary Activity under the Proposed Far North District Plan.

AUTHOR

2.0 PROPOSAL

The applicants, Vicky and Colin Swasbrook, propose to relocate an approximately 130 m² dwelling onto their property at 240 Fairburn Road, Kaitaia. The relocated dwelling will be positioned on the flat frontage of the property immediately west of the existing dwelling and will be connected to the existing dwelling by the proposed alterations/extension shown on the architectural plans. The proposal also includes a new on-site wastewater design.



provides the information necessary to understand the activity for which consent is sought and its actual and potential effects on the environment.

3.0 SITE CONTEXT

The subject site is located at 240 Fairburn Road, Kaitia and is legally described as Lot 1 DP 123801. The property has an area of 12.3825 hectares and is held in Record of Title NA72B/138. A copy of the Record of Title is attached as Appendix B.



Figure 2: Map showing subject site (Premise)

The property is a rural site comprising a mix of flat and hilly terrain, predominantly in grass. The flat portion adjoins Fairburn Road, with hillier land to the rear. Existing development near the proposed building location includes the existing dwelling, water tank and farm shed. A small stream/farm drain traverses the property. The relocated dwelling is proposed immediately west of the existing dwelling on a partially prepared/metalled building platform.

The surrounding environment is rural in character and is characterised by pastoral land, rural-residential development and associated farm buildings and infrastructure.

The proposed works are concentrated within the already modified and developed frontage of the property. No significant indigenous vegetation clearance has been identified as part of the proposal.

Primary vehicle access is provided from Fairburn Road via the existing metalled accessway serving the dwelling.

The proposed development will not change the established residential use of the property or materially increase traffic generation. Existing access arrangements will continue to serve the site.

4.0 OPERATIVE FAR NORTH DISTRICT PLAN (ODP) ASSESSMENT

Table 2 – ODP Assessment – Rural Production Zone provisions

Rural Production Zone	Permitted Standards	Compliance
Rule 8.6.5.1.1 RESIDENTIAL INTENSITY	One residential unit per 12 ha is the permitted residential intensity threshold.	The site is 12.3825 ha. The proposal relocates a dwelling to connect with the existing dwelling and does not establish a separate additional residential unit. Permitted.
Rule 8.6.5.1.2 SUNLIGHT	2 m plus 45-degree recession plane.	The proposed building is well separated from external site boundaries and will comply. Permitted.
Rule 8.6.5.1.3 STORMWATER MANAGEMENT	Maximum impermeable surface coverage of 15% of the gross site area.	The architectural plans identify total impermeable surfaces of approximately 754 m ² , being less than 1% of the 12.3825 ha site. Permitted.
Rule 8.6.5.1.4 SETBACK FROM BOUNDARIES	Minimum 10 m setback from site boundaries.	The plans identify the proposed dwelling as complying with the 10 m setback. Permitted.
Rule 8.6.5.1.5 TRANSPORTATION	Refer Chapter 15 transportation standards.	The residential use remains unchanged and existing vehicle access will continue to serve the site. Permitted.
Rule 8.6.5.1.6 KEEPING OF ANIMALS	Not applicable.	Not applicable.
Rule 8.6.5.1.7 NOISE	Relevant zone noise limits apply.	No change to the established residential activity is proposed. Permitted.
Rule 8.6.5.1.8 BUILDING HEIGHT	Maximum building height 12 m.	The proposed dwelling is well below 12 m in height. Permitted.
Rule 8.6.5.1.9 HELICOPTER LANDING AREA	Not applicable.	Not applicable.
Rule 8.6.5.1.10 BUILDING COVERAGE	Maximum building coverage 12.5% of gross site area.	The plans identify existing buildings of approximately 300 m ² and a proposed roof area of approximately 163 m ² . Total coverage remains well below 12.5%. Permitted.

Based on the assessment below, the proposal is considered to comply with the relevant permitted activity standards of the Operative Far North District Plan. No ODP rule infringement has been identified by FNDC in its Form 4 correspondence.

5.0 PROPOSED FAR NORTH DISTRICT PLAN DECISIONS VERSION (PDP-AV) ASSESSMENT

Table 3 – PDP Assessment – Rural Production Zone and Natural Hazards provisions

Provisions	Requirement	Assessment	Compliance / Activity Status
RPROZ-R1 New buildings or structures, relocated buildings, or extensions/alterations	Permitted where the building accommodates a permitted activity and complies with the applicable Rural Production standards.	The proposal accommodates the established residential activity. The plans identify compliance with the relevant height, boundary setback and coverage controls.	Permitted
RPROZ-R2 Impermeable surface coverage	Maximum impermeable surface coverage of 15% of the site.	Total impermeable surfaces are shown as approximately 754 m ² , less than 1% of the site.	Permitted
RPROZ-R3 Residential activity	Provides for a single residential unit on a site less than 40 ha.	The proposal does not establish an additional independent residential unit; it is connected to the existing dwelling.	Permitted
RPROZ-S1 Maximum height	Maximum building/structure height of 12 m.	The proposed dwelling is below the maximum height.	Permitted
RPROZ-S2 Height in relation to boundary	Applicable recession plane controls.	The dwelling is well separated from external site boundaries.	Permitted
RPROZ-S3 Setback	Minimum setback from site boundaries applies.	The site plan identifies compliance with the 10 m setback.	Permitted
RPROZ-S5 Building or structure coverage	Maximum building/structure coverage of 12.5%.	Existing and proposed building coverage is well below 12.5% of the 12.3825 ha site.	Permitted
NH-R3 New buildings or structures and relocated buildings	PER-1 permits specified small buildings/structures, including above-ground buildings or structures with a GFA or footprint of 10 m ² or less.	The proposed relocated dwelling has an approximate floor area of 130 m ² and therefore exceeds the 10 m ² permitted threshold identified by FNDC.	Restricted Discretionary
NH-S1 Information requirements	A resource consent application for a site potentially affected by natural hazards is to be supported by an assessment prepared by a suitably qualified and experienced engineer addressing the relevant hazard matters.	A Site Investigation Report prepared by FNR Consulting is attached as Appendix D. It assesses geotechnical conditions, liquefaction and river flood risk and provides foundation recommendations.	Complies

Based on the Form 4 correspondence issued by FNDC, the proposal requires resource consent under NH-R3 because the relocated dwelling exceeds the 10 m² permitted threshold. The application is assessed as a **Restricted Discretionary Activity** for the purposes of this AEE.

6.0 NES CONTAMINATED SOILS (NESCO)

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCO) applies where specified activities are undertaken on land on which an activity or industry described on the HAIL is, has been, or is more likely than not to have been undertaken. No information provided with this application identifies a HAIL activity affecting the proposed building area. On that basis, the NESCO is not considered to be triggered by the proposal.

A review of Council's records has been undertaken, with no evidence identified to indicate that any HAIL activities have occurred on the subject site. Accordingly, the NESCO is not considered to apply to the proposal.

7.0 NES FRESHWATER (NESFW)

No works affecting a natural inland wetland have been identified in the plans or supporting technical information provided for this application. On the information presently available, no further assessment under the NES Freshwater is considered necessary.

8.0 NPS INDIGENOUS BIODIVERSITY (NPS-IB)

No significant indigenous vegetation clearance or works affecting identified significant indigenous biodiversity are proposed. The proposal is concentrated within the existing developed and modified frontage of the property.

9.0 NPS HIGHLY PRODUCTIVE LAND (NPSHPL)

The subject site contains LUC Class 3 soils, which are classified as highly productive land for the purposes of the NPS-HPL.

The proposal is a Restricted Discretionary Activity, with discretion in relation to the NPS-HPL limited to reverse sensitivity effects. The proposal involves relocating a building to form an extension to the existing dwelling and will not establish an additional or standalone dwelling.

Given the proposal simply extends the existing residential activity on the site, the productive capacity of the property will not materially decrease. Furthermore, the proposal will not introduce a new sensitive activity or change the established relationship between residential and rural activities on the site. Accordingly, no reverse sensitivity effects on existing or future land-based primary production activities are anticipated.

The proposal is therefore considered consistent with the relevant provisions of the NPS-HPL.

10.0 NOTIFICATION

Public Notification

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

Step 1: Mandatory public notification is required in certain circumstances

Under Section 95A(3) an application must be publicly notified if:

- a) *the applicant has requested that the application be publicly notified;*
- b) *public notification is required under Section 95C.*

The applicant is not requesting public notification under clause (a). Clause (b) provisions relate to where an applicant does not provide further information formally requested under Section 92, which is not applicable in this case.

Public notification is not required and therefore Step 2 must be considered.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

Under Section 95A (4) an application must not be publicly notified if:

- a) *the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;*
- b) *the application is for a resource consent for 1 or more of the following, but no other, activities:*
 - i. *a controlled activity;*
 - ii. *a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;*

None of the above criteria apply, therefore public notification is not precluded in this instance. Step 3 must be considered.

Step 3: If not precluded by step 2, public notification required in certain circumstances

Under Section Under Section 95A(7), public notification is required if:

- a) *the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;*
- b) *the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.*

Clause (a) does not apply in this situation.

The assessment of environmental effects in Section 11.0 concludes that the adverse effects of the proposal will be less than minor. Public notification is therefore not considered necessary.

Step 4: Public notification in special circumstances

Section 95A(9) sets out that the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- *exceptional or unusual, but something less than extraordinary; or*
- *outside of the common run of applications of this nature; or*

- *circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.*

There are no special circumstances identified that warrant public notification of this application.

Public Notification Conclusion

Based on the above, it is considered that this application can be processed without public notification.

Limited Notification

Under Section 95B, if an application is not publicly notified, the Council must decide if there are any 'affected persons' and undertake limited notification to those persons. Under Section 95E(1) a person is considered 'affected' if the adverse effects of the activity on that person are 'minor or more than minor'. If the application is not publicly notified, the consent authority must follow the following steps to determine whether to give limited notification of an application.

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.

No affected protected customary rights group, customary marine title group or statutory acknowledgement party has been identified from the information available for this application.

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 limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).

None of the above apply in this instance.

Step 3: if not precluded by step 2, certain other affected persons must be notified

In the case of a boundary activity, Council shall determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

In the case of any other activity, Council shall determine whether a person is an affected person in accordance with section 95E.

If yes to any of the above, Council shall notify each affected person identified under subsections (7) and (8) of the application.

As concluded in the assessment of effects below, the proposal is not expected to result in adverse effects on any person that are minor or more than minor. The proposal is contained within a large rural property and the principal effects relate to flood hazard risk to the subject development itself.

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.

As previously discussed, special circumstances are not considered to apply to this proposal.

Limited Notification Conclusion

Having undertaken the s95B limited notification tests, it is considered that this application can be processed without limited notification.

11.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

In accordance with section 88(2)(b) of the RMA and clause 1(d) of Schedule 4, this assessment has been prepared at a level of detail corresponding to the scale and significance of the actual and potential effects of the proposal.

Natural Hazards – River Flooding

FNR Consulting confirms that the property is within the mapped Priority Rivers 10-year flood extent for the Awanui River, as well as the 50-year, 100-year and 100-year plus climate-change flood extents. Site-specific flood levels obtained from NRC are RL 30.31 m NZVD for the 1% AEP event and RL 30.42 m NZVD including climate change. The proposed finished floor level is RL 31.06 m NZVD, providing 0.64 m freeboard based on the stated levels (noting FNR Consulting describes the freeboard as approximately 1.0 m) above the 100-year plus climate-change flood level and exceeding the 500 mm freeboard sought for buildings accommodating vulnerable activities.

FNR Consulting considers the site suitable for the proposed dwelling subject to specific engineering design of the foundations and the recommendations contained in its report. The site is classified as Class M (moderately reactive), and bored pile foundations are recommended, with final pile depth, diameter and reinforcement to be confirmed through specific engineering design. No signs of erosion or slope instability were observed and the overall liquefaction risk is considered low.

The development is located within an already modified part of the site adjacent to the existing dwelling. There is no evidence before this assessment that the dwelling will divert an overland flow path onto adjoining properties. Given the large rural site, the elevated floor level, very low overall impermeable surface coverage and the specific foundation design required, effects on floodplain function and surrounding land are expected to be less than minor, subject to maintaining existing overland flow paths and appropriate site drainage.

Conclusion

Overall, the proposal has been designed to respond to the identified river flood hazard. The proposed finished floor level provides more than 500 mm freeboard above the 1% AEP plus climate-change flood level, and the supporting engineering assessment confirms the site is suitable for the dwelling subject to specific foundation design. Any adverse effects associated with natural hazards, floodplain function, neighbouring properties and the safety of people are therefore considered to be less than minor and can be appropriately managed through detailed design and conditions of consent.

12.0 SECTION 104 ASSESSMENT

Assessment of Effects

Section 104(1)(a) requires consideration of the actual and potential effects on the environment of allowing the activity. These effects are assessed above. Overall, adverse effects are considered less than minor, particularly given the proposed floor level, low site coverage, existing residential context and engineering recommendations.

Positive effects include enabling the applicants to make efficient use of their property, providing improved residential accommodation connected with the existing dwelling, and supporting their social and economic wellbeing while incorporating engineering measures that respond to the identified flood hazard.

National and Regional Planning Documents

The relevant higher-order direction is reflected through the district plan provisions assessed below. No separate national environmental standard or regional rule infringement has been identified from the information provided for this application.

Operative District Plan – Objectives and Policies Assessment

The proposal is considered consistent with the relevant objectives and policies of the Operative District Plan. The development retains the established rural-residential use of the site, maintains the low-density character and amenity of the Rural Production Zone, and complies with the relevant permitted development standards. The proposal is small in scale relative to the 12.3825 ha property and will not constrain the ongoing rural use of surrounding land.

Proposed District Plan – Objectives and Policies Assessment

The proposal is considered consistent with the relevant Rural Production and Natural Hazards objectives and policies of the PDP. In particular, the proposal manages the identified flood risk through an elevated finished floor level and specific engineering design. The proposed floor level provides 0.64 m freeboard based on the stated levels (noting FNR Consulting describes the freeboard as approximately 1.0 m) above the 1% AEP plus climate-change flood level, exceeding the 500 mm freeboard sought for vulnerable activities. The development is therefore designed to manage risk to people and property without relying on new hard protection structures or transferring hazard risk to other sites.

The proposal is also consistent with the policy direction to maintain rural character and amenity. The relocated dwelling is positioned adjacent to the existing dwelling within the already developed frontage of a large rural property, with very low overall building and impermeable surface coverage.

District Plan Weighting Summary

In accordance with section 104(1)(b) of the RMA, regard has been had to both the Operative District Plan and the Proposed District Plan Decisions Version. The PDP provisions have progressed through

Council decisions and represent Council's more recent planning framework, while the ODP remains operative. Both plans have therefore informed this assessment, with particular regard given to the PDP Natural Hazards provisions that have legal effect and directly trigger this application.

Other Matters

The FNR Consulting Site Investigation Report and FNDC Form 4 correspondence are relevant other matters and have been incorporated into this assessment.

13.0 PART 2 ASSESSMENT

An assessment under Part 2 is not considered necessary where the relevant planning instruments provide a coherent and complete framework for assessing the proposal. The applicable ODP and PDP provisions directly address rural development and natural hazard risk and no material gap or uncertainty has been identified for the purposes of this application.

14.0 OVERALL CONCLUSION

Vicky and Colin Swasbrook propose to relocate an approximately 130 m² dwelling onto the property at 240 Fairburn Road, Kaitaia, immediately west of and connected to the existing dwelling, together with associated alterations and a new wastewater design.

Resource consent is sought under the Proposed District Plan for NH-R3 – New buildings or structures and relocated buildings, as identified by FNDC in its Form 4 correspondence.

The proposal is assessed as a Restricted Discretionary Activity for the purposes of this application. A Site Investigation Report prepared by FNR Consulting confirms that the site is suitable for the proposed dwelling subject to specific foundation design and its recommendations.

Based on the assessment above, any actual or potential adverse effects on the environment and surrounding persons are considered to be less than minor. The proposal appropriately manages the identified natural hazard risk and is consistent with the relevant objectives and policies of the applicable planning framework.

It is therefore considered that the application can be granted on a non-notified basis, subject to appropriate conditions of consent.

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

Date: 28 September 2026

APPENDICES:

Appendix A – Site, Floor and Elevation Plans

Appendix B – Record of Title

Appendix C – Form 4 Letter (EBC-2027-95/0)

Appendix D – FNR Consulting Site Investigation Report

Appendix A – Site, Floor and Elevation Plans

commercial & industrial development – structural design – residential design – new homes – alterations – extensions – garages

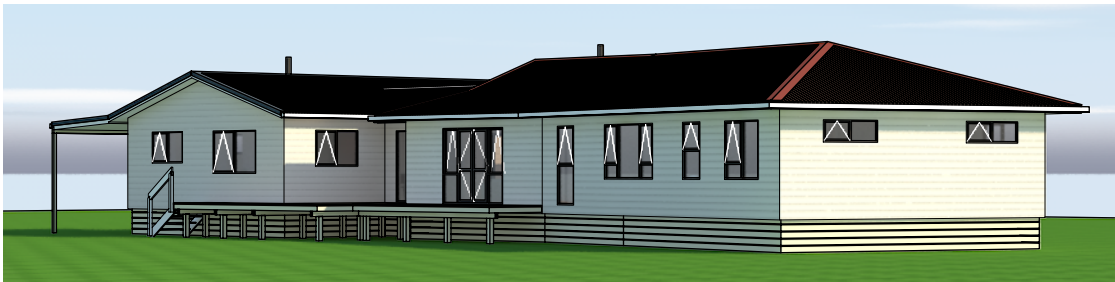
DRAWING SCHEDULE		
Sheet No.	Sheet Name	Rev. No.
1	SCHEDULE OF NOTES-1	None
2	SCHEDULE OF NOTES-2	None
3	SCHEDULE OF NOTES-3	None
A01	SITE PLAN	None
A01.1	SITE/DRAINAGE PLAN-ENLARGED	None
A02	FLOOR PLAN-relocate-existing	None
A02.1	FLOOR PLAN-existing	None
A02.2	FLOOR PLAN-relocate- proposed	None
A02.3	FLOOR PLAN-existing- proposed	None
A02.4	FLOOR PLAN-OVERALL	None
A03	FOUNDATION/BRACING PLAN	None
A03.1	6KN/12KN CONNECTION	None
A03.2	ANCHORPILE DETAIL	None
A03.3	PILE TO PILE BRACE DETAIL	None
A03.4	TYPICAL STEP DETAIL-EXTERIOR	None
A03.5	LOAD & NON LOADBEARING DEATIL-TIMBER	None
A03.6	LAPPED OR BUTTED JOINTS IN FLOOR JOISTS	None
A03.7	TYPICAL FLOOR JOIST LAYOUT NZS3604:2011	None
A04	PLUMBING & DRAINAGE LAYOUT	None
A04.1	GULLY TRAP BEDDING DETAILS	None
A05	BRACING PLAN	None
A05.1	HANDIBRAC DETAIL	None
A06	BRACING CALCS-Walls	None
A26	BRACING CALCS-Subfloor	None
A07	STRUCTURAL ROOF PLAN	None
A07.1	TRUSS DESIGN	None
A07.2	TRUSS DESIGN	None
A07.3	PS1 TRUSS DESIGN	None
A07.4	PS1 TRUSS DESIGN	None
A08	ROOF PLAN	None
A09	ELEVATIONS	None
A10	ELEVATIONS	None
A11	RISK MATRIX	None
A12	CROSS SECTION A-A	None
A12.1	ARCHITECTURAL DETAILS A-A	None
A13	CROSS SECTION B-B	None
A13.1	ARCHITECTURAL DETAILS B-B	None
A13.2	ARCHITECTURAL DETAILS B-B	None
A14	LONG SECTION 1-1	None
A14.1	ARCHITECTURAL DETAILS 1-1	None
A15	HEAD DETAIL	None
A16	JAMB DETAIL	None
A17	SILL DETAIL	None
A18	EXTERNAL CORNER DETAIL	None
A19	EXTERNAL CORNER DETAIL	None
A20	INTERNAL CORNER DETAIL	None
A21	SOFFIT DETAIL	None
A22	REPAIRING WEATHERBOARDS	None
A23	FIXING/JOINTING	None
A24	APRON FLASHING DETAIL	None
A25	CLADDING PENETRATION DETAIL	None
B01	E3-BATHROOM DETAILS	None
B02	BATHROOM TILED DETAILS	None
M02	BEDDING AND BACKFILLING	None
M03	WATER FILTRATION DEVICE	None
M04	WATER ATTENUATION	None
M05	MITEK LINTEL/STUD FIXINGS	None
M06	DEKTITE DETAIL	None

Proposed Relocatable dwelling and
Extention to join to exisitng dwelling

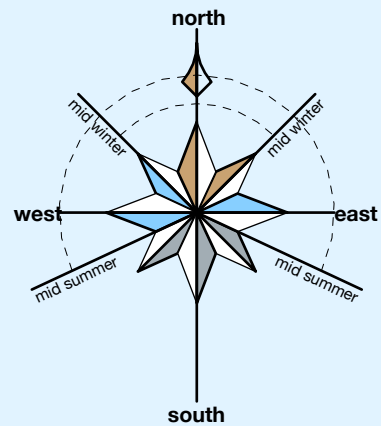
For

C & V Swazbrook

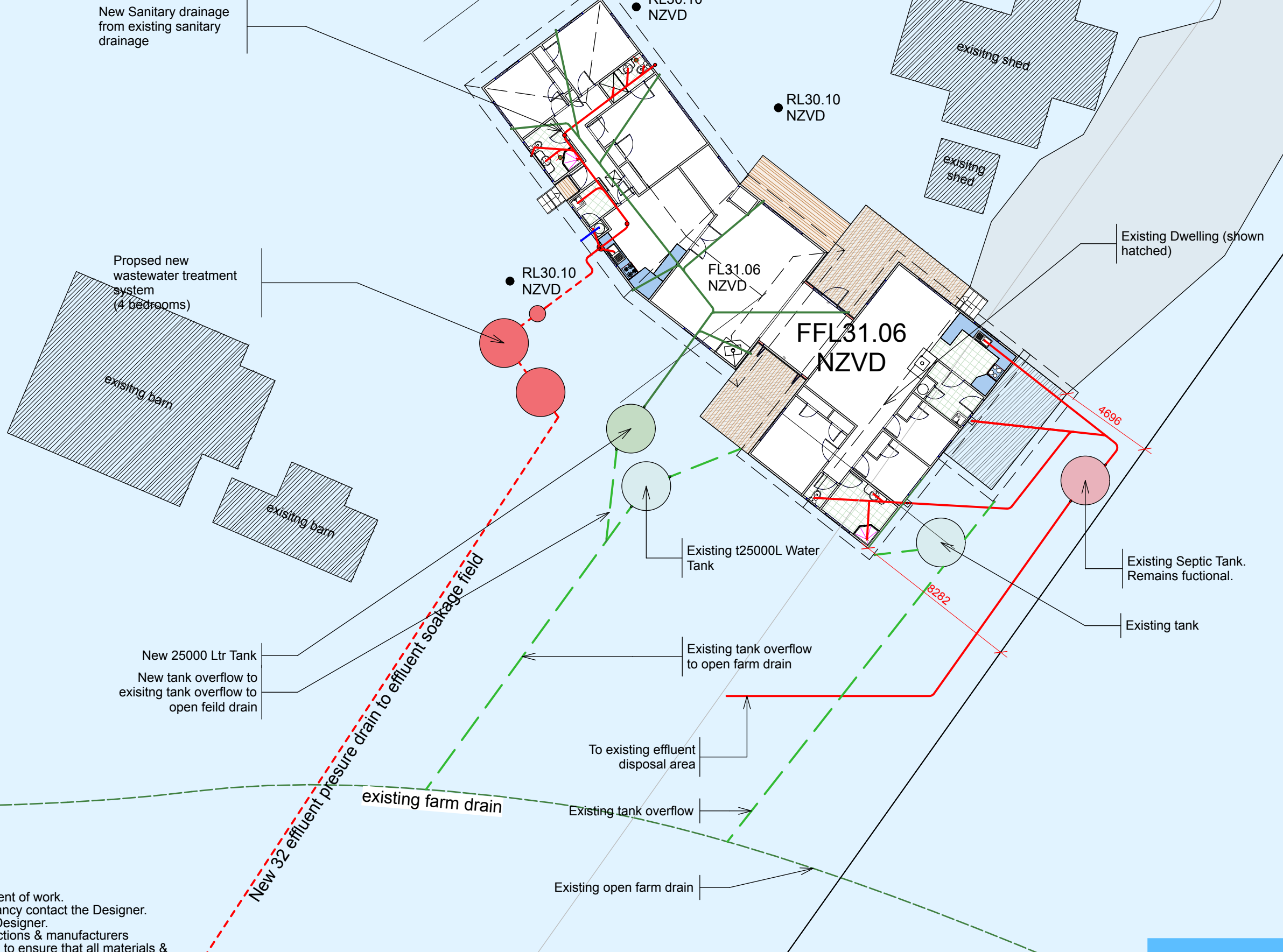
240 Fairburn Road,
Kaitaia



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



100 year + Climate Change: 30.42 m OTP
30.02 NZVD 2016



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

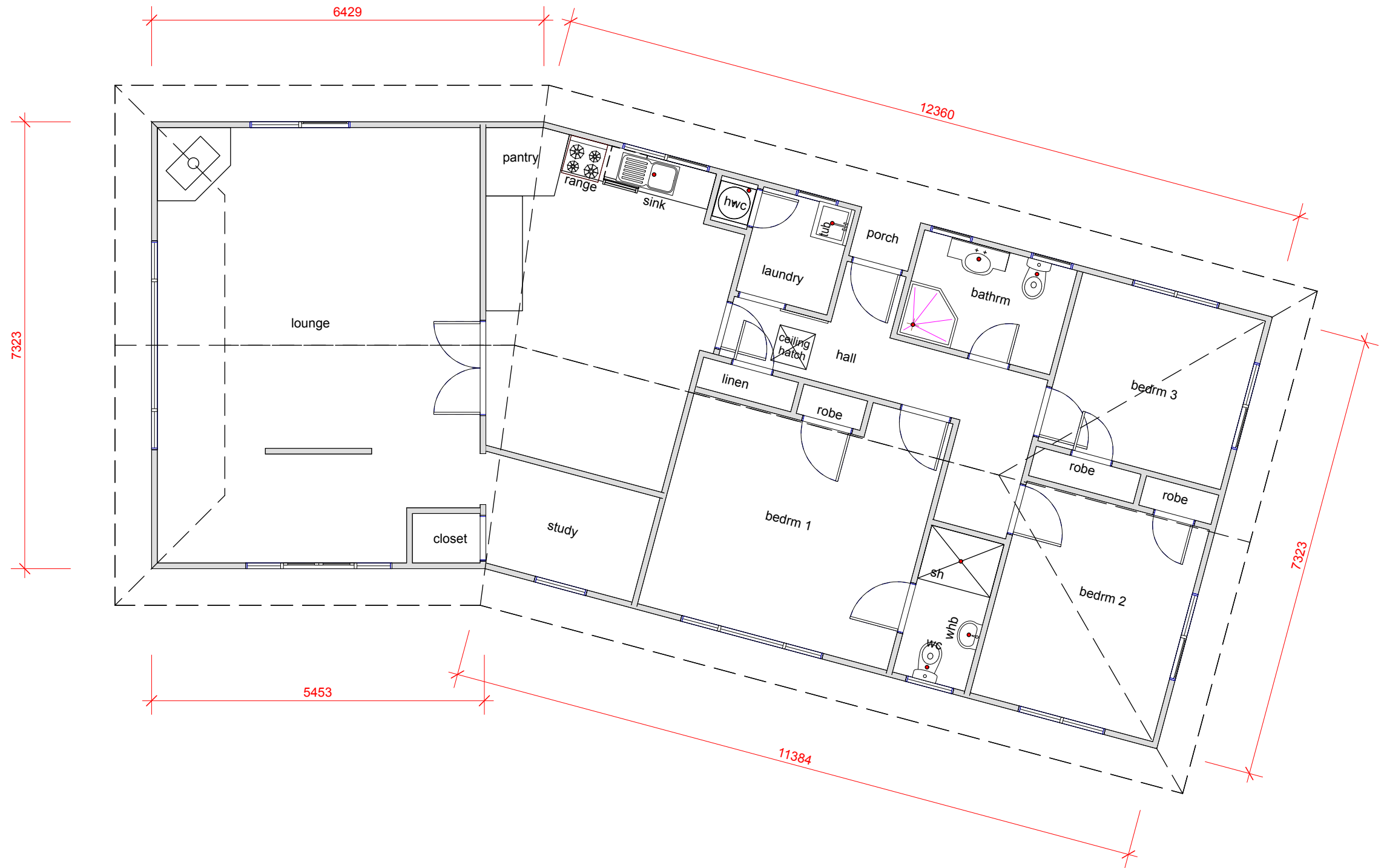
Beard Online Architecture 106 Arawhata Road Kaingaroa 0483 E: beardarc48@gmail.com
D M Beard Structural LTD Doug: 022 454 9863 Tyler: 021 247 7232 Kirsty: 022 167 9900

CLIENT:	V & C SWASBROOK		PROJECT #	CS-0626	
PROJECT:	240 FAIRBURN ROAD KAITAIA		DATE #	16/06/2026	
DWG	SITE/DRAINAGE PLAN-ENLARGED		SCALE @ A3	1:200	
			DRAWN	KB/TB/DB	
			CHKD	KB/TB/DB	
			DWG #	A01.1	



REVISION AMENDMENTS	DATE	BY	REV

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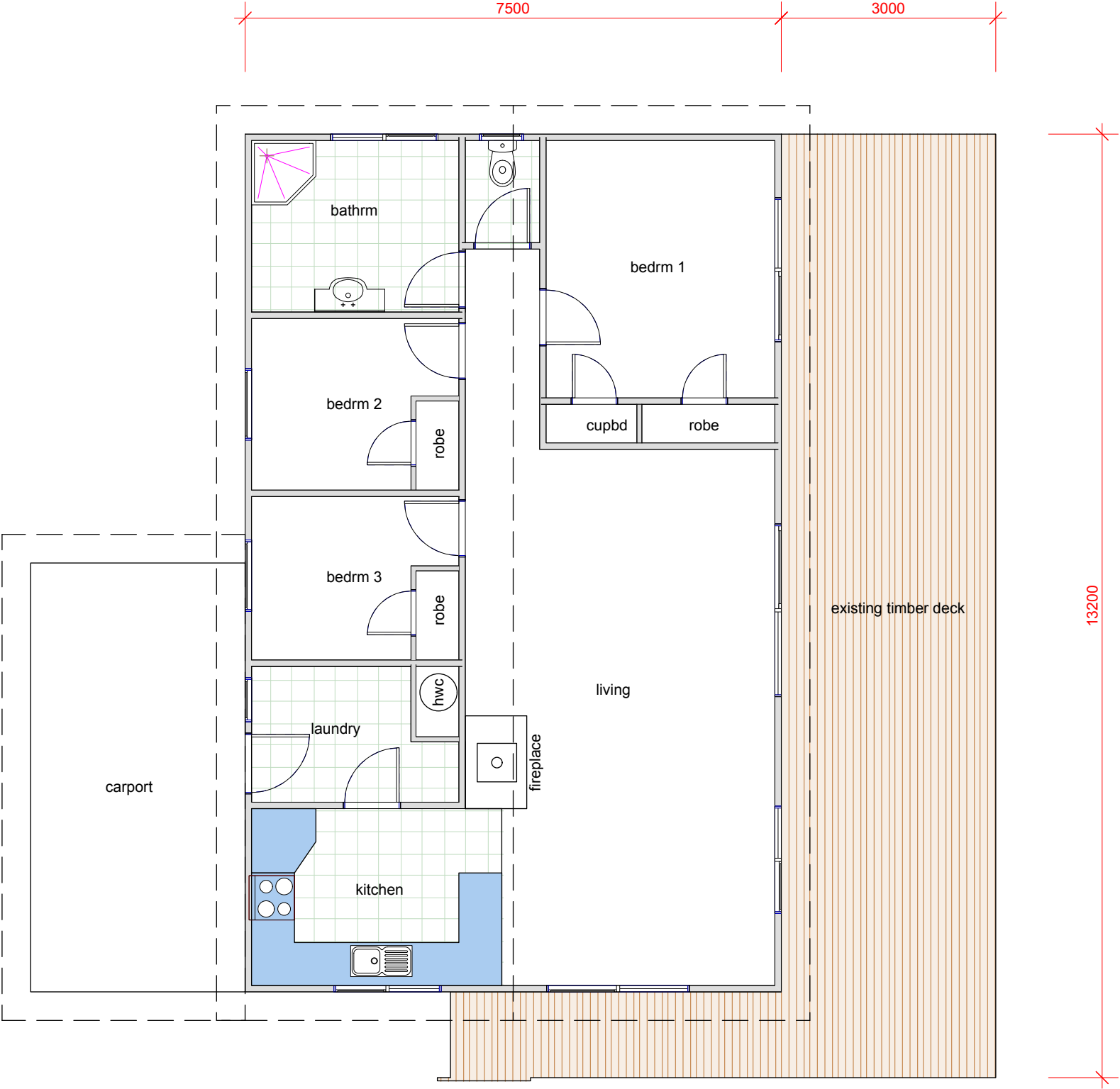


CLIENT:	V & C SWASBROOK				PROJECT #	CS-0626		
PROJECT:	240 FAIRBURN ROAD KAITAIA				DATE #	16/06/2026		DWG #
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DWG	FLOOR PLAN-relocate-existing				DRAWN	KB/TB/DB		A02
					CHKD	KB/TB/DB		



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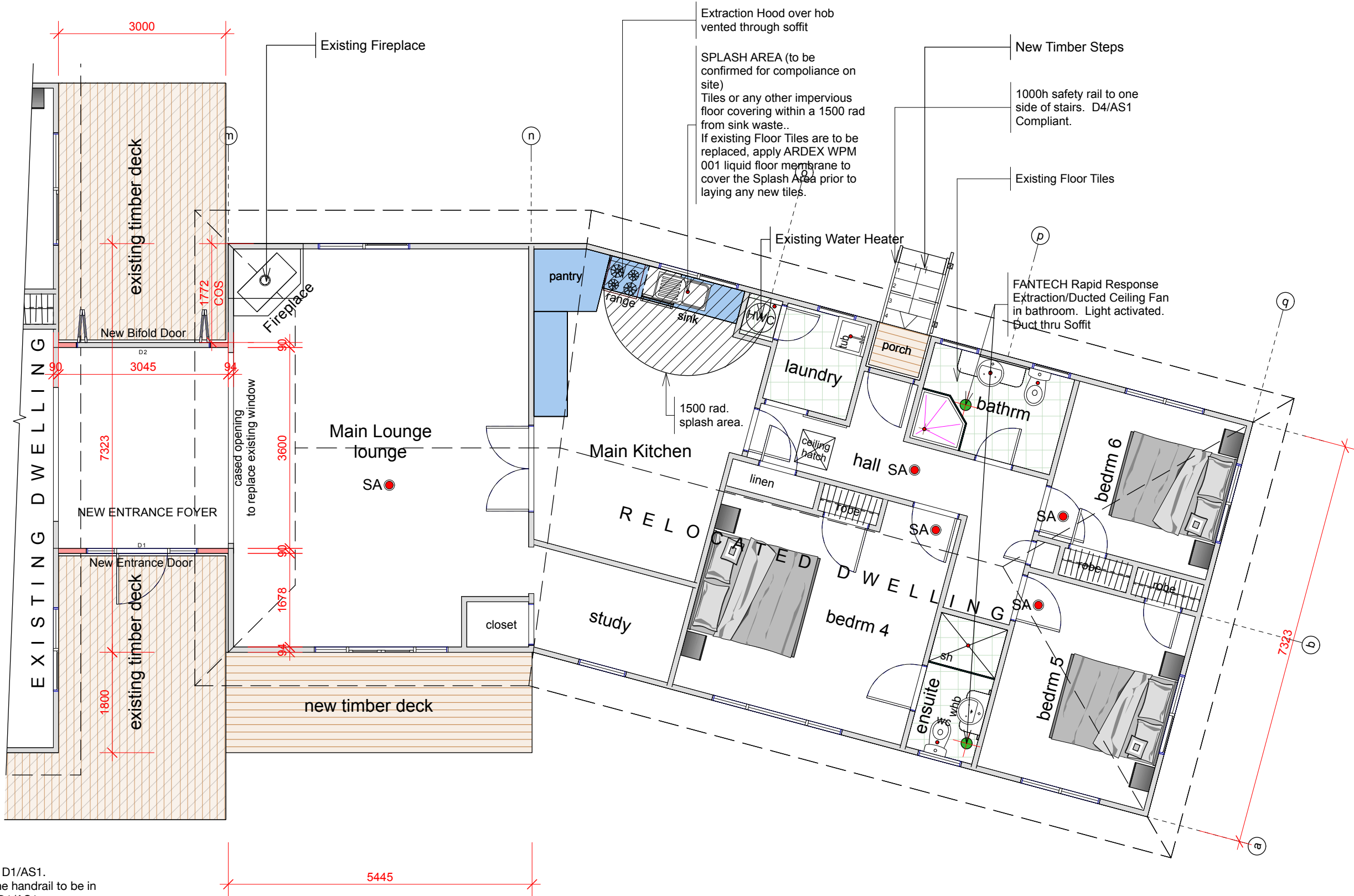
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CLIENT:	V & C SWASBROOK	PROJECT #	CS-0626
PROJECT:	240 FAIRBURN ROAD KAITAIA	DATE #	16/06/2026
DWG	FLOOR PLAN-existing	SCALE @ A3	1:75
		DRAWN	KB/TB/DB
		CHKD	KB/TB/DB

A02.1



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



STAIRS (Typical)
4 Risers @ 180mm.
Tread 280mm.
20mm Nosing.
Selected handrail as per D1/AS1.
900-1000 above pitch line handrail to be in accordance with NZBC D1/AS1.

FLOOR PLAN NOTES
Contractor is to check all dimensions of building on site before commencing work.
Confirm kitchen layout with owner & kitchen manufacturer before commencing pipework.
All dimensions shown are to timber framing not finished room sizes. Check all dimensions.
All new wall framing & bottom plates to be H1.2 treated unless specified otherwise.
All structural timber has been designed using SG8 timber unless otherwise specified.
All windows are existing-unless otherwise noted
See foundation plan for loaded bearings walls.

Interconnected Smoke Alarms
Refer to NZS 4514:2021
The location of Interconnected Smoke Alarms shall be as follows;
a). Smoke alarms shall be located on or near the ceilings;
b). Smoke Alarms shall be located in all bedrooms, living spaces, hallways, and landings within the building;
c). Where a kitchen is separated from the living spaces and hallways by doors that can be closed, an alarm specified by it's manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations;
d). In a multi-level household unit, there shall be at least one smoke alarm on each level; and
e). Where more than one smoke alarm is needed to meet the requirements of this standard, these smoke alarms shall all be interconnected so that when one activates, all smoke alarm devices in the household unit will sound.

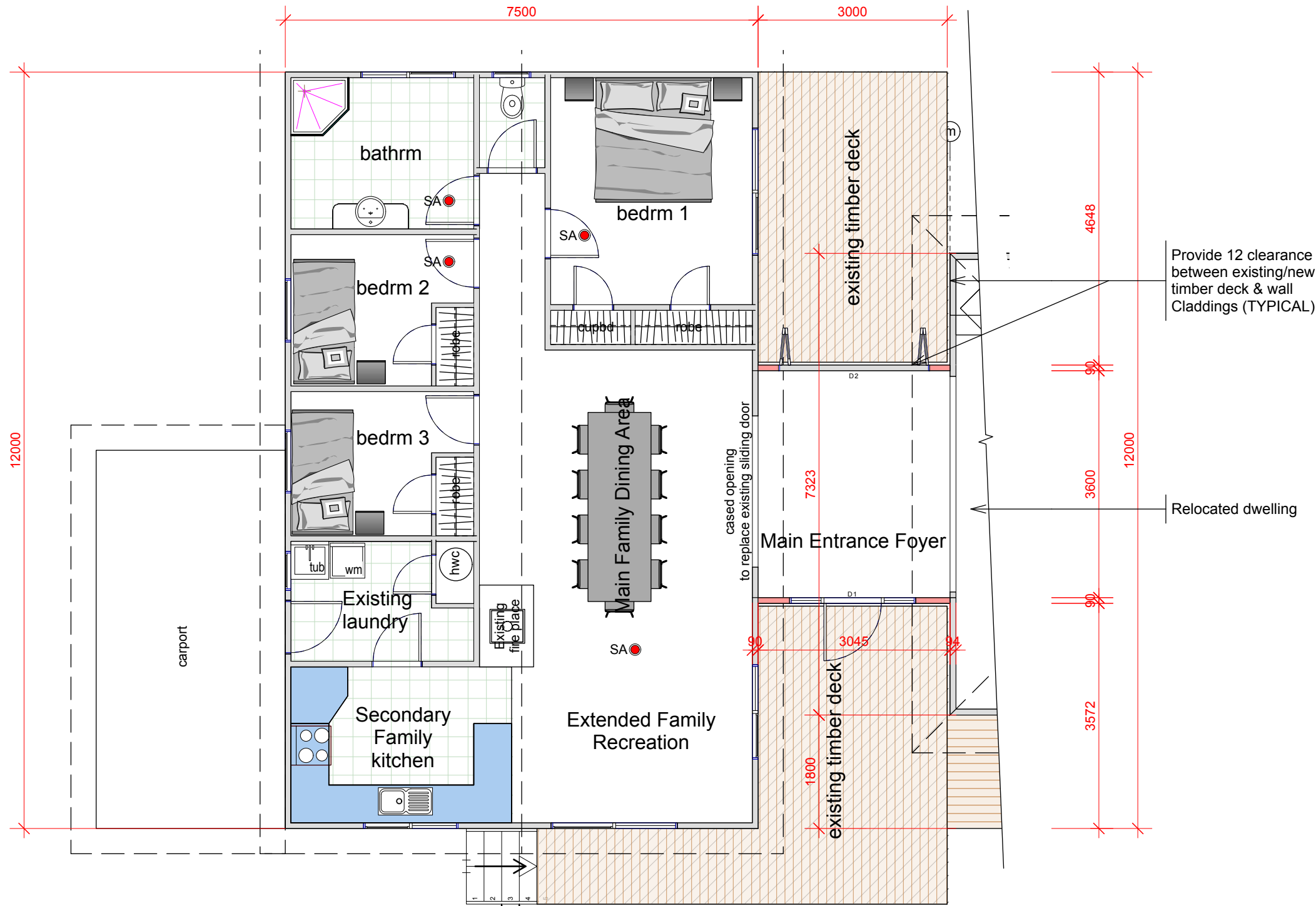
Beard Online Architecture 106 Arawhata Road Kaingaroa 0483 E: beardarc48@gmail.com
D M Beard Structural LTD Doug: 022 454 9863 Tyler: 021 247 7232 Kirsty: 022 167 9900

CLIENT:	V & C SWASBROOK	PROJECT #	CS-0626
PROJECT:	240 FAIRBURN ROAD KAITAIA	DATE #	16/06/2026
DWG	FLOOR PLAN-relocate- proposed	SCALE @ A3	1:75
		DRAWN	KB/TB/DB
		CHKD	KB/TB/DB
		DWG #	A02.2



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

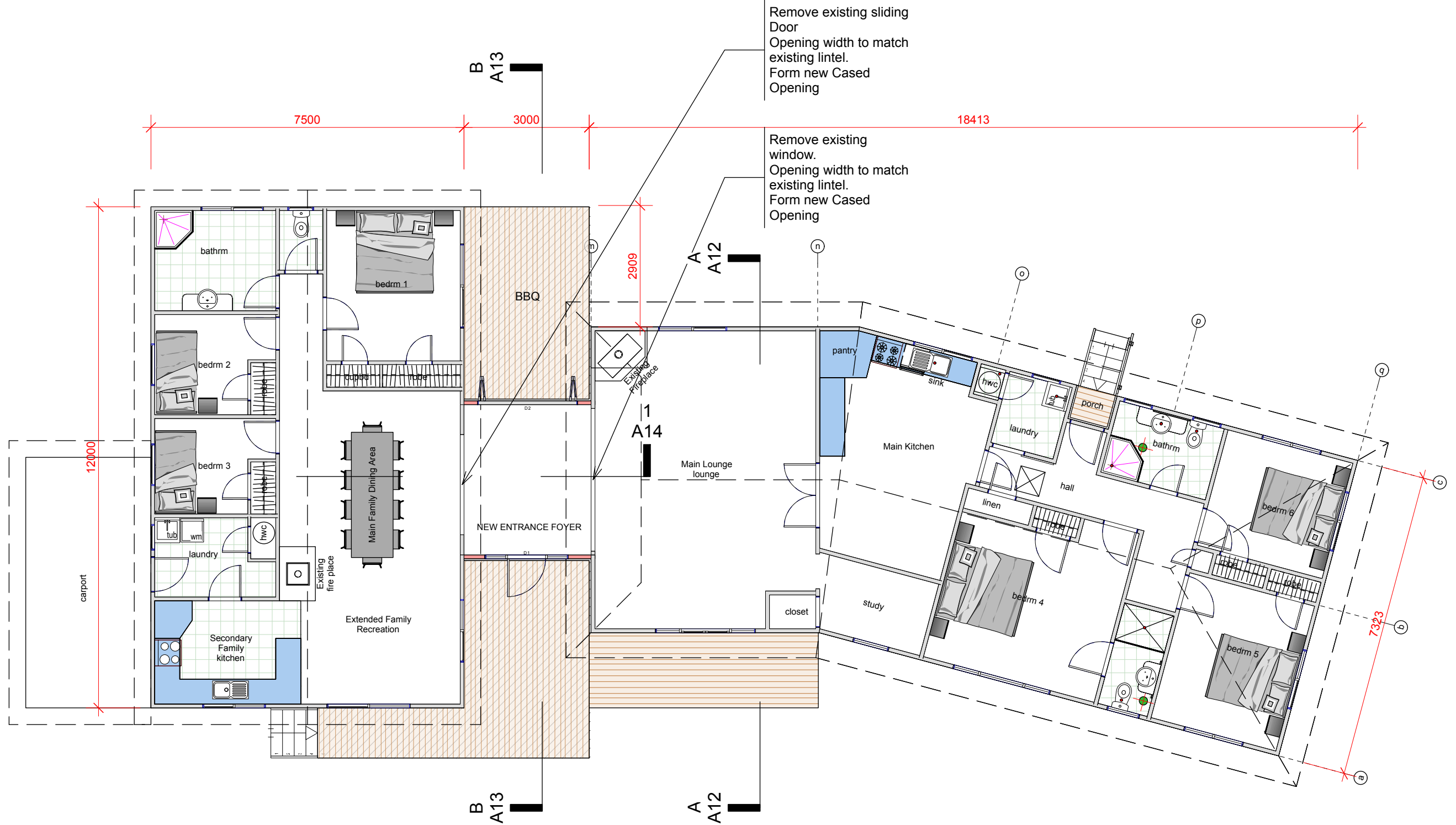
REFER TO BRACING PLAN FOR WALL FRAMING MANUFACTURING PLEASE ALLOW FOR GIB HANDIBRACS FOR BRACING WIDTHS AS NOTED

CLIENT:	V & C SWASBROOK	PROJECT #	CS-0626
PROJECT:	240 FAIRBURN ROAD KAITAIA	DATE #	16/06/2026
DWG	FLOOR PLAN-existing- proposed	SCALE @ A3	1:75
		DRAWN	KB/TB/DB
		CHKD	KB/TB/DB



ISSUE NO.	DATE	DESCRIPTION	REVISION AMENDMENTS	BY	DATE	REV
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DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.



STAIRS (Typical)
4 Risers @ 180mm.
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20mm Nosing.
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900-1000 above pitch line handrail to be in accordance with NZBC D1/AS1.

Interconnected Smoke Alarms
Refer to NZS 4514:2021
SA
The location of Interconnected Smoke Alarms shall be as follows;
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b). Smoke Alarms shall be located in all bedrooms, living spaces, hallways, and landings within the building;
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REFER TO BRACING PLAN FOR WALL FRAMING MANUFACTURING PLEASE ALLOW FOR GIB HANDIBRACS FOR BRACING WIDTHS AS NOTED

CLIENT:	V & C SWASBROOK	PROJECT #	CS-0626
PROJECT:	240 FAIRBURN ROAD KAITAIA	DATE #	16/06/2026
DWG	FLOOR PLAN-OVERALL	SCALE @ A3	1:75
		DRAWN	KB/TB/DB
		CHKD	KB/TB/DB

FLOOR PLAN NOTES
Contractor is to check all dimensions on site before commencing work.
Confirm kitchen layout with owner & kitchen manufacturer before commencing pipework.
All dimensions to timber framing not finished room sizes.
All framing & bottom plates to be H1.2 treated unless specified otherwise.
All structural timber has been designed using SG8 timber unless otherwise specified.
See foundation plan for loaded bearings walls.



ISSUE NO.	DATE	DESCRIPTION	REVISION AMENDMENTS	BY	DATE	REV
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DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

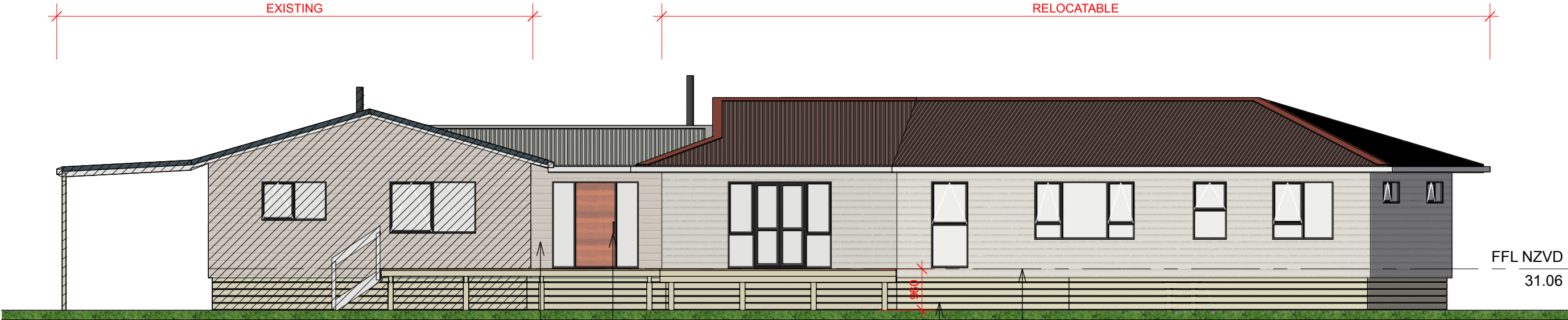
REV
DATE
BY

REVISION AMENDMENTS

DESCRIPTION

DATE

ISSUE NO.



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

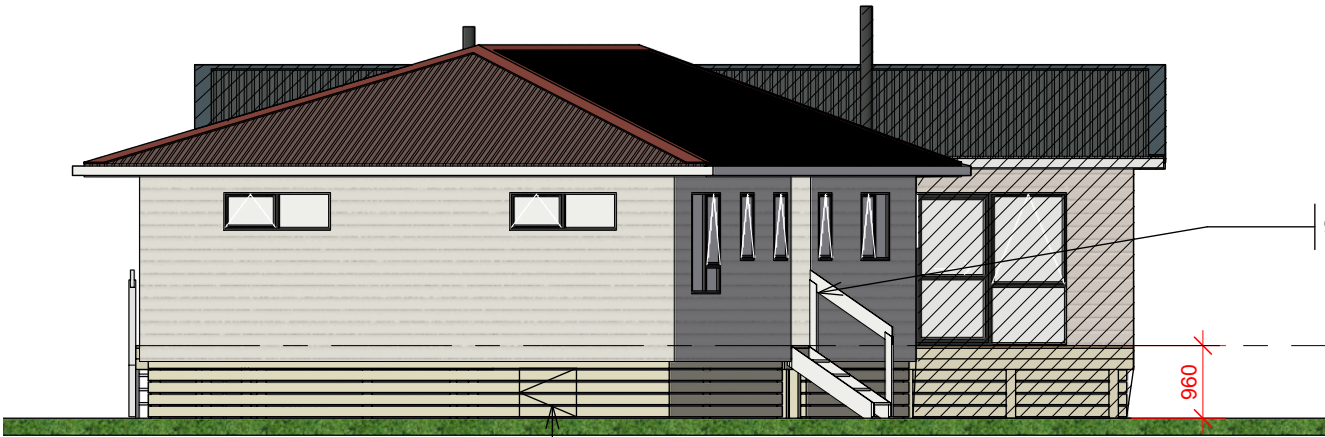
A NORTH EAST
WALL ELEVATION

Existing Timber
Weatherbd Wall
Cladding

New 90 x 20 H3.2 timber
base boards with 20
spacings

New Aluminium Front
Entry Door/Sidelights

New Hardies LINEA
Classic weather bds



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

B NORTH WEST
WALL ELEVATION

900h Safety Rail

600w subfloor access
door

CLIENT: V & C SWASBROOK

PROJECT: 240 FAIRBURN ROAD KAITAIA

DWG ELEVATIONS

PROJECT #
CS-0626

DATE # 16/06/2026

SCALE @ A3 1:100

DRAWN KB/TB/DB

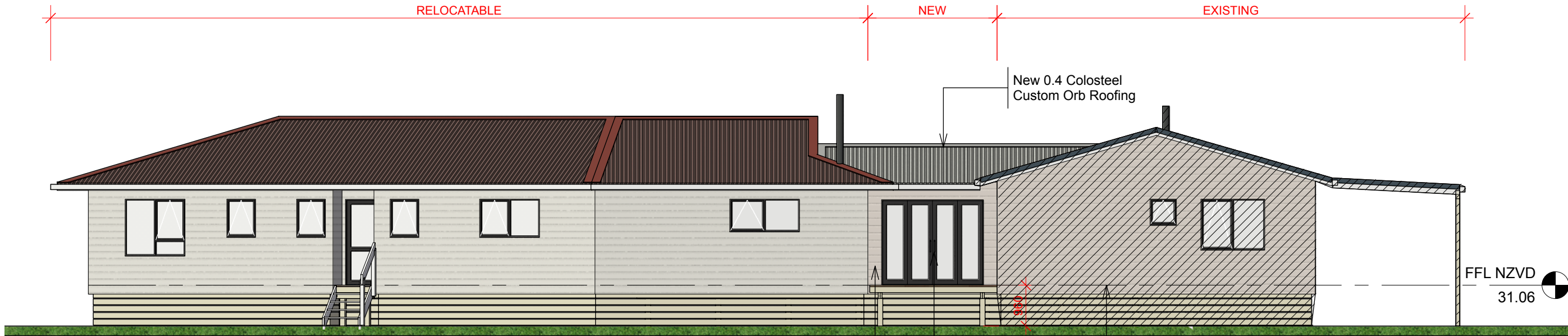
CHKD KB/TB/DB

DWG #

A09



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



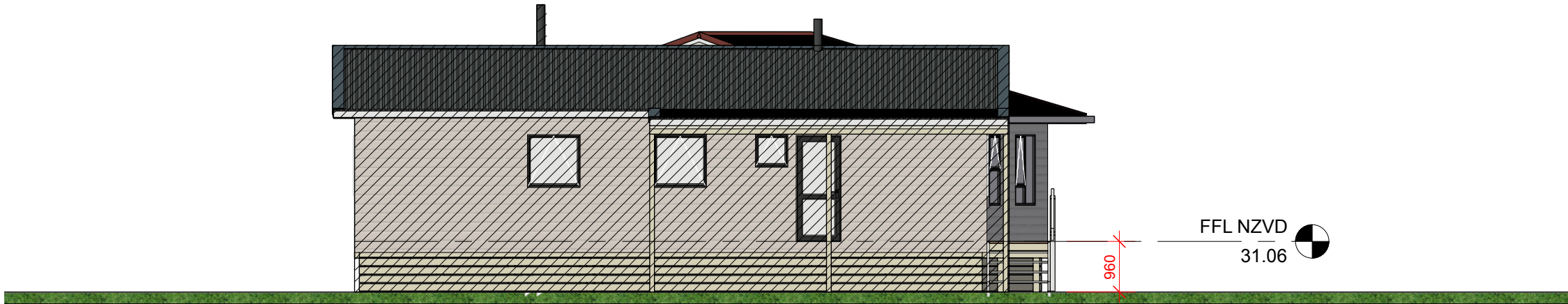
South West Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	2
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope complexity	0	1	3	6	0
Decks	0	2	4	6	0
				Total Risk Factor	2

C SOUTH WEST
WALL ELEVATION

Existing Fibre Cement Weatherbds

New Aluminium BiFold Doors

New Hardies LINEA Classic weather bds



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

D SOUTH EAST
WALL ELEVATION

CLIENT: V & C SWASBROOK			PROJECT # CS-0626	
PROJECT: 240 FAIRBURN ROAD KAITAIA			DATE # 16/06/2026	DWG #
DWG ELEVATIONS			SCALE @ A3 1:100	
			DRAWN KB/TB/DB	
			CHKD KB/TB/DB	

Appendix B – Record of Title



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

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




R.W. Muir
Registrar-General
of Land

Identifier **NA72B/138**
Land Registration District **North Auckland**
Date Issued 22 June 1988

Prior References
NA69A/136

Estate Fee Simple
Area 12.3825 hectares more or less
Legal Description Lot 1 Deposited Plan 123801
Registered Owners
Colin Noel Swasbrook

Interests
Subject to Section 59 Land Act 1948

Appendix C – Form 4 Letter (EBC-2027-95/0)

240 Fairburn Road, Kaitaia

Site Investigation Report

Prepared for Vicky & Colin Swasbrook



Job No.	FNR1075
Report Author	Tess Allen
Report Approver	Manu Burkhardt Macrae
Date	20/07/2026

Document Approval				
Action	Name	Qualification	Signed	Date
Author	Tess Allen	BE (Hons) Civil Engineering		16/07/2026
Reviewer	Andrew van der Linden	BE (Hons) Civil Engineering		20/07/2026
Approver	Manu Burkhardt Macrae	BE Environmental Engineering, CPENG NZ, 253797		20/07/2026

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Published Geology	6
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Test Results	8
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Slope Stability Assessment.....	9
Expansive Soil Classification.....	9
Environmental Constraints	9
Liquefaction risk	9
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Limitations.....	11
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Executive Summary

FNR Consulting was engaged to complete a site investigation report for the property at 240 Fairburn Road, Kaitaia. The site is a rural property comprising a mix of flat and hilly terrain, with the proposed relocatable dwelling (approximately 130 m²) sited on the flat, low-lying frontage immediately west of the existing dwelling. Surface drainage issues were noted across the site at the time of inspection; however, no signs of erosion or ground instability were observed.

The flat portion of the site is mapped as Whakapara mottled clay loam (WFm) according to the New Zealand Land Inventory, underlain by unconsolidated Holocene to Pleistocene deposits (Q1a) of the Karioitahi Group (GNS Geological Map).

FNR Consulting undertook geotechnical testing within the proposed building footprint, comprising six scala penetrometer tests and one hand auger borehole, in accordance with NZS 4402:1988 and NZS 3604:2011.

Scala penetrometer testing confirms that the in-situ soils meet the "Good Ground" criteria of NZS 3604 at depths of between approximately 0.50 m and 1.65 m below existing ground level. A firmer layer, interpreted as a continuous pan beneath the building platform, was encountered at approximately 1.5 m to 1.95 m depth at four of the six test locations where refusal was met.

Given the high-plasticity clay encountered, the site is classified as Class M (Moderately Reactive) in accordance with AS2870-2011, placing it outside the scope of NZS 3604:2011. Specific engineering design of the foundations is therefore required; bored pile foundations are recommended, with pile depth, diameter and reinforcement to be confirmed.

A review of regional liquefaction hazard information identifies the Far North District as having low seismic risk. Although the site is mapped as having an "undetermined" liquefaction vulnerability, subsurface conditions (predominantly clay, no groundwater encountered) support a low liquefaction risk at this location.

The site is also located within the Priority Rivers 10-year flood extent (Awanui River) under FNDC/NRC flood mapping, although it lies outside any mapped coastal hazard zone. Site-specific flood levels obtained from NRC indicate the proposed finished floor level (FL 31.06 NZVD) provides approximately 1.0 m of freeboard above the 100-year plus climate change flood level.

Overall, the site is considered suitable for the proposed dwelling, subject to specific engineering design of the foundations and the recommendations detailed in this report. Appropriate consideration of finished floor levels and stormwater management as part of the design and consenting process. Further geotechnical assessment is recommended if site conditions differ during construction or if the final house location changes significantly.

Site Description

The site at 240 Fairburn Road, is a rural property located east of Kaitaia adjacent to Fairburn Road in the Far North District. The site is legally described at Lot 1 DP 123801 and has an approximate area of 12.3825 ha.

The property is a mix of flat and hilly terrain, all predominantly grassed. The flat terrain is adjacent to Fairburn Road at the front of the property with hilly terrain to the rear. A small stream runs from east to west within the property boundary. Trees are intermittently located on the property.

At the time of inspection, an existing dwelling, water tank, and farm shed were present around the proposed building location. An area had been partially stripped of topsoil, and a metalled pad was partially prepared. The proposed building site is situated immediately to the west of the existing dwelling (refer to Appendix A), with the two structures separated by an exiting deck. Surface drainage issues were noted across the site; however, no signs of erosion or ground instability were observed within the inspected area.

Primary vehicle access to the property is obtained via a metalled accessway connecting the existing dwelling to Fairburn Road. Access to the proposed building location is via a farm gate and metalled accessway some 30m west of the primary vehicle access.

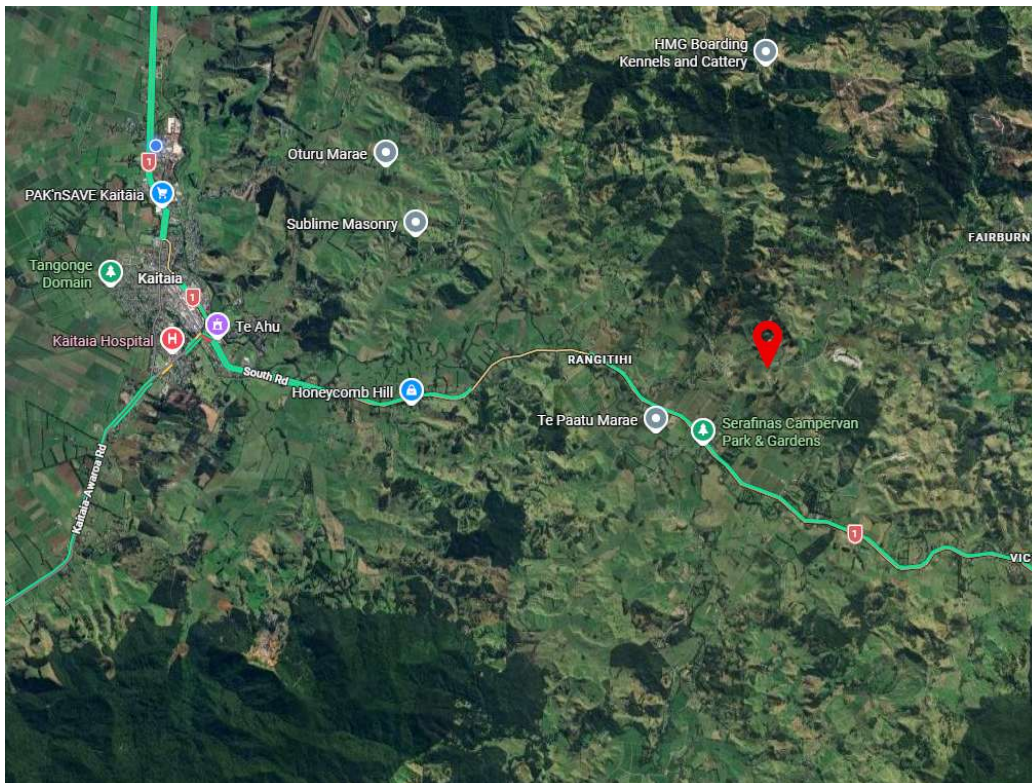


Figure 1. Location Plan (Google Maps)

Published Geology

The New Zealand Land Inventory soil map, published by the Department of Survey and Land Information, New Zealand, “*Soil Types Kaitaia Rawene*” 1:100,000 scale, shown in Figure 2, identifies “*Whakapara mottled clay loam*” (WFm) as the soil type for the flat front portion of the subject property, and “*Konoti clay loam*” (KN+KNH) for the hilly rear. WFm belongs to “*Soils of the Flood Plains*” which are described as imperfectly to very poorly drained. This description is consistent for KNH+KN which are “*Soils of the Rolling and Hilly Land*”.

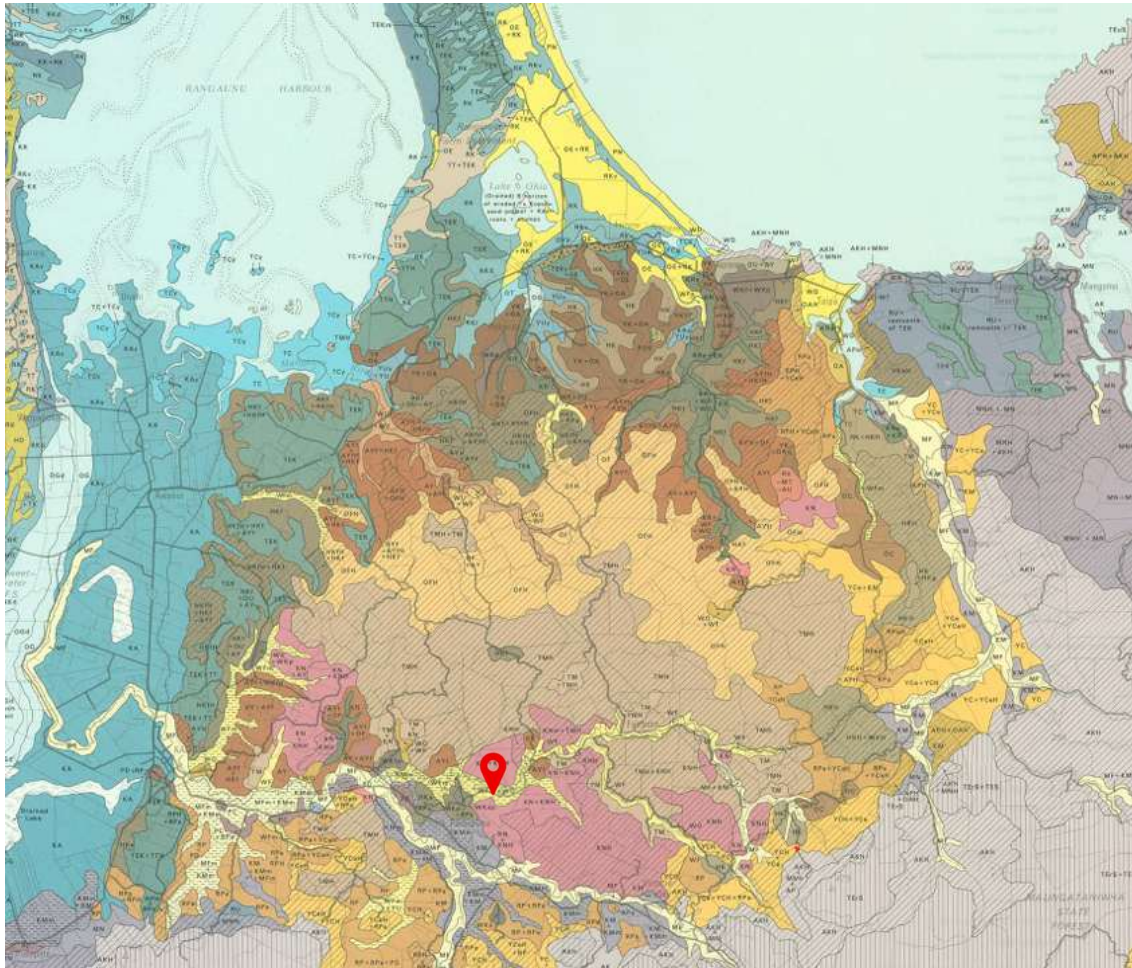


Figure 2. New Zealand Land Inventory soil map

The GNS Geological Map “*Geology of the Kaitaia area*” 1:250,000 scale, shown in Figure 3, shows the flat front portion of the site is presumably underlain by soil deposits spanning the Holocene and Pleistocene age, consisting of “*Unconsolidated to poorly consolidated sand, mud, peat, and shell deposits of estuarine, lacustrine, swamp, alluvial, and colluvial origins (Q1a)*” of the Karioitahi Group. The hilly rear being early Miocene age, consisting of “*Mahurangi Limestone (Omm) Micritic coccolith foraminiferal muddy limestone, commonly with redeposited glauconitic sandstone beds*” of the Otatau Group and subsidiary Motatau Complex.

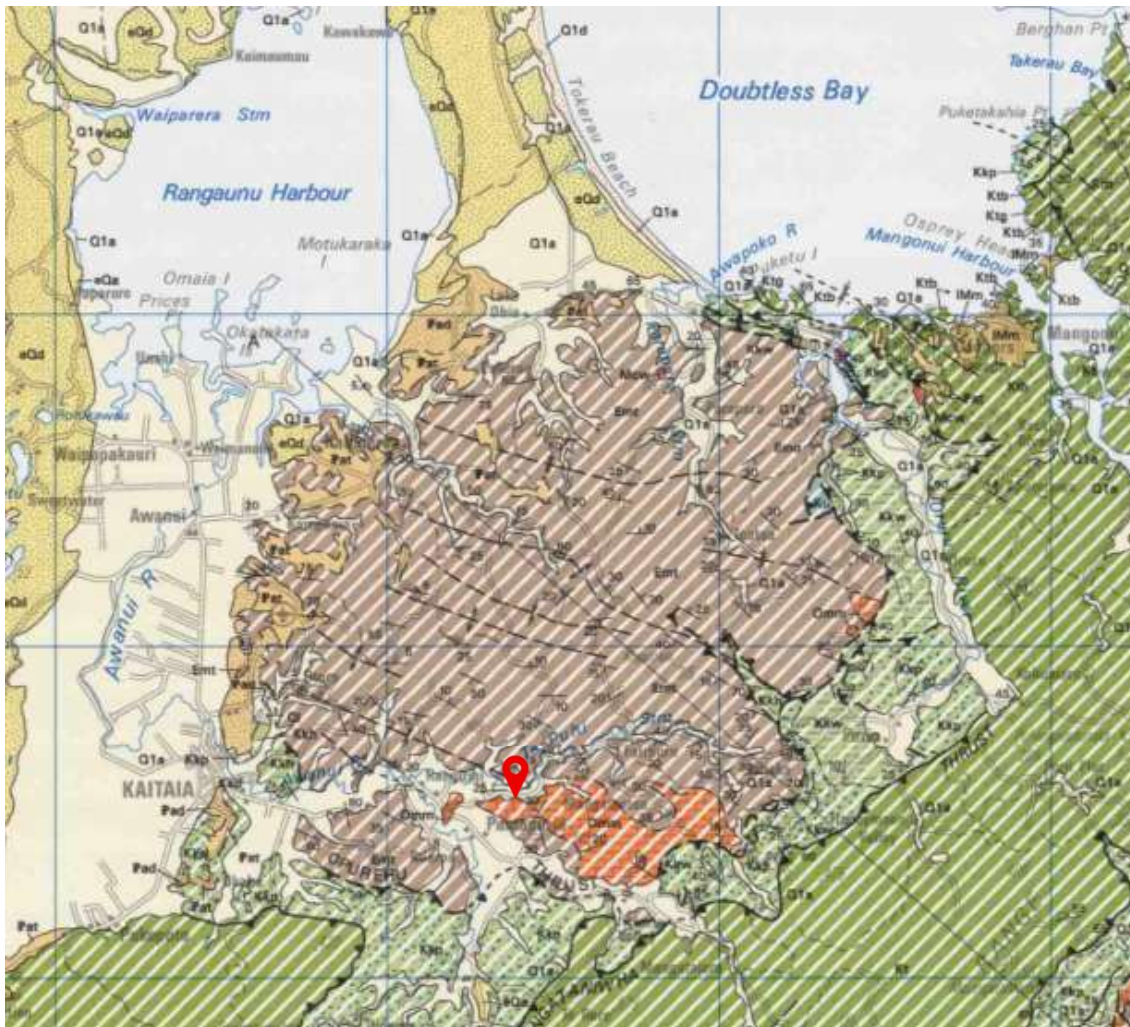


Figure 3. GNS Geological Map

Subsurface Testing

FNR Consulting carried out geotechnical testing to assess the in-situ ground conditions at the proposed building site. Test locations were selected based on the site plan provided by Beard Architecture drawing number A01. Based on the provided floor plan, the proposed dwelling has an approximate floor area of 130 m².

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

Scala penetrometer testing was undertaken in general accordance with NZS 4402:1988, to assess the in-situ soil conditions against the “Good Ground” criteria of NZS 3604:2011. Soil descriptions from the hand auger borehole are in general accordance with the New Zealand Geotechnical Society’s “Field Description of Soil

and Rock". The scala penetrometer test results, hand auger borehole log, and site photographs are included in Appendix B.

Test Results

The scala penetrometer testing (refer to Appendix B) indicated that the in-situ soils beneath the proposed building footprint achieved "Good Ground" (as defined by NZS 3604:2011) in all test locations (SP1, SP2, SP2A, SP3, SP4 and SP5) at depths ranging between approximately 0.50 m and 1.65 m below existing ground level (GL). Refusal (>10 blows per 50 mm) was encountered in multiple test locations from 1.5 m – 1.95 m below GL. An additional scala penetrometer test (SP2A) was undertaken adjacent to SP2, following initial refusal at 1.65 m below GL at that location. The refusal initially encountered at SP2 is considered to be a continuous layer beneath the building platform. This is supported by both the adjacent retest (SP2A), which encountered refusal at a similar depth of 1.5 m, as well as test locations SP3 and SP4 encountering refusal at 1.8 m and 1.95 m respectively.

Three shear vane tests were undertaken within the hand auger borehole (HA5) at 0.5 m intervals between 0.5 m and 1.5 m below GL. The peak (undisturbed) shear strength ranged from 110 kPa to 208 kPa, while the residual (remoulded) shear strength ranged from 24 kPa to 190 kPa. Sensitivity ratios (peak/residual) calculated from these results range from approximately 1.1 to 4.6, with two of the three readings below 2.0 and one reading (at 0.5 m depth) marginally into the 4.0 – 8.0. In accordance with the NZGS Field Description of Soil and Rock, this is consistent with a predominantly low-sensitivity clay at depths greater than 0.5 m, bordering on sensitive at depths less than 0.5 m.

Site Observations & Soil Description

The proposed building site is located on flat ground. Based on visual observations, the proposed dwelling is positioned within a partially metalised building pad.

The site soils encountered were generally consistent with the description provided in the NZLI Soil's Map. The upper soil profile comprised a thin layer of dark brown clayey topsoil, transitioning to light brown clay that was soft, high plasticity and sensitive. At approximately 0.5 m depth, the clay became orangeish brown, firm and insensitive. At approximately 1.2 m depth, the clay transitioned to light grey with red mottling and was stiff to very stiff, becoming light orangeish brown at approximately 1.4 m depth. Shear vane testing recorded peak/residual strengths of 110/24 kPa at approximately 0.5 m, 190/134 kPa at approximately 1.0 m, and a maximum reading of 208/190 kPa at approximately 1.5 m depth. No groundwater was observed over the depth investigated. The hand auger (HA1) was terminated at 2.0 m depth due to difficulty retrieving the equipment. Refer to the hand auger borehole log (HA1) in Appendix B for the full soil profile.

Slope Stability Assessment

There were no visual signs of slope instability in the vicinity of the proposed building site. Based on the flat, low-lying nature of the site, the location of the building does not pose a risk in terms of slope stability.

Expansive Soil Classification

The site reactivity classification, in accordance with AS 2870:2011 Table 2.1, has been assessed as Class M – moderately reactive sites, which may experience moderate ground movements from moisture change. This assessment is based on visual site observations and our knowledge and experience with similar soils. In the absence of laboratory testing, detailed subsurface investigation, and quantified ground movement data, this classification should be considered indicative only.

Environmental Constraints

Liquefaction risk

A desk-top assessment of liquefaction vulnerability has been undertaken for the site. Liquefaction occurs when saturated sands and non-plastic silts temporarily lose strength and behave like a fluid when subjected to rapid loading, such as earthquake shaking. The Far North District Council has undertaken a liquefaction vulnerability assessment for the Far North District, which provides guidance on the potential liquefaction susceptibility in the district. This states *"The area of Northland is identified to be at low risk of seismic hazard. There are no active faults known in the Far North. Small earthquakes will give short duration shaking that may not have enough cycles to cause liquefaction. Microzoning studies are probably not required as the hazard is low (GNS 2004)"* - Regional Liquefaction Vulnerability Assessment – Far North District, prepared by Vision Consulting for FNDC 20/01/2023.

According to the above referenced report and associated mapping, the site is located within an area classified as "undetermined" liquefaction vulnerability. The "undetermined" classification means that a liquefaction assessment has not been undertaken for this area, or there is not enough information to determine the appropriate category. The site location relative to the liquefaction vulnerability mapping is shown in Appendix C.

Subsurface conditions encountered during the geotechnical investigation (HA1) are consistent with a low liquefaction susceptibility at this location. The hand auger recorded predominantly clay soils to a depth of 2.0m, with no groundwater encountered over the depth investigated. Liquefaction is typically associated with saturated, loose, non-plastic sands and silts, neither of which were observed at this site.

Considering the above, the overall liquefaction risk at the site can be presumed as low due to the relatively low seismic risk of the Far North District, supported by the

predominantly clay soil profile and absence of shallow groundwater recorded at this site. Note that no site-specific liquefaction assessment has been undertaken as part of this report, and the "undetermined" mapped classification should not be taken as confirmation of low risk in its own right.

Flood risk

A review of the Northland Regional Council (NRC) and Far North District Council (FNDC) flood hazard data in the Far North Atlas indicates that the subject property at 240 Fairburn Road, Kaitaia is located within a mapped river flood hazard zone, falling within the Priority Rivers 10-year extent (Awanui River) and, the larger 50-year, 100-year, and 100-year plus climate change extents. Refer to Appendix D for the FNDC Flood Risk Map. The property does not appear to be located within any mapped coastal flood hazard zone, as shown in Appendix E.

Site-specific flood levels for this location were obtained by Beard Architecture from the Northland Regional Council (NRC), 30.31 m for the 1% AEP (100-year) event, and 30.42 m including climate change.

Given the above, careful consideration should be given to minimum finished floor levels and site drainage as part of the design and consenting process, in accordance with the relevant requirements of FNDC. We note the proposed finished floor level of the relocatable dwelling (FL 31.06 NZVD) provides approximately 1.0 m of freeboard above the 100-year plus climate change flood level.

Foundation Recommendations

Overall, the site is considered suitable for the proposed dwelling, subject to specific engineering design of the foundations and the recommendations contained within this report. Based on the soil conditions encountered, the site is classified as Class M (Moderately Reactive) in accordance with AS2870-2011 Table 2.1. As Class M sites fall outside the scope of NZS 3604:2011, standard NZS 3604 foundation solutions are not applicable, and specific engineering design is required for the foundations of this dwelling.

Based on the soil conditions and considering the building is a proposed relocatable dwelling, it is recommended that bored pile foundations are adopted, with pile depth, diameter, and reinforcement to be confirmed as part of the specific engineering design referenced above.

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

If a shallow foundation design is adopted all topsoil and any soft or unsuitable material should be undercut, and replaced with suitable engineered hardfill, such as GAP40 or GAP65, compacted in layers not exceeding 150 mm. Where hardfill

exceeds 600 mm in depth, compaction testing shall be carried out, with certification provided in the form of a Producer Statement – Construction Review (PS4).

Three Waters

The site is not connected to reticulated water supply, wastewater, or stormwater services, according to the FNDC Three Waters map. All necessary services are required to comply with the Building Code. Signs of surface stormwater issues were observed across the site at the time of inspection, and particular consideration should be given to stormwater management as part of the design and consenting process.

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

Limitations

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

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

The proposed dwelling footprint was set out at the time of the geotechnical investigation in accordance with the plan provided by Beard Architecture. All testing was undertaken within the defined building footprint, as shown on the site plan in Appendix A. Should the proposed dwelling location be relocated significantly prior to construction, additional geotechnical investigation is recommended to confirm that the subsurface soil conditions and bearing capacity at the revised location are consistent with those encountered during this investigation.

Appendix A- Site Plan and Test locations

Appendix B- Testing Results

Appendix C, D and E – Hazard Maps

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

TABLE 3.31 MAXIMUM FIXTURE UNIT LOADING FOR VENTED DRAINS							
Grade %	Nominal Size of Drain DN						
	65 (see Note 1)	80	100	125	150	225	300
5.00	60	215	515	1450	2920	11900	26900
3.35	36	140	345	1040	2200	9490	21800
2.50	25	100	255	815	1790	8060	18700
2.00	x	76	205	665	1510	7090	16600
1.65	x	61	165	560	1310	6370	15000
1.45	x	(50)	(140)	485	1160	5810	13900
1.25	x	(42)	(120)	425	1040	5360	12900
1.10	x	x	x	(380)	935	4970	12100
1.00	x	x	x	(340)	855	4500	11400
0.85	x	x	x	x	(725)	3850	10300
0.65	x	x	x	x	(595)	3250	9090
0.50	x	x	x	x	x	x	7720
0.40	x	x	x	x	x	x	6780

NOTES:
1) DN65 Drains may be used as branch drains only, provided no soil fixtures (except urinals) are connected thereto.
2) "x" indicates that the combination of nominal size and grade is not acceptable.
3) Figures in parentheses are the maximum fixture unit loadings for drains laid at reduced grades in accordance with clause 3.4.2.
4) The regulatory authority may prescribe or approve the sizing and grading of any drain on the basis of the observed peak flows for the building of similar occupancy in lieu of the size determined as prescribed in this standard.

3.3.2 Main Drain
The minimum size of the main drain shall be **DN100**

TABLE 3.10.2 SIZE OF UNVENTED DRAINS	
Size of pipe DN	Maximum fixture unit loading
65	5 Fixture units (excluding a water closet pan or slop hopper); or 10 fixture units from one floor waste gully
80	10 Fixture units (including not more than one water closet pan or slop hopper)
100	30 Fixture units (including not more than two water closet pan or 2 slop hopper)

TABLE 3.4.1 MINIMUM GRADE OF DRAINS	
Nominal Size DN	Minimum Grade %
65	2.50
80	1.65
100	1.65*
125	1.25
150	1.00
225	0.65
300	0.45

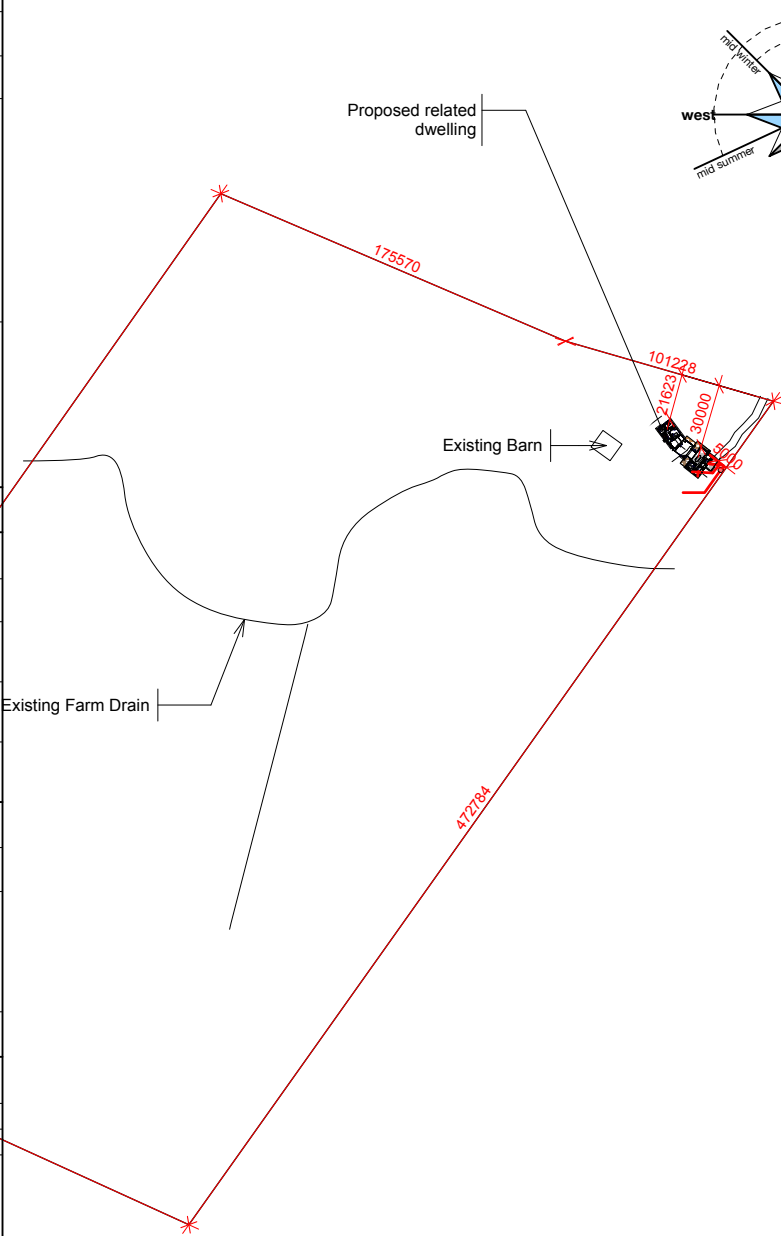
* Except for drains from septic tanks, sewage treatment plants and unvented discharge pipes from tundishes, which may have a minimum grade of 1.00%

TABLE 3.4.2 MINIMUM FIXTURE UNIT LOADINGS FOR REDUCED GRADE DRAINS				
Reduced grade %	Nominal size of drain, DN			
	80	100	125	150
1.45	9	10	-	-
1.25	10	18	-	-
1.10	x	x	27	-
1.00	x	x	38	-
0.85	x	x	x	75
0.65	x	x	x	160

NOTES:
1) "x" indicates that the combination of nominal size and grade is not acceptable.
2) "x" indicates that the grade is acceptable by Table 3.4.1 for the size (i.e not reduced grade)
3) Appendix C provides a table conversion of grades as a percentage to grades as a ratio.

Sanitary Waste Pipe Size:
Wash Baisins **DN32**
Showers, Baths, Tubs, Sinks **DN40**
1:20 for 32 mm pipes; 1:40 for pipes 65 mm diameter and under;
1:60 for pipes 100 mm diameter and under.

Appendix A: Site Plan and Test Location



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

SITE NOTES:
240 FAIRBURN ROAD, KAITAIA

LEGAL DESCRIPTION
LOT 1
DP 123801
VALUATION NUMBER:
TOTAL LAND AREA: 123825m2

SITE COVERAGE
PROPOSED AREA RE-LOCATEABLE: 130m2
EXISTING BUILDINGS 300m2
PROPOSED ROOF TOTAL AREA: 163m2
TOTAL IMPERMEABLE 463m2
TOTAL % OF IMPERMEABLE SURFACES: %=LESS THAN1%

FNDC ZONE RURAL PRODUCTION
SETBACK TO BOUNDARIES 10 metres

EARTHQUAKE ZONE 1
EXPOSURE ZONE B
CLIMATE ZONE 1
WIND REGION A
WIND ZONE=HIGH

NB Nicole Basher
Re: 240 Fairburn Rd, Kaitia
To: Doug Beard
25 May 2026 at 9

Morning Doug,
Hope you had a good weekend.
Typically, and as mentioned below, I would provide a flood level report for the property alongside the flood level at the coordinates provided.
However, I am currently unable to provide the generated report due to some ArcGIS Pro licensing issues.

Below are the flood levels from the priority rivers (status quo) model for Awanui.
100 year: 30.31 m OTP
100 year + Climate Change: 30.42 m OTP

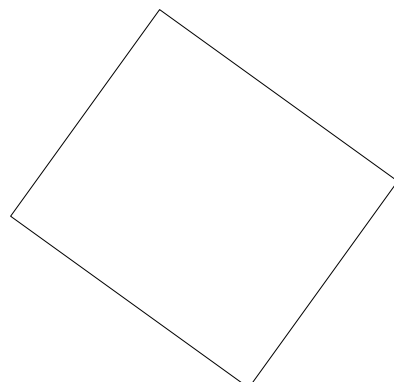


Any questions, let me know.
Our modelling disclaimers are linked below:
[Coastal Flood Hazard Disclaimer](#)
[River Flood Map Disclaimer](#)
Ngā mihi
Nicole Basher
Rivers and Natural Hazards Officer
Northland Regional Council » Te Kaunihera ā rohe o Te Taitokerau

M 0272162199
P 09 470 1210 | EXT 9240



CLIENT: V & C SWASBROOK		PROJECT # CS-0626	
PROJECT: 240 FAIRBURN ROAD KAITAIA		DATE # 16/06/2026	DWG #
DWG: SITE PLAN		SCALE @ A3 1:2500	
		DRAWN KB/TB/DB	
		CHKD KB/TB/DB	



Existing Dwelling (shown hatched)

To existing effluent disposal area

Existing Septic Tank

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

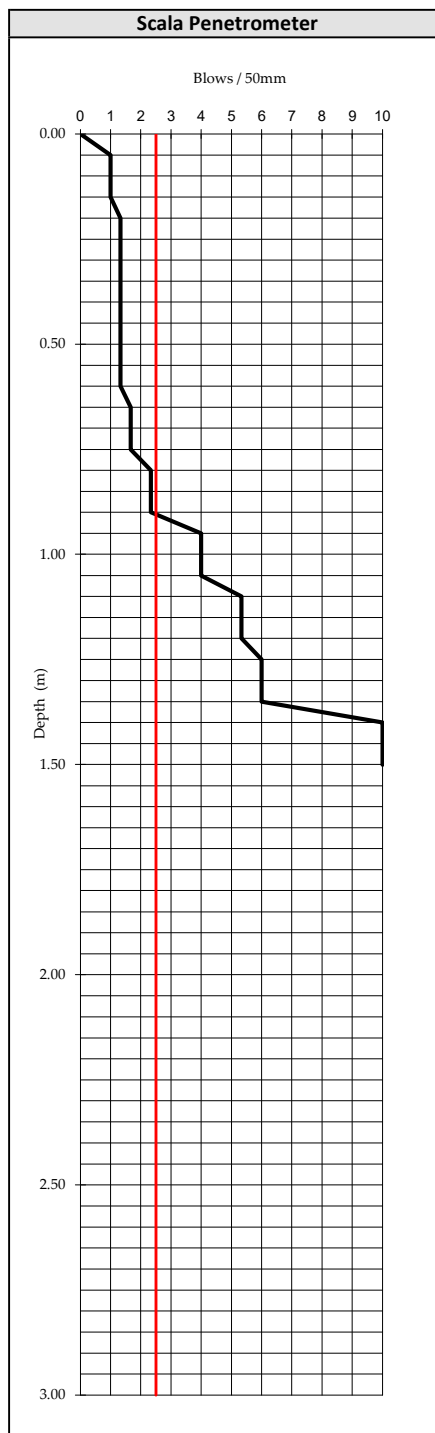
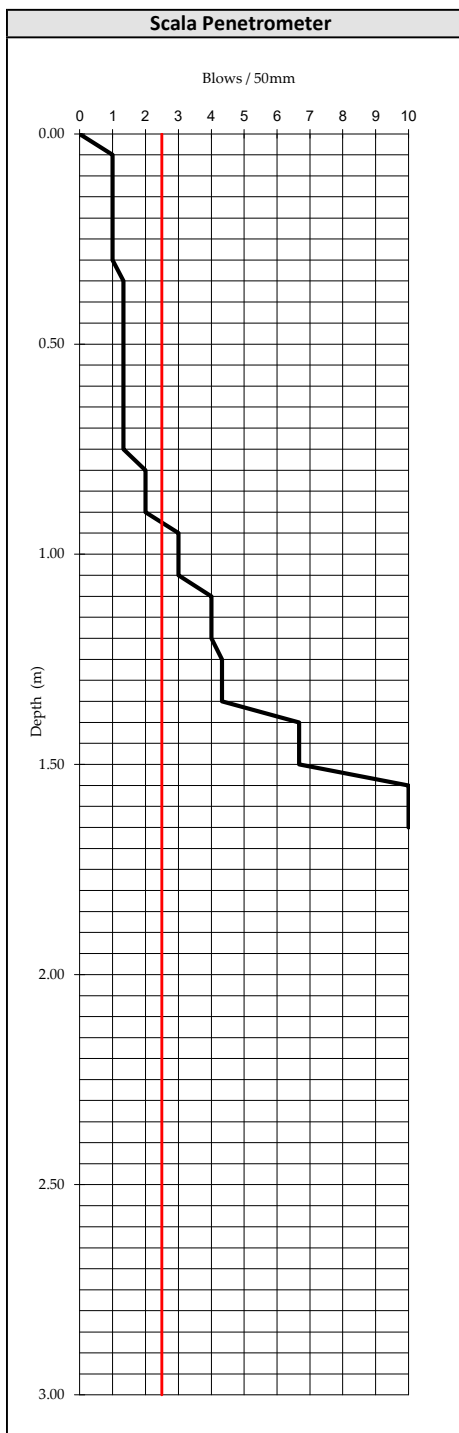
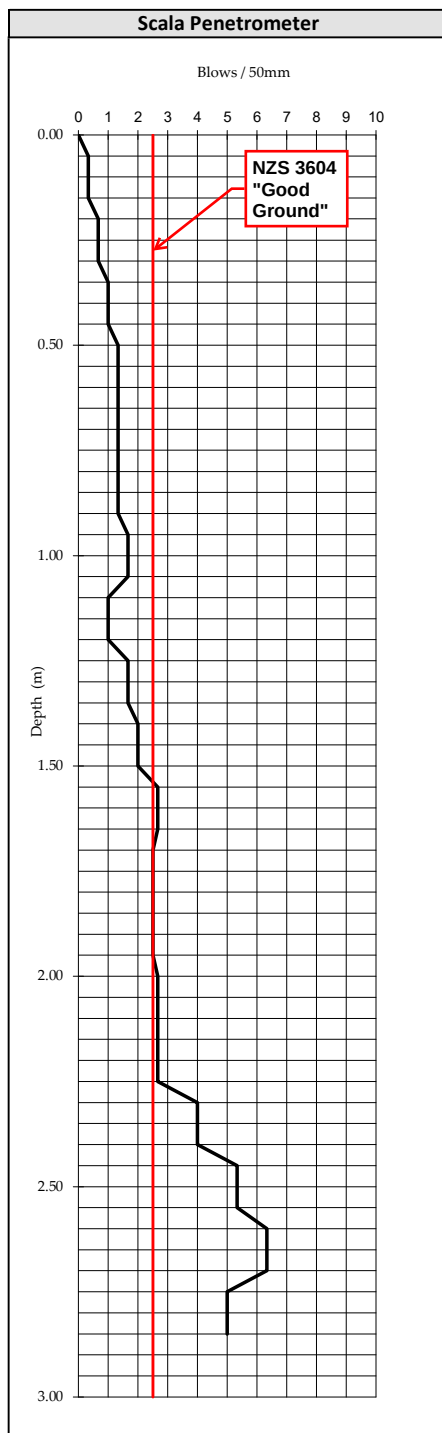
CLIENT:	V & C SWASBROOK		PROJECT #	CS-0620
PROJECT:	240 FAIRBURN ROAD KAITIA	DATE #	16/06/2026	DWG #
		SCALE @ A3	1:200	
DWG	SITE PLAN-ENLARGED	DRAWN	KB/TB/DB	A01.
		CHKD	KB/TB/DB	



Project : FNR1075 - Site Suitability Report
 Location : 240 Fairburn Road
 Client : Vicky & Colin Swasbrook
 Contractor : N/A
 Test number : SP1
 Water level : N/A
 Reduced level : Ex. GL

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

Test number : SP2A
 Water level : N/A
 Reduced level : Ex. GL



Test Methods

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

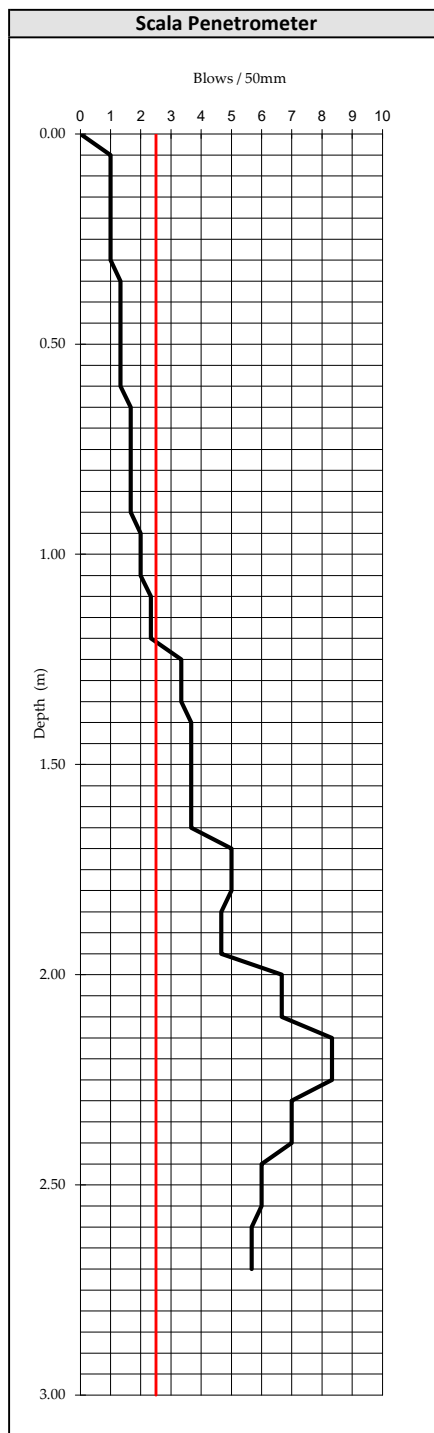
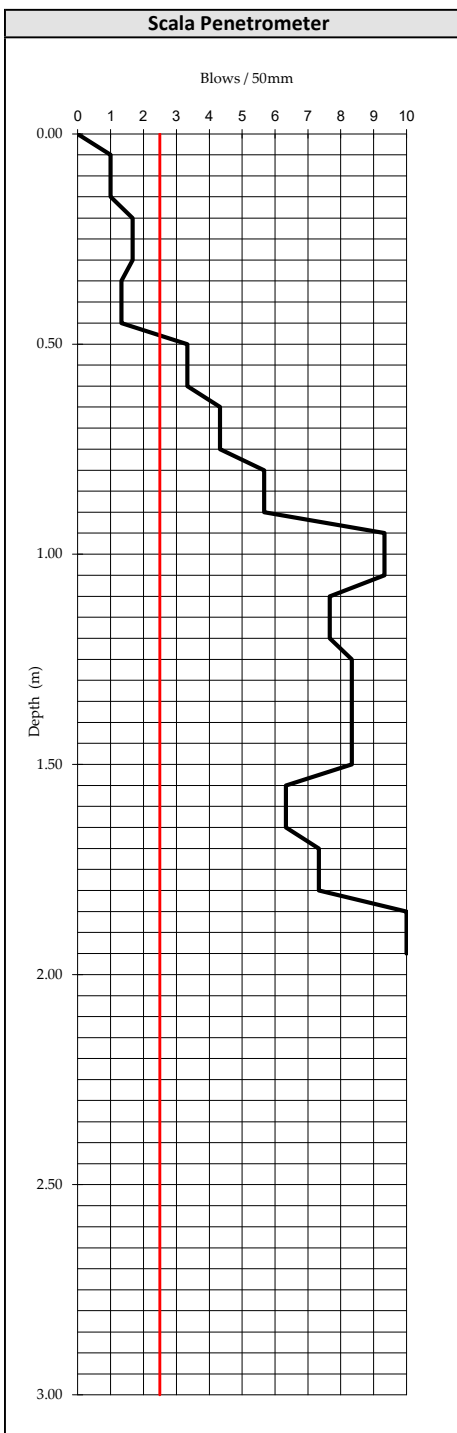
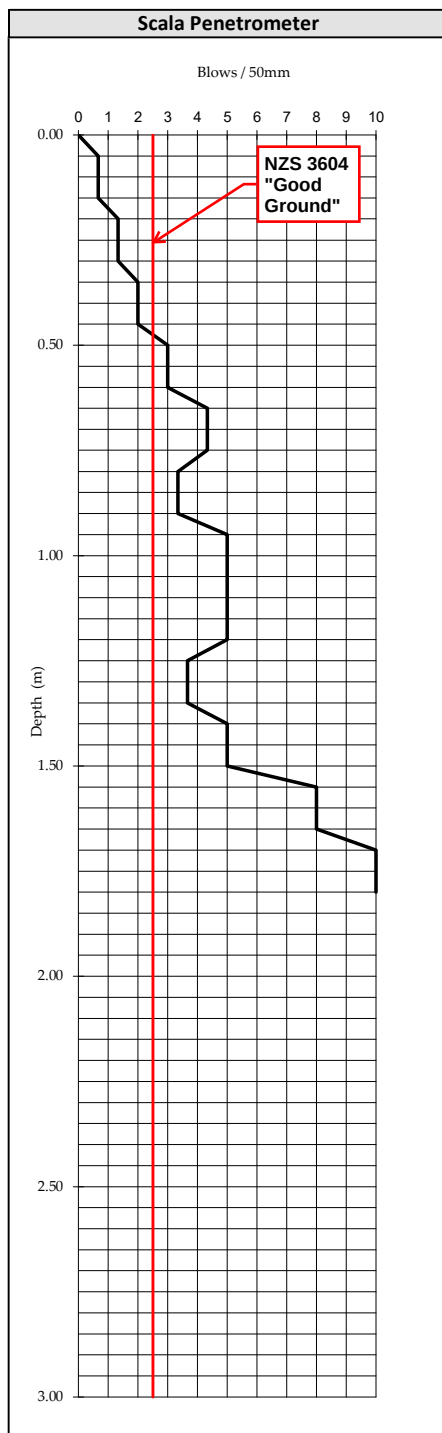
Date tested : 9/07/2026
 Date reported : 14/7/2026

Tested by: TR
 Reported by: TR

Project : FNR1075 - Site Suitability Report
 Location : 240 Fairburn Road
 Client : Vicky & Colin Swasbrook
 Contractor : N/A
 Test number : SP3
 Water level : N/A
 Reduced level : Ex. GL

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

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



Test Methods

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

Date tested : 9/07/2026
 Date reported : 14/7/2026

Tested by: TR
 Reported by: TR

Scala Test Locations

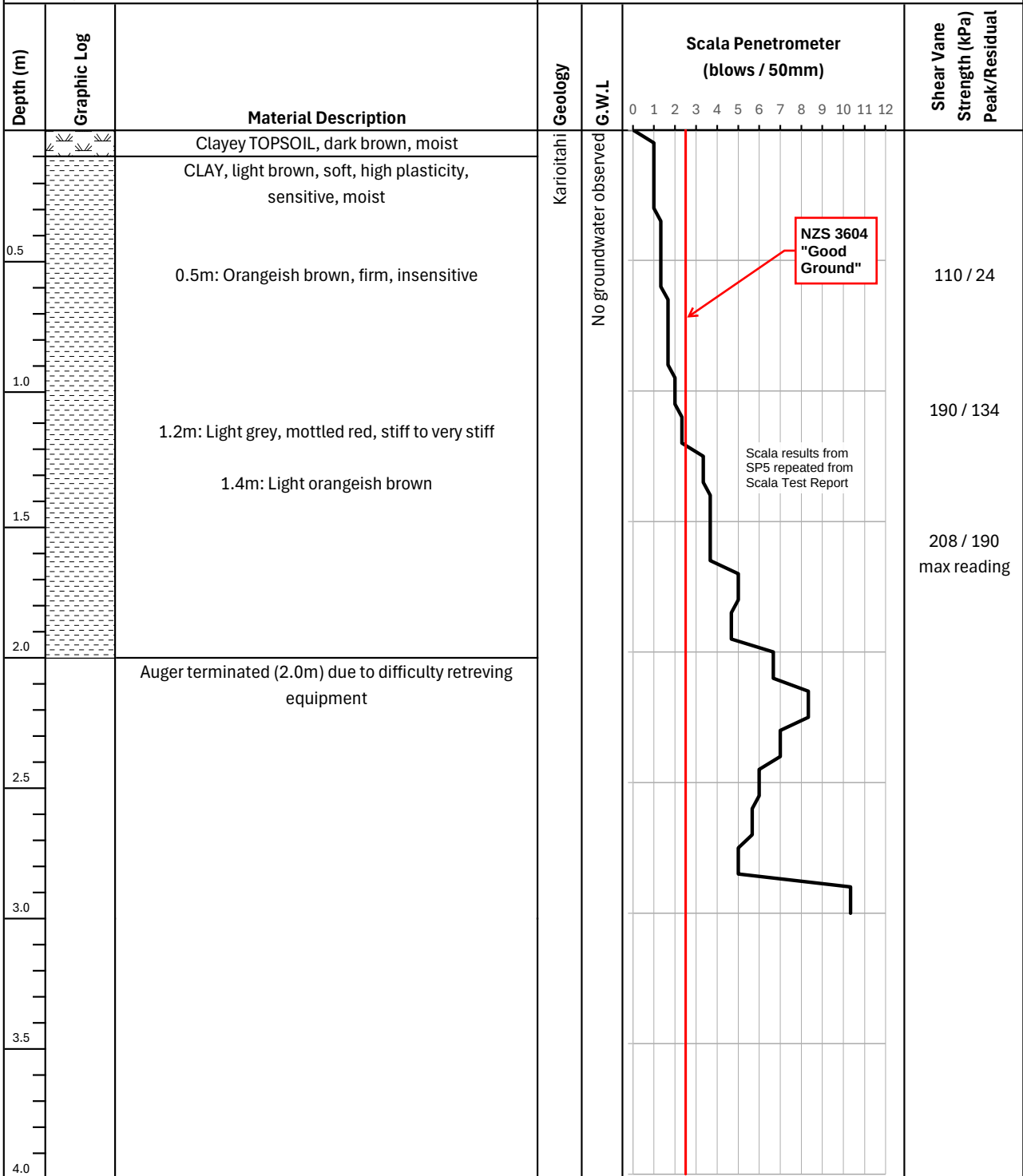


Hand Auger Borehole Log

Test No: **HA1**
 Job No: FNR 1075
 Sheet: 1 of 1

Project: FNR1075 - Site Investigation Report
Client: Vicky & Colin Swasbrook
Location: 240 Fairburn Road
Tested By: Tarn Richards

Vane ID: 2712
Coordinates: N/A
Reduced Level: Existing Ground Level
Test Date: 09/07/2026



Remarks:

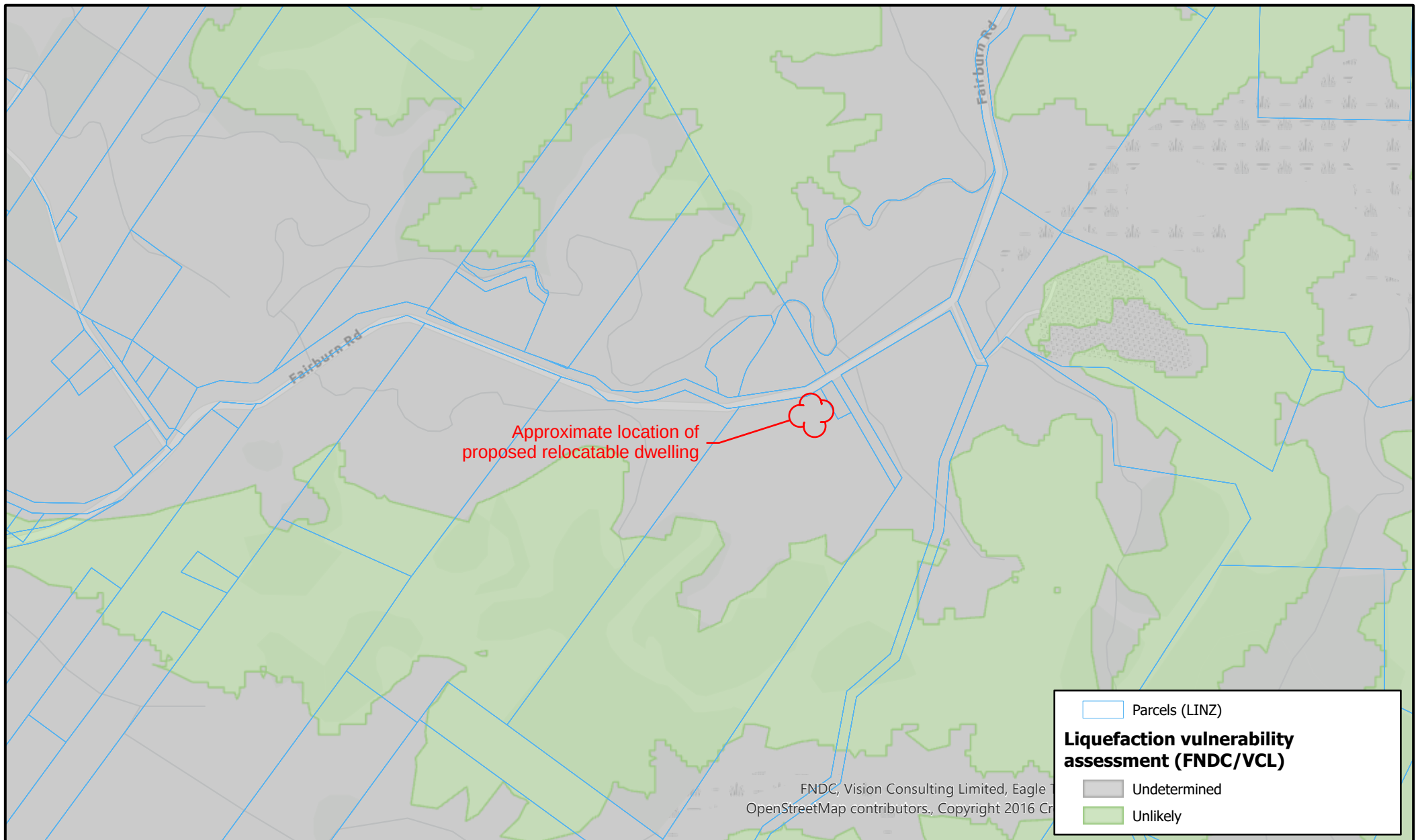
- 1) The subsurface data described above has been determined at this specific test location (refer to site plan). The data will not identify any variations away from this location.
- 2) Material described in general accordance with NZGS Field Description of Soil and Rock (2005).
- 3) Drill Method 50mm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

- ▼ Standing Water Level
- △ Inflow
- ▽ Outflow
- Scala Results
- NZS 3604 Good Ground

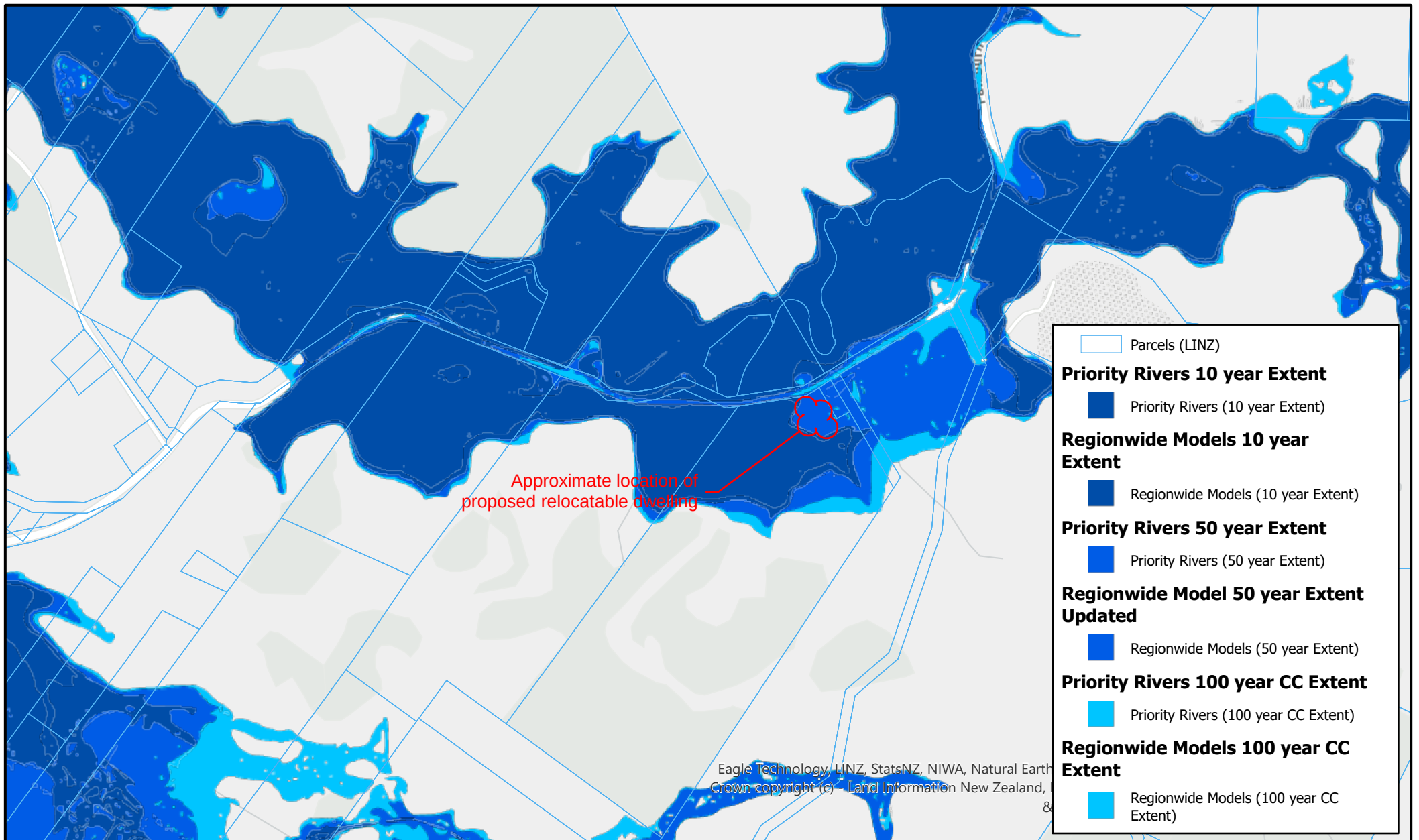
Soil Samples to 2.0 m for HA1



Appendix C: FNDC Liquefaction Risk Map



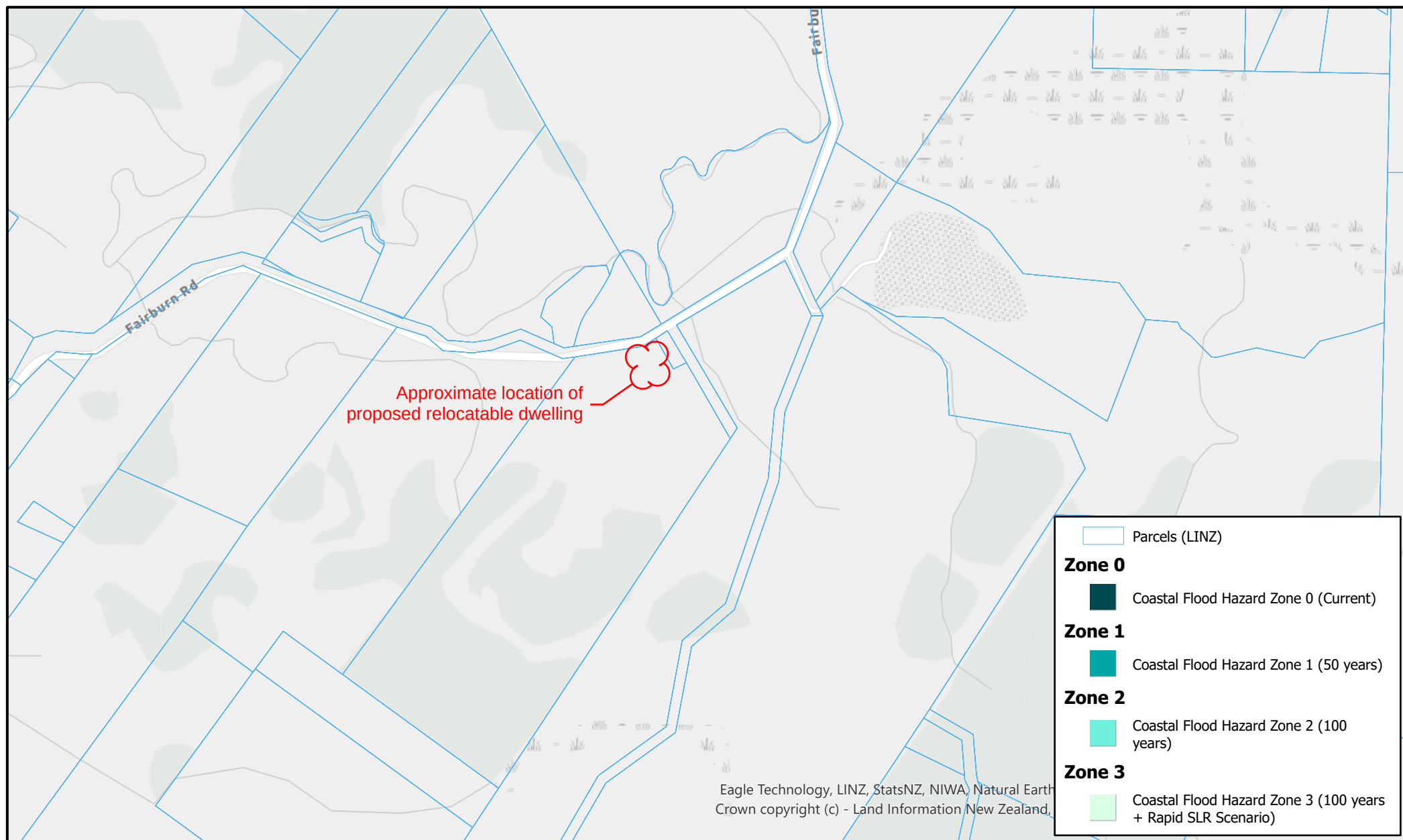
Appendix D: FNDC River Flood Risk Map



DISCLAIMER:

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

Appendix E: FNDC Coastal Flood Risk Map



DISCLAIMER:

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

Appendix D – FNR Consulting Site Investigation Report

19 August 2026

Colin Noel Swasbrook
240 Fairburn Road
RD 2 Kaitaia 0482

Tēnā koe,

Building consent number: EBC-2027-95/0
Property ID: 3304875
Address: 240 Fairburn Road, Kaitaia 0482
Description: Proposed Relocatable and extension to existing dwelling with new wastewater design

Requirement for Resource Consent

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

NB: As 30th June 2026, the Far North District Council Proposed District Plan – Decisions Version took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules [Map - Far North Proposed District Plan - Decisions Version](#)

The site is zoned **Rural Production** under the Operative District Plan and **Rural Production** under the Proposed District Plan – Decision Version a Resource Consent is required for breach of the following:

Rule:	NH-R3 New buildings or structures and relocated buildings PER-1 The building or structure and relocated buildings is one of the following: 1. above ground buildings or structures with a GFA or footprint of 10m ² or less;
Reason:	Proposed dwelling exceeds 10m ² permitted.

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

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

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

Nāku iti nei, nā

A handwritten signature in blue ink, appearing to read 'J Barber', with a stylized flourish at the end.

Jude Barber

PIM Officer

Delivery and Operations

Emailed to: tylerkharissa@gmail.com vicky_swasbrook@me.com

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM
Section 37, Building Act 2004

Building Consent Number: EBC-2027-95/0

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

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

• **Resource Consent – REQUIRED**

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

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

Signature:



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

Position:

On behalf of:

Revised Date: