Te Kaunihera o Te Hiku o te Ika
Far North District Council

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 Covnsent representative to discuss this application prior to lodgement?

◯ **Yes** ✔ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

◯ **Yes** ◯ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ✔ **Yes** ◯ **No**

If yes, which groups have you consulted with?
Te Runanga o Whaingaroa

Who else have you consulted with?
Heritage New Zealand
Fire & Emergency NZ

*For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council, **tehonosupport@fndc.govt.nz***

5. Applicant details

Name/s: Sharlene Foote & Benjamin Kerr

Email:

Phone number:

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

[redacted]

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Williams & King, Attention: Natalie Watson

Email:

Phone number:

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

[redacted]

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

7. Details of property owner/s and occupier/s

Name and Address of the owner/occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s: Benajmin John Kerr, Sharlene Rae Foote, Reece Bevan Foote, Raewyn Vida Foote

Property address/ location: As per application site

Postcode

8. Application site details

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

Name/s:

Site address/ location:

936A & B State Highway 10,
RD2
Kaeo
0479 Postcode

Legal description: Pt Huruata **Val Number:** 00131-01300

Certificate of title: NA40C/516

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

Site visit requirements:

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

Is there a dog on the property? ☑ **Yes** ○ **No**

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

Please phone applicant to arrange a site visit.

9. Description of the proposal

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the *District Plan, and Guidance Notes*, for further details of information requirements.

Proposed replacement dwelling in the General Coastal Zone - existing dwelling to be removed, and new dwelling to be established. Requires consent under the Visual Amenity, Excavation and/or filling and Fire Risk to Residential Units rules.

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

10. Would you like to request public notification?

○ **Yes** ☑ **No**

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

(more than one circle can be ticked):

☑ **Building Consent** Enter BC ref # here (if known)

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

○ **National Environmental Standard Consent** Consent here (if known)

○ **Other (please specify)** Specify 'other' here

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

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

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

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

◯ **Subdividing land**

✔ **Disturbing, removing or sampling soil**

◯ **Changing the use of a piece of land**

◯ **Removing or replacing a fuel storage system**

13. Assessment of environmental effects:

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

Your AEE is attached to this application ✔ **Yes**

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)	Sharlene Foote
Email:	[redacted]
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full) Sharlene Foote

Signature: (signature of bill payer) [redacted] MANDATORY

Date 20-Nov-2025

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full) Natalie Watson

Signature

Date 24-Nov-2025

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

Sharlene Foote & Benjamin Kerr

Proposed Replacement Dwelling & Earthworks at Waitaruke

Williams & King, Kerikeri[1]
26 November 2025

Cover Photograph: Existing Dwelling to be Replaced.

1 Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitaia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

1. Overview

The Applicants, Sharlene Foote and Benjamin Kerr, are seeking land use consent to construct a new residential dwelling on a property of which they own a share, located at 936 State Highway 10, Waitaruke, Kaeo. This dwelling will replace an old dwelling, which is not considered to be fit for purpose, and is to be dismantled and removed. Resultantly, there will be no increase in traffic or residential intensity.

New onsite water storage and supply, stormwater and wastewater services will be installed. Minor earthworks are required to prepare the building site and raise the level of the parking space. These are partly located within a flood hazard area, thus requiring separate consent under the Proposed Regional Plan for Northland. An Archaeological Authority has been applied for in terms the removal of the existing dwelling, which may also affect archaeological site P04/818.

A recessive colour palette will be used, and indigenous planting will be established. The proposal will maintain the key characteristics of the existing coastal setting, such that visual amenity values can be retained.

The application site is zoned General Coastal in the Operative Far North District Plan. Land use consent is required under the Visual Amenity and Fire Risk to Residential Units rules of the Operative District Plan. The proposed activity has been assessed as being a discretionary activity overall.

The site is zoned Rural Production, with Coastal Environment, Coastal Flooding and River Flooding Natural Hazard overlays in the Proposed Far North District Plan. Relevant rules with immediate legal effect can be complied with by way of consent conditions.

Consultation has been undertaken with Te Rūnanga o Whaingaroa, Heritage New Zealand Pouhere Taonga (by way of pre-application consultation and then the application for Archaeological Authority), and Fire & Emergency New Zealand. It is considered that the proposal satisfies the statutory criteria to be processed on a non-notified basis.

2. Description of Proposal

2.1 Proposed Building & Land Use

The overarching purpose of the proposal is to remove an existing dwelling and replace it with a new family home. To achieve this purpose, the applicants intend to dismantle and remove the existing building and construct a new three-bedroom dwelling in a similar position. The new dwelling will be orientated on a general east-west axis. PT Architectural Design Ltd have prepared a set of plans, which will shortly be submitted for building consent. The following sheets are attached in **Appendix 1**.

- DWG RC01 – Overall Site Plan
- DWG RC02 – Part Site Plan
- DWG RC03 – Earthworks Plan
- DWG RC04 – Floor Plan
- DWG RC05 – Elevations

The Proposed Part Site Plan is copied in **Figure 1** below.

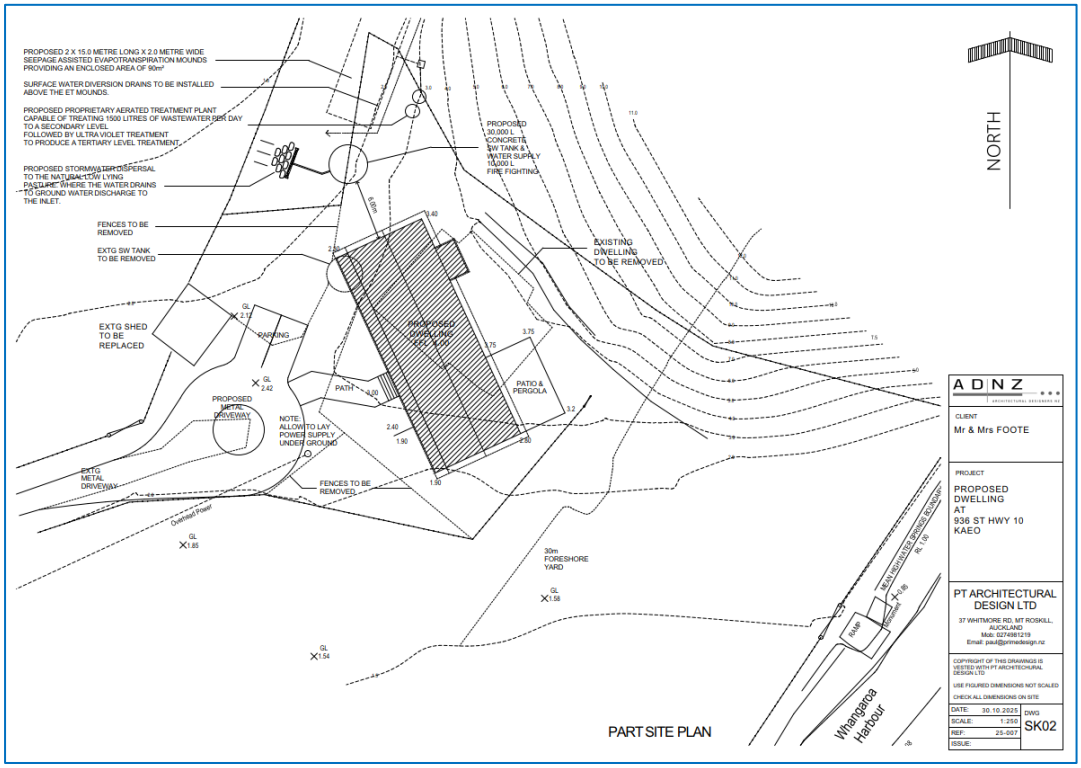


Figure 1: Proposed Part Site Plan

The building floor area is approximately 192m² with a veranda of approximately 46m² along the western elevation and a patio with pergola of approximately 34m² along the eastern elevation.

The gable roof will cover the dwelling and veranda, totalling approximately 239m². The maximum height above the existing ground level will be approximately 7.4m.

2.2 Colours and Materials, Landscaping Proposal

An indicative schedule of exterior materials and colour scheme is outlined in **Table 1** below.

Exterior Feature	Material	Colour (or similar)	LRV Details (Approximate)
Exterior Cladding	Timber Weatherboards	Resene Half Scarpa Flow	31%
Roof	Euro Tray Colorsteel (PVC Gutter System)	Sandstone grey	27%
Trims, Posts, Joinery	Aluminium	Resene Alabaster	91%
Veranda Decking	Timber	Natural	-
Shutters / Minor Detailing	Timber	Resene Oilskin or Mondo	16% or 13%

Table 1: Schedule of Proposed Exterior Materials and Colours

A proposed landscaping plan has been prepared by the applicant, detailing five planting zones - refer to **Appendix 2**. The planting zones are summarised as follows.

A. Canopy clusters

Small groups of tītoki and nīkau in open paddocks clear of infrastructure and sensitive ground. Trees are installed with individual guards until established.

B. ETS and archaeology buffer planting

Shallow rooted coastal natives, hand planted with no deep excavation to avoid archaeological effects. Typical look is coastal grasses and sedges with low native groundcovers and fine twiggy shrubs that suit wind and salt, for example oioi and carex and low divaricating forms.

C. Pōhutukawa

Pōhutukawa are used as structure planting away from sensitive areas. Pōhutukawa avenue on the driveway and companion line on the boundary at a spacing of six to eight metres to frame entry and limit visual impact of house.

D. Griselinia hedge

A maintained hedge of Griselinia littoralis to the north of the dwelling to limit visual impact to neighbours.

E. Up slope assisted regeneration behind the house

Retain existing indigenous vegetation. Control weeds which have proliferated. Infill the most open or battered faces with shallow rooted coastal species from the ETS palette at about 1.2m to 1.5m centres. Add scattered broadleaf enrichment in sheltered pockets over time. Hand tools only.

Implementation of planting zones A – D can be implemented within two years of completion of the building, while planting zone E will be an ongoing project, which can be completed within five years of completion.

2.3 Earthworks & Foundations

A finished floor level to provide freeboard above river and coastal flood hazard extents is proposed. Earthworks will comprise a minor excavation to achieve a level platform and placing the excavated material around the north western and south eastern corners of the building, with battered banks to the existing ground level. The depth of excavation or the height of the fill will not exceed 1m, and a total volume of approximately 120m³ cut to fill is involved. Refer to the Earthworks Plan (DWG SK03) in **Appendix 1**. In addition, imported fill for the raised car parking area will involve approximately 145m³.

Building foundations and septic tanks and their associated drainage fields are excluded from the Operative District Plan definition of ‘Excavation’ and ‘Filling’.

All earthworks will be completed in accordance with the Erosion and Sediment Control Guide for Land Disturbance Activities in the Auckland Region (June 2016, Guideline Document 2016/005 (“GD05”)) and the conditions of any resource consent issued to authorise the proposed works. Sediment laden stormwater runoff will be controlled by appropriate management techniques to ensure that sediment does not migrate beyond the site using the measures shown on the Earthworks Plan. Erosion and Sediment Control measures will be implemented and maintained for the duration of the earthworks, until all areas are satisfactorily revegetated or stabilised.

Foundation recommendations are outlined in the PK Engineering Site Suitability Report, which outlines that the soils at the building site cannot be considered "good ground" as per NZS 3604:2011, and that specific engineering design of foundations is recommended. Driven pile foundations are recommended as the best solution. Refer to **Appendix 3**.

Earthworks will be subject to the conditions of an Archaeological Authority, and will be monitored by the project archaeologist, including the implementation of the Accidental Discovery Protocol, to ensure that any unanticipated archaeological finds are dealt with appropriately. Refer to the Sunrise Archaeology Archaeological Survey and Assessment and Archaeological Site Management Plan in **Appendices 4a** and **4b**.

2.4 Property Access

Property access from State Highway 10 is already established to the existing dwelling. Access is via a combined crossing, and then via a formed driveway over Section 8 Blk 1 Kaeo Survey District, under the same ownership as the application site, but without formal right of way easement. From there, a metalled driveway within the application site provides access to an existing dwelling and farm building sheds, and then to the existing dwelling to be replaced.

Minor revisions to the parking and manoeuvring area are as shown on the Site Plan, the purpose of these changes being to provide an all-weather parking surface and improved manoeuvring.

As the proposal does not introduce any additional traffic generating activities and does not result in an increase in household equivalents, the existing property access situation is intended to remain as it currently is, with the exception of the improved parking and manoeuvring area as described.

Photograph 1: Existing property entrance from State Highway 10

2.5 Wastewater, Stormwater Management and Water Supply

The proposed dwelling will be serviced via on-site wastewater disposal, stormwater disposal and water storage tanks.

The design of wastewater treatment and disposal is addressed in the Site Suitability Report in **Appendix 3**. It proposes a proprietary aerated treatment system capable of treating 1,500 litres of wastewater per day, to a secondary level, followed by ultraviolet treatment to produce a tertiary level of treatment. Disposal will be via a distribution box to seepage assisted evapotranspiration mounds with a loading rate of 12mm per day, which are to be suitably spaced and planted to assist with evapotranspiration, and must be placed above the 5% AEP flood extent. The Site Suitability Report includes a Site Plan showing the proposed treatment and disposal system, including a 100% reserve disposal area. Refer to **Figure 2** below.

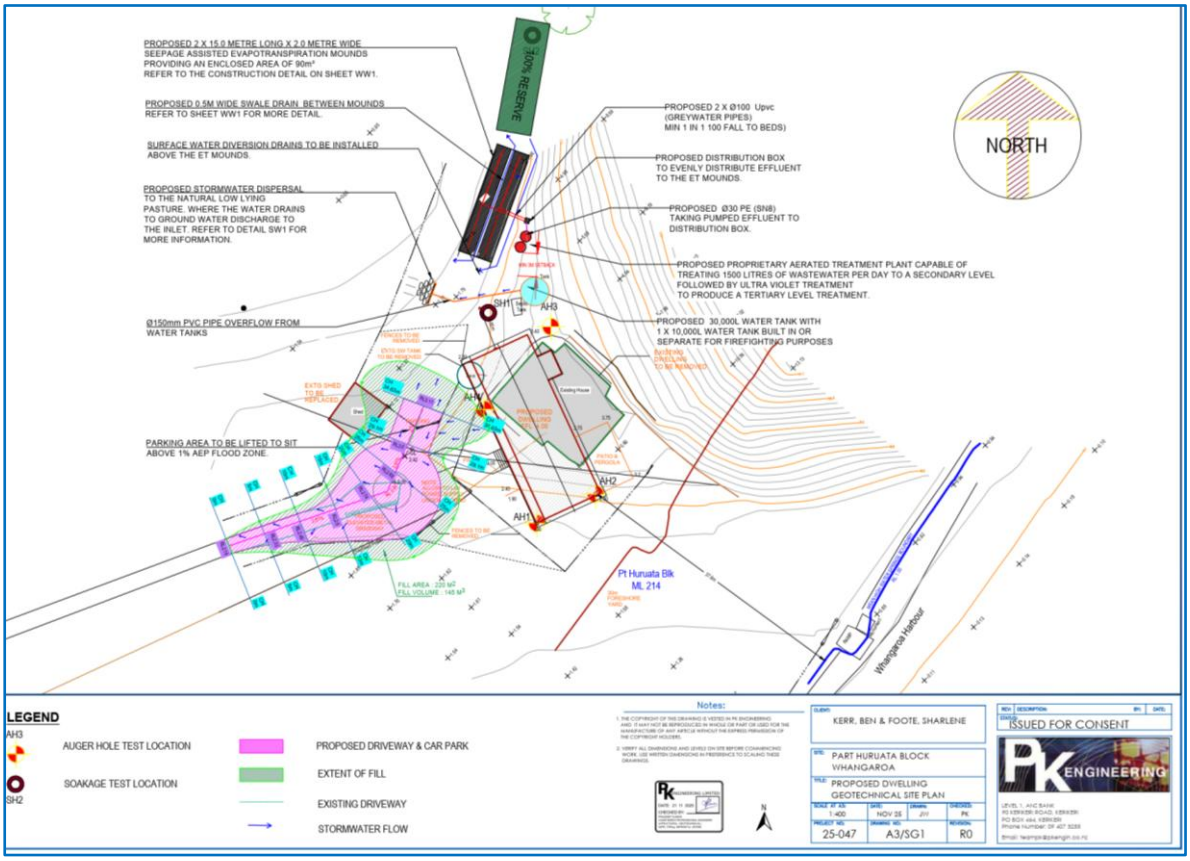


Figure 2: Wastewater Site Plan (Source: PK Engineering Site Suitability Report, Ref 25-047, October 2025).

The proposal involves both the removal and introduction of impermeable surfaces. The existing dwelling is to be removed, while a new dwelling roof area and partial modification of the driveway will add an additional impermeable area. The cumulative extent of impermeable surfaces over the subject site remains low, at less than four percent, as shown on the Overall Site Plan in **Appendix 1**.

Rainwater from the roof surface of the proposed building will be collected in a new 30,000 litre minimum water tank, with overflow to a dispersal bar. Within this tank, a minimum volume of 10,000 litres will provide permanent water storage for fire fighting. The tank will be appropriately located so as to be at least 6m from the building and no more than 90m from the parking area. Consultation with Fire & Emergency New Zealand (FENZ) has been undertaken, and a written approval (with further email) is provided in **Appendix 5**.

As noted above, overflow from the water tank collecting stormwater runoff from the new roof will be discharged via a dispersal or spreader bar. Typical design would include rocks to dissipate energy and prevent erosion at the outlet. The Site Suitability Report makes recommendations to direct stormwater flows away from the building platform, to use a natural discharge method (sheetflow) to land and drainage to the groundwater table.

3. Application Site Details and Description

3.1 Location

The subject site is located to the east of State Highway 10 in the small settlement of Waitaruke, at the south side of Whangaroa Harbour, and approximately 7km north west of Kaeo. Refer to the Location and Cadastral Maps in **Figures 3** and **4.**

Figure 3: Location Map

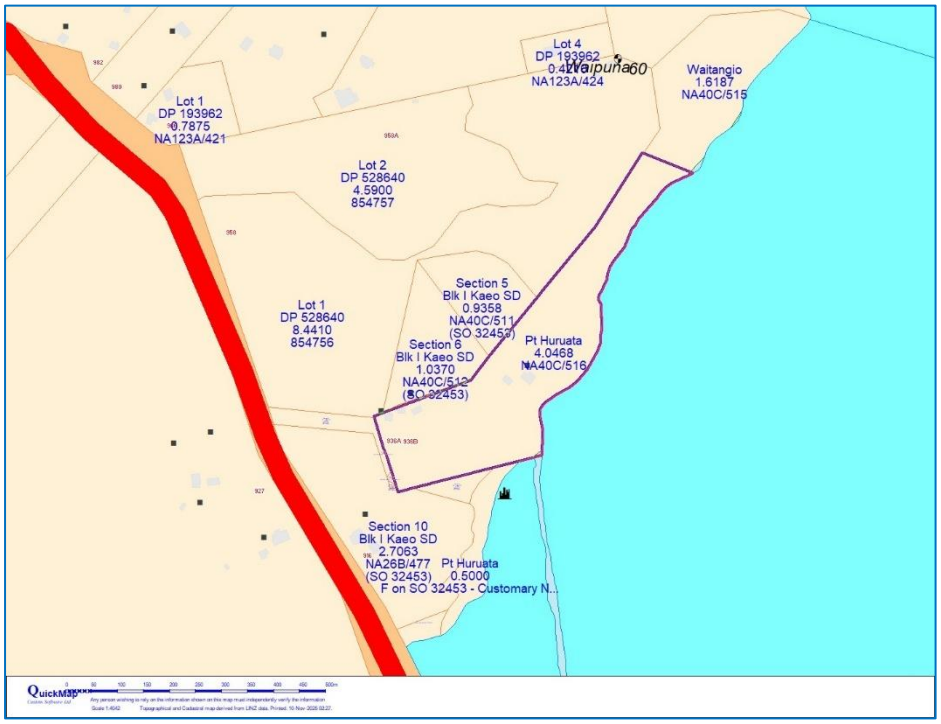


Figure 4: Cadastral Map

3.2 Legal Description

Legal Details of the subject land are summarised in **Table 2** below. The Record of Title is attached in **Appendix 6**.

Record of Title Identifier	Legal Description	Area	Relevant Record of Title Interests
NA40C/516	Huruata 226 N Block (Pt Huruata)	4.0468ha more or less	Nil

Table 2: Legal Details of Application Site

3.3 Site Conditions

The subject site generally encompasses flat low-lying pasture adjacent to Whangaroa Harbour, with the proposed building site being located upon a raised area of the site beneath a hill feature. In the general location of the building site is an existing dwelling, which is to be removed, as well as a shed and container. The site is predominantly in pasture, besides some scattered trees associated with the old homestead, wilding pine trees, and a strip of Pohutukawa, manuka and wilding pines along the eastern side of the hill feature, adjacent to the Whangaroa Harbour.

The subject site contains the aforementioned existing dwelling and associated shed, as well as another dwelling and farm / storage sheds, located near the western side of the property. All existing buildings are accessed by an existing shared metalled driveway, initially over Section 8 Blk 1 Kaeo Survey District, and then through the property, terminating at the dwelling to be replaced. Various fencelines are established around the driveway, building areas, and to form paddocks, and overhead power lines follow the route of the existing driveway.

A description of flood hazard extents, geological characteristics, soil classification and groundwater is provided within the Site Suitability Report in **Appendix 3**.

A detailed description of the archaeological and historical background of the subject site is provided within the Sunrise Archaeology Archaeological Survey and Assessment, which is attached in **Appendix 4a**. The Archaeological Survey and Assessment describes the area as '*Much of this property is flat, grazed land, but a very steep teardrop-shaped hill rises abruptly behind the old house. The shoreline from the house southward is in low vegetation, and to the north it is fringed by mature trees. A farm track runs behind (west) of the trees.'*.

Refer to **Photographs 2** and **3** below and the Cover Photo.

Photograph 2: Existing driveway leading to dwelling to be removed. The hill feature is located behind the dwelling.

Photograph 3: Lawn in front of existing dwelling, other existing buildings (dwelling and sheds) and the overhead power lines are also visible.

3.4 Recorded Natural Features

3.4.1 Recorded Ecological Features

The site is recorded as part of a kiwi habitat in the Far North Maps Species Distribution (DoC) Map ('kiwi present' zoning).[2]

The subject site is not part of a Department of Conservation Protected Natural Area. The adjoining 'Upper Whangaroa Harbour' ecological unit P04/011 is an estuarine ecological area, described as "*High-quality estuarine habitat for birds including threatened and regionally significant species and the best example of estuarine habitat in the ecological district.*"[3].

These are non-statutory documents.

3.4.2 Recorded Landscape and Natural Character Features (Regional Policy Statement for Northland)

The site is within the Coastal Environment. It does not include any areas of High or Outstanding Natural Character, Outstanding Natural Landscape, or any Outstanding Natural Features.

[2] A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): *Call count monitoring of Northland brown kiwi 2019.* Department of Conservation, Whangarei, New Zealand.
[3] Conning, L. (1999) *Natural areas of Whangaroa Ecological District Reconnaissance Survey Report for the Protected Natural Areas Programme.* Department of Conservation, Whangarei, New Zealand.

4.0 District Plan Assessment

4.1 Operative Far North District Plan

4.1.1 Zoning & Resource Features

The site is zoned General Coastal. An assessment of relevant rules is provided as follows.

4.1.2 General Coastal Zone

Rule	Discussion	Activity Status
10.6.5.1.1, 10.6.5.2.2 & 10.6.5.3.1 Visual Amenity	The new building is for human habitation, and its gross floor area exceeds 25m². The proposal does not meet the permitted activity standard. The building is not located in a building envelope that was approved under a resource consent and therefore does not meet the controlled activity standard. Therefore, the proposal is a restricted discretionary activity.	Restricted Discretionary.
10.6.5.1.2 & 10.6.5.4.1 Residential Intensity	The proposed dwelling replaces an existing residential unit, therefore there will be no increase in residential intensity on the site.	No change – not applicable.
10.6.5.1.3 Scale of Activities	Future residents will be members of the household.	Permitted.
10.6.5.1.4 Building Height	The height of the proposed building does not exceed 8m.	Permitted.
10.6.5.1.5 Sunlight	The building is located much more than its own height from the site boundaries and can comply with this standard.	Permitted.
10.6.5.1.6 Stormwater Management	Impermeable surfaces (comprising existing building roof area and proposed roof area) amount to less than 4% of the lot area. This complies with the permitted activity standard (10%).	Permitted.
10.6.5.1.7 Set Back from Boundaries	The proposed building achieves a 10m setback from all boundaries.	Permitted.

4.1.3 District Wide Provisions

Natural and Physical Resources

Rule	Discussion	Activity Status
12.3.6.1.2 Excavation and/or Filling …. In the General Coastal …. Zones	Earthworks meeting the definition of excavation or filling in the District Plan will exceed 300m³. Volumes will not exceed 2,000m³ and Rule 12.3.6.2.1 is met. Note that the site is not in a Coastal Hazard zone in the Operative District Plan.	Restricted Discretionary.
12.4.6.1.2(a) & 12.4.6.3 Fire Risk to Residential Units	The new residential unit is located less than 20m from the drip line of vegetation to the east.	Discretionary.
12.5.6.1.3 Registered Archaeological Sites	Note that the relevant archaeological sites on the property are not listed in Appendix 1G with reference to this rule.	Permitted.

12.7.6.1.1 Setback from Lakes, Rivers and the Coastal Marine Area	The new building will be set back more than 30m from the coastal marine area.	Permitted.
12.7.6.1.4 Land Use Activities Involving Discharges of Human Sewage Effluent Area	The wastewater treatment system and ETC mounds are more than 30m from the coastal marine area / any areas below mean high water springs.	Permitted.

Transportation

Rule	Discussion	Activity Status
15.1.6A.2.1 / Table 15.1.6A.1 Traffic Intensity	The proposal is replacing an existing activity, rather than establishing a new one, therefore this rule is not considered to be applicable.	Not applicable.
15.1.6B.1.1 On-site Car Parking Spaces	Sufficient parking space is / will be available.	Permitted.
15.1.6C.1 Private Accessway in all Zones	No increase in household equivalents within the private driveway. Existing driveway over Section 8 Blk I Kaeo SD complies.	Permitted.
15.1.6C.1.5 Vehicle Crossing Standards in Rural and Coastal Zones	Existing crossing complies – no additional traffic being generated.	Permitted.
15.1.6C.1.7 General Access Standards	Existing access complies.	Permitted.

4.1.4 Overall Activity Status

Overall, the proposed activity will be a discretionary activity in terms of the Operative District Plan provisions.

4.2 Proposed Far North District Plan

4.2.1 Zoning & Overlays

The subject site is zoned Rural Production, is within the Coastal Environment. Parts of the site are within Coastal Flood and River Flood Hazard Zones.

4.2.2 Rules with Immediate Legal Effect

Rule	Discussion	Activity Status
EW-R12 / EW-S3 Earthworks and the Discovery of suspected sensitive material	This work will occur under an Archaeological Authority from HNZPT, including accidental discovery protocols.	Permitted.
EW-R13 / EW-S5 Earthworks and Erosion and Sediment Control	Proposed earthworks will be controlled in accordance with the listed Erosion and Sediment Control Guidelines in accordance with this rule.	Permitted.

4.2.3 Rural Production Zone

Rule	Discussion	Activity Status
RPROZ-R1 New buildings or structures	The new building will accommodate a permitted activity and complies with the standards listed under PER-2.	These rules do not have legal effect.

RPROZ-R2 Impermeable Surface Coverage	Impermeable surfaces will not exceed 15%.	
RPROZ-R3 Residential Activity	As the proposal is for a replacement dwelling, there will be no increase in residential intensity.	
RPROZ-S1 Maximum Height	The proposed building does not exceed a height of 12m.	
RPROZ-S2 Height in relation to boundary	The proposed building will comply with the permitted activity standard.	
RPROZ-S3 Setback	The proposed building is more than 10m from the site boundary.	
RPROZ-S4 Setback from MHWS	The proposed building is more than 30m from MHWS.	
RPROZ-S5 Building or structure coverage:	Building or structure coverage will not exceed 12.5%.	
RPROZ-S7 Sensitive activities setback ... Mineral Extraction overlay	The new residential unit will be situated well over 100m from the boundary of a Mineral Extraction Overlay.	

4.2.4 Hazards & Risks

Rule	Discussion	Activity Status
NH-R3 New buildings or structures (1 in 100 year River Flood Hazard areas)	PER-1 is not met. PER-2 is met.	These rules do not have legal effect.
NH-R5 Wild fire – Buildings used for a vulnerable activity (excluding accessory buildings)	Onsite water supply can be provided in accordance with PER-1, and access to water supplies for fire-fighting purposes is available. The building will be within 20m of the surrounding vegetation and does not comply with PER-2.	

4.2.5 General District-Wide Matters

Rule	Discussion	Activity Status
CE-R1 New buildings or structures	PER-2 is applicable as the site is not within an urban zone. The proposed building is not ancillary to farming activities, exceeds 25m², is not within an outstanding natural character area - therefore does not meet conditions 1 – 2 but meets condition 3. PER-4 requires compliance with CE-S1 and CE-S2, which limit the maximum height of any new building or structure to 5m above ground level and the nearest ridgeline, headland or peninsula, and require the use of materials / finishing with a reflectance value no greater than 30% and an exterior finish within Groups, A, B or C as defined within the BS5252 standard colour palette, respectively. CES-S1 is not met, as the height of part of the dwelling will exceed 5m, while CES-S2 is not achieved (exterior cladding to have approximate LRV of 31%, trim, posts and joinery to be coloured white).	These rules do not have legal effect.

CE-R3 Earthworks or indigenous vegetation clearance	PER-2 is applicable and refers to CE-S3. Earthworks are not within an outstanding natural character area and will not exceed 400m² outside of natural character areas.	
CE-R12 – Coastal Hazard Area - New Buildings or Structures	The proposal does not meet PER-1-i., as it will be used for a vulnerable activity.	
CE-R14 – Coastal Hazard Area – New buildings …	The new building meets RDIS-1 as it will not direct coastal inundation onto any other property. RDIS-3 is not met, as the south-western corner of the proposed dwelling is within Coastal Flood Hazard Zone 1. RDIS-14 – refer to the Site suitability Report.	

4.2.6 Overall Activity Status

Overall, the proposal can meet the permitted activity status in terms of rules with legal effect under the Proposed District Plan.

5.0 Assessment of Environmental Effects & Proposed Mitigation Measures

Section 104(1)(a) and (ab) require the consent authority, subject to Part 2 of the Act, to have regard to any actual and potential effects on the environment of allowing the activity and any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity.

Section 104(2) states that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. As a discretionary activity, the assessment below identifies all potential effects of the activity with particular consideration of the relevant criteria specified in Rules 10.6.5.3.1 and 12.4.7 of the Operative District Plan.

5.1 Effects on Landscape, Visual, Amenity, and Natural & Coastal Character

As noted, the site is within the coastal environment, but is not within an outstanding landscape, or within a high or outstanding natural character area.

The visual amenity effects of the proposed dwelling have been considered with regard to the existing environment, which includes the existing dwelling and other associated modifications and built elements that form the receiving environment.

The location of the building

The proposed building is located in the general area of the existing dwelling. The new building has a more rectangular shape compared to the squarer footprint of the existing dwelling, and it has been rotated slightly clockwise to provide an improved area for the rear patio, which will be located between the building and the hill slope, and to open up views to Whangaroa Harbour.

The size, bulk, and height of the building in relation to ridgelines and natural features

The location of the building adjacent to the hill means that it has a naturally occurring backdrop, which rises much higher than the proposed building. The building will sit nestled at the base of the hill, as does the existing building.

The height of the building is in accordance with the permitted activity standard. At its highest point, the roof apex will be 7.4m high. It is noted that the building sits higher than the existing ground level in some areas, to take into account the minimum floor level required to ensure that the dwelling is appropriately located above the coastal and river flood hazard areas.

The colour and reflectivity of the building

Whilst it is noted that the existing dwelling which is to be replaced has a light cream coloured cladding which is suited to the era of that building, a predominantly recessive colour scheme has been adopted for the new dwelling, to minimise visual dominance. Refer to Table 1 in Section 2.2 of this Report and to the report in **Appendix 2**. The roof and wall cladding will have LRV's of 27% and 31% respectively, with darker shutters of less than 20% proposed. Minor architectural features such as joinery and trims and posts will have a lighter colour with higher reflectivity. This is considered to be acceptable, when compared with the existing building on the site, and as these are only minor elements of the proposed exterior.

The extent to which planting can mitigate visual effects

The proposed planting will make use of indigenous species that are appropriate to the coastal setting and sensitive to the archaeological features on the site where relevant. The intention of the planting in terms of visual effects is to reduce the contrast between the proposed built form and the landform. This is considered to achieve an appropriate outcome, provide additional visual mitigation compared with the current site conditions, and introduce additional indigenous vegetation to enhance natural character.

Any earthworks and/or indigenous vegetation clearance associated with the building

Minor earthworks are required at two corners of the building and to raise the parking area so as to not be affected by flood hazard. Clearance of indigenous vegetation is not required.

The location and design of associated vehicle access, manoeuvring and parking areas

For the most part, the existing vehicle access will be used, with minor improvements to the parking and manoeuvring area near the dwelling. Pohutukawa trees will be established as an avenue along the existing driveway.

The extent to which the building and any associated overhead utility lines will be visually obtrusive

Existing overhead power lines provide power to the site currently. Any new utility services will be supplied below ground. The applicants are investigating with Top Energy as to the feasibility of burying the existing overhead lines.

The cumulative visual effects of all the buildings on the site

As the proposed dwelling will replace the existing dwelling and will result in a new dwelling which is similar in scale and location, uses a more recessive colour scheme, and will use new landscape planting to further mitigate potential visual effects, the cumulative visual effects arising from the proposal are considered to be negligible.

The degree to which the landscape will retain the qualities that give it naturalness, visual and amenity values

As noted, the site lacks any areas of high or outstanding natural character. The building site location is highly modified, with existing buildings, fencing, overhead power lines, vehicle access, as well as the existing on-site water and wastewater infrastructure.

The natural features of the site are considered to be the natural hill form to the east of the building site, and the established Pohutukawa and other indigenous vegetation that is present, particularly around the base of the hill adjacent to Whangaroa Harbour. These features of the natural environment will be retained to their current extent following the proposed development. In addition, further landscaping will be implemented to enhance natural character and visual amenity values.

The extent to which private open space can be provided for future uses

The site retains ample open space around the dwelling.

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

The subject site is not part of an Outstanding Landscape.

The new building will be more than 30m from the measured mean high water springs boundary of Whangaroa Harbour. The replacement dwelling will be more recessively coloured than the existing building, and new landscape planting will be introduced to further mitigate adverse effects on the coastal marine area where it adjoins the subject site.

Given the existing development and modification of the building site, the proposed new building will not significantly change the visual attributes of the surrounding environment. It has no impact on any adjoining property.

The building will be integrated into its setting by way of the natural topography and proposed planting, so will not become a prominent element of the landscape. Potential adverse visual amenity effects (experiential attributes) are considered to be less than minor.

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

The proposed building site is located centrally within the subject site and is a long distance (hundreds of metres) from any residential buildings on adjoining sites.

5.2 Cultural & Heritage Effects

An archaeological assessment of effects is included in the Archaeological Survey and Assessment in **Appendix 4a**. This includes a detailed description of the anticipated effects of the various components of the development, including the demolition of the existing old house and construction of a new house with associated earthworks and other ground disturbance activities. It notes that:

'*The proposed locations where ground disturbance will occur on the proposed building platform will have no known effect on Site P04/818. The removal of the building may affect the archaeological site; while it is unlikely that the structure was present there before 1920 it may have been constructed before 1900 and relocated. Whether any archaeological material is present below the existing house is unknown, but it is possible given the proximity of other archaeological features that are present on the hill above and the coastal flats below.'*

As such, the Archaeological Survey and Assessment recommends that an application to Heritage New Zealand Pouhere Taonga should be made for an Authority to remove the existing dwelling, which may also affect site P04/818, together with a range of archaeological management recommendations and a Site Management Plan for the proposed works. The application for an archaeological authority has been made.

The applicants have consulted with Te Rūnanga o Whaingaroa, and have received a letter of support, which states that:

'Te Rūnanga o Whaingaroa, as the Mandated Iwi Authority for Ngāti Kahu ki Whangaroa/Ngāpuhi ki Whangaroa, confirms its support for the proposed works to replace the existing homestead and build a new family home at 936B State Highway 10, Kaeo.

This support aligns with our Iwi Environmental Management Plan (IEMP), which upholds the principles of kaitiakitanga, whakapapa, and the intergenerational wellbeing of our whānau. The whānau associated with this whenua maintain deep ancestral connections through Ngāti Kahu ki Whangaroa/Ngāpuhi ki Whangaroa whakapapa, including ties to Whangaroa and Totara North.

We acknowledge the importance of sustaining these connections and ensuring that development respects cultural heritage and environmental values. We commend the engagement with Heritage New Zealand and archaeological experts to safeguard these taonga.

Nō reira, we express our full support for this kaupapa and look forward to its positive contribution to the continuity of whakapapa and whānau wellbeing in Whangaroa.'

Refer to **Appendix 7**.

In summary, it is considered that the proposal avoids and mitigates the potential adverse effects of the proposal on cultural and heritage values, provided that the removal of the existing house and other soil disturbance activities does not proceed unless or until an archaeological authority is granted, and then in strict adherence to its conditions.

5.3 Effects on Water Quality

Minimal earthworks are required to complete the development, being limited to earthworks in discrete areas to provide suitable finished floor levels and contours, and to upgrade the parking area so that it is located above any area affected by flooding. Erosion and sediment control can be established and maintained in accordance with GD05 to ensure that sediment runoff during the construction phase does not result in adverse water quality impacts.

The proportional extent of impermeable surfaces remains low, given that the vehicle access is largely in place, and that the existing dwelling will be removed, with a negligible impact on total catchment impermeability. Stormwater management recommendations are outlined in the Site Suitability Report, including the collection of roof water for potable and fire fighting use, and careful discharge using a spreader bar and energy dissipation where necessary.

Onsite wastewater disposal has been designed to avoid adverse effects on water quality, as described in the Site Suitability Report in **Appendix 2**.

Overall, it is considered that earthworks and the proposed design and arrangement for the treatment and disposal of stormwater and wastewater represent the best practicable option and can be completed so as to avoid potential effects on the life supporting capacity of the adjacent coastal marine area.

5.4 Property Access and Traffic Effects

Onsite vehicular access is in place, with minor improvements to the manoeuvring and parking area adjacent to the dwelling proposed.

There will be no increase in traffic arising from the proposed activity given that it is a replacement dwelling. Therefore, traffic effects on the local and wider transport environment are avoided.

5.5 Effects of Fire Risk

Parts of the proposed dwelling will be located less than 20m away from the area of vegetation along the eastern side of the hill that forms its backdrop. In reality, it is a single Pohutukawa with a large canopy that is within this 20m distance, rather than a dense surround of bush. Furthermore, the building itself will be approximately 20m from the vegetated area, while the pergola will be slightly closer. The dwelling is to be placed so as to make use of existing grassed areas surrounding the building site to act as a buffer to mitigate fire risk.

The subject site is approximately 8km from the Kaeo Volunteer Fire Brigade, meaning that fire appliances will be able to respond in a reasonable time.

Fire fighting water supply is to be provided in such a way that is accessible to fire fighting crews and their vehicles. Fire & Emergency NZ has provided written approval to the concept design of water and access for this purpose, and the water storage volume of the proposed tank allows an adequate volume for firefighting use. Refer to **Appendix 5**.

Overall, it is considered that the fire risk generated by the proposal is mitigated to an appropriate level so as to be less than minor.

5.6 Soils

The site does not contain highly versatile soils or highly productive land, and adverse effects on the productive capacity of soils are avoided. Likewise, the proposal will not reduce the quality of soils or contribute to erosion, and the life supporting capacity of soils will not be adversely affected.

6. Statutory Assessment

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to 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, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.5 of this Report. This is followed by an assessment of Part 2 of the Act.

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *Resource Management (National Environmental Standards for Freshwater) Regulations 2020*
- *New Zealand Coastal Policy Statement*
- *National Policy Statement for Indigenous Biodiversity*
- *Regional Policy Statement for Northland*
- *Operative Far North District Plan*
- *Proposed Far North District Plan*
- *Proposed Regional Plan for Northland*

6.1 National Environmental Standards

6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The subject site is not recorded on Northland Regional Council's Selected Landuse Register as a site that has been used for any activity included on the Ministry for the Environment's Hazardous Activities and Industries List.[4]

Review of historic aerial imagery via Retrolens shows that the existing dwelling was established before 1944, with the remainder of the site appearing to be in pasture, until the 1977 image, which then shows that the other buildings on the site have been introduced.[5]

Land Cover Database classifications from 1996 onwards and LUCAS land use maps from 2012 onwards all show the land cover or land use as being high producing exotic grassland or grassland – non dairy.

Therefore, the proposed building site is not considered to be a 'piece of land', and the proposed earthworks and residential land use activity is not covered by the above National Environmental Standard.

6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

There are no mapped freshwater wetlands on the subject site, although there are areas of coastal wetland, mapped as 'Mangrove riparian complex' nearby associated with the Whangaroa Harbour.[6] Ponded areas adjoining the southern boundary of the site are shown on survey plan SO 32453 as being below mean high water mark, meaning that the are also coastal areas. To the north-west of the proposed dwelling, areas of wet pasture are apparent; these being shown on SO 32453 as comprising 'good grass' and as being land reclaimed from the sea. Proposed earthworks, and stormwater diversion and discharge are not considered to be located within 100m of any *freshwater* wetlands, and therefore, the proposal is not considered to infringe the above regulations.

6.2 National Policy Statements

6.2.1 New Zealand Coastal Policy Statement 2010

The Regional Policy Statement gives effect to the New Zealand Coastal Policy Statement, and the relevant policies have been taken into account in the assessment within Section 6.3 of this Report. Policies 13 and 14 are particularly relevant to this application.

With regards to the effects on Policy 13 of the NZCPS (preservation of natural character), it is noted that the site is not within an area of high or outstanding natural character. Significant adverse effects are avoided given the existing modification associated with the building site. Other adverse effects

[4] Northland Regional Council. Retrieved 10 November 2025 from https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21
[5] Sourced from http://retrolens.nz and licensed by LINZ CC-BY 3.0
[6] Northland Regional Council. Retrieved 10 November 2025 from https://localmaps.nrc.govt.nz/localmapsviewer/?map=55bdd943767a493587323fc025b1335c

are avoided and mitigated due to the reasonable scale of the building and its use of recessive colouring.

Policy 14 is to promote restoration or rehabilitation of the natural character of the coastal environment. New planting to mitigate against visual amenity effects will consequently provide a degree of restoration of natural character, to a level that is appropriate in terms of the nature and scale of the proposed activity.

Policy 25 relates to subdivision, use and development in areas of coastal hazard risk. In terms of this policy, which in general seeks to avoid increasing risk of adverse effects, or social, environmental and economic harm, from coastal hazards. It encourages risk reduction, locating infrastructure away from risk areas where practicable. This matter is addressed in the Site Suitability Report, which specifies minimum finished floor level and parking finished level. Given that the proposed dwelling is a replacement building, with a suitable finished floor level, the intention of this policy is considered to be met.

6.2.2 National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB)

The objective of the above policy statement is set out in 2.1, as copied below:

(1) The objective of this National Policy Statement is:

(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and

(b) to achieve this:

(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and

(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and

(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and

(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.

There are 17 listed policies to achieve this objective. At this time, there are no SNAs mapped in the Operative or Proposed District Plan. Therefore, Policies 8, 13 and 15 are most relevant.

Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.
Policy 13: Restoration of indigenous biodiversity is promoted and provided for.
Policy 15: Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved

Part 3 guides the implementation of the NPS-IB. Of relevance is the following approach to implementing the NPS-IB.

3.16 Indigenous biodiversity outside SNAs
(1) If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.
(2) All other adverse effects of any activities that may adversely affect indigenous biodiversity that is outside an SNA (other than indigenous biodiversity on specified Māori land (see clause 3.18)), must be managed to give effect to the objective and policies of this National Policy Statement.

Effects Management Hierarchy is defined as follows:

effects management hierarchy means an approach to managing the adverse effects of an activity on indigenous biodiversity that requires that:
(a) adverse effects are avoided where practicable; then
(b) where adverse effects cannot be avoided, they are minimised where practicable; then
(c) where adverse effects cannot be minimised, they are remedied where practicable; then
(d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible; then
(e) where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then
(f) if biodiversity compensation is not appropriate, the activity itself is avoided.

The proposed activity does not involve the clearance of indigenous vegetation, and does not introduce any new residential activities. As such, it is considered that adverse effects on indigenous biodiversity are avoided.

Referring to the objective and relevant policies of the NPS-IB; the effects of the proposal are such that indigenous biodiversity can be maintained, while providing for the social wellbeing of the property owners and their family. The habitats of specified highly mobile fauna within the site can be maintained. It is therefore considered that the proposal is consistent with the NPS-IB.

6.3 Regional Policy Statement for Northland

The Regional Policy Statement records that the site is within the Coastal Environment (illustrated in **Figure 5**). There is no mapped natural character outstanding landscape, or outstanding natural feature areas within the site. Part of the adjacent Whangaroa Harbour is part of a High Natural Character area "*Catchment Whangaroa – Mangroves and limited areas of saltmarsh in upper reaches. Some pampas near road*".

Figure 5: Regional Policy Statement Map showing location of Coastal Environment.

The most relevant policies of the Regional Policy Statement are commented on below.

5.1.2 Policy – Development in the coastal environment
Enable people and communities to provide for their wellbeing through appropriate subdivision, use, and development that:
(a) Consolidates urban development within or adjacent to existing coastal settlements and avoids sprawling or sporadic patterns of development;
(b) Ensures sufficient development setbacks from the coastal marine area to;
(i) maintain and enhance public access, open space, and amenity values; and
(ii) allow for natural functioning of coastal processes and ecosystems;
(c) Takes into account the values of adjoining or adjacent land and established activities (both within the coastal marine area and on land);
(d) Ensures adequate infrastructure services will be provided for the development; …

The site is not within an existing coastal settlement; however, the proposed development is not urban in nature, such that sprawling or sporadic development patterns are avoided. The chosen building site is adequately set back from the coastal marine area. The intensity of built development remains similar to the existing environment, and consistent with the nature of established activities on this site as well as surrounding properties. Onsite servicing is adequately available. The above policy is met.

7.1.2 Policy – New subdivision and land use within 10-year and 100- year flood hazard areas
New subdivision, built development (including wastewater treatment and disposal systems), and land use change may be appropriate within 10-year and 100-year flood hazard areas provided all of the following are met:
(a) Hazardous substances will not be inundated during a 100-year flood event.
(b) Earthworks (other than earthworks associated with flood control works) do not divert flood flow onto neighbouring properties, and within 10-year flood hazard areas do not deplete flood plain storage capacity;
(c) A minimum freeboard above a 100-year flood event of at least 500mm is provided for residential buildings.
(f) Within 10-year flood hazard areas, land use or built development is of a type that will not be subject to material damage in a 100-year flood event;

The onsite wastewater design, earthworks proposal, and finished floor levels to provide suitable freeboard, take into account the modelled flood hazard extents in accordance with this policy.

7.1.3 Policy – New subdivision, use and development within areas potentially affected by coastal hazards (including high risk coastal hazard areas)
Within areas potentially affected by coastal hazards over the next 100 years (including high risk coastal hazard areas), the hazard risk associated with new use and development will be managed so that:
(a) Redevelopment or changes in land use that reduce the risk of adverse effects from coastal hazards are encouraged;
(c) Coastal hazard risk to vehicular access routes for proposed new lots is assessed;
(d) Any use or development does not increase the risk of social, environmental or economic harm (from coastal hazards);
(e) Infrastructure should be located away from areas of coastal hazard risk but if located within these areas, it should be designed to maintain its integrity and function during a hazard event;
(f) The use of hard protection structures is discouraged and the use of alternatives to them promoted;

As outlined above, the redevelopment will increase finished floor level to reduce risk and locate the new infrastructure and parking area above the flood hazard levels, in support of this policy.

6.4 District Plan Objectives and Policies

6.4.1 Operative Far North District Plan

Relevant objectives and policies are those listed in the Coastal Environment, General Coastal Zone, Soils and Minerals and Natural Hazards sections of the Operative District Plan. Earthworks will be in line with the restricted discretionary activity standard, so can be considered compatible with the relevant objectives and policies under the Soils and Minerals Chapter. The objectives and policies under Sections 10.3 and 10.4 (Coastal Environment), 10.6 (General Coastal Zone) and 12.4 (Natural Hazards) are commented on below. It is considered that the proposal is in accordance with the relevant strategies.

Coastal Environment

10.3 OBJECTIVES

10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.
10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:
(a) the natural character of the coastline and coastal environment;
(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;
(c) outstanding landscapes and natural features;
(d) the open space and amenity values of the coastal environment;
(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).
10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.
10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.
10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.
10.3.6 To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.

10.4 POLICIES
10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:
(a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and
(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and
(c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and
(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and
(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and
(f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and
(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and
(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.
10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.
10.4.3 That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.
10.4.4 That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.
10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".
10.4.8 That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.
10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.
10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:
(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;
(b) the number of buildings and intensity of development;
(c) the colour and reflectivity of buildings;
(d) the landscaping (including planting) of the site;
(e) the location and design of vehicle access, manoeuvring and parking areas.

To meet the general objective 10.3.1, potential adverse effects of the proposed activity are avoided through the design and location of the building, which is generally upon an existing building platform (making the proposal an appropriate activity) and are otherwise mitigated by way of recessive colour schemes, archaeological monitoring, and measures to mitigate fire risk. The appropriateness of an activity can be determined via Policy 10.4.1, and the proposed activity is considered to generally meet the requirements, as:

- The features and elements that contribute to natural character in the location are preserved,

- The building site and design is a modest scale, which minimises adverse effects on natural character,
- Suitable onsite servicing has been designed, including onsite water supply in accordance with Policy 10.4.10,
- The footprint of the building and associated services avoids effects on known archaeological remains; however, an archaeological authority is being sought to cover the removal of the existing dwelling and potential effects on any unrecorded archaeological site arising from the proposed works,
- The site is not within an outstanding landscape and adverse effects on amenity values are avoided and mitigated,
- Adverse effects on significant indigenous vegetation are avoided (this matter is repeated in Policy 10.4.3),
- The proposal is considered to meet the relevant policies of the NZCPS and RPS and
- Provision of public access is not considered appropriate in relation to this development.

Policy 10.4.2 specifies that sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with other objectives and policies of the Plan. The proposed building will replace an existing dwelling, and furthermore, the nature and scale of the proposed development is not considered to be a sprawling or sporadic.

Natural character, outstanding landscapes, and open space and amenity values are protected, and clearance of indigenous vegetation is not required. No effects on water quality are anticipated either for the short-term or long-term phases of development and adverse effects on the coastal marine area are not anticipated. Objectives 10.3.2 and 103.6, and Policy 10.4.11 are met. Policy 10.4.12 lists strategies that may be used to reduce adverse effects on natural character and amenity values. These strategies have all been taken into account in the proposal, as the proposed building is:

- Located more than 30m from the coastal marine area, at the base of a hill which will provide a natural backdrop and position the building below the skyline and ridgeline,
- the replacement of an existing dwelling, therefore, does not represent an increase in residential intensity,
- designed to use recessive and natural toned exterior colours, excluding joinery and minor architectural features,
- partly screened from some viewpoints, by existing mature vegetation located on the side of the hill, with a natural vegetated backdrop.

Te Rūnanga o Whaingaroa have provided written support. Early consultation has informed the application for the archaeological authority. Objective 10.3.3 and Policy 10.4.8 are considered to be met.

The proposed building achieves suitable setbacks from the coastal marine area. There are no existing public access provisions along the margin of Whangaroa Harbour adjacent to the site; however, this is an existing situation, which is not exacerbated by the proposal in accordance with Objective 10.3.4. Public access in this location would not have any connection to any other public area, so would be of little value. The nearest public access to Whangaroa Harbour is the Crown Marginal Strip located to the south of 916 State Highway 10. No further public access is considered necessary as part of this proposed development as per Policy 10.4.4.

General Coastal Zone

10.6.3 OBJECTIVES These objectives supplement those set out in Section 10.3.
10.6.3.1 To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.
10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.

10.6.4 POLICIES These policies supplement those set out in Section 10.4.

10.6.4.1 That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.
10.6.4.2 That the visual and landscape qualities of the coastal environment in be protected from inappropriate subdivision, use and development.
10.6.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:
(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;
(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;
(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;
(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.
10.6.4.5 Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.
10.6.4.6 The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.

With regards to policies 10.6.4.1, 10.6.4.2 and 10.6.4.3, and in attainment of the relevant General Coastal Zone objectives, the natural character of the General Coastal Zone and its visual and landscape qualities, will be preserved, and the proposed activity is considered to be an appropriate use and development.

Consultation with tangata whenua has been included in the initial planning stages of the project and has been integral to the application and application for the archaeological authority. Te Rūnanga o Whaingaroa are in support of the proposal. Refer to Policy 10.6.4.5.

Minimal earthworks are proposed. The foundation design uses driven piles, which does not require any significant excavations. The design, form, location and siting of earthworks have taken into account natural character values in order to avoid and minimise adverse effects in accordance with Policy 10.6.4.6.

Natural Hazards

12.4.3 OBJECTIVES
12.4.3.1 To reduce the threat of natural hazards to life, property and the environment, thereby to promote the well-being of the community.
12.4.3.2 To ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.
12.4.3.7 To avoid fire risk arising from the location of residential units in close proximity to trees, or in areas not near fire fighting services.

12.4.4 POLICIES
12.4.4.7 That the risk to adjoining vegetation and properties arising from fires be avoided.

The applicants have taken practicable steps to minimise fire risk, including using a grassed buffer area immediately between the dwelling and the surrounding areas of continuous native vegetation, and having adequate and accessible water supply to reduce the risk of fire spreading to nearby existing vegetation, and vice versa. With Whangaroa Harbour nearby, evacuation to the coastal marine area is possible, reducing the threat to life arising from fire hazard. The proposal is considered to be consistent with the above objectives and policies related to fire hazard, as it avoids fire risk to the extent practicable.

6.4.2 Far North Proposed District Plan

Relevant objectives and policies are listed in the Rural Production Zone, Coastal Environment, Natural Hazards, sections of the Proposed District Plan. It is considered that the proposal will be compatible with the applicable strategies, as outlined below.

Rural Production Zone

Objectives

RPROZ-O1 The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.
RPROZ-O2 The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.
RPROZ-O3 Land use and subdivision in the Rural Production zone:

a. *protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;*
b. *protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
c. *does not compromise the use of land for farming activities, particularly on highly productive land;*
d. *does not exacerbate any natural hazards; and*
e. *is able to be serviced by on-site infrastructure.*

RPROZ-O4 The rural character and amenity associated with a rural working environment is maintained.

Policies
RPROZ-P4 Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

a. *a predominance of primary production activities;*
b. *low density development with generally low site coverage of buildings or structures;*
c. *typical adverse effects such as odour, noise and dust associated with a rural working environment; and*
d. *a diverse range of rural environments, rural character and amenity values throughout the district.*

RPROZ-P5 Avoid land use that:

a. *is incompatible with the purpose, character and amenity of the Rural Production zone;*
b. *does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*
c. *would result in the loss of productive capacity of highly productive land;*
d. *would exacerbate natural hazards; and*
e. *cannot provide appropriate on-site infrastructure.*

RPROZ-P7 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

a. *whether the proposal will increase production potential in the zone;*
b. *whether the activity relies on the productive nature of the soil;*
c. *consistency with the scale and character of the rural environment;*
d. *location, scale and design of buildings or structures;*
e. *for subdivision or non-primary production activities:*
    i. *scale and compatibility with rural activities;*
    ii. *potential reverse sensitivity effects on primary production activities and existing infrastructure;*
    iii. *the potential for loss of highly productive land, land sterilisation or fragmentation*
g. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*
h. *the adequacy of roading infrastructure to service the proposed activity;*
i. *Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
j. *Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

Given the nature of the proposed activity, which replaces an existing residential dwelling in an area already set aside as the homestead area, the proposal will not have any negative impact on the availability of land for primary production, nor in terms of the objective to maintain character and amenity associated with a rural working environment. The site does not contain highly productive land, nor does it generate any new reverse sensitivity or land use incompatibility effects.

Relevant aspects of Policy RPROZ-P4 are met, as the proposal results in a low level of building coverage, and amenity values are retained.

Policy RPROZ-P5 is also supported by the proposal, as suitable on-site infrastructure has been designed and natural hazards can be avoided and mitigated to a suitable an appropriate level.

Policy RPROZ-P7 lists relevant considerations in terms of potential effects of the activity. These are addressed as follows:

- The proposal has no effects on production potential, likewise it does not rely on the productive nature of the soil.
- The existing character of this coastal environment can be maintained.
- The location, scale and design of the building have no impact on rural activities or primary production.

- On-site infrastructure is available.
- Adverse effects on historic heritage, cultural values, natural features and landscapes, and indigenous biodiversity are avoided and minimised,
- Tangata whenua values have and will continue to be taken into account.

Coastal Environment

Objectives
CE-O2 Land use and subdivision in the coastal environment:
a. preserves the characteristics and qualities of the natural character of the coastal environment
b. is consistent with the surrounding land use;
c. does not result in urban sprawl occurring outside of urban zones;
d. promotes restoration and enhancement of the natural character of the coastal environment; …

Policies
CE-P3 Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:
a. outstanding natural character;
b. ONL;
c. ONF.
CE-P4 Preserve the visual qualities, character and integrity of the coastal environment by:
a. consolidating land use and subdivision around existing urban centres and rural settlements; and
b. avoiding sprawl or sporadic patterns of development.
CE-P8 Encourage the restoration and enhancement of the natural character of the coastal environment.
CE-P10 Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:
a. the presence or absence of buildings, structures or infrastructure;
b. the temporary or permanent nature of any adverse effects;
c. the location, scale and design of any proposed development;
d. any means of integrating the building, structure or activity;
e. the ability of the environment to absorb change;
f. the need for and location of earthworks or vegetation clearance;
h. any viable alternative locations for the activity or development;
i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;
j. the likelihood of the activity exacerbating natural hazards;
k. the opportunity to enhance public access and recreation;
l. the ability to improve the overall quality of coastal waters; and
m. any positive contribution the development has on the characteristics and qualities

The proposed activity is considered neither sprawling nor sporadic given the size of the property and the low level of residential intensity, which is not urban in nature, and furthermore the proposed dwelling will replace an existing one. The natural character of the coastal environment will be protected through the location and design of the dwelling, together with existing vegetation and use of exterior colours with natural and recessive tones in accordance with Objective CE-02 and Policies CE-P4 and CE-P8.

Restoration and enhancement of the natural character of the coastal environment is encouraged but not required by CE-P8. This policy reflects policy 14 of the NZCPS. New planting to mitigate against visual amenity effects will consequently provide a degree of restoration of natural character, to a level that is appropriate in terms of the nature and scale of the proposed activity.

The proposed building site is not within an outstanding natural landscape and does not contain any outstanding natural features or areas of outstanding natural character.

Policy CE-P10 lists relevant considerations in terms of potential effects of the activity and replicates Policy NFL-P8, which is addressed previously.

Natural Hazards

Objectives

NH-O1 The risks from natural hazards to people, infrastructure and property are managed, including taking into account the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.

NH-O2 Land use and subdivision does not increase the risk from natural hazards or risks are mitigated …

Policies

NH-P2 Manage land use and subdivision so that natural hazard risk is not increased or is mitigated, giving consideration to the following:

- *a. the nature, frequency and scale of the natural hazard;*
- *b. not increasing natural hazard risk to other people, property, infrastructure and the environment beyond the site;*
- *c. the location of building platforms and vehicle access;*
- *d. the use of the site, including by vulnerable activities;*
- *e. the location and types of buildings or structures, their design to mitigate the effects and risks of natural hazards, and the ability to adapt to long term changes in natural hazards;*
- *f. earthworks, including excavation and fill;*
- *g. location and design of infrastructure;*
- *h. activities that involve the use and storage of hazardous substances;*
- *i. aligning with emergency management approaches and requirements;*
- *j. whether mitigation results in transference of natural hazard risk to other locations or exacerbates the natural hazard; and*
- *k. reduction of risk relating to existing activities.*

NH-P3 Take a precautionary approach to the management of natural hazard risk associated with land use and subdivision.

NH-P5 Require an assessment of risk prior to land use and subdivision in areas that are subject to identified natural hazards, including consideration of the following:

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

NH-P6 Manage land use and subdivision in river flood hazard areas to protect the subject site and its development, and other property, by requiring:

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

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

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

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

(a) Setbacks from any contiguous scrub or shrubland, woodlot or forestry;'
(b) Access for emergency vehicles; and
(c) Sufficient accessible water supply for fire-fighting purposes.

The proposal includes measures to reduce the risk of fire as previously outlined.

An analysis of river flood hazard and coastal flood hazard is provided within the Site Suitability Report. It notes that building should be elevated such that the finished floor levels are not prone to inundation or coastal erosion processes to meet the standards of the Building Act 2004, which the proposed floor level of RL 4.0m achieves, as it is more than 0.5m above the 1% AEP flood plain. It also recommends that the parking also be elevated 100mm above the 1% AEP with climate change level.

The proposal is considered to be consistent with the above objectives and policies, as it avoids and mitigates wildfire risk to the extent practicable, and includes design to avoid effects of river and coastal flood hazard.

6.5 Regional Plans

6.5.1 Proposed Regional Plan – February 2024

According to the Site Suitability Report, a permitted activity status for the proposed onsite wastewater system is achieved, therefore the proposed onsite wastewater treatment and disposal system does not require a Northland Regional Council Discharge Consent.

The Proposed Regional Plan states that the diversion and discharge of stormwater into water or onto or into land where it may enter water from an impervious area or by way of a stormwater collection system, is a permitted activity, provided the criteria of Rule C.6.4.2(1) to (8) are met. The proposed activity is determined to meet the requirements of a Permitted Activity according to the provisions of Proposed Regional Plan Rule C.6.4.2, on the basis that it will not cause or increase flooding of land on another property and does not involve hazardous substances or potentially contaminated land, and provided that permanent scouring or erosion at the discharge point is avoided.

Limited earthworks are required at two corners of the building and to partly raise the parking area. These will be outside and will not affect the coastal riparian area, and the subject site is not mapped as erosion prone land. Part of the filling around the north western corner of the site, to the south of the pergola, and to raise the parking area, will be located within the NRC 100-year flood hazard area, meeting the definition of "Flood hazard area" in the Proposed Regional Plan.

The proposed volume of earthworks will exceed the permitted activity earthworks thresholds specified in Rule C.8.3.1 / Table 15, which limits earthworks in flood hazard areas to 100m³ of moved or placed earth in any 12-month period. 'Earth' is defined as "any matter constituting the land, such as soil, clay, sand or rock". This aspect requires consent under the Proposed Regional Plan pursuant to Rule C.8.3.3 Earthworks in a flood hazard area – controlled activity. This application will be made shortly.

6.6 Part 2 of the Resource Management Act 1991

The relevant provisions addressed in Sections 6.1 – 6.5 above are subject to Part 2 of the Act

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-

(a)Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b)Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c)Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall have particular regard to-

(b) The efficient use and development of natural and physical resources;

(c) The maintenance and enhancement of amenity values;

(f) Maintenance and enhancement of the quality of the environment;

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The proposal achieves sustainable management by enabling the applicants to replace a deteriorated residential dwelling to provide for family residential use, while at the same time ensuring that adverse effects on natural character, visual and amenity values, water quality, cultural and heritage values, and fire hazard are appropriately avoided, remedied and mitigated.

Section 6 matters have been recognised and provided for as follows:

- The natural character of the coastal environment will be preserved by the proposal given the existing receiving environment, with some enhancement being accrued by way of planting indigenous vegetation.
- The proposal avoids the need for clearance of indigenous vegetation and does not introduce any new land use activities, so as to avoid adverse effects on significant vegetation and habitats.
- The proposal is not considered to diminish or discourage public access.
- Adverse effects on Māori culture or traditions are minimised through the location of the building, and through monitoring of the construction phase of the development.
- Removal of the old building and other land use disturbance activities associated with establishment of the new dwelling will require authorisation via an Archaeological Authority, which has been applied for.

Section 7 matters have also been considered, and the proposal will not detract from the quality or amenity values of the environment.

The principles of the Te Tiriti o Waitangi have been taken into account by the proposal – particularly through the courtesy of early consultation.

7. Consultation

7.1 Summary of Consultation Undertaken

Te Rūnanga o Whaingaroa

As outlined in Section 5.2 of this report, Te Runanga o Whaingaroa has provided a letter of support. Refer to **Appendix 7**.

Heritage New Zealand Pouhere Taonga (HNZPT)
Initial consultation with HNZPT resulted in the advice that "because of the location, unrecorded archaeological features and unknown age of the building" an archaeological assessment was recommended. The resultant Archaeological Survey and Assessment and Archaeological Site Management Plan were prepared, and an application for archaeological authority has been submitted.

Fire & Emergency New Zealand (FENZ)
Fire & Emergency New Zealand have provided written approval to the submitted 'Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application' for the proposed development. Refer to **Appendix 5**.

7.2 Public Notification Assessment

Step 1: Public notification is not requested, nor is it required in terms of the criteria listed in 95A(3).

Step 2: Public notification is not precluded under Section 95A(5).

Step 3: There are no relevant rules that require public notification under 95A(8)(a). The adverse effects of the proposal are not deemed to be more than minor, and public notification is not required in terms of 95A(8)(b).

Step 4: No special circumstances are considered to exist that warrant the application being publicly notified in terms of 95A(9).

7.3 Limited Notification Assessment

Step 1: The proposed activity will not result in adverse effects on the common marine and coastal area and does not involve any accommodated activities in terms of Section 95B(2).

The coastal marine area of Whangaroa Harbour is a statutory acknowledgement area for Ngātikahu ki Whangaroa. The letter of support in **Appendix 7** states that "*Te Rūnanga o Whaingaroa, as the Mandated Iwi Authority for Ngāti Kahu ki Whangaroa/Ngāpuhi ki Whangaroa, confirms its support for the proposed works to replace the existing homestead and build a new family home at 936B State Highway 10, Kaeo*".

Step 2: Limited notification is not precluded in terms of Section 95B(6).

Step 3: Section 95E(1) indicates that a person is considered affected if the activity's adverse effects are minor or more than minor (but are not less than minor) and Section 95E(2)(a) that the Consent Authority may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect.

Section 95E(3)(a) specifies that a person is not an affected person in relation to an application for a resource consent for an activity if the person has given, and not withdrawn, approval for

the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons.

The privately owned adjacent property to the north west of the proposed building site are also in the same ownership as the application site. Refer to **Figure 6** below, which highlights land also owned by the applicants.

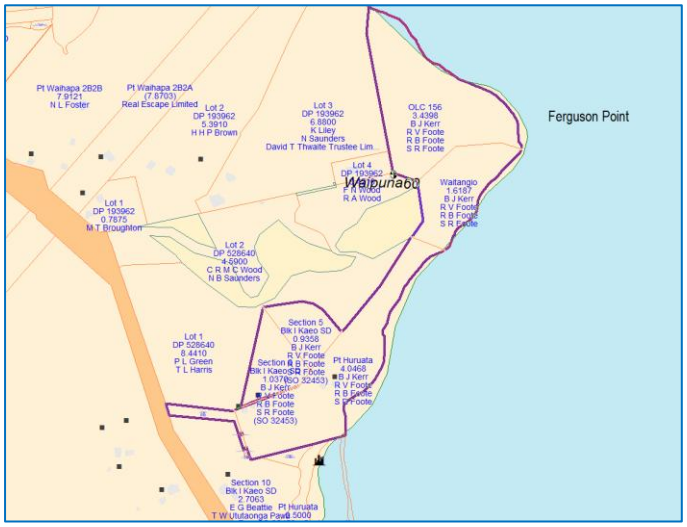


Figure 6: Map showing land in common ownership. Source: QuickMap.

Potential adverse landscape and visual effects are appropriately avoided and mitigated. No off-site adverse effects are anticipated that would cause any other person to be an affected person.

The proposal produces no additional traffic, and has no impact on the number, size, gradient and placement of vehicle crossings off the State Highway. Furthermore, the new residential dwelling will be more than 100m from State Highway 10, and outside the NZTA Effects Area. Therefore, it has not been considered necessary to consult with New Zealand Transport Agency.

Taking into account the written approvals and comments provided as outlined in Section 7.1 of this Report, we are of the opinion that there are no persons who will be adversely affected by the proposal, and no further written approvals have been sought.

As such, no person is considered to be an affected person in terms of Section 95B(8)

Step 4: There are no special circumstances that warrant notification of the application to any other persons in terms of 95B(10).

7.4 Notification Assessment Summary

As outlined above we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we request that it be processed on that basis.

8. Conclusion

In terms of section 104 and 104B of the Resource Management Act 1991, we consider that:

- Taking into account the range of short and long term actual and potential adverse effects on the environment resulting from the proposed activity, it is considered that these can all be avoided, remedied and mitigated, such that they will be less than minor in their scale and magnitude.
- The proposal is considered to be consistent with the objectives and policies of the District Plan and Proposed District Plan.
- The proposal is considered to be consistent with the objectives and policies of the New Zealand Coastal Policy Statement, National Policy Statement for Indigenous Biodiversity, and Regional Policy Statement and.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- The proposal satisfies the statutory criteria to be treated as a non-notified application.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed: 

Date: 26 November 2025

Natalie Watson,
Resource Planner

WILLIAMS & KING
Kerikeri

9. Appendices

Appendix 1: PT Architectural Design Ltd Plans

Appendix 2: Proposed Landscaping Plans and Colour Palette ('Tide Break Retreat')

Appendix 3: PK Engineering Site Suitability Report

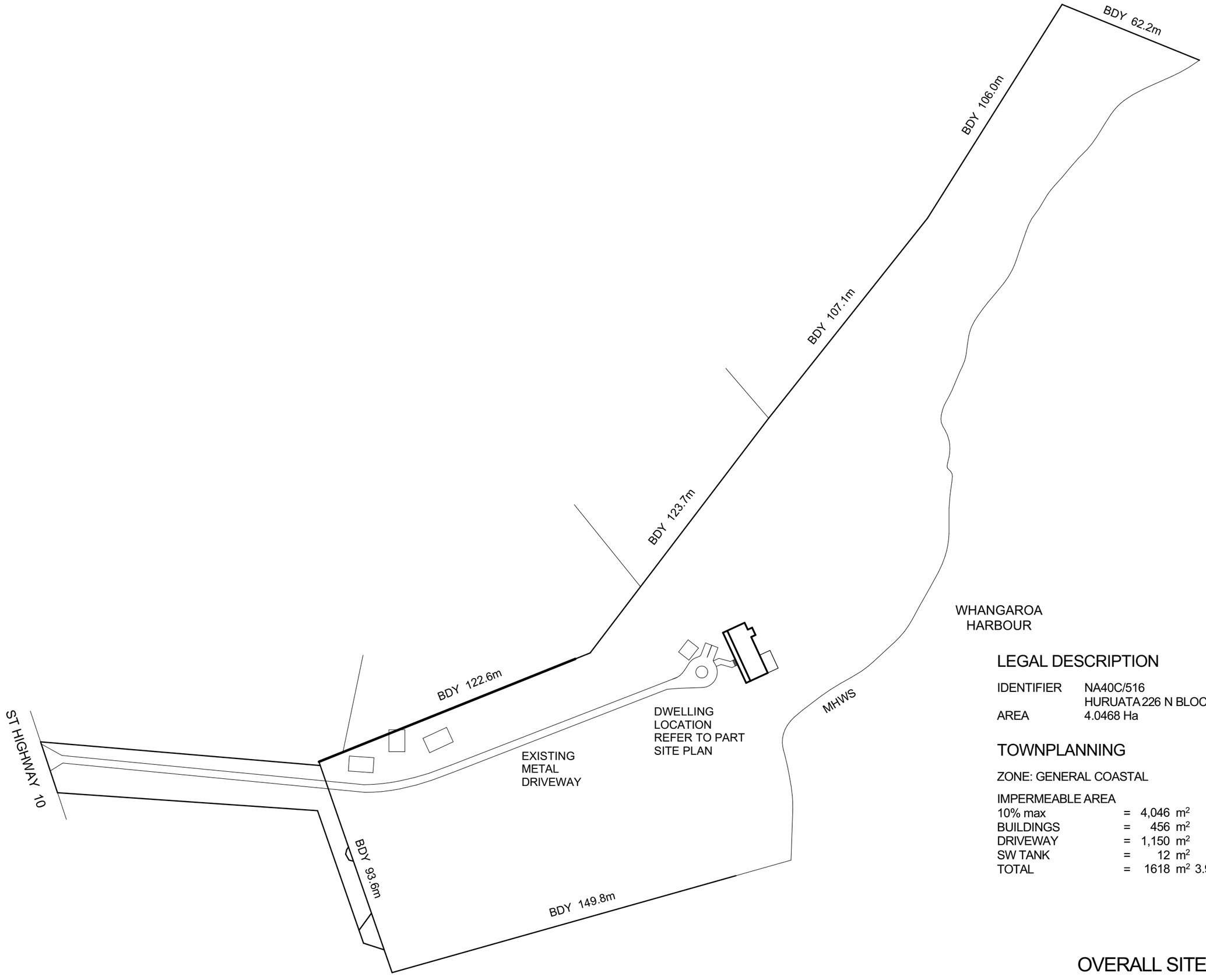
Appendix 4a: Sunrise Archaeology Archaeological Survey & Assessment

Appendix 4b: Sunrise Archaeology Archaeological Site Management Plan

Appendix 5: Written Approval from Fire & Emergency NZ

Appendix 6: Record of Title

Appendix 7: Te Rūnanga o Whaingaroa Letter of Support



LEGAL DESCRIPTION

IDENTIFIER	NA40C/516 HURUATA 226 N BLOCK
AREA	4.0468 Ha

TOWNPLANNING

ZONE: GENERAL COASTAL

IMPERMEABLE AREA

10% max	=	4,046	m^2
BUILDINGS	=	456	m^2
DRIVEWAY	=	1,150	m^2
SW TANK	=	12	m^2
TOTAL	=	1618	m^2 3.9%

OVERALL SITE PLAN

ADNZ
ARCHITECTURAL DESIGNERS NZ

CLIENT
Mr & Mrs FOOTE

PROJECT
PROPOSED
DWELLING
AT
936 ST HWY 10
KAEO

PT ARCHITECTURAL DESIGN LTD
37 WHITMORE RD, MT ROSKILL, AUCKLAND
Mob: 0274981219
Email: paul@primedesign.nz

DATE:	25.11.2025	DWG
SCALE:	1:1500	RC01
REF:	25-007	
ISSUE:		

NORTH

100% RESERVE FIELD

PROPOSED DISTRIBUTION BOX
TO EVENLY DISTRIBUTE TO THE
ET MOUNDS
REFER TO ENGINEER DESIGN

PROPOSED 30dia PE (SN8)
TAKING PUMPED EFFLUENT TO
DISTRIBUTION BOX
REFER TO ENGINEER DESIGN

PROPOSED 2 X 15.0 METRE LONG X 2.0 METRE WIDE
SEEPAGE ASSISTED EVAPOTRANSPIRATION MOUNDS
PROVIDING AN ENCLOSED AREA OF 90m²
REFER TO ENGINEER DESIGN

PROPOSED 0.5m WIDE SWALE DRAIN
BETWEEN MOUNDS
REFER TO ENGINEER DESIGN

SURFACE WATER DIVERSION DRAINS TO BE INSTALLED
ABOVE THE ET MOUNDS.
REFER TO ENGINEER DESIGN

PROPOSED PROPRIETARY AERATED TREATMENT PLANT
CAPABLE OF TREATING 1500 LITRES OF WASTEWATER PER DAY
TO A SECONDARY LEVEL
FOLLOWED BY ULTRA VIOLET TREATMENT
TO PRODUCE A TERTIARY LEVEL TREATMENT.
REFER TO ENGINEER DESIGN

PROPOSED STORMWATER DISPERSAL
TO THE NATURAL LOW LYING
PASTURE. WHERE THE WATER DRAINS
TO GROUND WATER DISCHARGE TO
THE INLET.
REFER TO ENGINEER DESIGN

FENCES TO BE
REMOVED

EXTG SW TANK
TO BE REMOVED

EXISTING
DWELLING
TO BE REMOVED

EXTG SHED
TO BE
REPLACED

PROPOSED
DWELLING
EFL 4.00

PARKING

PATH

PATIO &
PERGOLA

PROPOSED
METAL
DRIVEWAY

NOTE:
ALLOW TO LAY
POWER SUPPLY
UNDER GROUND

EXTG
METAL
DRIVEWAY

FENCES TO BE
REMOVED

Overhead Power

30m
FORESHORE
YARD

MEAN HIGH WATER SPRINGS BOUNDARY
RL 1.00

RAMP

Monument

GL 2.12
GL 2.42
GL 1.85
GL 1.58
GL 1.54
GL 0.85

6.00m
3.40
2.30
3.75
3.75
3.00
2.40
1.90
3.2
2.80
1.90

1.0 2.0 3.0 4.0 5.0 6.0 7.0 8.0 9.0 10.0 11.0 12.0 11.0 10.0 10.0 9.0 8.0 7.5 7.0 6.0 5.0 5.0 4.0 3.0 2.0 2.0 2.0

PART SITE PLAN

ADNZ ARCHITECTURAL DESIGNERS NZ

CLIENT
Mr & Mrs FOOTE

PROJECT
PROPOSED
DWELLING
AT
936 ST HWY 10
KAEO

PT ARCHITECTURAL
DESIGN LTD
37 WHITMORE RD, MT ROSKILL,
AUCKLAND
Mob: 0274981219
Email: paul@primedesign.nz

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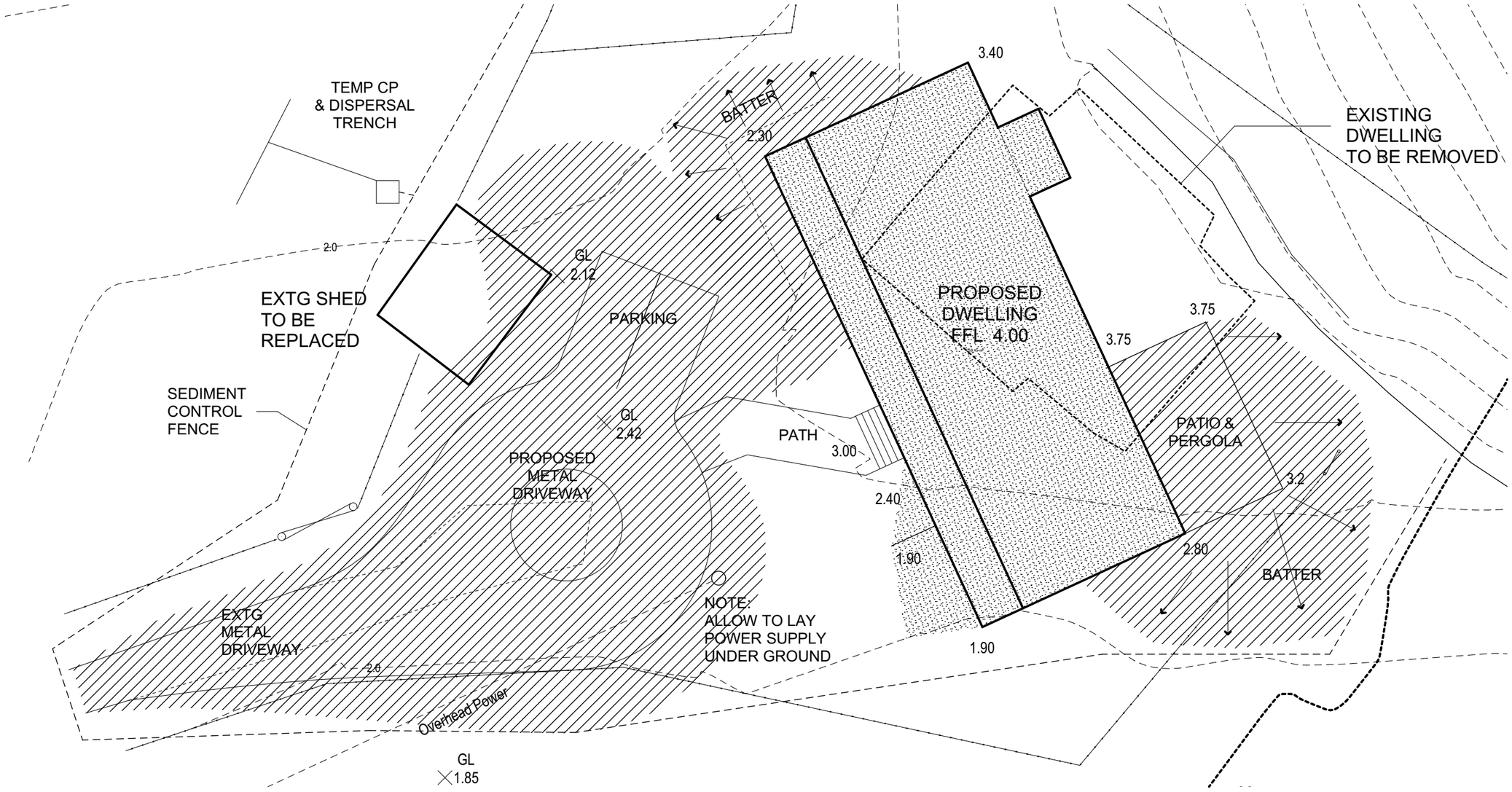

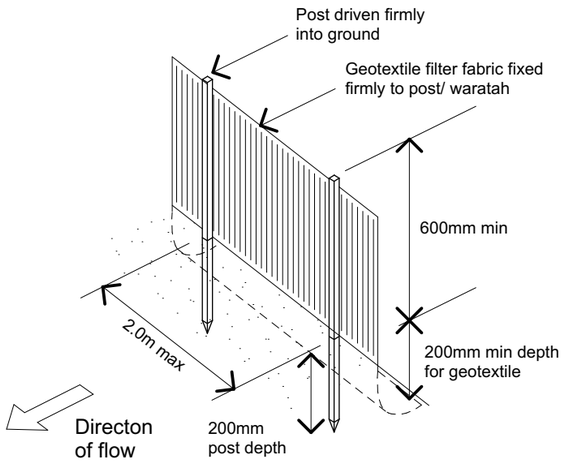

SILT FENCE

1) RE GRASS AS SOON AS POSSIBLE

2) USE PROPER GEOTEXTILE FABRIC FOR SILT FENCES (DO NOT USE SHADE CLOTH)

3) DIG SILT FENCES IN 200mm AND USE POSTS AT 2.0 m max CRS

4 CONSTRUCT STABILISED SITE ENTRANCE WITH A GEOTEXTILE BASE

5) INSTALL SITE STORMWATER DRAINS DURING SITE PREPARATION AND DISCHARGE ALL CLEAN STORMWATER INTO THE STORMWATER PIPES AS SOON AS POSSIBLE

LEGEND EARTHWORKS

FILL		
AREA	430	m^2
VOLUMN	265	m^3
EXCAVATION		
AREA	240	m^2
VOLUMN	100	m^3
TOTAL		
AREA	670	m^2
VOLUMN	365	m^3

NOTES:

1 EARTHWORKS UNDER 1.0m HIGH

2 ALL EXCAVATED MATERIAL TO BE RETAINED ON SITE FOR REUSE.

EARTHWORKS PLAN

ADNZ ARCHITECTURAL DESIGNERS NZ

CLIENT

Mr & Mrs FOOTE

PROJECT

PROPOSED
DWELLING
AT
936 ST HWY 10
KAEO

PT ARCHITECTURAL DESIGN LTD

37 WHITMORE RD, MT ROSKILL, AUCKLAND
Mob: 0274981219
Email: paul@primedesign.nz

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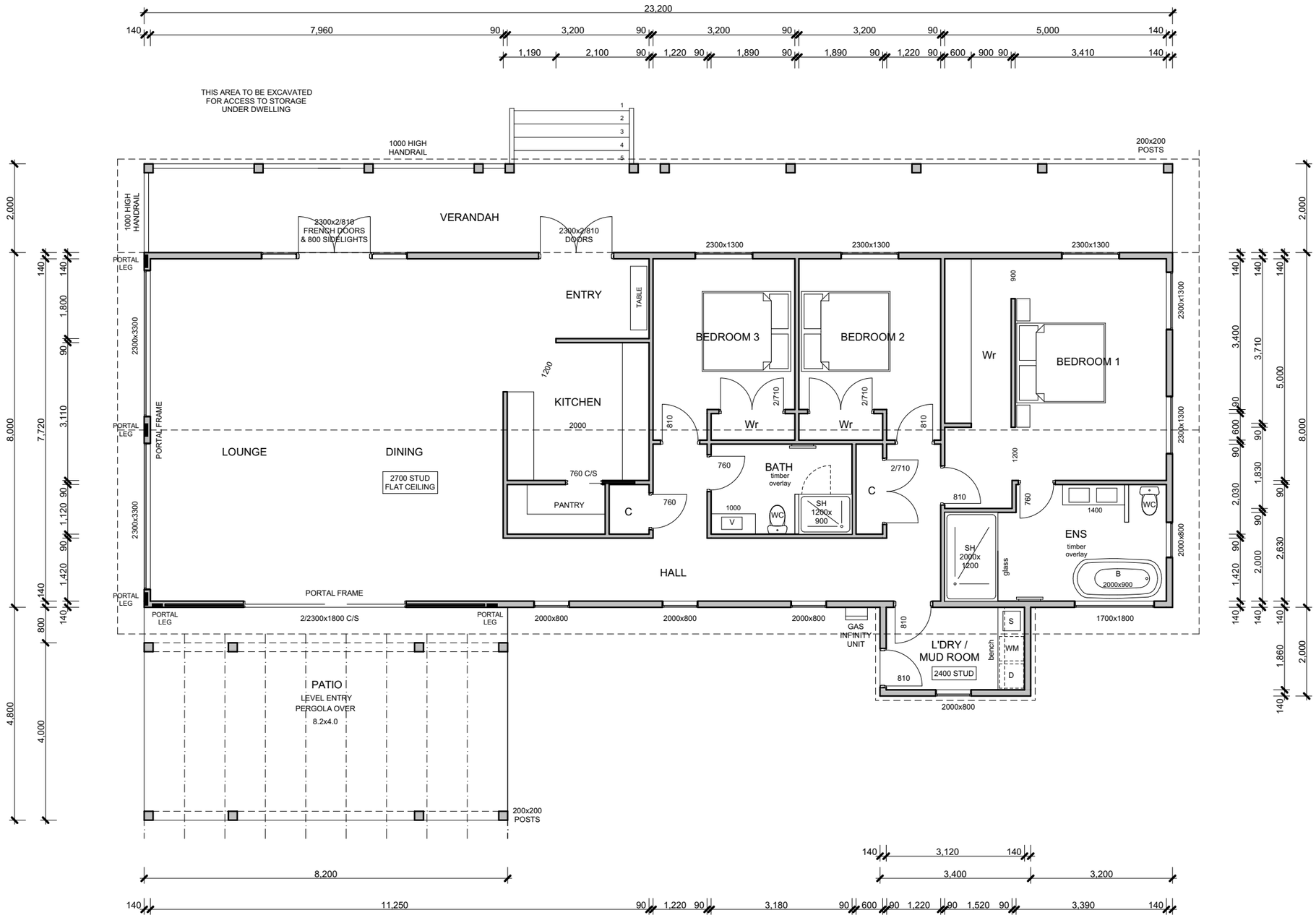

FLOOR PLAN

AREA		
	DWELLING	192.4 m²
	VERANDAH	46.4 m²
	PERGOLA	33.6 m²

ADNZ
ARCHITECTURAL DESIGNERS NZ

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Mr & Mrs FOOTE

PROJECT
PROPOSED DWELLING
AT
936 ST HWY 10
KAEO

PT ARCHITECTURAL DESIGN LTD
37 WHITMORE RD, MT ROSKILL, AUCKLAND
Mob: 0274981219
Email: paul@primedesign.nz

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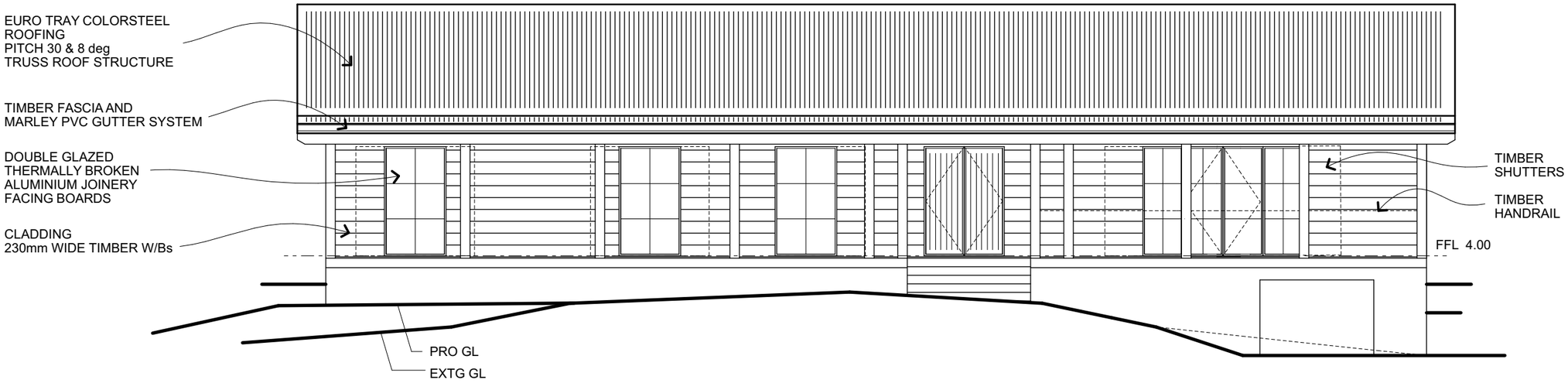
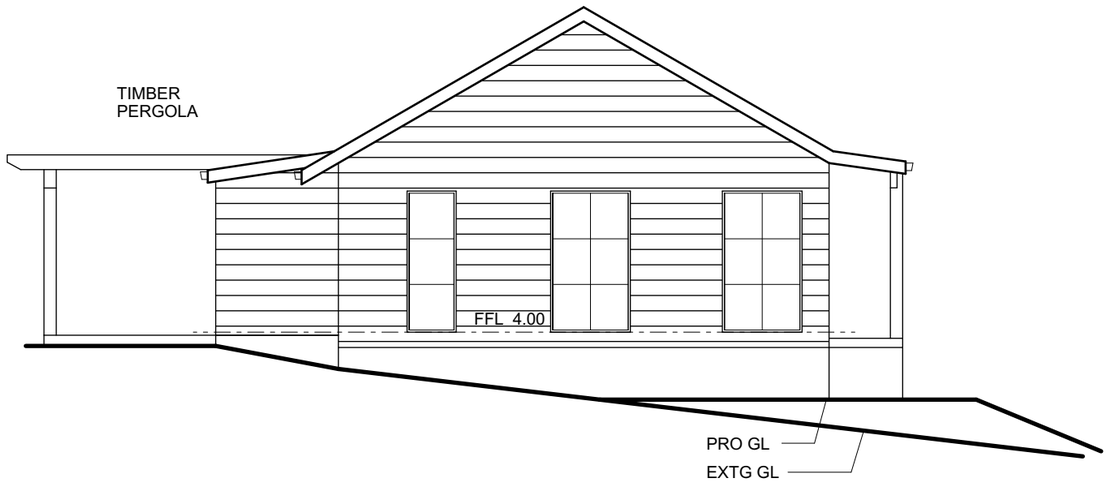
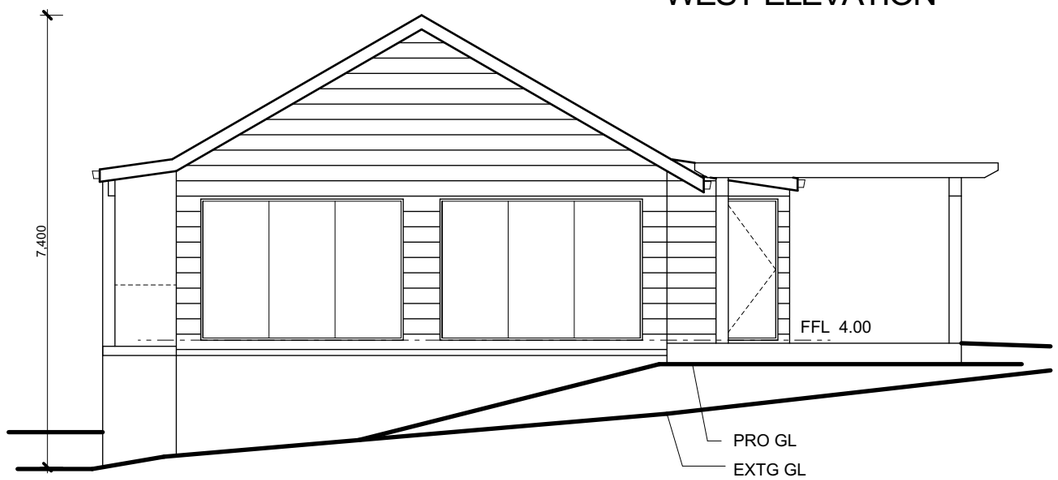


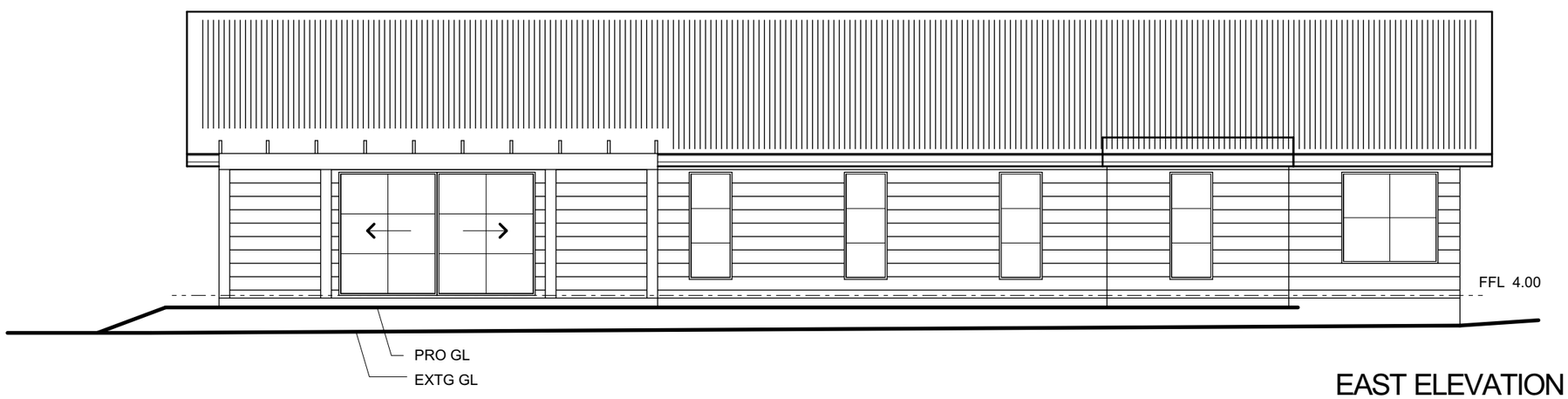
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

ELEVATIONS

ADNZ ARCHITECTURAL DESIGNERS NZ

CLIENT

Mr & Mrs FOOTE

PROJECT

PROPOSED
DWELLING
AT
936 ST HWY 10
KAEO

PT ARCHITECTURAL DESIGN LTD

37 WHITMORE RD, MT ROSKILL, AUCKLAND
Mob: 0274981219
Email: paul@primedesign.nz

DATE:	25.11.2025
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TIDE BREAK RETREAT

1. Purpose and context

This plan supports the resource consent application for a new dwelling at Tide Break, 936 State Highway 10, Waitaruke (RD2, Kaeo). The existing dwelling has been removed and will be replaced with a new colonial-style home positioned on a similar footprint. The plan reflects the site's rural coastal setting and demonstrates how the design achieves a low visual impact through considered siting, a recessive colour palette, and indigenous planting appropriate to the local environment. Related technical reports are provided separately and referenced for coordination: PK Engineering – Site Suitability Report No. 25-047 (October 2025) Sunrise Archaeology – Archaeological Assessment and Management Plan (October 2025)

2. Site and surroundings

Setting is a coastal flat beside Whangaroa Harbour with a raised building platform near the shore and a hill slope to the north.

Current cover is grazed pasture on the flat with small pockets of regenerating natives and weeds on the slope.

Primary public views are from local road approaches and from parts of the harbour margin.

An Archaeology plan has been prepared. Works will follow the submitted management plan.

3. Design response and colours

The house is a simple low form with recessive finishes.

- Roof **Sandstone Grey** low gloss LRV twenty seven percent
- Weatherboards **Resene Half Scarpa Flow**
- Trims and posts **Resene Alabaster** used in small proportions
- Shutters **Resene Oilskin** low sheen

The palette is recessive and uses low reflectance colours.

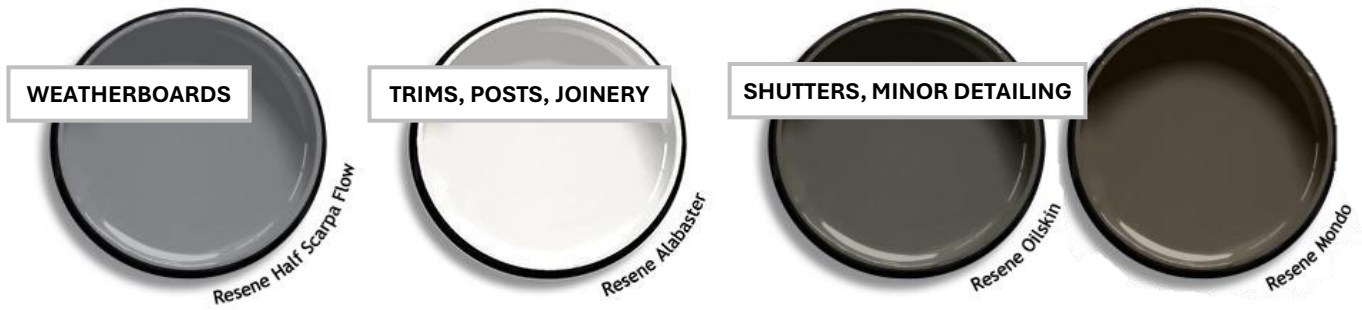
TIDE BREAK RETREAT

Colours

Sandstone Grey

ROOF

TSR: 41%
LRV: 27%



TIDE BREAK RETREAT

4. Planting objectives

- Reduce contrast between built form and the landform
- Provide a tidy coastal arrival that fits the setting
- Protect sensitive ground and services through appropriate planting methods
- Improve biodiversity and long term resilience using indigenous species suited to wind and salt

5. Planting zones

A. Canopy clusters

Small groups of tītoki *Alectryon excelsus* and nīkau *Rhopalostylis sapida* in open paddocks clear of infrastructure and sensitive ground. Trees are installed with individual guards until established.

B. ETS and archaeology buffer planting

Shallow rooted coastal natives only. Hand plant only. No deep excavation. Keep TP58 wastewater offsets.

Typical look is coastal grasses and sedges with low native groundcovers and fine twiggy shrubs that suit wind and salt. Examples may include oioi and carex and low divaricating forms.

C. Pōhutukawa

Pōhutukawa are used as structure planting away from sensitive areas.

Pōhutukawa

avenue on the driveway and companion line on the boundary to frame entry and limit visual impact of house

Spacing six to eight metres on the drive and on the boundary.

Set out to avoid services and wastewater infrastructure. Exact locations are confirmed on site with the survey set out.

D. Griselinia hedge

A clipped hedge of *Griselinia littoralis* to limit visual impact to neighbours. Height held when established.

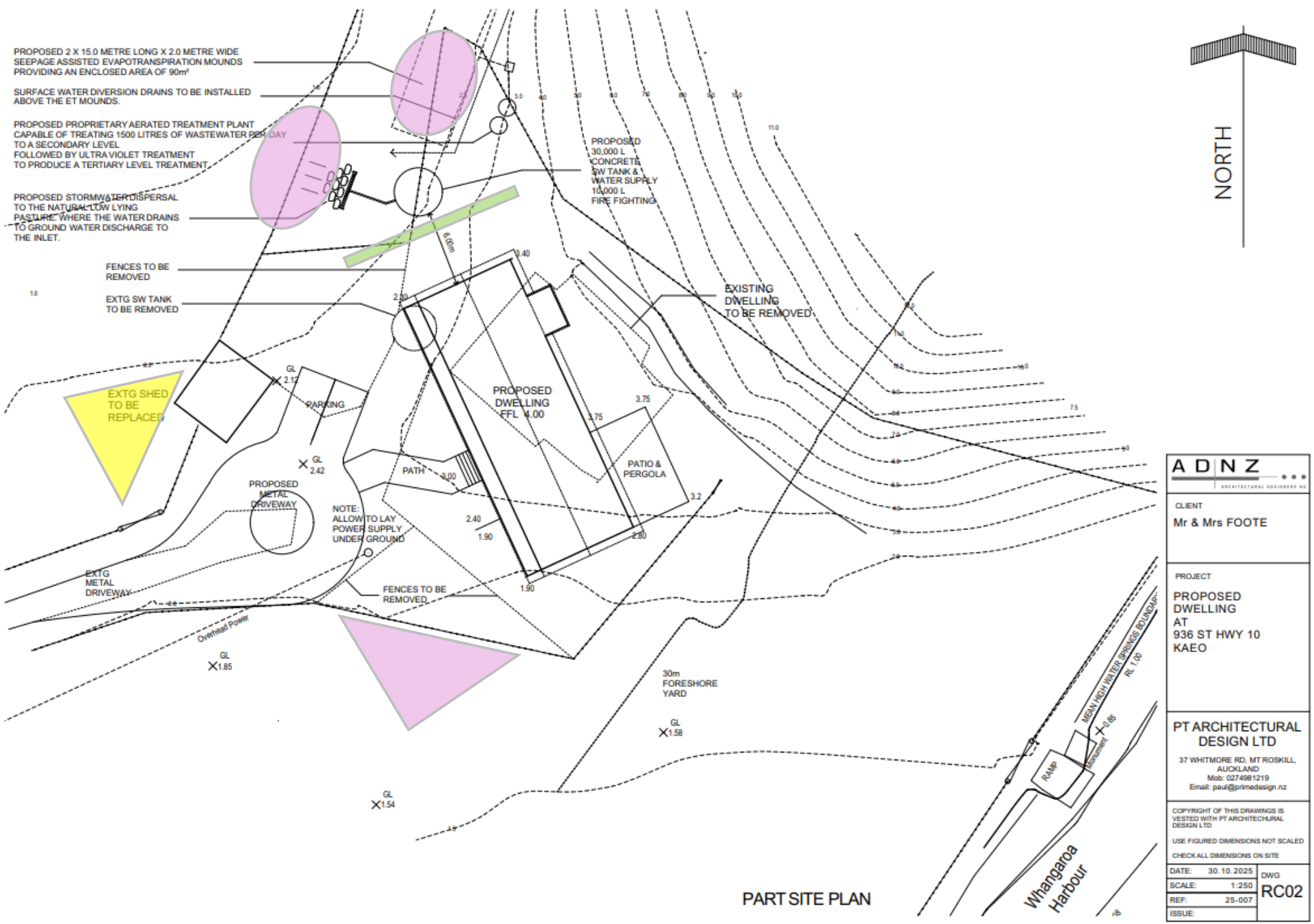
E. Up slope regeneration behind the house

Retain existing indigenous vegetation. Control weeds which have proliferated. Infill the most open or battered faces with shallow rooted coastal species from the ETS palette at about one point two to one point five metre centres. Add scattered broadleaf enrichment in sheltered pockets over time. Hand tools only.

Key	
	Canopy clusters tītoki (Alectryon excelsus) and nīkau (Rhopalostylis sapida) with individual guards
	ETS and archaeology buffer planting shallow rooted coastal natives hand plant only no deep excavation keep TP58 offsets coastal grasses and sedges low native groundcovers and fine twiggy shrubs suited to coastal sites
	Pohutukawa avenue on the driveway and companion line on the boundary to frame entry and limit visual impact of house

Notes and disclaimer

This landscape plan is indicative. Final locations will be confirmed on site with the survey set out.
ETS planting is hand plant only. No trenching. No augers.
Keep all TP58 wastewater offsets.
Locate all services before digging.
Use individual guards for tītoki and nīkau until established.
If unexpected heritage material is found. Stop work. Secure the area. Follow the approved management plan.



PART SITE PLAN

Key	
	Canopy clusters tītoki (Alectryon excelsus) and nīkau (Rhopalostylis sapida) with individual guards
	ETS and archaeology buffer planting shallow rooted coastal natives hand plant only no deep excavation keep TP58 offsets coastal grasses and sedges low native groundcovers and fine twiggy shrubs suited to coastal sites
	Hedge Griselinia clipped when established.

Notes and disclaimer

This landscape plan is indicative. Final locations will be confirmed on site with the survey set out.
ETS planting is hand plant only. No trenching. No augers.
Keep all TP58 wastewater offsets.
Locate all services before digging.
Use individual guards for tītoki and nīkau until established.
If unexpected heritage material is found. Stop work. Secure the area. Follow the approved management plan.

ADNZ
ARCHITECTURAL DESIGNERS NZ

CLIENT
Mr & Mrs FOOTE

PROJECT
PROPOSED DWELLING AT 936 ST HWY 10 KAEO

PT ARCHITECTURAL DESIGN LTD
37 WHITMORE RD, MT ROSKILL, AUCKLAND
Mob: 0274981219
Email: paul@primedesign.nz

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DWG	RC02

TIDE BREAK RETREAT

6. Methods and constraints

- All planting is hand plant only using shallow holes. No trenching. No augers
- Keep all TP58 offsets from tanks, fields, and laterals. Avoid deep rooting trees near any wastewater component and archaeological areas of sensitivity
- Confirm underground services before digging and set trees back a sensible distance from any line
- Where planting approaches mapped sensitive ground the submitted archaeology management plan procedures apply
- Complete planting in the first winter after consent or before occupation
- On any new batter or disturbed ground apply mulch at completion and use simple silt control where runoff is possible. Keep bare soil exposure short and contained

7. Establishment and maintenance

- Planting season is late autumn to winter with spring watering checks. Mulch all new beds and tree pits and keep mulch clear of stems. Weed control is monthly through the first year, then as required, with priority on woolly nightshade *Solanum mauritianum*, pampas *Cortaderia* species, gorse *Ulex europaeus*, kikuyu *Pennisetum clandestinum*, and moth plant *Araujia hortorum*.
- Canopy trees are checked and retied after strong winds. Guards remain until growth is above browse height.
- Hedge clipping begins after the first full flush and is maintained twice yearly.
- Replace any failures at the next planting season.
- ‘Target ninety percent survival after year one with winter replacements.

PK ENGINEERING
CHARTERED PROFESSIONAL ENGINEERS

SITE SUITABILITY REPORT

FOR
PROPOSED NEW DWELLING

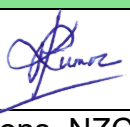
AT
936B STH10
WHANGAROA
PART HURUATA BLOCK

FOR
KERR, BEN & FOOTE, SHARLENE

Job No:	25-047
Date:	31-10- 2025

Level 1 ANZ Bank Building 90 Kerikeri Road, Kerikeri, New Zealand
Telephone: 09 407 3255 Email: teampk@pkengin.co.nz

Revision	Date of issue	Description
Rev RC0	31/10/2025	Issued for Consent

Prepared By: **Jonty White**	Reviewed and Authorized By: **Pradeep Kumar**
	
Engineering Geologist (BSc, Geology)	B.E hons, NZCE, MIPENZ, IntPE, CPEng. (Structural, Geotechnical)

Contents

1. EXECUTIVE SUMMARY

We have been engaged by Kerr, Ben & Foote, Sharlene (our client) to undertake geotechnical investigations and reporting for Part Huruata Block 936B SH10, Whangaroa.

This report assesses the site regarding, land stability, foundation requirements, stormwater management and wastewater management and can be used to support resource consent applications to the local territorial authority. It has been prepared for the sole use of our client. It shall not be used, reproduced or copied in any manner or form without the permission of PK Engineering Ltd.

The subsoils on the site have been determined at discrete locations. It should be understood that soils away from those locations may vary from this report. We have construction monitoring and ground bearing capacity checks at the base of foundations to ensure the soil conditions are as per our geotechnical report.

It should be noted that if there is a change in the location of any of the buildings we should be given the chance to determine if further testing is required to prove the ground conditions and better recommend foundation design parameters.

We should be engaged during building consent stage to ensure that the foundations and stormwater/wastewater services for the developed designs are consistent with this report. Should there be any variation in the plans from what was stated in this report then would need to be engaged accordingly.

A geotechnical engineer familiar with this report should be engaged to undertake further site-specific investigations and recommendations and PS4 construction monitoring for building consent stage.

Further specific engineering design for access and flood hazard mitigation, access design, and stormwater design will be required for building consent.

During our site investigations the sandy/silty subsoils on the site exhibited low undrained shear strengths to depth beyond 3.0 metres and paired with high groundwater tables, inherent liquifiable properties are present. These soils do not fit the criteria of “Good ground” as per NZS 3604:2011 and therefore specific engineering design is required. Driven piles are a suitable option for this site.

The site is elevated on a slight rise above the flood hazard extents as mapped by regional council GIS. However, the building finished floor levels will need to be elevated above the flood extents sufficiently to meet the E1 clause of the Building Act 2004 and FNDC -ES-2023.

We understand that the existing dwelling is not fit for purpose, and it is proposed to build a new dwelling on the site.

In order to develop our recommendations, we have been provided with survey plans by Simpson Shaw. The levels on the topography plan by them has allowed us to determine the recommendations within this report.

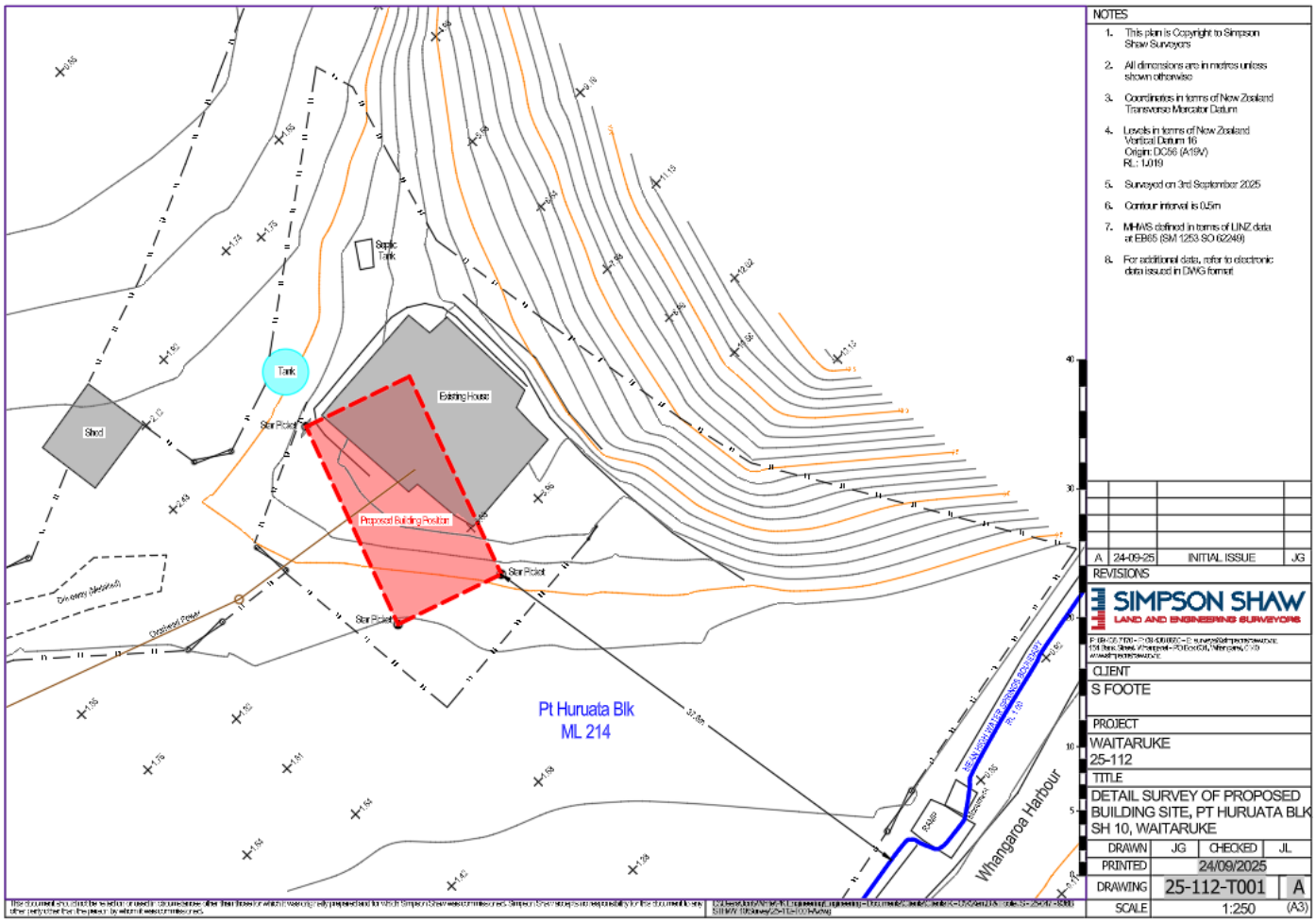


Figure 1: Site Survey.

A summary of the site classifications from our investigations and knowledge of the geotechnical requirements of the site have been provided in Table 1 below and described in more detail within this report.

Table 1: Executive Summary

Natural hazards maps	*Flood hazard maps and tsunami hazards reviewed and addressed within the report.*
Geological mapping	*Holocene Alluvial Deposits*
Soil mapping	*Whakapara silt and clay loam*
Seismic subsoil class	*Class C – NZS 1170.5 (2004)*
Earthquakes and tsunamis	*Earthquake low risk & Tsunami low risk*
Liquefaction	*Moderate Risk*
Settlement	*Moderate risk.*
Expansivity	*Not Expansive.*
Slope Stability	*Not required for the location of the house.*

Foundation type	***Not*** *"Good Ground" NZS 3604:2011- Driven Piles recommended.*
Engineered fill	*Not recommended.*
Stormwater design	*Meets site coverage requirements, engineer input for infrastructure sizing recommended.*
Parking Area	*Geotechnical design required to raise the level above the flood plain. To be completed for building consent*
Potable water supply	*Roof supply*
Firefighting	*10m³ Water supply- SNZPAS-4509-2008*
Wastewater disposal Category	*Category 4 as per AS/NZS 1547:2012 and TP58 Manual.*
Wastewater treatment	*Minimum Advanced Secondary*
Wastewater disposal	*Seepage assisted evapotranspiration beds.*

2. INTRODUCTION

We have been engaged by Kerr, Ben & Foote, Sharlene (our client) to undertake geotechnical investigations and reporting for Part Huruata Block 936B SH10, Whangaroa.

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3. DESKTOP STUDY

3.1 GENERAL SITE DESCRIPTION

The lot encompasses a land area of approximately 2 hectares and is located off State highway 10 adjacent to Whangaroa Harbour. Overall, the lot is relatively flat low-lying pastureland generally 2.0 metres above the mean high-water springs of the Whangaroa harbour. The area for development, covered by this report, is located upon a raised portion of the site beneath an isolated hill feature where an existing 100 year + old dwelling is located. The existing dwelling is not considered viable to retain and is currently founded on fill which has caused the building to be subjected to excessive differential settlement over time. The plan is to deconstruct the current dwelling and replace it with a new dwelling of similar footprint. Several stakes had been surveyed into position for the proposed dwelling and is shown on our site plan in appendix A.

Access to the site is via an existing gravel formed driveway which terminates at the site with a turnaround area already in place. A site topographic survey has been conducted by a registered surveyor and the

locations and dimensions of all features, as shown on the accompanying plans and discussed in this report are from the survey and measurements made on site. The subsurface conditions discussed in this report have been determined at very specific locations and will not identify any variations in ground strength or composition at other locations on this site. During construction should ground conditions be found to vary significantly from those described in this report, PK Engineering Ltd is to be notified immediately.

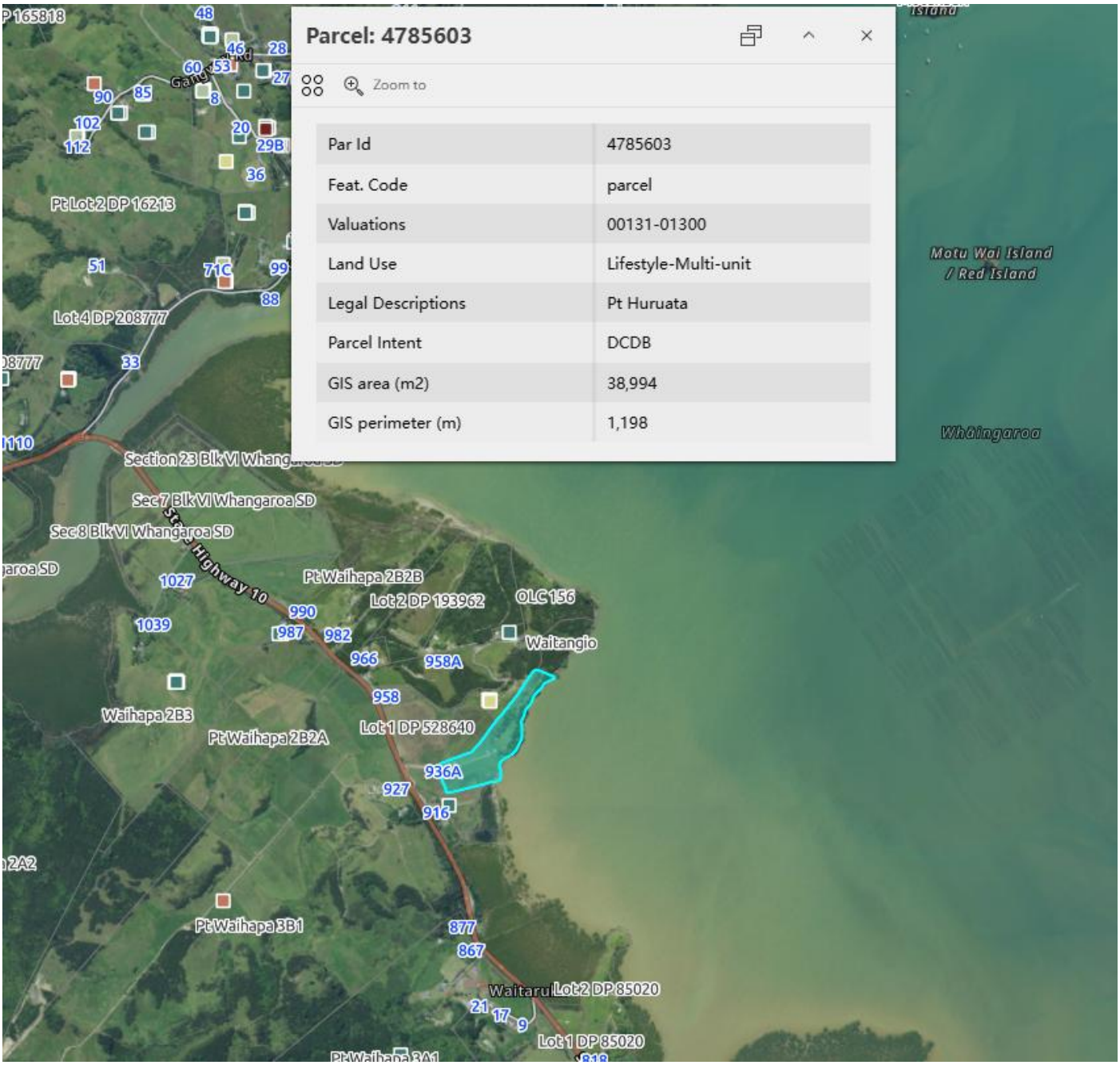

Figure 2. FNDC maps – SIte Location

Figure 3. FNDC maps – Lot Area for Development

3.2 COUNCIL NATURAL HAZARDS

A review of the council natural hazard GIS map layers indicates the site of the proposed dwelling is located on the outer fringe of the mapped future coastal flood hazard 1 in 100-year rapid sea level rise scenario. Refer to Figure 3 Below. The Coastal and River Flood Extents have been Underlaid on the Site Plan on Appendix A on sheets SG2-SG3. The NRC Tsunami Hazard Plan has also been included in Appendix A sheet SG4.

Implications of the flood hazard extents to parking, floor levels and wastewater are discussed in further detail in the following sections.

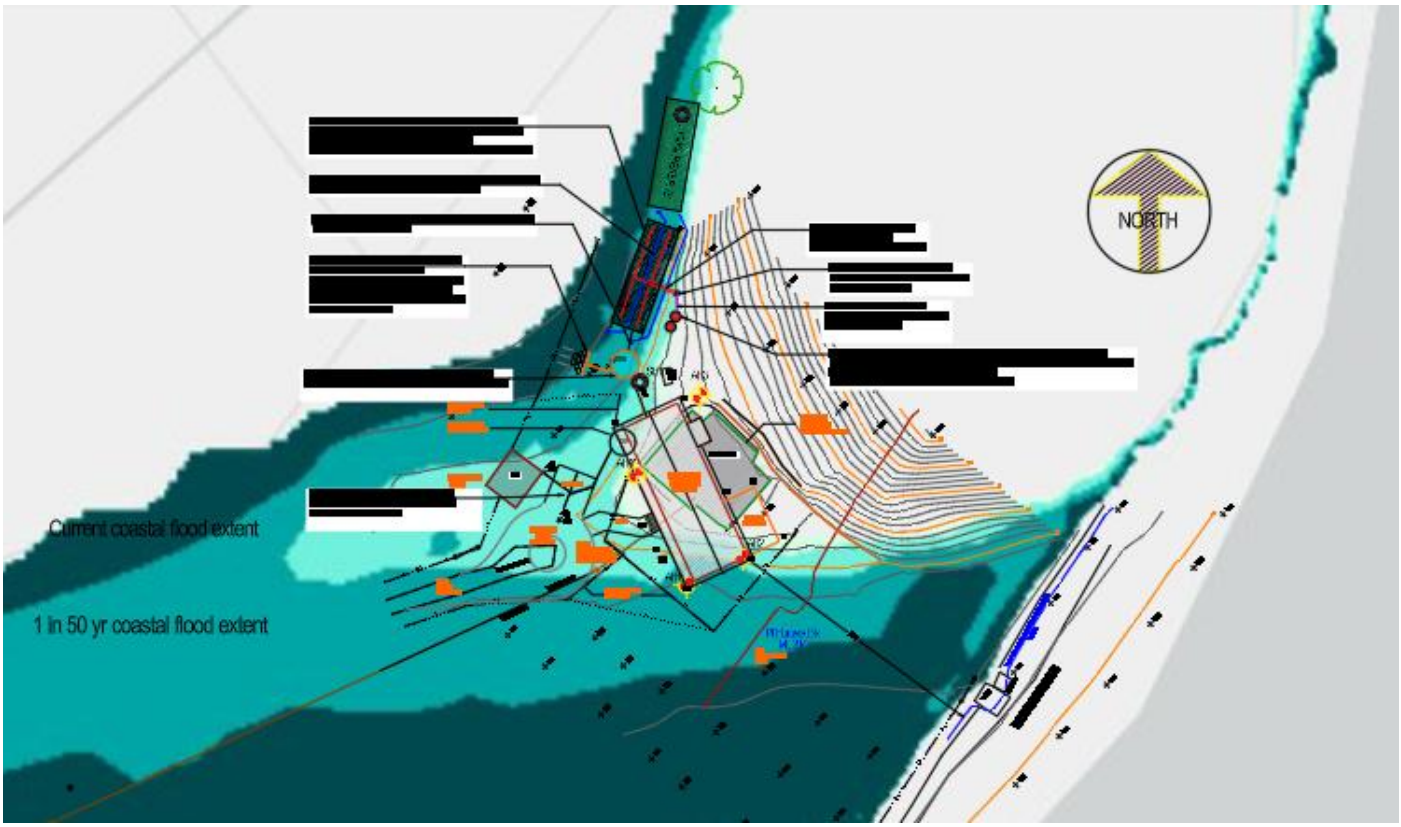

Figure 4. NRC Coastal Flood Hazard Overlay to Site Plan.

3.3 GEOLOGICAL MAPPING

The site has a thin veneer of Silty topsoil, (150-200mm) layers off sand and silt with minor clay. These are recent alluvial flood plain deposits. which has been classified according to Northland Regional Council Soil Maps (See Figure 5 & 6) as being Whakapara Silt loam and Clay Loam. The underlying Soils as described by GNS Sciences (Refer to Figure 7) are "*Holocene River deposits consisting of unconsolidated too poorly consolidated mud, sand, gravel and peat deposits of alluvial, colluvial and lacustrine origins*".

WHAREORA SUITE Based on alluvium (mainly) from sedimentary rocks		
WFa	Whakapara sand	4 - Well drained
WF	Whakapara silt loam and clay loam	4⇌3 - Moderately to well drained
WFm	Whakapara mottled clay loam	2⇌1 - Imperfectly to poorly drained

Figure 5. Extract from Northland Regional Council Managing Northland Soils Fact Sheet Viewer

Figure 6. Extract from Northland Regional Council Managing Northland Soils Fact Sheet Viewer

Figure 7: Extract from GNS web maps.

3.4 PREVIOUS REPORTING

No Previous Reporting was identified to support this report.

4. SITE INVESTIGATIONS AND SOIL CLASSIFICATION

4.1 VISUAL INVESTIGATION

A thorough walkover of the site was undertaken, and geotechnical features related to site stability and stormwater flows were noted.

4.2 SUBSURFACE INVESTIGATIONS.

Four subsurface exploratory auger holes have been drilled on the site shown on the attached site plan as AH1-AH4. In situ undrained shear strength readings were taken at 300mm intervals in each hole. These holes were drilled with a 50mm hand auger to refusal. Scala penetrometer tests were carried out in the base of the auger holes and readings were taken as blows per/50mm increment until enough depths of adequate information for foundation recommendations.
A table have been provided below with the summary of the data (Table 1)

Table 1: Subsurface data

Item	Auger Depth (m)	Rock Intercept (m)	Scala Depth (m)	GWL(BEGL)
AH1/PT1	1.8	-	3.9	1.5m
AH2/PT2	2.0	-	5.2	2.2m
AH3/PT3	2.5	-	3.35	-
AH4/PT4	2.6	-	3.9	2.6m

All Auger holes AH1 –AH4 intercepted sandy/ silty alluvial soils of low to moderate compaction indicative of recent sedimentation processes - with undrained shear strengths in these soils were generally less than 70kPa. AH2-AH4 intercepted uncontrolled fill where the existing building platform was constructed over 100 years ago. The fill was generally in excess of 100kPa and averaged 0.7m deep. Scala penetrometer tests were undertaken at the base of all the auger holes and generally encountered weak to moderate compaction with a gradual increase in readings with depth. These increases in strength are considered in part due to increase in skin friction around the rod but are still likely indicative of gradual densification due to the overburden pressure.

Handheld samples in the sandy saturated layers were tested for dilation behaviour with in-situ testing. The existing 1 to 2 metre upper layer showed dilative behaviour and this is deemed as moderately liquefiable. Refer to auger logs and scala logs in appendix A for further information.

4.3 GROUND WATER AND MOISTURE CONDITIONS

At the time of the investigation the winter weather had produced significant amounts of rainfall in the locality. Each of the test locations intercepted moist upper soils and then gradually increasing saturation with depth. The ground water table was encountered in AH1, AH2 & AH4 as shown in Table 1 above.
The ground water table and sandy subsoil profile lead to collapse of the 50mm diameter auger holes. The location of the ground water table is considered to be influenced by the low-lying flat terrain, permeability of the soils and the impacts of the tidal variations of near sea level of the adjacent Whangaroa harbour.
Summer Ground water tables in this type of site are likely to be higher than usual i.e Another metre below the winter water tables.

4.4 LABORATORY TESTING

No Laboratory testing was undertaken as part of this investigation.

4.5 SEISMIC SUBSOIL CLASS

This site is considered Subsoil Class C– Shallow soil site as defined by NZS 1170.5 (2004) “Structural Design Actions) Part 5: Earthquake actions – New Zealand “based on the depth on the inferred depth of soils not likely to exceed those in table 3.2 of NZS 1170.5 (2004)

4.6 SOAKAGE TESTS

Two soakage tests were conducted as per TP58 Guidelines. We have classified the soil in the area of the disposal field as a category 4 soil, moderate draining. Soakage test results can be found in Appendix A

5. SITE STABILITY

5.1 DEFINITION AND LEGISLATION

This section provides information that relates to section 71 (3) of the Building Act (2004), which in purpose is set out to assess the geotechnical hazards and their limitations and restrictions on buildings on land subject to natural hazards. Those hazards are:

- Erosion (including coastal erosion, bank erosion, and sheet erosion)
- Falling debris (including soil, rock, snow and ice)
- Subsidence
- Inundation (including flooding, overland flow, storm surge, tidal effects, and ponding).
- Slippage.

The relevant hazards and their relationship to the site and buildings are outlined in the remainder of this section below.

5.2 EARTHQUAKE AND TSUNAMI HAZARDS

This site is located in the low-risk zone for earthquakes due to its distance from known active faults and the Hikurangi subduction zone. Earthquake design criteria is not considered necessary for the proposed development. A tsunami hazard map produced by NRC has been included in Appendix A and indicates the site could be partially inundated in a tsunami. However safe evacuation can easily be achieved.

5.3 FLOOD HAZARD AND WAVE HAZARD RUNNUP

An analysis of the river flood hazard and coastal flood hazard extents along with the Rapid Sea level rise scenario has been undertaken using the Far north and regional council supplied hazard maps. The extents have been overlaid onto the site plan in appendix A sheets SG2 and SG3.

The house site is not prone to wave run-up under the existing mapped extent and is only intercepted under the 1 in 100-year (1% AEP) extent. Thus, the building should be elevated such that the finished floor levels are not prone to inundation or coastal erosion processes to meet the standards of the Building Act 2004.

It should be noted the modelling of flood hazard information is from a regionwide model and doesn't take into site specific influences. The Northland regional council accepts that the modelling is often not accurate within the region wide model. However, the modelling allows us to propose finished floor levels and parking levels.

5.3.1 FINISHED FLOOR LEVELS.

The finished floor levels for the proposed dwelling as is located and shown on the Site plans in the Appendix A drawings need to take into account the 1% AEP storm event flood levels, and in the case of this site should take into account the coastal flood hazard 1% AEP flood extent. Both of which are shown on sheet SG2 and SG3. The River and Coastal Flood 1% AEP extent are both shown to reach as high as contour 3.0 above the mean sea level datum (Provided by Simpson Shaw Survey Topo) The south portion of the building is overlapping with the flood extents.

As per FNDC -ES 2023 extract shown in Figure 8 below the finished floor level will need to be 0.5m above the 1% AEP flood plain. Thus, the finished floor level for the dwelling as is located will need to be **RL 3.75m** assuming the flood level is RL3.25m.

According to building plans the proposed floor level is to be RL 4.0m, which is compliant.

4.3.10.7 Freeboard Requirements

Freeboard above the secondary flow level is required to cater for inaccuracies in flow estimation and practicable blockage/failure of the primary system.

The minimum freeboard above the calculated 1% AEP storm shall be:

a. 0.5 m for habitable building floors, and,

b. 0.3 m for commercial and industrial buildings,

Unless specific assessment demonstrates that a different freeboard is appropriate.

Minimum floor levels shall be identified for all lots within the area of the site where flood risks are for 1% AEP or lesser event. This assessment shall consider flooding caused by different sources including:

c. Rivers,

d. Tides,

e. Elevated groundwater, and

f. Surface water ponding.

Minimum floor levels in tidal areas shall be set by taking into consideration current information on natural hazards including storm surge, wave run-up tsunami, and sea level rise.

Figure 8: Extract from FNDC -ES 2023.

5.3.2 ACCESS AND PARKING

There is access provided to the site via an existing formed metaled driveway and turnaround area.

Due to the location of the parking area within the flood plain, there is a need to ensure the parking is outside of the 1% AEP with Climate change effects. Thus, we recommend that the parking area finished level be RL3.0, 100mm above the worst-case flood level. The existing level of the parking area is RL 2.3 (average). This design of the parking area is proposed to be completed at building consenting stage and should be undertaken by a suitably chartered professional engineer familiar with this report.

5.4 LIQUEFACTION

The site investigation has allowed us to determine that the soils underlying the proposed house site are liquifiable in nature. The factors pertaining to liquefaction as investigated and described in the auger logs in appendix A are the sandy coarse non cohesive low to moderate compaction and high ground water table.
Due to the nature of the soil found on site preliminary hand-held dilation testing of the soil was carried out to confirm the liquifiable nature of the shallow soils.

A description of the Liquefaction process is described Below:

Normal state: Soil grains are in contact with each other, and the soil can support structures because of the friction between grains. The water in the pores helps balance pressure but doesn't carry the load.
During shaking or rapid loading: The soil is shaken, and grains try to compact. However, since the soil is saturated and water cannot drain away quickly, **pore water pressure increases**.
Result: As pore water pressure rises, it reduces the **effective stress** (the actual contact force between soil grains). When effective stress drops to near zero, the soil behaves like a liquid rather than a solid.
Effects of liquefaction:

- Ground loses its ability to support loads (buildings may tilt or sink).
- Lateral spreading (ground moves sideways, often towards rivers or slopes).
- Sand boils or ejecta (water and sand erupt to the surface).
- Instability of slopes, embankments, and retaining structures.

Vibration of the soil is the main cause of liquefaction. The two most common modes of vibration are earthquakes and the use of heavy machinery on-site or neighbouring sites. This site is low risk for earthquakes as described in section 5.2 above.

Vibration from machinery is usually correspondent with commercial excavations and drilling or use of heavy machinery. Due to the Rural zoning and wide property boundary, there is low to no chance of affects from and on neighbouring sites.

It is recommended to use timber framing, floors and foundations on such a site. Timber structures are more suited and perform better under liquefaction.
During construction limit the use of large vibratory machinery such as rollers.

All foundations must bridge over the liquefiable layer and be founded into the soil layers with superior engineering properties.

5.5 GROUND DEFORMATION OR SETTLEMENT

The shallow soils on this site generally exhibit low to moderate strength and moderate compressibility. The foundation design should be such that the building has even distribution of weight upon the subsoils.

5.6 SOIL EXPANSIVITY.

The soils on this site can be classified as non to low expansivity. The soils on this site were generally non-cohesive in nature, due to the higher than usual sand content and low clay/silt content within the alluvial soils.

5.7 SLOPE STABILITY

The site is relatively flat, and no slope stability risks are present under the foundations where the house is to be located. The Hillside at the North side of the house is the only landform prone to instability. Provided the existing toe region of the slope are left undisturbed, the slope is expected to remain stable. Toe cut batters in excess of 1.0 metres must be retained.

6. ENGINEERING RECCOMENDATIONS

6.1 BUILDING FOUNDATIONS

Due to the less than 70kPa undrained shear strength of the soils, they cannot be considered “good ground” as per NZS 3604:2011. Therefore, specific engineering design is recommended for the foundations.

Driven pile foundations are the best solution for the site considering the high ground water table, uncontrolled fill and low bearing capacities. The Driven piles require specific design and should be completed by a suitably experienced chartered engineer. It is expected that most piles will need to be driven to a minimum depth of at least 4.0m to achieve reasonable load carrying capacity.

The following parameters should be utilized for the design of the driven piles:

Coarse sandy soils.

Bulk density	= 18 KN/m²
Cohesion	= 0 kPa
Angle of friction	= 20°
Safe in-situ undrained shear strength	= 50kPa
Maximum ultimate bearing capacity	= 150kPa.

6.2 RETAINING WALLS.

Any retaining greater than 1.0 metre of height or subject to surcharge loading (buildings, driveways, or backslope exceeding 15 degrees) should be designed by a suitably experienced chartered professional engineer. Where applicable retaining walls are to provide support to cut faces. All retaining wall heights should be verified prior to structural design

6.3 ACCESS AND PARKING

There is access provided to the site via a formed metaled driveway and turnaround. Specific flood mitigation design is recommended for the parking area to gain building consent.

7. EARTHWORKS RECCOMENDATIONS

7.1 SITE PREPARATION AND EARTHWORKS

The Construction methodology for driven piles does not require removal of the overburden soils. Thus, general earthworks for this are minimal.

It is proposed design earthworks to raise the parking levels, it should be noted that if it exceeds 50m³ or 50m² and over 500mm in depth then it will require earthworks permit as per the FNDC earthworks bylaw 2019.

7.1.1 CUT BATTER SLOPES

Cut batters on this site are not necessary to develop the site. Should minor cutting and battering be required, those should be kept to no higher than 1.0 metres and angles of 1V:3H.

7.1.2 ENGINEERED FILL

Care must be taken to not place additional fill on the ground as this would cause excessive surcharge and would result in loading of soils that are prone to compressibility. An engineer familiar with these soils and

this report should be engaged to design any fill if it is required. Any fill supporting pavement areas or greater than 300mm must be designed by a suitably chartered professional engineer familiar with these soils and report.

7.1.3 SITE DRAINAGE

Drainage measures should be in place so that no pooling or concentrated water is on or around the building platform, this includes short term and long-term drainage measures. Care should be taken to provide a system of silt control measures so that no migration of sediment occurs outside the boundaries of the property during construction. Silt control measures to be in place before any earthmoving and construction work takes place.

7.1.4 FOUNDATION PREPARATION

It is the responsibility of the contractors to ensure the proper foundation construction methodology is taken care of, so that soils are not disturbed more than they need to be.

8. POTABLE WATER SUPPLY

The supply of potable water to the main dwelling will be via roof supply provided by 1 x 25,000L Concrete water tank positioned as shown on sheet SG1.

An inline filter to be placed in the water line feeding the proposed dwelling with potable water.

The overflow pipe from the water tanks is to be a Ø150 uPVC to the dispersal bar as shown on the site plan and detailed on sheet SW1.

8.1 FIRE FIGHTING SUPPLY.

It is proposed to provide 10,00L permanent water storage for firefighting either within another 25,000L tank or an additional 10,000L tank. Check with the local FENZ authority to ensure access, volumes and connections meet their approval.

9. STORMWATER

The site for the proposed dwelling is elevated above the natural overland flow paths and is to be elevated as such that no stormwater runoff will inundate the building. The development will not produce enough runoff to impact the existing flood hazard extents on the site or surrounding sites.

All stormwater flows should be piped away from the building platform via a suitable dispersal system to provide sheet flow to the natural flow path downslope. It is recommended that stormwater be channelled away from the building sites and directed into the natural occurring flood plain/basin to the West as shown

on sheet SG1. The natural discharge method to the land and drainage to the groundwater table will be adequate for this site. A headwall may be required to ensure the dispersal system has enough depth to create fall to the dispersal location.

10. WASTEWATER

The soils that exist on this site exhibit moderate permeability rates. It has been classified as a category 4 type of earth as per the recommendations set by Technical Publications TP58. During our investigation we determined that the groundwater table in the proposed disposal field is 1.2m below existing ground level.

We recommend a proprietary aerated treatment system for this site capable of treating 1500 Litres of wastewater per day, to a secondary level followed by ultraviolet treatment to produce a tertiary level effluent. Disposal of the effluent to be via a distribution box to 2 x 15.m long x 2.0m wide seepage assisted Evapotranspiration mounds with a loading rate of 12mm/day. This will provide a total enclosed area of 90m². The mounds are to be constructed as per the detail on Sheet WW1 (ET Mound Detail) and are designed to process up to 1000L of wastewater over a 24-hour period. The ETS mounds and the space between are to be planted (1meter spacing) with suitable plant species to provide evapotranspiration.

During wetter period, storage within the beds will occur. The 400mm deep scoria bed at the base of each ETS bed will provide up to 12m³ of storage capacity, assuming a 50% void ratio. Therefore, up to 12 days of storage is available assuming no daily transpiration.

A 100% reserve area is available if required (enclosed area 90m²). Refer to Site Plan Sheet SG1, Appendix A.

The ETS mound disposal field is to be located as shown on the site plan. It must be placed above the 5% AEP flood extent as per Figure 10 below pertaining to Table 9 of the Northland regional council proposed plan. The disposal field must be fenced to prevent children and animals from coming into contact with the leachate. A swale surface water diversion drain is to be constructed on the uphill side of the disposal field to prevent surface water from entering the field.

Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems

Feature	Primary treated domestic type wastewater	Secondary and tertiary treated domestic type wastewater	Greywater
Exclusion areas			
Floodplain	5% annual exceedance probability	5% annual exceedance probability	5% annual exceedance probability
Horizontal setback distances			
Identified stormwater flow path (including a formed road with kerb and channel, and water-table drain) that is down-slope of the disposal area	5 metres	5 metres	5 metres
River, lake, stream, pond, dam or natural wetland	20 metres	15 metres	15 metres
Coastal marine area	20 metres	15 metres	15 metres
Existing water supply bore	20 metres	20 metres	20 metres
Property boundary	1.5 metres	1.5 metres	1.5 metres
Vertical setback distances			
Winter groundwater table	1.2 metres	0.6 metres	0.6 metres

Figure 10: Extract from the proposed regional plan.

It must be ensured that the wastewater disposal field and reserve area maintain the following minimum setback distances:
- 1.5m from the property boundary
- 3.0m from buildings
- 15.0m from surface water and open drains
- 5.0m from identified flow path downslope from disposal field
- 0.6m above the winter groundwater table
- 3.0m from the retaining walls

This design is based on a category B, tank water supply source and standard fixtures. A three-bedroom dwelling (5 persons occupancy). Daily per capita wastewater production is expected to be 200litres per person giving a total daily flow of 1000litres. Refer Appendix A, Sheet SG1 for location of wastewater infrastructure.

All drain laying should be undertaken by a licensed drainlayer. All solid pipes to have flexible connections due to the soft soils.

Only bio-degradable detergents and cleaning agents are to be used in any water entering the treatment system.

11. RECOMENDATIONS

I recommend that:

- Specifically designed driven timber pile foundation be employed for the proposed new dwelling for this site.
- Finished floor levels be SET AT RL 3.75m using the datum shown in the survey plan, unless determined by further specific flood hazard assessments.
- Any retaining greater than 1.0 metre of height or subject to surcharge loading (buildings, driveways, or backslope exceeding 15 degrees) be designed by a suitably experienced chartered professional engineer.
- Stormwater and drainage be carefully managed as per section 7 of this report.
- On site wastewater treatment and disposal be managed as per section 8 of this report

12. CONCLUSION

After carrying out our geotechnical study, we conclude that this site can be developed in a sustainable manner without compromising the site, provided the recommendations in this report are followed diligently.

13. LIMITATIONS

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

This report has been prepared exclusively for Ben Kerr & Sharlene Foote, in accordance with the brief given to us and the agreed scope and will be deemed exclusive to the owner. Information, opinions, and recommendations contained in this report can only be used for the purposes with which it was intended. PK Engineering Ltd accepts no liability or responsibility for any use or reliance on this report by any party other than the owner or parties working for or on behalf of the owner, such as local authorities. This report is not to be used for purposes beyond those for which it was intended for. 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.
The description of soils and analysis is based upon soil mapping in set locations on the site. It has been assumed that soil conditions are consistent with the discoveries in their location - there may be unforeseen variation in between. If any variation is found during the construction phase, then PK Engineering Ltd must be notified as soon as possible to advise on any changes to foundations that may be necessary.

APPENDIX A

(BOREHOLE LOGS, SCALA PENETROMETER LOG & ENGINEERING DRAWINGS)

BOREHOLE LOG NO - **AH1**

Project: Geotechincal Investigation and Report
Client: Kerr & Foote New Dwelling
Job No: 25-047

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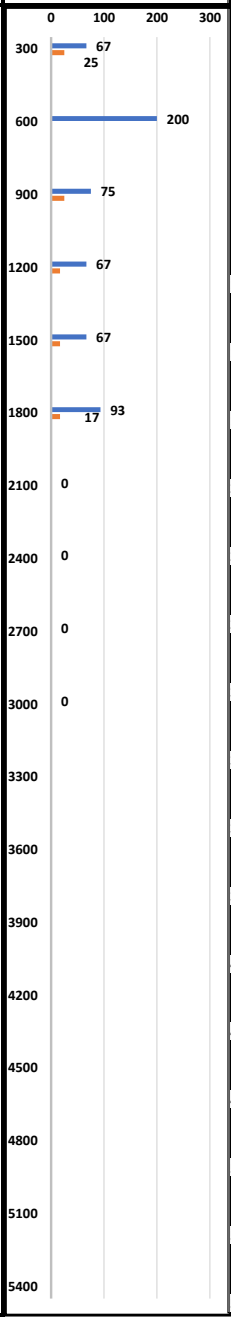
Graphic Symbol	@@@@	:::::::::	####	ØØØ		‡‡‡‡	ÐÐÐÐ
	FILL	CLAY	SILT	SAND	ROCK	TOP SOIL	Organic Soil

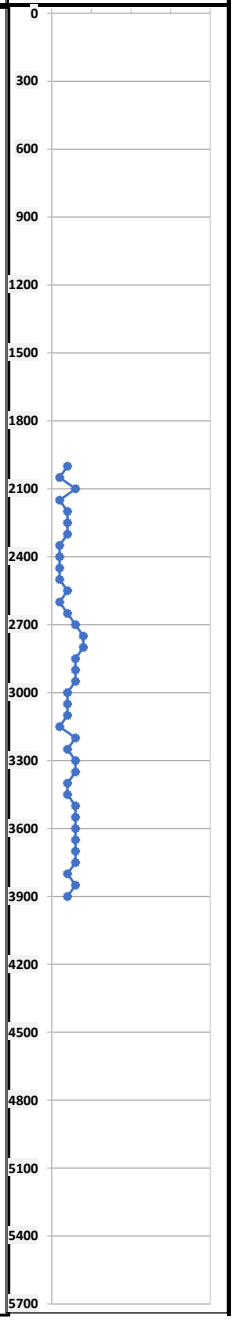
In situ shear vane reading
Remoulded shear vane reading
Scale Penetrometer

Depth (mm)	Soil /Rock Graphical Log	Soil/Rock type	GWL	Field Description
0	‡‡‡‡‡‡‡‡	Holocene Alluvial Deposits.	GROUND WATER ENCOUNTERED @ 1.5m	200mm topsoil (Silty/Sandy) **0.2-1.5m**. Silty SAND, Black, Moist, Looase. (Natural Ground) **0.5m** Gravelly SAND (fine-coarse), moist, loose. **1.0m** Silty SAND (Fine-Med), light grey, firm, moist to wet. **1.1m** Saturated, minor silt, silicious sand Dialation in the palm of the hand (Liquifiable). (E.O.H @ 1.80m (Hole Collapse)
300	ØØØØØ			
600	ØØØØØ			
900	ØØØØØ			
1200	ØØØØØ			
1500	ØØØØØ			
1800				
2100				
2400				
2700				
3000				
3300				
3600				
3900				
4200				
4500				
4800				
5100				

Undrained Shear Strength (kPa)



Scale Penetrometer (blows/50mm)



Drill Methods		50 mm hand auger	**Note:** All field logging made as per NZGS Guideline "Soil and Rock Field Descriptions"
Test Location		Refer to site plan	1. The subsurface data described above has been determined at a specific borehole location. The data
Test Date		9/09/2025	will not identify any variations away from the location.
Inspector		JW/RD	2. UTP - Unable to penetrate.

Level 1 ANZ Bank Building 90 Kerikeri Road, Kerikeri New Zealand

Telephone: 09 407 3255 Fax: 09 407 3256 Email: TeamPK@pkengin.co.nz

BOREHOLE LOG NO - **AH2**

Project: Geotechincal Investigation and Report
Client: Kerr & Foote New Dwelling
Job No: 25-047

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Graphic Symbol	@@@@	:::::::::	####	ØØØ		‡‡‡‡	ÐÐÐÐ
	FILL	CLAY	SILT	SAND	ROCK	TOP SOIL	Organic Soil

In situ shear vane reading
Remoulded shear vane reading
Scale Penetrometer

Depth (mm)	Soil /Rock Graphical Log	Soil/Rock type	GWL	Field Description
300	‡‡‡‡‡‡‡‡ ‡‡‡‡‡‡‡‡ @@@@ @ @@@@ @ @@@@ @ @@@@ @ @@@@ @	Holocene Alluvial Deposits.	GROUND WATER ENCOUNTERED @ 2.2m	200mm topsoil (Silty) **0.2-0.9m**. Silty Fill, moist, Firm to Stiff. **0.5m** Light yellow brown, SIlt Dry. **0.7m** Buried SIlty Topsoil. **0.9m** Silty SAND (med-coarse), dark brown, moist, weak. **1.0m** light grey silicious sand, firm, moist to wet. **1.8m** Wet **2.0m** Saturated, Dialation in the palm of the hand (Liquifiable). (E.O.H @2.0m (End of Auger)
600				
900	ØØØØØ ØØØØØ ØØØØØ			
1200	ØØØØØ ØØØØØ ØØØØØ			
1500	ØØØØØ ØØØØØ ØØØØØ			
1800	ØØØØØ ØØØØØ ØØØØØ			
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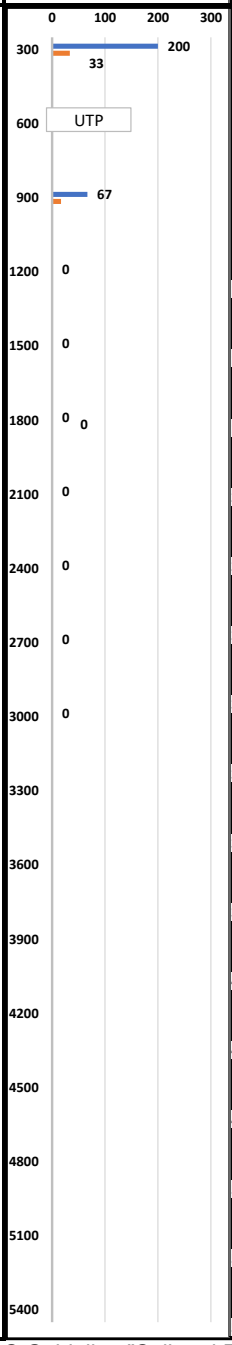
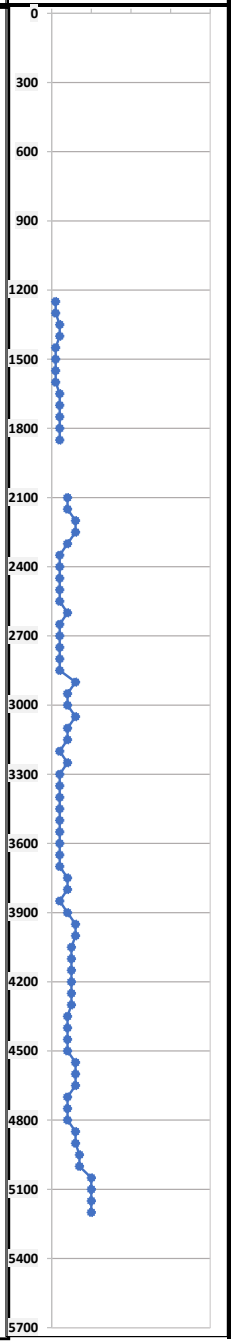
4500				
4800				
5100				





Drill Methods		50 mm hand auger	**Note:** All field logging made as per NZGS Guideline "Soil and Rock Field Descriptions"
Test Location		Refer to site plan	1. The subsurface data described above has been determined at a specific borehole location. The data
Test Date		9/09/2025	will not identify any variations away from the location.
Inspector		JW/RD	2. UTP - Unable to penetrate.

Level 1 ANZ Bank Building 90 Kerikeri Road, Kerikeri New Zealand

Telephone: 09 407 3255 Fax: 09 407 3256 Email: TeamPK@pkengin.co.nz

BOREHOLE LOG NO - **AH3**

Project: Geotechincal Investigation and Report
Client: Kerr & Foote New Dwelling
Job No: 25-047

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Graphic Symbol	@@@@	:::::::::	####	ØØØ		‡‡‡‡	ÐÐÐÐ
	FILL	CLAY	SILT	SAND	ROCK	TOP SOIL	Organic Soil

In situ shear vane reading
Remoulded shear vane reading
Scale Penetrometer

Depth (mm)	Soil /Rock Graphical Log	Soil/Rock type	GWL	Field Description	Undrained Shear Strength (kPa)	Scale Penetrometer (blows/50mm)
300	‡‡‡‡‡‡‡‡ ‡‡‡‡‡‡‡‡ @@@@ @ω@ω@ @ω@ω@	Holocene Alluvial Deposits.	GROUND WATER NOT ENCOUNTERED	200mm topsoil (Silty) **0.2-0.9m**. Sandy SILT (FILL) light grey- yellow, cohesive. ~~**0.55m** Brown Patches,~~ **0.6m** Silty SAND (med-coarse), brown, firm. **1.9m** White patches. **2.4m** Saturated, Dialation in the palm of the hand (Liquifiable). (E.O.H @2.5m (To Difficult to Auger)	0 100 200 300 300 233 600 233 900 200 1200 210 1500 233 1800 233 0 2100 233 2400 233 2700 0 3000 0	0 5 10 15 20 0 300 600 900 1200 1500 1800 2100 2400 2700 3000 3300 3600 3900 4200 4500 4800 5100 5400 5700
600	ØØØØØ ØØØØØ ØØØØØ					
900	ØØØØØ ØØØØØ ØØØØØ					
1200	ØØØØØ ØØØØØ ØØØØØ					
1500	ØØØØØ ØØØØØ ØØØØØ					
1800	ØØØØØ ØØØØØ ØØØØØ					
2100	ØØØØØ ØØØØØ ØØØØØ					
2400	ØØØØØ					
2700						
3000						
3300						
3600						
3900						
4200						
4500						
4800						
5100						

Drill Methods		50 mm hand auger
Test Location		Refer to site plan
Test Date		9/09/2025
Inspector		JW/RD

Note: All field logging made as per NZGS Guideline "Soil and Rock Field Descriptions"

1. The subsurface data described above has been determined at a specific borehole location. The data will not identify any variations away from the location.
2. UTP - Unable to penetrate.

Level 1 ANZ Bank Building 90 Kerikeri Road, Kerikeri New Zealand

Telephone: 09 407 3255 Fax: 09 407 3256 Email: TeamPK@pkengin.co.nz

BOREHOLE LOG NO - **AH4**

Project: Geotechincal Investigation and Report
Client: Kerr & Foote New Dwelling
Job No: 25-047

PK ENGINEERING
CHARTERED PROFESSIONAL ENGINEERS

Graphic Symbol	@@@@	:::::::::	####	ØØØ		‡‡‡‡	ÐÐÐÐ
	FILL	CLAY	SILT	SAND	ROCK	TOP SOIL	Organic Soil

In situ shear vane reading
Remoulded shear vane reading
Scale Penetrometer

Depth (mm)	Soil /Rock Graphical Log	Soil/Rock type	GWL	Field Description	Undrained Shear Strength (kPa)	Scale Penetrometer (blows/50mm)
300	‡‡‡‡‡‡‡‡ ‡‡‡‡‡‡‡‡ @@@@ @ @@@@ @ @@@@ @ @@@@ @	Holocene Alluvial Deposits.	GROUND WATER ENCOUNTERED @ 2.6m	200mm topsoil (Silty) **0.2-0.9m**. Silty brown and orange (Fill) **0.5m** Light yellow brown, SILTY (Powdery layer) very dry and dense. (NATURAL) **0.8m** Becoming Sandy red (oxidised layer) **1.0m** Fine - Medium SAND, moist, golden brown. dense. **1.2m** Minor Silt. **1.3m** Brown - **1.4m** Sandy (fine to coarse) SILT, light brown, moist, very sense. **1.9m** More sandy than silty, moist to wet, (difficuly to Auger) **2.1m** SAND (medium to coarse), some silt, wet, very dense. **2.2m** Saturated medium to coarse SAND, medoim to low density, minor silt, (SIlicous (dialtion in hand)	0 100 200 300 300: 83, 17 600: UTP 900: UTP 1200: UTP 1500: 233 1800: UTP 2100: UTP 2400: 100	0 5 10 15 20
600						
900	ØØØØØ ØØØØØ ØØØØØ					
1200	ØØØØØ ØØØØØ					
1500	#### #### #### ####					
1800	#### ####					
2100	ØØØØØ ØØØØØ ØØØØØ ØØØØØ					
2400	ØØØØØ ØØØØØ					
2700						
3000						
3300						
3600						
3900						
4200						
4500						
4800						
5100						

Drill Methods		50 mm hand auger	**Note:** All field logging made as per NZGS Guideline "Soil and Rock Field Descriptions"
Test Location		Refer to site plan	1. The subsurface data described above has been determined at a specific borehole location. The data
Test Date		9/09/2025	will not identify any variations away from the location.
Inspector		JW/RD	2. UTP - Unable to penetrate.

Level 1 ANZ Bank Building 90 Kerikeri Road, Kerikeri New Zealand

Telephone: 09 407 3255 Fax: 09 407 3256 Email: TeamPK@pkengin.co.nz

P K ENGINEERING LIMITED

90 KERIKERI RD Phone (09) 4073255 EMAIL pk.engin@pkengin.co.nz

PENETROMETER HOLE No.

SHT. 1 of 1

Location: Kerr & Foote

Job No. 25-047

Driven by: JW/RD

Date: 09/09/

R.L at Ground Level: n/a

Depth	PT1	PT2	PT3	PT4	Depth	PT1	PT2	PT3	PT4	Depth	PT1	PT2	PT3	PT4	Depth	PT1	PT2	PT3	PT4
50					2550	2	1	2	1	5050		5			7550				
100					2600	1	2	2	1	5100		5			7600				
150					2650	2	1	1	1	5150		5			7650				
200					2700	3	1	2	2	5200		5			7700				
250					2750	4	1	3	2	5250					7750				
300					2800	4	1	2	3	5300					7800				
350					2850	3	1	3	2	5350					7850				
400					2900	3	3	2	2	5400					7900				
450					2950	3	2	2	2	5450					7950				
500					3000	2	2	4	2	5500					8000				
550					3050	2	3	3	3	5550					8050				
600					3100	2	2	3	3	5600					8100				
650					3150	1	2	3	2	5650					8150				
700					3200	3	1	4	2	5700					8200				
750					3250	2	2	4	2	5750					8250				
800					3300	3	1	4	2	5800					8300				
850					3350	3	1	4	3	5850					8350				
900					3400	2	1		3	5900					8400				
950					3450	2	1		3	5950					8450				
1000					3500	3	1		2	6000					8500				
1050					3550	3	1		3	6050					8550				
1100					3600	3	1		3	6100					8600				
1150					3650	3	1		3	6150					8650				
1200					3700	3	1		2	6200					8700				
1250		0.5			3750	3	2		2	6250					8750				
1300		0.5			3800	2	2		2	6300					8800				
1350		1			3850	3	1		3	6350					8850				
1400		1			3900	2	2		3	6400					8900				
1450		0.5			3950		3			6450					8950				
1500		0.5			4000		3			6500					9000				
1550		0.5			4050		2.5			6550					9050				
1600		0.5			4100		2.5			6600					9100				
1650		1			4150		2.5			6650					9150				
1700		1			4200		2.5			6700					9200				
1750		1			4250		2.5			6750					9250				
1800		1			4300		2.5			6800					9300				
1850		1			4350		2			6850					9350				
1900					4400		2			6900					9400				
1950					4450		2			6950					9450				
2000	2				4500		2			7000					9500				
2050	1				4550		3			7050					9550				
2100	3	2			4600		3			7100					9600				
2150	1	2			4650		3			7150					9650				
2200	2	3			4700		2			7200					9700				
2250	2	3			4750		2			7250					9750				
2300	2	2			4800		2			7300					9800				
2350	1	1			4850		3			7350					9850				
2400	1	1			4900		3			7400					9900				
2450	1	1	1		4950		3.5			7450					9950				
2500	1	1	1	2	5000		3.5			7500					10000				

PK ENGINEERING
CHARTERED PROFESSIONAL ENGINEERS

Location: 936 State Highway 10, Kaeo

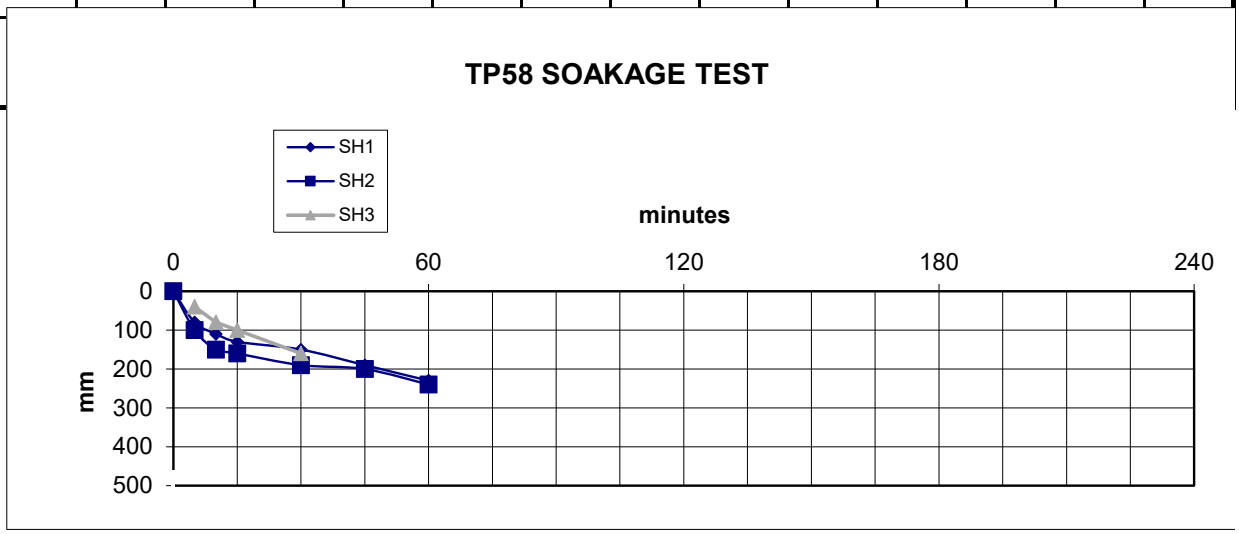
Client: Kerr and Foote

Job No: 25-047 | Tested by: RD

SOAKAGE TEST RESULTS

GWL: 1.2m | Date 9/09/2025

Soak hole No:	Start 0	(mins) 5	10	15	30	45	60	90	120	150	180	210	240
SH1	0	80	110	130	150	190	230						
SH2	0	100	150	160	190	200	240						
SH3	0	40	80	100	160	200							
SH4													
SH5													



ISSUED FOR RESOURCE CONSENT

PK ENGINEERING LIMITED

CHARTERED PROFESSIONAL ENGINEERS

PROJECT:

GEOTECHNICAL INFORMATION
FOR PROPOSED NEW DWELLING
FOR KERR, BEN & FOOTE, SHARLENE

PROJECT ADDRESS:

936B STATE HIGHWAY 10
WHANGAROA

LEGAL DESCRIPTION

PART HURUATA BLOCK

JOB NO:

25-047

DATE:

October 2025

REVISION: 0

DRAWING INDEX:

A3

LEVEL 2
ANZ Bank Building
90 Kerikeri road,
P.O.Box 464
KERIKERI

Tel. (09) 4073255
E-mail. teampk@pkengin.co.nz

PROPOSED 2 X 15.0 METRE LONG X 2.0 METRE WIDE
SEEPAGE ASSISTED EVAPOTRANSPIRATION MOUNDS
PROVIDING AN ENCLOSED AREA OF 90m²
REFER TO THE CONSTRUCTION DETAIL ON SHEET WW1.

PROPOSED 0.5M WIDE SWALE DRAIN BETWEEN MOUNDS
REFER TO SHEET WW1 FOR MORE DETAIL.

SURFACE WATER DIVERSION DRAINS TO BE INSTALLED
ABOVE THE ET MOUNDS.

PROPOSED STORMWATER DISPERSAL
TO THE NATURAL LOW LYING
PASTURE. WHERE THE WATER DRAINS
TO GROUND WATER DISCHARGE TO
THE INLET. REFER TO DETAIL SW1 FOR
MORE INFORMATION.

PARKING AREA TO BE LIFTED TO SIT
ABOVE 1% AEP FLOOD ZONE. (TO BE
DESIGNED FOR BUILDING CONSENT

100% RESERVE

PROPOSED 2 X Ø100 Upvc
(GREYWATER PIPES)
MIN 1 IN 1 100 FALL TO BEDS)

PROPOSED DISTRIBUTION BOX
TO EVENLY DISTRIBUTE EFFLUENT
TO THE ET MOUNDS.

PROPOSED Ø30 PE (SN8)
TAKING PUMPED EFFLUENT TO
DISTRIBUTION BOX.

PROPOSED PROPRIETARY AERATED TREATMENT PLANT CAPABLE OF
TREATING 1500 LITRES OF WASTEWATER PER DAY TO A SECONDARY LEVEL
FOLLOWED BY ULTRA VIOLET TREATMENT
TO PRODUCE A TERTIARY LEVEL TREATMENT.

PROPOSED 1 x 25,00L CONCRETE WATER TANK
AND 1 X 10,00L WATER TANK FOR FIREFIGHTING PURPOSES

NORTH

MIN 3M SETBACK
MIN 3M SETBACK
Tank
Tank
Septic Tank
SH1
AH3
AH4
AH2
AH1
Existing House
PROPOSED DWELLING FFL 4.00
EXISTING DWELLING TO BE REMOVED
EX TO SHED TO BE REPLACED
Shed
PARKING
PATH
PATIO & PERGOLA
PROPOSED METAL DRIVEWAY
NOTE: ALLOW TO LAY POWER SUPPLY UNDER GROUND
EXTG METAL DRIVEWAY
Driveway (Metalled)
Overhead Power
Overhead Power
FENCES TO BE REMOVED
Pt Huruata Blk
ML 214
30m FORESHORE YARD
37.6m
MEAN HIGH WATER SPRING (MHWS) RL 1.00
RAMP
Monument
Whangaroa Harbour

LEGEND

AH3 — AUGER HOLE TEST LOCATION

SH2 — SOAKAGE TEST LOCATION

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PK ENGINEERING LIMITED
DATE: 31 10 2025
CHECKED BY:
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No. 203058

N

CLIENT: KERR, BEN & FOOTE, SHARLENE

SITE: PART HURUATA BLOCK
WHANGAROA

TITLE: PROPOSED DWELLING
GEOTECHNICAL SITE PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:400	OCT 25	JW	PK
PROJECT NO:	DRAWING NO:		REVISION:
25-047	A3/SG1		R0

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	ISSUED FOR CONSENT		

PK ENGINEERING
LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

PROPOSED 2 X 15.0 METRE LONG X 2.0 METRE WIDE SEEPAGE ASSISTED EVAPOTRANSPIRATION MOUNDS PROVIDING AN ENCLOSED AREA OF 90m²
REFER TO THE CONSTRUCTION DETAIL ON SHEET WW1.

PROPOSED 0.5M WIDE SWALE DRAIN BETWEEN MOUNDS
REFER TO SHEET WW1 FOR MORE DETAIL.

SURFACE WATER DIVERSION DRAINS TO BE INSTALLED ABOVE THE ET MOUNDS.

PROPOSED STORMWATER DISPERSAL TO THE NATURAL LOW LYING PASTURE. WHERE THE WATER DRAINS TO GROUND WATER DISCHARGE TO THE INLET. REFER TO DETAIL SW1 FOR MORE INFORMATION.

PARKING AREA TO BE LIFTED TO SIT ABOVE 1% AEP FLOOD ZONE. (TO BE DESIGNED FOR BUILDING CONSENT

PROPOSED 2 X Ø100 Upvc (GREYWATER PIPES) MIN 1 IN 1 100 FALL TO BEDS)

PROPOSED DISTRIBUTION BOX TO EVENLY DISTRIBUTE EFFLUENT TO THE ET MOUNDS.

PROPOSED Ø30 PE (SN8) TAKING PUMPED EFFLUENT TO DISTRIBUTION BOX.

PROPOSED PROPRIETARY AERATED TREATMENT PLANT CAPABLE OF TREATING 1500 LITRES OF WASTEWATER PER DAY TO A SECONDARY LEVEL FOLLOWED BY ULTRA VIOLET TREATMENT TO PRODUCE A TERTIARY LEVEL TREATMENT.

PROPOSED 1 x 25,00L CONCRETE WATER TANK AND 1 X 10,00L WATER TANK FOR FIREFIGHTING PURPOSES

1 in 10 & 50 yr river flood extent

1 in 100 yr river flood extent

100% RESERVE

NORTH

Pt Huruata Blk
ML 214

30m FORESHORE YARD

Whangaroa Harbour

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PK ENGINEERING LIMITED
DATE: 31 10 2025
CHECKED BY:
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER (STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No. 203058

CLIENT: KERR, BEN & FOOTE, SHARLENE

SITE: PART HURUATA BLOCK WHANGAROA

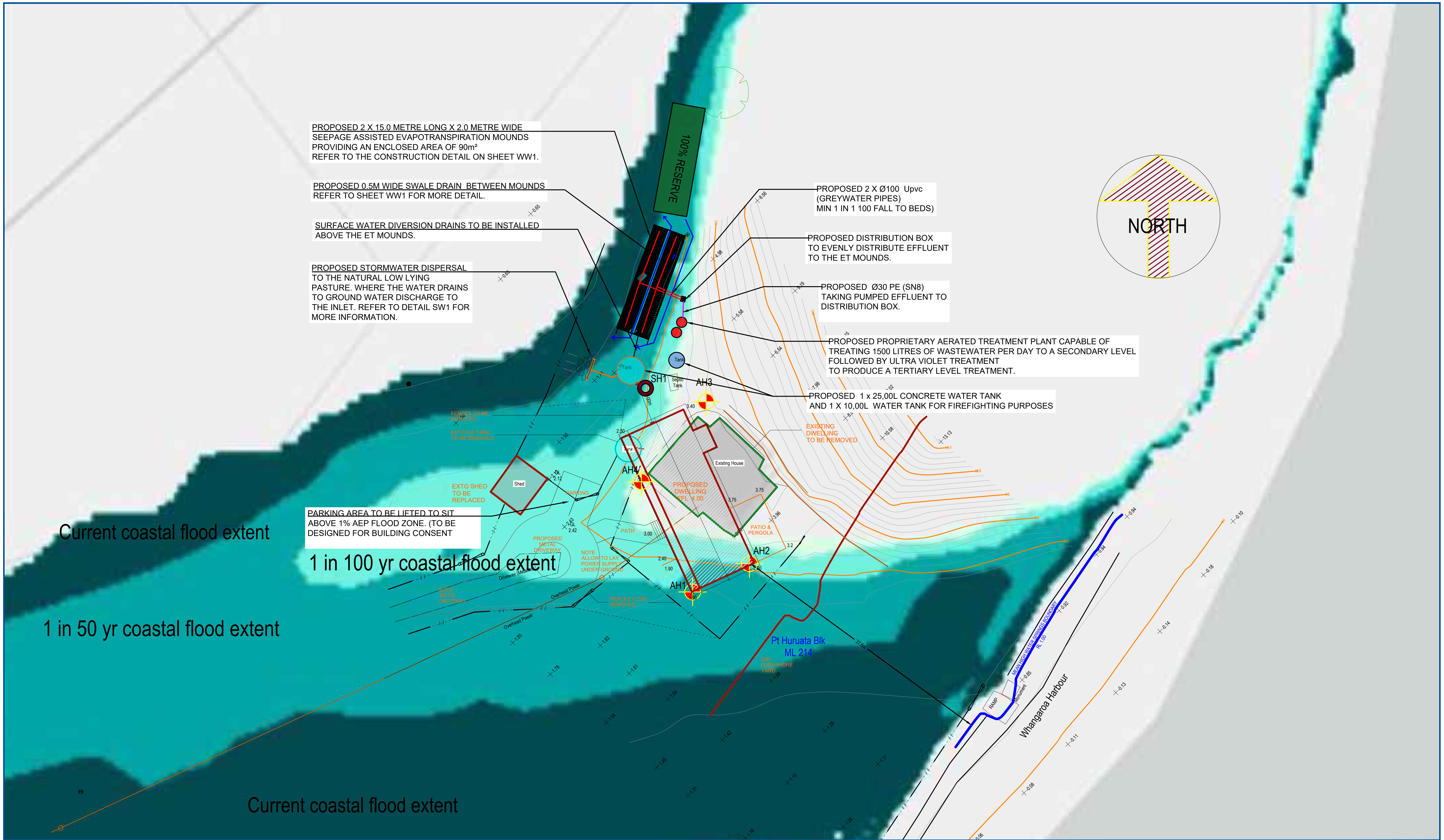
TITLE: PROPOSED DWELLING SITE PLAN (RIVER FLOOD HAZARD)

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:500	OCT 25	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-047	A3/SG2	R0

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	ISSUED FOR CONSENT		

PK ENGINEERING
LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz



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PK ENGINEERING LIMITED
DATE: 31 10 2025
CHECKED BY:
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER (STRUCTURAL, GEOTECHNICAL)

N

CLIENT:	KERR, BEN & FOOTE, SHARLENE
SITE:	PART HURUATA BLOCK WHANGAROA
TITLE:	PROPOSED DWELLING SITE PLAN (COASTAL FLOOD HAZARD)

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:500	OCT 25	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-047	A3/SG3	R0

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	ISSUED FOR CONSENT		

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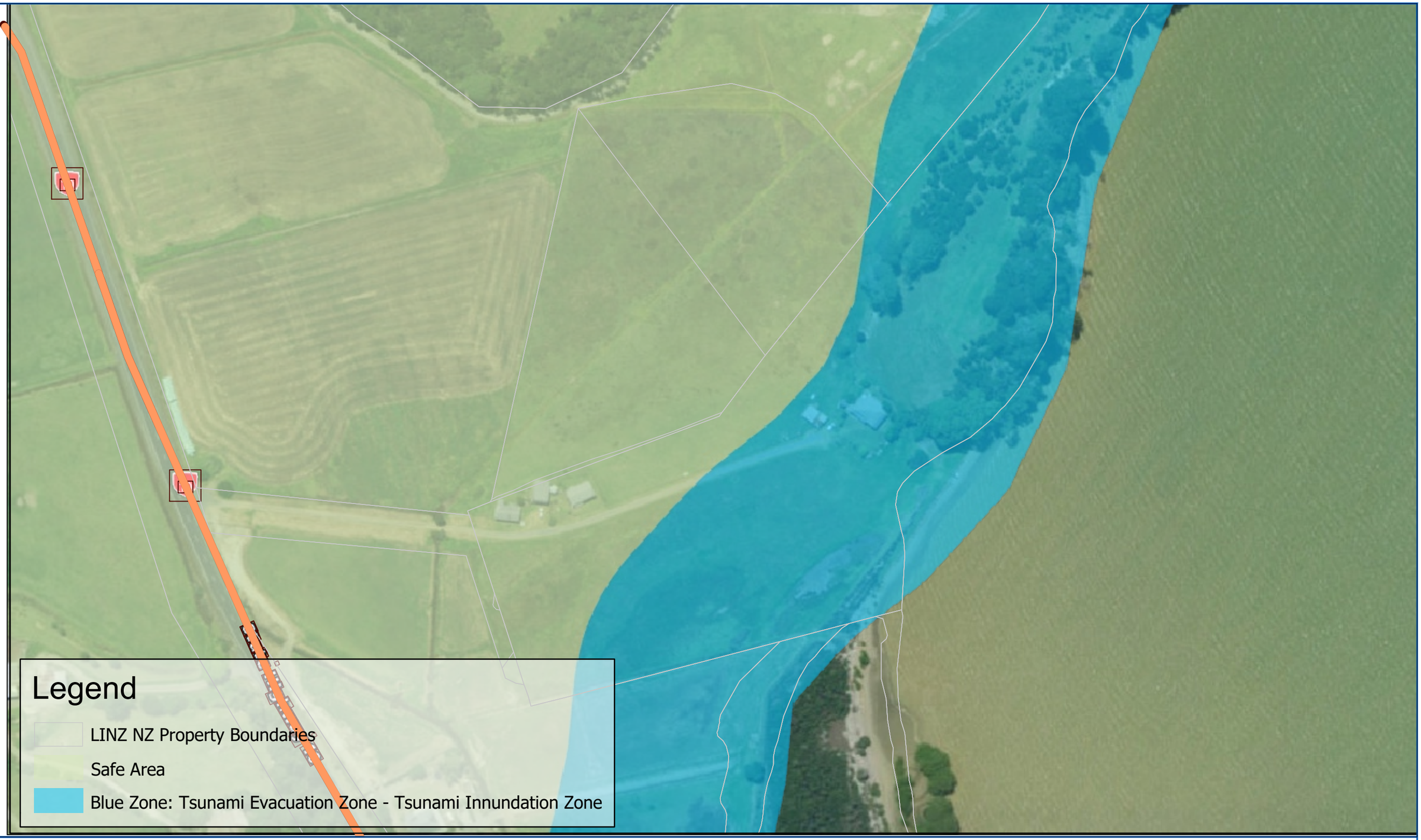
LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz



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N

CLIENT: KERR, BEN & FOOTE, SHARLENE

SITE: PART HURUATA BLOCK WHANGAROA

TITLE: PROPOSED DWELLING
NRC TSUNAMI PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	OCT 25	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-047	A3/SG4	R0

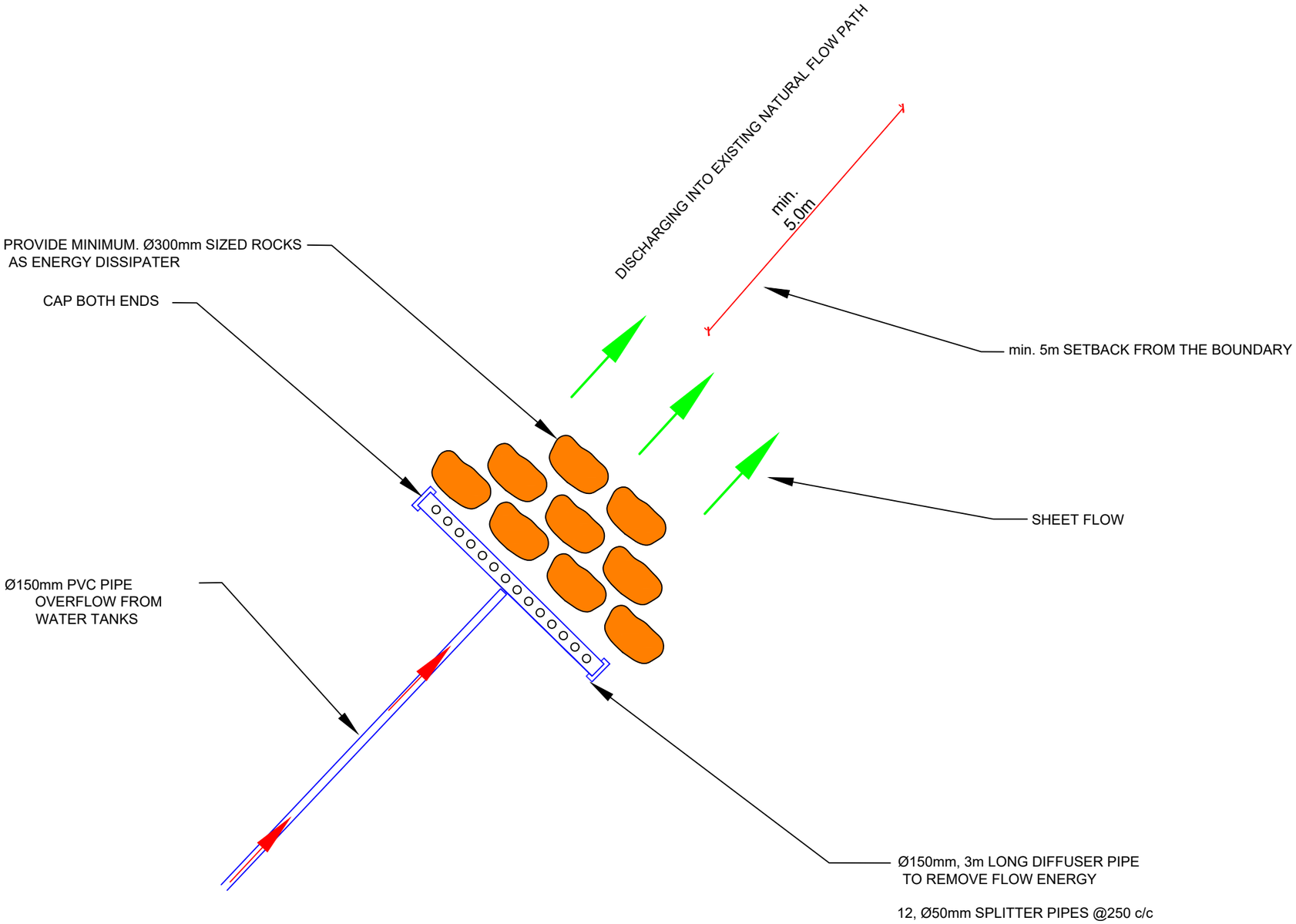
REV:	DESCRIPTION:	BY:	DATE:

STATUS: ISSUED FOR CONSENT

PK ENGINEERING

LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

PK ENGINEERING LIMITED
DATE: 31 10 2025
CHECKED BY:
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No. 203058



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N

CLIENT: KERR, BEN & FOOTE, SHARLENE

SITE: PART HURUATA BLOCK
WHANGAROA

TITLE: PROPOSED DWELLING
STORMATER DISPERSAL DETAIL

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	OCT 25	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-047	A3/WW1	R0

REV:	DESCRIPTION:	BY:	DATE:

STATUS: ISSUED FOR CONSENT

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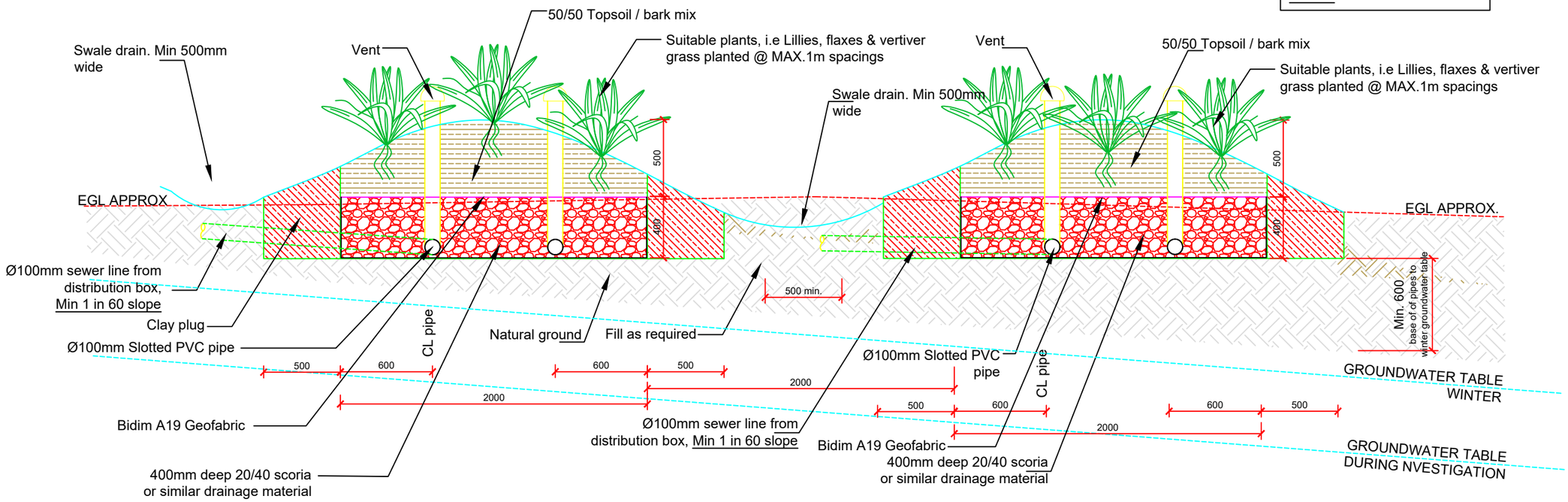
LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

PK ENGINEERING LIMITED
DATE: 31 10 2025
CHECKED BY:
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No. 203058

ENSURE BASE OF MOUNDS ARE LAID LEVEL.
ALL PIPES ARE TO BE LAID LEVEL.



1 / SG TYPICAL EVAPO-TRANSPIRATION MOUND SECTION VIEW
SCALE 1:30

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N

CLIENT: KERR, BEN & FOOTE, SHARLENE

SITE: PART HURUATA BLOCK WHANGAROA

TITLE: PROPOSED DWELLING TYPICAL ET MOUND DETAIL

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	OCT 25	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-047	A3/WW1	R0

REV:	DESCRIPTION:	BY:	DATE:

STATUS: ISSUED FOR CONSENT

PK ENGINEERING

LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

PK ENGINEERING LIMITED
DATE: 31 10 2025
CHECKED BY:
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No. 203058

APPEDIX B

PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY: PRADEEP KUMAR (approved qualified design professional)

TO: B. Kerr & S. Foote (owner)

TO BE SUPPLIED TO: ……Far North District Council……..

PROPERTY LOCATION: 936B State Highway 10
……

LOT Pt Huruata DP……VALUATION NUMBER 00131-01300.

TO PROVIDE : Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of $200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

(1) The site verification of the soil types.
(2) All proprietary products met the performance requirements.

The proposed design will met the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.

……(Signature of approved design professional)

…BE hons, NZCE, MIPENZ, IntPE, CPEng…(Professional qualifications)

…IPENZ No. 203058……(Licence Number or professional Registration number)

Address Level 1 ANZ Bank Building, 90 Kerikeri Road, Kerikeri, New Zealand

……..

Phone Number 09 407 3255……
Fax Number ……
Cell Phone
Date 31/10/2025

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

On-site Wastewater Disposal Site Evaluation Investigation Checklist

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

Part A –Owners Details

1. Applicant Details:

Applicant Name	B. Kerr and S. Foote	
Company Name		
	First Name(s)	Surname
Property Owner Name(s)	Ben	Kerr
	Sharlene	Foote

Nature of Applicant* OWNER

*(*i.e. Owner, Leasee, Prospective Purchaser, Developer)*

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	PK Engineering Ltd			
Site Evaluator Name	RD			
Postal Address	PO BOX 464, KERIKERI			
Phone Number	Business	09 407 3255	Private	
	Mobile		Fax	
Name of Contact Person	PK			
E-mail Address	teampk@pkengin.co.nz			

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

Yes		No	✓	(Please tick)

If yes, give Reference Numbers and Description

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted

If so, specify Application Details and Consent No.

(eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

None

Part B- Property Details

1. Property for which this application relates:

Physical Address of Property	936B State Highway 10
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL
Regional Council	NORTHLAND REGIONAL COUNCIL
Legal Status of Activity	Permitted: ✓ Controlled: Discretionary:
Relevant Regional Rule(s) (Note 1)	permitted activity C.6.1.3
Total Property Area (m²)	38,994
Map Grid Reference of Property If Known	

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

Lot No.	Pt Huruata	DP No.		CT No.	
Other (specify)					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes	✓	No		(Please tick one)

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

Original septic tank system servicing original dwelling still functioning (age unknown) but in poor condition. Original dwelling to be demolished and new dwelling built on the same site.

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

Yes		No	✓	Please tick

If No, why not?

The area for the proposed wastewater disposal field is relatively flat

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

Author	
Company/Agency	
Date of Report	
Brief Description of Report Findings:-	

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:
Performance of Adjacent Systems:
Unknown
Estimated Rainfall and Seasonal Variation:
Information available from **N.I.W.A MET RESEARCH**
Annual Rainfall:1800-2000mm Annual Potential Evapotranspiration: 1200mm
Vegetation / Tree Cover:
Pasture grass in area of disposal field
Slope Shape: (Please provide diagrams)
Slope Angle:
1-3 degrees in area of disposal ield
Surface Water Drainage Characteristics:
Land in area of the disposal field drains to the west. poor drainage
Flooding Potential: YES/NO
NO
If yes, specify relevant flood levels on appended site plan, I.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
Surface Water Separation:
30m+
Site Characteristics: or any other limitation influencing factors

3. Site Geology **Check Rock Maps**

Whakapara silt loam and clay loam overlying alluvium and mudstone

Geological Map Reference Number	Department of Lands and Survey NZMS 290/ Sheet Q04/05

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

North		**West**	
North-West	✓	**South-West**	
North-East		**South-East**	
East		**South**	

5. Site clearances,(Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	1.5m minimum	1.5m minimumm
Surface water, rivers Creeks drains etc	30m minimum	30m minimum
Groundwater		0.6 minimum
Stands of Trees/Shrubs		N/A
Wells, water bores		
Embankments/retaining walls		N/A
Buildings	3m minimum	3m minimum

PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)
Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		(Depth_____m	No of Test Pits	
Bore Hole		0.6-1.4m	No of Bore Holes	2
Other (specify):				

Soil Report attached?

Yes	✓	No		Please tick

2. Was fill material intercepted during the subsoil investigation?

Yes		No	✓	Please tick

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

3. percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method
As per TP58 guidelines for percolation tests

Test Report Attached?	Yes	✓	No		Please tick

4. Are surface water interception/diversion drains required?

Yes	✓	No		Please tick

If yes, please show on site plan

4a Are subsurface drains required NO

If yes enter details

5. Please state the depth of the seasonal water table:

Winter	1.2	m	Measured	✓	Estimated	
Summer	>1.2m	m	Measured		Estimated	✓

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

Yes		No	✓	Please tick
If the answer is yes, please explain how these have been addressed				

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

Is Topsoil Present?	If so, Topsoil Depth? (m)

Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	**Sandy loam, loam & silt loam**	**Moderate drainage**	✓
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

Results of bore holes and percolation tests

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	✓
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available

(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms Main House	3				
Design Occupancy	5				(Number of People)
Per capita Wastewater Production	140	160	180		(tick) (Litres per person per day)
	200 ✓	220			
Total Daily Wastewater Production	1000				(litres per day)

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	Yes		No	✓	(Please tick)
b) Water Recycling - what %?	%			✓	(Please tick)

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

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

Yes		(Please tick)
No	✓	(Please tick)

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	38,994	M
Total Daily Wastewater Production	1000	(Litres per day)(from above)
Lot Area to Discharge Ratio	38.9	

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

Yes	✓	No		Please tick

8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	✓	(Please tick)

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, duel chamber explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

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

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

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

PART H: Land Disposal Method

(Refer TP58 Section 8)

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

Gravity	✓
Dosing Siphon	
Pump	✓

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

Yes ✓	no

If not to be installed, explain why

3. If a pump is being used, please provide the following information:

Total Design Head	TBC	(m)
Pump Chamber Volume	TBC	(Litres)
Emergency Storage Volume	TBC	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site: (please tick)
(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation			
Sub-surface Dripper irrigation			
Standard Trench			
Deep Trench			
Mound			
Evapo-transpiration Beds			
Other	✓	Specify	ETS Mounds

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	12		(Litres/m2/day)
Disposal Area	Design	90	(m2)
	reserve	90	(m2)

Explanation *(Refer TP58 Sections 9 and 10)*

Basal + Areal 12mm / day achievable for evapo-transpiration beds with suitable closely spaced planting over 12.0m³ storage volume available for prolonged wet periods / heavy loadings

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

Reserve Disposal Area (m²)	90
Percentage of Primary Disposal Area (%)	100

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

2 x 15m long x 2.0m wide x 0.4m deep total evapo-transpiration beds at 2m spacing between beds

Each bed to be filled with scoria, as per details accompanying. Total enclosed area 90.0m²

Plan Attached?	Yes	✓	No		(Please tick)

If not, explain why not

PART I: Maintenance & Management

(Refer TP58 Section 12.2) Type text here

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Yes	Not known ✓	No		(Please tick)

Name of Suppliers

To be confirmed

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes		No	✓	(Please tick)

If Yes, list and explain possible effects

PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	
Include a *Location Plan* and *Site Plan* (with Scale Bars)	
Attach an Assessment of Environmental Effects (AEE)	

1. Declaration

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

Name Pradeep Kumar		Signature	
Position Proffesional Chartered Engineer		Date	31/10/2025

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

Plant Species

Astelia grandis

Wide olive green leaves with a silvery sheen beneath and reddish purple midribs, the clump can be up to 2m high. It is an inhabitant of swampy ground from lowland to montane altitudes throughout the North Island and to Southern Canterbury. Preferring a damp soil, it is able to withstand permanently wet feet.

1.5-2m

Alocasia nigrescens (Black Taro)

Large black green blunt arrow shaped leaves on dark purple stalks from loose clumps in damp part shaded areas.

0.5/0.5m

Apodasmia similis (Oioi)

An extremely elegant native reed with blueish green foliage with browny bract at the joins. Grows up to 1m and has a creeping rhizome. Thrives in marshlands and estuaries. Will grow in most conditions. Is very hardy.

1.5/2.0m

Arthropodium Cirratum (Rengarenga Lily)

An attractive perennial plant, known as the Rengarenga Lily. A clump forming plant with drooping fleshy strap leaves. Masses of white starry flower heads throughout summer. It can grow in a wide range of conditions, including coastal and shade. Will not tolerate severe frosting.

1.0/1.0m

Blechnum Novae Zealandiae

An attractive creeping fern with drooping fronds. New growth is always reddish. An easy to grow fern which looks most attractive when grown on a bank, or as a ground cover, provided there is ample moisture.

0.8-1m

Carex Dispacea

This sedge is densely tufted. The narrow leaves are light green and make an attractive contrast to darker foliage. In the garden it should have a sunny or semi-shaded site. Prefers damp conditions.

0.7/0.6m

Carex dissita

An attractive sedge with an arching habit. The ribbed leaves are a fresh bright green and contrast with the very dark seed heads that are carried on the stems. It can be grown in quite shady areas, such as under trees, or in an open situation, but it requires a moist soil.

0.7/0.7m

Carex maorica

This sedge grows into upright clumps with ribbed light green leaves. The foliage is fragile and can snap easily making it an unattractive garden specimen. It is best suited to environmental plantings.

0.7/0.6m

Carex secta

This is a common plant of swampy areas throughout New Zealand. It forms large tussocks with weeping yellowish green leaves. At its best beside water, it will grow in any moist soil in sun or semi-shade. Old specimens in moist to wet sites often form thick sturdy trunks from the matted roots and old stem bases.

1.0/0.6m

Carex tenuiculmis

This species is a common plant of swampy areas it is of a reddish bronze colour and is at its best beside water. It will grow in any moist soil in the sun or semi-shade. This species does not form a trunk.

0.7/0.6m

Carex virgata

A vigorous sedge that has narrow arching bright green leaves. It is a useful species for waterside planting and very damp soils but will also grow on dry sites and in sun or semi-shade.

0.7/0.6m

Carpodetus serratus (Marble leaf)

An attractive tree with upright spreading branches, found throughout New Zealand on forest margins and stream banks. The juvenile form has tangled growth.

3-5m

Cordyline australis (Cabbage Tree)

One of NZs best known and most distinctive plants. The young tree has long narrow, mid green leaves which arise directly from a single trunk, having aneffect similar to ornamental grasses. The creamy and fragrant flowers are a stunningfeature, appearing in large densely packed panicles during late spring and summer.An excellent plant for landscaping, being suitable for group and specimen planting.

7.5/2.0m

Cordyline Midnight Star

A variety of the red or maroon Cabbage Tree. A good selection for a visual impact within the garden.

7.5/2.0m

Cortaderia fulvida (Toi toi)

This is one of the smaller toetoe, with a height of 1.5 – 2.5m when flowering. The blueish green leaves ae shiny beneath and up to 4 cm wide and 2m long. Its golden flower plumes sometimes have a pinkish tinge.

2.0/2.0m

Coprosma Rugosa

A tough colourful and interesting alpine shrub with very tangled bright orange new growth. Bears berries attractive to birds. Can be clipped into an interesting hedge or allowed to grow freely will become a medium sized shrub.

1.5-3m

Coprosma Grandfolia

It is a good coloniser or shelter species tolerating a wide range of soils, and shade to full sun. Its clusters of orange/red fruits are attractive to birds, though to have fruits you may need to grow several, as coprosma plants bear flowers of only one sex. Flowers appear in late autumn and winter, and are pale but quite conspicuous.

up to 6m

Cyperus ustulus

This is a plant of damper areas. It is very vigorous, growing into a clump with deep olive-green, very sharp edged leaves. The flowering stems are up to 1.2 m or more, with a ruff of leafy bracts below the spikelets. A useful plant for revegetation in wet areas, but it is generally considered to vigorous for most garden situations.

0.8/1.2m

Dianella King Alfred

An attractive form of Dianella. This selected form has an ability to survive a wide range of conditions. It has a small flax like appearance.

0.8/0.6m

Dianella nigra

This is a hardy tufted plant resembling a small fine leaved flax. It grows to about 60cm high and bears insignificant flowers from late spring to summer. These are followed by the plants most ornamental feature, its berries. In the best form these are a glossy dark blue, but can vary to quite pale colours. Grows in sun or semi-shade and in a range of soil conditions. Looks good planted as a ground cover.

0.6/0.6m

Elatostema Rugosum

Naturally inhabiting damp shady streamsides and gullies; it has dark stems with pinnate leaves that are rough and wrinkled and have serrated margins.
The leaves are dark bronzy green with purple tonings. An intereting foliage plant that makes a very good groundcover for a wet shady position.

0.5-1m

Fuchsia Excorticate

The largest *Fuchsia* in the world. A small tree with stunning orange-brown papery bark and interesting twisted shape. Purple-red flowers early spring to summer. The edible fleshy Konini fruit from January to March is sweet and tasty. It was made into jams and desserts by early settlers. Attractive to bees. Prefers a moist soil. Deciduous. Hardy.

5m

Hebe Stricta

Hebe stricta is an open branching shrub found throughout New Zealand. Its long narrow leaves are deep green and glossy. The white mauve-tinged flowers appear on 7-15cm spikes during summer. Pruning is important to maintain a good shape. It is also a hardy landscape plant. Depth of colour and handsome foliage places this hebe in a class of its own.

1-3m

Juncus Gregiflorus

A rush of swampy areas throughout New Zealand. It grows into a tight clump 1-2m tall with bright green stems. It is ideal for revegetation of wetlands and riparian areas and is useful for damp landscaping areas.

1-2m

Leptospermum Burgundy Queen (Flowering Ti Tree)

Exquisite double flowers of deep burgundy red late winter and spring,Dark reddish bronze foliage.

2.0/1.5m

Libertia Grandiflora

Larger flowered species found in damp situations. Brownish green linear leaves to90x1.5cm tapering to a point. Attractive white 3-5 cm flowers with olive or bronzekeel are carried on 90cm lightly branched stems in early summer, followed inautumn by decorative golden brown seed capsules.

0.9/0.7m

Leptospermum scoparium

It is a primary species which provides a natural habitat that allows other New Zealand native species to become established. It naturally dies out after 20-25 years. It is often found growing at the margins of a mature forest. Manuka has small narrow sharply pointed dark green leaves, and bears masses of small white or pale pink flowers from spring into early summer. It is tolerant of practically any conditions and is used in most revegetation projects nation wide.

4-8m

Libertia peregrinans

Simple but interesting plant. Sword like leavesto 25-2cm, brownish green or khakiwith well defined orange yellow midriff, tapering to a sharp point, arranged in fans.The plant is sustained by underground rhizomes from which new fans of leavesappear. Small white 3 peatlled flowers on short stems in spring, followed by bronzeyellow capsules.

0.3/1.0m

Melicytus Ramiflorus

The pointed oval leaves are a bright green, with fresh growth being quite soft and an even brighter green. The bark is grayish white and becomes attractively mottled with lichens. The tiny flowers are produced abundantly in spring and are followed by numerous purple black berries.

5m

Phormium Tenax

The foliage is khaki green coloured and up to 3m long. The nectar from the flowers, borne on tall slender flower stalks, is a great attractor to native birds such as Tui. Harakeke is abundant throughout New Zealand particularly in wetland areas. Perfect for revegetation, riparian plantings, and for landscaping.

2-3m

Phormium Surfer

Flax. An excellent compact dwarf clump forming perennial, producing olive green weeping leaves with bronze margins. Excellent all round garden specimen growing anywhere from dry to damp conditions. Withstands strong coastal winds and is frost hardy. Use in mass landscape with other natives.

0.5/0.5m

Schefflera Digitata

The large deep green, rather soft leaves are composed of up to 9 oval leaflets arising from a singe point. They get progressively bigger as they radiate outwards, with the biggest leaflet being up to 20cm. The margins are finely serrated and tinged with pinkish red, as are the veins and midribs. Large panicles of tiny greenish white flowers hang below the leaves in summer and are followed by white to purple berries. Pate should be given a shady and sheltered position in good moist soil. Could be used to good effect in a tropical planting or as a background plant.

Archaeological Survey and Assessment of 936 State Highway 10, Kaeo, Far North

Prepared for Sharlene Foote and Ben Kerr

Dr. Justin Maxwell and Dr. Jennifer Huebert

Sunrise Archaeology Report No. 2025-19

October 2025

Sunrise Archaeology

Justin Maxwell & Jennifer Huebert

Phone: 021 088 31418

Email: jj@sunarc.co.nz

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Cover image: Orthophoto of project location, prepared by Jofe Graham-Jenkins, 2025.

1 Introduction

Sharlene Foote and Ben Kerr are proposing to develop their property at 936 SH10, Kaeo, Far North (Figure 1, Figure 2). The legal description of this property is Part Huruata Block.

The landowners wish to remove an existing dwelling and build a new residential dwelling on this property, along with associated infrastructure (Figure 3, Figure 4). The existing house was potentially built pre-1900, and its location on the edge of the Whangaroa Harbour is a likely place where pre-contact Māori archaeological sites would be encountered. It was therefore recommended that an archaeological assessment would be appropriate before any works were undertaken.

Sunrise Archaeology was commissioned by the landowners to undertake an archaeological survey and assessment of their property. The purpose of this work was to identify and record archaeological sites or remains on the property. It was also done to advise the landowners as to their obligations under the *Heritage New Zealand Pouhere Taonga Act 2014*, in respect to any affected archaeological sites. The survey was undertaken by Justin Maxwell on 22 September 2025. This report outlines the results.

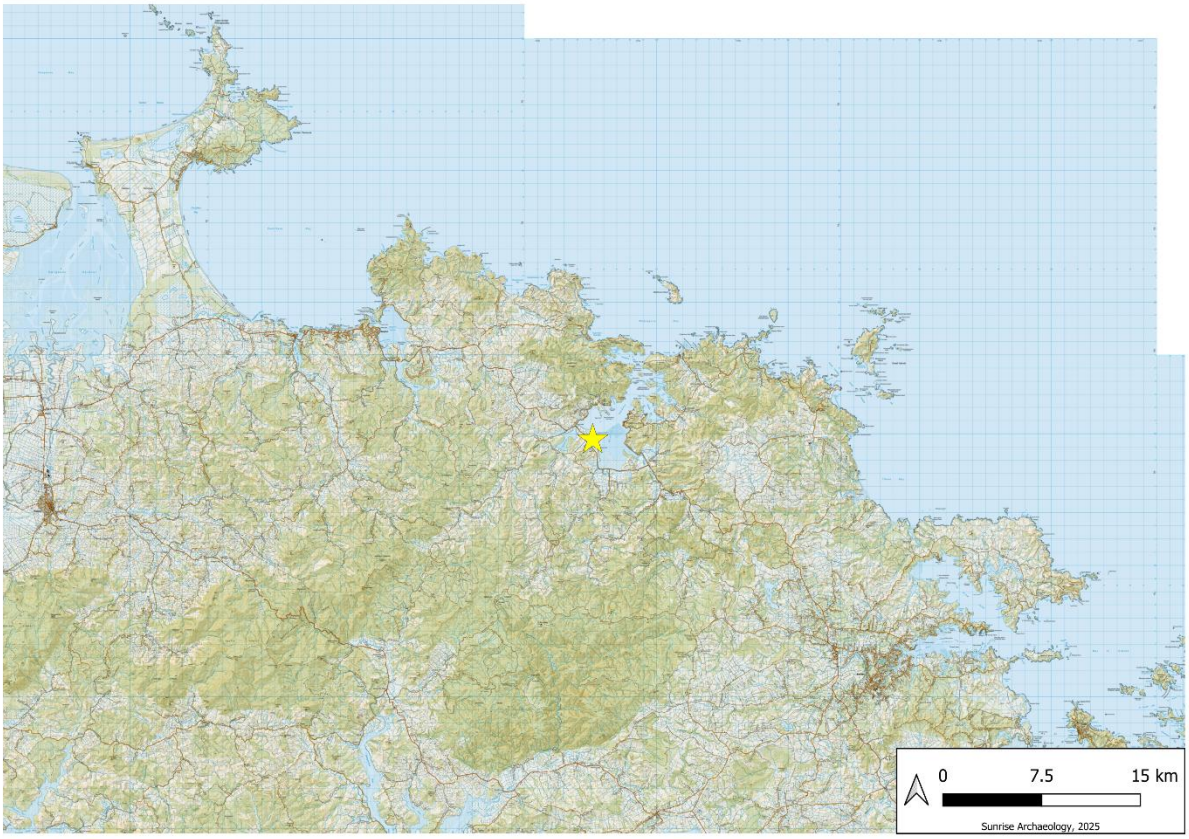

Figure 1. Project location at 936 SH10, Kaeo, near Whangaroa Harbour. Base figure: LINZ Topo50.

Figure 2. Aerial photograph of project location (red circle). Base figure: Northland 0.3m Rural Aerial Photos (2023-2025), LINZ.

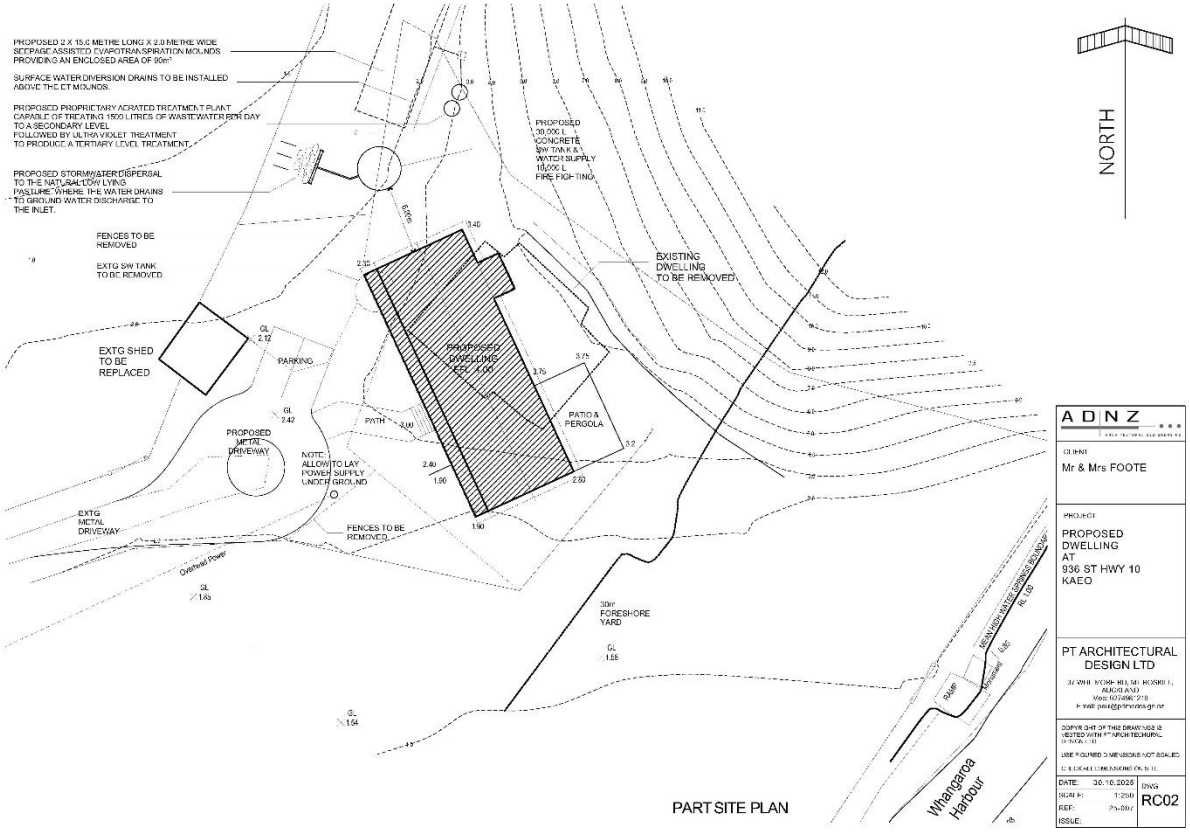

Figure 3. Site plan of proposed works, dated 30/10/2025. Source: Client.

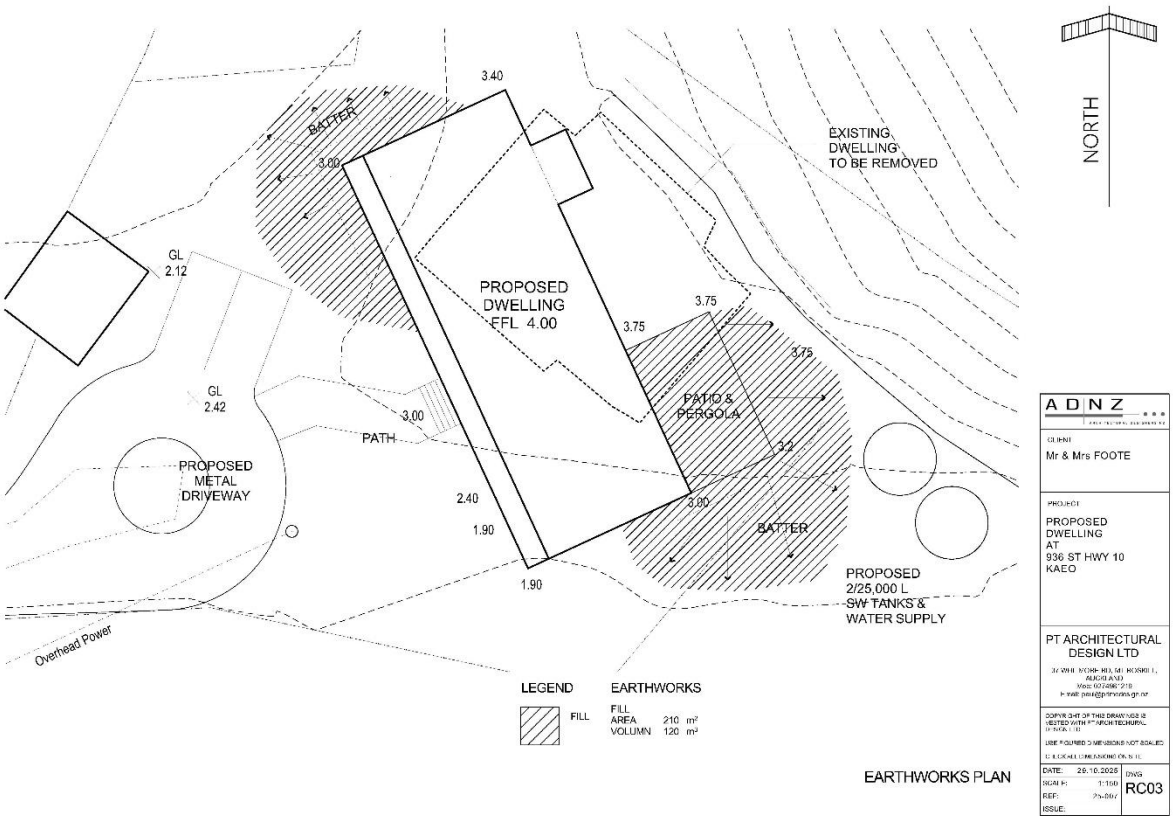

Figure 4. Proposed earthworks plan, dated 30/10/2025. Source client.

2 Statutory Requirements

There are two main pieces of legislation in New Zealand that control work affecting archaeological sites. These are the *Heritage New Zealand Pouhere Taonga Act*, 2014 (HNZPT), and the *Resource Management Act*, 1991 (RMA).

Heritage New Zealand Pouhere Taonga Act 2014 - Archaeological Provisions

Heritage New Zealand Pouhere Taonga (HNZPT) administers the *Heritage New Zealand Pouhere Taonga Act* (HNZPT). All archaeological sites in New Zealand are protected under this act and may only be modified with the written authority of the HNZPT. The act contains a consent (commonly referred to as an "Authority") process for work of any nature affecting archaeological sites, which are defined as:

Any place in New Zealand, including any building or structure (or part of a building or structure), that:

> *(i) Was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and*
>
> *(ii) Provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and*

(b) Includes a site for which a declaration is made under section 43(1)

Any person who intends carrying out work that may damage, modify, or destroy an archaeological site must first obtain an authority from the HNZPT (Part 3 Section 44). The process applies to archaeological sites on all land in New Zealand irrespective of the type of tenure. The maximum penalty in the HNZPT for un-authorised damage of an archaeological site is $120,000. The maximum penalty for un-authorised site destruction is $300,000.

The archaeological authority process applies to all sites that fit the Heritage New Zealand definition, regardless of whether:

- The site is recorded in the New Zealand Archaeological Association (NZAA) Site Recording Scheme or registered/declared by the Heritage New Zealand Pouhere Taonga,
- The site only becomes known about as a result of ground disturbance and /or,
- The activity is permitted under a district or regional plan, or resource or building consent has been granted.

HNZPT also maintains a Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas. The register can include some archaeological sites (though the main database for archaeological sites is maintained independently by the NZAA). The purpose of the register is to inform members of the public about such places and to assist with their protection under the *Resource Management Act, 1991.*

The Resource Management Act 1991, 2020 - Archaeological Provisions

The RMA requires City, District and Regional Councils to manage the use, development, and protection of natural and physical resources in a way that provided for the well-being of today's communities while safeguarding the options for future generations. The protection of historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance (section 6f).

Historic Heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities.

Historic heritage includes:

- historic sites, structures, places, and areas;
- archaeological sites;
- sites of significance to Māori, including wāhi tapu;
- surroundings associated with the natural and physical resources (RMA section 2).

These categories are not mutually exclusive, and some archaeological sites may include above ground structures or may also be places that are of significance to Māori.

Where resource consent is required for any activity, the assessment of effects is required to address cultural and historic heritage matters (RMA 4th Schedule and the District Plan assessment criteria (if appropriate).

3 Methodology

Sunrise Archaeology consulted local histories and other relevant archaeological literature in preparation of this assessment. The New Zealand Archaeological Association (NZAA) site recording scheme ArchSite (archsite.org.nz) was consulted to determine whether any previously known sites were present on or near the property. Historical land ownership

records from LINZ, Archives New Zealand, and Turton's Index were consulted. Historic photograph searches were also conducted, and other historic records and reference texts were reviewed.

Prior to the site visit, aerial photos and cartographic records were researched to indicate potential areas of interest. Old survey plans of the area were also examined for information relating to early structures and infrastructure in the area.

The archaeological survey was undertaken on foot. Soil probing was undertaken, and shovel tests were done where future ground works are proposed in areas that were potentially of interest. The location of archaeological features, if found, were recorded with a RTK GPS unit. See Site Visit section for other particulars of this survey.

This survey was conducted to locate and record archaeological remains. The survey and report do not aim to locate or identify wāhi tapu or other places of cultural or spiritual significance to Māori. Those assessments are to be made by Tangata Whenua, who may be approached independently for any information or concerns they may have.

4 Physical Setting

The property is situated adjacent to SH10 a little over 7 km north of the small settlement of Kaeo, in an area that is largely rolling farmland and a few lifestyle blocks. It is accessed from the highway by a driveway leading in from the west, which passes the owner's residence and continues to the affected house. The property borders the southern reaches of the Whangaroa Harbour, and the old house is within 50 m of the shore.

Much of this property is flat, grazed land, but a very steep teardrop-shaped hill rises abruptly behind the old house. The shoreline from the house southward is in low vegetation, and to the north it is fringed by mature trees. A farm track runs behind (west) of the trees.

The soils of this area are Whakapara silt loam & clay loam (WF), a recently formed alluvium formed from sedimentary rock. These are floodplain soils, which are fertile and moderately well-drained but subject to flooding and pugging (Northland Regional Council, 2025).

5 Historical Background

The following is a brief historical background relevant to the project area, compiled from Sales (1986) and other sources.

South Whangaroa Harbour

Place names of some historical importance in and around the project area on Whangaroa Harbour are shown in Figure 5. There are several notable historic places in this area, and many of these locations, as well as others around the small settlement called Whangaroa, are associated with Māori and European activities that occurred before 1840.

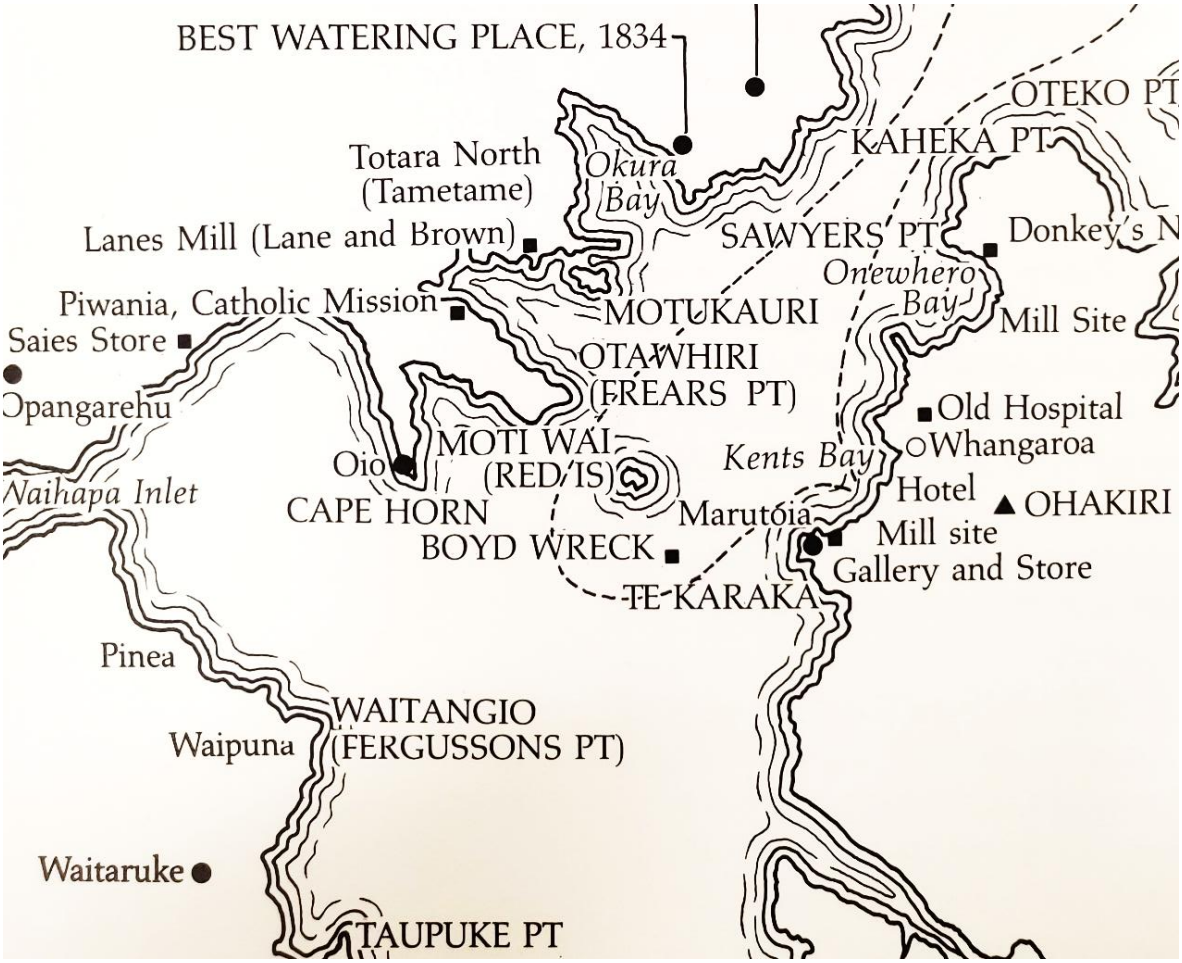

Figure 5. Place names and locations of interest on Whangaroa Harbour near subject property, just south of Waitangio / Fergussons Pt. (Sales 1986:4).

The first known map to depict Whangaroa was drawn in 1793 by two Northland Māori chiefs, who noted that it had 2000 "fighting men"[1]. A compiled map of known pā sites in the area (Sales 1986:39) illustrates that there were once a large number of pā on this harbour. When Reverend John Butler visited in 1823 to establish a Wesleyan mission in the area, on a visit to the outer harbour he remarked that he saw eighteen villages, which suggest a large population lived in the area at that time.

In 1809, the ship *Boyd* sailed into the harbour to acquire kauri spars and, after a disagreement with local chiefs, it was sacked and burned to the waterline. The remains lie a little over 2 km from the subject property (see Figure 5). Foreigners did not visit the harbour again until c. 1820, and missionaries were then some of the first to return (Sales 1986:56). Otawhiri Point on the small y-shaped peninsula in the harbour is the site of an early Catholic mission station, established by Bishop Pompallier in 1839 and abandoned in 1850 (Frear 1995:40-45). Over the next several decades, a number of settlers came to the area. Whangaroa became an important source of kauri timber, and several mills were soon set up

[1] https://commons.wikimedia.org/wiki/File:New_Zealand-Map-by-Tuki-1798.jpg, accessed 20 Oct 2025.

on the harbour. By the late eighteenth century, sawyers Lane and Brown also had a shipyard which went on to become the largest ship-building enterprise in Australasia.

Subject Property

The landowner's property was once called Huruata as indicated on the first known plan, drawn in 1866, which was noted to be "Land belonging to Paora Ururoa" (Figure 6). At that time, there was a large open area of flat land between where the old house stands today and the approximate location of the owner's present house. Much of the remainder of the property was under high scrub or manuka at that time, with a swampy area to the south. No structures or other features of archaeological interest appear on this map.

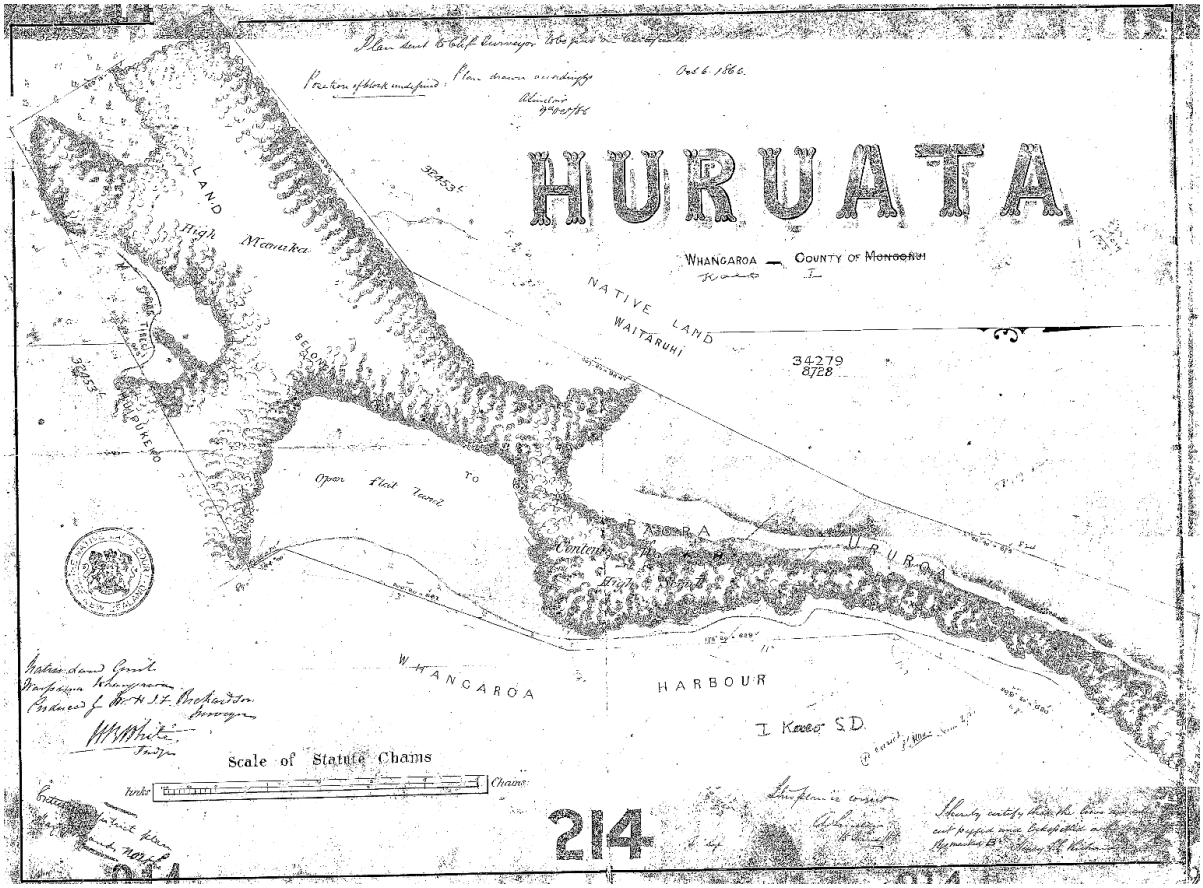

Figure 6. Land plan of Huruata, 1866. Present location of the old house is near right edge of "Open Flat Land". ML214. Source: LINZ.

The government geological survey map of this area drawn in 1909 (Figure 7) does not show any structures or features in the area of the old house, or anywhere in the vicinity.

By 1944, aerial photographs show that the house is in place with surrounding trees and shrubs, along with an associated shed, and a track that follows the current driveway (Figure 8). The hill behind is grazed and largely bare, with what appears to be a large platform at the top.

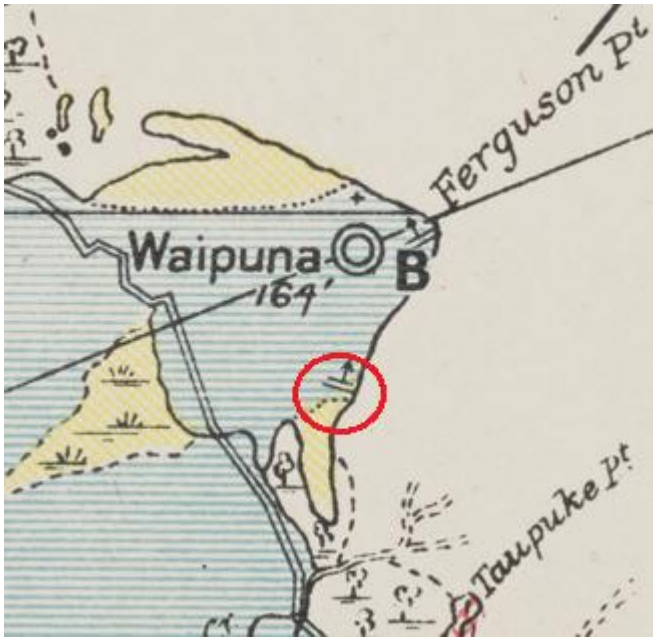

Figure 7. Closeup of area of subject property on 1909 geological survey map (Bell and Clarke 1909, Whangaroa and Kaeo Survey Districts map). Approximate location of old house circled.

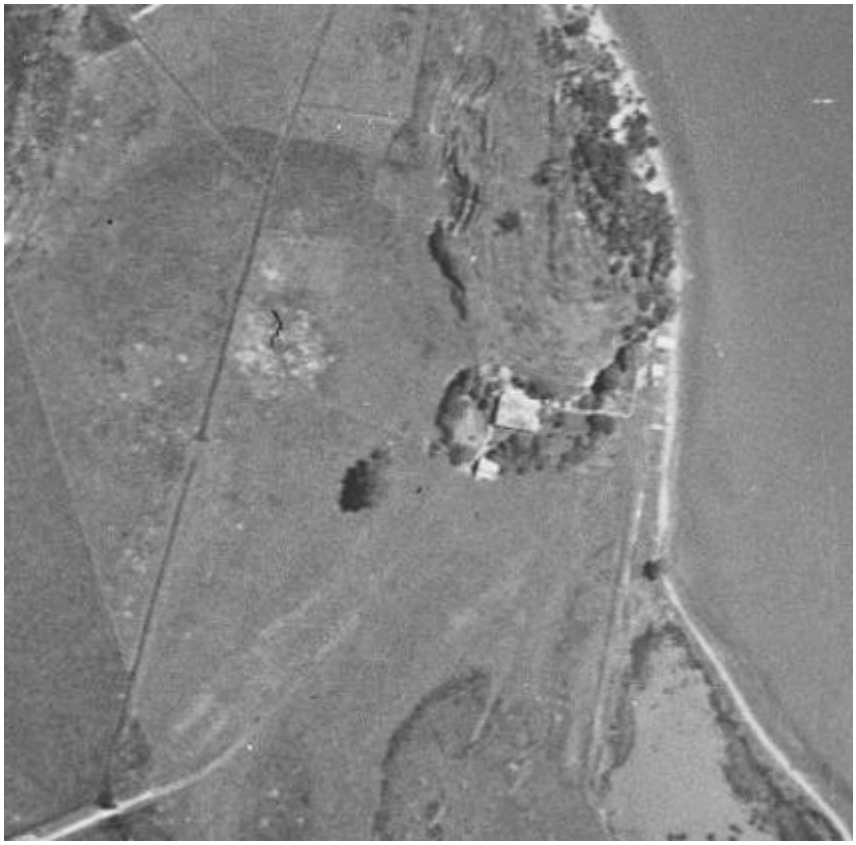

Figure 8. 1944 aerial photograph showing old house and associated homestead. Source: Retrolens.nz image #Crown 356/A/14.

Landowner's Adjacent Properties

The adjacent property to the north, also part of the landowner's holdings at this location, was also surveyed at this time. ML215 describes that property at Waitangio, but shows nothing of archaeological interest.

The northernmost property at this location, at Ferguson Point, was however part of an Old Land Claim (OLC 162[2]) that originated with the 1836 transaction of 20 ac called "Waipuna" on the Whangaroa Harbour (Berghan 2006:112). This land was purchased by Patrick Donovan in 1840, and the survey plan done in the mid-1850s indicates there were gardens, structures, and a small jetty or dock on this land. Any vestiges of the occupation would be of archaeological interest, and of some importance as they would date to early European activities in New Zealand.

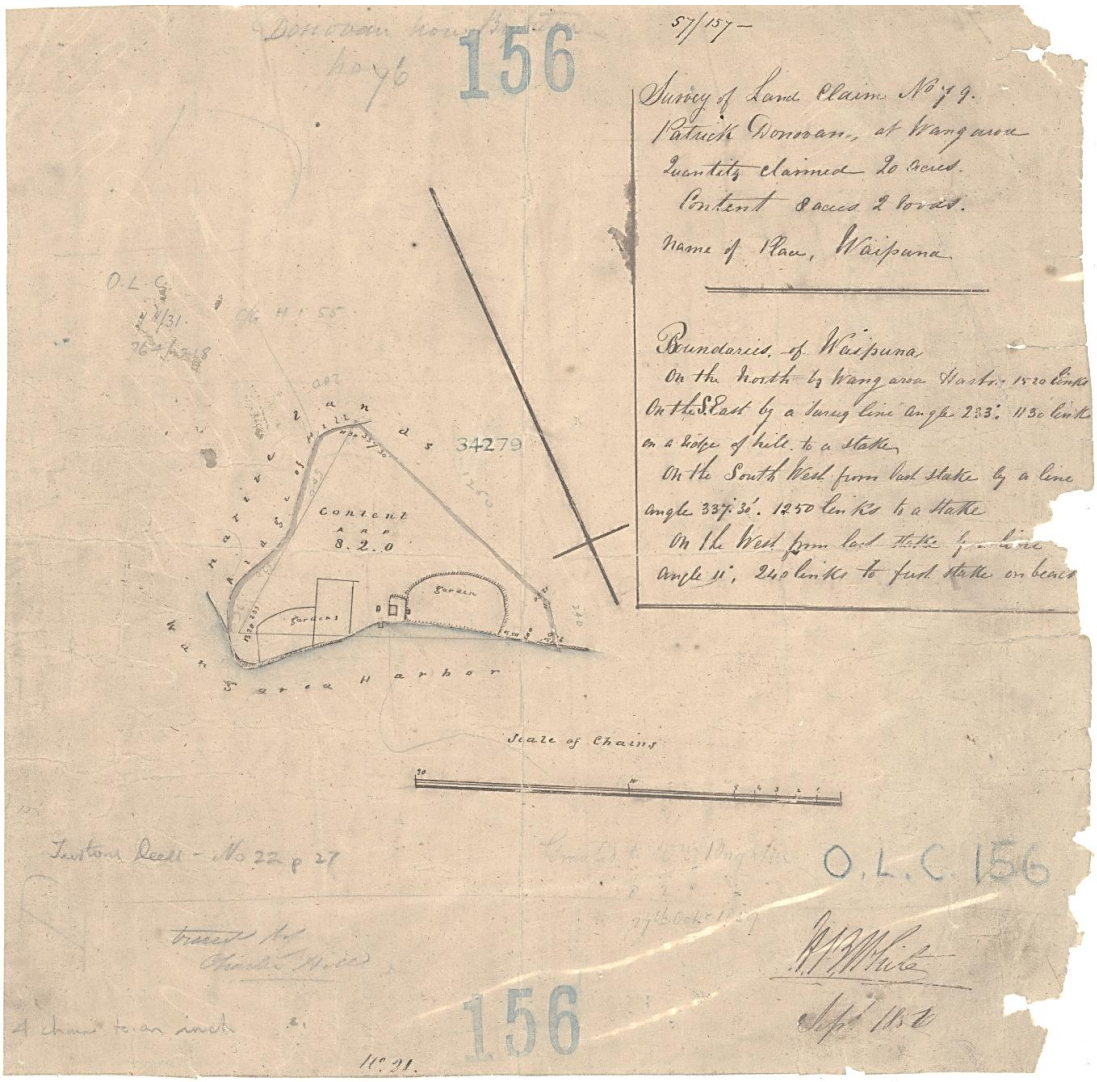

Figure 9. Survey map for Old Land Claim 162 (OLC map 156), 1856, for Patrick Donovan. Note structures, gardens, and a small jetty or dock on property. Source: Archives NZ, Item R22923102.

[2] The deed on file at Archives NZ (22 pages) can be consulted at: https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE90730793.

6 Previous Archaeology

The subject property had not been previously surveyed by an archaeologist, and no surveys of nearby properties were located.

Three archaeological sites were recently recorded on the neighbouring property to the north. These and the nearest pā sites are described below (Figure 10, Table 1).

Numerous archaeological sites have been recorded on the peninsulas to the north, south, east and west, and it should be noted this is only a small representation of the large number of archaeological sites in the vicinity. We suggest that the large number of pā sites near here, compared to other site types, reflect the limited number of archaeological surveys which have been conducted in the area to date. It should be anticipated that many more types of sites will be recorded in the area when further surveys are conducted. In essence, the Whangaroa Harbour and surrounds are a continuous archaeological landscape which includes all facets of Māori daily life, pā sites, villages, gardening, and wāhi tapu.

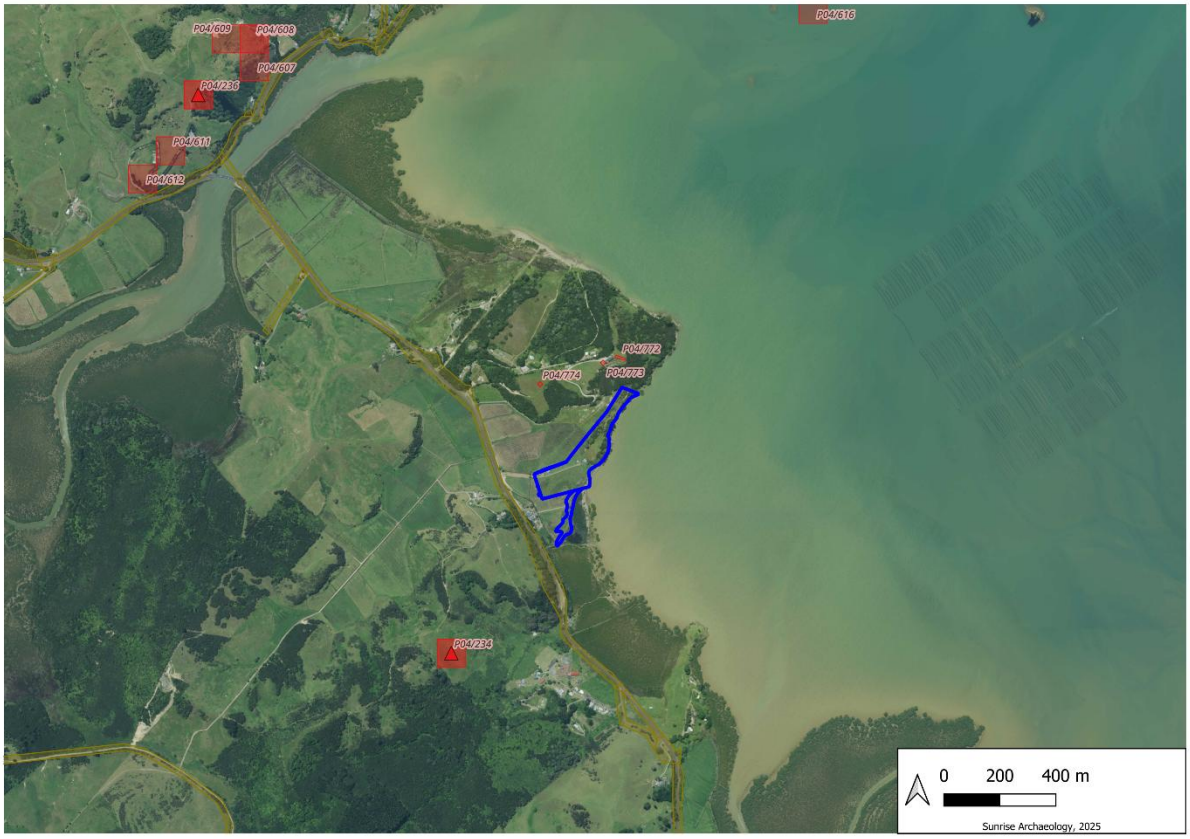

Figure 10. Recorded archaeological sites on or in the vicinity of the property (outlined in blue). Source: NZAA Archsite (www.archsite.org.nz).

Table 1. Recorded archaeological sites on or in the vicinity of the project area. Source: NZAA Archsite.

NZAA Site Number P04/	Site Type	Year Recorded / Revisited	Description
772	Terrace	2017	Three terraces in poor condition.
773	Terraces or infilled pits, number not described	2017	A series of terraces or infilled pits in poor condition.
774	Terraces or infilled pits, number not described	2017	A series of terraces or infilled pits in poor condition.
234	Pa	1971	Hill pā. Nothing recorded.
236	Pā (Opangarehu)	1971, 1998	Ridge pā, to west near Totara N.
462	Pā (Waikukupa?)	1988	Headland pā, large, and good condition when recorded. East across harbour.
506	Pā (Oio)	1990	Headland pā, ~100 m long. North on Cape Horn, Totara N.

6.1 P04/772, 773, and 774 (terraces)

These three sites were described in 2017, presumably when the neighbouring ridge was being developed for a house. The site descriptions are brief and suggest that there were a number of terraces and possible pits associated with pre-contact Māori habitation in the area. P04/772 and 773 appear to be located within the area of the new house site and associated infrastructure, and would likely have been destroyed in development.

7 Site Visit

The author visited the project area 19 September 2025, accompanied by landowner Ben Kerr. Visibility of the ground surface was good within the proposed building platform, and the surrounding areas. The survey was limited to the building platform, the flats between the existing house and foreshore, and the foreshore and hill which is on the northern side of the existing house platform.

A photographic and drone record of the existing house was also undertaken. This was done in part to determine, where possible, the likely age and the general construction of the house. Relocation experts have deemed the structure not fit for purpose to relocate to another site (Email correspondence between landowner and Haines House Haulage). It is therefore proposed that the house be demolished and, where practical, the materials recycled.

7.1 House

The house is a weatherboard building in poor condition. It has a corrugated iron roof, sash windows, hinged windows, and small covered porches on the south and west sides. On the east side is a lean-to that includes the toilet, bathroom, and laundry; it was probably once an open porch. On the north side of the building is a more recent addition which may also once have been an open porch. The house has had minimal upgrades since the mid-twentieth century.

The windows, weatherboards, floorboards, and internal linings are all consistent with structures built in the late nineteenth or early twentieth century. Elements of the subfloor and the major components of the building suggest that this may be several smaller buildings which were amalgamated and moved onto the site in the early twentieth century. The concrete foundation and chimney are more consistent with a building from the 1920s or later, as are the foundation piles which are in better condition than would be expected if they were built before 1900. The visible nails in these timbers are also consistent with machine-made twentieth century forms.

Figure 11. Concrete chimney and timber piles and bearers.

The unusual roofline is also indicative of this structure starting as two separate buildings which were amalgamated, with the east third of the building being originally a separate structure.

Figure 12. South side of building. Note unusual roof line and shape of right section of building. Scale units: 20 cm.

Figure 13. Roof of existing structure. North is top of page.

The existing building is sitting on a raised platform that is unlikely to be natural. It is raised above the surrounding area and, given the potential for both flooding and storm surges in this location, would have been important for the placement of the house. It is close to the shore and in a position where barging building sections across the harbour would have been practical.

Figure 14. Southeast corner of house. Note raised building platform.

Figure 15. North side of house. Note recent enclosure of rear verandah.

Figure 16. West side of house. Lean-to on this side may have been either an extension or a covered in verandah.

Figure 17. South side of house. Note terraces on hill above. Scale units: 20 cm.

Figure 18. House platform and terraced hill to north.

Figure 19. Hinged window detail. Scale units: 20 cm.

Figure 20. South side veranda. Scale units: 20 cm.

Figure 21. Northeast corner of house. Scale units: 20 cm.

Figure 22. Floorboards in hallway. Probably kauri. Scale units: 20 cm.

Figure 23. Matched lining in bedroom.

Figure 24. Ceiling detail.

To investigate the area around the house, 15 shovel tests were dug within the existing and proposed building platform, and on the paddock below the house platform. All shovel tests on the house platform were sterile, with a silty clay topsoil 20-30 cm in depth over clay.

In contrast, the lower area between the house and foreshore was a darker silty clay 30-40 cm in depth. Within the lower paddock, an area of garden soils/midden was discovered and is described below.

7.2 P04/818 - Garden soils, terraces, midden and foreshore

Figure 25. Recorded features of Site P04/818, and location of existing house.

Below and to the east of the existing house platform, shovel tests identified what are likely to be Māori garden soils. These soils consisted of a mix of a darkened soil mixed with midden material.

On hill and ridge above the existing old house, there is evidence of past Māori habitation. Eight terraces, an upper platform, and an area of intact exposed midden were recorded. The site covers an area ~120 m in length. The terraces and platform range in size from 5 m by 3 m to 15 m by 20 m; a good view of the upper platform can be observed in Figure 33. The observed midden included fire cracked rock, charcoal, and cockle shell. It is exposed in a cut made by the creation of an access track onto the ridge. The midden is 5 cm deep and visible intermittently over an area 10 m in length.

These features likely represent multiple activities, including living spaces and garden spaces. The terraces and gardens soils here are considered a single site. It is probable that further terraces were once present but later destroyed when an access track onto the ridge was created. The existing house platform divides the two recorded parts of this site.

The terraces are all in poor to good condition. The midden is largely subsurface.

Figure 26. Red oval approximate position of garden soils. Facing northwest.

Figure 27. Example of mixed midden and darkened soils. Scale units: 20 cm.

Figure 28. Example of exposed shell midden. Scale units: 20 cm.

Figure 29. Shell midden exposed in old access track. Facing east. Scale units: 20 cm.

Figure 30. Upper platform. Facing south.

Figure 31. Upper platform and terraces. Facing east.

Figure 32. Terraces just visible under regenerating manuka. Facing north.

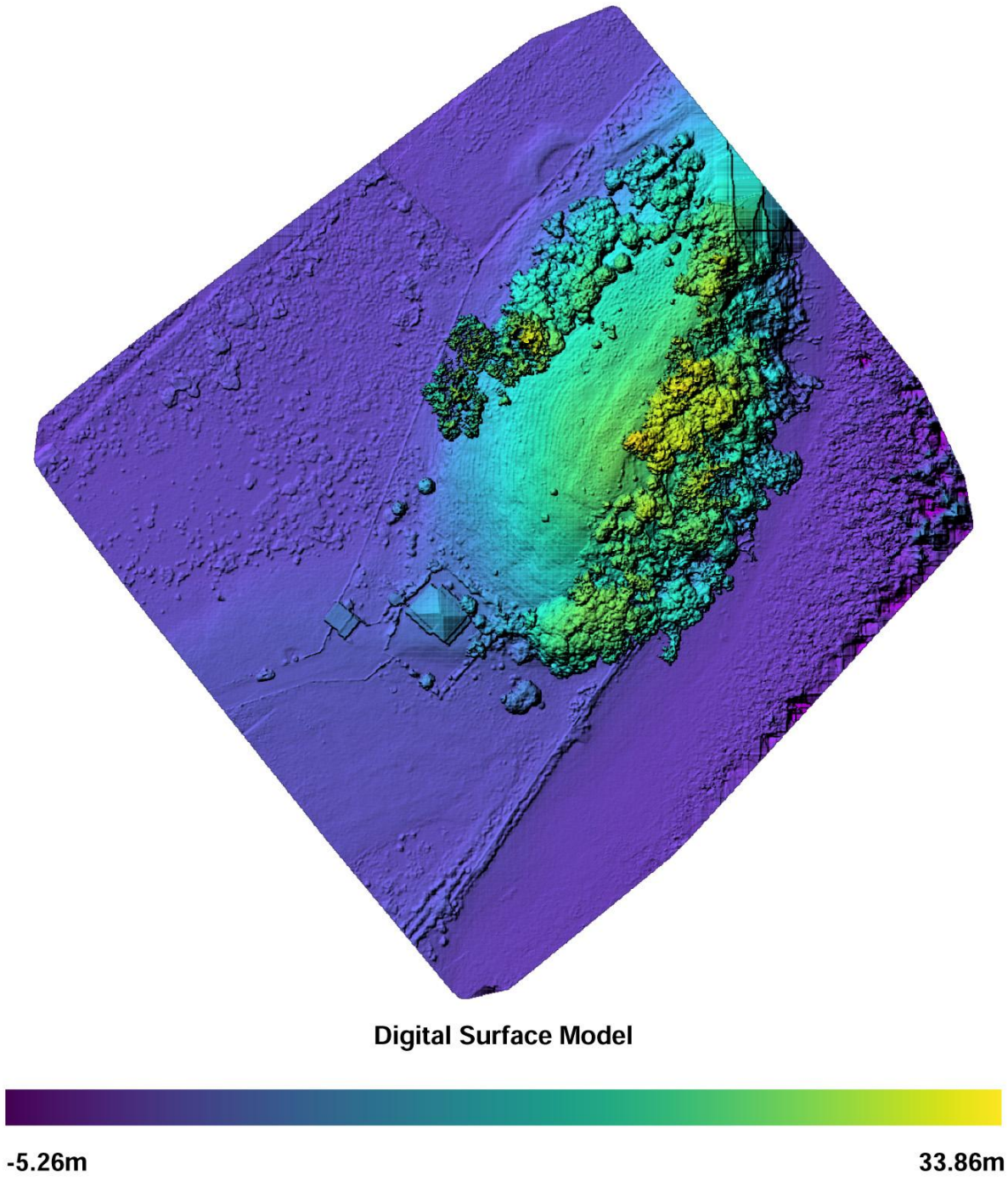

Figure 33. Digital surface model of project location. Note long, narrow platform atop hill. Prepared by Jofe Graham-Jenkins, 2025.

8 Archaeological Significance

Heritage New Zealand Pouhere Taonga requires certain matters to be taken into account when assessing the archaeological value or significance of an archaeological site. These are: condition; rarity, unusualness, uniqueness; the context; information potential; amenity potential; and any cultural associations (HNZPT 2014).

One new archaeological site (P04/818, garden soils, midden, terraces) is located on this property. This site has value as part of the extensive archaeological landscape which exists around the Whangaroa Harbour.

In addition, there is a building here which may predate 1900 in its construction. Our assessment is, however, that it was most likely moved to the current site after 1900.

Table 2. Site archaeological significance assessment.

Site/s	Criteria	Assessment
P04/818, garden soils, midden, terraces	Condition	Good. Portions have been modified, but large sections are still subsurface and potentially intact.
	Rarity/ Uniqueness	Middens, terraces, and garden soils are common components of pre-contact Māori settlement.
	Contextual Value	The site has value as part of the extensive archaeological landscape of Whangaroa; which provide evidence of Māori settlement in a once populated and/or well-used area.
	Information Potential	The site has medium information potential due to potential previous modifications.
	Amenity Value	Being on private land, the site has limited public amenity value.
	Cultural Associations	Pre-contact Māori.

The archaeological significance or value of sites recorded in the project area are associated with their condition, rarity, contextual value, information potential and/or amenity value. No ranking of sites is allowed or appropriate under the Act or HNZPT guidelines.

9 Heritage Significance

Heritage significance and values accounted for under the Resource Management Act 1991. The following matters must be taken into account when assessing Heritage significance/values include: historical, architectural, cultural, scientific, and technological qualities (RMA 1991).

Table 3. Heritage significance evaluation.

Location	Criteria	Assessment	Significance
P04/818, south shore Whangaroa Harbour	Historical: the place reflects important or representative aspects of national, regional, or local history, or is associated with an important event, person, group or idea or early period of settlement within NZ, the region or locality.	This area forms part of a wider cultural/ archaeological landscape, associated with early Māori, and also very early European, activities in and around the Whangaroa Harbour.	Moderate
	Architectural attributes: the place is notable or representative example of its type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.	The current building at this location is not unique, nor associated with historical figures.	Low
	Social: the place has a strong or special association with or is held in high esteem by a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.	The site has no known social significance to Europeans/Pakeha. Significance to Māori be determined by the affected tangata whenua.	None N/A
	Cultural/Mana whenua: the place has a strong or special association with or is held in high esteem by mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.	This to be determined by the affected tangata whenua.	N/A

Location	Criteria	Assessment	Significance
	Scientific: the place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or national history of NZ, the region or locality.	Pre-contact site types such as these have the potential to increase knowledge of pre-contact Māori settlement and subsistence. In addition, there may be pre-1900 European material present under the existing house.	Moderate
	Technology: the place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components, or use of materials.	Sites have no technological significance/value.	None
	Aesthetic: the place is notable or distinctive for its aesthetic, visual or landmark qualities.	The site has no aesthetic value.	Low
	Context: the place contributes to or is associated with a wider historic or cultural context, streetscape, townscape, landscape or setting.	The archaeological features noted are components of Whangaroa history, which has long been a locus of Māori activities.	Moderate

Additional comments

Overall, the heritage value of the location/sites/area is of low-moderate significance, at a local and regional level. No additional ranking is appropriate or required.

10 Assessment of Effects on Archaeological Features

This survey was undertaken to assess the existing old house on the property, and locate and determine whether there were unrecorded archaeological sites within the project area so that damages which might occur during demolition and construction of a new house could be mitigated.

The proposed locations where ground disturbance will occur on the proposed building platform will have no known effect on Site P04/818. The removal of the building may affect the archaeological site; while it is unlikely that the structure was present there before 1920 it may have been constructed before 1900 and relocated. Whether any archaeological material is present below the existing house is unknown, but it is possible given the proximity of other archaeological features that are present on the hill above and the coastal flats below.

This survey was conducted specifically to locate and record archaeological remains. The survey and report does not necessarily include the location and/or assessment of wāhi tapu or sites of cultural or spiritual significance to the local Māori community, who may be approached independently for any information or concerns they may have.

11 Recommendations and Conclusion

Sunrise Archaeology was commissioned by the landowners to provide an archaeological survey and assessment of a property at 936 SH10, Kaeo, Far North. The legal description of this property is Part Huruata Block.

The existing house that the owners wish to remove may have been built before 1900. It is, however, unlikely to have been at its present location until after 1920. One archaeological site was identified on the property. P04/818 is a series of terraces on the hill above the existing house and garden soils and midden on the flats below it. There is overall a low-medium likelihood of encountering other intact subsurface features during proposed groundworks for the new dwelling.

The following recommendations are made:

1) An application to Heritage New Zealand Pouhere Taonga should be made for an Authority to remove the existing dwelling, which may also affect site P04/818.
2) The existing house should be recorded to the HNZPT Level III standard.
3) All ground works that may affect archaeological material should be monitored by an archaeologist.
4) Prior to any ground disturbance, all contractors should be briefed on the archaeological values of the site.
5) All earthworks that are to be excavated within substrates which could include cultural materials should be carried out with a smooth-bladed bucket, or by hand.
6) In the event that unrecorded subsurface archaeological remains are uncovered when a monitor is not on site, all work affecting such remains should cease immediately and a qualified archaeologist should be contacted so that appropriate action can be taken. This is referred to as an Accidental Discovery Protocol.
7) Any deposits which are located and cannot be avoided should be recorded following standard archaeological techniques.
8) Any alterations to the proposed works need to be reviewed for comment and/or assessment by an archaeologist.
9) No fossicking (rummaging) of sites should be allowed at any time.

The survey of the property was conducted specifically to locate and record archaeological remains. The survey and report does not necessarily include the location and/or assessment of wāhi-tapu or sites of cultural or spiritual significance to the local Māori community, who may be approached independently for any information or concerns they may have.

12 References

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Site Management Plan For Proposed Works At 936 State Highway 10, Kaeo, Far North

Prepared for Sharlene Foote and Ben Kerr

Dr. Justin Maxwell and Dr. Jennifer Huebert
Sunrise Archaeology

October 2025

Sunrise Archaeology

Justin Maxwell & Jennifer Huebert

Phone 021 088 31418

Email: jj@sunarc.co.nz

Table of Contents

1 Introduction

Sharlene Foote and Ben Kerr are proposing to develop their property at 936 SH10, Kaeo, Far North. The legal description of this property is Part Huruata Block.

The landowners wish to remove an existing dwelling and to then build a new residential dwelling on the property (see Appendix for plans). The existing house was potentially built before 1900, though it is likely not in its original position and was most likely barged to the site in the twentieth century. Also, this location on the edge of the Whangaroa Harbour is a likely place to encounter pre-contact Māori archaeological sites. It was therefore recommended that an archaeological assessment of the area should be prepared, and a survey and assessment was then completed (Maxwell and Huebert 2025). One archaeological site was identified (P04/818) near the house, and included garden soils on the flat near the harbour, and terraces, a platform, and midden on the hill above.

2 Project Archaeologist

The "Project Archaeologist" referred to in this plan is the archaeologist approved by HNZPT under section 45 of the Heritage New Zealand Pouhere Taonga Act (2014). Some of the work may be undertaken by other qualified archaeologists under the direction of the Project Archaeologist. The general term "Archaeologist" is used to denote either the project Archaeologist or a qualified archaeologist working under their direction.

3 Research Objectives

Broadly, the research objectives of all projects undertaken by Sunrise Archaeology are to:

- Identify subsurface archaeological deposits.
- Determine extents, including depths and sizes, of deposits in project area.
- Investigate stratigraphic relationships, determine the depositional histories, and relative ages if there are separate deposits.
- Determine state of preservation.
- Determine activities represented (i.e., food processing, gardening, tool making).
- Determine occupational history of deposits. Were sites occupied temporarily or on more permanent basis (i.e., seasonal encampment vs established settlement)? Were they used once or repeatedly (i.e., trail encampment vs processing site for seasonal harvests)?
- Understand past natural environment and environmental changes at and around site that could be associated with human activities.
- Establish how post-1900 activities and natural events have affected sites.
- Interpret relationship of site to other recorded sites in the area, and the findings of other nearby site investigations. Consider contributions to understanding of local and regional archaeological landscape, and in broader context of New Zealand history.

4 Methods of Investigation

This management plan covers the removal of the existing house, and the earthworks required for a new house on the same approximate building footprint.

The recently recorded archaeological features present at this location are illustrated below (Figure 1). During house removal and preparations for the new build, there is a low-medium likelihood of encountering intact archaeological material or additional features.

Figure 1. Recorded features of Site P04/818, and location of existing house.

The following methods of investigation will be used:

1. The existing building will be recorded to HNZPT Level III requirements, before and during demolition.

2. Prior to any ground disturbance, all contractors should be briefed on the archaeological values of the site.

3. All earthworks that may include archaeological material should be monitored by an archaeologist. The procedures described in this document should be followed, even if an area has been modified in the past.

4. It is possible there are unrecorded subsurface features at this location. A list of expected features appears below. If archaeological features are encountered, work must stop and the discovery protocol outlined below is to be followed.

5. All earthworks that are to be excavated within substrates which could include cultural materials should be carried out with a smooth-bladed bucket, or by hand.

6. Any deposits which are located and cannot be avoided should be recorded following standard archaeological techniques.

7. Any alterations to the proposed works which have not been assessed or addressed in the assessment need to be reviewed for comment and/or assessment by an archaeologist.
8. Access for iwi representatives shall be enabled. See Section 8 for details.
9. No fossicking (rummaging) of the site should be allowed at any time.

5 Pre-start Requirements

1. Site briefing. Prior to earthworks commencing, all contractors and sub-contractors will receive a briefing on the archaeological values of the sites from the Project Archaeologist.

2. Documentation. The Archaeologist will ensure that the contractor/project manager has a copy of the Archaeological Authority (TBD) and this site instruction document, and will provide confirmation to HNZPT that they have been received and have been understood, either by providing a signed copy of each document or by email confirmation by them cc'ing HNZPT.

3. Advance notice of start date. The Project Archaeologist must be given a minimum of two weeks' notice by the contractor that works will commence.

4. Iwi contact shall be informed. See Section 8 below.

6 Fieldwork Procedures

6.1 Expected Features

There are known archaeological features in the vicinity which are related to past Māori use. Expected site types that may be present at this location are:

- Midden
- Garden soils
- Terraces
- Pits
- Earth ovens
- Artefacts
- European subsurface artifacts or features

6.2 Monitoring earthworks, Discovery protocols, and Stand-Down periods

During earthworks, features or archaeological materials may be encountered. Investigating any archaeological discoveries may require a stand-down period. All efforts will be made to minimise this time, and opportunities for work to continue in other areas will be investigated. In the event of the discovery of an archaeological site, the archaeologist will provide advice on how/where work can proceed within half a day. The amount of time required to investigate an archaeological site will depend on the extent and significance of the site.

- All earthworks at this location that are to be excavated within substrates which could include cultural materials should be carried out with a mechanical excavator with a smooth-bladed bucket, or by hand. This work should be monitored by an archaeologist.

- Monitoring may not be required once excavations reach a depth at which archaeological deposits will not be encountered (e.g., natural deposits, or if it is clear that the area has previously been modified to the extent that no intact archaeology would be present).
- If in situ archaeological features or suspected deposits are encountered, the archaeologist will stop works in the immediate vicinity by notifying the contractor. The contractor must stop works (within 10 m) and follow the on-call protocol below. Excavator operators may be required to work under the direction of the archaeologist to carefully clear areas of interest, to avoid damage to sites.
- Any in situ archaeological features or deposits encountered during monitoring which cannot be avoided will be investigated, recorded, and sampled by the Archaeologist using accepted archaeological practices.
- The contractor will allow sufficient time and opportunity for the recording and sampling of any archaeological features or deposits which are encountered.
- The Project Archaeologist will notify HNZPT if any significant features or deposits are exposed which were not anticipated. This will trigger a stand down procedure. Work will cease until a revised and detailed work plan can be created. It may be necessary, if deposits are significant, to bring additional archaeologists on site to assist in the investigation.
- If archaeological remains relating to Māori occupation are exposed during monitoring, iwi notification guidelines are in Section 8 below.
- If human remains (kōiwi tangata) or taonga (Māori artifacts) are encountered, the protocols set out later in this section will be followed.

6.3 On-call protocol

In the event of any suspected archaeological discovery when the archaeologist is not on site, the worker/contractor shall take the following actions:

1) Cease all works within a 10 m radius,

2) Advise the site supervisor of the find,

3) The site supervisor will contact the project archaeologist, who will advise on the significance of the find and provide the steps which are to be taken, and

4) The archaeological site will be recorded and investigated in accordance with standard archaeological practices (as described above).

6.4 Discovery of Taonga (Māori artifacts)

Māori artifacts such as carvings, stone adzes, and greenstone objects are considered taonga (treasures). These items are taonga tūturu within the meaning of the Protected Objects Act 1975. Taonga can be found in isolated contexts, but are more often found within archaeological sites. When taonga are encountered, the following protocols will be followed:

1) The area that contains the taonga will be protected as far as is practical from further modification, consistent with the Authority.

2) The Archaeologist will inform HNZPT and the Iwi representative(s) so that the appropriate actions (cultural and archaeological) can be determined.

3) These actions may be carried out within the stand down period, described below. Work can only resume once advised by the Archaeologist.

4) The Archaeologist will notify the Ministry for Culture and Heritage of the find within 28 days as required under the Protected Objects Act 1975.

6.5 Discovery of Kōiwi Tangata (Human Remains)

If material is identified that could be potentially human, the following protocol will be followed:

1) Earthworks/investigation will cease within 10 m while the Archaeologist establishes whether human remains are present.

2) If it is not clear whether the remains are human, a specialist osteologist will be consulted to make a determination.

3) If human remains are confirmed, the Archaeologist will immediately contact Iwi representatives (if not present), HNZPT, and the NZ Police.

4) The site will be secured in a way that protects the kōiwi as far as is practical from further damage.

5) The conditions set out in any granted Authority will guide when, and under what agreement, further work can take place.

7 Post-excavation

1) Any artifacts or archaeological material recovered will be analysed and recorded by appropriate specialists.

2) Any Māori artifacts will be notified to the Ministry of Culture and heritage as advised above.

3) The Project Archaeologist will report to HNZPT within 20 days of the completion of work. This may be a final report, if no or limited archaeological materials were found.

4) If more extensive archaeological materials are recovered, the Project Archaeologist will complete a monitoring report with 12 months of the end of archaeological work, and will provide it to HNZPT and other parties as per the Archaeological Authority.

7.1 Materials Handling and Analysis

Most artefacts, and charcoal/wood analysis if needed, will be conducted at our in-house laboratory. Other materials may be transferred to subcontractors for specialist analyses, which could include colleagues at universities or private or commercial laboratories.

For detailed procedures related solely to artefacts, such as stone tools, obsidian flakes, bottles, etc., see Sunrise Archaeology's Artefact Management Plan, which also includes procedures for dealing with taonga tūturu.

7.2 Storage

Following the conclusion of fieldwork, excavated materials will be housed in our offices in Mangonui during analysis and report generation. Materials will be stored in labelled containers, under conditions that provide adequate protection from degradation.

7.3 Curation

It is the aim of Sunrise Archaeology not to retain materials after analysis and reporting are completed.

- For Māori and Moriori artefacts, Sunrise Archaeology's Artefact Management Plan details handling procedures. These items must, by law, be placed in a facility such as a local public museum or with a Crown entity until custody is determined. Details will be discussed with the Ministry for Culture and Heritage on a case-by-case basis.
- Non-artefactual Māori or Moriori materials, such as waste material (e.g., flakes, wood shavings), midden, hangi stones, charcoal, and soil samples not wanted by iwi or a museum will be handled in the manner agreed upon during consultation.
- Non-Māori artefacts can be retained by the landowner or applicant, or they can transfer ownership to a museum or other institution.
- Non-artefactual finds, including midden, charcoal, soil samples, deemed not to be taonga will be re-interred within the project area at a designated location. A sample may be retained, per standard practice, which may be stored in a local institution such as a museum.
- Kōiwi tangata (human remains) will be dealt with according to the wishes of tangata whenua.

7.4 Timeframes

A preliminary report to HNZPT will be provided within 20 days from the conclusion of fieldwork. The report will summarise the archaeological investigation and compliance with any Archaeological Authority that is issued. A copy of the draft report will also be provided to the client. If no or limited archaeological materials were found, this may be a final report.

A final report will be written and submitted within one year of the end of fieldwork. Copies of the final report will be submitted to Heritage New Zealand Pouhere Taonga, all parties identified in the Archaeological Authority, and the client.

Iwi shall also be provided with a copy of the final report, as set out in Section 8 below.

For any Māori or Moriori taonga tūturu artifacts where the Ministry of Culture and Heritage needs to be notified, this will be done soon after fieldwork has ended, or upon discovery during laboratory analysis.

8 Iwi Protocols

In addition to any tikanga agreed to between the Authority holder and Iwi (named at the end of this document), the following shall apply:

a) The iwi representatives shall be informed 48 hours before the start and finish of the archaeological work.

b) Access for iwi representatives shall be enabled in order to undertake tikanga consistent with any requirements of site safety.

c) If archaeological remains relating to Māori occupation are exposed during monitoring, the Project Archaeologist will inform the Iwi representative listed in this document.

d) If any taonga (treasured Māori artefacts) are encountered, protocols outlined in Section 6.4 above will be followed.

e) If any kōiwi tangata (human remains) are encountered, protocols outlined in Section 6.5 above will be followed.

f) The Iwi representative shall be provided with a copy of any reports completed as a result of the archaeological work associated with an Authority, and be given an opportunity to discuss it with the s45 approved person if required.

g) The timeframe for response to notifications is 7 days. If no response is given, the work will proceed.

9 Mechanisms for Dispute Resolution

In the event of a dispute that cannot be resolved by the parties concerned, an independent mediator will be called in. The choice of mediator should be agreed upon by all parties.

10 Contact Information

Archaeologist and Project Archaeologist:
Dr. Justin Maxwell
Sunrise Archaeology
jj@sunarc.co.nz
Mob. 021 088 31418

Heritage New Zealand Pouhere Taonga Senior Archaeologist:
Dr. James Robinson
Senior Archaeologist
Heritage New Zealand Pouhere Taonga, Kerikeri Office
PO Box 836, Kerikeri 0245
Ph: 09 407 0473
jrobinson@heritage.org.nz

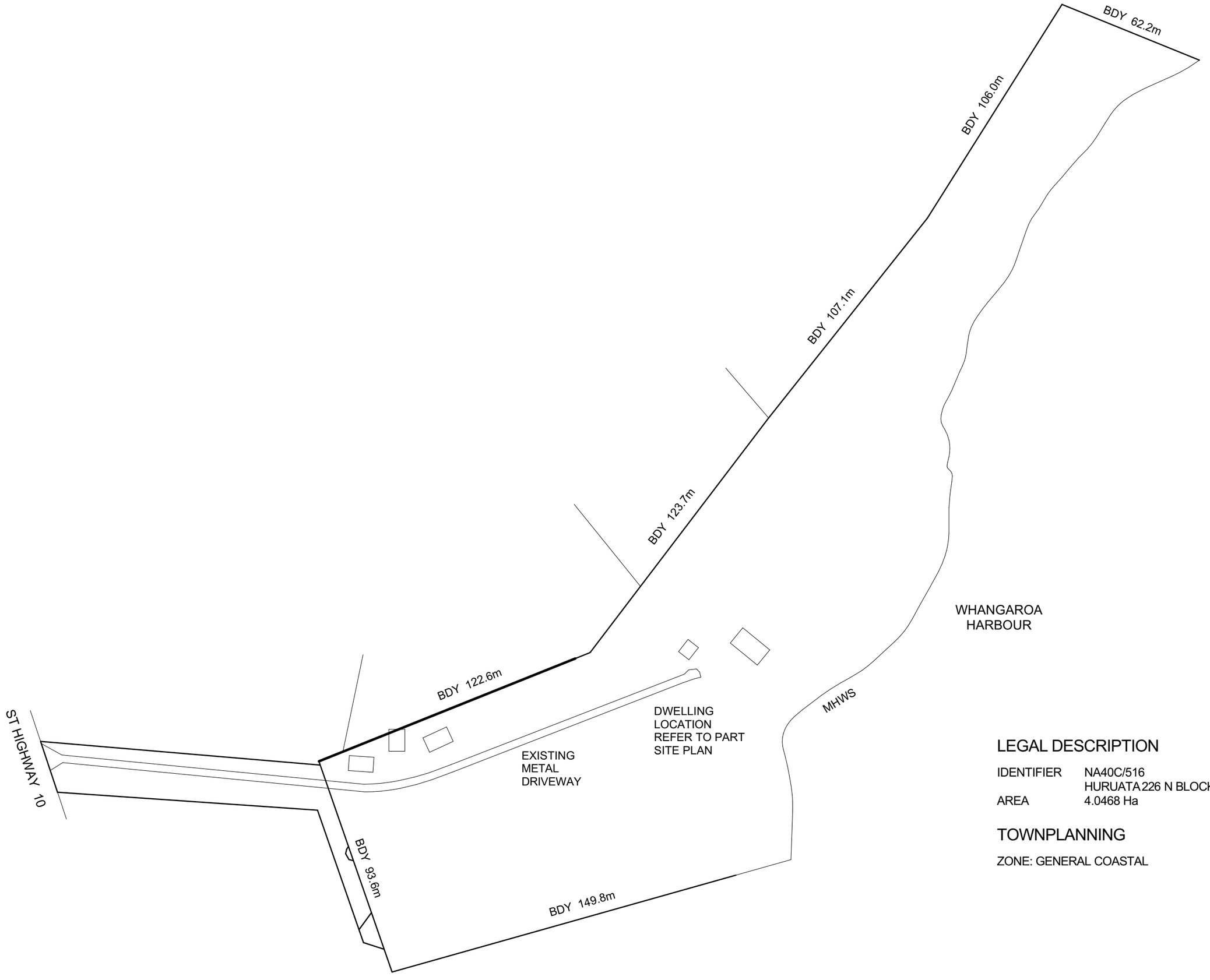
Client:
Sharlene Foote and Ben Kerr
Ph. 027 330 4588
Sharlene.Foote@4sq.co.nz

Iwi Representative:
Raniera Kaio
Te Runanga o Whangaroa
Ph. 021 295 7306
Raniera.Kaio@whaingaroa.iwi.nz

11 References

Maxwell, J. and J. Huebert. 2025. Archaeological Survey and Assessment of 936 State Highway 10, Kaeo, Far North. Prepared for Sharlene Foote and Ben Kerr. Sunrise Archaeology Report No. 2025-19.

12 Appendix: Plans



LEGAL DESCRIPTION

IDENTIFIER	NA40C/516 HURUATA 226 N BLOCK
AREA	4.0468 Ha

TOWNPLANNING

ZONE: GENERAL COASTAL

A D N Z
ARCHITECTURAL DESIGNERS NZ

CLIENT

Mr & Mrs FOOTE

PROJECT

PROPOSED
DWELLING
AT
936 ST HWY 10
KAEO

PT ARCHITECTURAL DESIGN LTD

37 WHITMORE RD, MT ROSKILL, AUCKLAND
Mob: 0274981219
Email: paul@primedesign.nz

DATE:	29.10.2025	DWG
SCALE:	1:1500	RC01
REF:	25-007	
ISSUE:		

PROPOSED 2 X 15.0 METRE LONG X 2.0 METRE WIDE SEEPAGE ASSISTED EVAPOTRANSPIRATION MOUNDS PROVIDING AN ENCLOSED AREA OF 90m²

SURFACE WATER DIVERSION DRAINS TO BE INSTALLED ABOVE THE ET MOUNDS.

PROPOSED PROPRIETARY AERATED TREATMENT PLANT CAPABLE OF TREATING 1500 LITRES OF WASTEWATER PER DAY TO A SECONDARY LEVEL FOLLOWED BY ULTRA VIOLET TREATMENT TO PRODUCE A TERTIARY LEVEL TREATMENT.

PROPOSED STORMWATER DISPERSAL TO THE NATURAL LOW LYING PASTURE. WHERE THE WATER DRAINS TO GROUND WATER DISCHARGE TO THE INLET.

FENCES TO BE REMOVED

EXTG SW TANK TO BE REMOVED

EXTG SHED TO BE REPLACED

PROPOSED 30,000 L CONCRETE SW TANK & WATER SUPPLY 10,000 L FIRE FIGHTING

EXISTING DWELLING TO BE REMOVED

PROPOSED DWELLING EFL 4.00

PARKING

PATH

PATIO & PERGOLA

PROPOSED METAL DRIVEWAY

NOTE: ALLOW TO LAY POWER SUPPLY UNDER GROUND

EXTG METAL DRIVEWAY

FENCES TO BE REMOVED

Overhead Power

30m FORESHORE YARD

GL 2.12

GL 2.42

GL 1.85

GL 1.58

GL 1.54

6.00m

3.40

2.30

3.75

3.75

3.00

3.2

2.40

1.90

2.80

1.90

1.0

2.0

3.0

4.0

5.0

6.0

7.0

8.0

9.0

10.0

11.0

12.0

7.5

1.5

MEAN HIGH WATER SPRINGS BOUNDARY

RL 1.00

RAMP

Monument

0.85

Whangaroa Harbour

NORTH

PART SITE PLAN

ADNZ
ARCHITECTURAL DESIGNERS NZ

CLIENT
Mr & Mrs FOOTE

PROJECT
PROPOSED DWELLING AT 936 ST HWY 10 KAEO

PT ARCHITECTURAL DESIGN LTD
37 WHITMORE RD, MT ROSKILL, AUCKLAND
Mob: 0274981219
Email: paul@primedesign.nz

DATE:	30.10.2025
SCALE:	1:250
REF:	25-007
ISSUE:	

DWG RC02

NORTH

3.40

BATTER

3.00

EXISTING
DWELLING
TO BE REMOVED

GL
2.12

PROPOSED
DWELLING
FFL 4.00

3.75

3.75

3.75

GL
2.42

3.00

PATH

PATIO &
PERGOLA

3.2

3.00

BATTER

PROPOSED
METAL
DRIVEWAY

2.40

1.90

1.90

PROPOSED
2/25,000 L
SW TANKS &
WATER SUPPLY

Overhead Power

LEGEND

FILL

EARTHWORKS

FILL
AREA 210 m^2
VOLUMN 120 m^3

EARTHWORKS PLAN

A D N Z
ARCHITECTURAL DESIGNERS NZ

CLIENT
Mr & Mrs FOOTE

PROJECT
PROPOSED
DWELLING
AT
936 ST HWY 10
KAEO

PT ARCHITECTURAL
DESIGN LTD
37 WHITMORE RD, MT ROSKILL,
AUCKLAND
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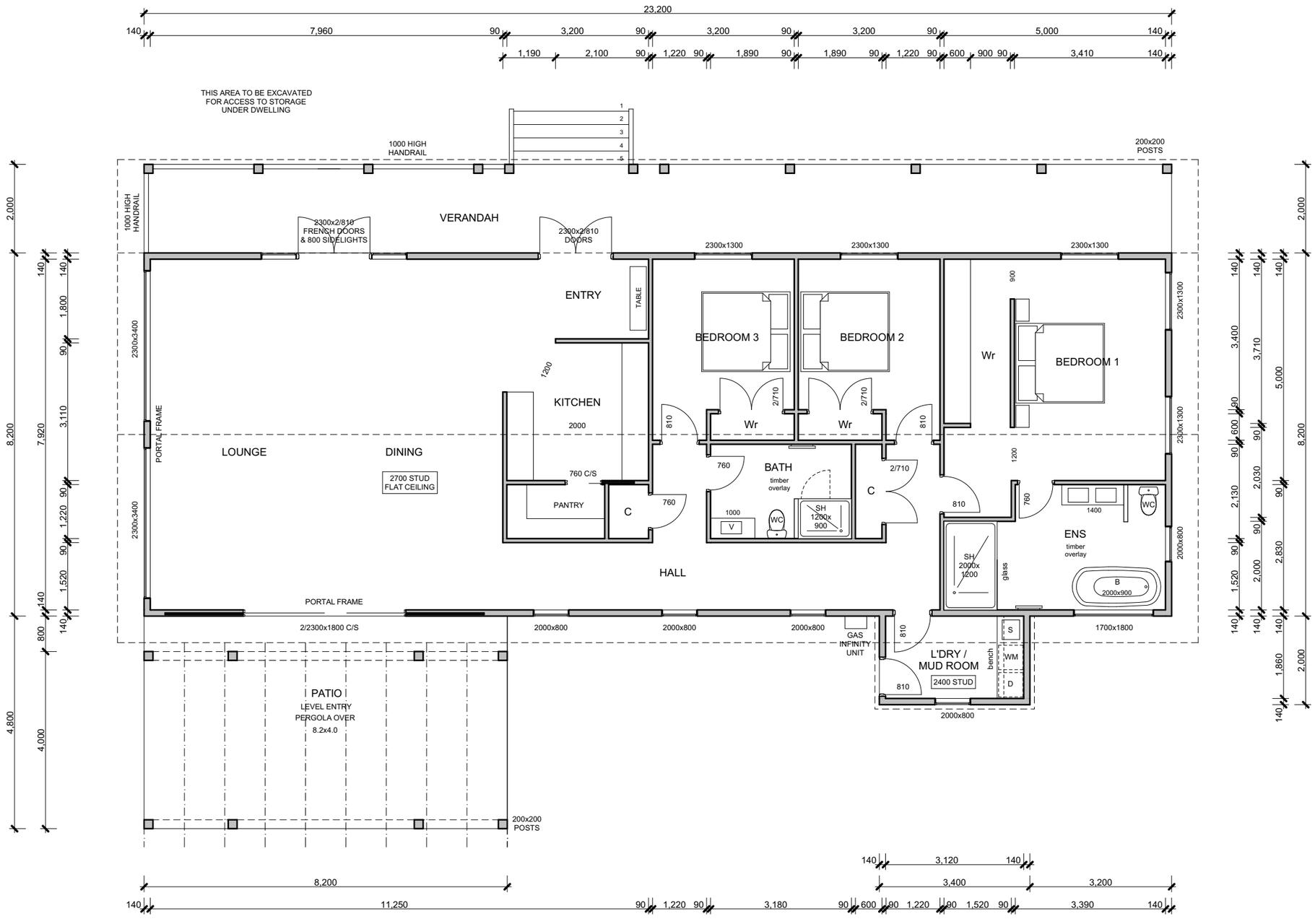
Email: paul@primedesign.nz

USE FIGURED DIMENSIONS NOT SCALED

CHECK ALL DIMENSIONS ON SITE

DATE:	29.10.2025	DWG
SCALE:	1:150	RC03
REF:	25-007	
ISSUE:		



FLOOR PLAN

AREA		
	DWELLING	197.0 m^2
	VERANDAH	46.4 m^2
	PERGOLA	33.6 m^2

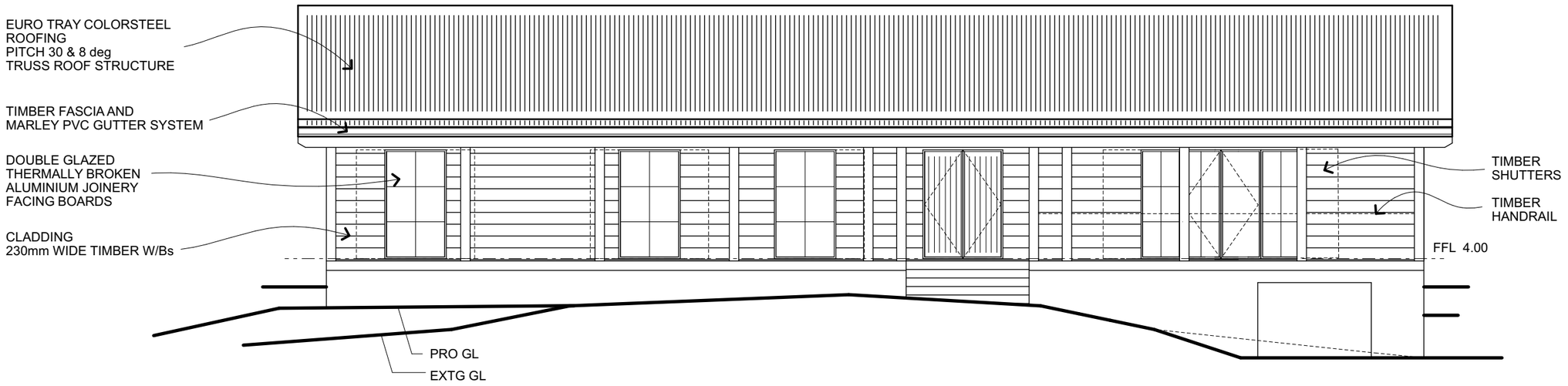
ADNZ
ARCHITECTURAL DESIGNERS NZ

CLIENT
Mr & Mrs FOOTE

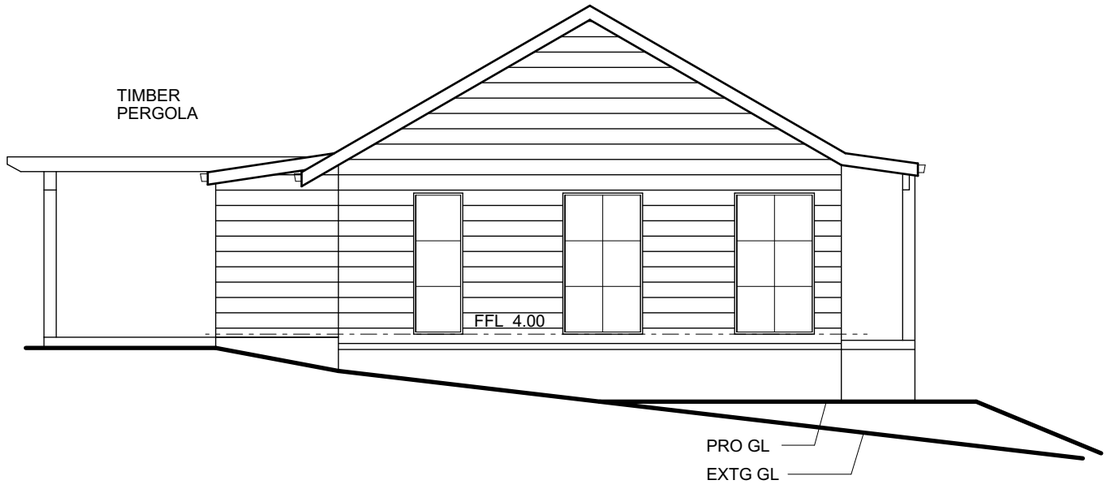
PROJECT
PROPOSED DWELLING
AT
936 ST HWY 10
KAEO

PT ARCHITECTURAL DESIGN LTD
37 WHITMORE RD, MT ROSKILL, AUCKLAND
Mob: 0274981219
Email: paul@primedesign.nz

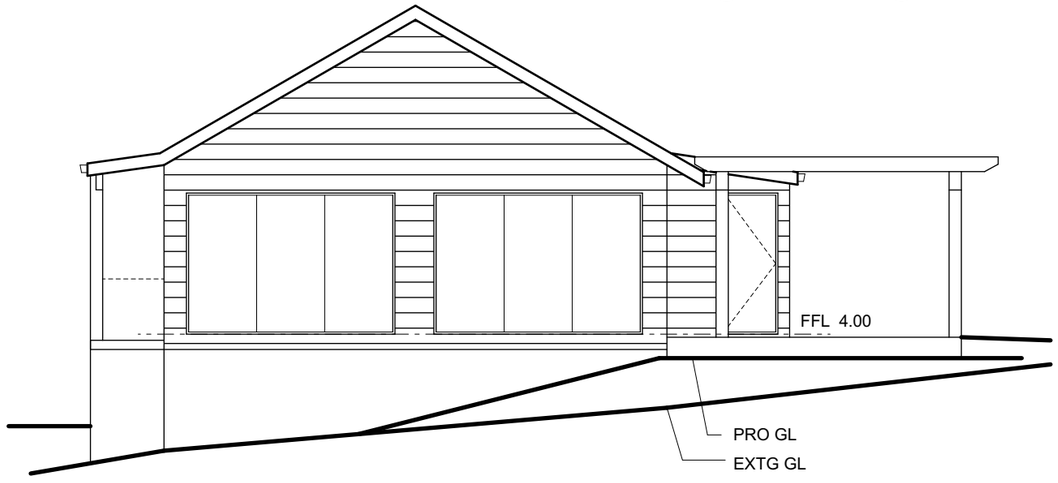
DATE: 29.10.2025	DWG
SCALE: 1:100	RC04
REF: 25-007	
ISSUE:	



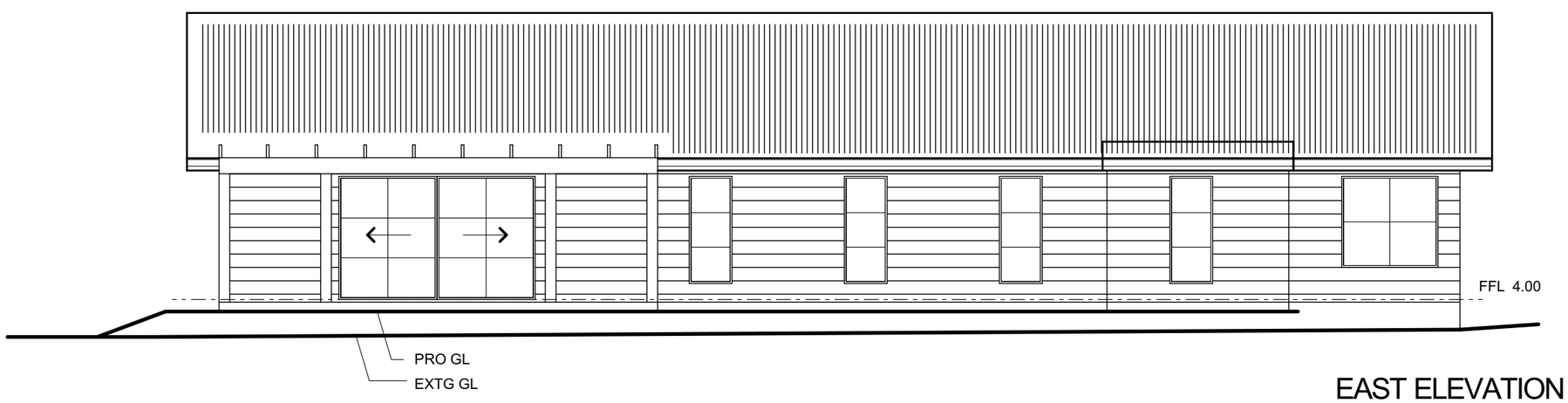
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

ELEVATIONS

A D | N Z
ARCHITECTURAL DESIGNERS NZ

CLIENT

Mr & Mrs FOOTE

PROJECT

PROPOSED
DWELLING
AT
936 ST HWY 10
KAEO

PT ARCHITECTURAL DESIGN LTD

37 WHITMORE RD, MT ROSKILL, AUCKLAND
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Email: paul@primedesign.nz

DATE:	29.10.2025
SCALE:	1:100
REF:	25-007
ISSUE:	

DWG
RC05

Natalie Watson

From: Goffin, Jason <Jason.Goffin@fireandemergency.nz>
Sent: Monday, 24 November 2025 9:46 am
To: Natalie Watson
Subject: RE: Proposed replacement dwelling for Foote & Kerr - State Highway 10, Waitaruke

Good Morning,

No issues with that.

Regards

Jason Goffin
Advisor Risk Reduction – Kaitohutohu Matua Whakaheke Moorea
Specialist Fire Investigator – Kaititiro Ahi Maatanga
Te Tai Tokerau
Te Hiku Region 1
9 Homestead Road Kerikeri

Mobile: 027 7066467
Email: jason.goffin@fireandemergency.nz
Fire Fact "A House Fire Can Become Fatal within 5 Minutes"

From: Natalie Watson <nat@saps.co.nz>
Sent: Monday, 24 November 2025 9:37 AM
To: Goffin, Jason <Jason.Goffin@fireandemergency.nz>
Subject: RE: Proposed replacement dwelling for Foote & Kerr - State Highway 10, Waitaruke

Good morning Jason,

I have just heard from the applicant and their engineers that, instead of having a 25,000litre water tank with a separate 10,000litre water tank for fire fighting, they want to have one 30,000 litre plastic tank, which will have 10,000 litres set aside for fire fighting. This would be placed in the same position as the previously proposed 10,000 litre fire fighting tank, so still achieves the same minimum / maximum setbacks.

I don't have an updated plan yet, as this won't be updated until the BC plan set is ready.

Do you see any problems with the above?

Kind regards,
Natalie

From: Goffin, Jason <Jason.Goffin@fireandemergency.nz>
Sent: Thursday, 13 November 2025 11:02 am
To: Natalie Watson <nat@saps.co.nz>
Subject: RE: Proposed replacement dwelling for Foote & Kerr - State Highway 10, Waitaruke

---

From: Natalie Watson <nat@saps.co.nz>
Sent: Thursday, 13 November 2025 11:01 AM
To: Goffin, Jason <Jason.Goffin@fireandemergency.nz>
Subject: RE: Proposed replacement dwelling for Foote & Kerr - State Highway 10, Waitaruke

Hi Jason,

Thanks for your email – I think it is the wrong attachment though (for Parekura Bay).

Cheers,
Natalie

From: Goffin, Jason <Jason.Goffin@fireandemergency.nz>
Sent: Thursday, 13 November 2025 10:20 am
To: Natalie Watson <nat@saps.co.nz>
Subject: RE: Proposed replacement dwelling for Foote & Kerr - State Highway 10, Waitaruke

Good Morning,

Attached application.

Regards

Jason Goffin
Advisor Risk Reduction – Kaitohutohu Matua Whakaheke Moorea
Specialist Fire Investigator – Kaititiro Ahi Maatanga
Te Tai Tokerau
Te Hiku Region 1
9 Homestead Road Kerikeri

Mobile: 027 7066467
Email: jason.goffin@fireandemergency.nz
Fire Fact "A House Fire Can Become Fatal within 5 Minutes"

From: Natalie Watson <nat@saps.co.nz>
Sent: Wednesday, 12 November 2025 10:51 AM
To: Goffin, Jason <Jason.Goffin@fireandemergency.nz>
Subject: Proposed replacement dwelling for Foote & Kerr - State Highway 10, Waitaruke

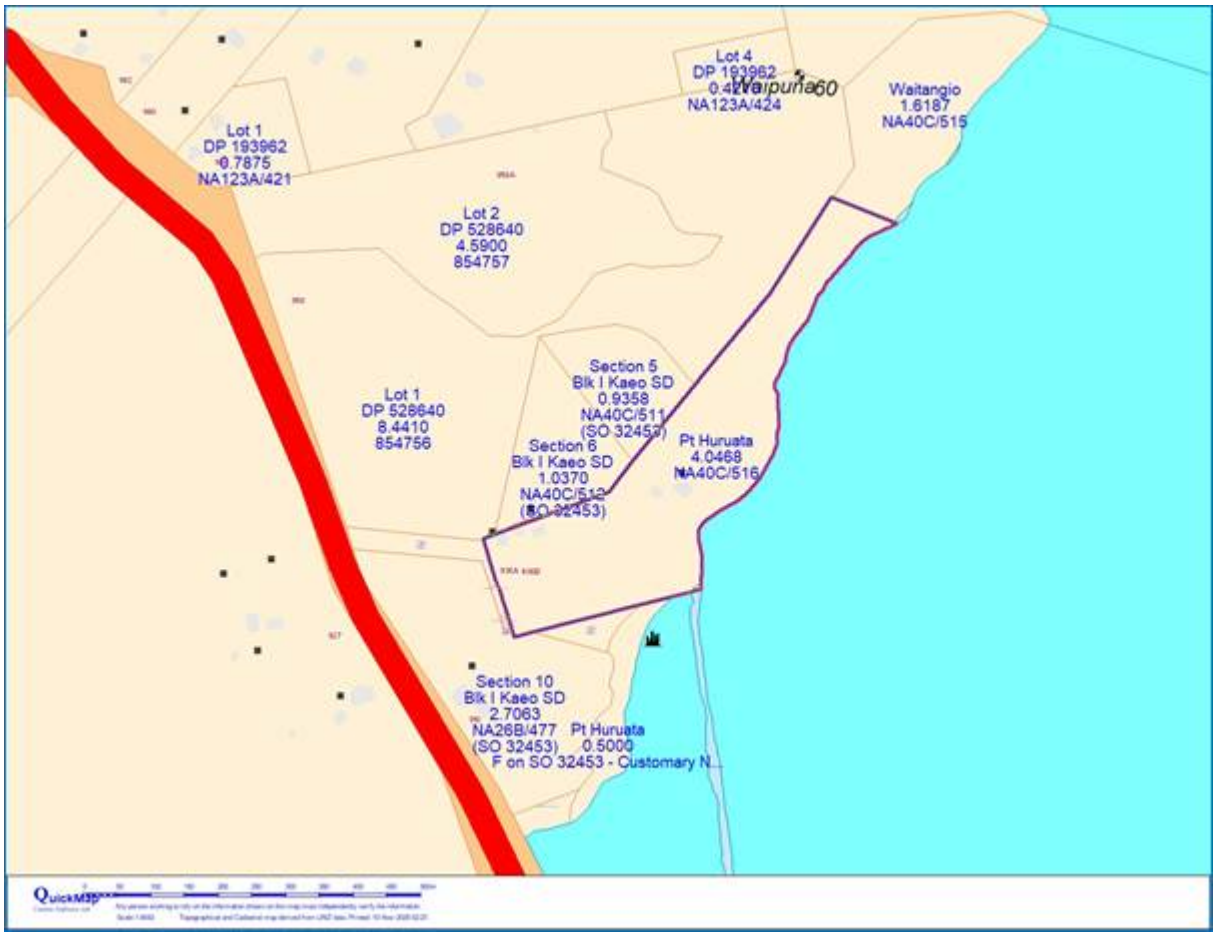
Good morning Jason,

Please see attached an application for approval of proposed fire fighting water supply for a replacement house at Waitaruke, in Kaeo.
The proposal is to remove the existing dwelling, and replace it with a new dwelling, of a similar size. A separate 10,000 litre tank will be specifically used for fire fighting water supply.

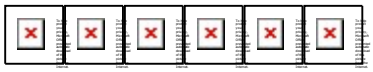
I have copied a location map below.

Please let me know if you require any further information.

Kind regards,
Natalie



WILLIAMS & KING
P +64 9 407 6030
27 Hobson Ave



P.O. Box 937, Kerikeri 0230, NZ
http://www.saps.co.nz

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

Contents

Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver

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

Waiver Explanation Intent

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

The Area Manager under the delegated authority of the Fire Region Manager is responsible for approving applications in relation to firefighting water supplies. The Area Manager may accept a variation or reduction in the amount of water required for firefighting for example; a single level dwelling measuring 200^{m2} requires 45,000L of firefighter water under the code, however the Area Managers in Northland have excepted a reduction to 10,000L.

This application form is used for the assessment of proposed water supplies for firefighting in non-reticulated areas only and is referenced from (Appendix B – Alternative Firefighting Water Sources) of the code. This application also provides fire risk reduction guidance in relation to vegetation and the 20-metre dripline rule under the Territorial Authority's District Plan. Fire and Emergency New Zealand are not a consenting authority and the final determination rests with the Territorial Authority.

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

Section B – Applicant Information

Applicants Information	
Name:	Sharlene Foote & Benjamin Kerr
Address:	926 State Highway 10, Waitaruke
Contact Details:	c/- Williams & King
Return Email Address:	nat@saps.co.nz

Section C – Property Details

Property Details	
Address of Property:	936 State Highway 10, Waitaruke, Kaeo
Lot Number/s:	Pt Huruata
Dwelling Size: (Area = Length & Width)	192m2 + Verandah & Patio
Number of levels: (Single / Multiple)	1

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

Fire and Emergency have specific requirements for fire appliance access to buildings and the firefighting water supply. This area is termed the hard stand. The roading gradient should not exceed 16%. The roading surface should be sealed, able to take the weight of a 14 to 20-tonne truck and trafficable at all times. The minimum roading width should not be less than 4 m and the property entrance no less 3.5 metres wide. The height clearance along access ways must exceed 4 metres with no obstructions for example; trees, hanging cables, and overhanging eaves.

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	☒YES ☐NO
Is the access at least 4 metres wide?	☐YES ☒NO
Is the surface designed to support a 20-tonne truck?	☒YES ☐NO
Are the gradients less than 16%	☒YES ☐NO
Fire Appliance parking distance from the proposed water supply is 20 metres	

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

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? ☒YES ☐ NO
Comments: The proposal is for a replacement dwelling. There is an existing metalled driveway with flat grass verges, which would be suitable for access by fire trucks in the event of fire. Part of the access is within a flood hazard area; however, this is no different from the present situation.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

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

2 (a) Water Supply Single Dwelling	
Tank	☐ Concrete Tank ☒ Plastic Tank ☒ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500 mm above ground) ☐ Fully Buried (access through filler spout) Volume of dedicated firefighting water 10,000 litres

2 (b) Water Supply Multi-Title Subdivision Lots / Communal Supply	
Tank Farm	☐ Concrete Tank ☐ Plastic Tank ☐ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500mm above ground) ☐ Fully Buried (access through filler spout) Number of tanks provided Click or tap here to enter text. Number of Tank Farms provided Click or tap here to enter text. Water volume at each Tank Farm Click or tap here to enter text. Litres Volume of dedicated firefighting water Click or tap here to enter text. litres

2 (c) Alternative Water Supply	
Pond:	Volume of water: Click or tap here to enter text.
Pool:	Volume of water: Click or tap here to enter text.
Other:	Specify: Click or tap here to enter text.
	Volume of water: Click or tap here to enter text.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3. Water Supply Location

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

3 (a) Water Supply Location	
Minimum Distance:	*Is your water supply at least 6 metres from the building?* ☒YES ☐ NO
Maximum Distance	*Is your water supply no more than 90 metres from the building?* ☒YES ☐ NO

3 (b) Visibility
How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.
Comments: FFWS tank will be located next to potable water tank; these will be visible from the parking area, if not will be sign posted.

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: Cable tie on valve

Internal FENZ Risk Reduction comments only: Click or tap here to enter text.

4. Adequacy of Supply

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

4 (a) Adequacy of Water supply
Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*
Comments: It will be filled through rainwater collection from the new roof, and if the FFWS is used, the tank will need to be manually refilled if there is not enough rain supply.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

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

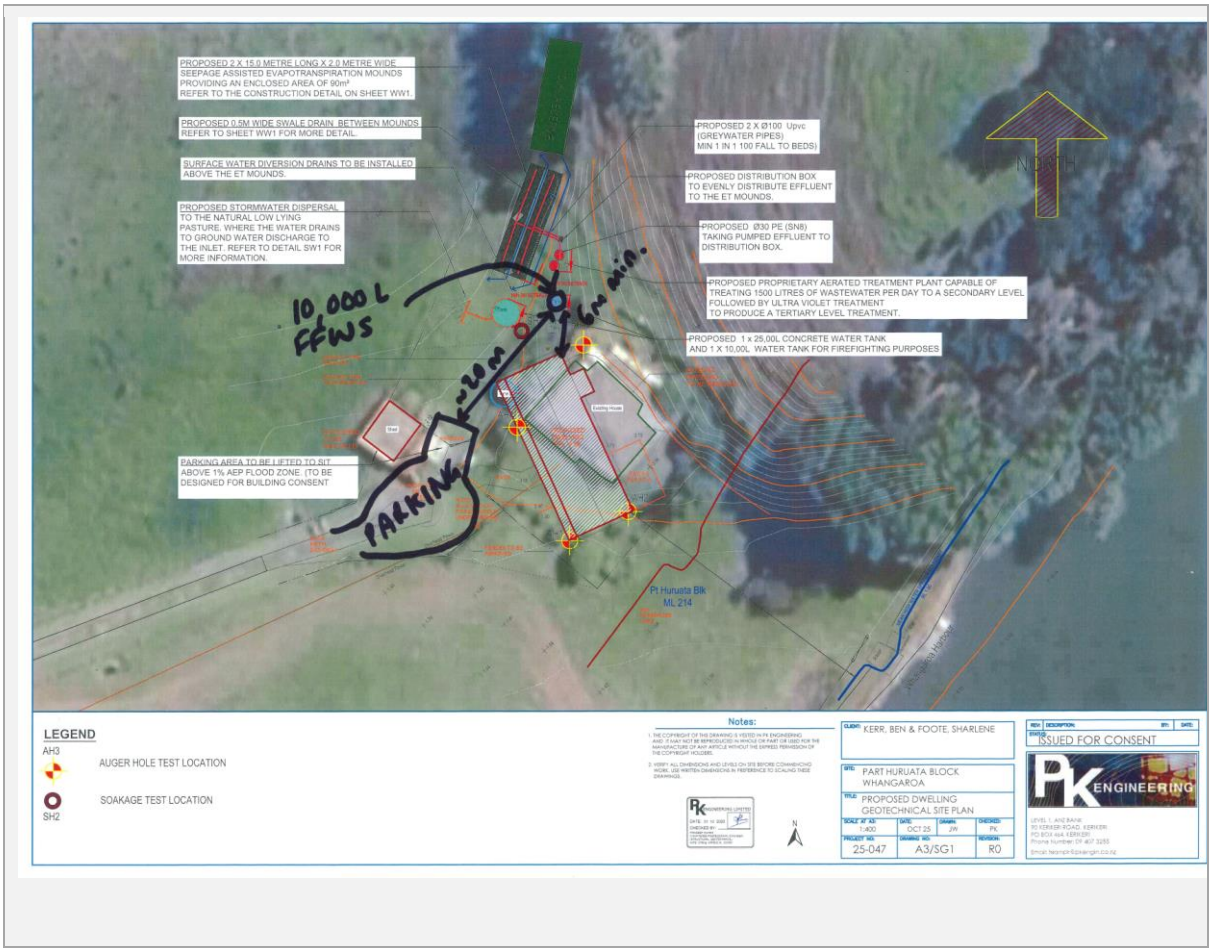
Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

5 (a) Alternative Method Appendix H & J	
If an alternative method of determining the FFWS has been proposed, who proposed it? Name: Click or tap here to enter text.	
Contact Details: Click or tap here to enter text.	
Proposed volume of storage?	Litres: Click or tap here to enter text.
Comments: Click or tap here to enter text. ** Please provide a copy of the calculations for consideration.*	

Internal FENZ Risk Reduction comments only: Click or tap here to enter text.

6. Diagram

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



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

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

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

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

I. *Fire safe construction*

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

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

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

II. *Establish Safety Zones around your home.*

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

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

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

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

IV. *Choose Fire Resistant Plants*

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

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

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

7 (a) Vegetation Risk Reduction Strategy
The vegetation type is not dense in this location. It is really just a large pohutukawa that is within 20m of the pergola of the house, with a series of other trees following the coastline. There will be a grassed lawn around the perimeter of the dwelling, and clear available space to exit to the Whangaroa Harbour in the event of an emergency.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
☒	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
☐	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Click or tap here to enter text. Dated: Click or tap to enter a date.

Contact No.: Click or tap here to enter text.

Email: Click or tap here to enter text.

Signature: Click or tap here to enter text.

9. Approval

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

The Area Manager of Fire and Emergency New Zealand under delegated authority from the Fire Region Manager, Te Hiku, has assessed the proposal in relation to firefighting water supplies and the vegetation risk strategy. The Manager Choose an item. *agree with the proposed alternate method of Fire Fighting Water Supplies. Furthermore; the Manager agrees with the Vegetation Risk Reduction strategies proposed by the applicant.*

Name: Click or ta

Signature: Click er a date.

P.P on behalf of t

Fire and Emergency New Zealand
Te Tai Tokerau / Northland District

APPROVED
By GoffinJ at 10:18 am, Nov 13, 2025

Jason Goffin- Advisor Risk Reduction

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy

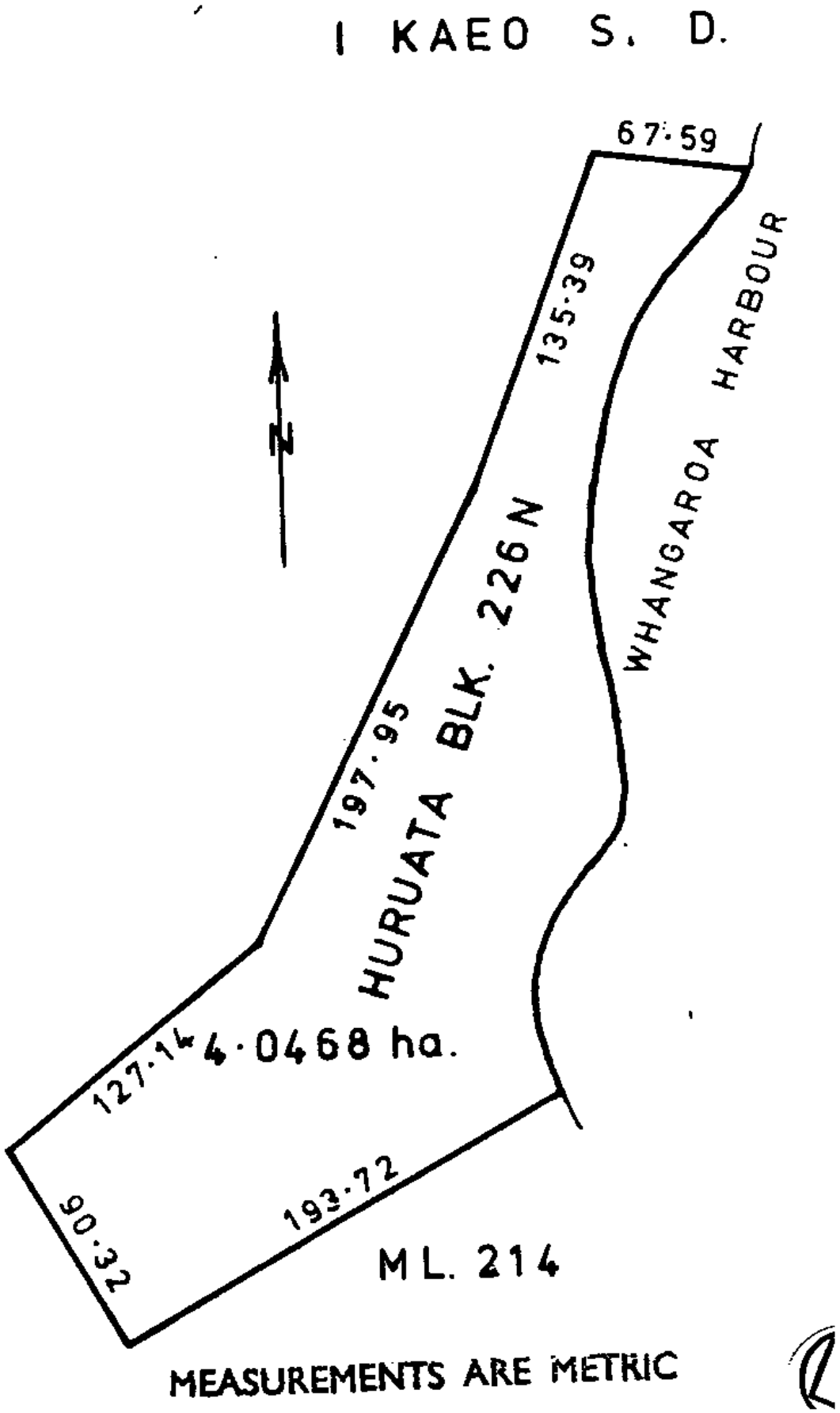
R.W. Muir
Registrar-General
of Land

Identifier **NA40C/516**
Land Registration District **North Auckland**
Date Issued 22 September 1977

Prior References
NA1087/235

Estate Fee Simple
Area 4.0468 hectares more or less
Legal Description Huruata 226 N Block
Registered Owners
Raewyn Vida Foote and Reece Bevan Foote as to a 1/2 share
Sharlene Rae Foote and Benjamin John Kerr as to a 1/2 share

Interests
13000403.2 Mortgage to ASB Bank Limited - 10.5.2024 at 2:36 pm


I KAEO S. D.
67·59
135·39
WHANGAROA HARBOUR
197·95
HURUATA BLK. 226 N
127.14
4·0468 ha.
90.32
193·72
M L. 214
MEASUREMENTS ARE METRIC