



Office Use Only
Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))

(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a Council Resource Consent representative to discuss this application prior to lodgement? Yes / No

2. Type of Consent being applied for (more than one circle can be ticked):

- Land Use
- Fast Track Land Use*
- Subdivision
- Discharge
- Extension of time (s.125)
- Change of conditions (s.127)
- Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) _____

***The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.**

3. Would you like to opt out of the Fast Track Process? No

4. Applicant Details:

Name/s: Anna & Chris Knuckey

Electronic Address for Service (E-mail): _____

Phone Numbers: _____

Postal Address: _____
(or alternative method of service under section 352 of the Act) _____

5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s: Carly Hinde - Stellar Projects

carly.h@stellarprojects.co.nz

Electronic Address for Service (E-mail): _____

Phone Numbers: Work: 027 880 3119 Home: _____

Postal Address: Level 4, 15 Huron Street, Takapuna, Auckland

Post Code: 0740

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

6. 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: Anna and Chris Knuckey - see above

Property Address/
Location _____

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/
Location: 14 Te Ranginui Place, Tokerau

Legal Description: Lot 12 DP415781 Val Number: _____

Certificate of Title: 461171

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? / No

Is there a dog on the property? / 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.**

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

addition of a relocated dwelling at 14 Ranginui Place, Tokerau, along with two associated
sleepouts (which are classed as accessory buildings) and two 35,000ltr water tanks

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification

No

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

- Building Consent (BC ref # if known)
- Regional Council Consent (ref # if known)
- National Environmental Standard consent
- Other (please specify)

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). yes no don't know

- Subdividing land
- Changing the use of a piece of land
- Disturbing, removing or sampling soil
- Removing or replacing a fuel storage system

12. 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.

Please attach your AEE to this application.

13. Billing Details:

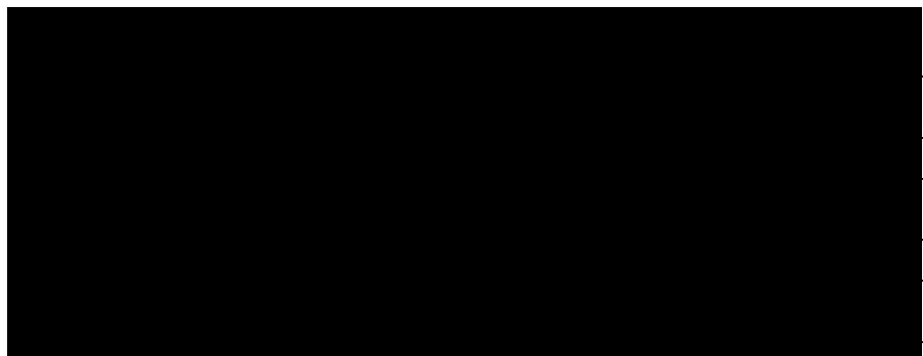
This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write all names in full)

Email:

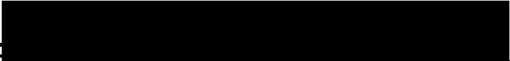
Postal Address:

Phone Numbers:



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

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

Name:  (please print)

Signature:  (signature of bill payer – **mandatory**) Date: 01/11/23

14. 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.

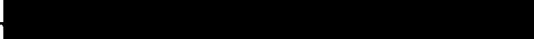
Fast-track application

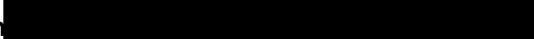
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track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

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

Name:  (please print)

Signature:  (signature)

Date: 01/11/23

(A signature made by electronic means)

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- 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.

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE



**PROJECT
DELIVERY
SPECIALISTS**

14 Te Ranginui Place, Tokerau



Resource consent application for land use

Assessment of Environmental Effects

Prepared For:

Anna & Chris Knuckey

by Stellar Projects Ltd

October 2023

**Stellar Projects Ltd is a multi-disciplinary
consultancy excelling in project delivery.**



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Report Prepared For: Anna & Chris Knuckey
Report Prepared By: Stellar Projects Limited
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APPLICATION FOR RESOURCE CONSENT

Section 88, Resource Management Act 1991

To: Far North District Council

Anna & Chris Knuckey apply for the following type(s) of resource consent:

- Land use consent under section 9(3)

The owners and occupier of land to which the application relates are as follows:

Address	Legal Description	Owner/Occupier
14 Te Ranginui Place	Lot 12 DP 415781 (461171)	Anna & Chris Knuckey

The record of title for the site is attached at **Appendix A**.

I attach, in accordance with the Fourth Schedule of the Resource Management Act 1991 (RMA), an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

I attach any information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act.

Signed



On behalf of Anna & Chris Knuckey

Address for Service

Stellar Projects Limited
PO Box 33915 Takapuna
Auckland, 0740
Attn: Carly Hinde

Address for Fees

Anna & Chris Knuckey
7 Derby Downs Place
Ellerslie
Auckland, 1051
027 2264676
Annamarie_mciver@hotmail.com



EXECUTIVE SUMMARY

This resource consent application relates to the addition of a relocated dwelling at 14 Ranginui Place, Tokerau, along with two associated sleepouts (which are classed as accessory buildings) and two 35,000ltr water tanks.

Resource consent is sought for a **controlled activity** pursuant to the Far North District Plan (FNDP).

Section 2 of this report describes the site and surrounding environment.

Section 3 provides a description of the proposal.

Section 4 details the FNDP triggers for resource consent and the permitted activities that are being relied upon.

Sections 5 and 6 provides a notification assessment of the environmental effects of the proposal and s104 assessment.

Finally, **sections 7 and 8** step through the statutory requirements of Part 2 of the RMA and concludes this AEE.



1. INTRODUCTION AND APPLICATION DETAILS

In summary, the applicant seeks consent to enable the addition of a relocated dwelling on the application site at 14 Ranginui Place, Tokerau, along with two associated sleepouts (which are classed as 'accessory buildings') and two 35,000ltr water tanks, plus the creation of a gravel accessway.

2. DESCRIPTION OF THE SITE AND SURROUNDING AREA

2.1 SITE DESCRIPTION

The application site is located at 14 Te Ranginui Place, Karikari and is legally described as Lot 12 DP 415781 (461171) (refer to **Figures 1 and 2**).

The site measures 8,028m² in area and is rectangle in shape. There is a drainage easement (marked as 'N' on the Title) near the front area of the site, as shown on **Figure 1**.

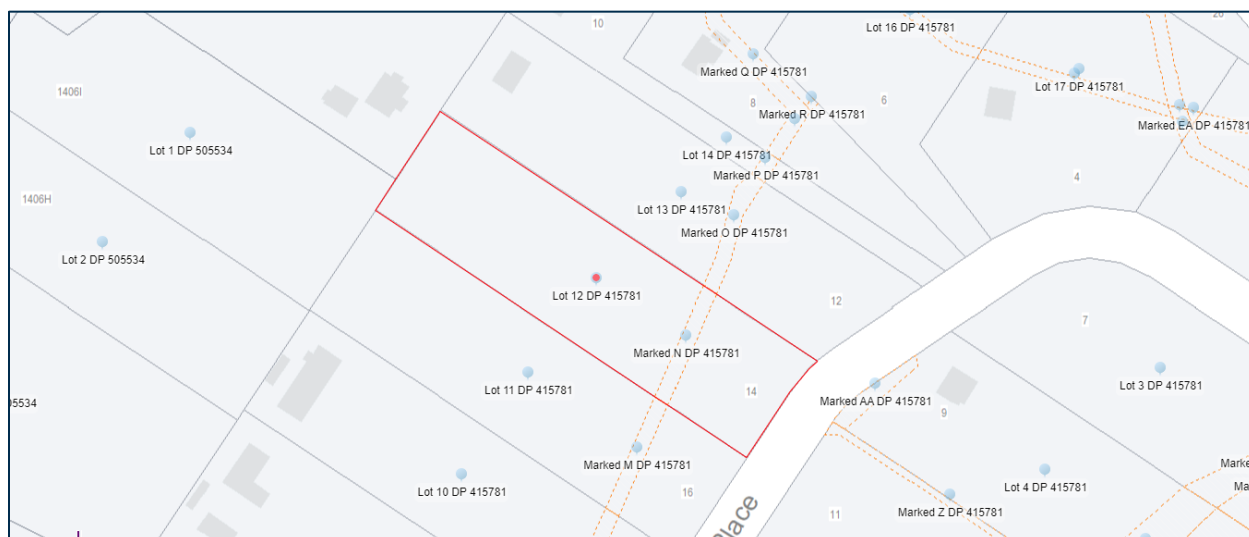


Figure 1: Site Location Map (Source: Prover)



Figure 2: Site Location Aerial (Source: Prover)

It comprises a large, grassed area with isolated small shrubs and hedging across the site, with a very gentle slope rising from the street frontage to a crest at the north western edge of the property. There is an existing shed on the site (**Figures 3 and 4**).



Figure 3: Existing site condition and shed



Figure 4: Existing shed and decking

Access to the site is achieved through an existing vehicle crossing and driveway from Te Ranginui Drive, along the south-western property boundary.

2.2 SITE HISTORY

The site is located to the north of Te Ranginui Place, which is a local cul-de-sac road which was constructed as part of a residential subdivision in 2019 involving 16-residential lots and 2 balance lots.

The original subdivision (and associated land-use consent for earthworks and the construction of roads and drainage systems) on the underlying 8.04ha parcel of land was approved by Far North District Council (FNDC) in 2008 (RMA2040954). Northland Regional Council (NRC) Consent was also obtained for 20,000m³ of earthworks and for a stormwater discharge permit and water permit.

The officer report associated with the FNDC consent noted that the 18 coastal living sites had a minimum site size of 8,000m² and were of sufficient size to be able to accommodate a complying dwelling and accessory building. It notes that *'each of the sites has a nominated building platform with an area which is considered to be of sufficient size to enable construction of a dwelling and accessory buildings, including a water tank.'* However, built development is not restricted to these areas. The scheme plan with the building platforms are illustrated in **Figure 5** – the application site is shown in red below.

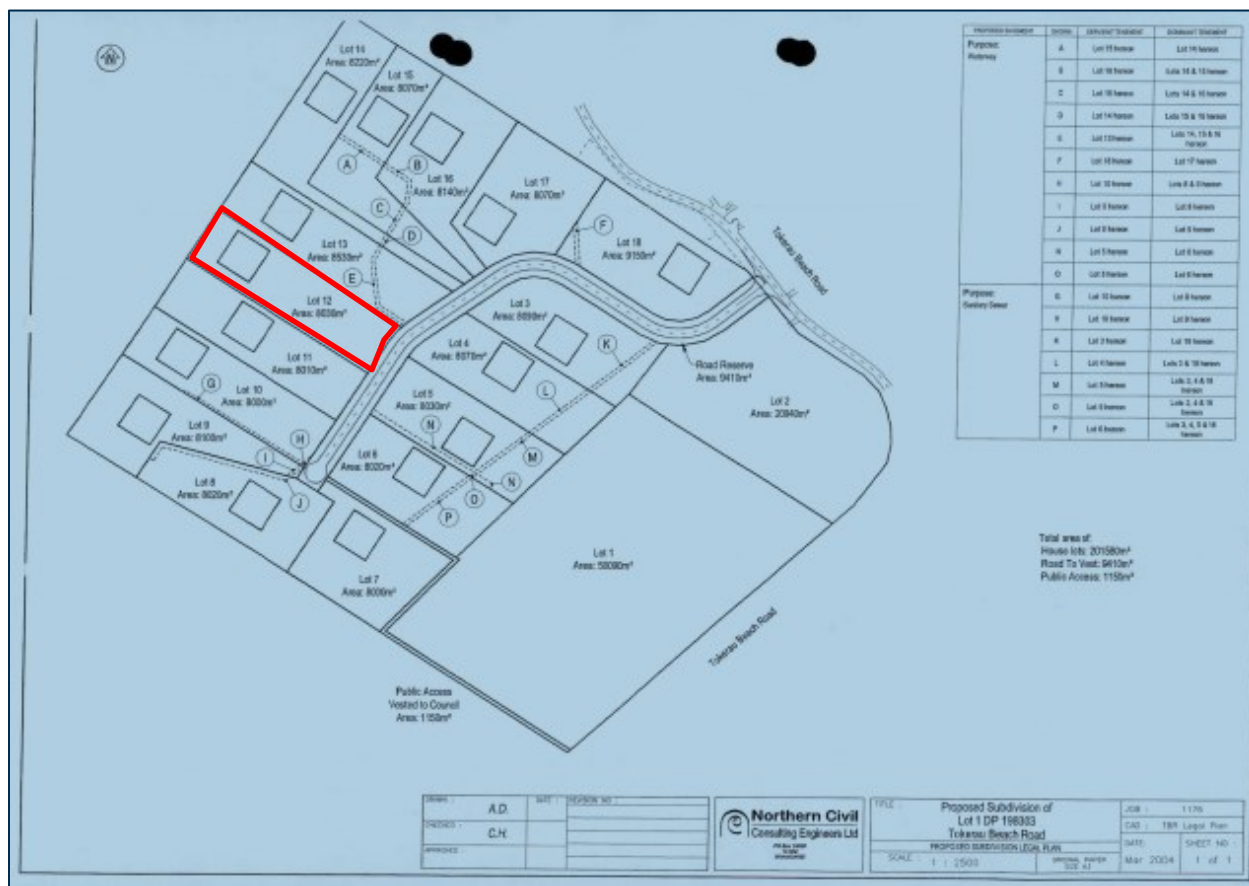


Figure 5: Building platform plan of the wider subdivision consent (site shown in red line)

There are several conditions associated with the 8103447.2 Consent Notice on the site (and which applies to all lots within the wider subdivided development) which will be complied with as part of this development, as follows:

- i. Archaeological accidental discovery requirement.
- ii. Requirement for a suitable water filtration system to be installed on land which will utilise rainwater as a portable water supply.
- iii. Requirement for building consent applications to be accompanied by a Chartered Professional Engineer which addresses the site investigation undertaken, sets out the specific design of the building's foundations and indicates the programme of supervision of the foundation construction.
- iv. No building to be erected on the land without the prior approval of the Council to a report from a Chartered Professional Engineer which specifies and certifies that the sub-floor design is able to withstand, and that the proposed floor-levels are 0.5m above, a 100-year return period flood (ARI 100).



- v. Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces to 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.

(NB – the overland flow path is located outside of the lot boundary, approximately 130m to the south), as illustrated in **Figure 6**.



Figure 6: Overland flow path illustrated on the subdivision consent plan (site shown in red line)

- vi. Each dwelling shall have a roof water collection system with a minimum tank storage of 45,000 litres. The tank(s) shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised, they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.



2.3 SURROUNDING ENVIRONMENT

The surrounding area consists of the rural residential Karikari Peninsula inlet area, within the Tokerau Beach township, at the northern extent of Doubtless Bay. There are large parcels of land which have been similarly subdivided, alongside agricultural production and agricultural land, notably to the west and south of the site.

The land parcels in the immediate area, as part of the wider Te Ranginui Place subdivision are approximately 8,000m² in area. Other residential land in the wider surroundings are more varied, and range in size from 1,200m² – 10,000m² in area. Properties generally consist of a dwelling with accessory buildings, with a number of houses having significant vegetation and open grassed areas on the site.

The following properties adjoin or are located immediately opposite the site and are considered to comprise the immediate environment and land adjacent to the site for the purpose of section 95D(a)(ii) (refer also to **Figure 7** below):

- 16 Te Ranginui Place Lot 11 DP415781 – to the south
- 1406I Inland Road - Lot 1 DP 505534 - to the west
- 1426C Inland Road - Lot 11 DP 174431 – to the north west
- 12 Te Ranginui Place - Lot 13 DP 415781 – to the north east

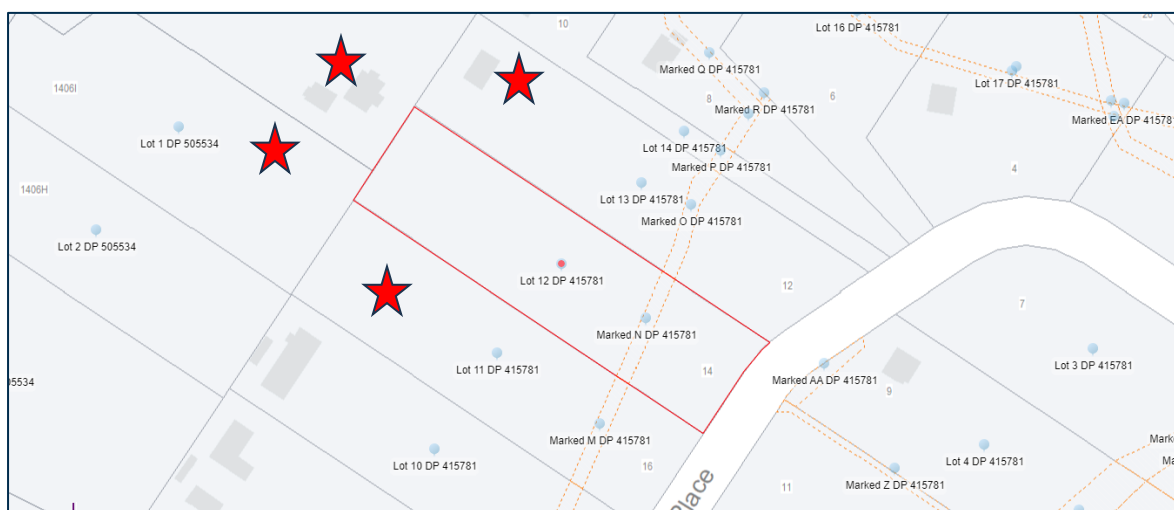


Figure 7: Subject site outlined in red with adjacent sites identified with a red star

There are no overlays, areas of natural character or sites of significance in the immediate surrounding area.



2.4 PLANNING CONTEXT

Table 1 provides an overview of the Far North District Plan (FNDP) and other RMA and property features that are relevant to the project site.

Table 1: *Planning features of the site*

Address	14 Te Ranginui Place, Tokerau
Legal description	Lot 12 DP 415781 (461171)
Site area	8,028m ²
Relevant interests on record of title	<ul style="list-style-type: none">• 8103447.2 Consent Notice pursuant to s221 of the RMA• Drainage easements
Zone	Coastal Living Zone
Overlays	N/A
Notations	<ul style="list-style-type: none">• Flood Susceptible• Northland Regional Council – River Flood Hazard and Coastal Flood Hazard
Designations	N/A
Contamination	A search of Council records shows no HAIL activities.
Heritage and Archaeology	N/A
Other features and non-statutory information	N/A
Other regulations	None

The following plans show the Far North District Plan (FNDP) zones, overlays and notations contained on Far North District Council's GIS.

The site and wider area is zoned Coastal Living in the Far North District Plan (**Figure 8**). The lower portion of the site is identified on Northland Regional Council (NRC) hazard mapping as being susceptible to river flooding and coastal flooding (**Figure 9**).

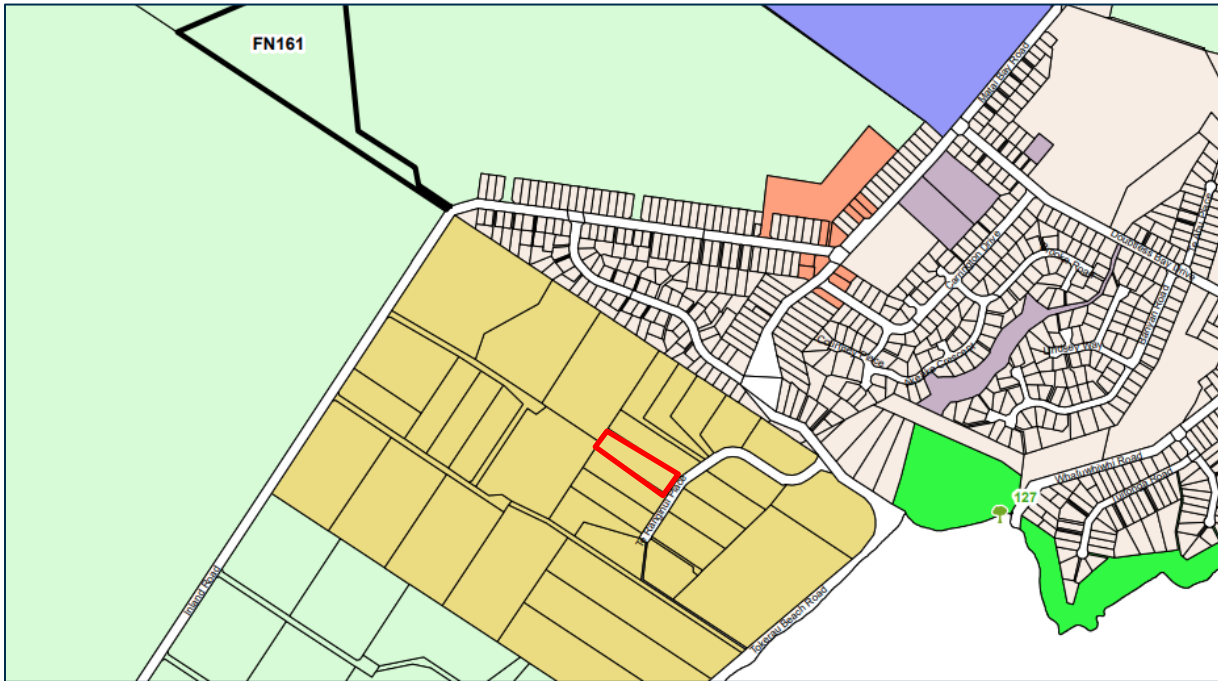


Figure 8: Map showing the FNDP Zoning, with the site outlined in red and its Coastal Living Zone (green/yellow)

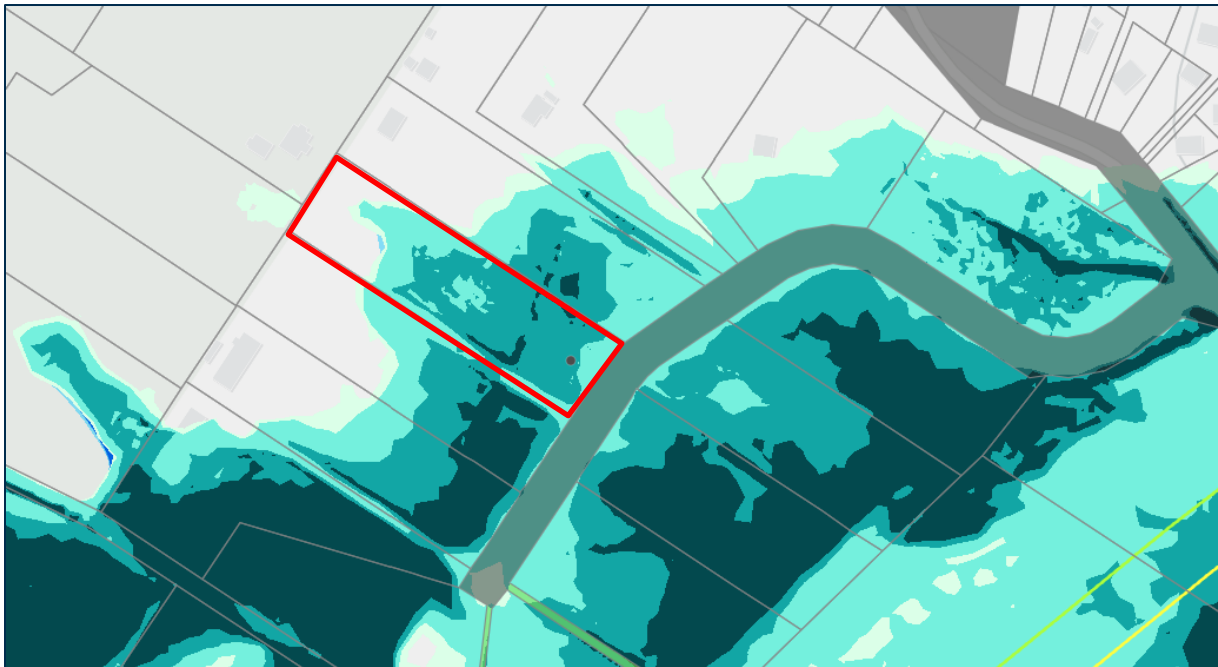


Figure 3: Map showing the NRC Flood Hazards (Coastal and River), with the site outlined in red; Source: FNDC GIS



3. THE PROPOSAL

3.1 OVERVIEW

The applicant seeks consent for the addition of a relocated dwelling (GFA 56m²) (refer to **Figures 10** and **11** below) on the site with surrounding deck /verandah area, plus two separate sleepout buildings (5.0m x 3.6m each, each 18m² in area) to the south, as shown on the drawings in **Appendix C**. The sleepouts will not contain kitchen facilities and are therefore classed as accessory buildings under the FNDC. All buildings are outside of the 10m setback from the boundary.

Two 35,000ltr new water tanks are also proposed and will be positioned in the north west edge of the site, with a maximum height of 2.7m above ground level (below the height threshold to be defined as a 'building' under the FNDC).

A new gravel driveway will be created to serve the site off Te Ranginui Place and will meet the FNDC Engineering Standards.

No changes are proposed to the existing fences around the site boundary, nor the main grassed area to the front of the land. Only limited earthworks are proposed on site to provide suitable piles and footings for the new buildings.

All conditions associated on the Consent Notice for the site, as outlined in Section 2, will be complied with.



Figure 10: Photograph showing the building to be relocated to the site



Figure 11: Photograph showing the building to be relocated to the site

3.2 PROPERTY ACCESS

The dwelling will gain access via the existing formed vehicle and pedestrian route off Te Raninui Place, along the south western property boundary. This was consented and built in accordance with the original subdivision on the site.

A new gravel driveway will be created and will utilise the existing crossing which provides access to the site. No changes to this access are proposed. The crossing and access will comply with the FNDP and FNDC Engineering Standards.

3.3 EARTHWORKS & VEGETATION REMOVAL

Minor earthworks and vegetation removal are proposed to facilitate the construction of the access and the addition of the new dwelling, sleepouts and tanks, in accordance with permitted activity standards under the FNDP.



3.4 SITE SUITABILITY

The application is supported by a Site Suitability Geotechnical Assessment Report by LDE (dated 11/09/2023, Appendix D). The report provides recommendations in regard to foundations and concludes that a stable building site exists for the proposed development.

The proposed building platform is situated outside of the NRC-identified river flooding and coastal flooding areas, and whilst access to the buildings crosses these areas, this has been reviewed and assessed by LDE as being acceptable.

The Geotechnical Investigation Report confirms that a freeboard level of 0.5m is required, a minimum FFL of RL4.2m for all buildings, which the proposal will comply with.

3.5 WATER SUPPLY

The site has a connection to Councils reticulated water supply - no changes to the water supply arrangement are proposed.

3.6 STORMWATER DISPOSAL

The Geotechnical Report recommends the use of tank water attenuation, with tank water outflows to be discharged to the ground surface at least 10m away from any dwelling or building on the site – this will be implemented as part of the building consent process.

3.7 SANITARY SEWAGE DISPOSAL

The site will utilise the available connections to the Council reticulated wastewater main on the Te Panginui Place frontage.

3.8 ELECTRICITY AND TELECOMMUNICATIONS

The site has an existing electricity and telecommunications connection which complies with the FNDC and FNDC Engineering Standards.



4. REASONS FOR THE APPLICATION

4.1 FAR NORTH DISTRICT PLAN (FNDP)

Table 2 below sets out the relevant rule triggers contained in the FNDP for the proposal. **Appendix B** provides a full assessment of all Rules including the permitted rules that are being relied on as part of the application.

Overall, the proposal is a Controlled Activity under the FNDP. The Council must approve an application for a land use consent for a controlled activity, but it may impose conditions on that consent.

Table 2: *Relevant FNDP Rules*

Activity	Reference	Status	Comment
Visual Amenity	10.7.5.1.1	Controlled	The new dwelling and sleep outs do not meet the permitted activity standards in Rule 10.7.5.1.1 (as the GFA exceeds 50m ²) but the new building is located entirely within a building envelope that has been approved under a resource consent - controlled activity (under 10.7.5.2.2).

Rule 10.7.5.2 – Controlled activities of the Coastal Living Zone - states that an activity is a controlled activity in the Coastal Living Zone if:

- a) *it complies with all of the standards for permitted activities except for Rule 10.7.5.1.1 Visual Amenity above; and*
- b) *it complies with Rules 10.7.5.2.1 Papakainga Housing or 10.7.5.2.2 Visual Amenity below; and*
- c) *it complies with the relevant standards for permitted or controlled activities set out in Part 3 of the Plan - District Wide Provisions.*

The proposal meets these requirements and therefore is a controlled activity.

4.2 OVERALL ACTIVITY STATUS

Overall, consent is required under sections 9(3) of the RMA as a **Controlled Activity**.



5. NOTIFICATION ASSESSMENT

5.1 PUBLIC NOTIFICATION ASSESSMENT

Section 95A sets out the public notification provisions to be considered in relation to applications for resource consent.

5.1.1 Step 1: Mandatory public notification in certain circumstances

Section 95A(3) requires public notification of a proposal if:

- requested by the applicant; or
- required under S95C
- the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

We note that the applicant has not requested public notification. Further, although no further information has been requested at this preliminary stage, we hereby give notice that the Applicant will endeavor to provide any information/report requested by Council (under s92 of the RMA) within the agreed timeframe.

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

Section 95A(5) precludes public notification of a proposal if:

- the application is for a resource consent for one or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification.
- the application is for a controlled activity.
- the application is for a boundary activity.

The application is precluded from public notification as the application is for a controlled activity.

5.1.3 Public Notification Conclusion

It is considered that public notification of the application under s95A, 95C-D is not required.



5.2 LIMITED NOTIFICATION ASSESSMENT

If an application for resource consent is not publicly notified under Section 95A, Section 95B necessitates a determination as to whether limited notification is required.

5.2.1 Step 1: Certain affected groups and affected persons must be notified

We are not aware of any customary rights groups or marine title groups. Further, we are also not aware of any statutory acknowledgement areas that would be impacted by the proposal.

5.2.2 Step 2: If not precluded by Step 1, limited notification precluded in certain circumstances

Section 95B(6) precludes limited notification of a proposal if:

- all applicable rule(s) or national environmental standard(s) preclude public notification of the application
- the application is for a controlled activity; or a prescribed activity

We note that the application is for a controlled activity so limited notification is precluded.

5.2.3 Limited Notification Conclusion

It is considered that limited notification of the application under s95B is not required, and the application can be processed on a non-notified basis.

5.3 NOTIFICATION CONCLUSION

The application is a controlled activity and is therefore precluded from public and limited notification.



6. SUBSTANTIVE ASSESSMENT

The application is for controlled activity resource consent, and as such, under s104A of the RMA, only those matters over which council has reserved its control have been considered in the s104 assessment below.

6.1 ACTUAL AND POTENTIAL EFFECTS SECTION 104(1)(A)

In accordance with an assessment under s104(1)(a) of the RMA, the actual and potential effects from the proposal will be of an acceptable nature and scale in this environment. It is concluded that the adverse effects of the project will be acceptable, and will be appropriately controlled. This is because the proposed works have been designed in a manner that is respectful of their surrounding environment, and the effects have been avoided, minimised or mitigated as follows:

The matters which the Council have restricted their discretion to, in terms of Visual Amenity (10.7.5.2.2), relate to the following:

- (i) the size, bulk, and height of the building or utility services in relation to ridgelines and natural features;

Comment – While being slightly larger than 50m², the proposed new buildings are an appropriate scale of development which are well below the maximum building height permitted in the coastal living zone (8m). The new dwelling and sleep-outs will fit in well with their surroundings and will have a less than minor effect on local ridgelines when viewed from the wider surrounding area.

- (ii) the colour and reflectivity of the building;

Comment - The building materials are muted in colour and the proposed exterior paint finish will have a low reflectivity which reflects its wider surroundings and other nearby developments.

- (iii) the extent to which planting can mitigate visual effects;

Comment - The majority of the existing planting and grassed areas along the front section of the site is proposed to be retained where necessary – this will ensure the overall environmental quality of the land is retained, particularly when viewed from Te Tanginui Place.

- (iv) any earthworks and/or vegetation clearance associated with the building;

Comment - The earthworks are limited in scale, solely relating to the creation of the new access and footings to enable the buildings to be suitably positioned on site.



- (v) the location and design of associated vehicle access, manoeuvring and parking areas;

Comment - The proposed access arrangements and location reflect the scheme plans associated with the original subdivision – with appropriate manoeuvring and parking areas provided to serve the new residents.

- (vi) the extent to which the building will be visually obtrusive;

Comment - The site photographs of the new building demonstrate that it is visually recessive, small in scale and will not be visually obtrusive when viewed from its wider surroundings.

- (vii) the cumulative visual effects of all buildings on the site;

Comment – While three new buildings are proposed on the site, they are clustered together and are of a scale and design which, when viewed cumulatively, will have less than minor visual effects when viewed from the wider surroundings.

- (viii) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;

Comment - Only limited changes are proposed to the existing landscape features on the site, to enable the new accessway and to provide sufficient areas for the new building platforms.

- (ix) the extent to which private open space can be provided for future uses;

Comment - The vast majority of the site will remain undeveloped and can be utilised for private open space purposes for the new residents.

- (x) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;

Comment - The buildings are well setback from Te Ranginui Place, to the extent that the new buildings will not be particularly noticeable or dominant when viewed from its wider surroundings.

- (xi) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

Comment - The buildings are well setback (at least 10m) from the site boundary and are of an appropriate scale to the extent that these will have a less than minor effect on these matters.

The proposed development will also give rise to the following positive effects:

- The proposal will enable the development of a new dwelling on the site and is in accordance with the overall scale, location and nature of new buildings envisaged on the site.



- The development will have a positive impact on the environmental condition of the site and its largely vacant state, providing a new building which will add visual interest to the local area.
- It will provide for the social and economic well-being of the Applicant.

6.2 RELEVANT STATUTORY DOCUMENTS – SECTION 104(1)(B)

When considering an application for resource consent, the consent authority must, subject to Part 2, have regard to any relevant provisions of a national environmental standard; other regulations; a national policy statement; a New Zealand coastal policy statement; a regional policy statement or proposed regional policy statement; and a plan or proposed plan. Having regard to the above and the matters of control listed above, those relevant provisions are addressed below.

There are no National Environmental Standards applicable in this instance and no further assessment is required.

The New Zealand Coastal Policy Statement 2010 (NZCPS) is of some relevance as the site is in the Coastal Living Zone of the District Plan and the NZCPS seeks to ensure that the integrity, form, functioning and resilience of the coastal environment is protected. However, it is noted that as the development is for a controlled activity, it is inherently consistent with this policy document (and other national policy documents). To confirm, and as outlined above and within the accompanying Geotechnical Report, due to the distance of the site from the coast (220m) the development will not affect the integrity, form, functioning or resilience of the coastal environment.

6.2.1 Far North District Plan – Section 104(1)(b)(vi)

An assessment of the proposal against the matters for control listed for Rule 10.7.5.2.2 is provided below.

- The proposal is consistent with the character of the receiving environment, consisting of semi-rural coastal residential properties. Whilst the proposed dwelling does not meet the permitted building size requirements of the FNDP in the Coastal Living zone (an exceedance of only 6m²), the new dwelling and associated structures are an appropriate scale of development which will have a less than minor effect when viewed from the wider environment.
- The application proposes the addition of new built development on the site which is of a scale and design which will be able to comply with all bulk and location requirements of the FNDP, notably in terms of building height, sunlight access and boundary



setbacks of at least 10m. It is considered that any effects of the new development will not extend to the wider environment given the units are a modest scale and will not be a dominant feature in the wider environment due to their small size.

- The proposed new dwelling has been designed to be well setback from Te Ranginui Place, providing an extensive front area which can be landscaped to suit the owners requirements.
- The location of the development has also been selected as there is minimal earthworks and vegetation removal required to facilitate its construction and for the servicing and access and these will be in compliance with the Far North District Plan and Far North Engineering Standards.
- The front section of the site is shown as flood and coastal susceptible land on the Northland Regional Councils Natural Hazards GIS mapping system. As the dwelling is located outside of this area it is considered that the development will not change the natural coastal hazard risk of the surrounding area. This is supported by the Site Suitability Geotechnical Report by LDE.
- The new development is well setback from all adjacent boundaries and as such the Lot provides for appropriate amenity and privacy to the immediate neighbours. It is also noted that the neighbouring units at 12 and 16 Te Ranginui Place are located within the subdivided parcels of land which was approved as part of the original consent, so the owners would be fully aware of the nature and potential scale of development which is permitted on the land.
- The servicing effects have been assessed in the Site Suitability Geotechnical and Engineering Report and it is concluded that servicing effects on the receiving environment are less than minor.
- The development will have access via a new vehicle crossing in compliance with the Far North Engineering Standards. The road network is able to absorb the existing traffic movements with less than minor effects on the immediate neighbours.

6.3 OTHER MATTERS - SECTION 104(1)(C)

As a controlled activity, the other matters that can be considered under s104(1)(c) must relate to the matters reserved for control under the plan. In this case, there are no other relevant matters.

7. PART 2 MATTERS

The relevant statutory documents above were prepared having regard to Part 2 of the RMA and capture all relevant planning considerations and contain a coherent set of policies



designed to achieve clear environmental outcomes. They provide a clear framework for assessing all relevant potential effects from the proposal, and thus there is no need to go beyond these provisions and look to Part 2 in making this decision, as an assessment against Part 2 would not add anything to the evaluative exercise.

8. CONCLUSION

This AEE concludes that any adverse effects on the environment as a result of the proposed development will be less than minor and have been adequately mitigated or avoided through the appropriate design and proposed construction methodology.

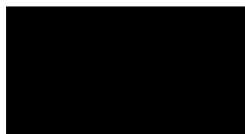
As a controlled activity, Council must grant this application unless it has insufficient information to determine that the activity is controlled. In this case, it is considered that the application contains sufficient information to make this determination.

As a controlled activity, the application must be processed on a non-notified basis as both public and limited notification are precluded.

This assessment also concludes that this proposal will have acceptable actual and potential effects on the environment; will not be contrary to the relevant provisions of the applicable statutory planning documents; and achieves the purpose of the RMA.

Accordingly, it is considered that the statutory requirements of Section 104 and 104A of the Resource Management Act, 1991 are satisfied. As such this consent must be granted in accordance with s104A of the RMA.

Author:



Carly Hinde
Senior Planner
Stellar Projects Limited

Date: 30/10/2023



APPENDIX A RECORD OF TITLE



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




R.W. Muir
Registrar-General
of Land

Identifier 461171
Land Registration District North Auckland
Date Issued 16 March 2009

Prior References
138321

Estate Fee Simple
Area 8028 square metres more or less
Legal Description Lot 12 Deposited Plan 415781

Registered Owners

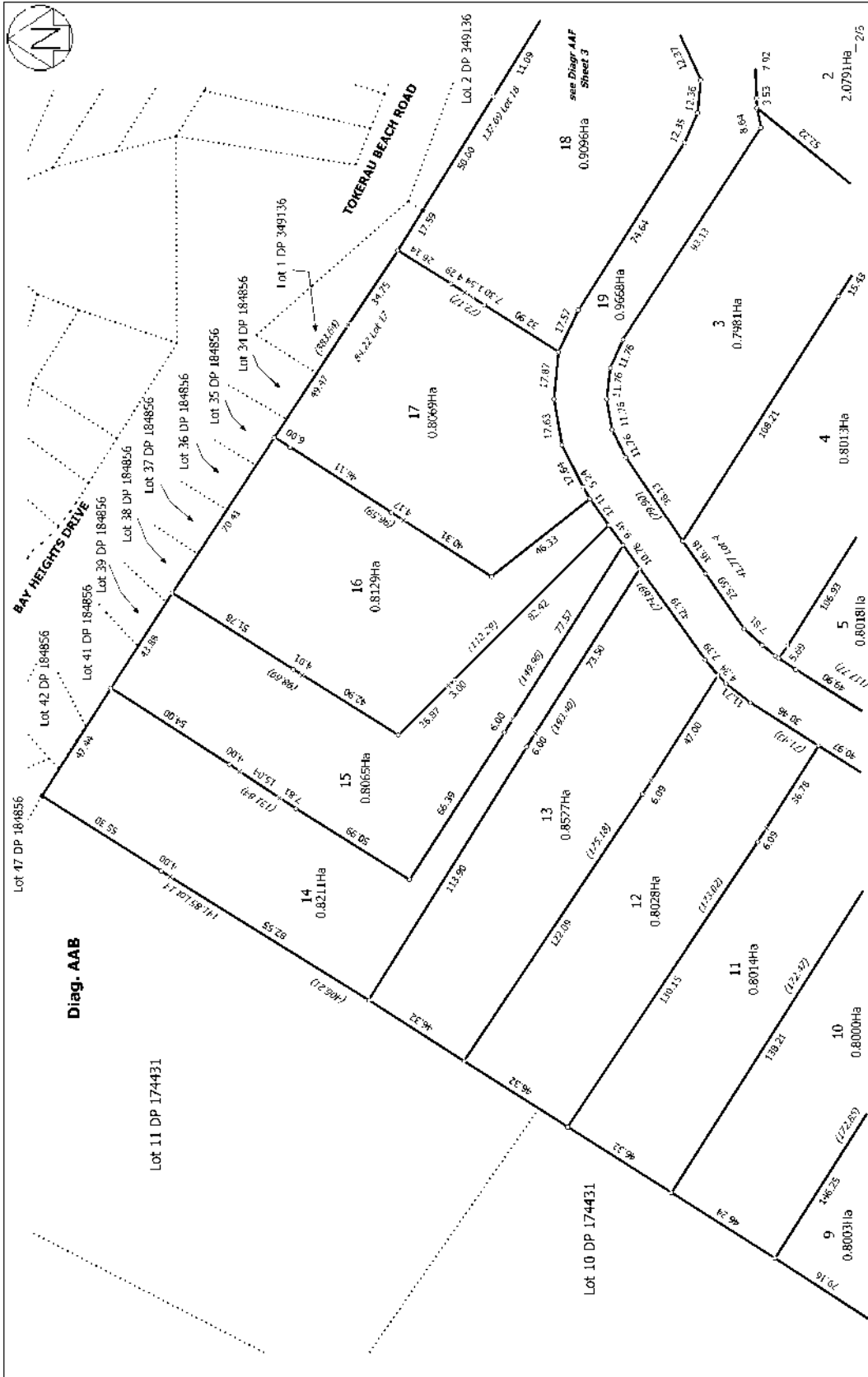
Interests

8103447.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.3.2009 at 3:31 pm
Appurtenant hereto are drainage easements created by Easement Instrument 8103447.5 - 16.3.2009 at 3:31 pm
Subject to a drainage easement over part marked N on DP 415781 created by Easement Instrument 8103447.5 - 16.3.2009 at 3:31 pm
The easements created by Easement Instrument 8103447.5 are subject to Section 243 (a) Resource Management Act 1991



- 1/5

<p>Land District North Auckland</p>	<p>Surveyor Trevor James Shaw F.M.S. County Engineer (atlas)</p>	<p>Lots 1 to 21 being a Subdivision of Lot 1 DP 198303</p>	<p>Digital Title Plan DP 415781</p>
<p>Digitally Generated Plan Generated on: 31/03/2019 3:37:11 PM Page 5 of 10</p>		<p>Deposited on: 15/03/2009</p>	



Lot 1 DP 174431
 Lot 10 DP 174431
 Lot 2 DP 349136
 see Diag. AAF Sheet 3
 0.9096Ha

Lot 21 DP 184856
 Lot 20 DP 184856
 Lot 19 DP 184856
 Lot 18 DP 184856
 Lot 17 DP 184856
 Lot 16 DP 184856
 Lot 15 DP 184856
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 Lot 5 DP 184856
 Lot 4 DP 184856
 Lot 3 DP 184856
 Lot 2 DP 184856

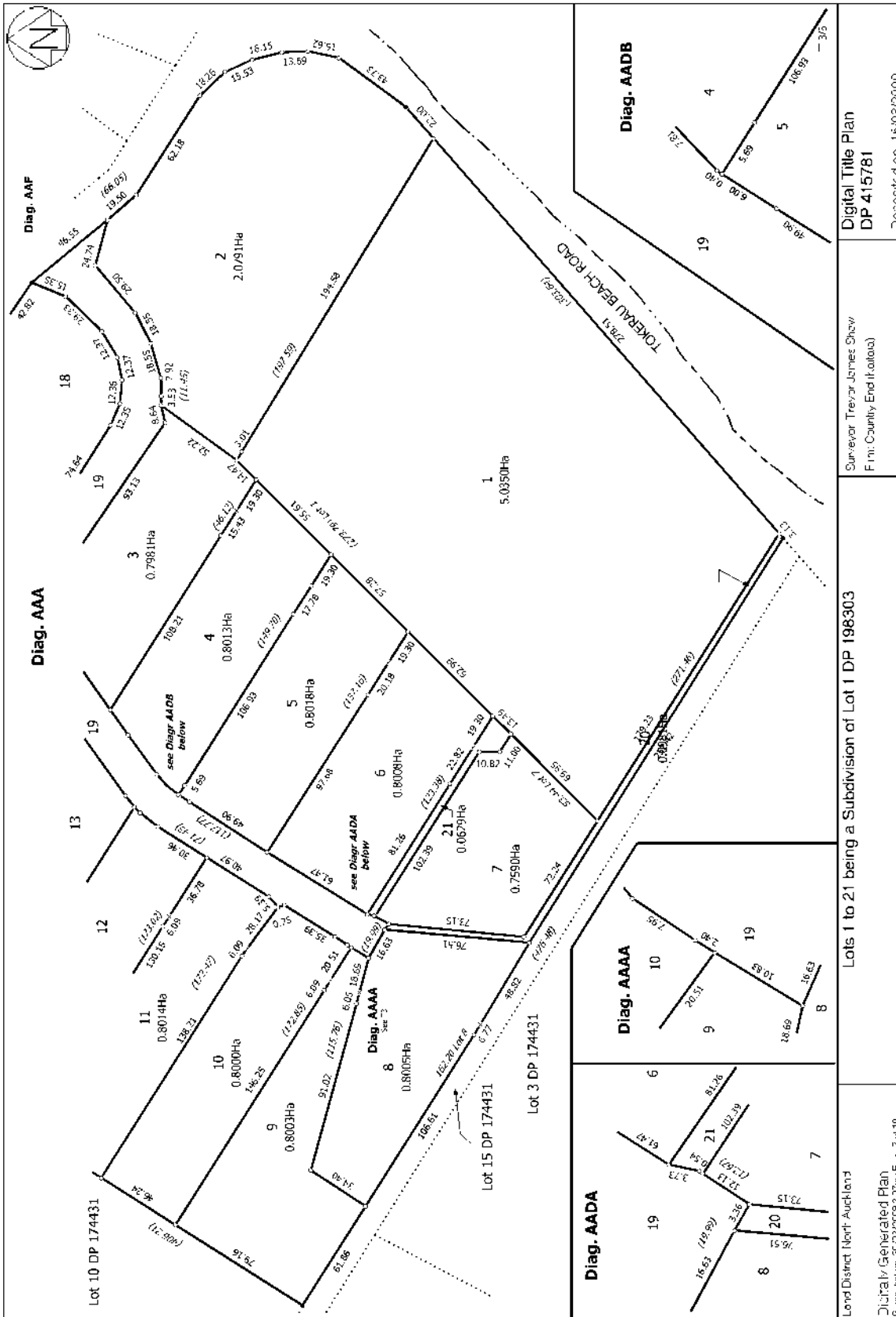
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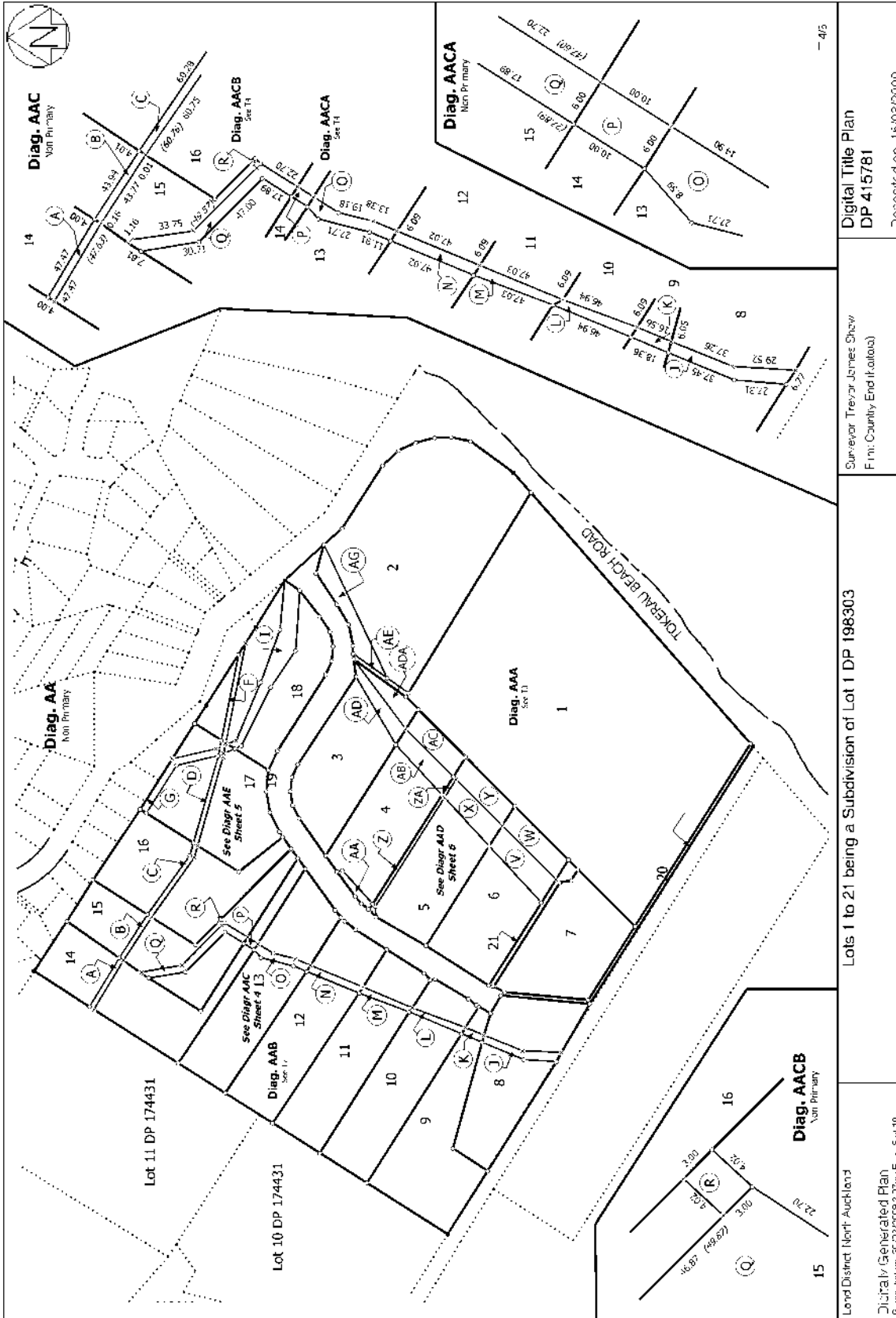


Surveyor Trevor James Shaw
 F.M. County End (at base)

Digital Title Plan
 DP 415781
 Deposited on: 15/03/2009

Lots 1 to 21 being a Subdivision of Lot 1 DP 198303

Land District North Auckland
 Digitally Generated Plan
 Generated on: 30/03/2009 3:37pm Page 7 of 10



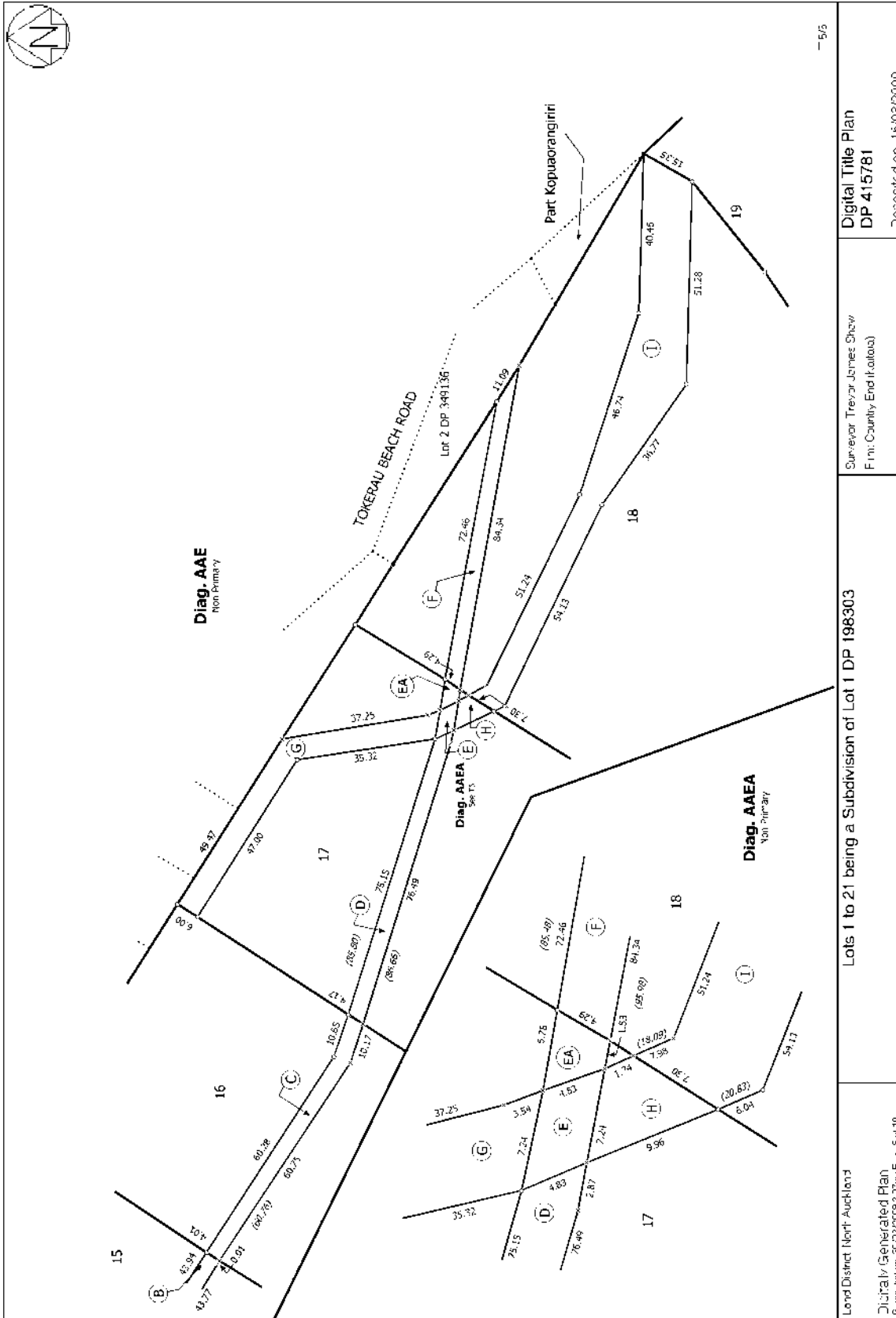
Digital Title Plan
DP 415781

Surveyor Trevor James Shaw
F.M.S. County, Endit (atlas)

Lots 1 to 21 being a Subdivision of Lot 1 DP 198303

Land District North Auckland
Digitally Generated Plan
Generated on: 31/03/2015 3:37pm Page 6 of 10

- 4/5



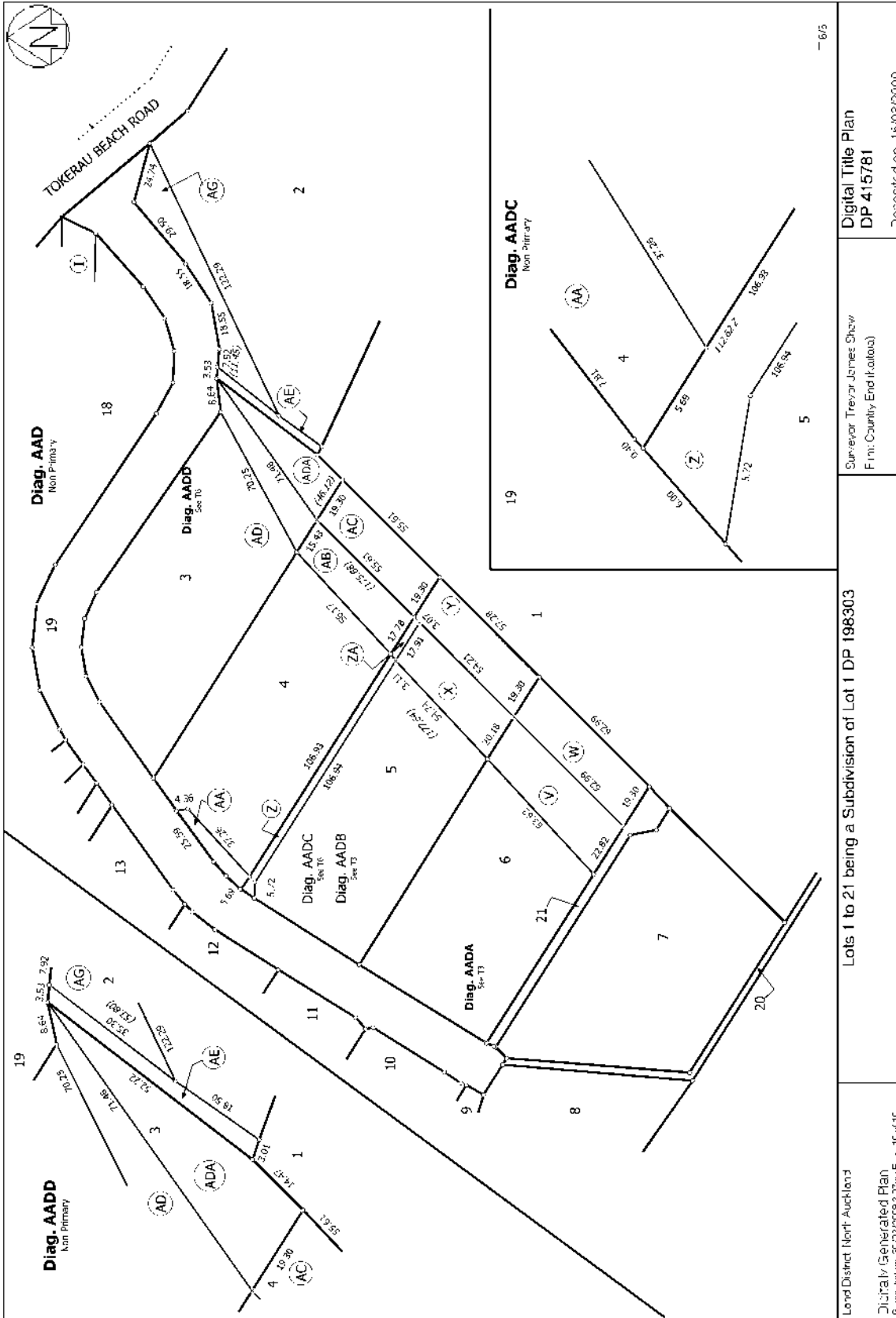
- 5/5

Lot 1 to 21 being a Subdivision of Lot 1 DP 198303

Surveyor Trevor James Shaw
F.M. County End (atlas)

Digital Title Plan
DP 415781

Deposited on: 15/03/2009



Land District North Auckland
Digitally Generated Plan
Generated on: 30/03/2019 3:37pm Page 16 of 16

Lots 1 to 21 being a Subdivision of Lot 1 DP 198303

Surveyor Trevor James Shaw
F.M.S. (County End of a lot)

Digital Title Plan
DP 415781

Deposited on: 15/03/2009

16/5

View Instrument Details



Instrument No 8103447.2
Status Registered
Date & Time Lodged 16 March 2009 15:31
Lodged By Ticehurst, Anne Louise
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
461160	North Auckland
461161	North Auckland
461162	North Auckland
461163	North Auckland
461164	North Auckland
461165	North Auckland
461166	North Auckland
461167	North Auckland
461168	North Auckland
461169	North Auckland
461170	North Auckland
461171	North Auckland
461172	North Auckland
461173	North Auckland
461174	North Auckland
461175	North Auckland
461176	North Auckland
461177	North Auckland

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Richard George Ashwell Palmer as Territorial Authority Representative on 27/03/2009 01:39 PM

*** End of Report ***



Private Bag 752, Manurewa, Auckland
Karikahi 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fn-dc.govt.nz
Website: www.fn-dc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2040954

the Subdivision of Lot 1 DP 198303 Blk IV Karikari SD
North Auckland Registry

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

SCHEDULE

DP 415781 - All Lots

- (i) If during the course of undertaking the site works there is a discovery made of any archaeological find, or suspected find, the work on that portion of the site should cease immediately and the NZ Historic Places Trust and a representative of the relevant local iwi contacted. It is unlawful to modify, damage or destroy an archaeological site without prior authority from the Trust under the Historic Places Act 1993.
- (ii) Due to horticultural activities taking place in the vicinity, any dwelling to be constructed on the land which will utilise rainwater as a potable water supply will require a suitable water filtration system to be installed.
- (iii) At the time of lodging an application for building consent on any of the lots the building applicant is to provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, sets out the specific design of the building's foundations and indicates the programme of supervision of the foundation construction.
- (iv) No building shall be erected on the land without the prior approval of the Council to a report (including plans and calculations if necessary) from a Chartered Professional Engineer (CPEng) with relevant expertise, which specifies and certifies that the sub-floor design is able

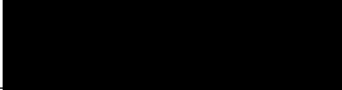
to withstand, and that the proposed floor-levels are 0.5m above, a 100 year return period flood (ARI 100).

- (v) Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces to 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 (Q 100) flow path (on the stormwater management plan prepared previously) and as shown on the as-built drawing.
- (vi) Each dwelling shall have a roof water collection system with a minimum tank storage of 45,000 litres. The tank(s) shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

Lots 2,3,4,5,6 & 7 DP 415781

- (vii) The overland flowpaths on Lots 2, 3, 4, 5, 6 and 7 shall be maintained by the owners of each lot at all times to the satisfaction of Council. Should these overland flow paths not be maintained to the satisfaction of Council, Council will undertake the necessary maintenance at the expense of the owner of the lot.

SIGNED:


By the MANUKAUU DISTRICT COUNCIL
Under delegated authority:
Principal Planner

Mr M A McDonald

DATED at Kerikeri this 13th day of March 2009

View Instrument Details



Instrument No 8103447.5
Status Registered
Date & Time Lodged 16 March 2009 15:31
Lodged By Ticehurst, Anne Louise
Instrument Type Easement Instrument



Affected Computer Registers	Land District
461160	North Auckland
461161	North Auckland
461164	North Auckland
461165	North Auckland
461166	North Auckland
461167	North Auckland
461168	North Auckland
461169	North Auckland
461170	North Auckland
461171	North Auckland
461172	North Auckland
461173	North Auckland
461174	North Auckland
461175	North Auckland

Annexure Schedule: Contains 2 Pages.

Grantor Certifications

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

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

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

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

Signature

Signed by Richard George Ashwell Palmer as Grantor Representative on 27/03/2009 01:39 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 27/03/2009 01:40 PM

*** End of Report ***

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

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

Grantor

OCEAN VIEW OLIVES LIMITED

Grantee

OCEAN VIEW OLIVES LIMITED

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

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

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference) DP 415781	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
ROW (pedestrian access only)	AE	Lot 2 - CT 461161	Lot 1 - CT 461160
Drainage	R	Lot 15 - CT 461174	Lot 16 - CT 461175
	Q	Lot 15 - CT 461174	Lot 14 - CT 461173
	P	Lot 14 - CT 461173	Lot 15 - CT 461174 Lot 16 - CT 461175
	O	Lot 13 - CT 461172	Lot 14 - CT 461173 Lot 15 - CT 461174 Lot 16 - CT 461175
	N	Lot 12 - CT 461171	Lot 13 - CT 461172 Lot 14 - CT 461173 Lot 15 - CT 461174 Lot 16 - CT 461175
	M	Lot 11 - CT 461170	Lot 12 - CT 461171 Lot 13 - CT 461172 Lot 14 - CT 461173 Lot 15 - CT 461174 Lot 16 - CT 461175
	L	Lot 10 - CT 461169	Lot 11 - CT 461170 Lot 12 - CT 461171 Lot 13 - CT 461172 Lot 14 - CT 461173 Lot 15 - CT 461174 Lot 16 - CT 461175

Drainage ctd	K	Lot 9 – CT 461168	Lot 10 – CT 461169 Lot 11 – CT 461170 Lot 12 – CT 461171 Lot 13 – CT 461172 Lot 14 – CT 461173 Lot 15 – CT 461174 Lot 16 – CT 461175
	J	Lot 8 – CT 461167	Lot 9 – CT 461168 Lot 10 – CT 461169 Lot 11 – CT 461170 Lot 12 – CT 461171 Lot 13 – CT 461172 Lot 14 – CT 461173 Lot 15 – CT 461174 Lot 16 – CT 461175
	V	Lot 6 – CT 461165	Lot 7 – 461166
	X	Lot 5 – CT 461164	Lot 6 – 461165 Lot 7 – 461166

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

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



APPENDIX B PLANNING ASSESSMENT CHECKLIST

Planning Checklist against Operative Far North District Plan

Project:	Relocated dwelling
Client:	Anna & Chris Knucky
Address:	14 Te Ranginui Place, Tokerau
Legal description & relevant interests on the Title:	Lot 12 DP 415781 (461171) - 8103447.2 Consent Notice pursuant to s221 of the RMA - Drainage easements
Site area:	8,028m ²
FNDP Zone (Operative):	Coastal Living Zone
FNDP notations:	Flood Susceptible
Soil classification:	3 / 4
Northland brown kiwi & mudfish distribution:	None
Significant indigenous vegetation & significant habitats of indigenous fauna:	None
Surface Water Protection zone:	None
NRC Natural Hazards:	Coastal Flood Hazard Zones, River Flood Hazard Zones
Designations:	None
Statutory Acknowledgement Area:	None
HAIL:	None
Heritage & Archaeology:	None
Regional Plan notations & requirements:	N/A
Other relevant planning documents:	New Zealand Coastal Policy Statement – Application is not in conflict with the NZCPS
Site History:	RMASUB2040954 – approved in 2008
Date:	19 October 2023
Author:	Carly Hinde

CHAPTER 10.7: ZONE RULES – Coastal Living Zone

Standard checked	Not Applicable	Complies	Consent Required	Activity Status	Rule(s) infringed and the extent of the infringement
Standards					
10.7.5.1.1 Visual Amenity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C	The new dwelling and sleep outs do not meet the permitted activity standards in Rule 10.7.5.1.1 (as the GFA exceeds 50m ²) - controlled activity (under 10.7.5.2.2).
10.7.5.1.2 Residential Intensity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	P	The new dwelling and sleepouts will not comply with the minimum net site area requirement of one unit per 4ha of land (the site only measures 0.8ha), Though it meets the following:...except that this rule shall not limit the use of an existing site or a site created pursuant to Rule 13.7.2.1 for a single residential unit for a single household.' – permitted.
10.7.5.1.3 Scale of Activities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	The site is to be solely used for residential (household) purposes.
10.7.5.1.4 Building Height	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	P	The maximum height of the buildings is less than 8m. Complies.
10.7.5.1.5 Sunlight	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	P	<i>No part of any building shall project beyond a 45-degree recession plane 2m vertically above ground level.</i> Complies.
10.7.5.1.6 Stormwater Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	P	<i>Total maximum impermeable surface to be less than 10% and 600m².</i> Complies.
10.7.5.1.7 Setback from Boundaries	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	P	The minimum building setback of 10m is adhered to – complies.
10.7.5.1.8 Screening for Neighbours	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	The site is to be solely used for residential (household) purposes.
10.7.5.1.10 Hours of Operation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A
10.7.5.1.11 Keeping of Animals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A
10.7.5.1.12 Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	P	The residential uses will comply with these standards.
10.7.5.1.13 Helicopter Landing Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A

CHAPTER 12: Natural and physical resources					
Relevant Far North Chapter	Not Applicable	Complies	Consent Required	Activity Status	Rule(s) infringed and the extent of the infringement.
Natural Resources					
Outstanding Landscapes and Features					
12.1.6.1.1 Protection of outstanding landscape features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A – No outstanding landscape feature on the site. N/A – No outstanding landscape overlay on the site.
12.1.6.1.2 Indigenous vegetation clearance in outstanding landscapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	
12.1.6.1.3 Tree planting in outstanding landscapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	
12.1.6.1.4 Excavation and/or filling within an outstanding landscape	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	
12.1.6.1.5 Buildings within outstanding landscapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	
Indigenous Flora and Fauna					
12.2.6.1.1 Indigenous vegetation clearance permitted throughout the district	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	P	Complies.
Soils and Minerals					
12.3.6.1.2 Excavation and/or filling, excluding mining and quarrying	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	P	Earthworks will be under 300m ² and any cuts/fills will be less than 1.5m in height
12.3.6.1.4 Nature of filling material in all zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A
12.3.6.1.5 Excavation and/or filling, including mining and quarrying within the national grid yard in all zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A
Natural Hazards					
12.4.6.1.1 Coastal Hazard Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	P	The site is not in a Coastal Hazard 1 or 2 Area (though it is noted that the wider subdivision parcel is). NRC hazard mapping identifies that the lower portion of the site is susceptible to both river flooding and coastal flooding. The proposed building platform is situated outside of these areas, however access to the proposed building

CHAPTER 12: Natural and physical resources					
Relevant Far North Chapter	Not Applicable	Complies	Consent Required	Activity Status	Rule(s) infringed and the extent of the infringement.
					platform crosses these areas. A free board level of 0.5m is required above the 1% AEP flood for residential dwellings - therefore a minimum finished floor level of 4.2m will be required for all buildings.
12.4.6.1.2 Fire Risk to residential units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	The vegetation does not meet the definition of scrub, shrubland, woodlot or forest.
Heritage					
12.5.6.1.1 Notable trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A – No notable trees on site.
12.5.6.1.2 Altercations to/and maintenance of historic sites, buildings and objects	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A - no historic sites, buildings or objects on site.
12.5.6.1.3 Registered Archaeological Sites	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A – no archaeological sites
Lakes, Rivers, Wetlands and the Coastline					
12.7.6.1.1 Setback from Lakes, rivers and coastal marine area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A
12.7.6.1.2 Setback from smaller lakes rivers and wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	No river or wetland on the site – there is an overland flowpath which is not continually flowing.
12.7.6.1.3 Preservation of indigenous wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A
12.7.6.1.4 Land use activities involving discharges of human sewage effluent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	P	As detailed in the Geotechnical Report the property has available connections to the Council reticulated wastewater main on the Te Ranginui Place frontage.
12.7.6.1.6 Noise	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A
12.7.6.2.4 Development bonus	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A
Hazardous Substances					
12.8.6.1.1 Consent status indices for permitted activities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A
Renewable Energy					
12.9.6.1.1 Domestic scale of renewable energy devices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A

Chapter 15: Transportation					
Activity or standard checked	Not Applicable	Complies	Consent Required	Activity Status	Rule(s) infringed and the extent of the infringement.
Rural Living					
15.1.6A Maximum Daily one- way traffic movements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	P	Complies with permitted activity standard
15.1.6B.1 Car parking spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	P	Provides for onsite parking in compliance with permitted activity standard
Standards for private access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	P	Complies with all requirements
Standards for roads to vest (Public Roads)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A



APPENDIX C ARCHITECTURE PLANS

RANGINUI

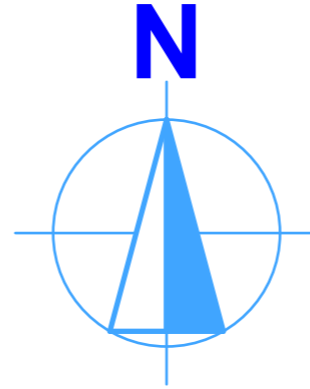
RELOCATABLE

14 TE RANGINUI PLACE KARIKARI PENINSULA NORTHLAND 0483

RESOURCE CONSENT ISSUE 19/10/2023

BUILDING CONSENT DOCUMENTATION

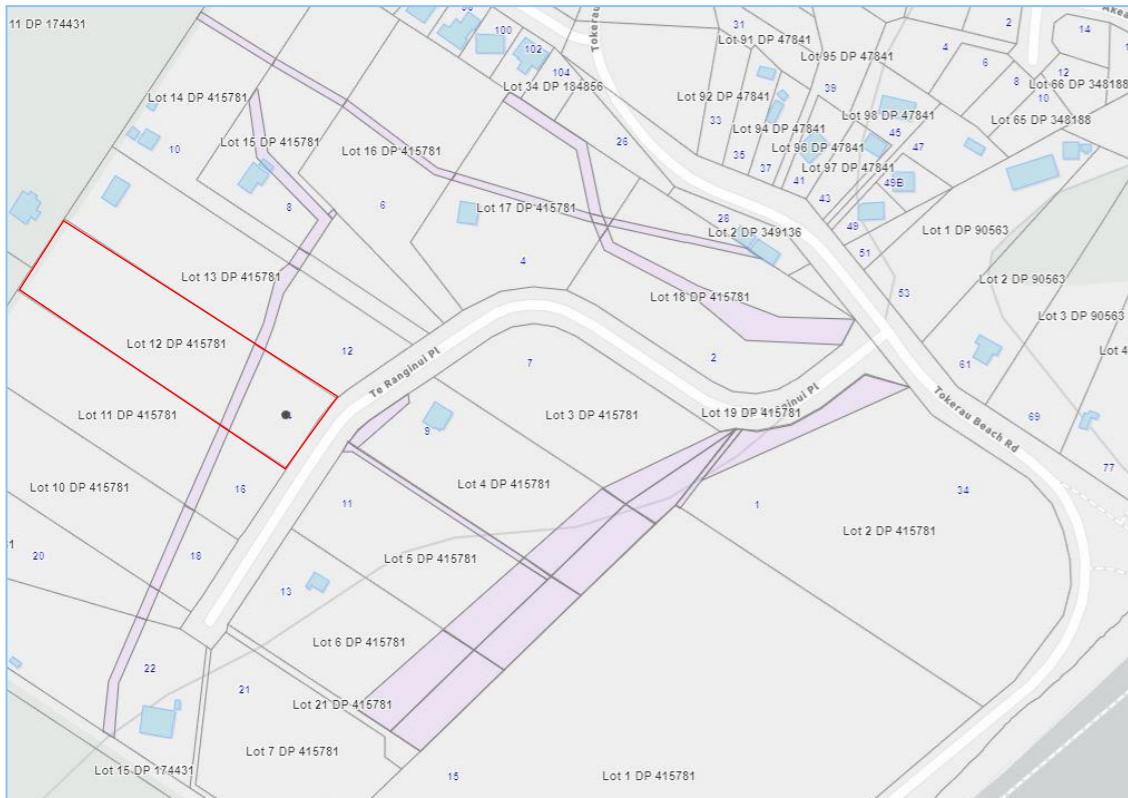
	COVER PAGE
A1	RENDER
<u>A2 SITE PLAN</u>	
A201	EXISTING SITE PLAN
<u>A3 PLANS</u>	
A301	EXISTING DWELLING - GROUND
A302	EXISTING FLOOR FRAMING
A303	EXISTING ROOF PLAN
<u>A5 ELEVATIONS</u>	
A501	EXISTING ELEVATIONS



SITE INFORMATION

LEGAL DESCRIPTION:	LOT 12 DP 415781
ADDRESS:	14 TE RANGINUI PLACE KARIKARI PENINSULA NORTHLAND 0483
WINDZONE:	HIGH
SITE AREA :	8,028m ²
PLANNING CONTROLS:	COASTAL LIVING
MAX. BUILDING HEIGHT	8m
SIDE YARD	10.0m
FRONT YARD	10.0m
HEIGHT IN RELATION TO BDRY	2.0M VERTICAL @ 45DEG
MAX IMPERVIOUS	10% OR 600M2 WHICHEVER IS THE LESSER

The exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or are constructed of natural materials which fall within this range



2 LOCATION PLAN
Scale 1:1.7975



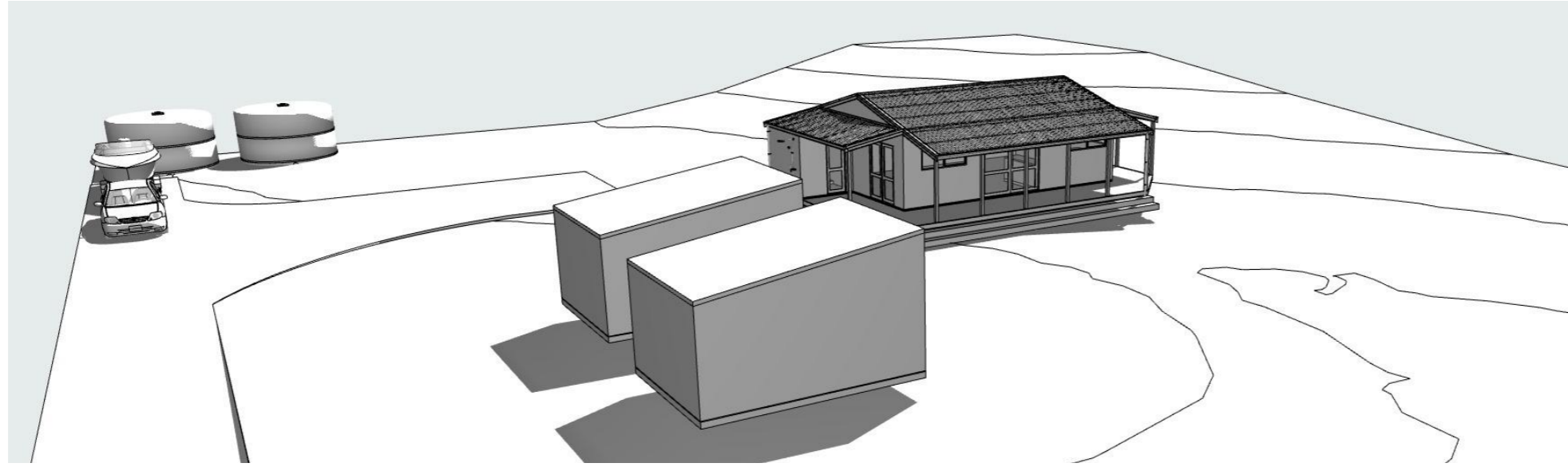
3 AERIAL PHOTO 14 TE RANGINUI PLACE
Scale 1:2.8858

RevID	ChID	Revision	Date

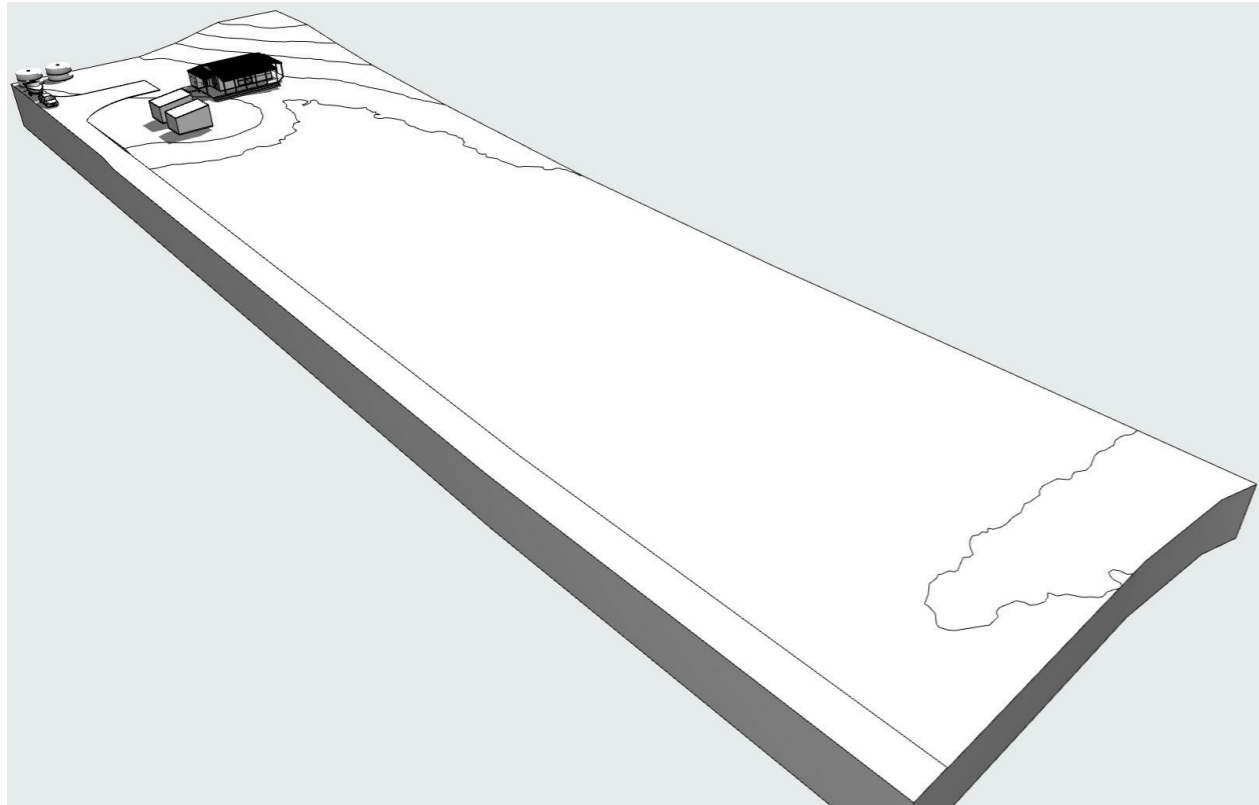
General Notes:
All work to comply with NZS3604-2011 and NZBC document.
All work to comply with manufacturer's specifications and details All plumbing and drainage work to comply to NZBC or AS3500.
Contractor to check for all underground utilities and services and verify locations before construction commences.
Contractor to verify all levels, angles and dimensions on site prior to commencement of any work. Refer all figured dimensions, do not scale. Refer all discrepancies to architectural designer office.

SHEET	SHEET TITLE:	Job Title:	HOUSE ARCHITECTURAL DESIGN LTD
	COVER PAGE	RANGINUI	
Scale A3:	ISSUED:	Site Address:	14 TE RANGINUI PLACE NORTHLAND
PROJECT #:	19/10/2023 HA2303		

alison@housse.co.nz



1 Perspective - White Model
 - Scale 1:237.5599



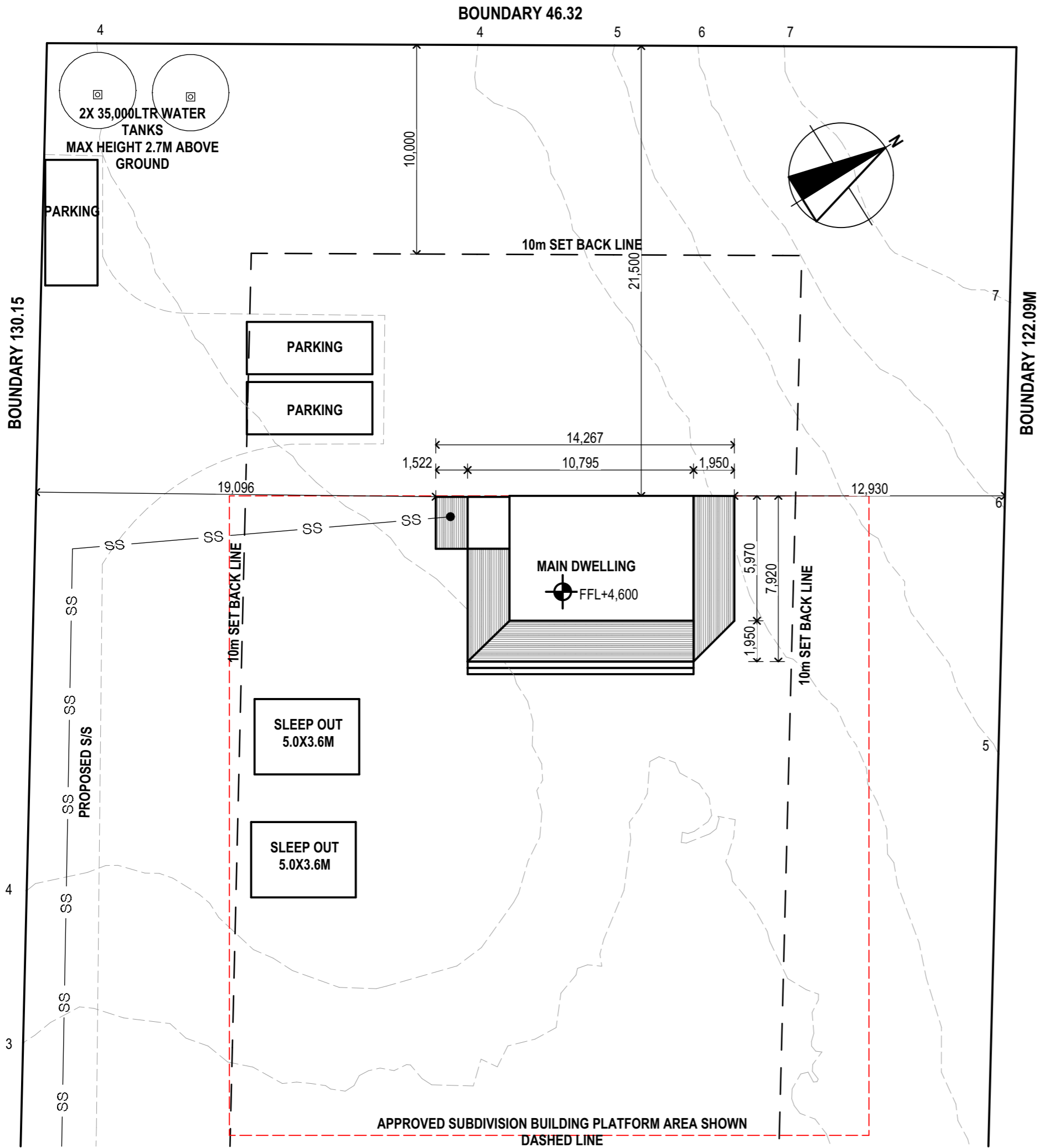
2 White model overall site
 - Scale 1:339.9248

RevID	ChID	Revision	Date

General Notes:
 All work to comply with NZS3604:2011 and NZBC document.
 All work to comply with manufacturer's specifications and details. All plumbing and drainage work to comply to NZBC or AS3600.
 Contractor to check for all underground utilities and services and verify locations before construction commences.
 Contractor to verify all levels, angles and dimensions on site prior to commencement of any work. Refer all figured dimensions, do not scale. Refer all discrepancies to architectural designer office.

SHEET TITLE: RENDER	Job Title: RANGINUI	HOUSSE ARCHITECTURAL DESIGN LTD <small>alison@houssse.co.nz</small>
	Site Address: 14 TE RANGINUI PLACE NORTHLAND	
Scale A3: ISSUED:	19/10/2023	
PROJECT #:	HA2303	

1 SITE PLAN - PROPOSED
Scale 1:200

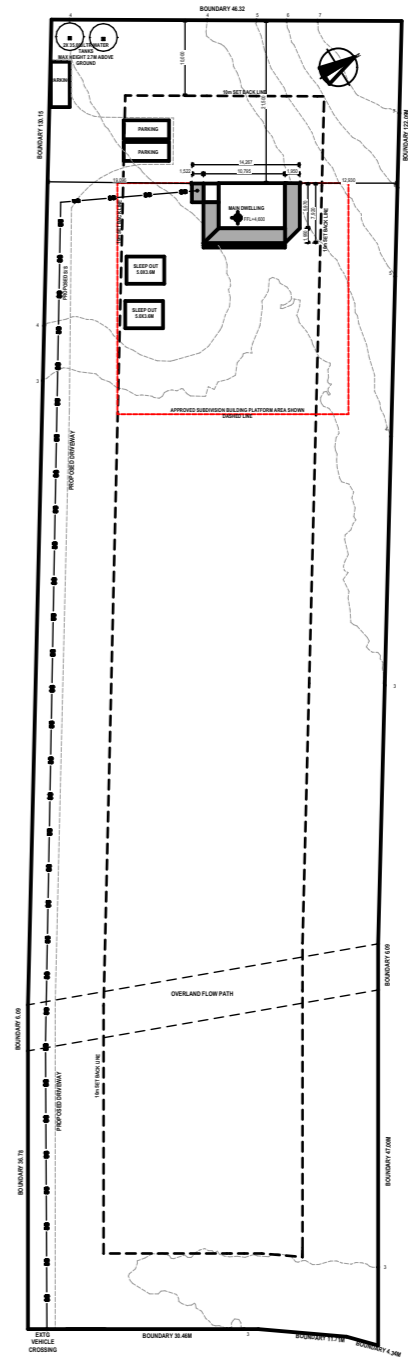


SITE INFORMATION

LEGAL DESCRIPTION: LOT 12 DP 415781
 ADDRESS: 14 TE RANGINUI PLACE KARIKARI PENINSULA NORTHLAND 0483

WINDZONE: HIGH
 SITE AREA : 8,028m²
 PLANNING CONTROLS: COASTAL LIVING
 MAX. BUILDING HEIGHT 8m
 SIDE YARD 10.0m
 FRONT YARD 10.0m
 HEIGHT IN RELATION TO BDRY 2.0M VERTICAL @ 45DEG
 MAX IMPERVIOUS 10% OR 600M2 WHICHEVER IS THE LESSER

The exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or are constructed of natural materials which fall within this range



2 OVERALL SITE PLAN
Scale 1:1000

RevID	ChID	Revision	Date

General Notes:
 All work to comply with NZS3604:2011 and NZBC document.
 All work to comply with manufacturer's specifications and details. All plumbing and drainage work to comply to NZBC or AS3500.
 Contractor to check for all underground utilities and services and verify locations before construction commences.
 Contractor to verify all levels, angles and dimensions on site prior to commencement of any work. Refer all figured dimensions, do not scale. Refer all discrepancies to architectural designer office.

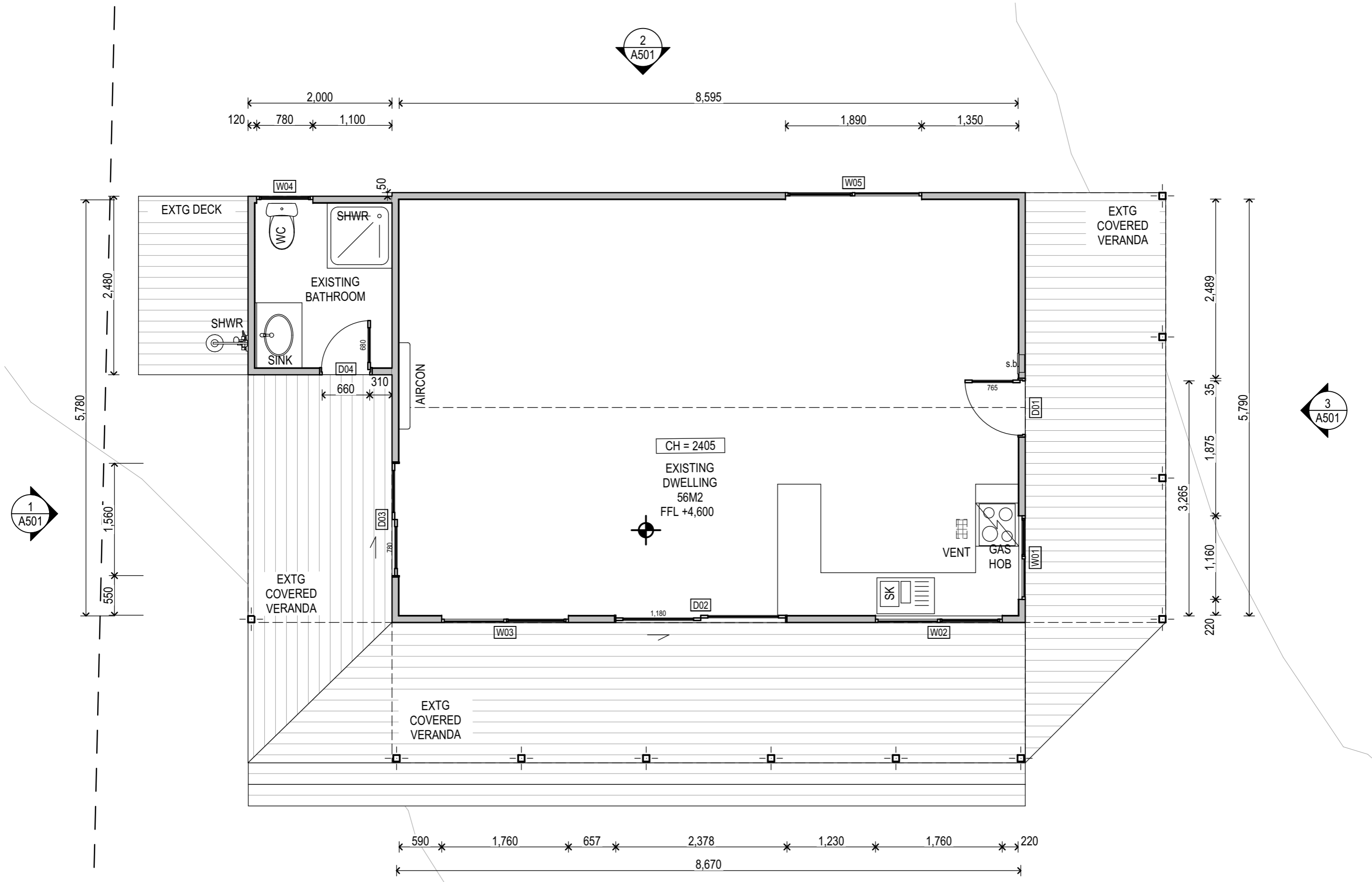
HOUSSE ARCHITECTURAL DESIGN LTD
 alison@housse.co.nz

Job Title: **RANGINUI**
 Site Address: **14 TE RANGINUI PLACE NORTHLAND**

SHEET TITLE: **EXISTING SITE PLAN**
 Scale A3: 1:200
 ISSUED: 19/10/2023
 PROJECT #: HAZ303

SHEET **A201**
 REV

1 EXISTING GROUND FLOOR
Scale 1:50



RevID	ChID	Revision	Date

General Notes:
All work to comply with NZS3604:2011 and NZBC document.
All work to comply with manufacturer's specifications and details. All plumbing and drainage work to comply to NZBC or AS3500.
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HOUSSE ARCHITECTURAL DESIGN LTD
alison@houssse.co.nz

Job Title:
RANGINUI
Site Address:
14 TERANGINUI PLACE NORTHLAND

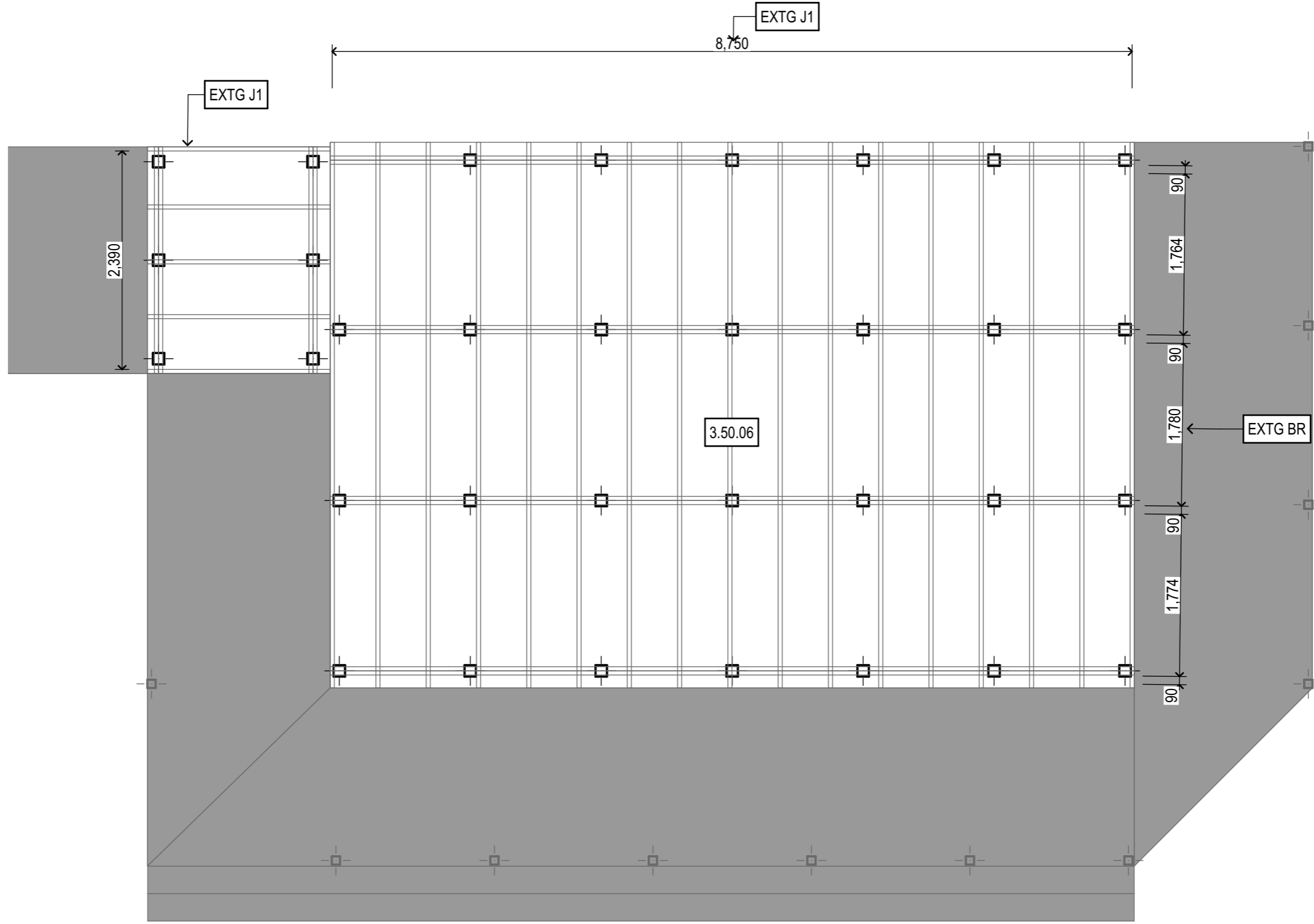
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EXISTING DWELLING - GROUND
Scale A3:
1:50
ISSUED:
19/10/2023
PROJECT #:
HA2303

SHEET
REV
A301

Notes

2 SITE
 2.50 SUBFLOOR STRUCTURE
 BEARERS SG8 H3.2 GRADE
 PILE H5 SED
 EXTG BR 2/140X45 EXISTING BEARERS

3 STRUCTURE
 3.30 SUBFLOOR FRAMING
 EXTG J1 EXISTING FLOOR JOIST 150X45
 @ 550CRS APPROX
 3.50 FLOORING
 3.50.06 FLOORING EXTG - 19MM
 PARTICLE BOARD



1 EXISTING FLOOR FRAMING
 - Scale 1:50

RevID	ChID	Revision	Date

General Notes:
 All work to comply with NZS3604:2011 and NZBC document.
 All work to comply with manufacturer's specifications and details. All plumbing and drainage work to comply to NZBC or ASS500.
 Contractor to check for all underground utilities and services and verify locations before construction commences.
 Contractor to verify all levels, angles and dimensions on site prior to commencement of any work. Refer all figured dimensions, do not scale. Refer all discrepancies to architectural designer office.

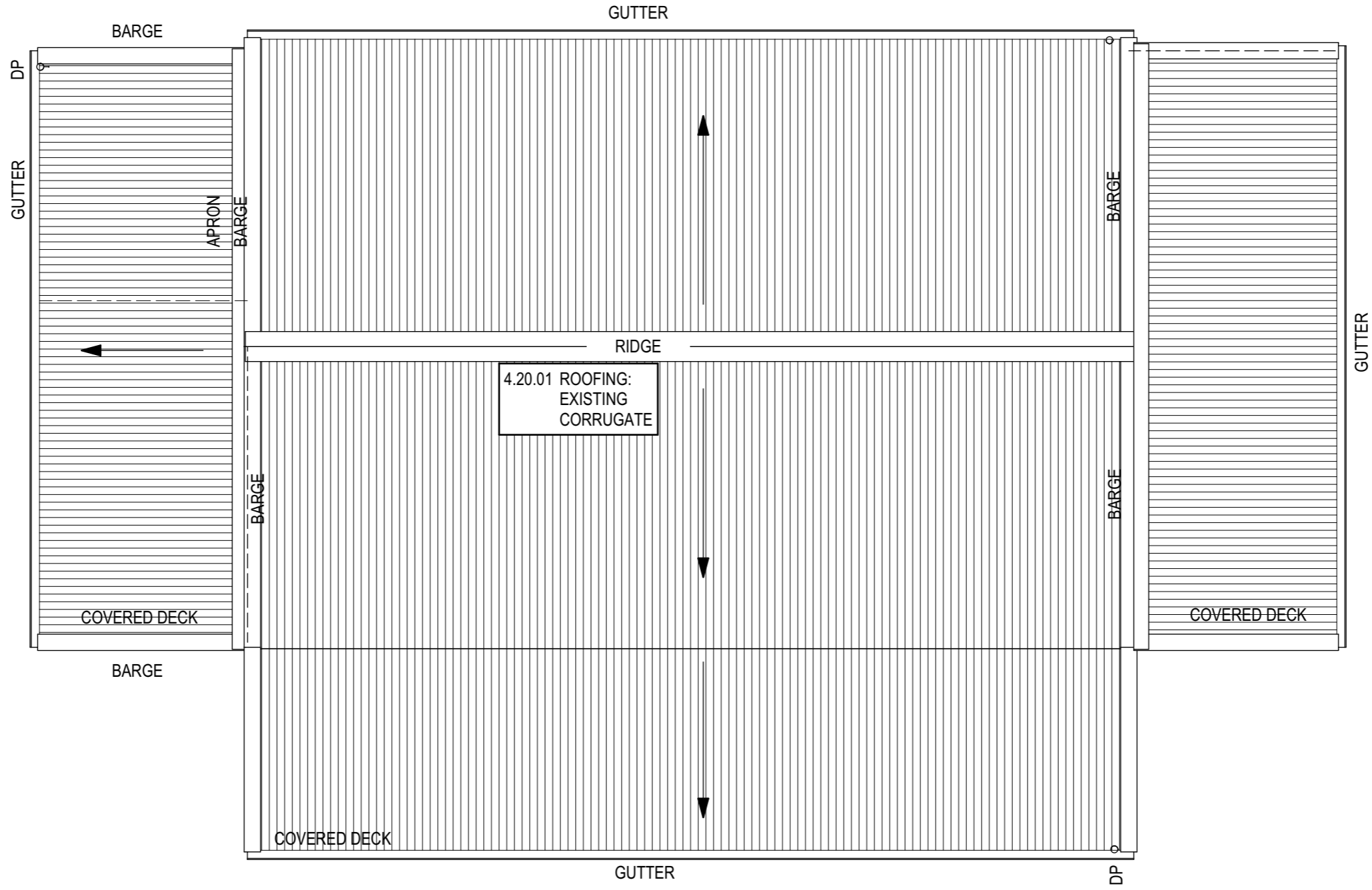
HOUSSE ARCHITECTURAL DESIGN LTD
 alison@houssse.co.nz

Job Title:
RANGINUI
 Site Address:
 14 TERANGINUI PLACE
 NORTHLAND

SHEET TITLE:
 EXISTING FLOOR FRAMING
 Scale A3:
 ISSUED: 19/10/2023
 PROJECT #:
 HAZ303

SHEET
 REV
A302

1 EXISTING ROOF PLAN
Scale 1:50



SHEET
REV

SHEET TITLE:
EXISTING ROOF PLAN

Scale A3:
ISSUED: 19/10/2023

PROJECT #:
HAZ303

Job Title:
RANGINUI

Site Address:
14 TE RANGINUI PLACE
NORTHLAND

HOUSSE ARCHITECTURAL DESIGN LTD
alison@housse.co.nz

General Notes:
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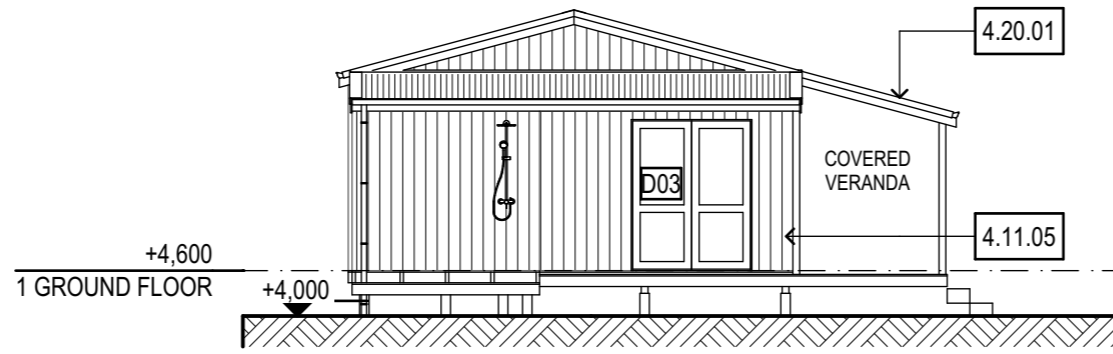
RevID	ChID	Revision	Date

Date

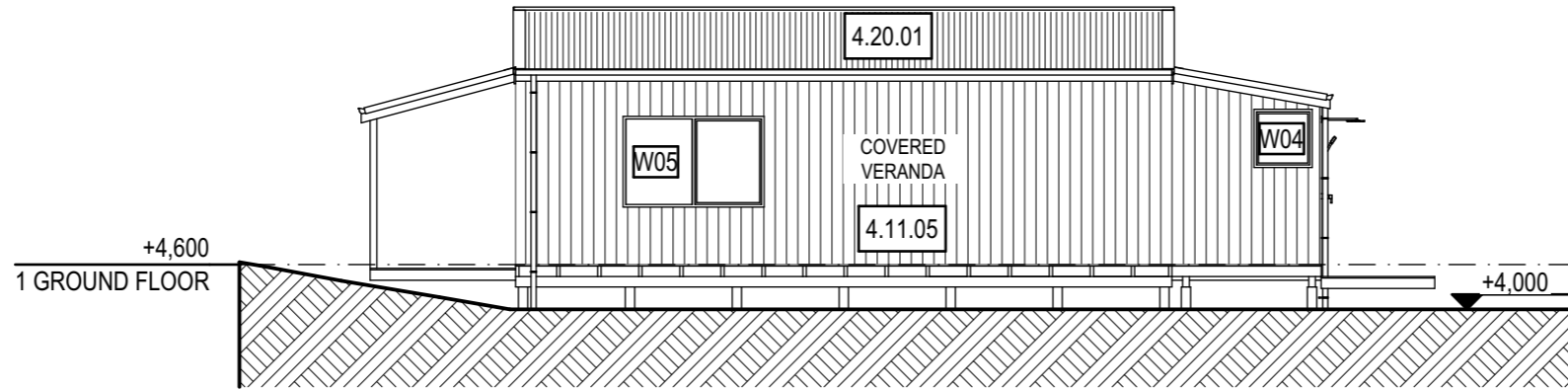
A303

Notes

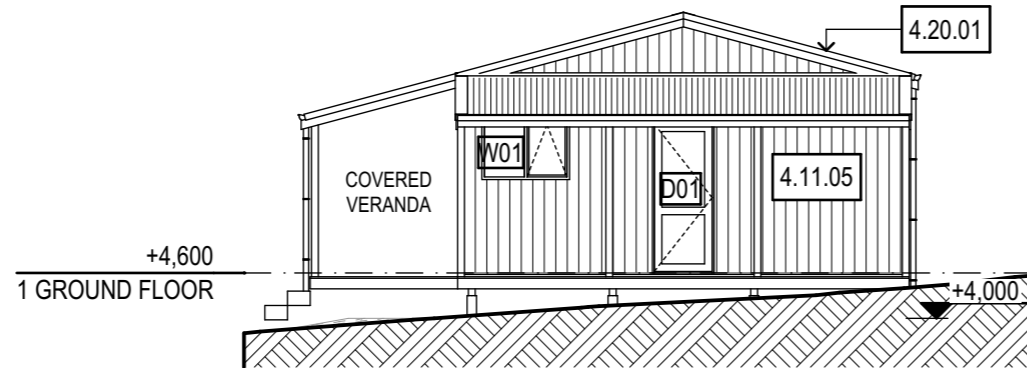
- 4 ENCLOSURE
- 4.10 WALL CLADDINGS
- 4.11.05 WALL CLADDINGS: EXISTING DIRECT FIX PLYWOOD
- 4.20 ROOFING
- 4.20.01 ROOFING: EXISTING CORRUGATE



1 SOUTH Elevation
Scale 1:100



2 WEST Elevation
Scale 1:100



3 NORTH Elevation
Scale 1:100



4 EAST Elevation
Scale 1:100

RevID	ChID	Revision	Date

General Notes:
 All work to comply with NZS3604:2011 and NZBC document.
 All work to comply with manufacturer's specifications and details. All plumbing and drainage work to comply to NZBC or ASS500.
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HOUSSE ARCHITECTURAL DESIGN LTD
 alison@houssse.co.nz

Job Title:
RANGINUI
 Site Address:
14 TE RANGINUI PLACE NORTHLAND

SHEET TITLE:
EXISTING ELEVATIONS
 Scale A3:
1:100
 ISSUED:
19/10/2023
 PROJECT #:
HA2303

SHEET
REV
A501



APPENDIX D SITE SUITABILITY GEOTECHNICAL ASSESSMENT REPORT


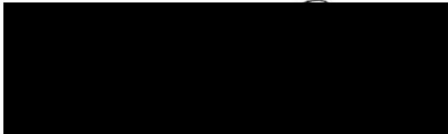


GEOTECHNICAL ASSESSMENT REPORT FOR PROPOSED DWELLING

**Project Reference:
11 September 2023**

DOCUMENT CONTROL

Version	Date	Issued For / Comments
0	11/09/2023	Issued for Consent

Prepared By	Reviewed By
<p>pp</p>  <p>Jack McKay-Neal Engineering Geologist <i>BSc, PMEG</i></p>	 <p>Conor Pullman Chartered Engineering Geologist <i>BSc, PGDipSci, CMEngNZ (PEngGeol)</i></p>

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APPENDIX A: ARCHITECTURAL PLANS

APPENDIX B: GEOTECHNICAL INVESTIGATION PLAN

APPENDIX C: GEOTECHNICAL INVESTIGATION DATA

1 EXECUTIVE SUMMARY

Based on the investigation and appraisal of the site reported herein, the proposed building development has been assessed as stable and is generally considered to be suitable for conventional construction in accordance with the relevant codes of practice.

Pile foundations are suitable for the proposed dwelling but due to loose sand with insufficient bearing capacity should be deepened to layers of sufficient bearing capacity.

All other geotechnical hazards at the site have been assessed as either not present or of acceptable risk provided that the various mitigation measures and good practice recommendations made in this report are adopted.

2 INTRODUCTION

LDE Ltd has been engaged by to undertake a geotechnical suitability assessment for a proposed building development at 14 Te Ranginui Place, Tokerau Beach A relocatable dwelling is proposed for the site. The proposed scheme plan is shown in Figure 1 below and attached as Appendix A.

The purpose of the investigation was to determine the geotechnical suitability of the site for the proposed development in accordance with the Resource Management Act (1991) and the Far North District Council (FNDC) Engineering Standards (2009) The scope of our assessment included consideration of any existing or potential geotechnical hazards at locations of the new building, consideration of engineering requirements for residential construction, and the servicing of buildings with respect to access, wastewater, and stormwater disposal.

2.1 Proposed Development

A relocatable dwelling is proposed for the site, with a suspended timber floor. The dwelling is approximately 56m² in area. Several sleep outs are also proposed for the site.

The property has available connections to a council reticulated wastewater main on the Te Ranginui Place frontage.

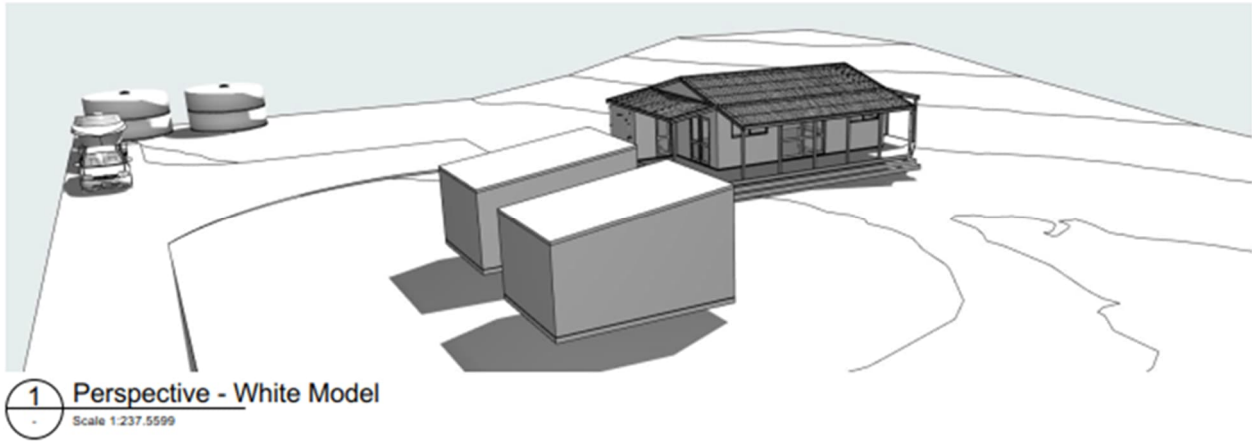


Figure 1 - Proposed dwelling and sleepouts

3 DESKTOP STUDY

3.1 Site Description

The site, legally described as Lot 12 DP 415781 is located within the township of Tokerau Beach on the Karikari Peninsula, at the northern extent of Doubtless Bay (Figure 2). The property is some 8028m² in area and neighbours other semi-rural residential sites. The site consists of a very gently sloping dune, rising from the street frontage to a crest at the north-western edge of the property. A partially formed drain bisects the site approximately 40m from the street frontage. Access to the proposed site is achieved through a vehicle crossing and driveway from Te Ranginui Drive along the south-western property boundary.



Figure 2: Location of the site relative to Tokerau Beach and the local surrounds. Imagery from Google Earth.

3.2 Council GIS Mapping

A review of relevant NRC hazard mapping was undertaken for the site. The review identified that the lower portion of the site is susceptible to both river flooding and coastal flooding (Figures 3 and 4). The proposed building platform is situated outside of these areas, however access to the proposed building platform crosses these areas. The site is not mapped as susceptible to any other hazards.



Figure 3 - NRC mapped river flood hazard at the site.



Figure 4 - NRC mapped coastal flood hazard at the site.

3.3 Historical Aerial Imagery

A review of historical and recent aerial imagery has been undertaken, with images sourced from Retrolens¹ and Google Earth. Initial aerial imagery from 1940 shows the site in a natural state, with sparse dune vegetation. This site condition persists until 1984, where imagery shows the site cleared of natural vegetation and grassed. The site remained in pasture until between 2006 and 2011 when the site was subdivided. Since 2011 the site has remained unchanged, without evidence of site disturbance or changes in land use.

3.4 Geological Mapping

The 1:250,000 geological map of the region² shows the site as being underlain by both Pleistocene dune deposits and Holocene swamp deposits, described as “Uncemented to moderately cemented and partly consolidated sand in coastal foredunes. Clay-rich sandy soils.” and “Unconsolidated to poorly consolidated sand, peat, mud and shell deposits (estuarine, lacustrine, swamp, alluvial and colluvial).” respectively (Figure 5).

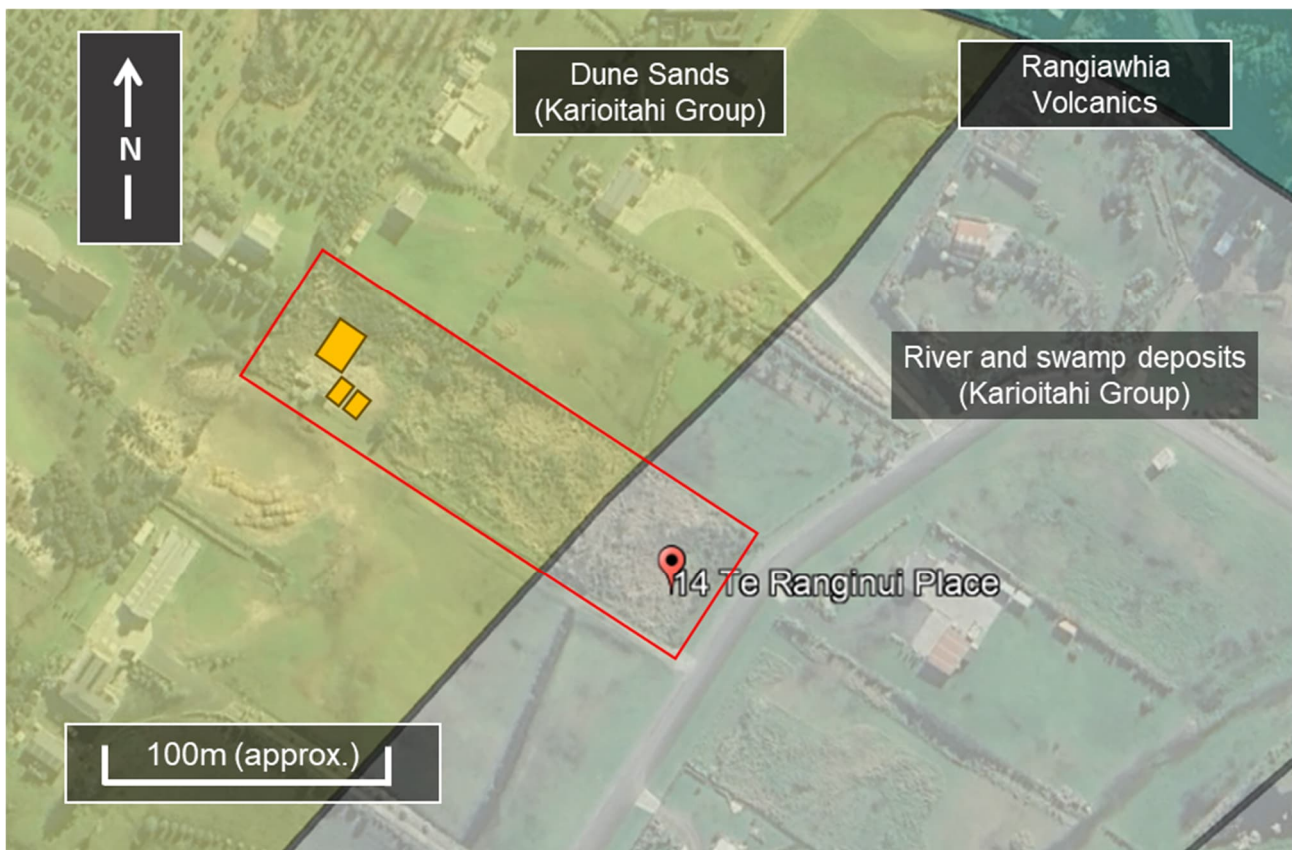


Figure 5 - Geological map of the site. Source: GNS

¹ Retrolens – Historical Imagery Resource. <https://retrolens.co.nz/map/>. Imagery licensed by LINZ CC-BY 3.0.

² Edbrooke, S.W.; Brook, F.J. (compilers) 2009: Geology of the Whangarei area: scale 1:250 000. Lower Hutt: GNS Science. Institute of Geological & Nuclear Sciences 1:250,000 geological map 2. 68 p. + 1 folded map

4 GROUND CONDITIONS

4.1 Subsurface Investigations

Our investigation of the site included the following work:

- Two 50mm hand augered boreholes (HA01 to HA02) put down to a target depth of 3m or refusal. Scala penetrometer tests were performed in each borehole. Results are shown on the corresponding borehole logs.
- Three Scala penetrometer tests put down to a target depth of 3m or refusal.

The locations of the subsurface investigations are on the Geotechnical Investigation Plan in Appendix B. Logs of the boreholes and penetrometer tests are presented in Appendix C.

The field work was completed in September 2022.

4.2 Subsurface Conditions

In summary, our investigations encountered a mix of loose dune and interdune sands, and very dense hardpan sands, broadly consistent with the mapped geology of the site.

Topsoil was encountered at the surface of HA01 to a depth of 200mm, comprising moist, slightly organic sandy silt.

Dune sands were encountered below topsoil and from the surface of HA02, comprising loose, silty sand soil with variable organics. Scala penetrometer testing within this unit returned penetration resistances of 0.5 – 2 blows/50mm penetration. Organic silty sand was identified in HA01 from 0.6m depth until borehole termination at 1.3m depth. This comprised a loose material, with Scala penetration resistance of 0.5 – 1 blow/50mm penetration.

A hardpan of poorly cemented fine sands was encountered in HA02, comprising silty fine sand at 0.7m depth. This material outcropped at the surface of the site, particularly to the northwest of the proposed building platform. Scala penetrometer testing within the unit resulted in immediate refusal (>10 blows/50mm penetration) and may be inferred to represent all Scala penetrometer refusal encountered within the testing.

Scala penetrometer testing across the proposed building platform identified three distinct penetration profiles. In DCP01 refusal (>10 blows/50mm penetration) was encountered at 0.1m depth on the hardpan. This was verified with an additional test 2m away that provided identical results. DCP02 identified a profile of loose to medium dense (1 – 3 blows/50mm penetration) sands from the surface to 1.2m depth. Below 1.2m depth to the tests termination at 2.85m depth a consistent penetration resistance profile of 3 – 4 blows/50mm penetration was encountered. In DCP03 penetration resistance ranged between 2 – 4 blows/50mm penetration, with a lens of dense sands with penetration resistance of 5 – 7 blows/50mm penetration located between 0.85m to 1.1m depth. A sharp increase in penetration resistance resulting in refusal was located at 1.8m depth which may be inferred as striking the hardpan.

Bedrock was not encountered in the investigation. Based on the geomorphology of the site and the outcropping of the Rangiahia Volcanics 250m to the north-east, it is expected that slightly weathered to fresh bedrock lies at some 25m depth below the site.

4.3 Soil Moisture Profile and Groundwater Conditions

Testing was performed during Spring of 2022, during standard climatic conditions for the season.

The soils beneath the building site were moist from the surface, becoming saturated at 1.0m depth in HA01. A perched water table was also identified in HA02 above the buried hardpan at 0.7m. The water table in HA01 is largely consistent with a nearby well on the NRC database that shows a groundwater depth of 2.2m.

The moisture content of the near surface soils is expected to be higher during the winter months or extended periods of wet weather resulting in their saturation at times. The extent of the wetting front will be dependent on the duration of the period of rainfall but may extend down some 1m to 2m of the surface. Similarly, the groundwater table is expected to rise some 1m to 2m during extended periods of wet weather. In our opinion complete saturation of the ground is possible, particularly on the low ground downslope of the proposed building platform but is a low probability occurrence.

4.4 Seismic Subsoil Category

We consider that the site is a Class C shallow soil site as defined by NZS 1170.5 (2004) "Structural Design Actions: Part 5: Earthquake actions – New Zealand" based on the >3m soil profile at the site. We expect bedrock to be found at approximately 20m depth based on the nearby Rangiahia Volcanics rock located approximately 250m away to the northeast. We have not classified the site as Class D on this basis.

5 NATURAL HAZARDS AND GROUND DEFORMATION POTENTIAL

5.1 Definition and Legislation

This section summarises our assessment of the natural hazards within the property as broadly required by Section 106 of the Resource Management Act (1991 and subsequent amendments) and including geotechnical and coastal hazards given Section 71(3) of the Building Act (2004). This includes erosion, inundation, subsidence, and slippage.

This section also includes our assessment of ground beneath the building site which is outside the definition of "Good Ground" as defined by NZS3604 (2011) "Timber Framed Buildings".

5.2 Flooding and Inundation

The proposed building platforms are partially located within areas indicated as being susceptible to flooding in the 1% AEP (100year) flood event including climate change for Tokerau Beach which is indicated on the NRC GIS maps

as being at an RL of 3.7m. This is based on reporting undertaken by Tonkin & Taylor³ utilising the bathtub model approach for coastal inundation.

A free board level of 0.5m is required above the 1% AEP flood for residential dwellings under the Regional Soil and Water Plan for Northland. Therefore a minimum finished floor level of 4.2m will be required for all buildings.

5.3 Earthquake Hazards

5.3.1 Tsunami

Tsunami pose a risk to any low lying coastal areas of New Zealand and can pose a risk of expected loss of life greater than (double) that of the near-source earthquake event itself. However, tsunami is not specifically identified under the Building Act (2004) in comparison to the specified inundation sources (flooding, overland flow, storm surge, tidal effects, and ponding).

Although tsunami will result in inundation of coastal lowlands, there are currently no prescriptive methods or specific code designs that need to be considered in building design, and it should be appreciated that to date some form of tsunami risk is knowingly or unknowingly accepted by the wider population and society of New Zealand for any low lying titled land adjacent to the coast.

The site is mapped as within the Orange Inundation Zone, which represents the approximate inundation extent from a 500-year return period tsunami. It is therefore considered that additional design considerations are not required to mitigate against the potential adverse effects of wave heights associated with tsunami inundation at the site. It is considered good practice for the owners of the property to be familiar with evacuation routes to the nearest high ground should evacuation be required.

5.4 Liquefaction

Although the site is located on an alluvial landform, a detailed liquefaction hazard assessment for the site is not considered to be necessary due to the low design PGAs in Northland, and as the investigation data indicates the unlikely potential for seismic liquefaction-induced settlement or lateral spreading of the site due to the presence of a near-surface hardpan.

5.5 Slope Instability

As the site consists of gently inclined dune landforms slope stability has not been considered. Minor erosion of unvegetated slopes may occur with surface runoff but are unlikely to pose immediate hazard to any construction. It is recommended that any exposed sandy slopes are vegetated to counter erosion and protect against loss of sediment to wind.

³ Coastal Flood Hazard Assessment for Northland Region 2019-2020, Tonkin & Taylor, 2021.

5.6 Compressible Ground and Consolidation Settlement

Both the topsoil and loose sands identified in HA01 may settle if relied on for foundation support. These materials should be piled through to suitable material below to counter the potential for settlement of the dwelling.

5.7 Conclusions

From our assessment of the natural hazard and ground deformation risks presented to the proposed development we consider that the site is suitable for development, provided that the recommendations given in Section 6 are adopted.

6 ENGINEERING RECOMMENDATIONS

6.1 Site Preparation and Earthworks

Based on our understanding of the proposed relocatable dwelling, it will be constructed over existing grade with very minor earthworks required to form a suitable building platform. All unsealed or unvegetated surfaces should be covered in topsoil or planted to minimise erosion of the sands at the site.

The finished ground level should be graded so that water cannot pond against, beneath or around the building for the economic life of structure. To achieve this it will be important that the building platform beneath the topsoil grades away from the site.

Contouring should avoid the potential for concentration and discharge of surface water over point locations which could result in soil erosion or instability.

6.2 Foundation Design and Construction Recommendations

Based on our investigation and appraisal of the building site, we consider that the proposed conventional shallow piles will be suitable for the proposed dwelling.

Ground with a geotechnical ultimate bearing capacity of at least 300kPa was encountered at variable depths on the site. Generally, this was encountered at depths of less than 0.5m across the site. However one testing location did not encounter ground with a geotechnical ultimate bearing capacity of at least 300kPa until a depth of 1.6m below ground level.

Due to the presence of near-surface loose sands, the site is not considered 'Good Ground' as defined in NZS3604 (2011). Shallow pile foundations sized in accordance with NZS3604 (2011) are expected to be suitable but shall have minimum embedments below cleared ground of 1.6m.

The foundation drawings should be reviewed by LDE Ltd at the building consent stage to determine if the proposed structure and foundation are suitable for the ground conditions.

6.3 Verification Checks

Verification testing of the ground by a representative of LDE Ltd is recommended to ensure that the ground conditions at the base of the foundation excavations are as described in this report, and that all unsuitable and loose materials have been removed as required by NZS3604 (2011) and NZS4229 (2013). We should be contacted immediately if these conditions vary from that described in this report. Deepening or widening of the foundations or a modification to the recommendations or design may be required.

6.4 Stormwater Management

It is important to ensure that all surface water from roof, paved and retaining wall areas is appropriately collected and discharged to a suitable point sufficiently away from the building and areas of fill. It is expected that tank water attenuation will be suitable for the site. Tank water overflows shall be discharged to the ground surface at least 10m away from any dwelling or building on the site. The discharge point shall utilise a spreader bar or other similar device to minimise erosion of the sands.

The stormwater system for the building should be operational as soon as the roof is in place. This is to ensure that the ground within the vicinity of the building is not compromised by the negative effects and potential consequences of soil saturation.

6.5 Service Pipes

All service pipes, stormwater structures, and culverts should be designed and constructed to ensure adequate capacity, strength, and water tightness to prevent leakage into the platform through blockage, running under pressure, or structural failure.

All service pipes installed within the fill should be flexible, or flexibly joined, so that they may deflect without breaking if the ground settles.

A record should be kept of the position, type, and size of all subsoil drains, and in particular of their outlets.

6.6 Garden Trees and Shrubs

We consider that that gardens and trees can be established adjacent to the building, however due to the detrimental effect that these can have on the building (particularly trees) we suggest the following be taken into consideration:

- The development of the gardens should not interfere with any subfloor ventilation or the drainage system for the building.
- Care should be taken to avoid the over watering of gardens close to building footings.

- To reduce the potential for heave damage associated with tree root growth or foundation settlement due to soil shrinkage due to moisture uptake by the trees, trees should be planted a minimum of 0.5 times the mature height of the tree away from the foundation.

7 SECTION 72 STATEMENT

Subject to the adoption in full of the recommendations within this report, it is our opinion in terms of section 72 of the building act that;

- a) The land is not subject to and is unlikely to be subject to 1 or more natural hazards; and
- b) The building work to which an application for a building consent relates will not accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or on any other property.

8 LIMITATIONS

This report should be read and reproduced in its entirety including the limitations to understand the context of the opinions and recommendations given.

This report has been prepared exclusively for in accordance with the brief given to us or the agreed scope and they will be deemed the exclusive owner on full and final payment of the invoice. Information, opinions, and recommendations contained within this report can only be used for the purposes with which it was intended. LDE accepts no liability or responsibility whatsoever for any use or reliance on the report by any party other than the owner or parties working for or on behalf of the owner, such as local authorities, and for purposes beyond those for which it was intended.

This report was prepared in general accordance with current standards, codes and best practice at the time of this report. These may be subject to change.

Opinions given in this report are based on visual methods and subsurface investigations at discrete locations designed to the constraints of the project scope to provide the best assessment of the environment. It must be appreciated that the nature and continuity of the subsurface materials between these locations are inferred and that actual conditions could vary from that described herein. We should be contacted immediately if the conditions are found to differ from those described in this report.

Construction site safety is the responsibility of the builder/contractor. The recommendations included herein should not be construed as direction of the contractor's methods, construction sequencing or procedures. LDE Ltd can provide geotechnical recommendations during construction, upon request.

APPENDIX A
ARCHITECTURAL DRAWINGS

RANGINUI

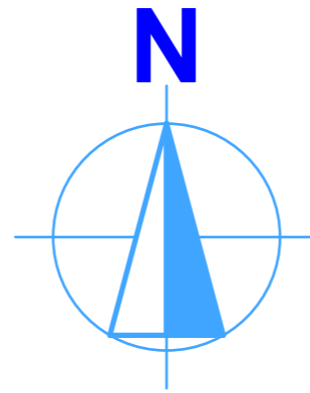
RELOCATABLE

14 TE RANGINUI PLACE KARIKARI PENINSULA NORTHLAND 0483

PROJECT ESTABLISHMENT 23/05/2023

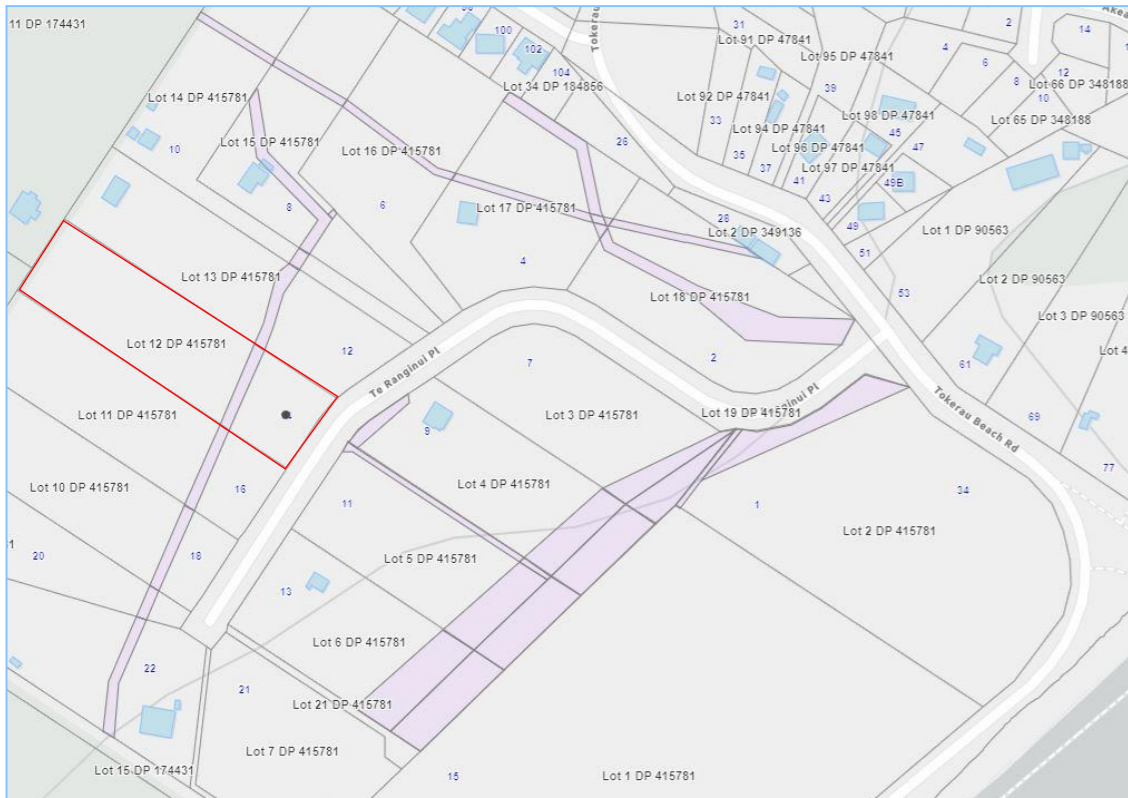
BUILDING CONSENT DOCUMENTATION

A1	COVER PAGE
A2 SITE PLAN	RENDER
A201	EXISTING SITE PLAN
A3 PLANS	
A301	EXISTING DWELLING - GROUND
A302	EXISTING FLOOR FRAMING
A303	EXISTING ROOF PLAN
A4 SECTIONS	
A401	Sections
A5 ELEVATIONS	
A501	EXISTING ELEVATIONS
A7 Schedules	
A701	DOORS & WINDOW SCHEDULE



SITE INFORMATION

LEGAL DESCRIPTION:	LOT 12 DP 415781
ADDRESS:	14 TE RANGINUI PLACE KARIKARI PENINSULA NORTHLAND 0483
WINDZONE:	HIGH
SITE AREA :	8,028m ²
PLANNING CONTROLS:	COASTAL LIVING
MAX. BUILDING HEIGHT	8m
SIDE YARD	10.0m
FRONT YARD	10.0m
HEIGHT IN RELATION TO BDRY	2.0M VERTICAL @ 45DEG
MAX IMPERVIOUS	10% OR 600M2 WHICHEVER IS THE LESSER



2 LOCATION PLAN
Scale 1:1.7975

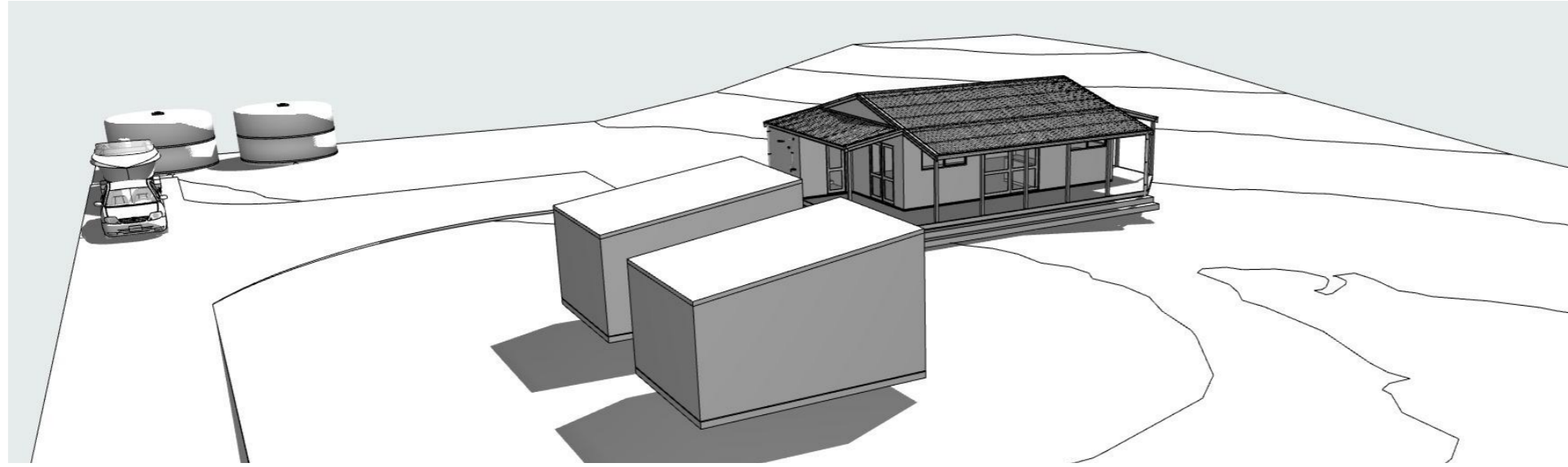


3 AERIAL PHOTO 14 TE RANGINUI PLACE
Scale 1:2.8858

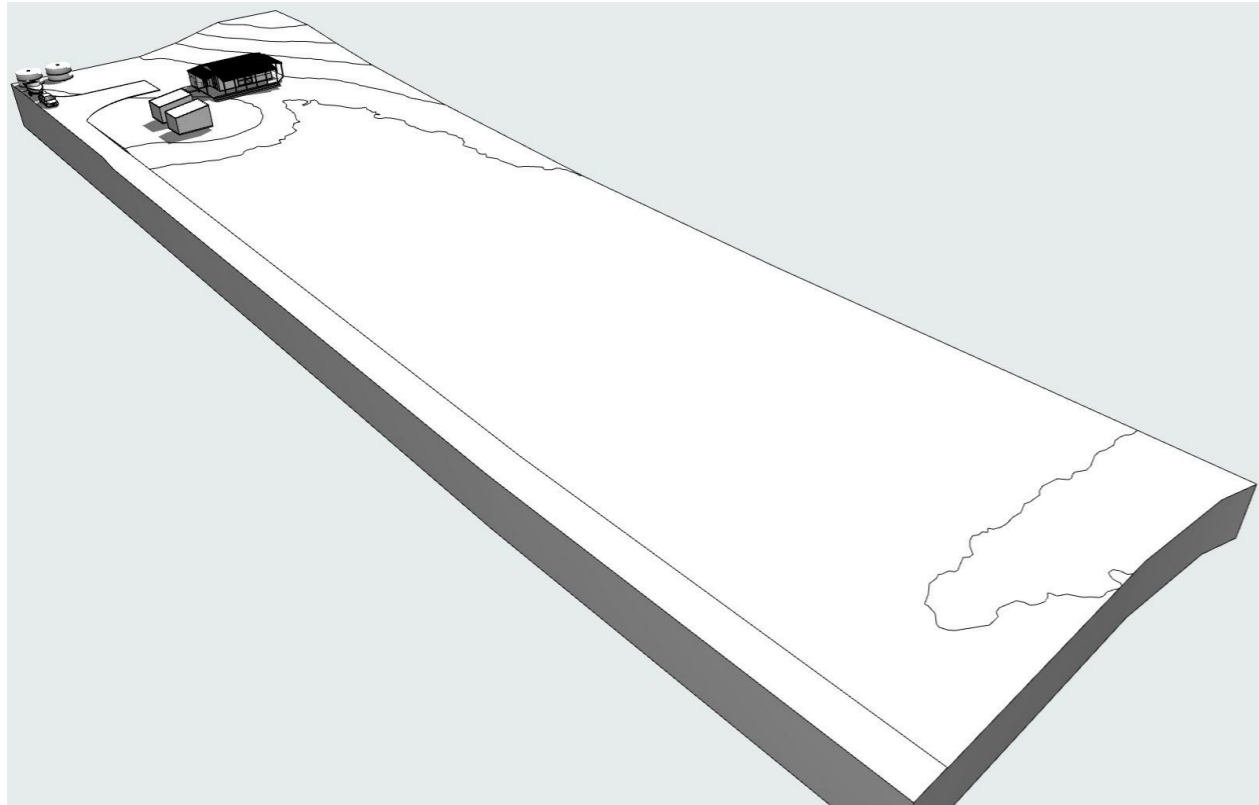
RevID	ChID	Revision	Date

General Notes:
All work to comply with NZS3604-2011 and NZBC document.
All work to comply with manufacturer's specifications and details All plumbing and drainage work to comply to NZBC or AS3500.
Contractor to check for all underground utilities and services and verify locations before construction commences.
Contractor to verify all levels, angles and dimensions on site prior to commencement of any work. Refer all figured dimensions, do not scale. Refer all discrepancies to architectural designer office.

20 SHEET	SHEET TITLE: COVER PAGE	Job Title: RANGINUI	HOUSE ARCHITECTURAL DESIGN LTD alison@housse.co.nz
	Scale A3: ISSUED: PROJECT #:	23/05/2023 HA2303	



1 Perspective - White Model
 - Scale 1:237.5599



2 White model overall site
 - Scale 1:339.9248

RevID	ChID	Revision	Date

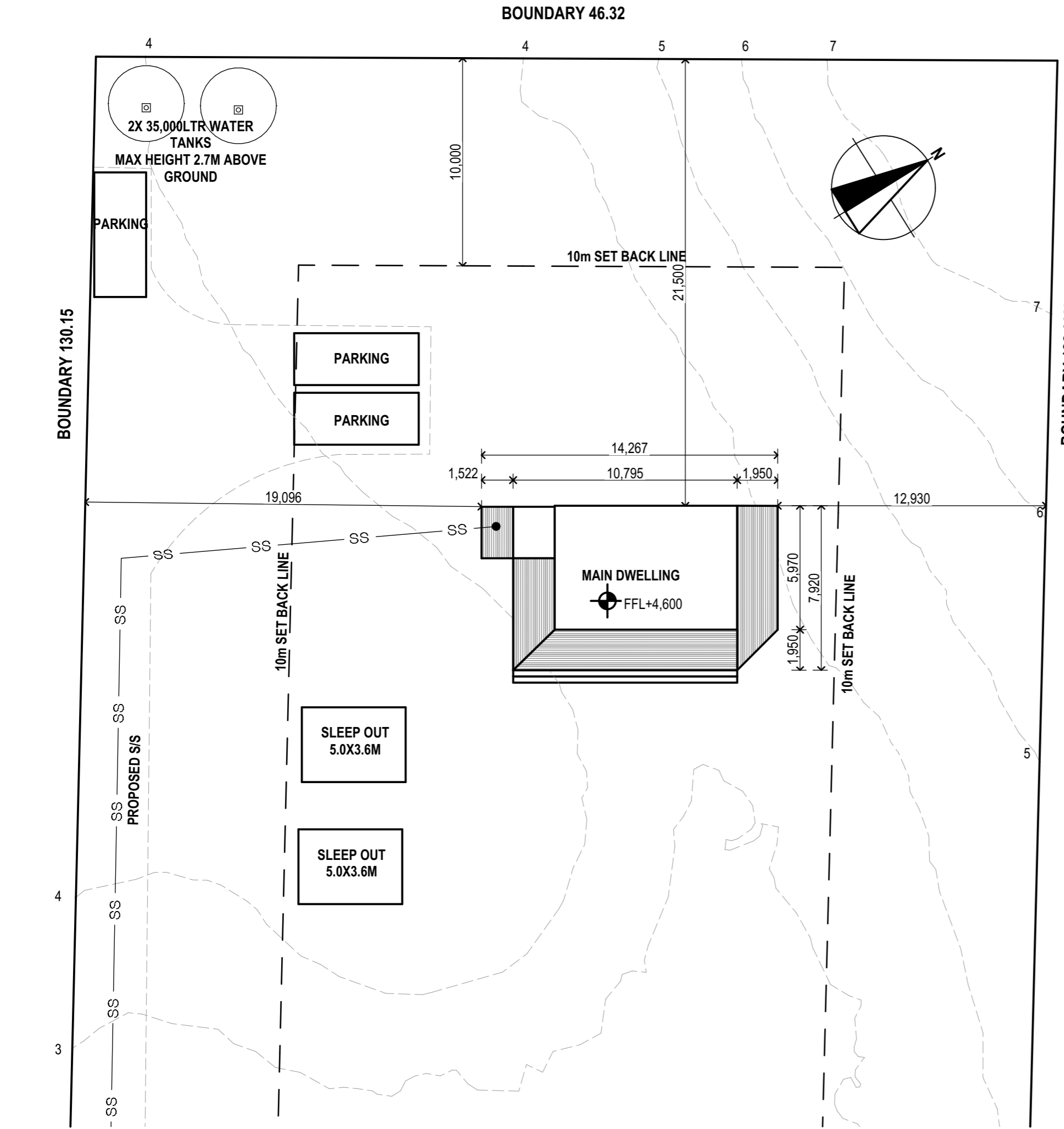
General Notes:
 All work to comply with NZS3604:2011 and NZBC document.
 All work to comply with manufacturer's specifications and details. All plumbing and drainage work to comply to NZBC or AS3600.
 Contractor to check for all underground utilities and services and verify locations before construction commences.
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HOUSSE ARCHITECTURAL DESIGN LTD
 alison@houссе.co.nz

Job Title:
RANGINUI
 Site Address:
14 TE RANGINUI PLACE NORTHLAND

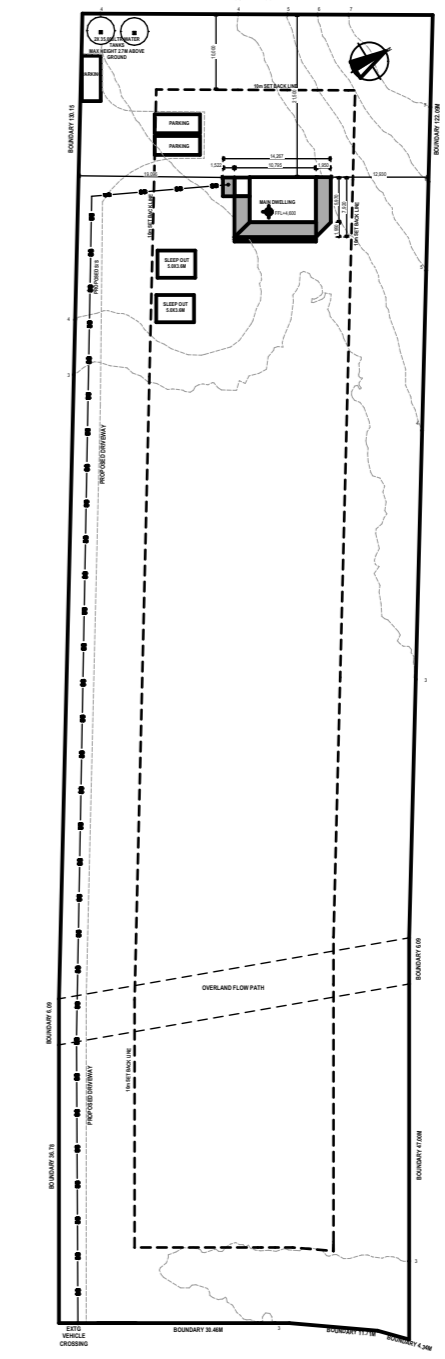
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RENDER
 Scale A3: 1:339.9248
 ISSUED: 23/05/2023
 PROJECT #: HAZ303

SHEET
 REV
A1



SITE INFORMATION

LEGAL DESCRIPTION:	LOT 12 DP 415781
ADDRESS:	14 TE RANGINUI PLACE KARIKARI PENINSULA NORTHLAND 0483
WINDZONE:	HIGH
SITE AREA :	8,028m ²
PLANNING CONTROLS:	COASTAL LIVING
MAX. BUILDING HEIGHT	8m
SIDE YARD	10.0m
FRONT YARD	10.0m
HEIGHT IN RELATION TO BDRY	2.0M VERTICAL @ 45DEG
MAX IMPERVIOUS	10% OR 600M2 WHICHEVER IS THE LESSER



1 SITE PLAN - PROPOSED
Scale 1:200

RevID	ChID	Revision	Date

General Notes:
 All work to comply with NZS3604:2011 and NZBC document.
 All work to comply with manufacturer's specifications and details. All plumbing and drainage work to comply to NZBC or AS3500.
 Contractor to check for all underground utilities and services and verify locations before construction commences.
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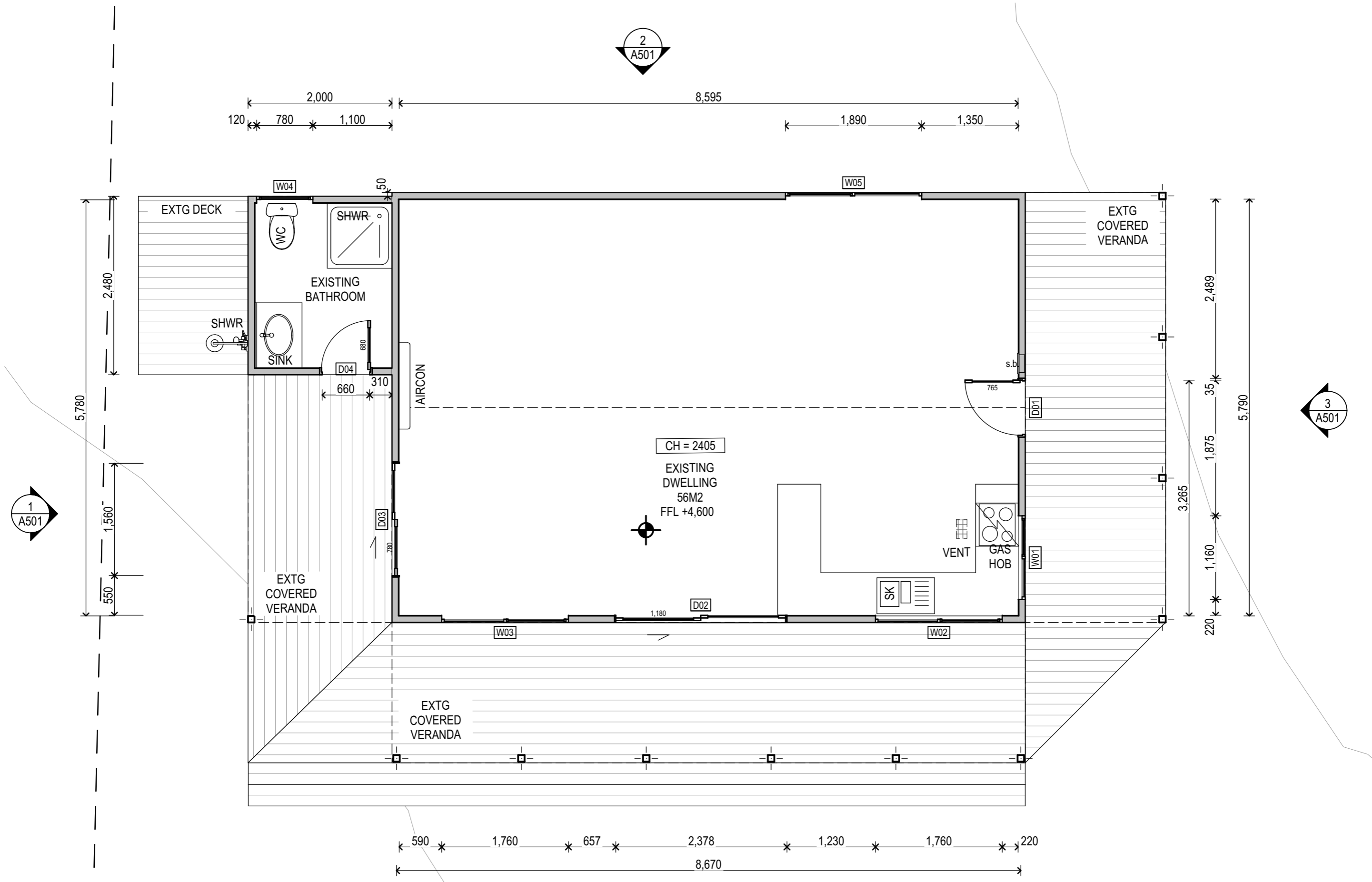
HOUSSE ARCHITECTURAL DESIGN LTD
alison@housse.co.nz

Job Title: **RANGINUI**
 Site Address: **14 TE RANGINUI PLACE NORTHLAND**

SHEET TITLE: **EXISTING SITE PLAN**
 Scale A3: 1:200, 1:1000
 ISSUED: 23/05/2023
 PROJECT #: HAZ303

SHEET **A201**
REV

1 EXISTING GROUND FLOOR
Scale 1:50



RevID	ChID	Revision	Date

General Notes:
 All work to comply with NZS3604:2011 and NZBC document.
 All work to comply with manufacturer's specifications and details. All plumbing and drainage work to comply to NZBC or AS3500.
 Contractor to check for all underground utilities and services and verify locations before construction commences.
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 alison@houssse.co.nz

Job Title: **RANGINUI**
 SHEET TITLE: **EXISTING DWELLING - GROUND**
 Scale A3: 1:50
 ISSUED: 23/05/2023
 PROJECT #: HAZ303

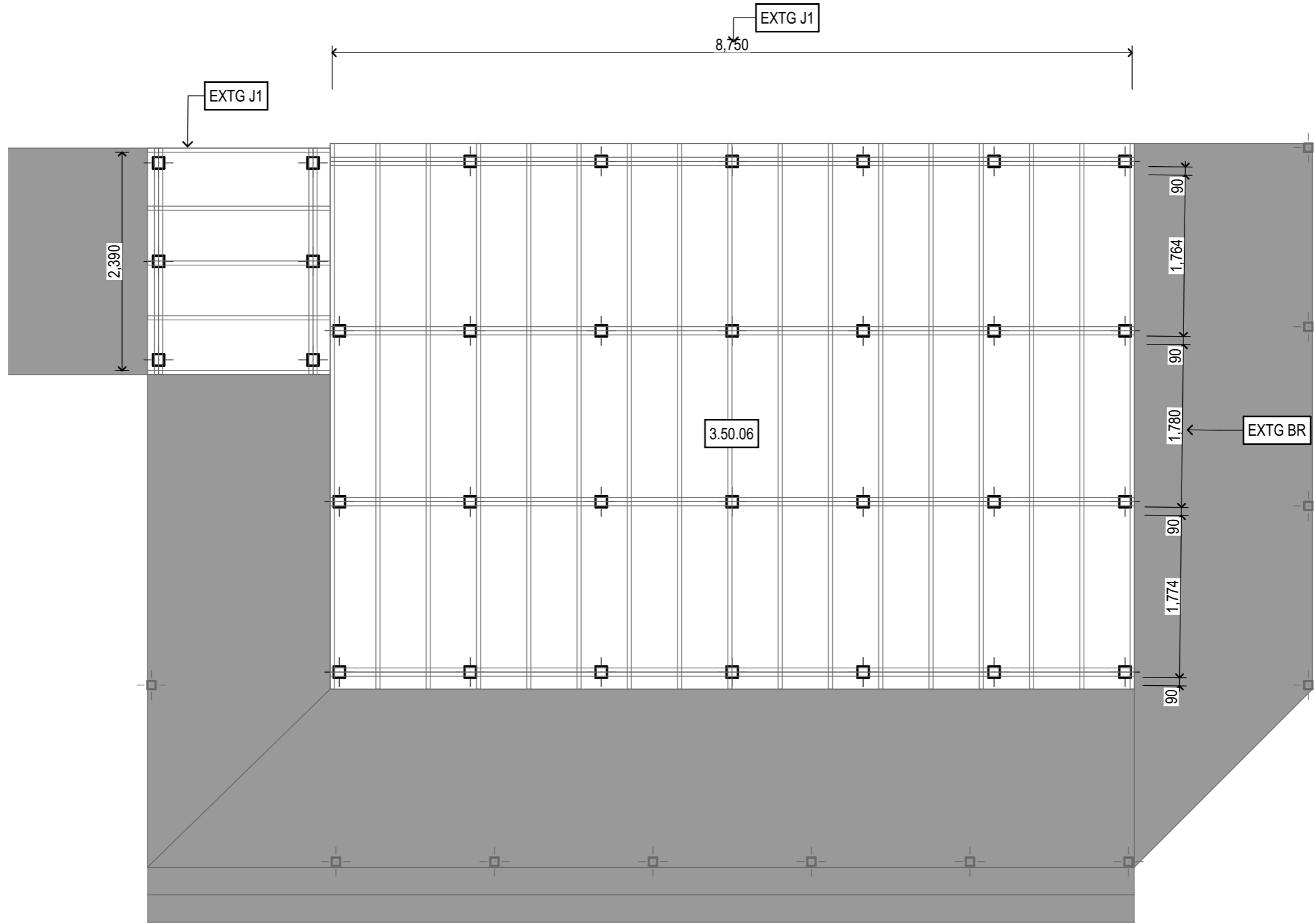
14 TERANGINUI PLACE
 NORTHLAND

SHEET **A301**
 REV

Notes

- 2 SITE
- 2.50 SUBFLOOR STRUCTURE
BEARERS SG8 H3.2 GRADE
PILE H5 SED
- EXTG BR 2/140X45 EXISTING BEARERS

- 3 STRUCTURE
- 3.30 SUBFLOOR FRAMING
- EXTG J1 EXISTING FLOOR JOIST 150X45
@ 550CRS APPROX
- 3.50 FLOORING
- 3.50.06 FLOORING EXTG - 19MM
PARTICLE BOARD



1 EXISTING FLOOR FRAMING
Scale 1:50

RevID	ChID	Revision	Date

General Notes:
 All work to comply with NZS3604:2011 and NZBC document.
 All work to comply with manufacturer's specifications and details. All plumbing and drainage work to comply to NZBC or ASS500.
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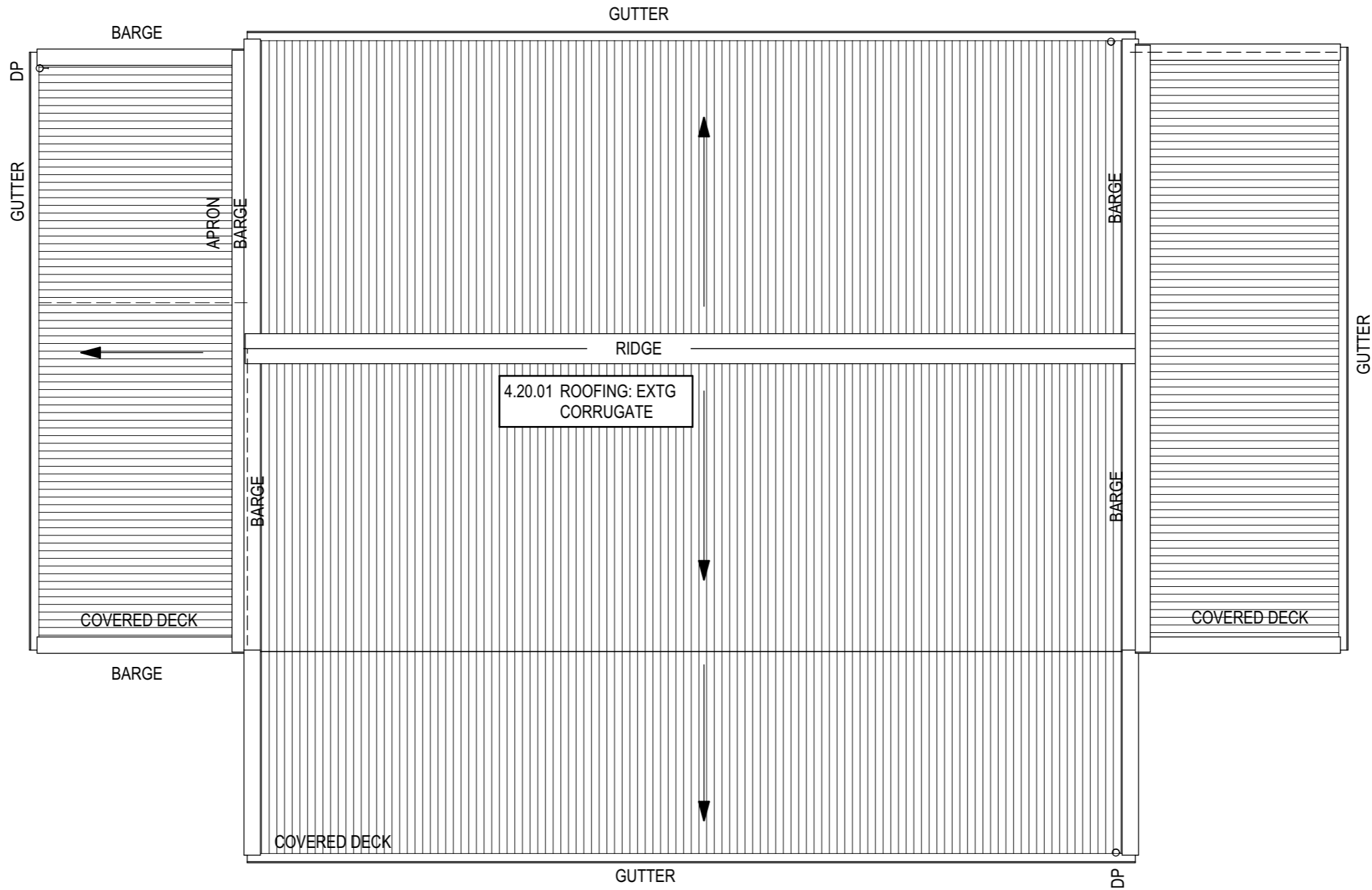
Job Title:
RANGINUI
 Site Address:
14 TERANGINUI PLACE NORTHLAND

SHEET TITLE:
EXISTING FLOOR FRAMING
 Scale A3:
1:50
 ISSUED:
23/05/2023
 PROJECT #:
HA2303

SHEET
REV
A302

1 EXISTING ROOF PLAN

Scale 1:50



SHEET
REV

A303

SHEET TITLE:
EXISTING ROOF PLAN

Job Title:
RANGINUI

**HOUSSE
ARCHITECTURAL
DESIGN LTD**

Site Address:
14 TE RANGINUI PLACE
NORTHLAND

Scale A3:
ISSUED: 23/05/2023
PROJECT #: HAZ303

alison@houссе.co.nz

General Notes:
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RevID | ChID | Revision

Date

RevID	ChID	Revision	Date

RevID	ChID	Revision	Date

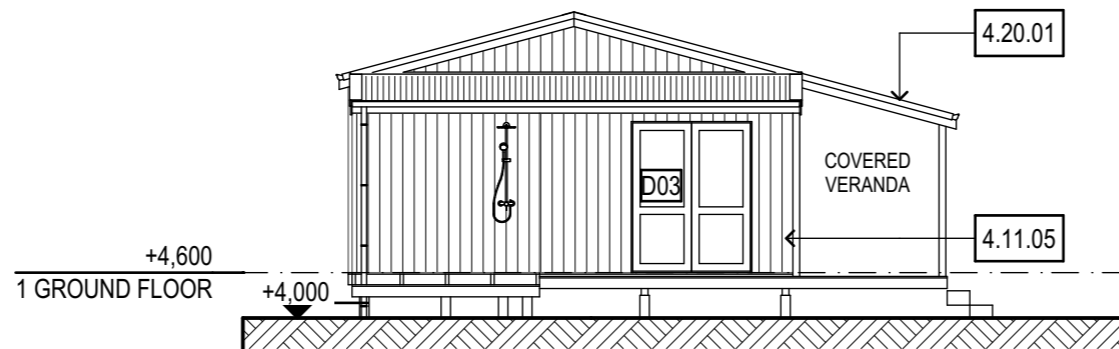
General Notes:

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 All work to comply with manufacturer's specifications and details All plumbing and drainage work to comply to NZBC or AS3500.
 Contractor to check for all underground utilities and services and verify locations before construction commences.
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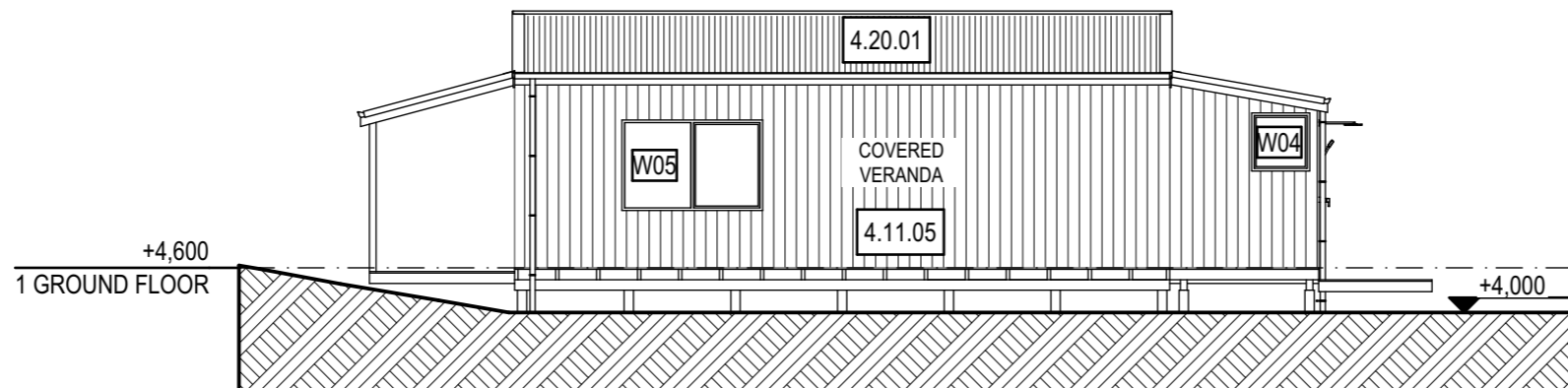
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	PROJECT #: HA2303	NORTHLAND	

Notes

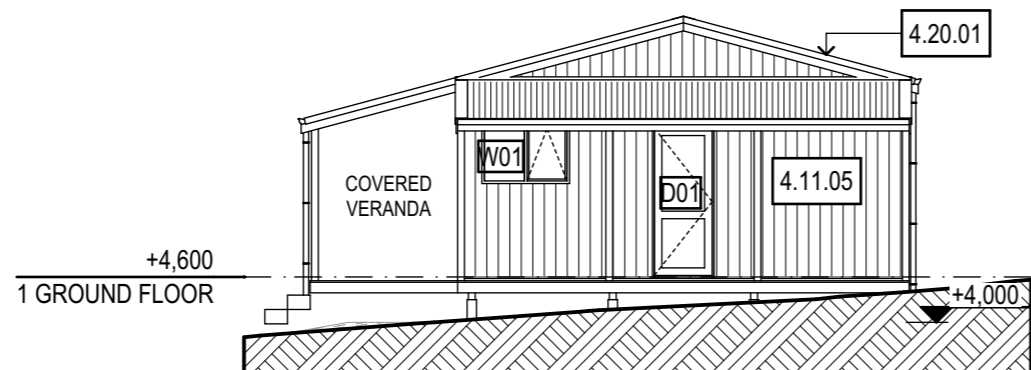
- 4 ENCLOSURE
- 4.10 WALL CLADDINGS
- 4.11.05 WALL CLADDINGS: DIRECT FIX PLYWOOD
- 4.20 ROOFING
- 4.20.01 ROOFING: EXTG CORRUGATE



1 North Elevation
- Scale 1:100



2 East Elevation
- Scale 1:100



3 South Elevation
- Scale 1:100



4 West Elevation
- Scale 1:100

RevID	ChID	Revision	Date

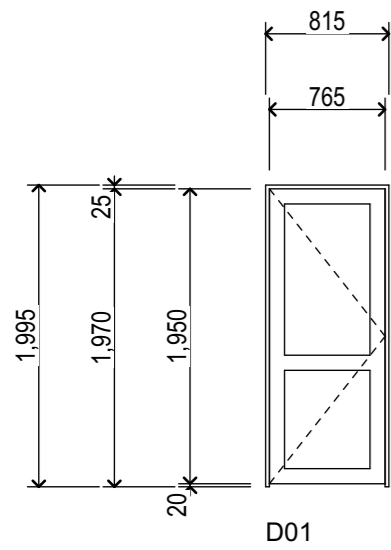
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 All work to comply with NZS3604:2011 and NZBC document.
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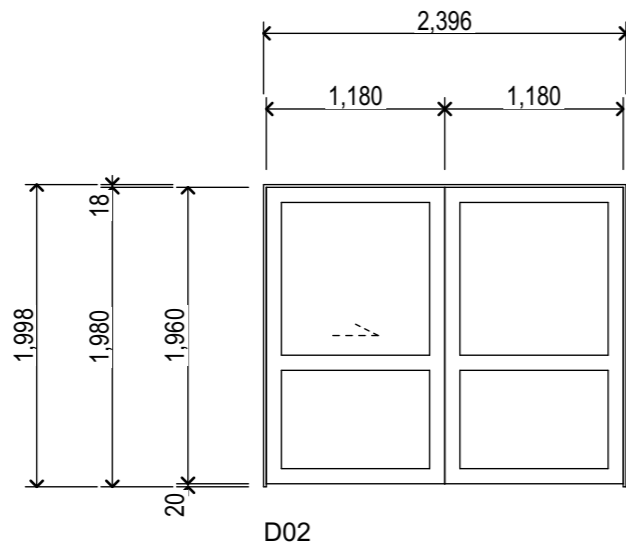
Job Title:
RANGINUI
 Site Address:
14 TE RANGINUI PLACE NORTHLAND

SHEET TITLE:
EXISTING ELEVATIONS
 Scale A3:
 ISSUED: **23/05/2023**
 PROJECT #:
HA2303

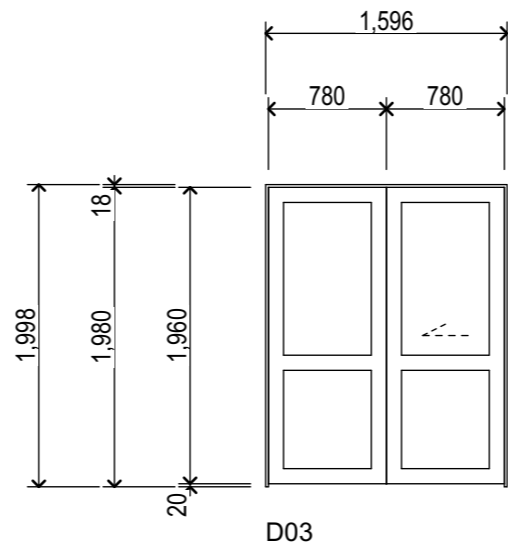
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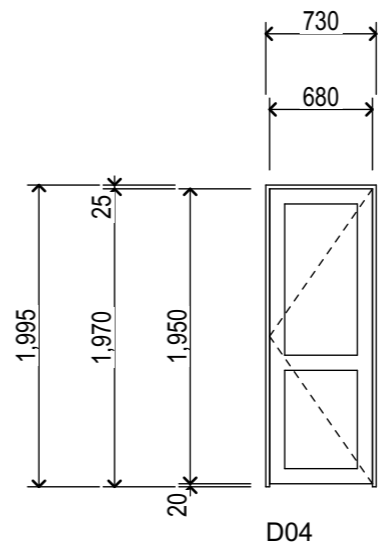
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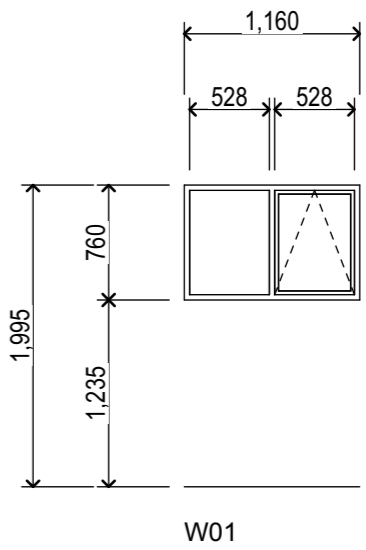
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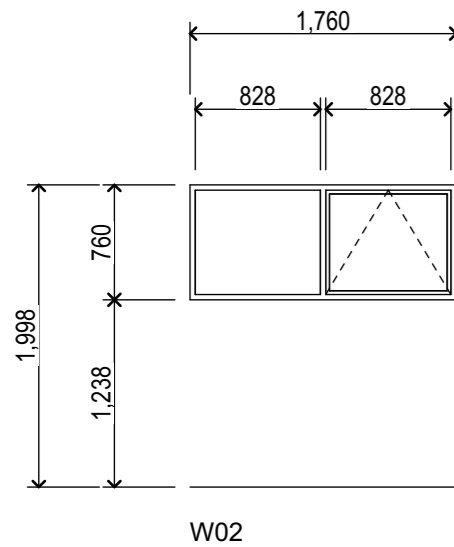
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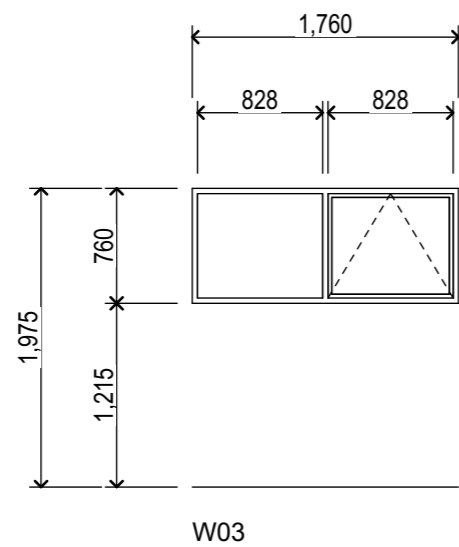
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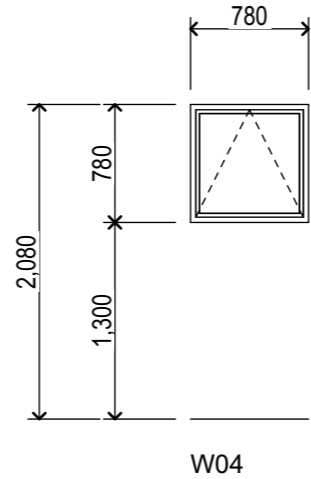
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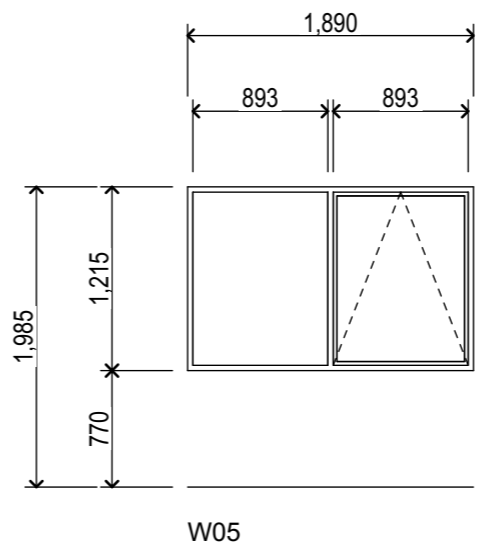
W02



W03



W04



W05

RevID	ChID	Revision	Date

General Notes:
 All work to comply with NZS3604-2011 and NZBC document.
 All work to comply with manufacturer's specifications and details All plumbing and drainage work to comply to NZBC or AS3500.
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REV SHEET A701	SHEET TITLE: DOORS & WINDOW SCHEDULE	Job Title: RANGINUI	HOUSSE ARCHITECTURAL DESIGN LTD alison@housse.co.nz
	Scale A3: 1:50	Site Address: 14 TE RANGINUI PLACE	
	ISSUED: 23/05/2023	NORTHLAND	
	PROJECT #: HA2303		

APPENDIX B


GEOTECHNICAL INVESTIGATION PLAN




LEGEND

 Proposed dwelling

Testing Locations

 Hand auger + Scala

 Scala penetrometer

0 5 10 15 20 m

SCALE A3: 1:250

NOTES

1. Aerial basemap and property boundaries sourced from LINZ Data Service (CC-BY 4.0).
2. Topographic contours derived from NRC LiDAR DEM (2018-2019 survey).

CLIENT

Mr Chris Knuckey & Mrs Anna Knuckey

PROJECT

14 Te Ranginui Place, Tokerau Beach, Karikari Peninsula

DRAWING TITLE

Topographic Site Plan



PROJECT REF	DRAWING REF	REVISION
20575	G01	A
DATE	PREPARED BY	CHECKED BY
21/08/2023	CF	CP

FILE PATH

M-FILES\LDE - Project\Development And Engineering LTD\Desktop\Temporary QGIS\14 Te Ranginui Place, Karikari peninsula\LDE Base Data v4.1.qgz

APPENDIX C

GEOTECHNICAL INVESTIGATION DATA



Dynamic Cone Penetrometer Log

Test ID: **DCP01**

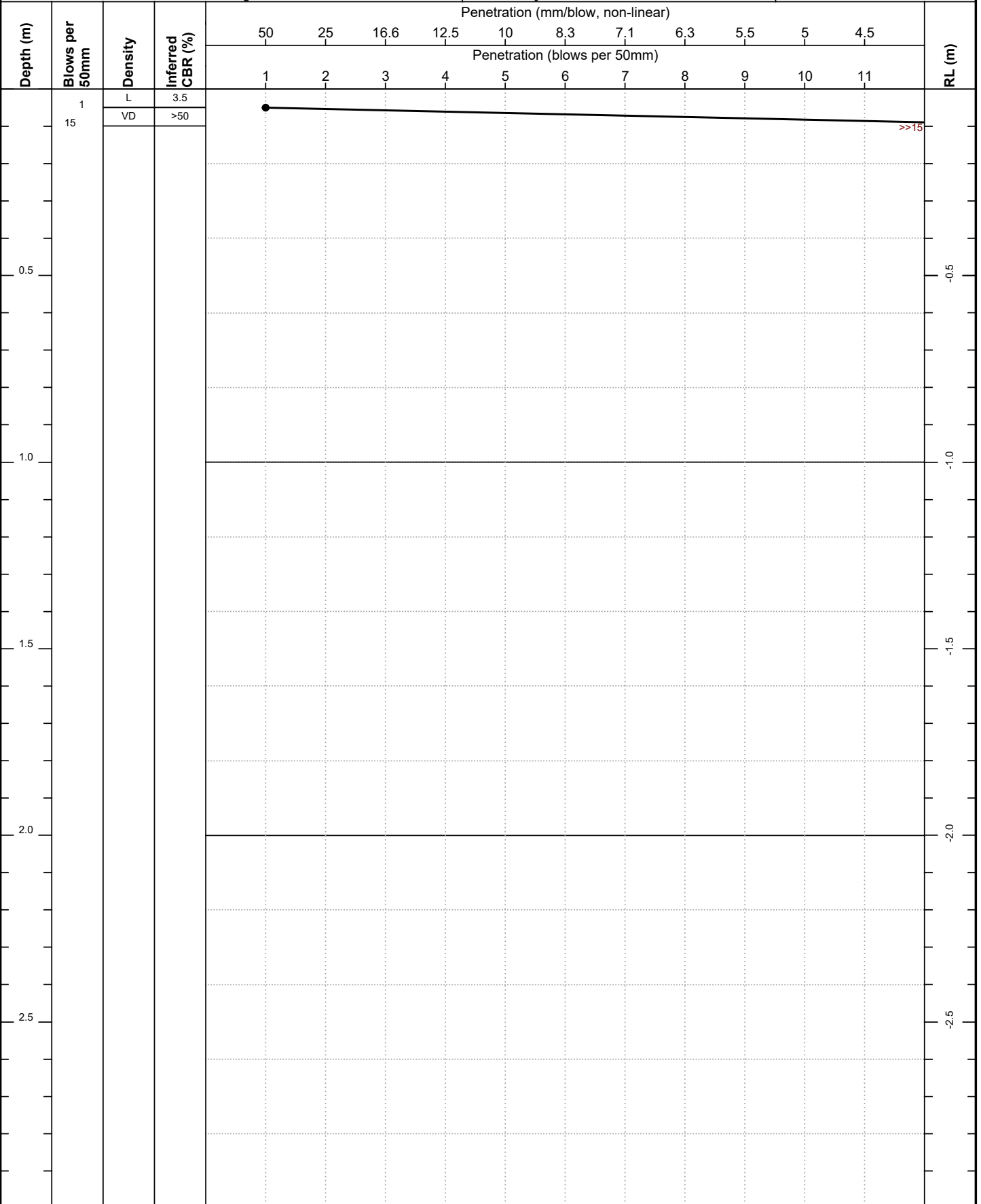
Project ID: 20575

Sheet: 1 of 1

Client: Chris Mackey
Project: Geotechnical Investigation
Location: 14 Te Ranginui Place, Tokerau Beach
Test Site: Western Corner of Building Platform

Coordinates: 6140906mN, 1634201mE
System: NZTM
Elevation: Ground
Located By: Site Plan

Test Date: 23/09/2022
Logged By: CP
Checked By: GH



Remarks: Results may be affected by skin friction, particularly where the tested depth exceeds 1.5m. Density classification in terms of NZGS Field Description of Soil and Rock (2005).



Dynamic Cone Penetrometer Log

Test ID: **DCP02**

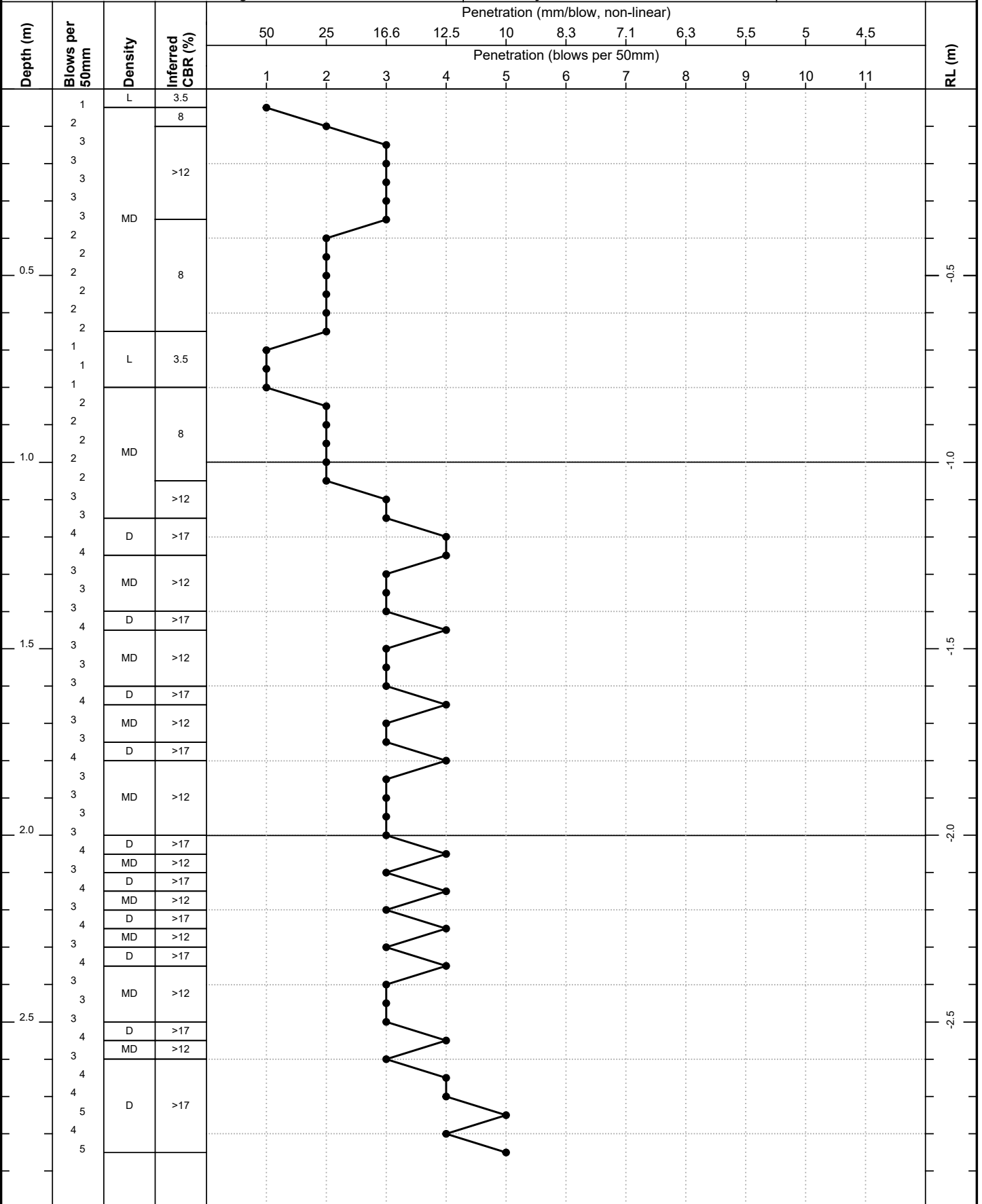
Project ID: 20575

Sheet: 1 of 1

Client: Chris Mackey
Project: Geotechnical Investigation
Location: 14 Te Ranginui Place, Tokerau Beach
Test Site: Eastern Corner of Building Platform

Coordinates: 6140908mN, 1634212mE
System: NZTM
Elevation: Ground
Located By: Site Plan

Test Date: 23/09/2022
Logged By: CP
Checked By: GH



Remarks: Additional test performed 2m away with identical results. Results may be affected by skin friction, particularly where the tested depth exceeds 1.5m. Density classification in terms of NZGS Field Description of Soil and Rock (2005).



Dynamic Cone Penetrometer Log

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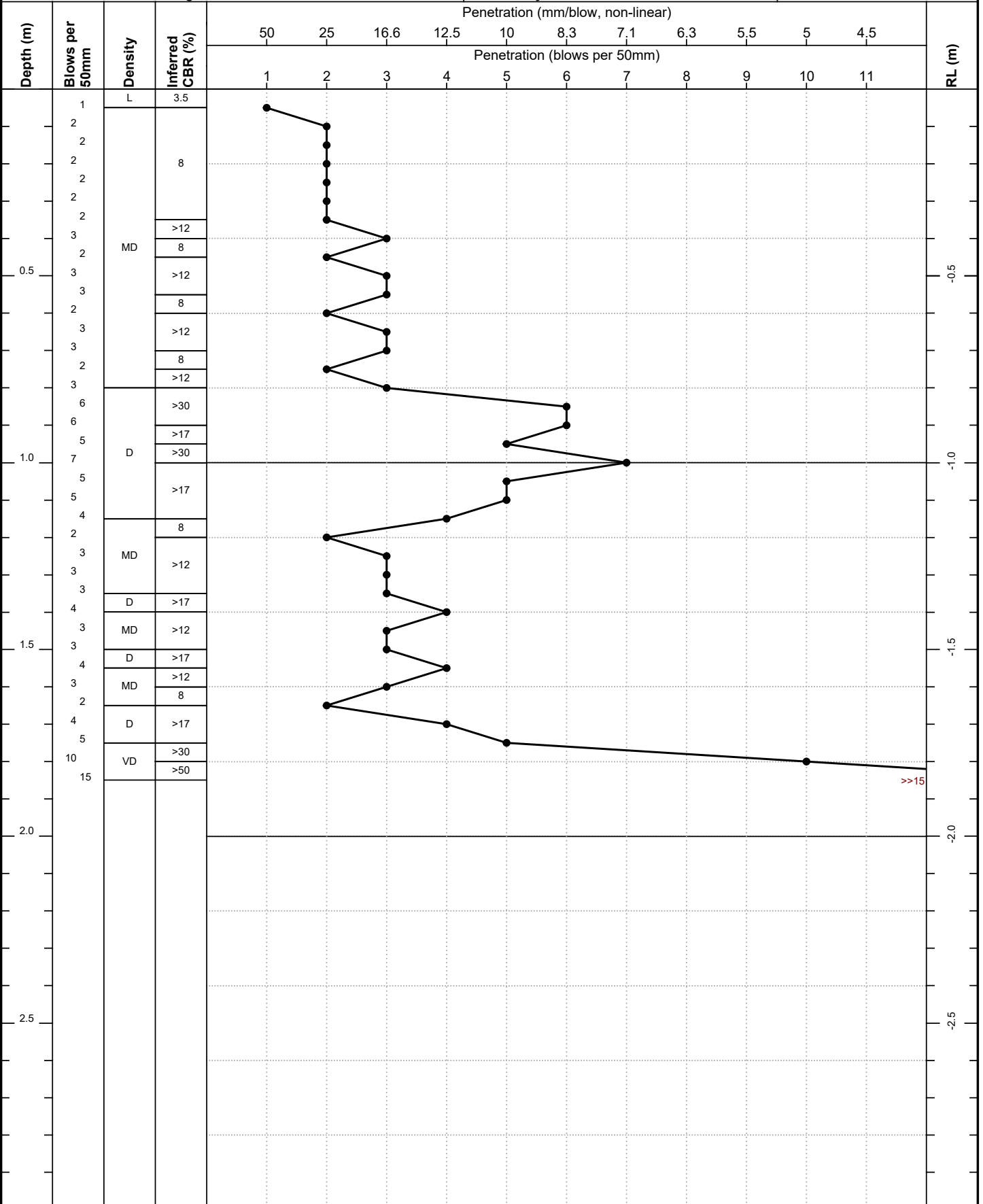
Project ID: 20575

Sheet: 1 of 1

Client: Chris Mackey
Project: Geotechnical Investigation
Location: 14 Te Ranginui Place, Tokerau Beach
Test Site: Centre of Building Platform

Coordinates: 6140909mN, 1634207mE
System: NZTM
Elevation: Ground
Located By: Site Plan

Test Date: 23/09/2022
Logged By: CP
Checked By: GH



Remarks: Results may be affected by skin friction, particularly where the tested depth exceeds 1.5m. Density classification in terms of NZGS Field Description of Soil and Rock (2005).



Hand Auger Borehole Log

Method: 50mm Hand Auger

Test ID: **HA01**

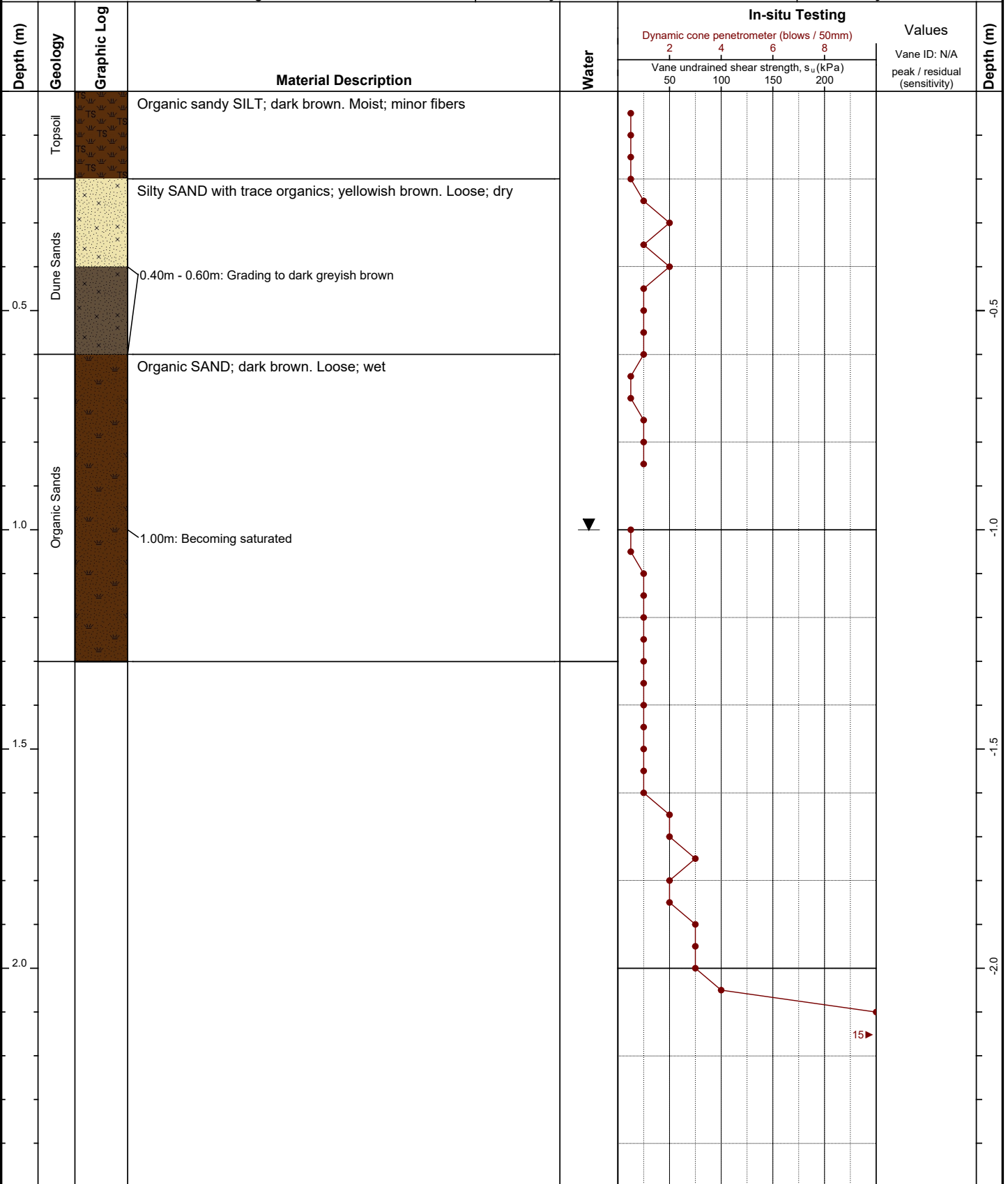
Project ID: 20575

Sheet: 1 of 1

Client: Chris Mackey
Project: Geotechnical Investigation
Location: 14 Te Ranginui Place, Tokerau Beach
Test Site: Southern Corner of Building Platform

Coordinates: 6140903mN, 1634208mE
System: NZTM
Elevation: Ground
Located By: Site Plan

Test Date: 23/09/2022
Logged By: CP
Prepared By: JMN
Checked By: GH



Hole Depth: 1.30m **Termination:** Hole collapsed at 1.3m

Remarks:

Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005).
 No correlation is implied between shear vane and DCP values.

- Vane peak
 - Vane residual
 - ◆ Vane UTP
 - ▼ Standing water level
 - ◁ Groundwater inflow
 - ▷ Groundwater outflow
- UTP = Unable to Penetrate

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Hand Auger Borehole Log

Method: 50mm Hand Auger

Test ID: **HA02**

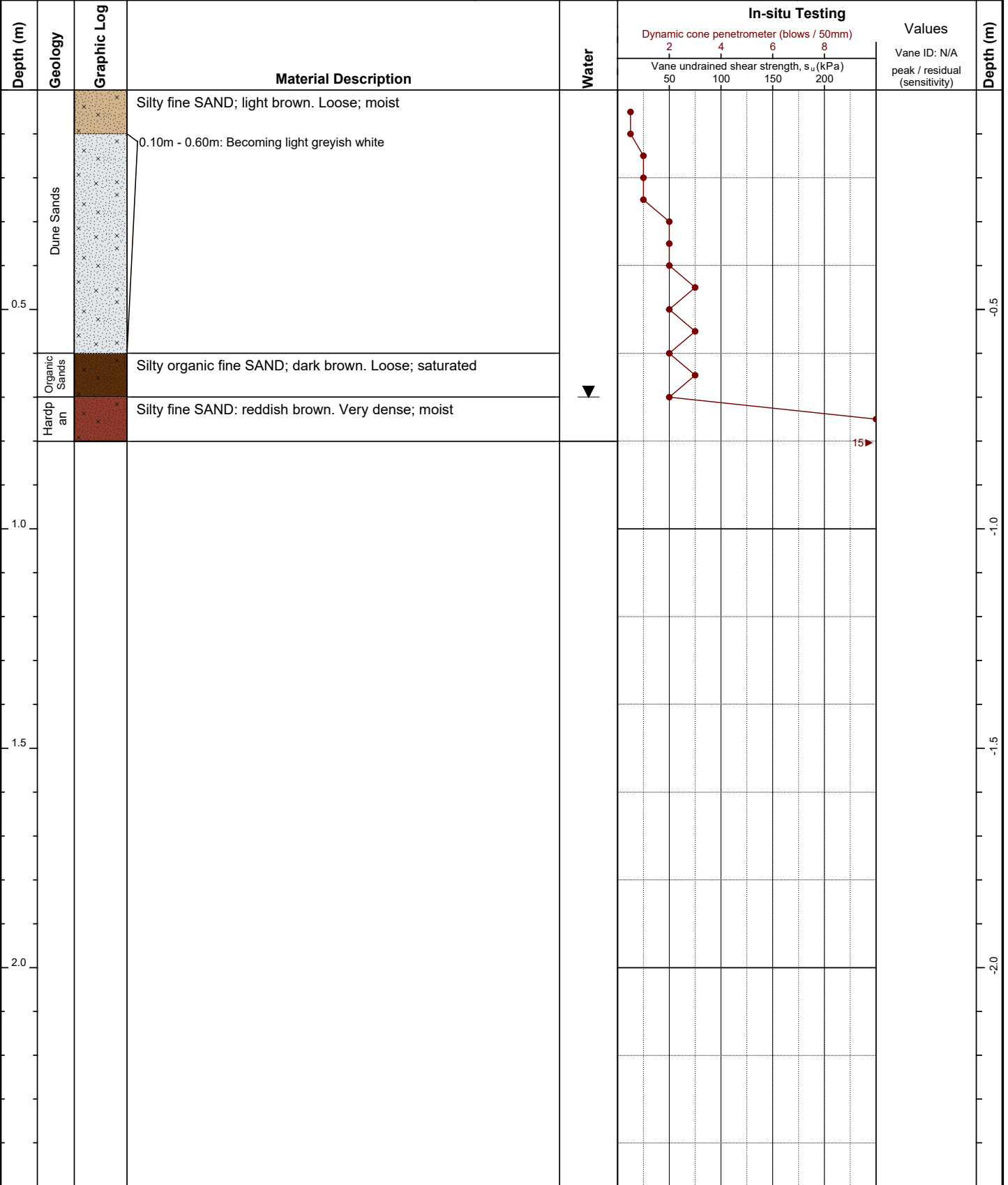
Project ID: 20575

Sheet: 1 of 1

Client: Chris Mackey
Project: Geotechnical Investigation
Location: 14 Te Ranginui Place, Tokerau Beach
Test Site: Northern Corner of Building Platform

Coordinates: 6140915mN, 1634206mE
System: NZTM
Elevation: Ground
Located By: Site Plan

Test Date: 23/09/2022
Logged By: CP
Prepared By: JMN
Checked By: GH



Hole Depth: 0.80m **Termination:** Auger spinning on hard material at 0.8m

Remarks:

- Vane peak ▼ Standing water level
- Vane residual ◁ Groundwater inflow
- ◆ Vane UTP ▷ Groundwater outflow

Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005).
 No correlation is implied between shear vane and DCP values.

UTP = Unable to Penetrate

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