

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 Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

3. Would you like to opt out of the Fast Track Process?

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Waitomo Papakainga Development Society Incorporated

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Reyburn and Bryant

Email:

Phone number:

Postal address:

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

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

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:

Waitomo Papakainga Development Society Incorporated

**Property Address/
Location:**

85 Grigg Street, Kaitaia

Postcode

0410

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

Postcode

Legal Description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the Proposal:

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

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

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

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

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

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

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

- Subdividing land
- Changing the use of a piece of land
- Disturbing, removing or sampling soil
- 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

13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? Yes No

14. 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)

Waitomo Papakainga Development Society Incorporated

Email:

Phone number:

Postal address:

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

Postcode

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Merv Rawiri

Signature:

(signature of bill payer)

Date 05-Mar-2026

MANDATORY

15. 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.

15. Important information continued...

Declaration

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

Name: (please write in full)

Brett Hood

Signature:

Date 05-Mar-2026

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

Checklist (please tick if information is provided)

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

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

Subdivision Consent Application

**WAITOMO PAPA KAINGA
DEVELOPMENT SOCIETY
INCORPORATED**

85 Grigg Street, Kaitaia

Subdivision Consent Application

WAITOMO PAPAKAINGA DEVELOPMENT SOCIETY INCORPORATED

85 Grigg Street, Kaitaia

Report prepared for:	Waitomo Papakainga Development Society Incorporated
Author	Brett Hood, <i>Director</i>
Reviewed by:	Thomas Keogh, <i>Associate</i>
Consent Authority:	Far North District Council
Report reference:	18635
Report Status:	FINAL
Date:	March 2026

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FORM 9

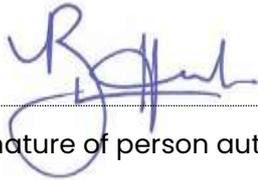
APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

To: Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440

1. The **Waitomo Papakainga Development Society Incorporated** applies for subdivision consent to subdivide 85 Grigg Street into 17 residential lots and one common utilities lot. The proposal also incorporates an option to vest Lot 101 DP 608439 as a road.
2. The location of the proposed activity is 85 Grigg Street, Kaitaia.
3. The legal description of the site is Lot 10 DP 194891. The title reference is RT1208915. The legal description of the land that may be vested as public road is Lot 101 DP 608439.
4. The applicant is the owner of the site. The potential road to vest is currently a common access lot held in undivided 1/7th shares (including the applicant site).
5. There are no other activities that are part of the proposal to which this application relates.
6. Resource consent is also required from the Northland Regional Council (NRC) under the Proposed Regional Plan for Northland (PRP) to undertake earthworks within a flood hazard area. A separate application has been lodged concurrently with the NRC.
7. We attach an assessment of effects on the environment that:
 - (a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
 - (b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and

(c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

8. We attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.
9. We attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including information required by clause 2(2) of Schedule 4 of that Act.
10. No other information is required to be included in the district or regional plan(s) or regulations.



Signature of person authorised to sign on behalf of applicant

Brett Hood

9 March 2026

Date

Address for service:

Reyburn and Bryant 1999 Ltd
PO Box 191, Whangarei

Telephone:

(09) 438 3563

Email:

brett@reyburnandbryant.co.nz

Contact person:

Brett Hood

TABLE OF CONTENTS

1. INTRODUCTION	1
1.1 Report basis	1
1.2 Property details	1
1.3 Executive summary	2
1.4 Resource consents sought	3
1.5 Relevant title memorials	3
1.6 Over approvals required	4
1.7 Processing requests	4
2. THE SITE AND SURROUNDING ENVIRONMENT	5
2.1 The site	5
2.2 Surrounding environment	10
3. THE PROPOSAL	12
3.1 General	12
3.2 Access	13
3.3 Geotechnical	14
3.4 Minimum floor levels	14
3.5 Servicing	15
4. ASSESSMENT OF ENVIRONMENTAL EFFECTS	17
4.1 Existing environment	17
4.2 Permitted baseline	17
4.3 Scope of assessment	18
4.4 Amenity effects	18
4.5 Traffic & access effects	19
4.6 Flooding and stormwater effects	20
4.7 Servicing and infrastructure effects	21
4.8 Geotechnical effects / stability	22
4.9 Archaeological effects	22
4.10 Cultural effects	22
4.11 Summary of effects	23
5. PLANNING ASSESSMENT	24
5.1 Activity status	24
5.2 Discretionary activity assessment criteria	24
5.3 OFNDP objectives and policies assessment	27
5.4 PFNDP objectives and policies assessment	29
5.5 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011	32
5.6 Part 2 assessment	32
6. NOTIFICATION	34

LIST OF TABLES

Table 1: Property details.	2
-----------------------------------	---

LIST OF FIGURES

Figure 1: Location map (Source: Google Earth).	5
Figure 2: End of common access lot	6
Figure 3: Common access lot owners	6
Figure 4: 65mm water line at the end of the common access	7
Figure 5: Low-lying area in north-western corner of the property	8
Figure 6: Extent of NRC River Flood Hazard Zones (Source: NRC GIS).	9
Figure 7: Operative District Plan	9
Figure 8: Proposed District Plan	10
Figure 9: Surrounding environment	11

APPENDICES

1. Scheme plan
2. Record of title and associated memorials
3. Geotechnical report (RS Eng)
4. Stormwater assessment (R&B)
5. NRC 'Selected Land-use Sites' database map

ABBREVIATIONS

AEE	Assessment of Environmental Effects
EES	Environmental Engineering Standards
FNDC	Far North District Council

FNDP	Far North District Plan
HAIL	Hazardous Activities and Industries List
NES-CS	National Environmental Standard – Contaminated Soils
NRC	Northland Regional Council
NZVD	New Zealand Vertical Datum
OFNDP	Operative Far North District Plan
PFNDP	Proposed Far North District Plan
PRP	Proposed Regional Plan for Northland
RMA	Resource Management Act, 1991
WPDSI	Waitomo Papakainga Development Society Incorporated

1. INTRODUCTION

1.1 Report basis

This report has been prepared for the Waitomo Papakainga Development Society Incorporated (WPDSI) in support of an application to subdivide 85 Grigg Street, Kaitaia into 17 residential lots and one common utilities lot. The proposal also incorporates an option to vest Lot 101 DP 608439 (a common access lot) as a road.

The application has been prepared in accordance with Section 88 and the Fourth Schedule of the Resource Management Act, 1991 (RMA). Section 88 of the RMA requires that resource consent applications be accompanied by an Assessment of Environmental Effects (AEE) in accordance with the Fourth Schedule.

The report also includes an analysis of the relevant provisions of the district, regional and national planning documents that are pertinent to the assessment and decision required under s104 of the RMA.

1.2 Property details

Applicant and landowner	Waitomo Papakainga Development Society Incorporated
Site location	85 Grigg Street, Kaitaia
Legal description	Lot 10 DP 194891 (site) Lot 101 DP 608439 (common access lot)
Record of title	RT1208915
Site area	1,0870ha
District Plan	Far North District Plan
Operative District Plan zones & overlays	Residential Zone
Proposed District Plan zones & overlays	General Residential Zone River Flood Hazard 100 Year ARI

Regional plan overlays	River Flood Hazard Zone (10-year extent) (part)
	River Flood Hazard Zone (50-year extent) – (part)
	River Flood Hazard Zone (100-year extent) – part

Table 1: Property details.

1.3 Executive summary

This application seeks subdivision consent to create 17 residential allotments and one common lot to accommodate stormwater infrastructure at 85 Grigg Street, Kaitaia (see scheme plan in **Appendix 1**). The proposal also provides for the upgrading of the existing common access to a ‘Low Volume Access Road’ standard, with an option to vest that access as public road.

The site is zoned ‘Residential’ under the Operative Far North District Plan and ‘General Residential’ under the Proposed Far North District Plan, both of which anticipate urban residential development of the land.

Although the surrounding area is not yet fully developed, recent subdivision and housing activity demonstrates the transition of the locality toward its planned residential form.

The site can be appropriately serviced by reticulated water and wastewater infrastructure, while stormwater is managed through an engineered attenuation system designed to maintain post-development runoff at or below pre-development levels.

Flood risk is avoided through the site layout and finished floor level controls, and geotechnical investigations confirm the land is suitable for residential development subject to standard foundation design measures.

The proposal represents a logical consolidation of residentially zoned land, making efficient use of existing infrastructure while managing environmental effects to a level that is no more than minor. It is consistent with both the

Operative and Proposed District Plan frameworks and achieves the sustainable management purpose of the Resource Management Act 1991.

1.4 Resource consents sought

Resource consent is required under the following rules of the OFNDP.

- Rule 13.9.1 (Minimum net area for vacant lots) – Discretionary activity.¹
- Rule 15.1.6C.2 – Discretionary activity.²

No consents are required under the PFNDP as the Council Decision has not yet been released (RMA Section 86B).

1.5 Relevant title memorials

The property is held in a single certificate of title 1208915 (see copy of titles and memorial in **Appendix 2**).

Consent notice

There is a consent notice registered on the title (D511663.3). This consent notice requires geotechnical input for future buildings and places all owners of the common access lot on notice that the common access lot may be required to be vested in the Far North District Council as a public road.

Subject easements

There are several easements registered on the common access lot being:

- Right to drain sewer in favour of the FNDC.
- Right to convey telecommunications in favour of Chorus.
- Right of convey electricity in favour of Top Energy.

¹ Table 13.7.2.1 & Rule 13.7.2.1

² (1) Right of way C to be private access (not public road) as required under Appendix 3B-1 (15.1.6C.1.1); (2) More than 4 users on a private accessway in urban zones (15.1.6C.1.2)

1.6 Over approvals required

Resource consent is sought under the Proposed Regional Plan for Northland (PRP) to undertake earthworks within a flood hazard area. A concurrent application is being lodged with the Northland Regional Council (NRC).

No other approvals are required to give effect to this proposal.

1.7 Processing requests

Prior to the release of any decision for this application, please forward the draft conditions to the agent for review and comment.

2. THE SITE AND SURROUNDING ENVIRONMENT

2.1 The site

Location

The site is located at 85 Grigg Street, Kaitaia. 85 Grigg Street is located at the end of a common access lot extending from the end of Grigg Street (see **Figure 1** below



Figure 1: Location map (Source: Google Earth).

Built development

There is an existing, unconsented dwelling on the site. This will be removed as part of the development.

Access

The property gains access to the end of Grigg Street via a 130m long common access lot (Lot 101 DP 608439) and a 7.24m wide 90m long panhandle extending from the end of the common access lot (see **Figure 2** below).



Figure 2: End of common access lot

The common access lot is held in seven undivided shares.³ It has a 20m wide legal width and a 3.5m wide (approx.) sealed surface. The pan-handle is 7.24m wide and has a metalled surface.

The owners of the common access lot are shown on the plan in **Figure 3** below.



Figure 3: Common access lot owners

³ CT 1208912-1208918

Infrastructure servicing

Water

There is a 65mm Ø rider main extending through to the pan-handle at the end of the common access lot (see **Figure 4** below).

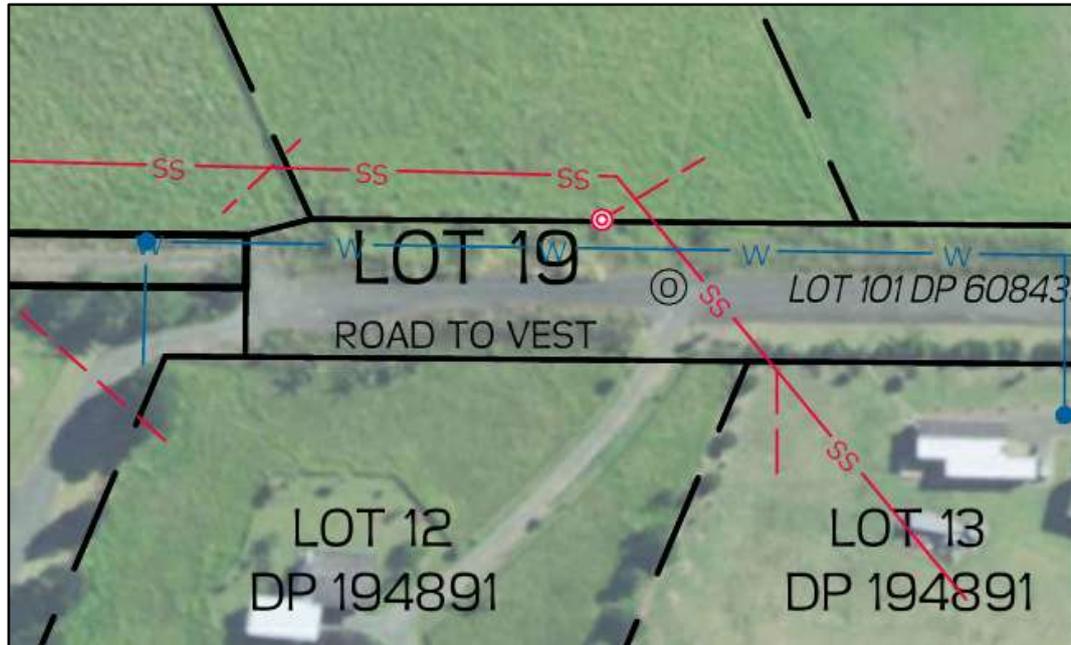


Figure 4: 65mm water line at the end of the common access

Wastewater

There is an existing 450mm Ø wastewater line running adjacent to the northern boundary of the site (3-3.5m inside the northern boundary). There is also a 150mm Ø line running through the common access lot and connecting to a manhole on the 450mm Ø line.

Stormwater

There is no reticulated stormwater infrastructure in the vicinity of the site. There is an open drain adjacent to the northern boundary of the site. This drain receives water from the east and discharges to another open drain on the adjoining property Part Lot 1 DP 15045 (to the west).

Topography

The land is generally flat (RL 10.0m approx.). There is a lower lying portion in the north-western part of the site (see **Figure 5** below).



Figure 5: Low-lying area in north-western corner of the property

Watercourses

There are open drains along the northern, southern and western boundaries of the site discharging towards the west.

Ground cover and vegetation

The site is covered in grass. There are no trees on the site.

Natural hazards

The north-eastern part of the site is subject to the 10-year, 50-year and 100-year River Flood Hazard Zones mapped by the NRC (see **Figure 6** below).



Figure 6: Extent of NRC River Flood Hazard Zones (Source: NRC GIS).

Archaeological sites

There are no recorded archaeological sites on the site.

District Plan

The site is zoned 'Residential' in the Operative District Plan and 'General Residential' in the Proposed District Plan (see **Figures 7 and 8** below).

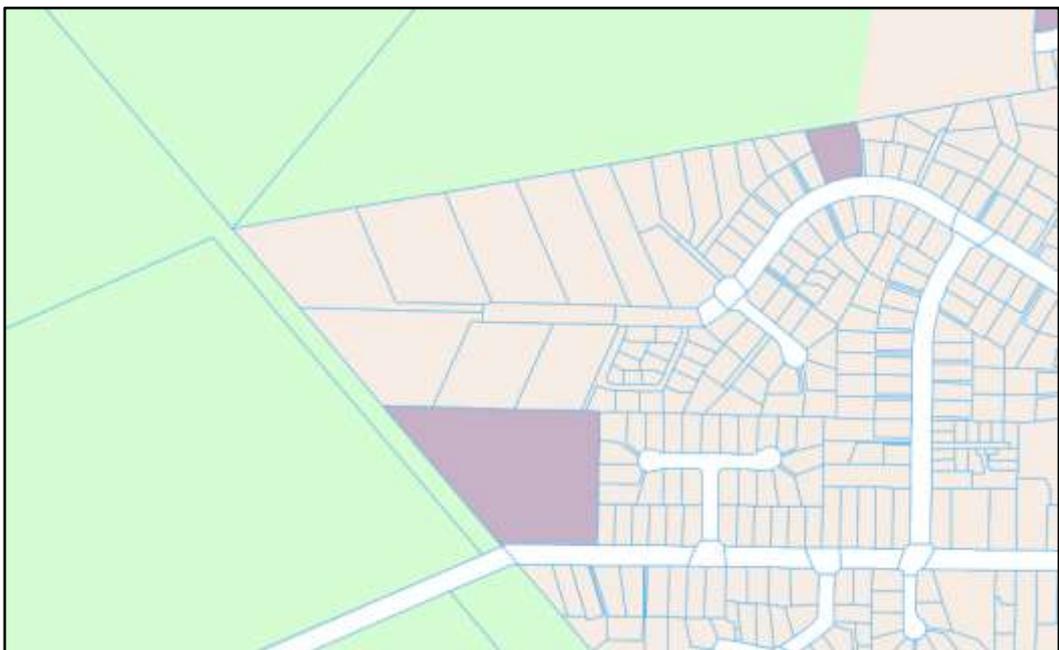


Figure 7: Operative District Plan

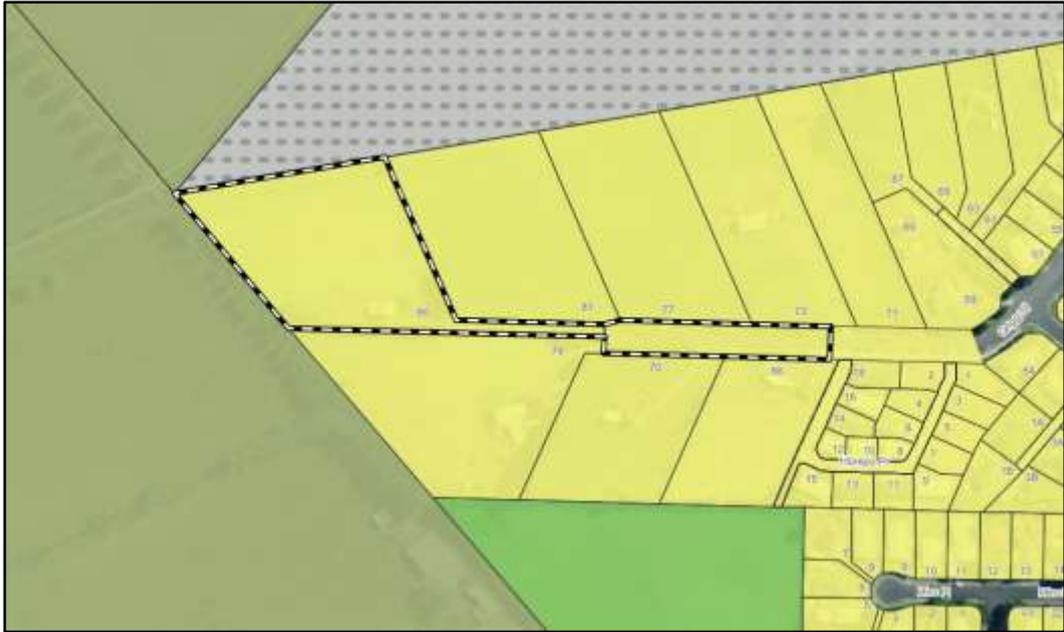


Figure 8: Proposed District Plan

2.2 Surrounding environment

The surrounding environment is a mix of rural and residential land use and zoning. All land gaining access from the common access lot is zoned 'Residential' under the Operative District Plan and 'General Residential' under the Proposed District Plan.

While much of the zoned land remains undeveloped, recent subdivision activity demonstrates that the area is transitioning toward its anticipated urban form. Of particular relevance is the recently completed Kāinga Ora residential subdivision located at the end of Grigg Street (refer **Figure 9**).

The Kāinga Ora development created 17 residential lots, with lot sizes ranging from as small as 240m² with an overall average lot size of approximately 417m². This reflects a contemporary urban subdivision pattern within the same 'Residential' zoning framework as the subject site.

The proposed subdivision achieves an average lot size of 527m² including the common lot 18. The proposed allotment sizes and overall development density is comparable to other development recently established in the immediate locality.

The presence of the Kāinga Ora development confirms that smaller urban lot formats are already part of the established and evolving character of the Grigg Street area.



Figure 9: Surrounding environment

The land to the immediate north is zoned 'Rural' in the Operative District Plan and is scheduled to be zoned 'Maori Purpose – Rural' in the Proposed District Plan. The land to the west is zoned 'Rural Production' in the Operative District Plan and is scheduled to be zoned 'Rural Production' in the Proposed District Plan.

3. THE PROPOSAL

3.1 General

The proposal is to subdivide the property into 17 residential lots. A common lot (lot 18) will also be created to accommodate a proposed stormwater attenuation pond.

The proposed lots are as follows:⁴

Residential Lots

- Lot 1 – 380m²
- Lot 2 – 385m²
- Lot 3 – 385m²
- Lot 4 – 385m²
- Lot 5 – 385m²
- Lot 6 – 396m² (nett) / 1,925m² (gross)
- Lot 7 – 440m²
- Lot 8 – 345 (nett) 380m² (gross)
- Lot 9 – 340m²
- Lot 10 – 355m²
- Lot 11 – 418m²
- Lot 12 – 410m²
- Lot 13 – 390m²
- Lot 14 – 340m²

⁴ Nett site areas represent the developable portion of each allotment, while gross areas include land associated with shared access.

- Lot 15 – 305m² (nett) / 630m² (gross)
- Lot 16 – 450m² (nett) 467m² (gross)
- Lot 17 – 315m²

Common Property

- Lot 18 – 2,540m² (to be held in common for the benefit of the subdivision)

3.2 Access

Common access lot / road to vest

The proposal is to upgrade the common access lot to a 'Low Volume Access Road' standard in accordance with Table 3-2: Urban Road Design Criteria in the FNDC EES.

The preference is to vest the upgraded common access lot as road. However, as this requires the consent of all seven common access owners, it is proposed to structure the subdivision consent to enable an either / or option being:

- Option 1: Road vested in FNDC; or
- Option 2: Common access upgraded to road standard but not vested.

Regarding the potential vesting, it is noted that there is a consent notice registered on the titles of the owners of the common access lot stating that the common access lot may be required to be vested in the Far North District Council as a public road. (see Section 1.5 of this report).

Right of way 'C'

Given the limited legal width in the pan-handle (7.24m), the proposal is to construct right of way 'C' with a carriageway width of 5.5m (allowing two lane passing), and with a 1.4m wide footpath on one side.

Right of way 'A' and 'B'

The proposal is to construct rights of way 'A' and 'B' in accordance with Category B in Table 3-16 of the FNDC EES - 5-8 household units (4.5 carriageway).

3.3 Geotechnical

Recommendations of the RSENG geotechnical report (**Appendix 3**) are as follows:

- Adoption of foundation solutions specifically designed for the highly expansive (Class H1) soils, rather than relying on standard “good ground” assumptions.
- Requirement for site-specific geotechnical assessment and foundation design at building consent stage to confirm settlement performance for individual dwellings.
- Limiting earthworks (generally cuts not exceeding 0.5 m and controlled filling) unless further geotechnical assessment is undertaken.
- Use of conventional or raft-type foundations designed to accommodate soil reactivity and maintain acceptable bearing capacity (≈ 200 kPa available in original ground).
- Management of building setbacks and construction near existing public wastewater infrastructure in accordance with FNDC Engineering Standards.
- Stormwater from building platforms, accessways and roofs will be collected and reticulated to the approved attenuation system, with no uncontrolled discharge to ground, in accordance with the RS Eng geotechnical recommendations.

These measures ensure that the subdivision is designed to respond to the site’s alluvial soil profile through appropriate engineering design controls implemented at the detailed design stage.

3.4 Minimum floor levels

NRC mapping identifies that a portion of the wider site is susceptible to fluvial flooding associated with the Awanui River and adjoining drainage network, with

flooding resulting from out-of-bank flow from these systems during significant rainfall events.

The Priority Rivers model, which has the higher confidence level for this catchment, indicates an estimated 100-year flood level of approximately 9.6 m NZVD at the site.

The subdivision layout has been specifically configured to respond to this constraint:

- Proposed residential building platforms are located on land at or above approximately 9.6 m NZVD, such that they are not subject to inundation during the mapped 1% AEP flood event.
- Minimum finished floor levels will be set in accordance with the freeboard requirements of section 4.3.10.7 of FNDC ES 2023 (500mm above the 1% AEP flood level), equating to a minimum level of approximately 10.1 m NZVD.

3.5 Servicing

Wastewater

The proposal is for all lots to be provided with connections to the FNDC reticulated wastewater system. Specifically, the intention is for the development to connect to the 450 mm sewer line via the manhole in the north-western corner of the site. The topographical survey has confirmed that there is sufficient fall for a gravity connection to this manhole.

Water

The proposal is for all lots to be provided with connections to the FNDC reticulated water system. Specifically, the intention is to extend the existing 65mm Ø water main located within the common access lot through to the development.

Stormwater

Stormwater generated by the development will be managed through an engineered attenuation system designed in accordance with the Far North District Council Engineering Standards 2023 (see R&B stormwater report in **Appendix 4**).

Key elements include:

- Collection and reticulation of runoff from new impervious surfaces to an attenuation pond located within the common lot.
- The pond has been sized to detain runoff from accessways and an assumed 190m² impervious area per lot, with additional on-site attenuation required at building consent stage if this threshold is exceeded.
- Storage has been designed for a range of storm events (including climate-change adjusted events up to the 2% AEP storm), with discharge restricted so that post-development peak flows do not exceed 80% of pre-development runoff rates.
- Overflows discharge to the existing drainage network along the western boundary in a controlled manner consistent with the natural catchment response.
- Water quality treatment is incorporated within the lower portion of the pond to treat runoff from accessways and developed surfaces prior to discharge.

This integrated approach ensures the subdivision is serviced by a stormwater system that both reflects the site's floodplain context and maintains downstream hydraulic neutrality.

4. ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Existing environment

Section 104(1)(a) of the RMA requires a consideration of any actual and potential effects on the environment of allowing an activity. The existing environment has been described in Section 2 of this report.

In considering the existing environment for the purposes of s104(1)(a), it is relevant that the recently completed 17 lot Kāinga Ora subdivision immediately to the east has established lot sizes significantly below the 600m² controlled activity threshold (some less than 300m²), with an average lot size of approximately 417m². This development forms part of the receiving environment against which the effects of the current proposal must be assessed.

4.2 Permitted baseline

The permitted baseline for residential development on the site under the OFNDP is one residential unit per 600m².⁵ This equates to approximately 8 residential units.

While the theoretical permitted baseline equates to approximately eight dwellings based on the 600m² controlled activity standard, the established Kāinga Ora subdivision in the immediate locality demonstrates that the Residential Zone accommodates smaller urban lot formats through discretionary consent. In assessing effects, it is therefore appropriate to recognise that the receiving environment already includes subdivision at a density comparable to that proposed.

⁵ Rule 7.6.5.1.2

4.3 Scope of assessment

Given the zoning of the site for residential purposes under both the Operative and Proposed District Plans, and the availability of reticulated services, the principal issues requiring assessment relate to:

- The appropriateness of the subdivision layout and density relative to the anticipated urban form;
- Effects on local amenity and character;
- Traffic and access effects associated with intensification;
- Management of natural hazard constraints (flooding and ground conditions);
- Servicing and infrastructure capacity; and
- Any potential cultural or archaeological considerations.

The assessment focuses on these matters as they represent the key environmental effects relevant to the exercise of Council's discretion for a residential subdivision of this nature.

4.4 Amenity effects

The subdivision will introduce additional residential allotments into an area already zoned for residential purposes and demonstrably transitioning toward a more intensive urban form. The surrounding environment includes the recently completed Kāinga Ora subdivision comprising 17 lots with lot sizes as small as 240m² and averaging approximately 417m². That development has established a contemporary suburban character based on smaller urban lots within the same Residential zoning context.

While the proposal increases the number of potential dwellings beyond the theoretical permitted baseline of one dwelling per 600m², the density outcome is comparable to the recently established Kāinga Ora subdivision and is

consistent with the evolving General Residential character anticipated by both the Operative and Proposed District Plans, specifically:

- A transition from open grassed land to a serviced residential neighbourhood;
- Typical residential scale buildings constructed in accordance with District Plan bulk and location controls;
- Provision of formed accessways, infrastructure and landscaping that will visually integrate the development with surrounding urbanising land.

In this context, the proposal does not represent an anomalous intensification but rather a continuation of an established subdivision pattern within the immediate locality. Amenity effects will therefore be consistent with, and no greater than, those already experienced within the surrounding residential environment.

4.5 Traffic & access effects

The subdivision will generate additional vehicle movements associated with residential activity. However, the scale of traffic generation from 17 dwellings is typical of a low-density residential cul-de-sac environment and can be readily accommodated within the local road network.

Key considerations include:

- Upgrade of the existing common access to a 'Low Volume Access Road' standard in accordance with FNDC Engineering Standards;
- Internal rights of way designed to meet Council standards for manoeuvring, visibility and safety;
- The option to vest the upgraded access as legal road, improving long-term public infrastructure outcomes;
- Traffic volumes that are modest and consistent with those anticipated by the Residential / General Residential zoning.

Given the limited scale of the development and the design to Council standards, traffic effects will be less than minor.

4.6 Flooding and stormwater effects

The site lies partly within a mapped fluvial flood environment associated with the Awanui River system. The flood assessment confirms that the developable portions of the subdivision are not subject to inundation at the predicted 100-year flood level.

Earthworks across the subdivision are limited in scale, primarily associated with access formation and construction of the attenuation pond, and are designed to comply with both the stormwater attenuation strategy and the geotechnical recommendations limiting cut and fill depths.

The proposal adopts an avoidance led response to natural hazard risk by locating building platforms above the modelled flood level and requiring finished floor levels to provide additional freeboard.

This approach ensures that future residential use will not be exposed to a significant risk from flooding, consistent with the matters set out in s106(1)(a) of the RMA.

In hydraulic terms, the development has been designed so that it does not increase flood risk on surrounding land. Stormwater modelling demonstrates that post-development peak discharges are attenuated to no more than 80% of pre-development runoff rates, ensuring the subdivision does not accelerate or worsen downstream flooding effects.

Because the attenuation pond is located within the wider floodplain, additional runoff generated during extreme (1% AEP) events dissipates across a very large downstream floodplain area, resulting in negligible change to flood depths.

The stormwater system has been designed in accordance with the FNDC EES and incorporates both quantity control and water quality treatment, thereby

managing hydrological and environmental effects associated with increased imperviousness.

Ongoing control of site coverage (via additional attenuation where required) will ensure that stormwater performance is maintained at the building consent stage.

In summary:

- The subdivision will not create or exacerbate flood hazards;
- Future land use will not increase the scale or frequency of inundation; and
- Adverse effects on downstream properties are avoided or appropriately mitigated through engineered attenuation and controlled discharge.

Overall, the proposal represents a managed urban development response with effects reduced to no more than minor.

4.7 Servicing and infrastructure effects

The site can be serviced by existing reticulated water and wastewater infrastructure located within the adjoining access and along the site boundary, with sufficient capacity and grade available to service the proposed lots.

Stormwater will be managed through an engineered attenuation system designed to control post-development runoff so that discharges do not exceed pre-development flows. This ensures that downstream infrastructure and receiving environments are not adversely affected.

All services will be designed and constructed in accordance with FNDC EES at the subdivision stage, with detailed connections confirmed at the engineering approval and building consent stages.

Accordingly, infrastructure effects are typical of urban subdivision and can be appropriately managed through standard subdivision conditions.

4.8 Geotechnical effects / stability

The RS Eng report confirms that, while the site is underlain by alluvial soils that require considered foundation design, it is suitable for residential development subject to standard geotechnical controls.

The landform is essentially flat (generally <1° slope) and investigations found no evidence of relic or active slope instability. Accordingly, the risk of slope failure is assessed as low provided recommended design measures are followed.

The geotechnical report concludes that the identified building areas are suitable for residential development and that the land is not likely to be subject to material damage from subsidence or slippage, nor will the proposed use exacerbate such effects.

With the recommended design and verification measures secured through subdivision conditions and subsequent building consent processes, land stability and geotechnical effects can be appropriately avoided or mitigated, resulting in effects that are no more than minor.

4.9 Archaeological effects

No recorded archaeological sites are identified on or adjacent to the site, and the land has been subject to pastoral use and modification over time.

Given the absence of known sites and the nature of the works, the risk of affecting archaeological values is low. In the unlikely event that material is discovered during earthworks, standard accidental discovery protocols can be implemented through consent conditions.

Effects on archaeological values are therefore less than minor.

4.10 Cultural effects

The land to the north is identified for Māori Purpose zoning under the Proposed District Plan, reflecting the wider cultural landscape.

However, the application site itself is not identified as containing sites of cultural significance, wāhi tapu, or other mapped cultural overlays.

The proposal involves residential development on land already zoned for that purpose and does not involve modification of waterways, indigenous vegetation, or identified heritage features. The development is therefore considered unlikely to adversely affect cultural values.

4.11 Summary of effects

The proposal represents a logical and planned residential subdivision of land expressly zoned for that purpose. Technical matters relating to flooding, stormwater and geotechnical conditions can be appropriately managed through design responses and standard consent conditions, while amenity, traffic and servicing effects are consistent with those anticipated in an urban residential environment.

No adverse effects of more than minor significance have been identified.

5. PLANNING ASSESSMENT

5.1 Activity status

Resource consent is required under the following rules of the OFNDP.

- Rule 13.9.1 (Minimum net area for vacant lots) – Discretionary activity.⁶
- Rule 15.1.6C.2 – Discretionary activity.⁷

No consents are required under the PFNDP as the Council Decision has not yet been released (RMA Section 86B).

5.2 Discretionary activity assessment criteria

The OFNDP includes a range of assessment criteria for discretionary subdivision. Not all of those matters are engaged by the proposal, and in accordance with established practice, this assessment addresses only those criteria relevant to the scale, location and nature of the subdivision.

Subdivision Design and Compatibility with the Zone

The site is zoned 'Residential' under the OFNDP, with the surrounding land similarly zoned but only partially developed to date.

The proposed lot sizes are comparable to those recently established by Kāinga Ora within the same zoning framework. As such, the subdivision does not represent a departure from established subdivision patterns in the immediate environment, notwithstanding that lot sizes fall below the 600m² controlled activity threshold.

The subdivision represents the logical and anticipated development of land expressly identified for residential purposes, rather than an incursion into a rural or undeveloped environment. The resulting lot sizes, access arrangements and

⁶ Table 13.7.2.1 & Rule 13.7.2.1

⁷ (1) Right of way C to be private access (not public road) as required under Appendix 3B-1 (15.1.6C.1.1); (2) More than 4 users on a private accessway in urban zones (15.1.6C.1.2)

servicing reflect a conventional urban form consistent with the outcomes anticipated by the zone.

While the number of lots exceeds the theoretical density enabled as a permitted activity, the pattern of development remains aligned with the planned character of the area and does not give rise to adverse effects beyond those anticipated by the Residential zoning.

Infrastructure and Servicing

The proposal will connect to existing reticulated water and wastewater infrastructure and provides a comprehensive stormwater attenuation system designed in accordance with FNDC EES.

These measures ensure that the subdivision can be adequately serviced without imposing unreasonable demands on existing infrastructure and without generating adverse downstream effects. The design achieves hydraulic neutrality by restricting post-development runoff to below pre-development levels.

Accordingly, the development represents an efficient use of available infrastructure, consistent with the Plan's intent to consolidate residential growth in serviced locations.

Access, Transportation and Connectivity

Access to the site is provided via an upgraded common access designed to meet 'Low Volume Access Road' standards, with internal rights-of-way constructed in accordance with the FNDC EES.

The scale of traffic generated by approximately 17 dwellings is modest and typical of residential environments anticipated by the zone. The option to vest the upgraded access as legal road will further regularise infrastructure provision over time.

No adverse transportation effects beyond those ordinarily associated with residential development are anticipated.

Natural Hazards and Site Suitability

Part of the wider site is identified within mapped flood hazard areas. However, technical assessment has confirmed that building platforms are located above the predicted flood level and finished floor levels will include additional freeboard.

Stormwater management is specifically designed to avoid increasing downstream flood risk.

Geotechnical investigation confirms the land is suitable for residential development subject to standard foundation design, with no evidence of instability or hazards that would preclude subdivision.

The proposal therefore appropriately manages identified constraints and does not expose future development to unacceptable risk.

Effects on Amenity and Character

The site is currently vacant grassland but is surrounded by land zoned for residential use and undergoing gradual urbanisation, including the recent Kāinga Ora development nearby.

The change in appearance from open land to residential neighbourhood is an anticipated outcome of the zoning and does not result in loss of identified character or landscape values.

Cultural and Heritage Considerations

No recorded archaeological sites or identified cultural features are located on the site, and the works do not involve modification of natural features or heritage resources.

Potential effects in this respect are low and can be managed through standard accidental discovery procedures if required.

Overall Response to Discretionary Activity Considerations

When assessed against the relevant OFNDP criteria, the proposal represents a well-serviced and technically appropriate residential subdivision that gives

effect to the intended use of zoned land. The identified environmental constraints can be effectively managed through design and standard consent conditions, and no adverse effects of more than minor significance arise.

5.3 OFNDP objectives and policies assessment

The following assessment addresses the relevant objectives and policies of Section 7.6, having regard to the nature and scale of the proposed subdivision.

Objective 7.6.3.1

While the yield exceeds the theoretical density enabled as a controlled activity (600m²), the resulting allotment sizes (generally between approximately 300m² and 450m², with an overall average of 527m² including the common lot) are comparable to the recently completed Kāinga Ora subdivision in the immediate locality, which achieved an average lot size of approximately 417m² and a minimum of 240m².

The proposed subdivision will not introduce a development pattern that is inconsistent with the established or emerging character of the area. Rather, it reflects the ongoing transition of the Grigg Street locality from semi-rural landholdings toward a serviced suburban residential environment, as anticipated by both the Operative 'Residential' Zone and the Proposed 'General Residential' Zone.

The proposal is therefore compatible with Objective 7.6.3.1 and does not undermine the intended character outcomes of the zone.

Objective 7.6.3.2

The proposal is solely for residential subdivision and associated infrastructure. No non-residential activities are proposed. The resulting use will therefore be entirely consistent with, and compatible with, the anticipated residential environment.

Policies 7.6.4.1 & 7.6.4.2

The zoning of the land reflects the long standing expectation that the area will transition to residential use. The surrounding land is similarly zoned yet only partly developed, demonstrating that the proposal represents the realisation of planned growth rather than expansion into an unanticipated location.

Policy 7.6.4.3

Technical assessments confirm the site can be serviced by existing reticulated infrastructure and that stormwater and flood related effects can be appropriately managed through engineered attenuation and finished floor level controls.

These measures ensure development will occur without creating adverse downstream or hazard related effects, representing sustainable urban consolidation.

Policy 7.6.4.4

By creating a variety of allotment sizes suitable for standalone dwellings, the subdivision supports housing choice and affordability outcomes consistent with this policy and the function of the 'Residential Zone'.

Policy 7.6.4.7

Each allotment provides usable outdoor space capable of accommodating private open space, planting, access, parking and manoeuvring areas consistent with normal residential expectations.

Policy 7.6.4.8

Future development will remain subject to District Plan bulk and location controls, ensuring adequate permeable area and landscaping.

Policy 7.6.4.9

The proposed allotments are regular in shape, generally oriented to enable efficient building layout and access to daylight, consistent with typical suburban design outcomes.

Policy 7.6.4.10

Standard residential setbacks and building controls will apply at the development stage, ensuring privacy outcomes consistent with those anticipated by the 'Residential Zone'.

Overall Consistency with the Residential Zone Framework

The proposal gives practical effect to the purpose of the 'Residential Zone' by enabling the planned conversion of underutilised, serviced land into a cohesive residential neighbourhood. The subdivision does not introduce activities or effects inconsistent with residential character and incorporates appropriate infrastructure and design responses to manage site-specific constraints.

Overall, the proposal is consistent with, and advances, the objectives and policies of Section 7.6 of the OFNDP.

5.4 PFNDP objectives and policies assessment

The site is zoned 'General Residential' under the PFNDP.

While the PFNDP is not yet operative, it provides a clear expression of the intended future urban form for the area and is therefore a relevant consideration under s104(1)(b) of the RMA.

Objectives

GRZ-O1 seeks a range of densities and housing types that respond to housing demand, infrastructure capacity and residential amenity.

The proposal enables additional housing supply on land already identified for residential use and supported by reticulated services, while maintaining a scale and layout consistent with suburban development.

It therefore achieves the outcome anticipated by GRZ-O1.

GRZ-O2 directs consolidation of development around available infrastructure to improve resilience and reduce urban sprawl.

The subdivision utilises existing transport connections and extends established water and wastewater networks rather than expanding into unserviced rural land.

The proposal is therefore a clear example of infrastructure-led consolidation and gives effect to GRZ-O2.

GRZ-O4 supports subdivision where adequate infrastructure capacity exists. Engineering assessments confirm that wastewater, potable water and stormwater servicing can be provided in accordance with FNDC standards.

Accordingly, the proposal is consistent with GRZ-O4.

GRZ-O5 requires subdivision to deliver functional, high-amenity living environments.

The layout, access upgrades and servicing strategy create a coherent residential environment capable of supporting typical dwelling development with appropriate amenity outcomes.

This satisfies GRZ-O5.

GRZ-O6 seeks climate resilient communities and sustainable development responses.

Flood avoidance through finished floor level controls and stormwater attenuation designed to limit post-development runoff demonstrate a resilience based design approach.

The proposal is therefore consistent with GRZ-O6.

Policies

GRZ-P1 enables subdivision where infrastructure is adequate and development is consistent with anticipated residential character.

The proposal relies on and extends existing infrastructure and results in a built form typical of the 'General Residential' environment.

It aligns with GRZ-P1.

GRZ-P2 requires provision of reticulated services to each lot where available. Each allotment will be connected to reticulated water, wastewater, electricity and telecommunications, with stormwater managed through a designed attenuation system.

This achieves the servicing outcomes anticipated by GRZ-P2.

GRZ-P3 enables intensified residential formats where infrastructure capacity exists.

Although the application is for subdivision rather than multi-unit consent, it facilitates a range of housing outcomes supported by infrastructure, and is not inconsistent with this enabling policy.

GRZ-P8 requires subdivision to address effects including amenity, infrastructure, stormwater and natural hazards.

The proposal responds directly to these matters through:

- Infrastructure led servicing design;
- Attenuation based stormwater management limiting downstream effects;
- Avoidance of flood prone building areas through level controls; and
- Geotechnical recommendations ensuring long term land stability.

Accordingly, the relevant considerations in GRZ-P8 are appropriately addressed.

Overall Consistency with the PFNDP General Residential Zone

The proposal represents the type of development expressly anticipated by the PFNDP being the consolidation of serviced land to deliver additional housing within an existing urban environment, supported by infrastructure, and designed to manage natural hazard and servicing constraints.

Overall, the subdivision is consistent with, and gives effect to, the objectives and policies of the PFNDP 'General Residential' zone

5.5 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011

All applications that involve subdivision, an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES-CS). The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed subdivision.

A review of aerial photography and the NRCs 'Selected Land-use Register' was undertaken (see **Appendix 5**). These confirmed that no HAIL activities are present or have ever taken place on the subject 'piece of land'. Therefore, the NES-CS does not apply to this application.

5.6 Part 2 assessment

Section 104(1) requires consideration of Part 2 of the RMA. Given the consistency of the proposal with the relevant District Plan provisions, a brief evaluation is appropriate.

Section 5 – Purpose of the Act

The purpose of the RMA is to promote the sustainable management of natural and physical resources.

The subdivision enables the use and development of land zoned for residential purposes while ensuring that potential adverse effects (particularly those relating to servicing, flooding, stormwater and land stability) are appropriately avoided or mitigated through design and consent conditions.

It therefore represents an efficient use of an existing urban land resource without creating adverse environmental outcomes.

Section 6 – Matters of National Importance

No matters of national importance are adversely affected. The site does not contain identified outstanding natural features, significant indigenous vegetation, heritage resources, or areas of public access requiring protection.

Section 7 – Other Matters

The proposal has particular regard to Section 7(b)⁸ through consolidation of residential development within an already zoned and serviced environment, Section 7(c)⁹ by establishing a residential environment consistent with the planned urban character, and Section 7(i)¹⁰ through stormwater attenuation and finished floor level controls that respond to identified flood risk.

Section 8 – Treaty of Waitangi

The proposal does not affect identified sites or resources of significance to Māori, and no activities are proposed that would adversely affect such values.

Standard processes are available should any matters be identified during development.

Part 2 Overall

The proposal achieves the purpose and principles of the RMA by enabling planned residential development while appropriately managing environmental effects. No Part 2 matters arise that would justify declining consent.

⁸ Efficient use and development of natural and physical resources.

⁹ Maintenance and enhancement of amenity values

¹⁰ The effects of climate change

6. NOTIFICATION

Sections 95A–95E of the RMA set out the statutory tests for notification.

Public Notification

Public notification is not required as:

The application does not involve activities that automatically require public notification under s95A(2);

The adverse environmental effects of the proposal are no more than minor, as demonstrated by the technical assessments addressing servicing, flooding, stormwater and geotechnical matters; and

The subdivision represents development anticipated by the zoning and consistent with the recently completed Kāinga Ora subdivision in the immediate locality. The lot sizes and density do not materially exceed what has already been established within the surrounding residential environment. Accordingly, the proposal does not generate effects beyond those reasonably expected in the receiving environment.

Accordingly, the threshold in s95A(8) for public notification is not met.

Limited Notification

Limited notification under s95B is also not required because no person is considered to be adversely affected.

Effects experienced by neighbouring properties will be typical of residential development anticipated by the District Plan, including construction activity, additional traffic movements, and the establishment of dwellings. Such effects are not unusual or unexpected in a Residential / General Residential zone and will be managed through standard subdivision and building controls.

Infrastructure upgrades, stormwater attenuation and hazard mitigation measures ensure the proposal does not create off-site effects such as increased flooding, servicing constraints or safety issues.

No protected customary rights groups or customary marine title groups are affected.

Notification Conclusion

The proposal satisfies the tests for non-notification under the RMA, and the application can be appropriately processed on a non-notified basis.

7. CONCLUSION

The proposed subdivision of 85 Grigg Street represents the logical and planned development of land zoned for residential purposes under both the Operative and Proposed Far North District Plans.

Technical investigations confirm the site is suitable for residential development and can be serviced by existing infrastructure, with stormwater, flooding and geotechnical matters appropriately addressed through design and standard engineering controls.

The environmental effects of the proposal are therefore no more than minor and consistent with those anticipated in an urban residential environment.

The proposal is consistent with the objectives and policies of the District Plan, achieves the purpose of the RMA, and represents an efficient and sustainable use of urban land resources.

For these reasons, consent is appropriately granted, and the application can be processed on a non-notified basis.

APPENDIX 1

SCHEME PLAN



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9. BOUNDARIES SOURCED FROM GRIP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

**PROPOSED CANCELLATION OF
CONDITIONAL EASEMENTS**

PURSUANT TO SECTION 243(e) OF THE RMA 1991,
THE FAR NORTH DISTRICT COUNCIL IS TO CANCEL
THE CONDITIONS AS TO THE CREATION OF:

THE RIGHT TO DRAIN SEWAGE AND WATER AND
RIGHT TO CONVEY WATER (IN GROSS) MARKED O
ON DP 608439, OVER LOT 101 DP 608439, IN
FAVOUR OF FNDC & CREATED BY 13179298.23;

&
THE RIGHT TO CONVEY TELECOMMUNICATIONS (IN
GROSS) MARKED O ON DP 608439, OVER LOT 101
DP 608439, IN FAVOUR OF CHORUS & CREATED BY
13179298.26;

&
THE RIGHT TO CONVEY ELECTRICITY (IN GROSS)
MARKED O ON DP 608439, OVER LOT 101 DP
608439, IN FAVOUR OF TOP ENERGY & CREATED
BY 13179298.27;

REASON: LOT 101 DP 608439 TO BE VESTED AS A
ROAD

SEE PROPOSED EASEMENTS ON SHEET 02 OF 03

 INDICATIVE BUILDING PLATFORMS 14 x 14

TOTAL TITLE AREA: 1.0870Ha
COMPRISED IN: RST 1208915 (ALL) &
1208912 - 1208918 (1/7TH SHARES)

THIS SITE IS ZONED 'RESIDENTIAL' AND THE BUILDING SETBACKS ARE
THUS: 10m FROM ROAD BOUNDARIES, 3m FROM ALL OTHER
BOUNDARIES.

C	17.02.26	AMENDMENTS - BH/KM
B	13.02.26	AMENDMENTS - BH/KM
A	26.11.25	FIRST ISSUE - BH/KM
REV	DATE	DESCRIPTION

REF. DATA:



Ph: 09 438 3563 PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT
WAITOMO PAKAINGA TRUST
85 GRIGG STREET
KAITAIA

TITLE
**PROPOSED SUBDIVISION OF
LOT 10 DP 194891 & LOT 101
DP 608439**

DATE FEB 2026 SCALE 1:1500 @A3

DRAWING REF.	SHEET	REV
S18635	01 OF 04	D

LOT 1
DP 19912

PART LOT 2
DP 12051

18 LOT 10
DP 194891
RT: 1208915
1.0870Ha

LOT 9
DP 194891

LOT 8
DP 194891

LOT 7
DP 194891

PART LOT 1 DP 15045

LOT 11
DP 194891

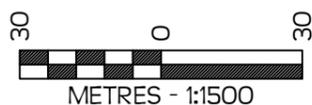
LOT 12
DP 194891

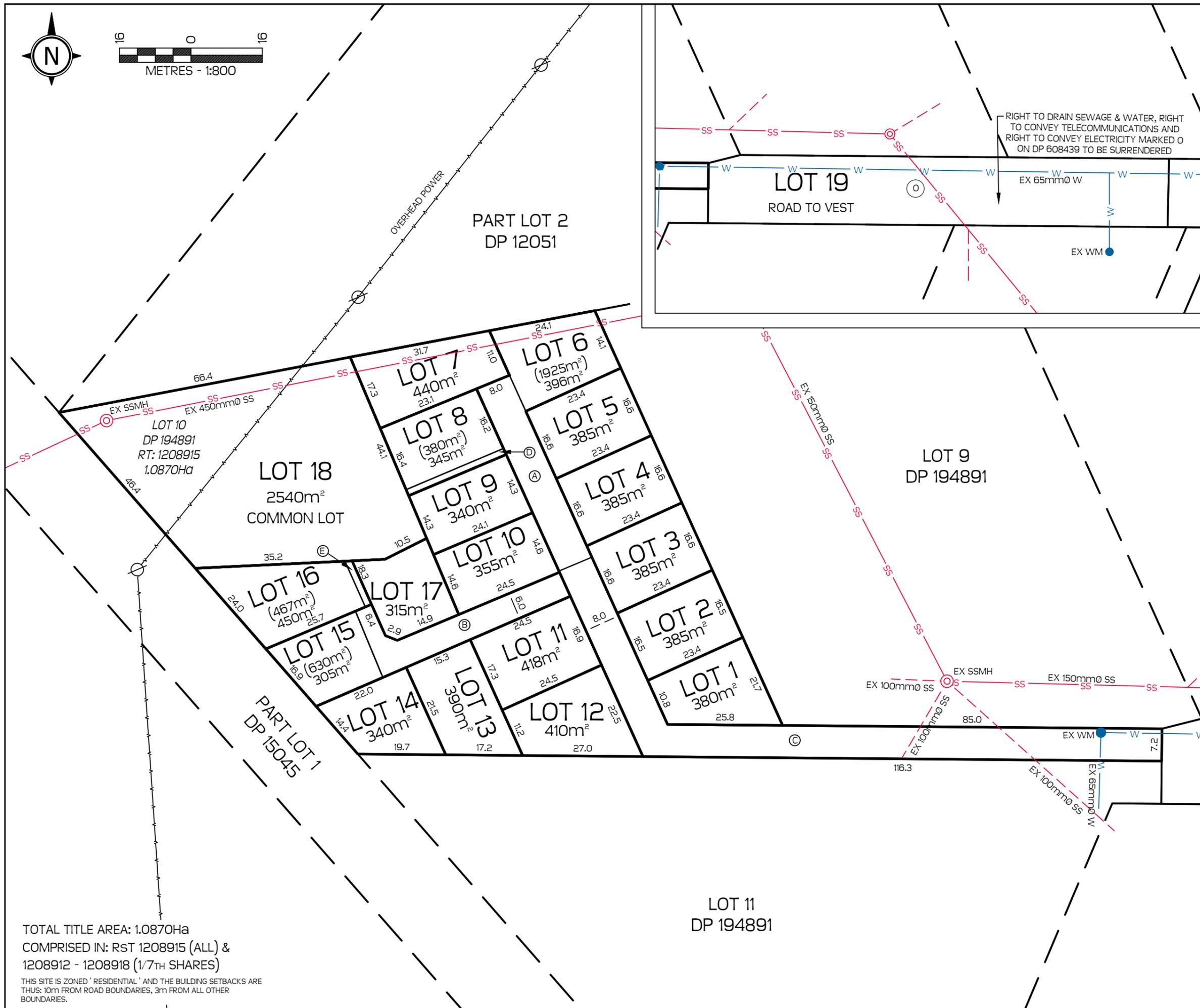
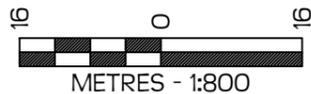
LOT 13
DP 194891

LOT 19
ROAD TO VEST

LOT 101 DP 608439

GRIGG STREET
SEALED LEGAL ACCESS, 19m+ WIDE





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THE RIGHT TO DRAIN SEWAGE AND WATER AND RIGHT TO CONVEY WATER (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF FNDC & CREATED BY 13179298.23; &

THE RIGHT TO CONVEY TELECOMMUNICATIONS (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF CHORUS & CREATED BY 13179298.26; &

THE RIGHT TO CONVEY ELECTRICITY (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF TOP ENERGY & CREATED BY 13179298.27;

REASON: LOT 101 DP 608439 TO BE VESTED AS A ROAD

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY & SERVICES	A	LOT 6 HEREON	LOTS 3 - 7 & 7 - 10 HEREON
	B	LOT 15 HEREON	LOT 13 - 17 HEREON
	C	LOT 6 HEREON	LOTS 1 - 5 & 7 - 17 HEREON
RIGHT OF WAY (PEDESTRIAN ACCESS) & SERVICES & RIGHT TO DRAIN STORMWATER	D	LOT 8 HEREON	LOTS 1 - 17 HEREON
	E	LOT 16 HEREON	

REV	DATE	DESCRIPTION
C	17.02.26	AMENDMENTS - BH/KM
B	13.02.26	AMENDMENTS - BH/KM
A	26.11.25	FIRST ISSUE - BH/KM

REF. DATA:

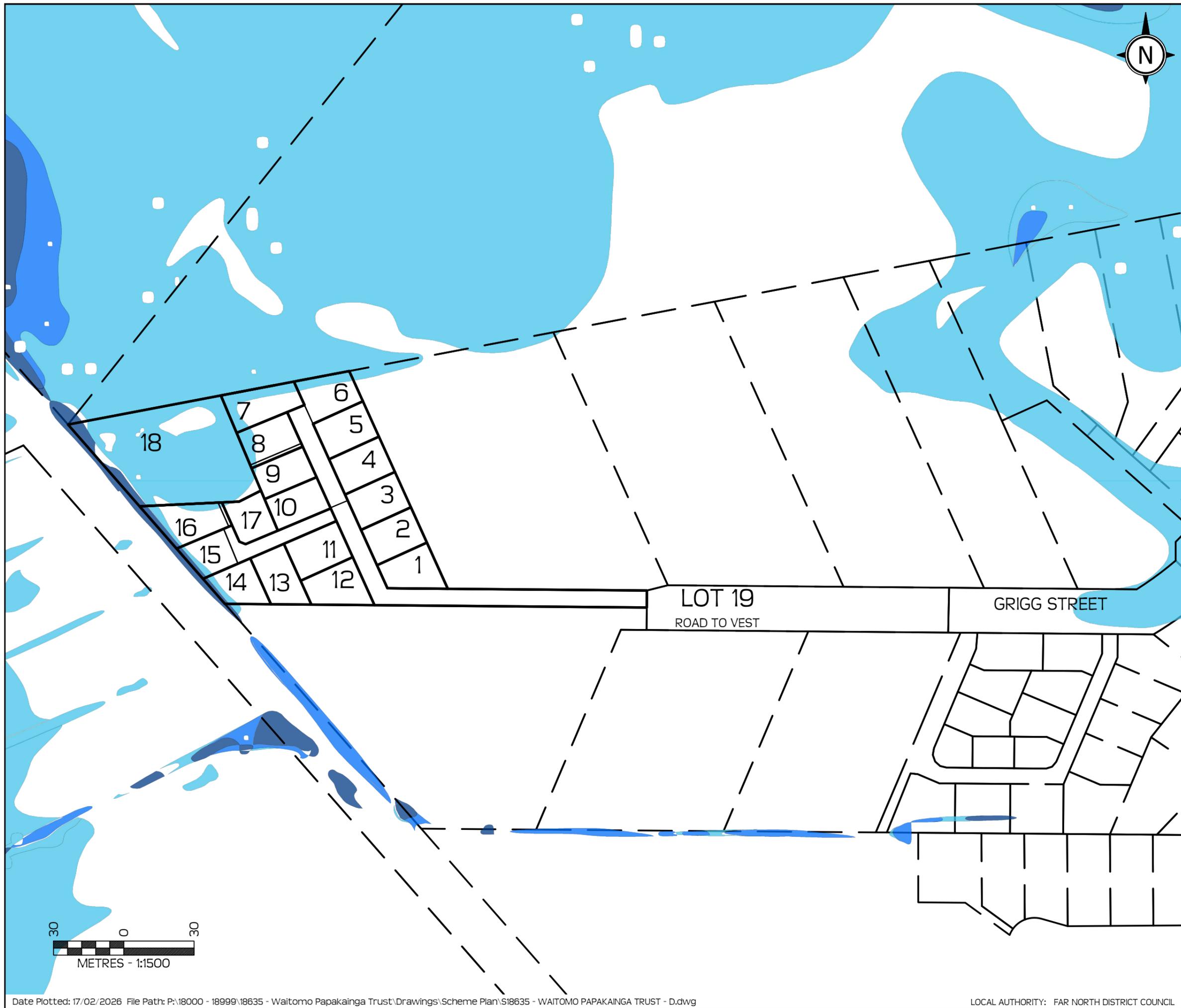
Ph: 09 438 3563 PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT
WAITOMO PAPA KAINGA TRUST
85 GRIGG STREET
KAITAIA

TITLE
PROPOSED SUBDIVISION OF LOT 10 DP 194891 & LOT 101 DP 608439

DATE	FEB 2026	SCALE	1:800 @A3
DRAWING REF.	S18635	SHEET	02 OF 04
REV			D

TOTAL TITLE AREA: 1.0870Ha
COMPRISED IN: RST 1208915 (ALL) & 1208912 - 1208918 (1/7TH SHARES)
THIS SITE IS ZONED 'RESIDENTIAL' AND THE BUILDING SETBACKS ARE THUS: 10m FROM ROAD BOUNDARIES, 3m FROM ALL OTHER BOUNDARIES.



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 7. 03m 2023-2024 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
 8. BOUNDARIES SOURCED FROM GRIP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

- 10 YEAR RIVER FLOOD HAZARD AREA
- 50 YEAR RIVER FLOOD HAZARD AREA
- 100 YEAR RIVER FLOOD HAZARD AREA

TOTAL TITLE AREA: 1.0870Ha
 COMPRISED IN: RST 1208915 (ALL) & 1208912 - 1208918 (1/7TH SHARES)
 THIS SITE IS ZONED 'RESIDENTIAL' AND THE BUILDING SETBACKS ARE THUS: 10m FROM ROAD BOUNDARIES, 3m FROM ALL OTHER BOUNDARIES.

C	17.02.26	AMENDMENTS - BH/KM
B	13.02.26	AMENDMENTS - BH/KM
A	26.11.25	FIRST ISSUE - BH/KM
REV	DATE	DESCRIPTION

REF. DATA:



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CLIENT
 WAITOMO PAKAINGA TRUST
 85 GRIGG STREET
 KAITAIA

TITLE PROPOSED SUBDIVISION OF LOT 10 DP 194891 & LOT 101 DP 608439		
DATE	FEB 2026	SCALE 1:1500 @A3
DRAWING REF.	S18635	SHEET 04 OF 04
REV	D	



- CAUTION:**
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PROPOSED CANCELLATION OF CONDITIONAL EASEMENTS

PURSUANT TO SECTION 243(e) OF THE RMA 1991, THE FAR NORTH DISTRICT COUNCIL IS TO CANCEL THE CONDITIONS AS TO THE CREATION OF:

- THE RIGHT TO DRAIN SEWAGE AND WATER AND RIGHT TO CONVEY WATER (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF FNDC & CREATED BY 13179298.23; &
- THE RIGHT TO CONVEY TELECOMMUNICATIONS (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF CHORUS & CREATED BY 13179298.26; &
- THE RIGHT TO CONVEY ELECTRICITY (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF TOP ENERGY & CREATED BY 13179298.27;

REASON: LOT 101 DP 608439 TO BE VESTED AS A ROAD

SEE PROPOSED EASEMENTS ON SHEET 02 OF 03

INDICATIVE BUILDING PLATFORMS 14 x 14

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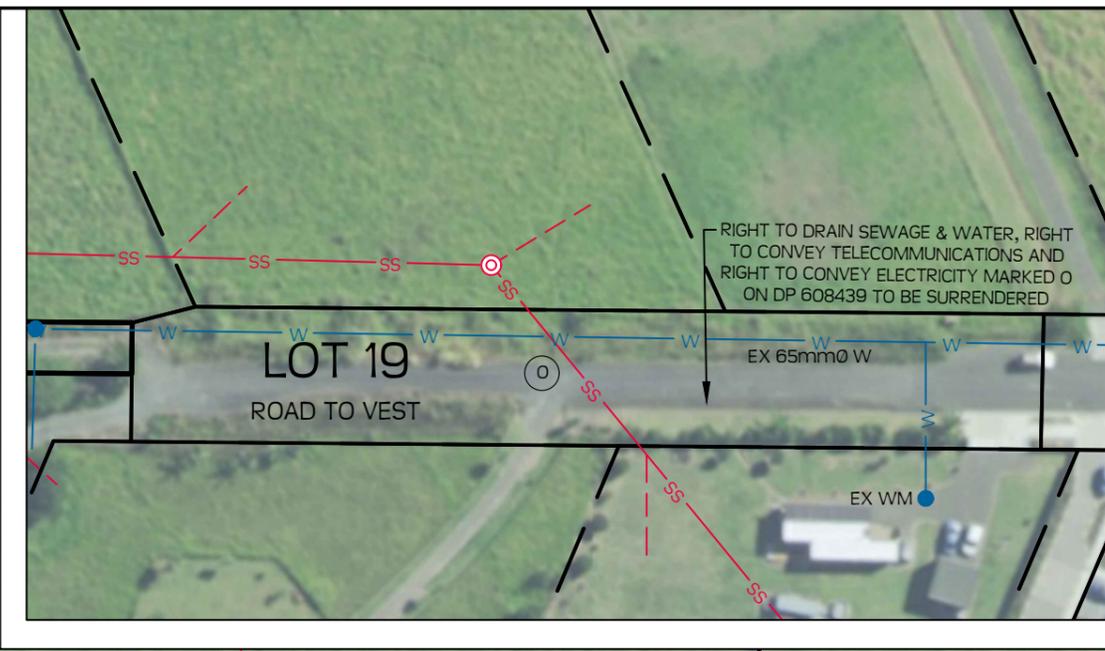
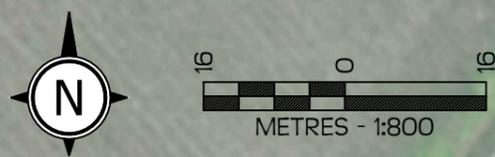
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CLIENT
WAITOMO PAKAINGA TRUST
 85 GRIGG STREET
 KAITAIA

TITLE
PROPOSED SUBDIVISION OF LOT 10 DP 194891 & LOT 101 DP 608439

DATE	FEB 2026	SCALE	1:1500 @A3
DRAWING REF.	S18635	SHEET	01 OF 04
REV	D		



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REASON: LOT 101 DP 608439 TO BE VESTED AS A ROAD

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY & SERVICES	A	LOT 6 HEREON	LOTS 3 - 7 & 7 - 10 HEREON
	B	LOT 15 HEREON	LOT 13 - 17 HEREON
	C	LOT 6 HEREON	LOTS 1 - 5 & 7 - 17 HEREON
RIGHT OF WAY (PEDESTRIAN ACCESS) & SERVICES & RIGHT TO DRAIN STORMWATER	D	LOT 8 HEREON	LOTS 1 - 17 HEREON
	E	LOT 16 HEREON	

REV	DATE	DESCRIPTION
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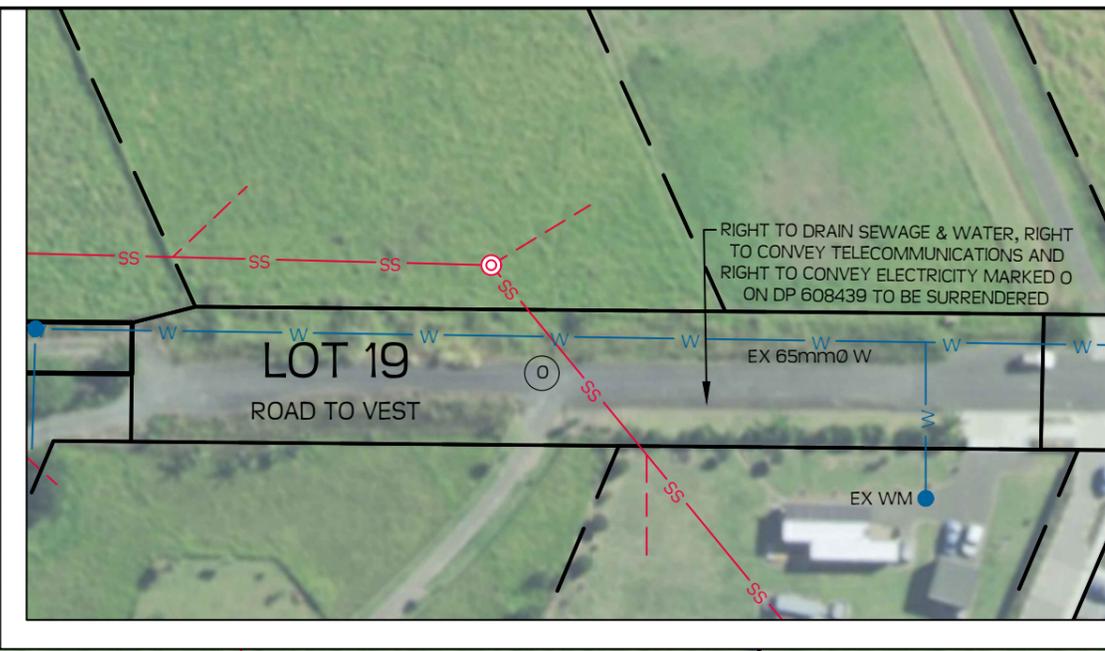
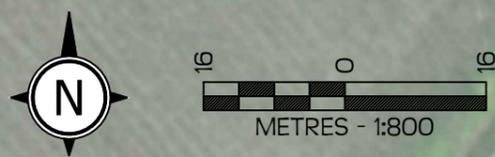
CLIENT
WAITOMO PAPAINGA TRUST
85 GRIGG STREET
KAITAIA

TITLE
PROPOSED SUBDIVISION OF LOT 10 DP 194891 & LOT 101 DP 608439

DATE	FEB 2026	SCALE	1:800 @A3
DRAWING REF.	S18635	SHEET	02 OF 04
REV	D		

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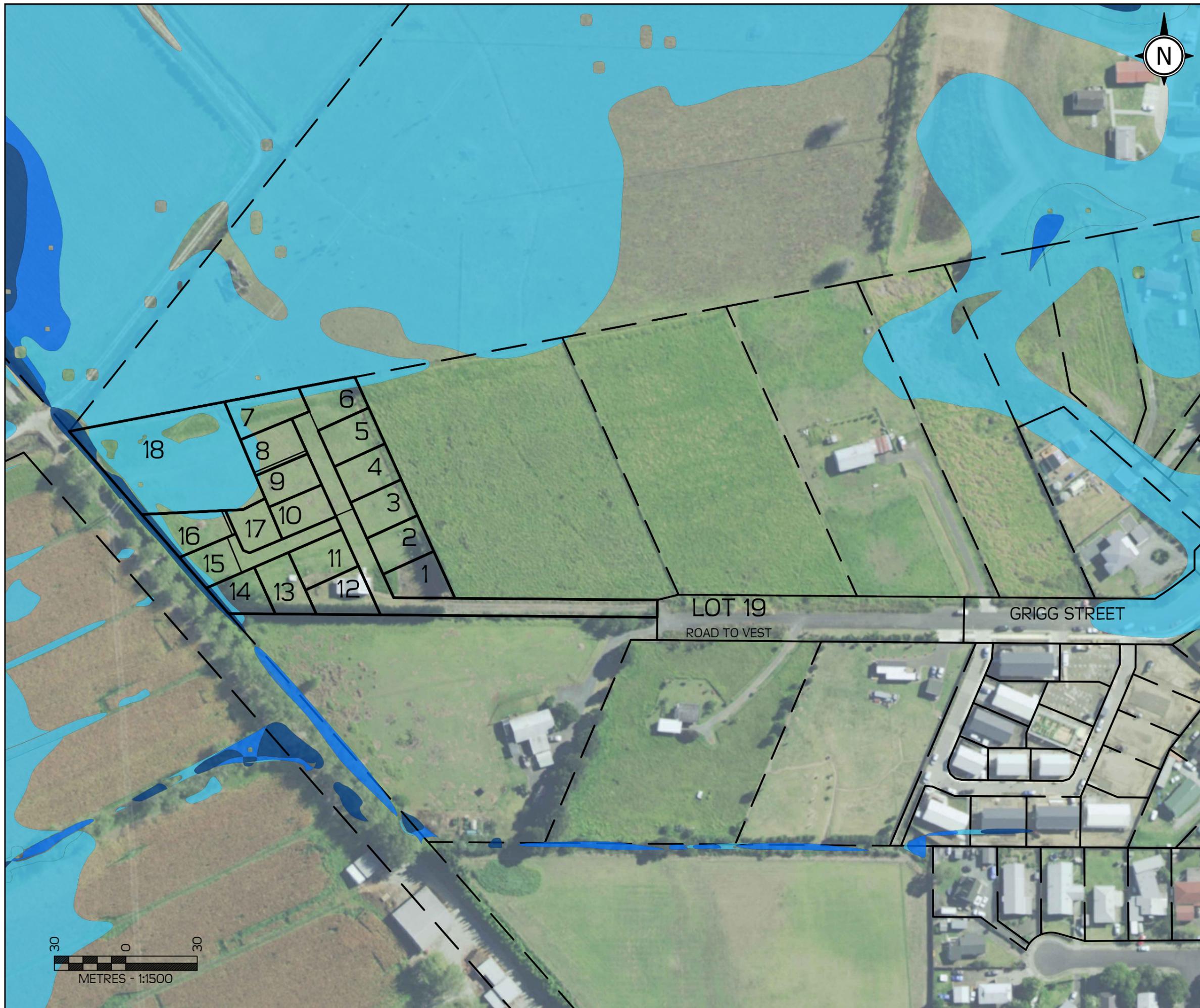
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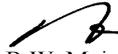
APPENDIX 2

RECORD OF TITLE AND ASSOCIATED MEMORIALS



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **1208915**
Land Registration District **North Auckland**
Date Issued 09 December 2024

Prior References

NA123B/315	NA123B/316	NA123B/317
NA123B/318	NA123B/319	NA123B/320
NA123B/321	NA123B/322	NA123B/323
NA123B/324		

Estate Fee Simple
Area 1.0870 hectares more or less
Legal Description Lot 10 Deposited Plan 194891
Registered Owners
Neil Gregory Wilkinson

Estate Fee Simple - 1/7 share
Area 2456 square metres more or less
Legal Description Lot 101 Deposited Plan 608439
Registered Owners
Neil Gregory Wilkinson

Interests

D511663.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 2.6.2000 at 3:43 pm

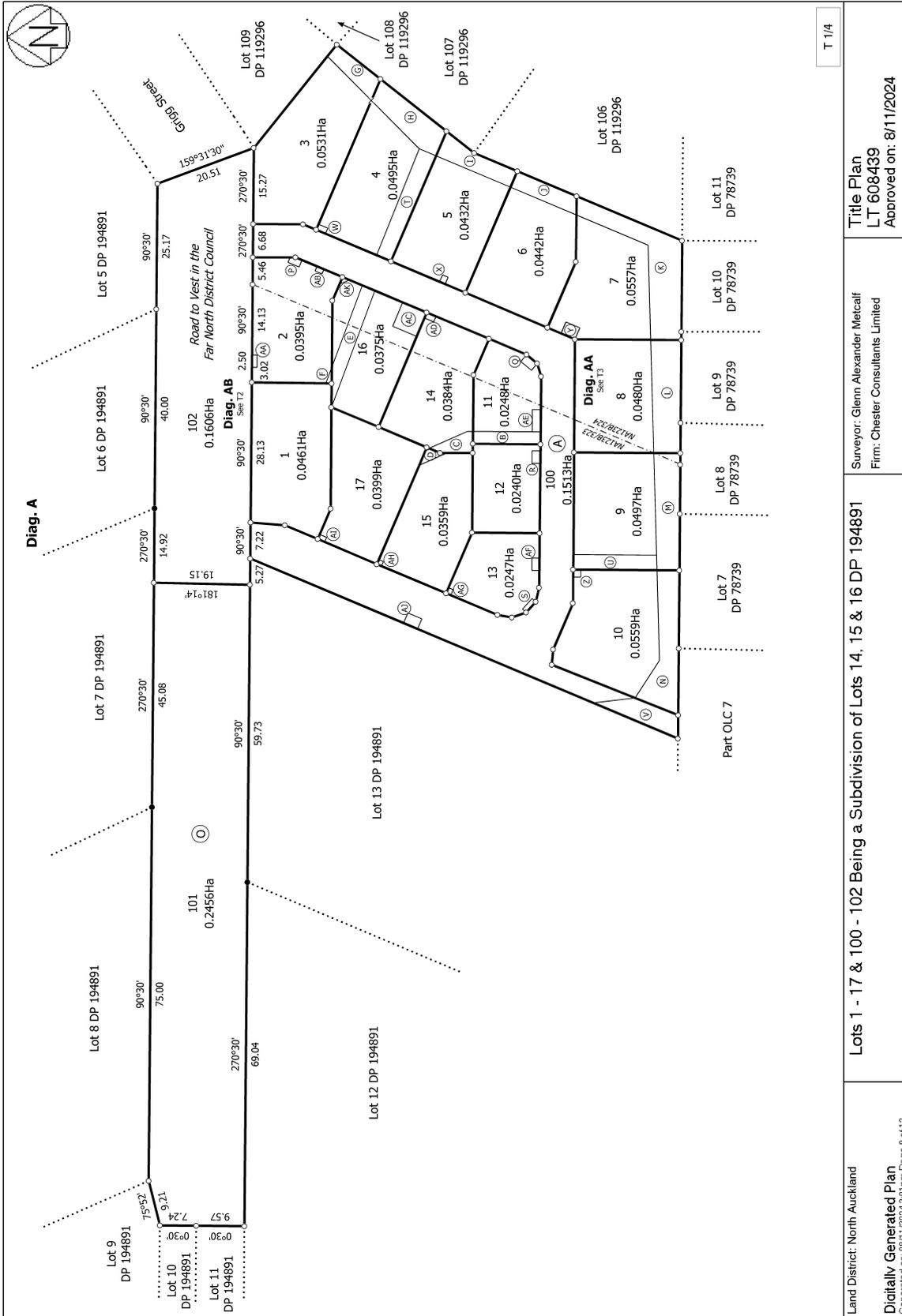
Subject to Section 241(2) Resource Management Act 1991 (affects DP 608439)

Subject to a right (in gross) to drain sewage and water and a right to convey water over Lot 101 DP 608439 marked O on DP 608439 in favour of Far North District Council created by Easement Instrument 13179298.23 - 9.12.2024 at 1:21 pm

The easements created by Easement Instrument 13179298.23 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications over Lot 101 DP 608439 marked O on DP 608439 in favour of Chorus New Zealand Limited created by Easement Instrument 13179298.26 - 9.12.2024 at 1:21 pm

Subject to a right (in gross) to convey electricity over Lot 101 DP 608439 marked O on DP 608439 in favour of Top Energy Limited created by Easement Instrument 13179298.27 - 9.12.2024 at 1:21 pm



Approved A.P. WEST D.M. WEST

Registered Owners Approved pursuant to Section 223 of the Resource Management Act 1991 on the 14th day of January 1997 subject to the amalgamation conditions set out hereon. The common seal of the Far North District Council is affixed hereto in the presence of

Authorised Officer (under delegation authority) RC: 1980278

AMALGAMATION CONDITIONS:
 THAT LOT 16 HEREON (LEGAL ACCESS) BE HELD AS TO TEN UNDIVIDED ONE-TENTH SHARES HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE HEREMITH A.632841

PROPOSED EASEMENTS IN GROSS GRANTEE

SHOWN PURPOSE	Lot 16
Electric power supply and access	Top Energy Ltd
Telecommunications	Telecom NZ Ltd
Access	Lot 17

Total Area 9.0985 ha
Comprised in G's T88C/246 ALL 648/248 ALL

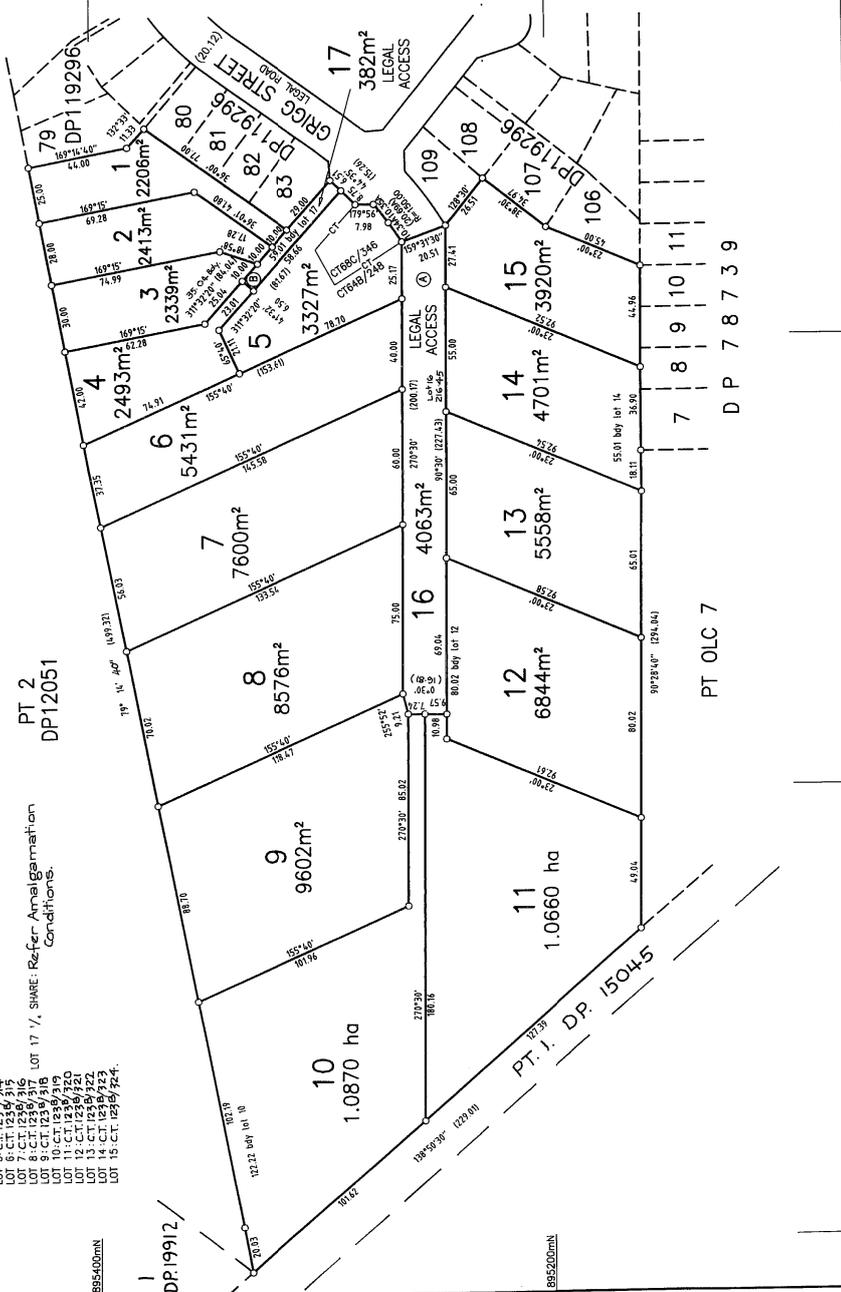
APPROVED BY: DONALD BARRINGTON VON STURMER OF KAITIAKI
 Registered Surveyor and holder of an annual practicing certificate for the year ending 31st December 1998. I hereby certify that the survey has been made in accordance with the provisions of the Survey Act 1972 and that the boundaries shown on this plan are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Approved as to Survey M. Nicks
 Deputy-Chief Surveyor

Deposited this 20th day of JUNE 1998

For Registration at Land Register

File No 055
Registration 1 - MAR 1999
Reference DP194891



LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. V Takahue
RECORD MAP No

LOTS 1-17 BEING SUBDIVISION OF
PT LOT 1 DP9783 & LOT 84 DP19296

TERRITORIAL AUTHORITY Far North District
Surveyed by D B Von Stummer
Scale 1:1250
Date March 1998

APPROVED BY 14/79
 13 JUN 2000

DS11663.3 CONO

THE RESOURCE MANAGEMENT ACT 1991

SECTION 224 : CONSENT NOTICE

IN THE MATTER OF
LAND TRANSFER PLAN
DP 194891
North Auckland Registry

PURSUANT to Section 221 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the Schedule below are to be complied with on a continuing basis by the Subdividing owner and the subsequent owners after the deposit of the survey plan and is to be registered on the appropriate new titles.

SCHEDULE A

- (i) NO BUILDING SHALL BE ERECTED ON THE LAND DESCRIBED BELOW WITHOUT THE PRIOR APPROVAL BY COUNCIL OF SPECIFIC DESIGNS FOR BUILDING FOUNDATIONS, PREPARED BY A REGISTERED ENGINEER WITH GEOTECHNICAL EXPERTISE.

THE LAND AFFECTED BY THIS CONDITION IS THE LAND FIRSTLY TO FIFTEENTHLY DESCRIBED BELOW

- (ii) AT THE TIME OF ANY FURTHER SUBDIVISION (APART FROM BOUNDARY ADJUSTMENTS) WHICH MAY TAKE ON THE LAND DESCRIBED BELOW THE ACCESS LOT MAY BE REQUIRED TO BE VESTED IN THE FAR NORTH DISTRICT COUNCIL AS PUBLIC ROAD.

THE LAND AFFECTED BY THIS CONDITION IS THE LAND FIRSTLY TO FIFTHLY DESCRIBED BELOW

- (iii) AT THE TIME OF ANY FURTHER SUBDIVISION (APART FROM BOUNDARY ADJUSTMENTS) WHICH MAY TAKE PLACE ON THE LAND DESCRIBED BELOW THE ACCESS LOT MAY BE REQUIRED TO BE VESTED IN THE FAR NORTH DISTRICT COUNCIL AS PUBLIC ROAD.

THE LAND AFFECTED BY THUIS CONDITION IS THE LAND SIXTHLY TO FIFTEENTHLY DESCRIBED BELOW

SCHEDULE B

THE LAND AFFECTD BY THIS CONSENT NOTICE IS

- (1) .2206 hectares more or less being Lot 1 together with an undivided $\frac{1}{4}$ share of 382 sqm more or less being Lot 17 both on Deposited Plan

Dw *PK* *W/L* *AA*

- 194891 and being part of the land in Certificates of Title 64B/248 and 68C/346 (North Auckland Registry) for which new title reference 123B/310 has been allocated.
- (2) .2413 hectares more or less being Lot 2 together with an undivided $\frac{1}{4}$ share of 382 sqm more or less being Lot 17 both on Deposited Plan 194891 and being part of the land in Certificates of Title 64B/248 and 68C/346 (North Auckland Registry) for which new title reference 123B/311 has been allocated.
- (3) .2339 hectares more or less being Lot 3 together with an undivided $\frac{1}{4}$ share of 382 sqm more or less being Lot 17 both on Deposited Plan 194891 and being part of the land in Certificates of Title 64B/248 and 68C/346 (North Auckland Registry) for which new title reference 123B/312 has been allocated.
- (4) .2493 hectares more or less being Lot 4 together with an undivided $\frac{1}{4}$ share of 382 sqm more or less being Lot 17 both on Deposited Plan 194891 and being part of the land in Certificates of Title 64B/248 and 68C/346 (North Auckland Registry) for which new title reference 123B/313 has been allocated.
- (5) .3327 hectares more or less being Lot 5 on Deposited Plan 194891 and being part of the land in Certificates of Title 64B/248 and 68C/346 (North Auckland Registry) for which new title reference 123B/314 has been allocated.
- (6) .5431 hectares more or less being Lot 6 together with an undivided $\frac{1}{10}$ th share of 4063 sqm more or less being Lot 16 both on Deposited Plan 194891 and being part of the land in Certificates of Title 64B/248 and 68C/346 (North Auckland Registry) for which new title reference 123B/315 has been allocated.
- (7) .7600 hectares more or less being Lot 7 together with an undivided $\frac{1}{10}$ th share of 4063 sqm more or less being Lot 16 both on Deposited Plan 194891 and being part of the land in Certificates of Title 64B/248 and 68C/346 (North Auckland Registry) for which new title reference 123B/316 has been allocated.
- (8) .8576 hectares more or less being Lot 8 together with an undivided $\frac{1}{10}$ th share of 4063 sqm more or less being Lot 16 both on Deposited Plan 194891 and being part of the land in Certificates of Title 64B/248 and

PAK
DW
ML
PW
AA

- 68C/346 (North Auckland Registry) for which new title reference 123B/317 has been allocated.
- (9) .9602 hectares more or less being Lot 9 together with an undivided 1/10th share of 4063 sqm more or less being Lot 16 both on Deposited Plan 194891 and being part of the land in Certificates of Title 64B/248 and 68C/346 (North Auckland Registry) for which new title reference 123B/318 has been allocated.
- (10) 1.0870 hectares more or less being Lot 10 together with an undivided 1/10th share of 4063 sqm more or less being Lot 16 both on Deposited Plan 194891 and being part of the land in Certificates of Title 64B/248 and 68C/346 (North Auckland Registry) for which new title reference 123B/319 has been allocated.
- (11) 1.0660 hectares more or less being Lot 11 together with an undivided 1/10th share of 4063 sqm more or less being Lot 16 both on Deposited Plan 194891 and being part of the land in Certificates of Title 64B/248 and 68C/346 (North Auckland Registry) for which new title reference 123B/320 has been allocated.
- (12) .6844 hectares more or less being Lot 12 together with an undivided 1/10th share of 4063 sqm more or less being Lot 16 both on Deposited Plan 194891 and being part of the land in Certificates of Title 64B/248 and 68C/346 (North Auckland Registry) for which new title reference 123B/321 has been allocated.
- (13) .5558 hectares more or less being Lot 13 together with an undivided 1/10th share of 4063 sqm more or less being Lot 16 both on Deposited Plan 194891 and being part of the land in Certificates of Title 64B/248 and 68C/346 (North Auckland Registry) for which new title reference 123B/322 has been allocated.
- (14) .4701 hectares more or less being Lot 14 together with an undivided 1/10th share of 4063 sqm more or less being Lot 16 both on Deposited Plan 194891 and being part of the land in Certificates of Title 64B/248 and 68C/346 (North Auckland Registry) for which new title reference 123B/323 has been allocated.
- (15) .3920 hectares more or less being Lot 15 together with an undivided 1/10th share of 4063 sqm more or less being Lot 16 both on Deposited Plan 194891 and being part of the land in Certificates of Title 64B/248

AK
DW
AA

and 68C/346 (North Auckland Registry) for which new title reference
123B/324 has been allocated.

Dated this 19th day of August 1999

P. J. Killeen

SIGNED by the FAR NORTH DISTRICT COUNCIL
pursuant to Section 252 of the Local Government Act 1974

A. P. West

SIGNED by ALLAN PATRICK WEST as
registered proprietor in the presence of:

M. J. 3

D. West 16/7/99

SIGNED by DAVID MICHAEL WEST as
registered proprietor in the presence of:

Alan Alexander JP 16 July 1999.

DATED

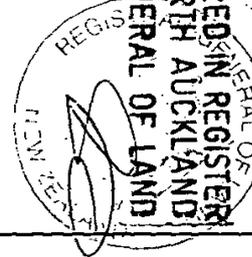
1999

CONSENT NOTICE

OF

ALLAN PATRICK WEST and
MICHAEL WEST

FAR NORTH DISTRICT COUNCIL



343 02 JUN 00 D 811663

INZ COPY

FOUNTAIN MANNING & CO

SOLICITORS

KAITIA

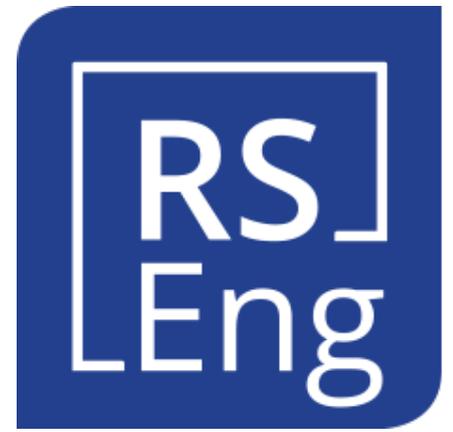


64B/248
68C/346

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APPENDIX 3

GEO TECHNICAL REPORT (RS ENG)



GEOTECHNICAL INVESTIGATION REPORT

**85 Grigg Street
Kaitia
(Lot 10 DP 194891)**

GEOTECHNICAL INVESTIGATION REPORT

85 Grigg Street

Kaitaia

(Lot 10 DP 194891)

Report prepared for: Waitomo Papakainga Trust

Report reference: 19995

Date: 27 February 2026

Revision: 2

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
13/02/2026	1	Resource Consent Issue	R Beasley	C Hay	M Jacobson
27/02/2026	2	Updated Scheme Plan	R Beasley	C Hay	M Jacobson



association of
consulting and
engineering

Contents

1.0	Introduction	1
2.0	Site Description	1
3.0	Desk Study	2
3.1	Referenced/Reviewed Documents	2
3.2	Site Geology	2
3.3	Aerial Photography	2
4.0	Field Investigation	3
5.0	Subsoil Conditions	3
6.0	Geotechnical Hazards	3
6.1	Slope Stability	3
6.2	Static Settlement	4
6.3	Liquefaction	4
6.4	Expansive Soils	5
6.5	Building Over or Near Public Pipelines	5
7.0	Recommendations	5
7.1	Site Subsoil Class	5
7.2	Earthworks	6
7.3	Shallow Foundations	6
7.4	Stormwater Disposal	6
8.0	Drawing Review	6
9.0	Construction Monitoring and Producer Statements	7
10.0	Conclusions	7
10.1	RMA – Section 106	7
10.2	NPS for Natural Hazards 2025	7
11.0	Limitations	8

Appendices

A	Scheme Plan
B	Drawings
C	Subsurface Investigations
D	CLiq Analysis

GEOTECHNICAL INVESTIGATION REPORT

85 Grigg Street, Kaitaia

(Lot 10 DP 194891)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Waitomo Papakainga Trust to investigate the suitability of the property Lot 10 DP 194891, for a residential subdivision and construction. The purpose of this report is to review the proposed new residential lots, assess natural hazards and geotechnical aspects.

The client proposes to develop seventeen new residential lots and plan to relocate seventeen dwellings. The proposed scheme plan, prepared by Reyburn and Bryant is enclosed in Appendix A. RS Eng have not provided an assessment of the proposed common Lot 18, no further comment shall be made herein.

2.0 Site Description

This 1.087ha property is accessed at the western end of Grigg Street, some 250m from the intersection with Weber Place. The property consists of near level ground ($<1^\circ$) generally falling slightly towards the northwest. Ground coverage at the property consists of pasture, trees and an existing dwelling towards the south of the property.



Figure 1: Lot 10 DP 194891.

3.0 Desk Study

3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology Of The Kaitaia Area – Isaac – 1996.

3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Late Pleistocene to Holocene age alluvium, which has been described as follows: *“Unconsolidated to poorly consolidated sand, peat, mud and shell deposits (estuarine, lacustrine, swamp, alluvial and colluvial).”*

3.3 Aerial Photography

RS Eng has undertaken a review of historical aerial photography, specifically images from 1950, 1968, and 1981, and Google Earth imagery. See Figure 2 below of the 1950 image. Several notable features were observed, listed below.

- No signs of soil creep or deep seated slope instability at the property in the imagery. No signs of slope instability at the identified building areas.
- The property remained undeveloped throughout the imagery. The existing building on proposed Lot 12 was constructed between 2019-2020, and proposed Lot 1 consisted of a gravel driveway.



Figure 2: 1950 Aerial Image (Source: www.retrolens.nz) (red outline indicates approx. property boundary).

4.0 Field Investigation

A Technician and two Geologists from this office visited the property on 13 January 2026 to undertake a walkover inspection and eight hand augers. Two Technicians and a Geologist from this office visited the property on a subsequent visit on 18 February 2026 to conduct a further seventeen hand augers.

The walkover inspection did not observe any signs of concern at the identified building areas in relation to the proposal.

The hand augers were dug to a maximum depth of 5.0m below ground level (BGL). Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

Three Cone Penetration Tests were conducted by Geo Data Solutions on 28 January 2026. These tests were completed to depths up to 30.03mBGL.

5.0 Subsoil Conditions

Interpretation of subsurface conditions is based on the investigations shown on the drawings in Appendix B. The conditions are summarised below;

- Topsoil was encountered to depths between 0.05m-0.25mBGL.
- Uncontrolled fill was encountered over proposed Lot 1, to a maximum thickness of 0.3mBGL, consisting of stiff clayey silts.
- Late Pleistocene alluvium was encountered to a maximum depth of 5.0mBGL, consisting of firm to very stiff silty clays and clayey silts, reducing in strength from approximately 3.5-4.0m becoming firm to stiff clays. From this depth, strengths become soft to stiff to the tested depth of 30m. In-Situ Undrained Shear Strengths ranged between 61kPa to greater than 214kPa.
- Based on the CPTs, it is inferred that these alluvial clays, silts and sands extend to depths greater than 30mBGL.
- Groundwater was encountered during the investigations at depths between 3.5m-4.0mBGL.

6.0 Geotechnical Hazards

6.1 Slope Stability

The identified building areas are near level to gently sloping (<1°) generally falling towards the northwest, lacking evidence of relic or recent slope instability. The identified building areas were found to be underlain with stiff alluvium deposits.

Provided the recommendations made in this report are adhered to, the risk of slope instability is considered to be low.

6.2 Static Settlement

The investigations encountered soft to firm Pleistocene alluvial clays from 4.0mBGL being variable to the tested depth of 30m. This material is considered potentially compressible. RS Eng have assessed settlements to be in the order of 4cm/10kPa of imposed loads. Specific assessment at the Building Consent stage shall be undertaken to confirm total settlements and differential settlements for specific site proposals. For a NZS3604 type dwelling on a suspended timber floor, we expect differential settlements to be less than 1:240.

6.3 Liquefaction

Sand, sandy gravels and sandy silts are potentially at risk of liquefaction induced by earthquake ground shaking. Soils potentially prone to liquefaction are generally classified by a normalised soil behaviours index (I_c) less than 2.6, assessed using the CPT. The CPTs completed across the subdivision by RS Eng observed various thin layers of silty sands and sandy silts at varying depths.

The future dwellings are likely considered an Importance Level 2 structure, as per AS1170. The following values of peak ground acceleration and magnitude are based on MBIE Geotechnical Engineering Module 1, November 2021.

In accordance with MBIE Geotechnical Engineering Module 3, using the software package, CLiq V.3 analysis was undertaken to assess the potential of earthquake induced liquefaction settlement using Boulanger and Idriss (2014). The results of the analysis are presented in Table 1 below.

Table 1: Liquefaction Analysis/Results.

Seismic Event	PGA	M_w	Liquefaction Potential (LPI)	Liquefaction Severity (LSN)	Free Field Settlement
ULS	0.19g	6.5	<5 Low risk	2-4 Little to no expression	2-5cm
SLS	0.03g	5.8	0 Low Risk	0 No expression	<1cm

6.4 Expansive Soils

The clayey soils encountered on-site are likely to be subject to volumetric change with seasonal changes in moisture content (wet winters / dry summers); this is known as expansive or reactive soils. Apart from seasonal changes in moisture content other factors that can influence soil moisture content at the include:

- Influence of garden watering and site drainage.
- The presence of large trees close to buildings. Large trees can cause variation in the soil moisture content for a distance of up to 1.5 times their mature height.
- Initial soil moisture conditions during construction, especially during summer and more so during a drought. Building platforms that have dried out after initial excavation should be thoroughly wet prior to any floor slabs being poured.
- Plumbing leaks.

Based on a visual tactile assessment, RS Eng Ltd considers the soils as being Class H1 (Highly Expansive) as per AS2870. Specific design will be required at the building consent stage.

6.5 Building Over or Near Public Pipelines

An existing sanitary sewer pipeline runs along the northern boundary within the proposed Lots 6, 7 and 18. As per Section 4.3.22. of the FNDC Engineering Standards, all future buildings are not permitted for the following and assessment should be made at the building consent stage:

- a) Building over or within a horizontal distance of 2m measured from the outside of the pipe:
- b) Building within the zone of influence of the pipe:
- c) Building within 2m horizontally of the outside of any maintenance structure (manholes, lamp holes, maintenance shafts and sewer dead ends):
- d) Driven piles shall not be installed closer than 5m from any pipe unless documentation is provided to the FNDCs satisfaction showing that the proposed works will not damage the asset.

All future buildings proposed shall be sufficiently setback a minimum of 1.5m from the centreline of any sewer, or as per NZS 3604, to avoid surcharging the sewer line.

Refer to FNDC Wastewater Drainage Bylaw 2018 for dispensation procedures.

7.0 Recommendations

7.1 Site Subsoil Class

In accordance with NZS 1170.5:2004, Section 3.12.3 the site has been assessed for its Site Subsoil Class. Based on the observation listed above RS Eng considers the site soils lie within Site Class E *“Very Soft Soil Site.”*

7.2 Earthworks

To form the identified suitable building sites at building consent stage, and construct the proposed right of ways, earthworks will be required. To suitably develop the identified building areas, we recommend as follows:

- Cuts shall be limited to a maximum of 0.5m, without further geotechnical assessment.
- No filling should be undertaken, unless lightweight filling is incorporated, without further geotechnical assessment.
- All existing fills shall be removed from the identified building platforms.
- Cut and fill batters should be sloped at angles less than 1V to 3H.
- Site works shall generally be completed in accordance with NZS4431.
- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.

7.3 Shallow Foundations

It is proposed to construct the dwellings on standard NZS 3604 type pile foundations. To suitably found the proposed construction RS Eng make the following recommendations.

- Timber pile type foundations designed to NZS 3604 shall extend to a minimum of 0.9m into original ground to account for Class H1 soils.
- Foundations shall be specifically designed to account for the potential liquefaction settlement.

Notwithstanding the recommendations of this report, for the specific design of shallow foundations within original ground, RS Eng has assessed the following.

- 300kPa Ultimate Bearing Capacity (Geotechnical Ultimate).
- 150kPa Dependable Bearing Capacity (Ultimate Limit State).
- 100kPa Allowable Bearing Capacity (Serviceability Limit State).

7.4 Stormwater Disposal

Uncontrolled and concentrated stormwater discharges can result in erosion and slope instability. RS Eng recommends that stormwater is collected where possible and piped to a suitable watercourse or to a suitably sized outlet. Under no circumstances shall uncontrolled stormwater be discharged to sloping ground.

8.0 Drawing Review

It is recommended that RS Eng Ltd carry out a review of final development drawings prior to submittal for building consent and / or resource consent. The review is to confirm that the recommendations outlined in this report have been applied in full and correctly to the design.

9.0 Construction Monitoring and Producer Statements

RS Eng recommends a suitably experienced Chartered Professional Engineer monitor the construction of the following works to confirm if the geotechnical conditions are consistent with that outlined in this report.

- Foundation excavations.

Any works not inspected will be excluded from future producer statements (PS4) to be issued by RS Eng. In any event, where doubt exists regarding inspections, this office should be contacted for advice and provided with reasonable notice of inspections.

10.0 Conclusions

10.1 RMA – Section 106

It is the conclusion of RS Eng Ltd that the identified building areas are suitable for residential development, provided the recommendations and limitations herein are adhered to.

We also conclude that in terms of Section 106 of the Resource Management Act 1991 and subject to the recommendations of this report that:

- (a) the land in respect of which a consent is sought, or any structure on the land, is not or is not likely to be subject to material damage by subsidence or slippage from any source; and
- (b) any subsequent use that is likely to be made of the land is not likely to accelerate, worsen, or result in material damage to the land, other land, or structure by subsidence or slippage from any source.

10.2 NPS for Natural Hazards 2025

In accordance with the National Policy Statement for Natural Hazards 2025, RS Eng has assessed the risk of the listed natural hazards, based on Figure 1 and Tables 1-2 of the NPS. Our risk assessment is detailed in Table 2 below.

Table 2: Risk Assessment Matrix.

Natural Hazard	Likelihood	Consequence	Risk
Slope Stability	Very Rare	Minor	Low
Liquefaction	Unlikely	Minor	Low

11.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the proposed residential subdivision, in relation to the material covered by the report. The reliance by other parties on the information, opinions or recommendations contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed. If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, RS Eng should be contacted immediately.

Prepared by:



Rachel Beasley
Geologist
BSc(Geology)

Reviewed by:



Codie Hay
Senior Technician
NZDE(Civil)

Approved by:



Matthew Jacobson
Director
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

RS Eng Ltd

Appendix A

Scheme Plan



- CAUTION:**
- THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
 - AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
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 - BOUNDARIES SOURCED FROM GRIP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED CANCELLATION OF CONDITIONAL EASEMENTS

PURSUANT TO SECTION 243(e) OF THE RMA 1991, THE FAR NORTH DISTRICT COUNCIL IS TO CANCEL THE CONDITIONS AS TO THE CREATION OF:

- THE RIGHT TO DRAIN SEWAGE AND WATER AND RIGHT TO CONVEY WATER (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF FNDC & CREATED BY 13179298.23; &
- THE RIGHT TO CONVEY TELECOMMUNICATIONS (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF CHORUS & CREATED BY 13179298.26; &
- THE RIGHT TO CONVEY ELECTRICITY (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF TOP ENERGY & CREATED BY 13179298.27;

REASON: LOT 101 DP 608439 TO BE VESTED AS A ROAD

SEE PROPOSED EASEMENTS ON SHEET 02 OF 03

INDICATIVE BUILDING PLATFORMS 14 x 14

TOTAL TITLE AREA: 1.3326Ha
 COMPRISED IN: RST 1208915 (ALL) & 1208912 - 1208918 (1/7TH SHARES)

THIS SITE IS ZONED 'RESIDENTIAL' AND THE BUILDING SETBACKS ARE THUS: 10m FROM ROAD BOUNDARIES, 3m FROM ALL OTHER BOUNDARIES.

REV	DATE	DESCRIPTION
C	13.02.26	AMENDMENTS - BH/KM
A	21.01.26	AMENDMENTS - BH/KM
A	26.11.25	FIRST ISSUE - BH/KM

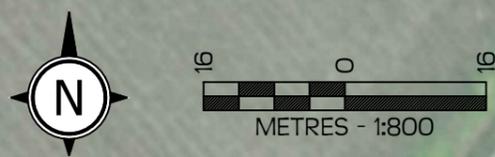
REF. DATA:

Ph: 09 438 3563 PO Box 191, Whangarei 0140
 7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT
WAITOMO PAKAINGA TRUST
 85 GRIGG STREET
 KAITAIA

TITLE
PROPOSED SUBDIVISION OF LOT 10 DP 194891 & LOT 101 DP 608439

DATE	FEB 2026	SCALE	1:1500 @A3
DRAWING REF.	S18635	SHEET	01 OF 04
REV	C		



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REASON: LOT 101 DP 608439 TO BE VESTED AS A ROAD

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY & SERVICES	A	LOT 6 HEREON	LOTS 3 - 7 & 7 - 10 HEREON
	B	LOT 15 HEREON	LOT 13 - 17 HEREON
	C	LOT 6 HEREON	LOTS 1 - 5 & 7 - 17 HEREON
RIGHT OF WAY (PEDESTRIAN ACCESS) & SERVICES & RIGHT TO DRAIN STORMWATER	D	LOT 8 HEREON	LOTS 1 - 17 HEREON
	E	LOT 16 HEREON	

REV	DATE	DESCRIPTION
C	13.02.26	AMENDMENTS - BH/KM
A	21.01.26	AMENDMENTS - BH/KM
A	26.11.25	FIRST ISSUE - BH/KM

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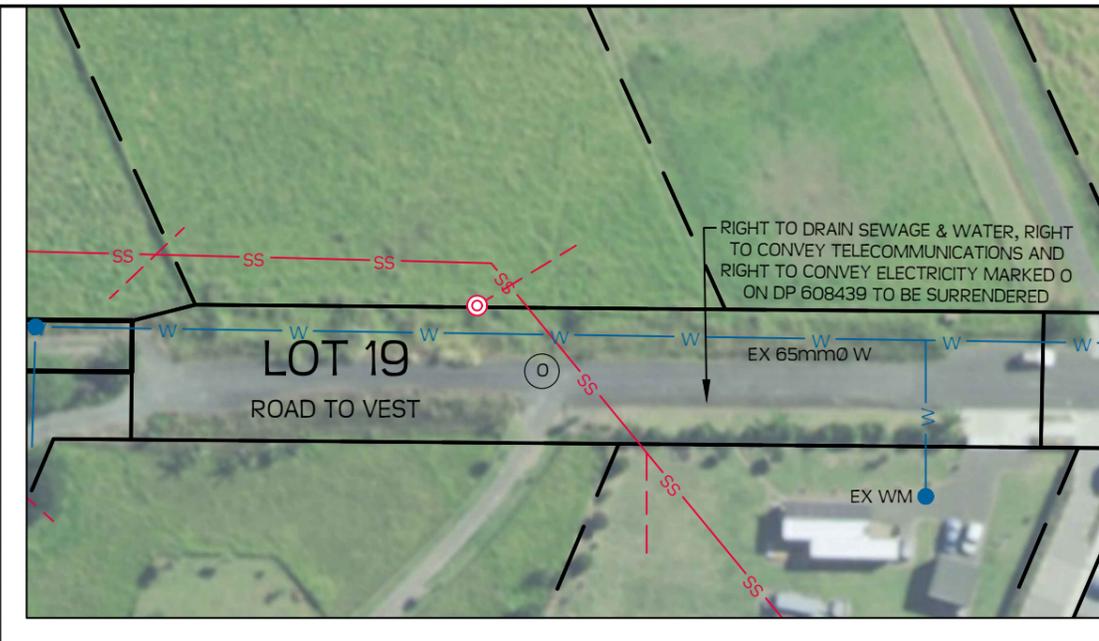
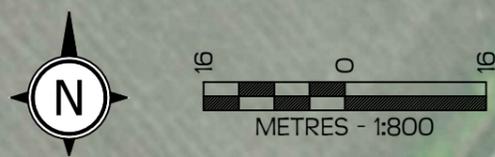
CLIENT
WAITOMO PAPA KAINGA TRUST
85 GRIGG STREET
KAITAIA

TITLE
PROPOSED SUBDIVISION OF LOT 10 DP 194891 & LOT 101 DP 608439

DATE	FEB 2026	SCALE	1:800 @A3
DRAWING REF.	S18635	SHEET	02 OF 04
REV			C

TOTAL TITLE AREA: 1.3326Ha
COMPRISED IN: RST 1208915 (ALL) & 1208912 - 1208918 (1/7TH SHARES)

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	E	LOT 16 HEREON	

REV	DATE	DESCRIPTION
C	13.02.26	AMENDMENTS - BH/KM
A	21.01.26	AMENDMENTS - BH/KM
A	26.11.25	FIRST ISSUE - BH/KM

REF. DATA:



Ph: 09 438 3563 PO Box 191, Whangarei 0140
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CLIENT
WAITOMO PAPAINGA TRUST
85 GRIGG STREET
KAITAIA

TITLE
PROPOSED SUBDIVISION OF LOT 10 DP 194891 & LOT 101 DP 608439

DATE FEB 2026 SCALE 1:800 @A3

DRAWING REF. SHEET REV
S18635 03 OF 04 **C**



INDICATIVE BUILDING PLATFORMS 14 x 14

TOTAL TITLE AREA: 1.3326Ha
COMPRISED IN: RST 1208915 (ALL) & 1208912 - 1208918 (1/7TH SHARES)

THIS SITE IS ZONED 'RESIDENTIAL' AND THE BUILDING SETBACKS ARE THUS: 10m FROM ROAD BOUNDARIES, 3m FROM ALL OTHER BOUNDARIES.

Appendix B

Drawings



NOTES:

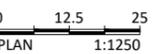
- All services should be located on-site prior to commencement of works.
- All works to comply with all relevant local authority by-laws and council regulations where applicable.
- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.



LEGEND

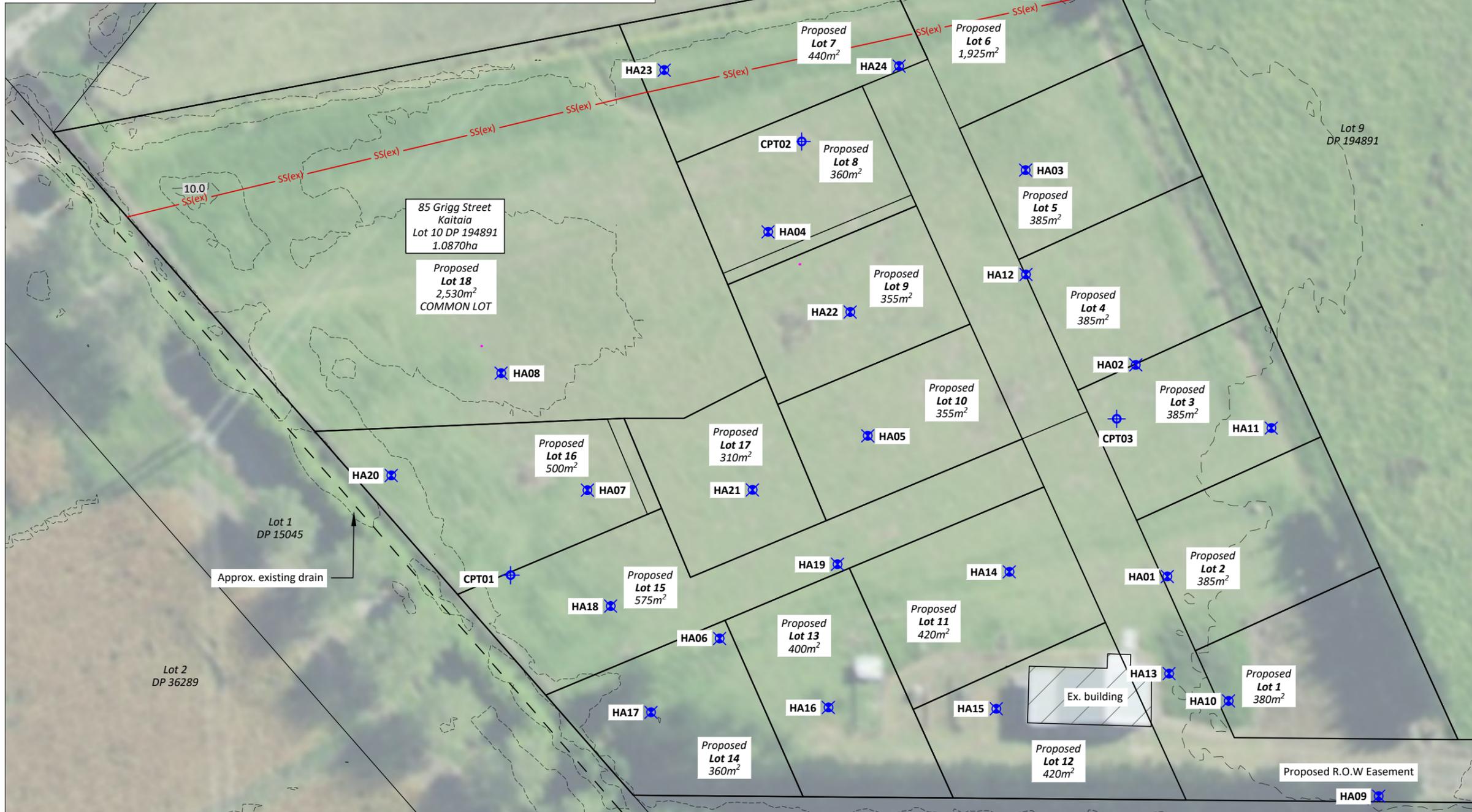
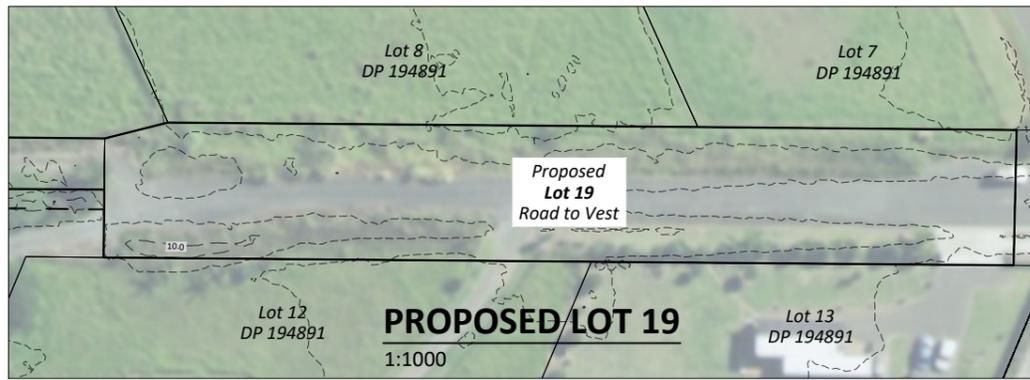
- Hand Auger Location
- Cone Penetration Test Location
- Existing Building

Contour Interval: 0.5m
 Vertical Datum: NZVD2016
 Survey Data Source: LiDAR (2018)



FOR CONSENT

	RS Eng Ltd 09 438 3273 office@RSeng.co.nz 2 Seaview Road, Whangarei 0110	These drawings are copyright to RS Eng Ltd and should not be reproduced without prior permission. If any part of these documents are unclear, please contact RS Eng Ltd.	PROPOSED SUBDIVISION SITE PLAN SITE INVESTIGATIONS	Client WAITOMO PAKAINGA TRUST	Scale 1:1250	Rev No. A
				Location 85 GRIGG STREET KAITAIA	Date 24/02/2026 B Updated Scheme Plan 13/02/2026 A Original Issue	Job No. 19995
				Date 13/02/2026 A Original Issue	Job No. 19995	Sheet No. C01
				Drawn by: LMC Reviewed by: RB Approved by: MJ		



NOTES:

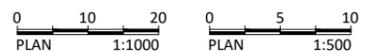
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LEGEND

- Hand Auger Location
- Cone Penetration Test Location
- Existing Building

Contour Interval: 0.5m
 Vertical Datum: NZVD2016
 Survey Data Source: LiDAR (2018)



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			Location	85 GRIGG STREET KAITAIA	Date	24/02/2026	Rev	B	Notes	Updated Scheme Plan
					Date	13/02/2026	Rev	A	Notes	Original Issue
					Drawn by:	LMC	Reviewed by:	RB	Approved by:	MJ
					Job No.	19995	Sheet No.	A3		C03

Appendix C

Subsurface Investigations



RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA01

CLIENT: Waitomo Papakainga
PROJECT: Geotechnical Investigations

JOB NO.:
19995

SITE LOCATION: 85 Grigg Street, Kaitiāia
CO-ORDINATES: 1622665mE, 6114898mN

ELEVATION: 9.97m

START DATE: 13/01/2026
END DATE: 13/01/2026
LOGGED BY: BL

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)							VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER					
					2	4	6	8	10	12	14	16	18	50	100		150	200	Values		
TS	Silty TOPSOIL, with minor clay; brown. Firm; moist; low plasticity.		0.0 - 0.2	TS																	
Pleistocene Alluvium	Silty CLAY, with trace wood and sand; grey-orange mottled. Stiff; moist; high plasticity; sand, fine; wood, black-brown, carbonaceous.		0.2 - 0.4	TS															180		
	Wood ceases.		0.4 - 0.6																49		
			0.6 - 0.8																		
			0.8 - 1.0																	140	
			1.0 - 1.2																	62	
			1.2 - 1.4																		
			1.4 - 1.6																		122
			1.6 - 1.8																		49
			1.8 - 2.0																		154
			2.0 - 2.2																		64
	Becoming brown with orange, grey mottling, trace gravel; subrounded, fine.		2.2 - 2.4																		
	Becoming blue-grey with brown mottling, silt becomes minor, sand ceases.		2.4 - 2.6																	158	
			2.6 - 2.8																	61	
			2.8 - 3.0																	137	
			3.0 - 3.2																	49	
	Silty CLAY, with minor sand; dark brown mottled dark blue-grey. Stiff; moist; high plasticity; sand, fine.		3.2 - 3.4																		
			3.4 - 3.6																	88	
			3.6 - 3.8																	38	
	CLAY, with trace sand; dark blue-grey. Soft; wet; high plasticity; sand, medium to coarse. Becoming dark blue-grey. Becoming firm.		3.8 - 4.0																	61	
			4.0 - 4.2																	29	
			4.2 - 4.4																		
			4.4 - 4.6																	117	
	Sand becomes minor.		4.6 - 4.8																	37	
			4.8 - 5.0																	99	
	Target Depth. End Of Hole: 5.00m		5.0																	24	

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↔ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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HAND AUGER LOG

HOLE NO.:
HA02

CLIENT: Waitomo Papakainga
PROJECT: Geotechnical Investigations

JOB NO.:
19995

SITE LOCATION: 85 Grigg Street, Kaitaia
CO-ORDINATES: 1622664mE, 6114922mN

ELEVATION: 9.88m

START DATE: 13/01/2026

END DATE: 13/01/2026

LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO3763				WATER		
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values			
TS	Silty TOPSOIL.		0.2	TS																	
Pleistocene Alluvium	Clayey SILT; greyish orange brown. Very stiff; dry to moist; low plasticity. With minor sand; greyish, some orange. Sand, fine to medium.		0.4																		190
			0.6																		
	Silty CLAY; grey and orange mottling. Stiff; moist; high plasticity.		1.0																		133
			1.2																		66
	Clayey SILT, with some organics; bluish grey/brown. Stiff; moist; low plasticity.		1.4																		122
			1.6																		52
			1.8																		122
			2.0																		55
	Silty CLAY, with minor organics; dark blue. Firm to stiff; moist; high plasticity.		2.2																		206
			2.4																		84
		2.6																		110	
		2.8																		41	
Moist to wet.		3.0																		87	
		3.2																		43	
		3.4																		104	
		3.6																		46	
	3.8																		76		
	4.0																		38		
	4.2																		107		
	4.4																		58		
	4.6																				
	4.8																				
	5.0																				
	Target Depth. End Of Hole: 5.00m																				

13/01/2026

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↕ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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HAND AUGER LOG

HOLE NO.:
HA03

CLIENT: Waitomo Papakainga
PROJECT: Geotechnical Investigations

JOB NO.:
19995

SITE LOCATION: 85 Grigg Street, Kaitaia
CO-ORDINATES: 1622651mE, 6114945mN

ELEVATION: 9.82m

START DATE: 13/01/2026
END DATE: 13/01/2026
LOGGED BY: MM

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO3763				WATER		
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values			
TS	TOPSOIL. Dry.		0.0 - 0.2	TS																	
Pleistocene Alluvium	Clayey SILT; brown / grey. Stiff; moist; low plasticity. Orange / grey.		0.2 - 0.4	TS																	
			0.4 - 0.6																	168 54	
			0.6 - 0.8																		
			0.8 - 1.0																	122 61	
	With minor sand.		1.0 - 1.2																		
			1.2 - 1.4																		
			1.4 - 1.6																		130 46
			1.6 - 1.8																		
	Orange / grey streaks.		1.8 - 2.0																		
			2.0 - 2.2																		138 54
CLAY, with minor sand, with trace silt; dark greyish blue. Firm; moist; high plasticity.			2.2 - 2.4																		
			2.4 - 2.6																		104 38
			2.6 - 2.8																		
			2.8 - 3.0																		107 61
			3.0 - 3.2																		
			3.2 - 3.4																		
			3.4 - 3.6																		84 43
			3.6 - 3.8																		
	Moist to wet.		3.8 - 4.0																		75 31
			4.0 - 4.2																		
		4.2 - 4.4																		61 23	
Target Depth. End Of Hole: 4.50m			4.4 - 4.6																		
			4.6 - 4.8																		
			4.8 - 5.0																		

PHOTO(S)

REMARKS



WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↔ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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HAND AUGER LOG

HOLE NO.:
HA04

CLIENT: Waitomo Papakainga
PROJECT: Geotechnical Investigations

JOB NO.:
19995

SITE LOCATION: 85 Grigg Street, Kaitaia
CO-ORDINATES: 1622625mE, 6114934mN

ELEVATION: 9.59m

START DATE: 13/01/2026
END DATE: 13/01/2026
LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO3763				WATER							
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values								
Pleistocene Alluvium	Silty TOPSOIL. Clayey SILT; grey/brown/orange. Stiff, dry to moist; low plasticity.		0.2	[Pattern]																						
	With some sand. Sand, medium to coarse.		0.4	[Pattern]																						119
			0.6	[Pattern]																						41
			0.8	[Pattern]																						
	Dark orange in bluish grey matrix.		1.0	[Pattern]																						159
			1.2	[Pattern]																						57
			1.4	[Pattern]																						
			1.6	[Pattern]																						107
		1.8	[Pattern]																						46	
		2.0	[Pattern]																						165	
	With minor organics and sand; dark orange some grey. Sand, fine to coarse.		2.2	[Pattern]																					70	
			2.4	[Pattern]																						
			2.6	[Pattern]																					130	
			2.8	[Pattern]																					50	
	With minor organics; dark bluish grey/brown.		3.0	[Pattern]																					153	
			3.2	[Pattern]																					49	
			3.4	[Pattern]																						
			3.6	[Pattern]																					138	
	CLAY; dark blue. Stiff, moist; high plasticity.		3.8	[Pattern]																					49	
			4.0	[Pattern]																					115	
	Target Depth. End Of Hole: 4.00m		4.2	[Pattern]																					26	
			4.4	[Pattern]																						
			4.6	[Pattern]																						
			4.8	[Pattern]																						
			5.0	[Pattern]																						

13/01/2026

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↕ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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HAND AUGER LOG

HOLE NO.:
HA05

CLIENT: Waitomo Papakainga
PROJECT: Geotechnical Investigations

JOB NO.:
19995

SITE LOCATION: 85 Grigg Street, Kaitaia
CO-ORDINATES: 1622633mE, 6114914mN

ELEVATION: 9.65m

START DATE: 13/01/2026
END DATE: 13/01/2026
LOGGED BY: MM

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO3763				WATER	
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values		
TS	TOPSOIL. Dry.		0.0 - 0.2	TS																
Pleistocene Alluvium	Clayey SILT; brownish orange / grey. Stiff; moist; low plasticity.		0.2 - 0.6																	107 46
	Silty CLAY; orange / grey streaks. Stiff; moist; low plasticity.		0.6 - 2.4																	107 41 122 54 145 73
	Dark grey.		2.4 - 3.0																	135 61 164 46
	CLAY, with minor silt and sand; dark bluish grey. Firm to stiff; moist; high plasticity.		3.0 - 3.6																	130 46
	Moist to wet.		3.6 - 4.0																	107 49
	Target Depth. End Of Hole: 4.00m		4.0 - 5.0																	

PHOTO(S)

REMARKS



WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↔ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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HAND AUGER LOG

HOLE NO.:
HA08

CLIENT: Waitomo Papakainga
PROJECT: Geotechnical Investigations

JOB NO.:
19995

SITE LOCATION: 85 Grigg Street, Kaitaia
CO-ORDINATES: 1622588mE, 6114925mN

ELEVATION: 9.45m

START DATE: 13/01/2026

END DATE: 13/01/2026

LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO3763				WATER				
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values					
TS	Silty TOPSOIL.		0.0	TS																			
Pleistocene Alluvium	Clayey SILT; orange/grey. Stiff, moist; low plasticity.		0.2	[Patterned Legend]																			
			0.4																				
	Orange/grey streaks. Stiff, moist.		0.6																			138	
			0.8																				55
			1.0																				130
			1.2																				61
			1.4																				
			1.6																				107
			1.8																				46
		Orange.			2.0																		119
			2.2																		54		
			2.4																				
	Silty CLAY; dark grey. Very stiff, moist; low plasticity.		2.6																		214+		
			2.8																		-		
			3.0																		119		
	Stiff.		3.2																		43		
	Target Depth. End Of Hole: 3.00m		3.4																				
			3.6																				
			3.8																				
			4.0																				
			4.2																				
			4.4																				
			4.6																				
			4.8																				
			5.0																				

Groundwater Not Encountered

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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HAND AUGER LOG

HOLE NO.:
HA10

CLIENT: Waitomo Papakainga
PROJECT: Geotechnical Investigations

JOB NO.:
19995

SITE LOCATION: 85 Grigg Street, Kaitaia
CO-ORDINATES: 1622679mE, 6114886mN

ELEVATION: 10.09m

START DATE: 18/02/2026
END DATE: 18/02/2026
LOGGED BY: MM

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO415				WATER			
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values				
FILL	Silty CLAY, with some gravel; brown . Stiff; moist; low plasticity; gravel, coarse.		0.2	[Cross-hatch pattern]																		
Pleistocene Alluvium	Silty CLAY, with minor gravel; grey / orange mottling. Stiff; moist; low plasticity; gravel, fine to coarse.		0.4	[Blue with 'x' pattern]																	135	
			0.6	[Blue with 'x' pattern]																	67	
			0.8	[Blue with 'x' pattern]																		
	Clayey SILT, with minor sand and gravel; orange / grey streaks. Very stiff; moist; low plasticity; sand, fine, gravel, fine to medium.		1.0	[Blue with 'x' pattern]																	150	
			1.2	[Blue with 'x' pattern]																	67	
			1.4	[Cyan with 'x' pattern]																		
			1.6	[Cyan with 'x' pattern]																		
			1.8	[Cyan with 'x' pattern]																		
			2.0	[Cyan with 'x' pattern]																	209+	
			2.2	[Cyan with 'x' pattern]																	-	
			2.4	[Cyan with 'x' pattern]																		
			2.6	[Cyan with 'x' pattern]																		
			2.8	[Cyan with 'x' pattern]																		
			3.0	[Cyan with 'x' pattern]																		
			3.2	[Cyan with 'x' pattern]																		
			3.4	[Cyan with 'x' pattern]																		
			3.6	[Cyan with 'x' pattern]																		
			3.8	[Cyan with 'x' pattern]																		
			4.0	[Cyan with 'x' pattern]																		
			4.2	[Cyan with 'x' pattern]																		
			4.4	[Cyan with 'x' pattern]																		
			4.6	[Cyan with 'x' pattern]																		
			4.8	[Cyan with 'x' pattern]																		
			5.0	[Cyan with 'x' pattern]																	209+	
	End Of Hole: 2.00m																				-	

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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HAND AUGER LOG

HOLE NO.:
HA13

CLIENT: Waitomo Papakainga
PROJECT: Geotechnical Investigations

JOB NO.:
19995

SITE LOCATION: 85 Grigg Street, Kaitaia
CO-ORDINATES: 1622666mE, 6114889mN

ELEVATION: 9.98m

START DATE: 18/02/2026
END DATE: 18/02/2026
LOGGED BY: MM

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO415				WATER		
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values			
TS	TOPSOIL.		0.0	TS																	
Pleistocene Alluvium	Clayey SILT; brown / orange mottling. Stiff; moist; low plasticity.		0.2	TS																	
	Silty CLAY; orange / grey. Very stiff; moist; low plasticity.		0.4	TS																	
			0.6	TS																	
			0.8	TS																	
			1.0	TS																	
			1.2	TS																	
	With minor sand. Sand, fine.		1.4	TS																	
			1.6	TS																	
			1.8	TS																	
			2.0	TS																	
End Of Hole: 2.00m			2.0																		
			2.2																		
			2.4																		
			2.6																		
			2.8																		
			3.0																		
			3.2																		
			3.4																		
			3.6																		
			3.8																		
			4.0																		
			4.2																		
			4.4																		
			4.6																		
			4.8																		
			5.0																		

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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HAND AUGER LOG

HOLE NO.:
HA14

CLIENT: Waitomo Papakainga
PROJECT: Geotechnical Investigations

JOB NO.:
19995

SITE LOCATION: 85 Grigg Street, Kaitaia
CO-ORDINATES: 1622650mE, 6114902mN

ELEVATION: 9.92m

START DATE: 18/02/2026
END DATE: 18/02/2026
LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO415				WATER			
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values				
TS	TOPSOIL.		0.2	TS																		
Pleistocene Alluvium	Silty CLAY; greyish some orange streaks. Stiff; moist; low plasticity.		0.4	TS																		
			0.6	TS																		142
	Clayey SILT; dark orange some grey. Very stiff; moist; low plasticity.		1.0	TS																	165	
			1.2	TS																	90	
			1.6	TS																	180	
Silty CLAY; greyish some orange streaks. Stiff; moist; low plasticity.		1.8	TS																91			
	2.0	TS																	159			
	2.00m		2.0																72			
	Target depth reached. End Of Hole: 2.00m		2.2																			
			2.4																			
			2.6																			
			2.8																			
			3.0																			
			3.2																			
			3.4																			
			3.6																			
			3.8																			
			4.0																			
			4.2																			
			4.4																			
			4.6																			
			4.8																			
			5.0																			

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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HAND AUGER LOG

HOLE NO.:
HA16

CLIENT: Waitomo Papakainga
PROJECT: Geotechnical Investigations

JOB NO.:
19995

SITE LOCATION: 85 Grigg Street, Kaitaia
CO-ORDINATES: 1622630mE, 6114885mN

ELEVATION: 9.83m

START DATE: 18/02/2026
END DATE: 18/02/2026
LOGGED BY: MM

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO415				WATER				
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values					
TS	TOPSOIL.		0.0	TS																			
Pleistocene Alluvium	Silty CLAY; orange / grey. Very stiff; moist; low plasticity.		0.2	TS																			
			0.4	TS																			
			0.6	TS																		194	
			0.8	TS																		105	
		1.0	TS																		209+		
	With minor sand. Sand, fine.		1.2	TS																	-		
	Clayey SILT, with minor sand; orange. Very stiff; moist; low plasticity.		1.4	TS																	187		
			1.6	TS																	60		
			1.8	TS																			
	End Of Hole: 2.00m		2.0	TS																	209+		
			2.2																		-		
			2.4																				
			2.6																				
			2.8																				
			3.0																				
			3.2																				
			3.4																				
			3.6																				
			3.8																				
			4.0																				
			4.2																				
			4.4																				
			4.6																				
			4.8																				
			5.0																				

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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HAND AUGER LOG

HOLE NO.:
HA18

CLIENT: Waitomo Papakainga
PROJECT: Geotechnical Investigations

JOB NO.:
19995

SITE LOCATION: 85 Grigg Street, Kaitaia
CO-ORDINATES: 1622595mE, 6114899mN

ELEVATION: 9.69m

START DATE: 18/02/2026

END DATE: 18/02/2026

LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)											VANE SHEAR STRENGTH (kPa) Vane: GEO415				WATER			
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values					
TS	TOPSOIL.		0.2	TS																			
Pleistocene Alluvium	Clayey SILT; grey some orange mottling. Stiff; moist; low plasticity.		0.4	TS																	138	Groundwater Not Encountered	
			0.6	TS																			60
	With some sand. Sand, fine to medium.		1.0	TS																			150
			1.2	TS																			75
			1.4	TS																			154
			1.6	TS																			78
			1.8	TS																			
			2.0	TS																			154
			2.0	TS																			67
			2.0	TS																			
	2.0	TS																					
	Target depth reached. End Of Hole: 2.00m		2.2																				

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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HAND AUGER LOG

HOLE NO.:
HA20

CLIENT: Waitomo Papakainga
PROJECT: Geotechnical Investigations

JOB NO.:
19995

SITE LOCATION: 85 Grigg Street, Kaitaia
CO-ORDINATES: 1622583mE, 6114909mN

ELEVATION: 9.44m

START DATE: 18/02/2026

END DATE: 18/02/2026

LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO415				WATER			
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values				
TS	TOPSOIL.		0.2	TS																		
Pleistocene Alluvium	Silty CLAY; greyish some orange mottling. Very stiff; moist; high plasticity.		0.4	X																	135	
			0.6	X																		67
			0.8	X																		
			1.0	X																		150
			1.2	X																		70
			1.4	X																		
			1.6	X																		165
			1.8	X																		72
			2.0	X																		177
			2.2	X																		72
	Clayey SILT; dark orange/brown and some grey. Very stiff; moist; low plasticity.		2.4	X																	209+	
			2.6	X																	-	
			2.8	X																		
	Silty CLAY; dark brown/grey. Stiff; moist; high plasticity.		3.0	X																	138	
			3.2	X																	60	
	With minor organics.		3.4	X																	183	
			3.6	X																	75	
	CLAY; dark bluish grey some brown/black. Firm to stiff; moist to wet; high plasticity.		3.8	X																	120	
			4.0	X																	36	
			4.2	X																		
			4.4	X																		
	Dark grey some orange.		4.6	X																	67	
			4.8	X																	30	
			5.0	X																	90	
	Target depth reached. End Of Hole: 5.00m																				40	

18/02/2026

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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 office@RSEng.co.nz
 2 Seaview Road,
 Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA21

CLIENT: Waitomo Papakainga
PROJECT: Geotechnical Investigations

JOB NO.:
19995

SITE LOCATION: 85 Grigg Street, Kaitaia
CO-ORDINATES: 1622616mE, 6114915mN

ELEVATION: 9.61m

START DATE: 18/02/2026

END DATE: 18/02/2026

LOGGED BY: MM

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)											VANE SHEAR STRENGTH (kPa) Vane: GEO4063				WATER			
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values					
TS	TOPSOIL.		0.0	TS																			
Pleistocene Alluvium	Silty CLAY; orange / grey. Stiff; moist; low plasticity.		0.2	TS																			
			0.4																			117	
			0.6																			47	
			0.8																				
			1.0																			171	
			1.2																			70	
			1.4																				
			1.6																			171	
			1.8																			62	
			2.0																			171	
			End Of Hole: 2.00m		2.0																	62	
			2.2																				
			2.4																				
			2.6																				
			2.8																				
			3.0																				
			3.2																				
			3.4																				
			3.6																				
			3.8																				
			4.0																				
			4.2																				
			4.4																				
			4.6																				
			4.8																				
			5.0																				

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA22

CLIENT: Waitomo Papakainga
PROJECT: Geotechnical Investigations

JOB NO.:
19995

SITE LOCATION: 85 Grigg Street, Kaitaia
CO-ORDINATES: 1622628mE, 6114931mN

ELEVATION: 9.65m

START DATE: 18/02/2026

END DATE: 18/02/2026

LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)							VANE SHEAR STRENGTH (kPa) Vane: GEO4063				WATER				
					2	4	6	8	10	12	14	16	18	50	100		150	200	Values	
TS	TOPSOIL.		0.2	TS																
stocene Alluv	Silty CLAY, with minor gravel; dark brown/orange/grey. Stiff; moist; low plasticity.		0.4	X															137	
			0.6	X															51	
	Silty CLAY; white/brown/orange. Stiff; moist; high plasticity.		0.8	X																156
		Clayey SILT, with minor sand; white/grey/brown. Stiff; moist; low plasticity.		1.0	X															59
			1.2	X																
		1.4	X																	
		1.6	X																171	
		1.8	X																64	
		2.0	X																159	
		2.2	X																47	
Very stiff.		2.4	X																	
		2.6	X																174	
		2.8	X																61	
Silty CLAY, with trace sand; bluish grey/brown. Stiff; moist; high plasticity; sand, fine.		3.0	X																190	
		3.2	X																67	
		3.4	X																	
		3.6	X																114	
		3.8	X																62	
		4.0	X																93	
End Of Hole: 4.00m			4.0	X															59	

PHOTO(S)

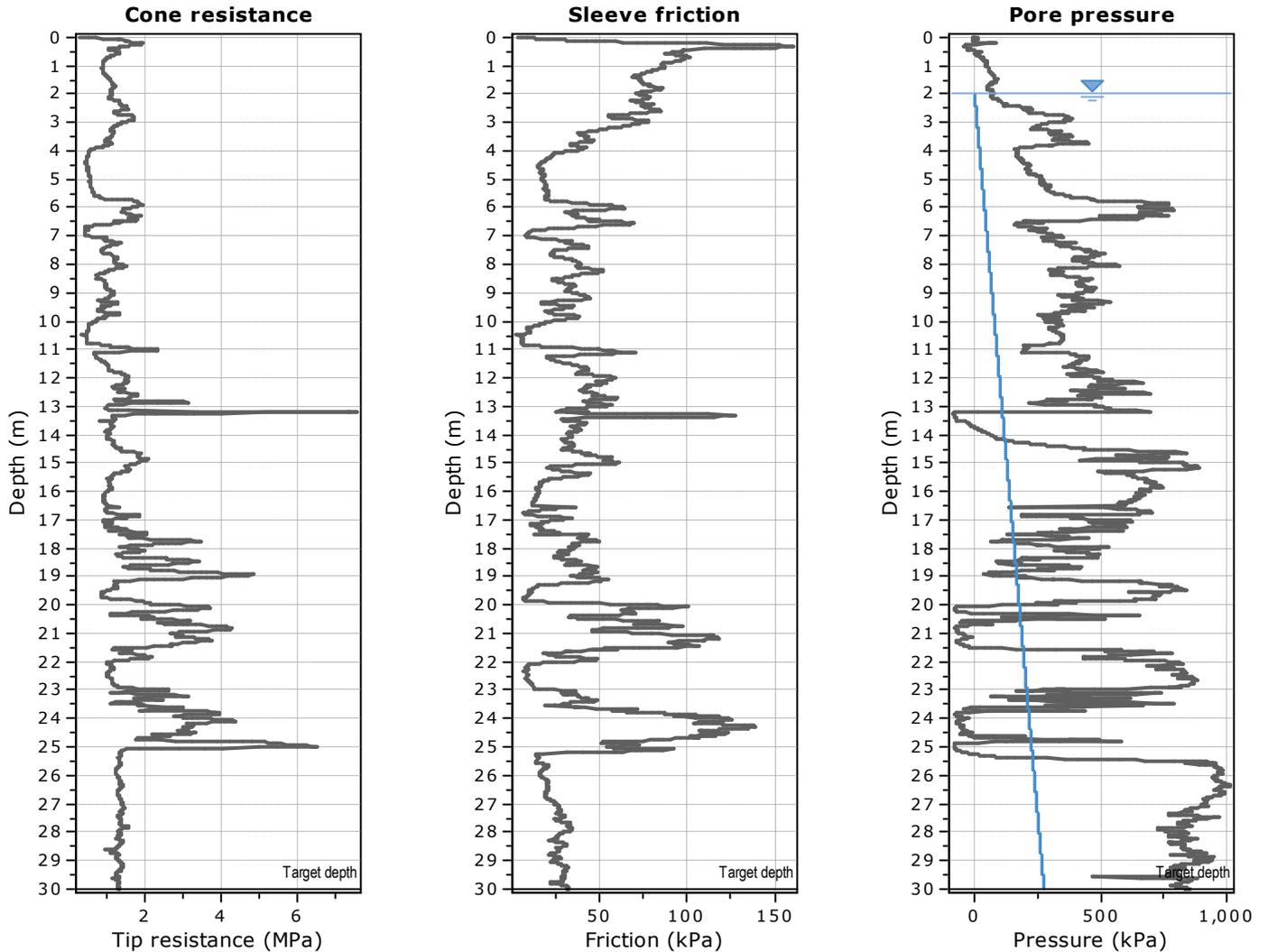
REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↔ In flow

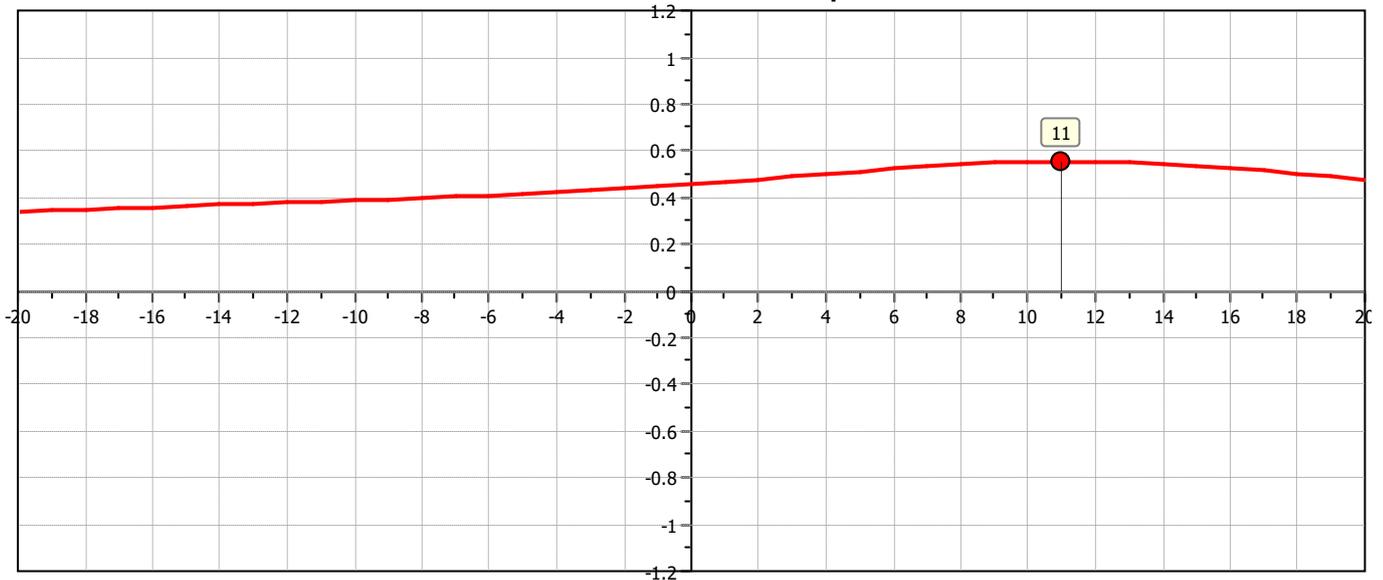
INVESTIGATION TYPE

- Hand Auger
- Test Pit



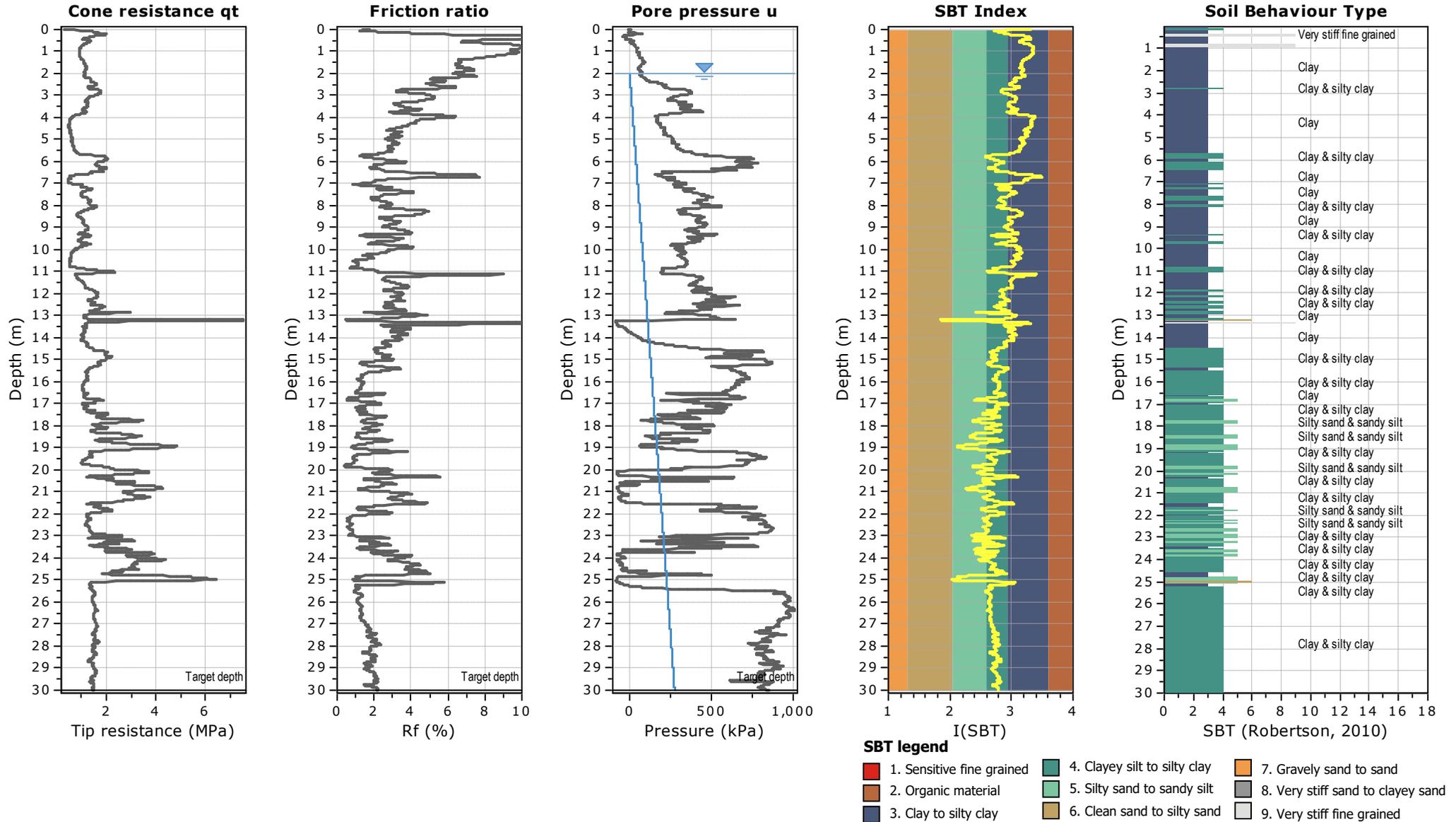
The plot below presents the cross correlation coefficient between the raw q_c and f_s values (as measured on the field). X axes presents the lag distance (one lag is the distance between two successive CPT measurements).

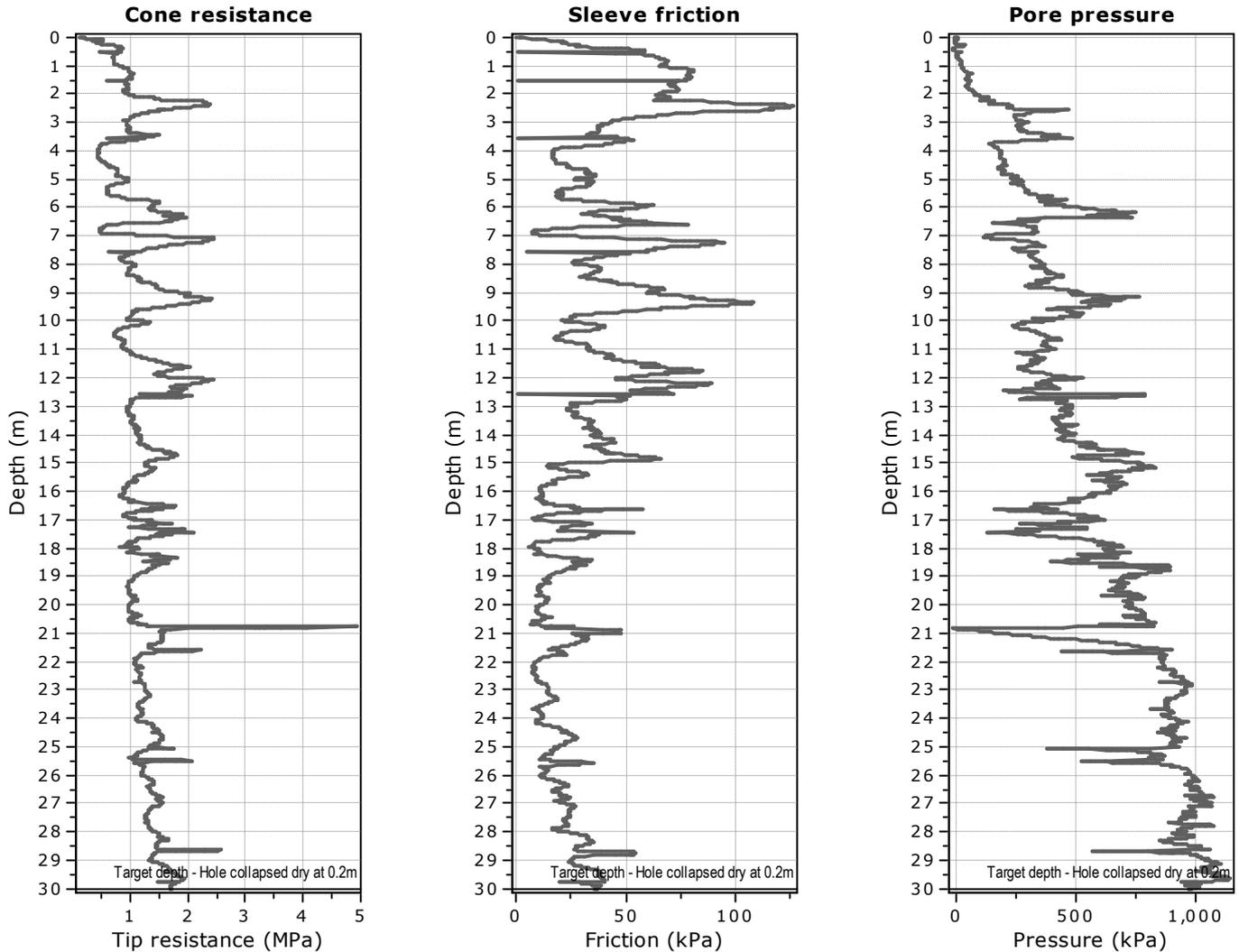
Cross correlation between q_c & f_s



Project: RS Eng | 19995 | GDS NZ Ltd

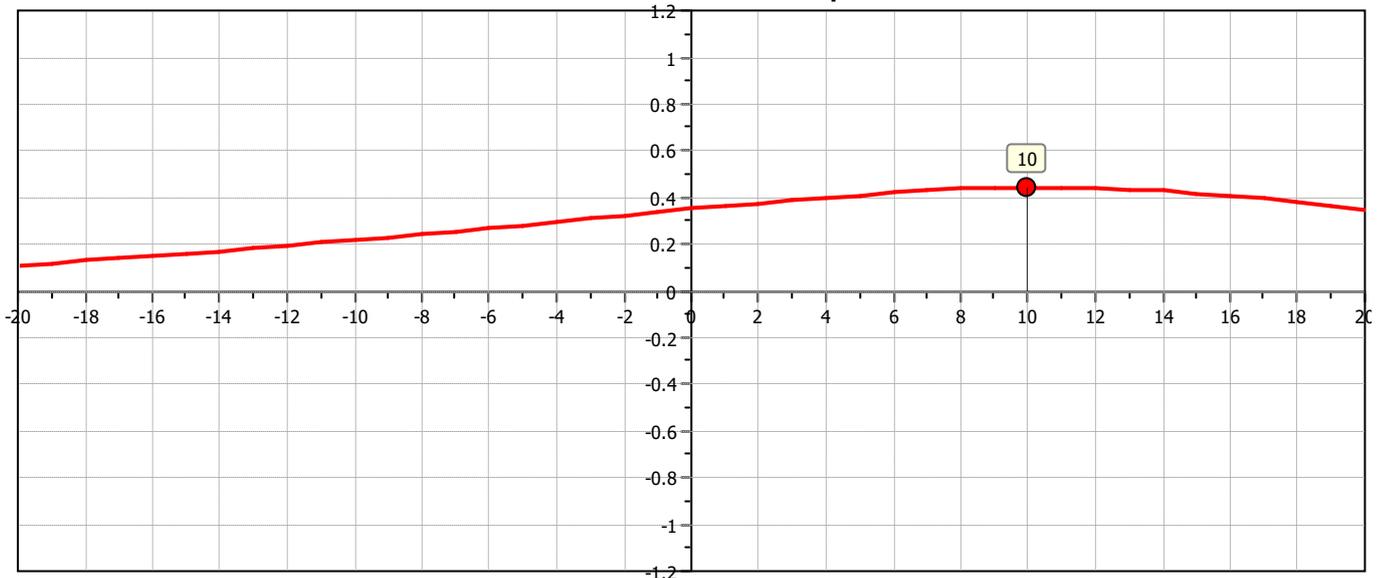
Location: 85 Grigg Street, Kaitaia | Holes dipped onsite using Dipmeter





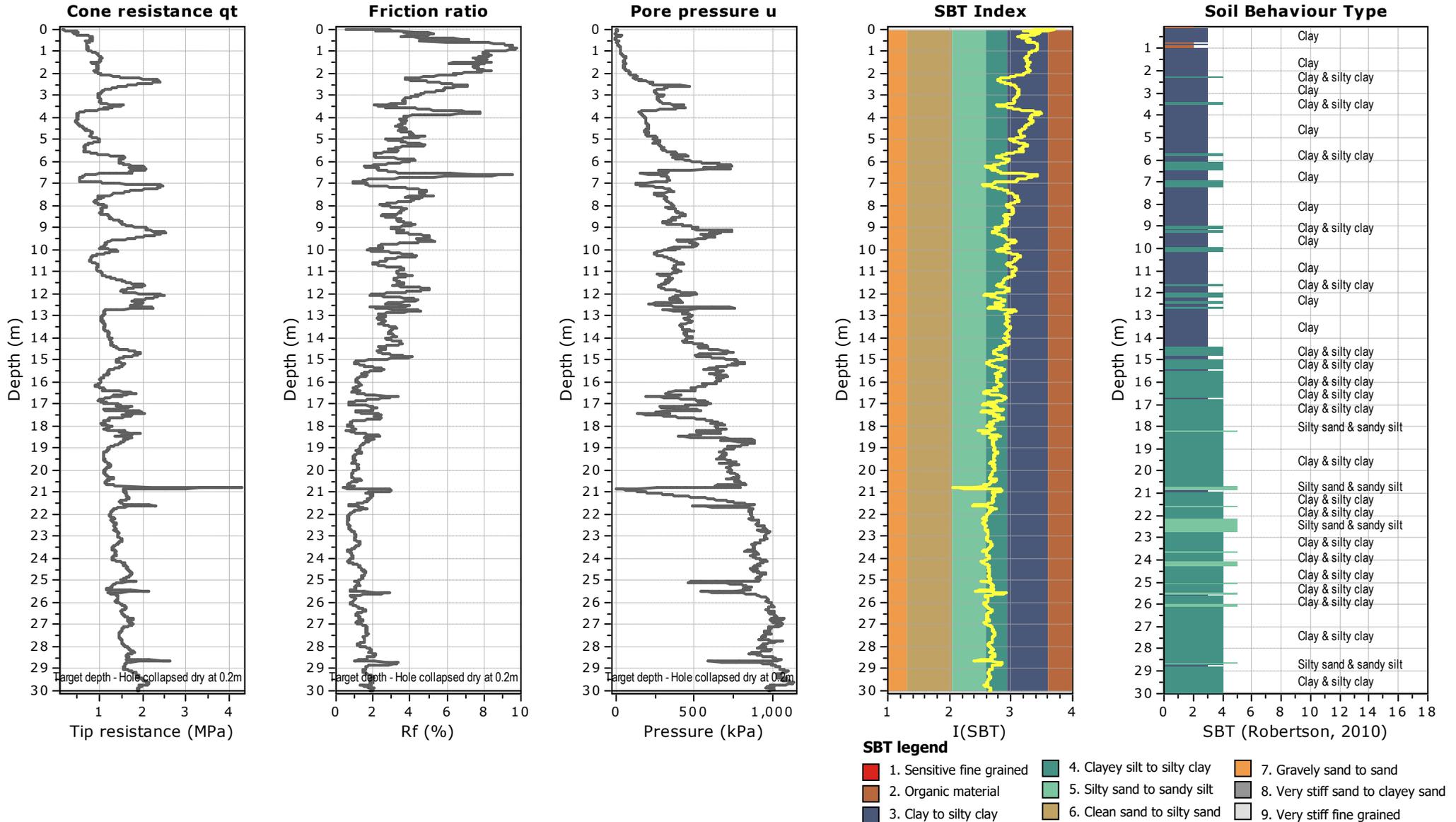
The plot below presents the cross correlation coefficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two successive CPT measurements).

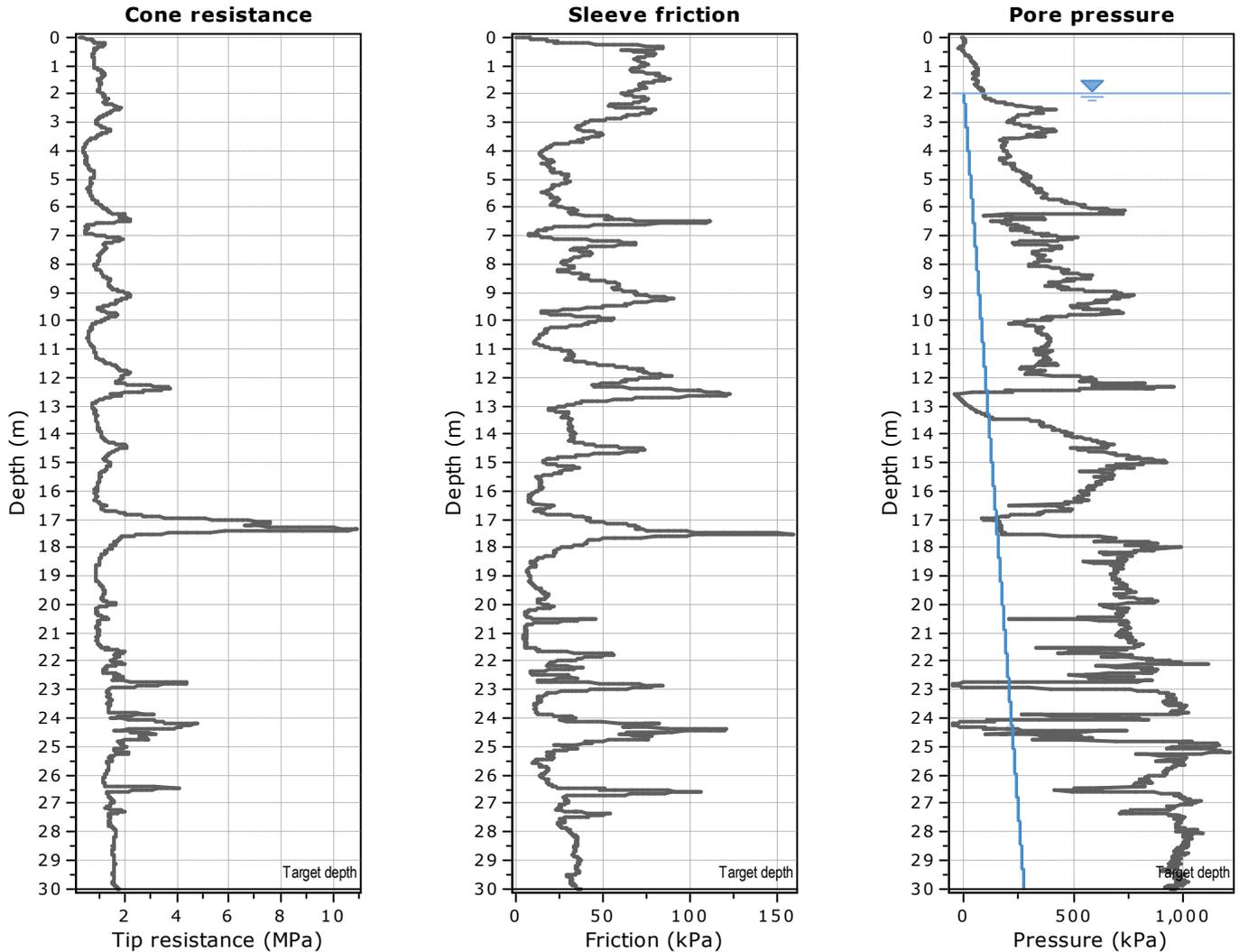
Cross correlation between qc & fs



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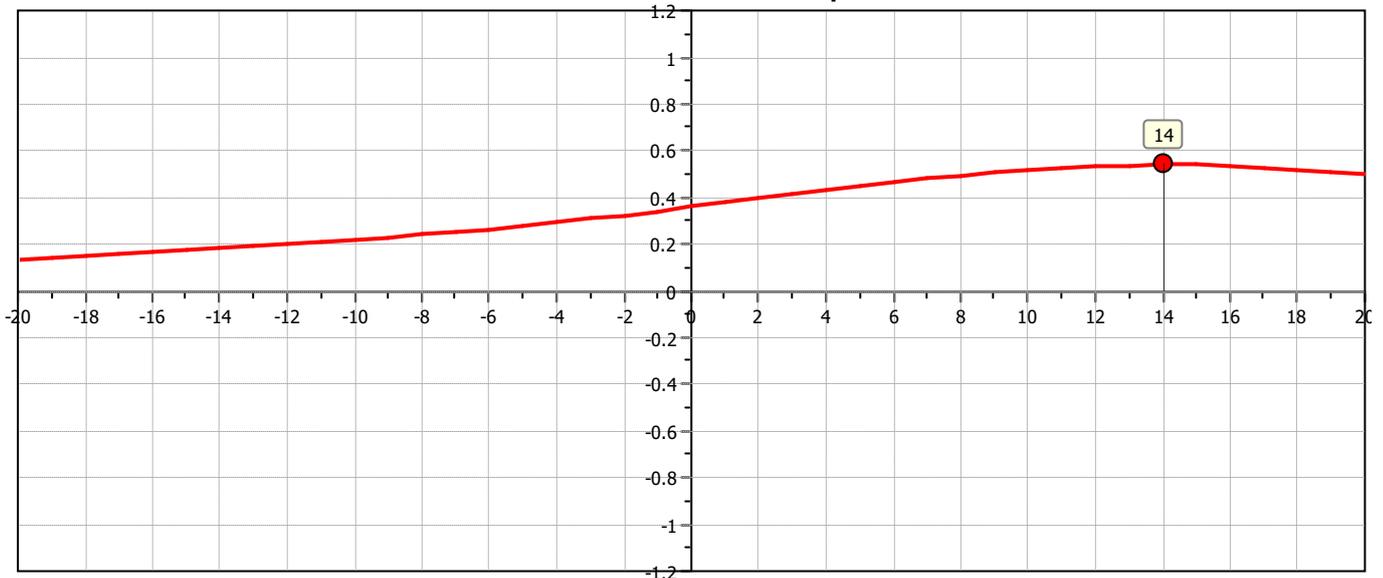
Location: 85 Grigg Street, Kaitaia | Holes dipped onsite using Dipmeter





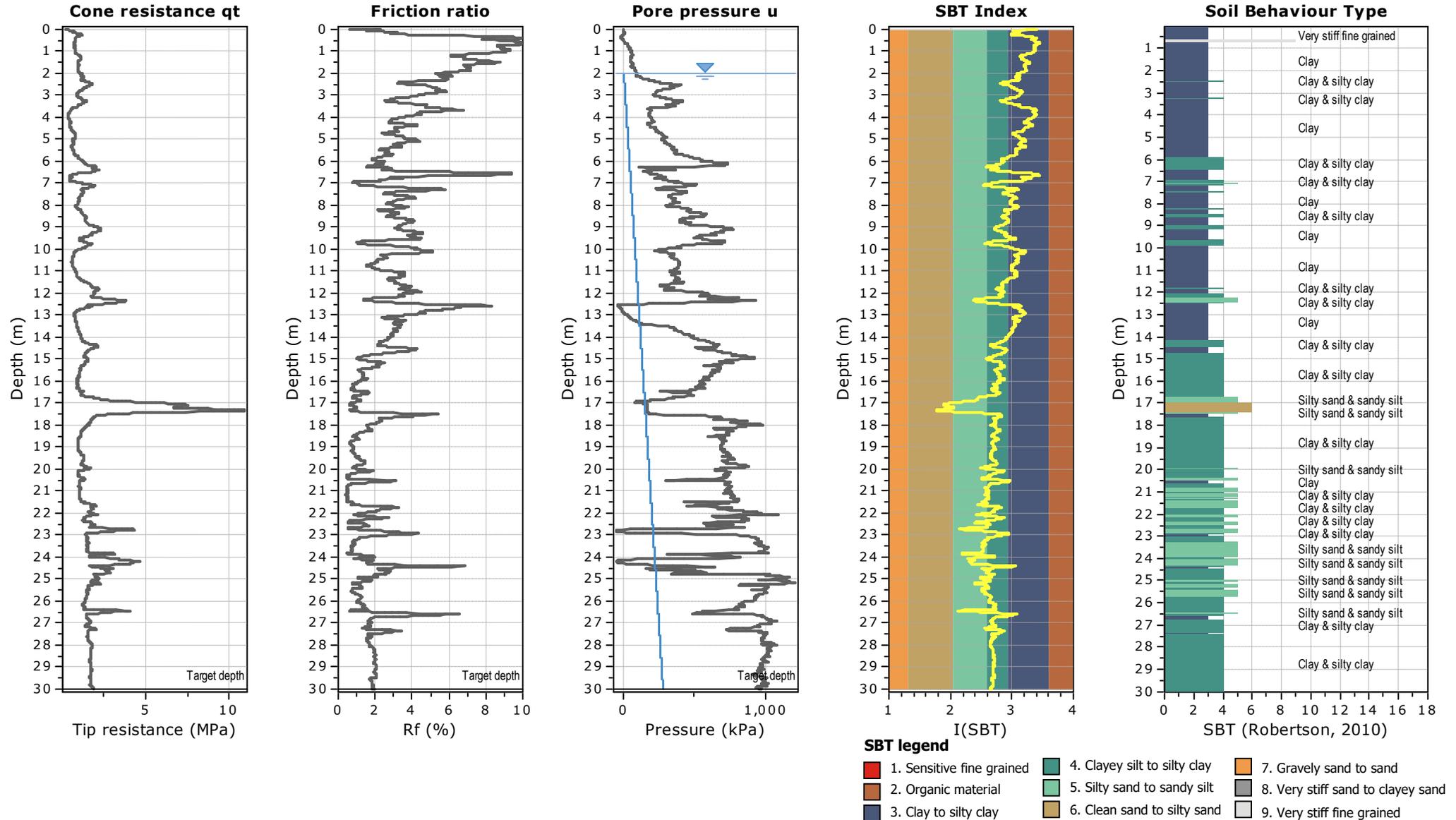
The plot below presents the cross correlation coefficient between the raw q_c and f_s values (as measured on the field). X axes presents the lag distance (one lag is the distance between two successive CPT measurements).

Cross correlation between q_c & f_s



Project: RS Eng | 19995 | GDS NZ Ltd

Location: 85 Grigg Street, Kaitaia | Holes dipped onsite using Dipmeter



Appendix D

CLiq Analysis

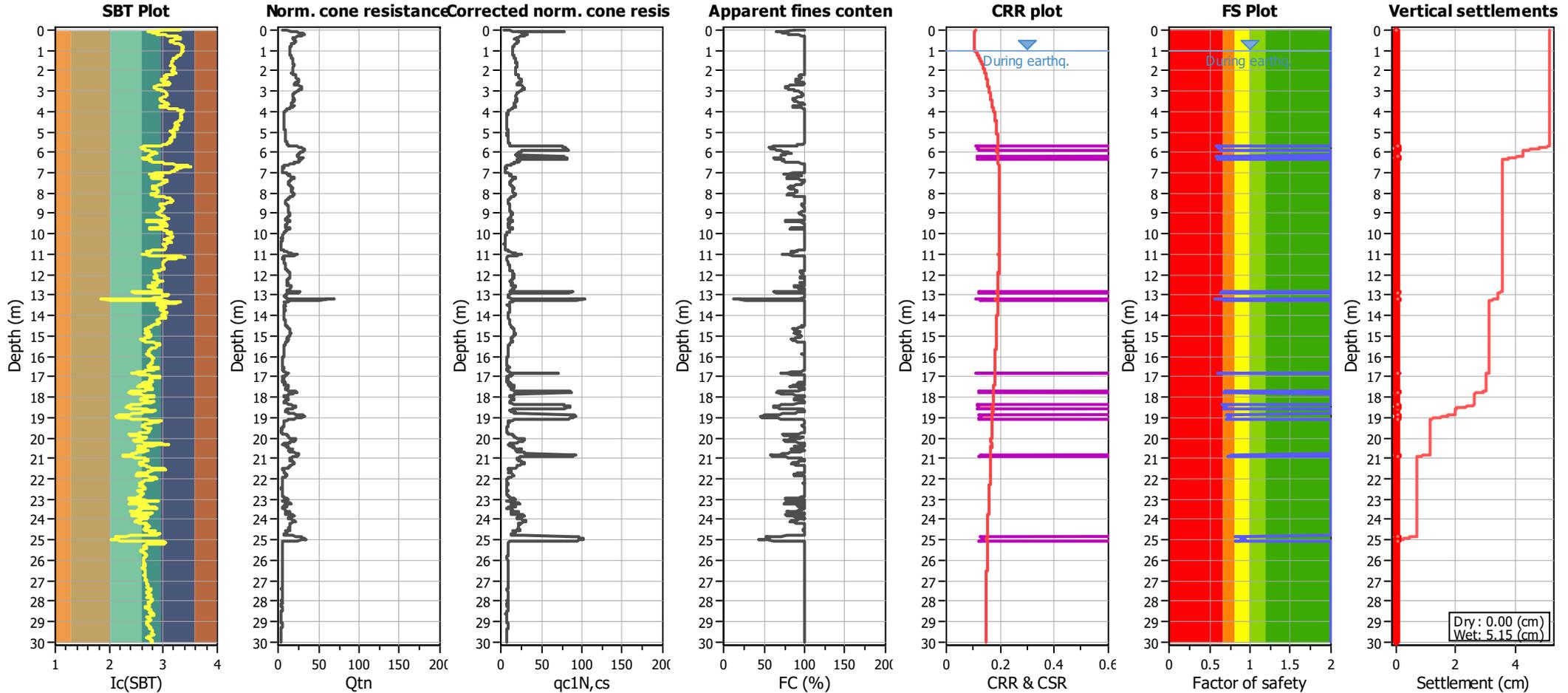


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Whangarei

Project: 19995
Location: 85 Grigg Street, Kaitaia

CPT: CPT01
Total depth: 30.01 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	1.00 m	Use fill:	No	Clay like behavior	
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	1.00 m	Fill height:	N/A	applied:	.
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	No
Earthquake magnitude M_w :	6.50	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	N/A
Peak ground acceleration:	0.19	Unit weight calculation:	Based on SBT	K_σ applied:	Yes	MSF method:	Method based



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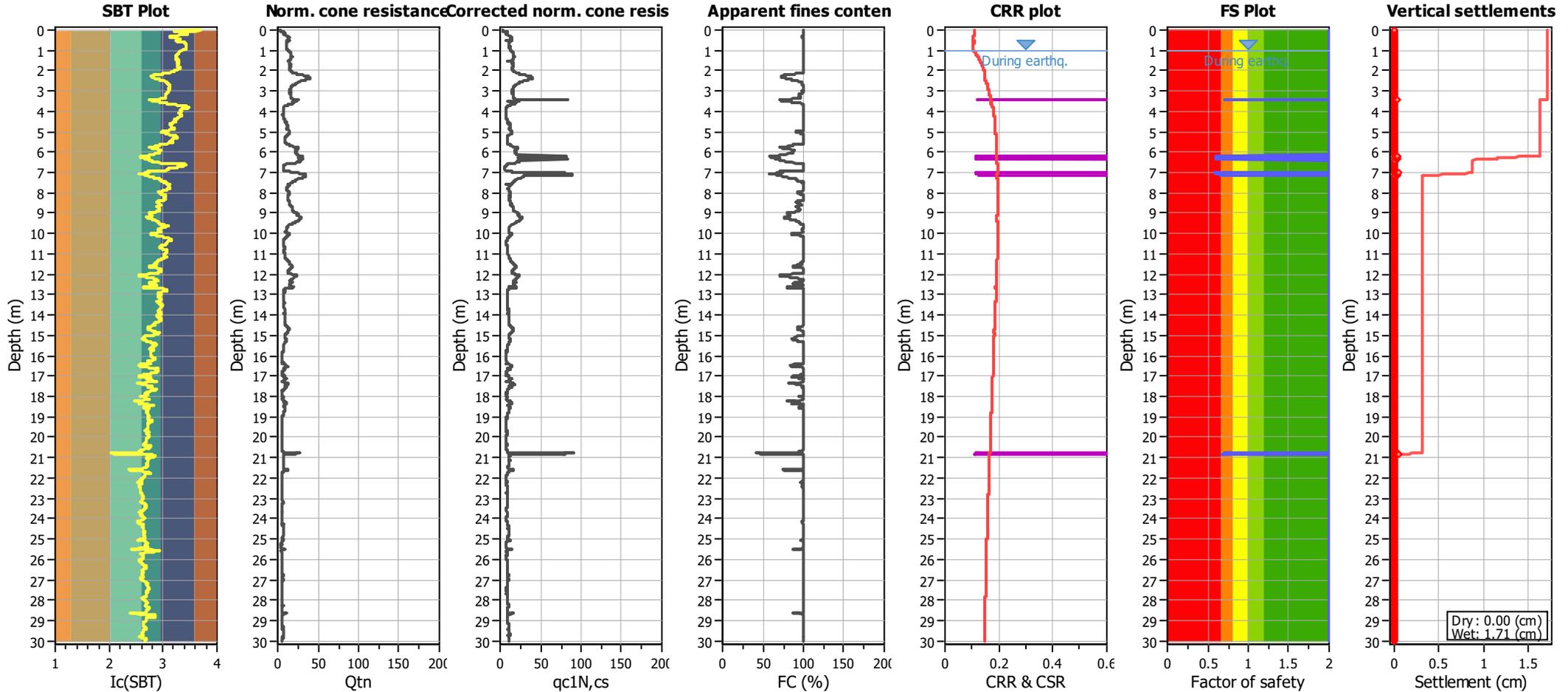
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Whangarei

Project: 19995

Location: 85 Grigg Street, Kaitaia

CPT: CPT02

Total depth: 30.02 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	1.00 m	Use fill:	No	Clay like behavior	
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	1.00 m	Fill height:	N/A	applied:	.
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	No
Earthquake magnitude M _w :	6.50	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	N/A
Peak ground acceleration:	0.19	Unit weight calculation:	Based on SBT	K _σ applied:	Yes	MSF method:	Method based

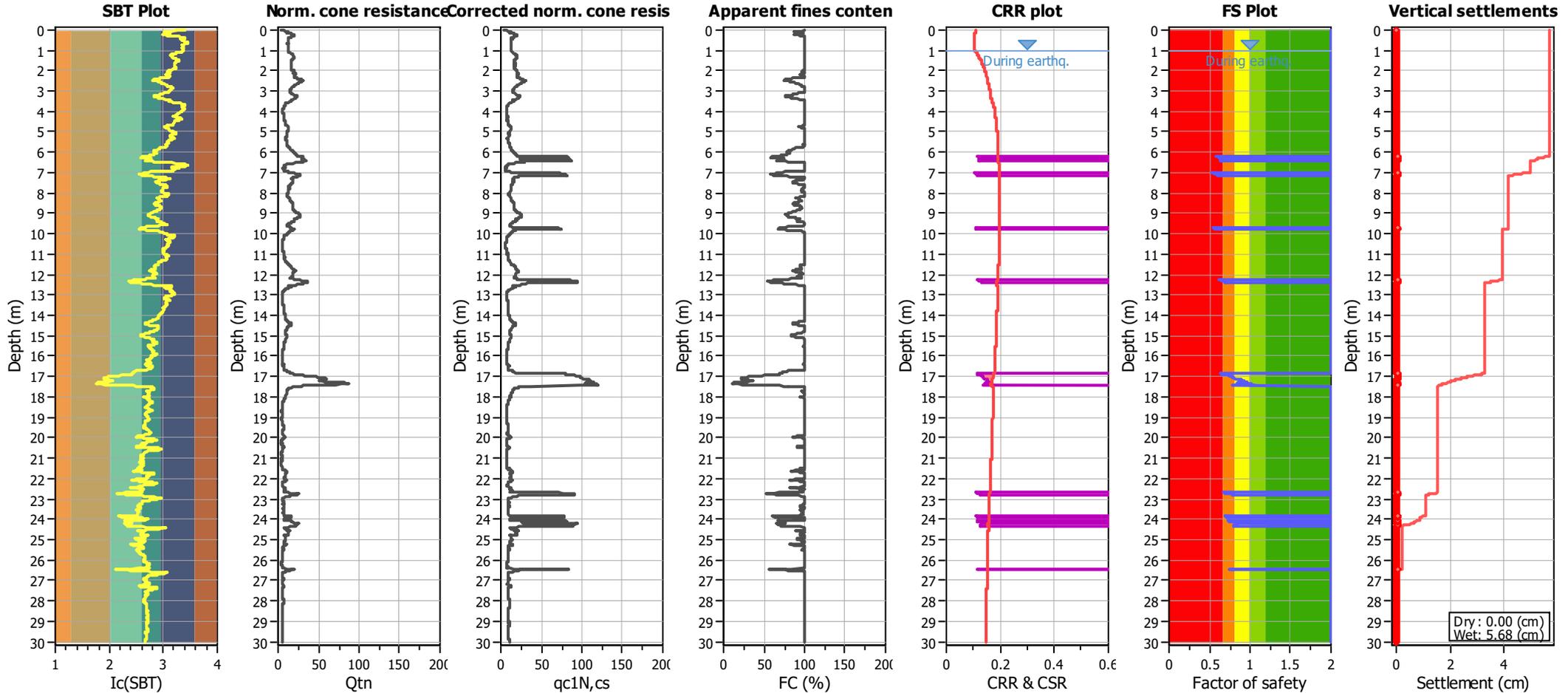


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RS Eng Ltd
2 Seaview Road
Whangarei

Project: 19995
Location: 85 Grigg Street, Kaitiāia

CPT: CPT03
Total depth: 30.03 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	1.00 m	Use fill:	No	Clay like behavior	
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	1.00 m	Fill height:	N/A	applied:	.
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	No
Earthquake magnitude M_w :	6.50	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	N/A
Peak ground acceleration:	0.19	Unit weight calculation:	Based on SBT	K_σ applied:	Yes	MSF method:	Method based

APPENDIX 4

STORMWATER ASSESSMENT (R&B)

Flood Assessment and stormwater
management report

**WAITOMO PAPA KAINGA
DEVELOPMENT SOCIETY
INCORPORATED**

85 Grigg Street, Kaitaia

**reyburn
& bryant**

PLANNERS • SURVEYORS

Flood Assessment and stormwater management report

WAITOMO PAKAINGA DEVELOPMENT SOCIETY INCORPORATED

85 Grigg Street, Kaitaia

Report prepared for: Waitomo Papakainga Development Society Incorporated
Author: Linta Joy, M. Tech (Env), CMEngNZ, CPEng
Consent authority: Far North District Council
Signature



Report reference: 18635
Report status: Final
Date: February 2026

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Reyburn and Bryant
P.O. Box 191
Whangarei 0140
Telephone: (09) 438 3563

TABLE OF CONTENTS

1. INTRODUCTION	1
1.1 The proposal	1
1.2 Report purpose	1
2. FLOOD SUSCEPTIBILITY	2
3. STORMWATER MANAGEMENT	3
3.1 General	3
3.2 Pre-development	4
3.3 Post-development	5
3.4 Stormwater Treatment	6
4. RECOMMENDATIONS AND CONCLUSIONS	7
4.1 Flooding	7
4.2 Stormwater Management	7

LIST OF TABLES

Table 1: Pre-development peak flow	4
Table 2: Post-development peak flow from the attenuation pond	5
Table 3: Post-development peak flow from the development footprint	6

APPENDICES

- A. Scheme plan
- B. Figures
- C. HydroCAD Reports

ABBREVIATIONS

WPDSI	Waitomo Papakainga Development Society Incorporated
NRC	Northland Regional Council
FNDC ES 2023	Far North District Council Engineering Standards 2023
CN	Curve number

1. INTRODUCTION

1.1 The proposal

Waitomo Papakainga Development Society Incorporated (WPDSI) propose to subdivide the subject site (Lot 10 DP 194891) into 17 residential lots and one common utilities lot at 85 Grigg Street, Kaitaia. The proposal also incorporates an option to vest Lot 101 DP 608439 (a common access lot) as a road. Each of the lots will be accessed via a series of rights of way. A copy of the subdivision scheme plan is attached at **Appendix A**. Further detail is provided in the subdivision consent application prepared by Reyburn and Bryant.

1.2 Report purpose

The purpose of this report is to address the flood hazard identified on the site and provide a stormwater management design for the proposed subdivision.

2. FLOOD SUSCEPTIBILITY

The Northland Regional Council (NRC) fluvial flood maps indicates that the subject site is partly susceptible to fluvial flooding. Coastal flood hazard does not apply to the subject site.

A series of interconnected open drains runs along the northern, southern and eastern boundaries of the site, which ultimately discharges to Awanui River. Any flooding within the proposed lots will be as a result of overflow (out of bank flow) from the river/open drains.

The subject site is mapped as partly susceptible to flooding for the NRC Priority rivers and Regionwide 100 year plus climate change storm event, with the Priority rivers mapping indicating the greater extent and severity of flooding than the Regionwide mapping.

From the NRC catchments models listing, the Priority rivers mapping for the Awanui River catchment has a higher confidence level than the Regionwide mapping and therefore the Priority rivers mapping is considered the most appropriate mapping for the site.

From the review of site-specific survey data and the NRC Priority rivers fluvial flood mapping, the 100-year fluvial flood level at the subject site is estimated to be between 9.55m to 9.6m NZVD (from extrapolation of the NRC mapping and site-specific survey).

Based on the site-specific survey, the existing ground levels across Lots 1–17 are generally at or above 9.6 m NZVD. Accordingly, at existing ground levels, the proposed house sites are not expected to be susceptible to fluvial flood inundation. The proposed house platform locations have been inferred from the RS Engineering Site Plan.

3. STORMWATER MANAGEMENT

3.1 General

To comply with the requirements of the Far District Plan in terms of stormwater disposal, management of stormwater run-off from the development will be required to ensure that flows discharging from the development do not exceed pre-development levels, and downstream properties are not adversely affected as a result. The proposed stormwater management design is in accordance with the requirements of Far North District Council Engineering Standards 2023 (FNDC ES 2023).

The proposed development is to consist of 17 residential lots (Lots 1-17), rights of way A, B and C along with proposed upgrades to the road to vest. The proposed rights of way will require attenuation in addition to any attenuation required for impervious areas created on the lots. No attenuation is proposed for the additional stormwater runoff generated by the road to vest widening, instead, this will be offset by providing increased attenuation for other impervious surfaces created as part of the development. For the stormwater attenuation requirement associated with the lots, the design is based on an impervious coverage of 190m² per lot (50% of the average lot size-including the roof and the driveways areas) and impervious areas associated with the rights of way, based on attenuation of the post-development peak flow to 80% of the pre-development rates. If the impervious area exceeds this allowance, a site-specific attenuation design shall be undertaken at the Building Consent stage for any area exceeding 190m² per lot.

The stormwater attenuation design for the proposed impervious areas associated with the development is based on an attenuation pond within proposed Lot 18.

The storage elements have been designed to address the runoff generated by a 50% AEP (5-year ARI), 20% AEP (5-year ARI) and a 2% AEP (50-year ARI) storm event with an allowance of 20% for climate change, limiting the flows to 80% of the pre-development runoff rate. There is no benefit in providing attenuation for the 1% AEP

(100-year ARI) storm event, as the proposed attenuation pond footprint lies within the 100-year ARI floodplain. Any additional runoff generated by the development during the 100-year ARI event will spread across the downstream floodplain, which is extensive in scale. As a result, the associated increase in flood depth and adverse effects downstream can be considered negligible.

The site has been modelled in HydroCAD using SCS-TR20 methodology and a Type 1A storm profile for pre- and post-development using rainfall data from HIRDS V4.

3.2 Pre-development

The pre- development form has been defined as 5230m² of pasture area with a Curve Number (CN) of 80, corresponding to hydrologic soil group of D to allow for all the rights of way (244m² associated with ROW A, 306m² associated with ROW B and 1083m² associated with ROW C), the Road to vest widening (364m²) and lot impervious coverage (190m² per lot).

The pre-development runoff rates were defined by applying a 50% AEP, 20% AEP and a 2% AEP storm event established from HIRDS v4 and then limiting peak flow to 80%. The resulting pre-development peak flow is given in **Table 1** below. These are used as the upper limits for controlled runoff post-development peak flows.

Storm event	80% of the Pre-development Peak flow in l/sec
50% AEP	10.4
20% AEP	17.3
2% AEP	37.1

Table 1: Pre-development peak flow

3.3 Post-development

The post-development footprint has been modelled with a total impervious area of 5230m², to allow for all the accessways (including road to vest widening) and 190m² impervious coverage associated with each residential lots with a CN of 98. The stormwater runoff from all the impervious surfaces within the development footprint are to be reticulated and discharged to the proposed attenuation pond within Lot 18 of dimensions 450m² base area, 0.93m deep and 1:5 side slopes. The overflows from the pond will discharge to existing drain along the western property boundary. The runoff from the road to vest is allowed to free flow discharge and is offset by the attenuation provided for the remaining impervious surfaces associated with the development.

The post-development peak flow from the attenuation pond is given in **Table 2** below.

Storm event	Post-development Peak flow in l/sec
50% AEP plus climate change	9.4
20% AEP plus climate change	12.6
2% AEP plus climate change	24.5

Table 2: Post-development peak flow from the attenuation pond

The net peak flows from the development footprint (surface runoff associated with the road to vest widening and attenuated flows from the pond) is given in Table 3 below. These peak flows remain below 80% of the pre-development runoff rates.

Storm event	Post-development Peak flow in l/sec
50% AEP plus climate change	10.2
20% AEP plus climate change	13.6
2% AEP plus climate change	26.4

Table 3: Post-development peak flow from the development footprint

Refer to the Sheet 3 in **Appendix B** and HydroCAD reports in **Appendix C** for discharge control details. An emergency spillway has been provided to safely convey the 1% AEP plus climate change event under a blocked primary outlet scenario. A minimum freeboard of 300mm above the maximum water level is incorporated, in accordance with the requirements of *Stormwater Management Devices in the Auckland Region* GD01.

3.4 Stormwater Treatment

Stormwater treatment is required for surface runoff from the rights of way but not for roof runoff from the lots. However, since runoff from the lot impervious surfaces and the rights of way is combined in the reticulation system, treatment will be provided for all impervious areas. The water quality volume has been calculated as 96m³, based on a TP108 storm and the 90th percentile of a 24-hour rainfall event, and is proposed to be accommodated within the bottom 200 mm of the attenuation pond.

4. RECOMMENDATIONS AND CONCLUSIONS

4.1 Flooding

As per section 106(1)(a) of the RMA, the wider land is subject to flooding.

However, the proposed house site locations within Lots 1-17 are not susceptible to flooding inundation at the existing ground levels. Therefore, in terms of section 106 1(A) of the RMA, it is considered that:

- i) There is no significant risk from natural hazards,
- ii) Any subsequent use that is likely to be made of the land is not likely to accelerate, worsen, or result in inundation from any source,
- iii) Any subsequent use that is likely to be made of the land is not likely to accelerate, worsen, or result in material damage to other land.

Finished floor levels on proposed Lots 1-17 should comply with the freeboard requirements of section 4.3.10.7 of FNDC ES 2023, requiring a minimum of 500mm above the 1% AEP flood level, equating to at least 10.1m NZVD.

4.2 Stormwater Management

This design meets the requirements of the FNDC ES 2023 in terms of stormwater management and attenuation of post-development peak flows to 80% of the pre-development rates for the proposed development.

If the proposed impervious coverage within the lots exceeds 190m², then a site-specific attenuation design shall be undertaken at the Building Consent stage for any area exceeding 190m² per lot. It is recommended that a consent notice be placed on the titles of Lots 1-17 to reflect this requirement.

The proposed stormwater treatment complies with the requirements of Stormwater management devices in the Auckland region GD01.

APPENDIX A

SITE PLAN



- CAUTION:**
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 - 03m 2023-2024 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
 - BOUNDARIES SOURCED FROM GRIP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED CANCELLATION OF CONDITIONAL EASEMENTS

PURSUANT TO SECTION 243(e) OF THE RMA 1991, THE FAR NORTH DISTRICT COUNCIL IS TO CANCEL THE CONDITIONS AS TO THE CREATION OF:

- THE RIGHT TO DRAIN SEWAGE AND WATER AND RIGHT TO CONVEY WATER (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF FNDC & CREATED BY 13179298.23; &
- THE RIGHT TO CONVEY TELECOMMUNICATIONS (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF CHORUS & CREATED BY 13179298.26; &
- THE RIGHT TO CONVEY ELECTRICITY (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF TOP ENERGY & CREATED BY 13179298.27;

REASON: LOT 101 DP 608439 TO BE VESTED AS A ROAD

SEE PROPOSED EASEMENTS ON SHEET 02 OF 03

INDICATIVE BUILDING PLATFORMS 14 x 14

TOTAL TITLE AREA: 1.0870Ha
 COMPRISED IN: RST 1208915 (ALL) & 1208912 - 1208918 (1/7TH SHARES)

THIS SITE IS ZONED 'RESIDENTIAL' AND THE BUILDING SETBACKS ARE THUS: 10m FROM ROAD BOUNDARIES, 3m FROM ALL OTHER BOUNDARIES.

REV	DATE	DESCRIPTION
C	17.02.26	AMENDMENTS - BH/KM
B	13.02.26	AMENDMENTS - BH/KM
A	26.11.25	FIRST ISSUE - BH/KM

REF. DATA:

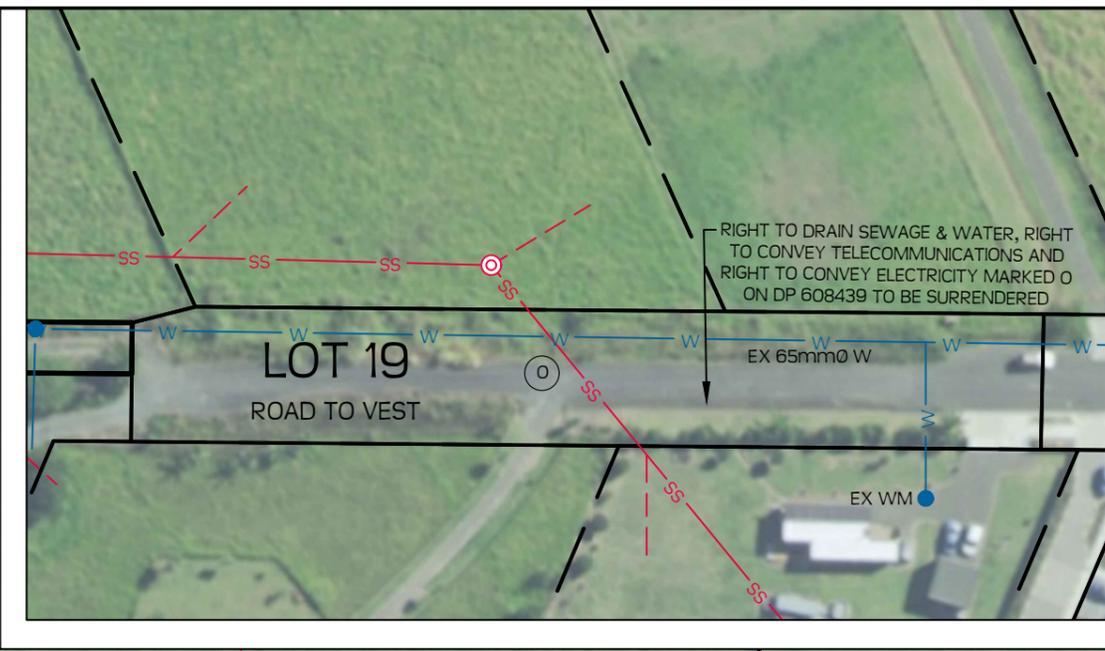
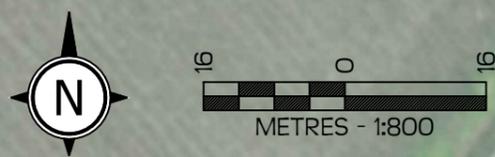
reyburn & bryant

Ph: 09 438 3563 PO Box 191, Whangarei 0140
 7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT
WAITOMO PAKAINGA TRUST
 85 GRIGG STREET
 KAITAIA

TITLE
PROPOSED SUBDIVISION OF LOT 10 DP 194891 & LOT 101 DP 608439

DATE	FEB 2026	SCALE	1:1500 @A3
DRAWING REF.	S18635	SHEET	01 OF 04
REV	D		



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THE RIGHT TO CONVEY TELECOMMUNICATIONS (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF CHORUS & CREATED BY 13179298.26; &

THE RIGHT TO CONVEY ELECTRICITY (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF TOP ENERGY & CREATED BY 13179298.27;

REASON: LOT 101 DP 608439 TO BE VESTED AS A ROAD

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY & SERVICES	A	LOT 6 HEREON	LOTS 3 - 7 & 7 - 10 HEREON
	B	LOT 15 HEREON	LOT 13 - 17 HEREON
	C	LOT 6 HEREON	LOTS 1 - 5 & 7 - 17 HEREON
RIGHT OF WAY (PEDESTRIAN ACCESS) & SERVICES & RIGHT TO DRAIN STORMWATER	D	LOT 8 HEREON	LOTS 1 - 17 HEREON
	E	LOT 16 HEREON	

REV	DATE	DESCRIPTION
C	17.02.26	AMENDMENTS - BH/KM
B	13.02.26	AMENDMENTS - BH/KM
A	26.11.25	FIRST ISSUE - BH/KM

REF. DATA:

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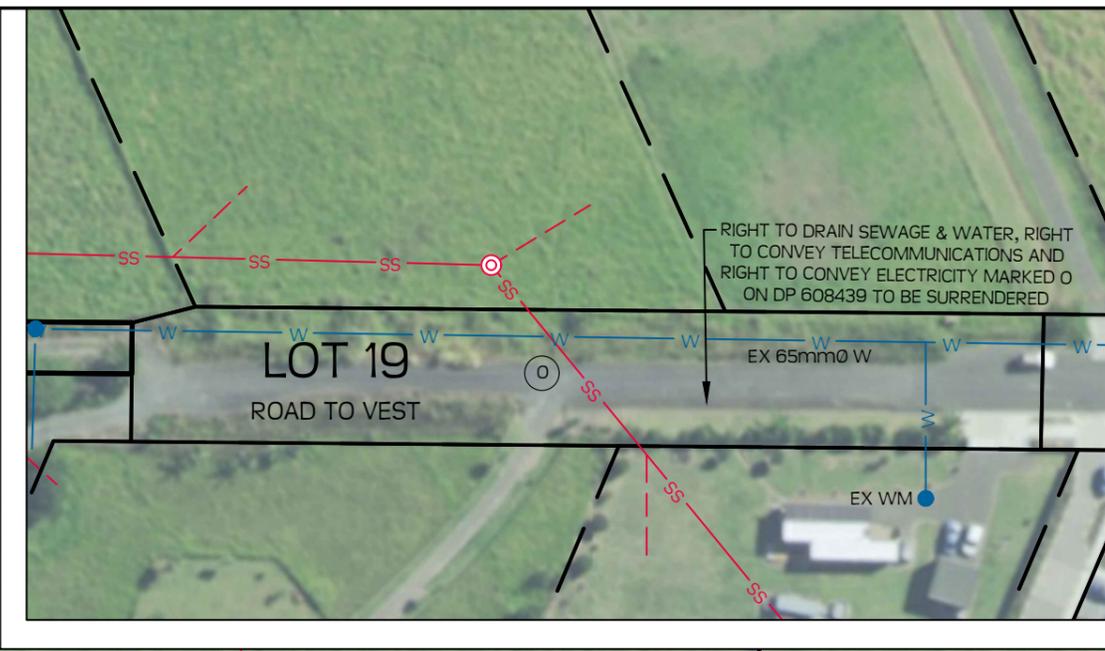
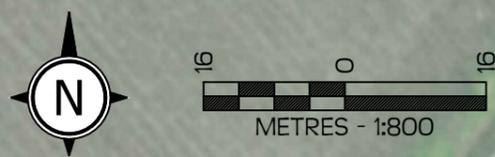
CLIENT
WAITOMO PAPAINGA TRUST
85 GRIGG STREET
KAITAIA

TITLE
PROPOSED SUBDIVISION OF LOT 10 DP 194891 & LOT 101 DP 608439

DATE	FEB 2026	SCALE	1:800 @A3
DRAWING REF.	S18635	SHEET	02 OF 04
REV	D		

TOTAL TITLE AREA: 1.0870Ha
COMPRISED IN: RST 1208915 (ALL) & 1208912 - 1208918 (1/7TH SHARES)

THIS SITE IS ZONED 'RESIDENTIAL' AND THE BUILDING SETBACKS ARE THUS: 10m FROM ROAD BOUNDARIES, 3m FROM ALL OTHER BOUNDARIES.



- CAUTION:**
- THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
 - AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
 - THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN. SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
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 - DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND
 - 03rd 2023-2024 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
 - BOUNDARIES SOURCED FROM GRIP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED CANCELLATION OF CONDITIONAL EASEMENTS

PURSUANT TO SECTION 243(e) OF THE RMA 1991, THE FAR NORTH DISTRICT COUNCIL IS TO CANCEL THE CONDITIONS AS TO THE CREATION OF:

THE RIGHT TO DRAIN SEWAGE AND WATER AND RIGHT TO CONVEY WATER (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF FNDC & CREATED BY 13179298.23; &

THE RIGHT TO CONVEY TELECOMMUNICATIONS (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF CHORUS & CREATED BY 13179298.26; &

THE RIGHT TO CONVEY ELECTRICITY (IN GROSS) MARKED O ON DP 608439, OVER LOT 101 DP 608439, IN FAVOUR OF TOP ENERGY & CREATED BY 13179298.27;

REASON: LOT 101 DP 608439 TO BE VESTED AS A ROAD

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY & SERVICES	A	LOT 6 HEREON	LOTS 3 - 7 & 7 - 10 HEREON
	B	LOT 15 HEREON	LOT 13 - 17 HEREON
	C	LOT 6 HEREON	LOTS 1 - 5 & 7 - 17 HEREON
RIGHT OF WAY (PEDESTRIAN ACCESS) & SERVICES & RIGHT TO DRAIN STORMWATER	D	LOT 8 HEREON	LOTS 1 - 17 HEREON
	E	LOT 16 HEREON	

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CLIENT
WAITOMO PAPAINGA TRUST
85 GRIGG STREET
KAITAIA

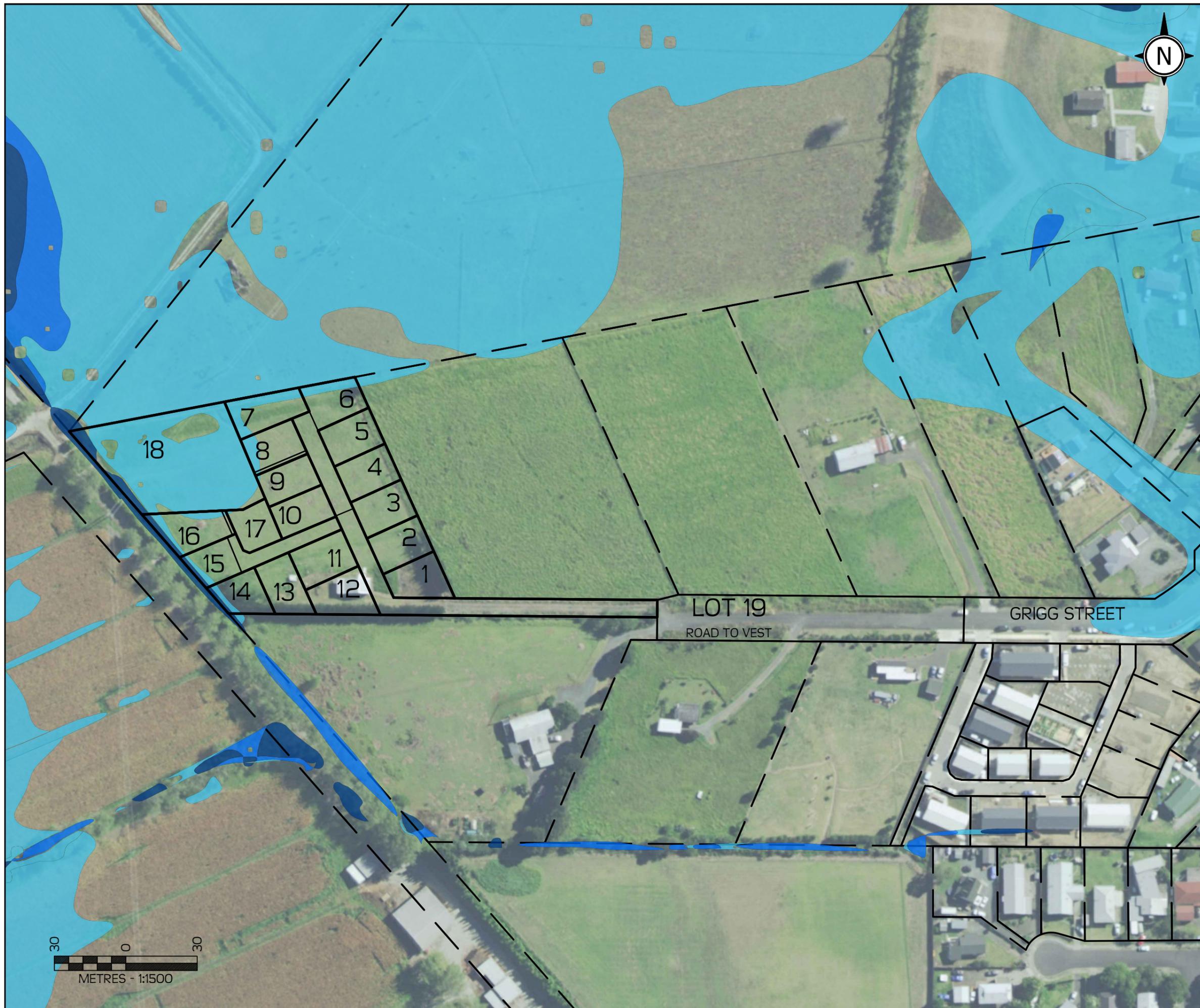
TITLE
PROPOSED SUBDIVISION OF LOT 10 DP 194891 & LOT 101 DP 608439

DATE	FEB 2026	SCALE	1:800 @A3
DRAWING REF.	S18635	SHEET	03 OF 04
REV	D		

INDICATIVE BUILDING PLATFORMS 14 x 14

TOTAL TITLE AREA: 1.0870Ha
COMPRISED IN: RST 1208915 (ALL) & 1208912 - 1208918 (1/7TH SHARES)

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 4. SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
 5. DO NOT SCALE OFF DRAWINGS.
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 7. DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND
 8. 03m 2023-2024 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
 9. BOUNDARIES SOURCED FROM GRIP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

- 10 YEAR RIVER FLOOD HAZARD AREA
- 50 YEAR RIVER FLOOD HAZARD AREA
- 100 YEAR RIVER FLOOD HAZARD AREA

TOTAL TITLE AREA: 1.0870Ha
 COMPRISED IN: RST 1208915 (ALL) & 1208912 - 1208918 (1/7TH SHARES)
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B	13.02.26	AMENDMENTS - BH/KM
A	26.11.25	FIRST ISSUE - BH/KM
REV	DATE	DESCRIPTION

REF. DATA:

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CLIENT

WAITOMO PAKAINGA TRUST
 85 GRIGG STREET
 KAITAIA

TITLE

PROPOSED SUBDIVISION OF LOT 10 DP 194891 & LOT 101 DP 608439

DATE	FEB 2026	SCALE	1:1500 @A3
DRAWING REF.	S18635	SHEET	04 OF 04
REV	D		

APPENDIX B

FIGURES

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PROJECT
**WAITOMO PAPAKAINGA TRUST:
 ENGINEERING PLAN**

SITE DETAILS
 LOT 10 DP 194891
 85 GRIGG STREET, KAITAIA

CLIENT
WAITOMO PAPAKAINGA TRUST

PROJECT MANAGEMENT INITIALS

DESIGNED LJ	APPROVED LJ
----------------	----------------

ISSUE/REVISION

I/R	DATE	DESCRIPTION	DRAWN

SHEET TITLE
ENGINEERING PLAN
 LOCATION PLAN AND DRAWING
 INDEX



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PROJECT NUMBER SHEET NUMBER
 E18635 01 OF 03

DRAWING INDEX

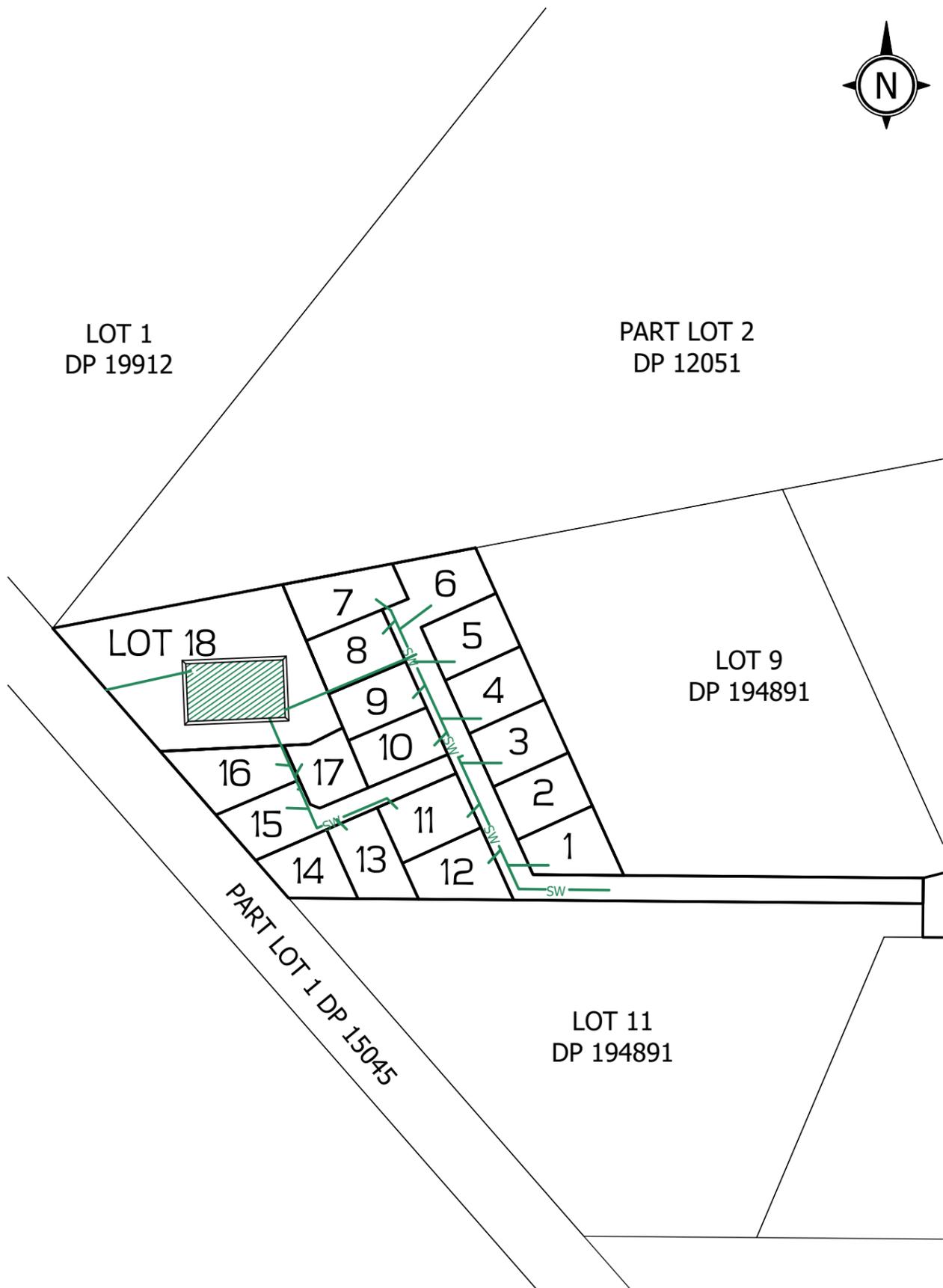
DESCRIPTION	SHEET
INDEX & LEGEND	SHEET 01
OVERALL SITE LAYOUT	SHEET 02
ATTENUATION POND DETAIL	SHEET 03

LEGEND

	STORMWATER
	STORMWATER CATCHPIT
	STORMWATER ATTENUATION POND

GENERAL NOTES

- GENERAL**
 - THIS DRAWING SHOULD NOT BE AMENDED MANUALLY AND IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED. DO NOT SCALE OFF DRAWINGS.
 - COORDINATES IN TERMS OF: MT EDEN 2000.
 - THE CONTRACTOR IS TO NOTIFY THE SURVEYOR TO ASBUILT ALL SERVICES BEFORE BACKFILLING TRENCHES
 - THE CONTRACTOR MUST PROVIDE REYBURN AND BRYANT WITH AS-BUILT INFORMATION OF ALL ASSETS INSTALLED OR CHANGED DURING CONSTRUCTION.
- COMPLIANCE**
 - ALL WORK TO COMPLY WITH THE FAR NORTH DISTRICT COUNCIL'S (FNDC) ENGINEERING STANDARDS 2023. (ES 2023).
 - ALL WORK TO COMPLY WITH THE CONTRACTOR'S APPROVED HEALTH & SAFETY MANUAL AND THE CURRENT HEALTH & SAFETY LEGISLATION.
 - ALL WORK TO COMPLY WITH NZS 4404 AND TO BE CONSTRUCTED TO THE SATISFACTION OF THE FNDC.
 - CONTRACTOR IS RESPONSIBLE FOR A CORRIDOR ACCESS REQUEST FROM THE WDC PRIOR TO UNDERTAKING ANY WORKS WITHIN THE COUNCIL ROAD RESERVE.
 - CONTRACTOR IS TO ENSURE ALL INSPECTIONS ARE COMPLETED IN TERMS OF WDC ES 2022 (CLAUSE 1.6.5.4)
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES PRIOR TO COMMENCING ANY SITE WORK.
 - ALL FILL TO BE COMPACTED IN ACCORDANCE WITH N24431.
- SERVICES**
 - CONTRACTOR MUST BE LICENSED TO WORK ON PUBLIC MAINS.
 - ALL WORK ON LIVE SEWER INCLUDING CONNECTIONS TO BE DONE BY WDC'S WASTE AND DRAINAGE APPROVED CONTRACTORS ONLY.
 - ALL MANHOLES SHOWN ARE STANDARD 1050Ø
 - ALL MANHOLES OVER 1.2m DEEP ARE TO BE FITTED WITH STAINLESS STEEL LADDER OR APPROVED ALTERNATIVE WITH RUNGS AT 300mm CENTRES.
 - ALL CATCHPITS ARE TO BE SINGLE CATCHPITS AND BE CONSTRUCTED IN ACCORDANCE WITH WDC ES 2022 DRAWINGS SHEET 34.
 - ALL STORMWATER LOT CONNECTIONS ARE TO BE 100mmØ uPVC S8 AND BE CONSTRUCTED IN ACCORDANCE WITH FNDC ES 2023.
 - MINIMUM CLEARANCE BETWEEN SERVICES TO BE IN ACCORDANCE WITH FNDC ES 2023 DRAWINGS.
 - PVC AND PE BEDDING TO BE TO PIPE SUPPLIER'S SPECIFICATIONS.



LOCATION PLAN



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LOT 1
DP 19912

PART LOT 2
DP 12051

PROJECT
WAITOMO PAPAINGA TRUST:
ENGINEERING PLAN

SITE DETAILS
LOT 10 DP 194891
85 GRIGG STREET, KAITAIA

CLIENT
WAITOMO PAPAINGA TRUST

LOT 9
DP 194891

PROJECT MANAGEMENT INITIALS

DESIGNED	APPROVED
LJ	LJ

ISSUE/REVISION

I/R	DATE	DESCRIPTION	DRAWN

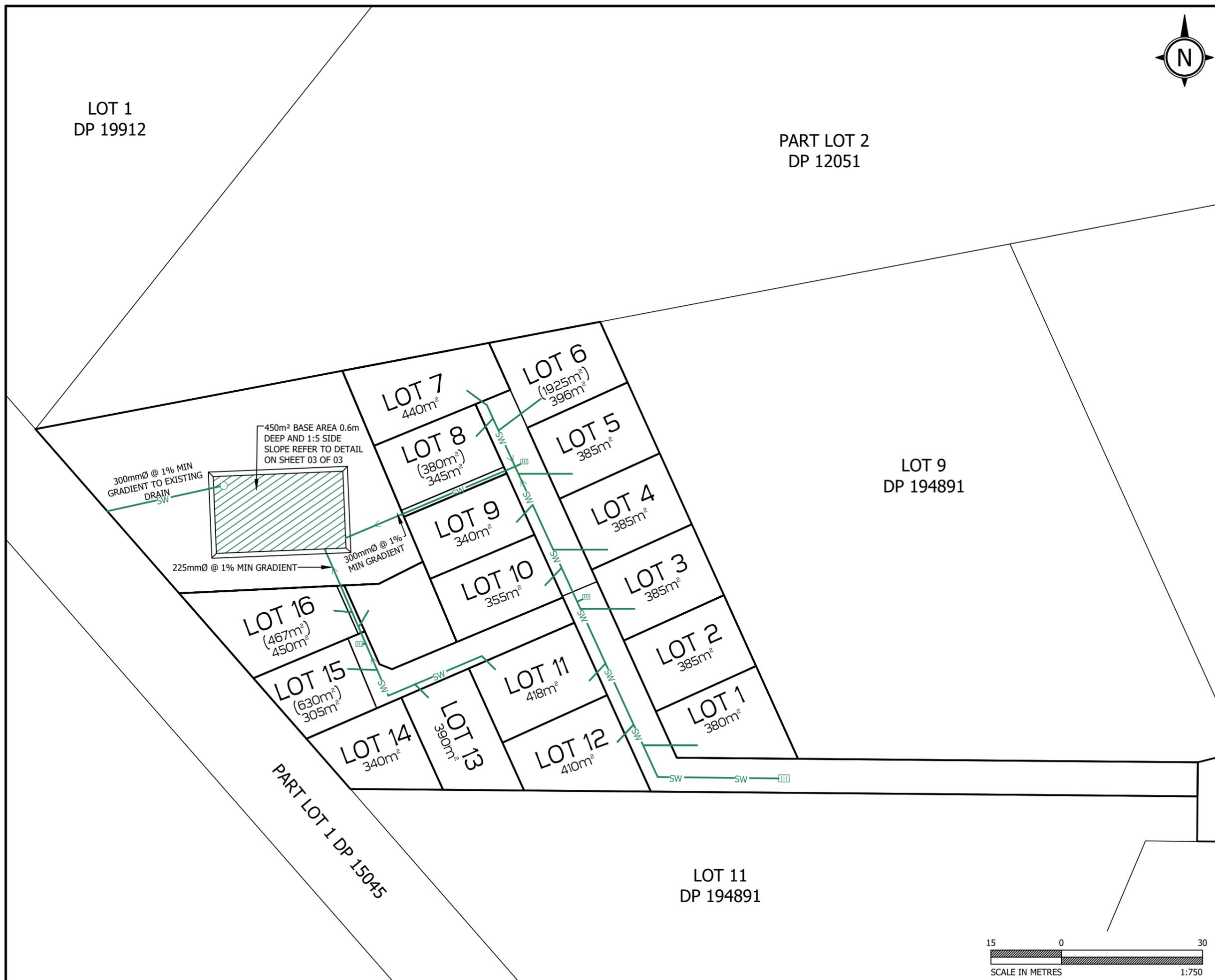
SHEET TITLE

ENGINEERING PLAN
OVERALL SITE LAYOUT



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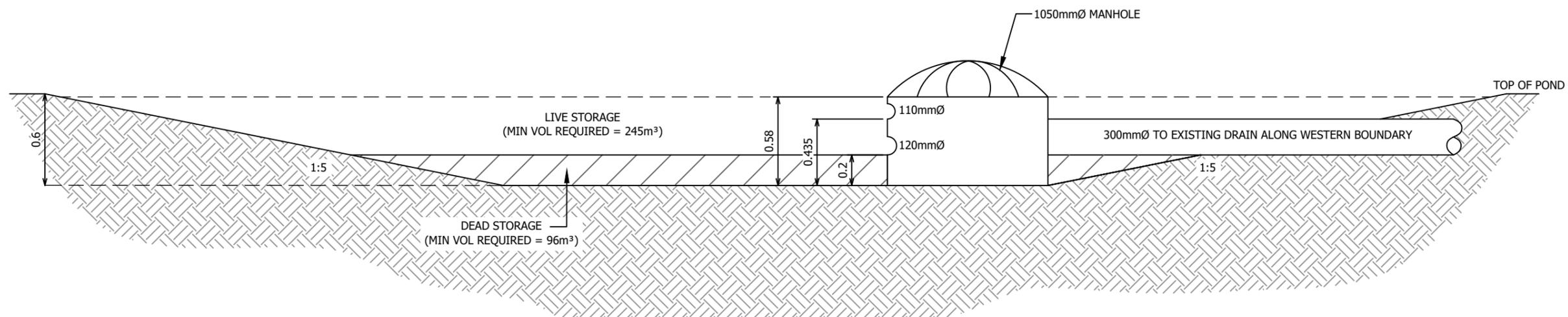


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PROJECT
**WAITOMO PAPAKAINGA TRUST:
 ENGINEERING PLAN**

SITE DETAILS
 LOT 10 DP 194891
 85 GRIGG STREET, KAITAIA

CLIENT
WAITOMO PAPAKAINGA TRUST



ATTENUATION POND DETAIL

NOT TO SCALE

PROJECT MANAGEMENT INITIALS

DESIGNED	APPROVED
LJ	LJ

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SHEET TITLE

ENGINEERING PLAN
ATTENUATION POND DETAIL



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APPENDIX C

HYDROCAD REPORTS

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PROJECT
**WAITOMO PAPAKAINGA TRUST:
 ENGINEERING PLAN**

SITE DETAILS
 LOT 10 DP 194891
 85 GRIGG STREET, KAITAIA

CLIENT
WAITOMO PAPAKAINGA TRUST

PROJECT MANAGEMENT INITIALS

DESIGNED	APPROVED
LJ	LJ

ISSUE/REVISION

I/R	DATE	DESCRIPTION	DRAWN
A	19.02.26	FIRST ISSUE	KM
B	02.03.26	DETAIL AMENDMENTS	CC

SHEET TITLE
ENGINEERING PLAN
 LOCATION PLAN AND DRAWING
 INDEX



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 E18635 01 OF 03

DRAWING INDEX

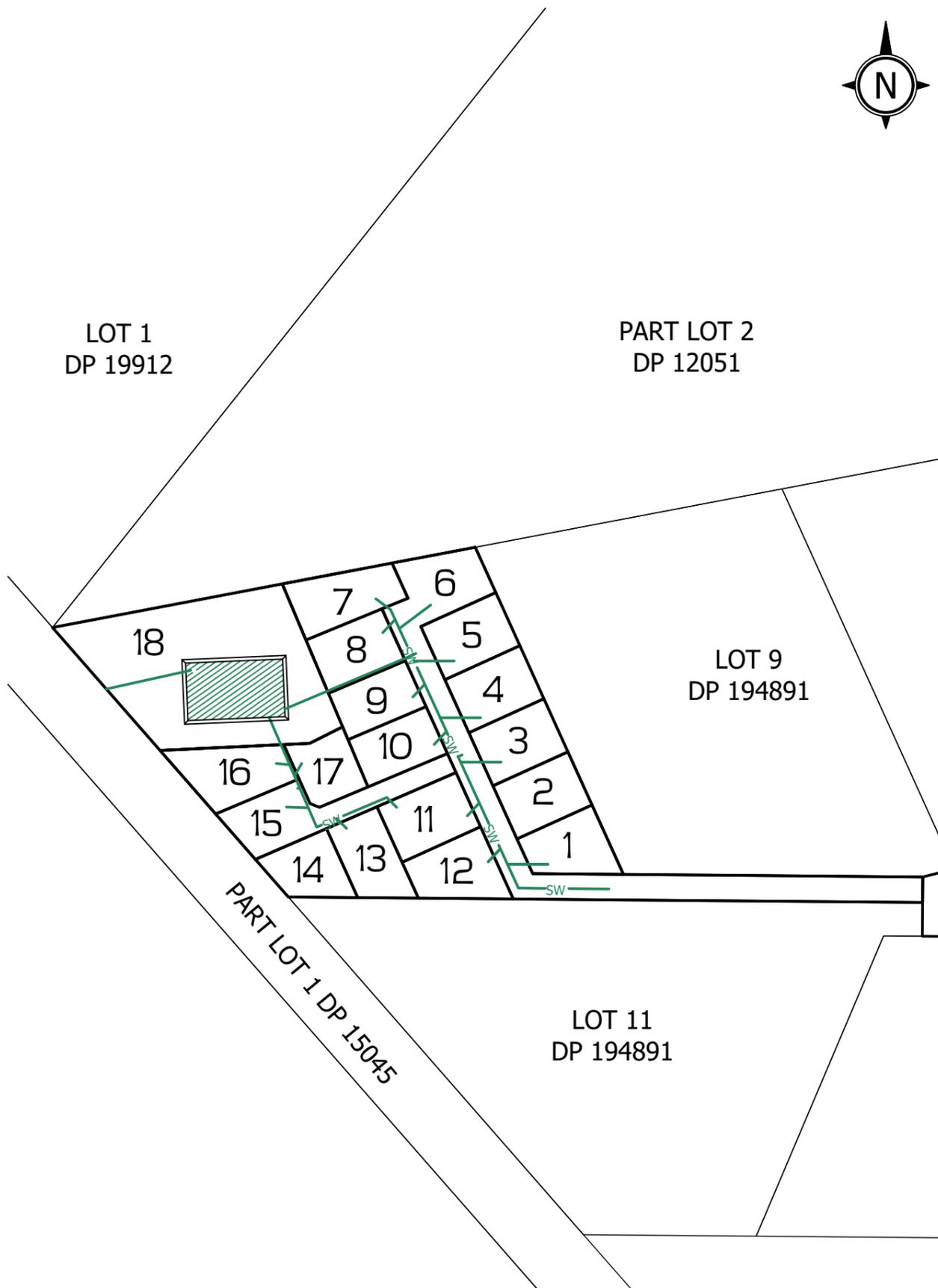
DESCRIPTION	SHEET
INDEX & LEGEND	SHEET 01
OVERALL SITE LAYOUT	SHEET 02
ATTENUATION POND DETAIL	SHEET 03

LEGEND

	STORMWATER
	STORMWATER CATCHPIT
	STORMWATER ATTENUATION POND

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LOCATION PLAN



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LOT 1
DP 19912

PART LOT 2
DP 12051

PROJECT
WAITOMO PAPAKAINGA TRUST:
ENGINEERING PLAN

SITE DETAILS
LOT 10 DP 194891
85 GRIGG STREET, KAITAIA

CLIENT
WAITOMO PAPAKAINGA TRUST

LOT 9
DP 194891

PROJECT MANAGEMENT INITIALS

DESIGNED	APPROVED
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A	19.02.26	FIRST ISSUE	KM
B	02.03.26	DETAIL AMENDMENTS	CC

SHEET TITLE

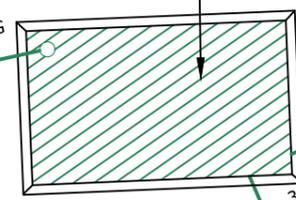
ENGINEERING PLAN
OVERALL SITE LAYOUT



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PROJECT NUMBER SHEET NUMBER
E18635 02 OF 03

450m² BASE AREA 0.93m
DEEP AND 1:5 SIDE
SLOPE REFER TO DETAIL
ON SHEET 03 OF 03



300mmØ @ 1% MIN
GRADIENT TO EXISTING
DRAIN SW

225mmØ @ 1% MIN GRADIENT

300mmØ @ 1%
MIN GRADIENT

LOT 16
(467m²)
450m²

LOT 17
315m²

LOT 10
355m²

LOT 3
385m²

LOT 15
(630m²)
305m²

LOT 11
418m²

LOT 2
385m²

LOT 14
340m²

LOT 13
390m²

LOT 12
410m²

LOT 1
380m²

LOT 7
440m²

LOT 6
(1925m²)
396m²

LOT 8
(380m²)
345m²

LOT 5
385m²

LOT 9
340m²

LOT 4
385m²

PART LOT 1 DP 15045

LOT 11
DP 194891

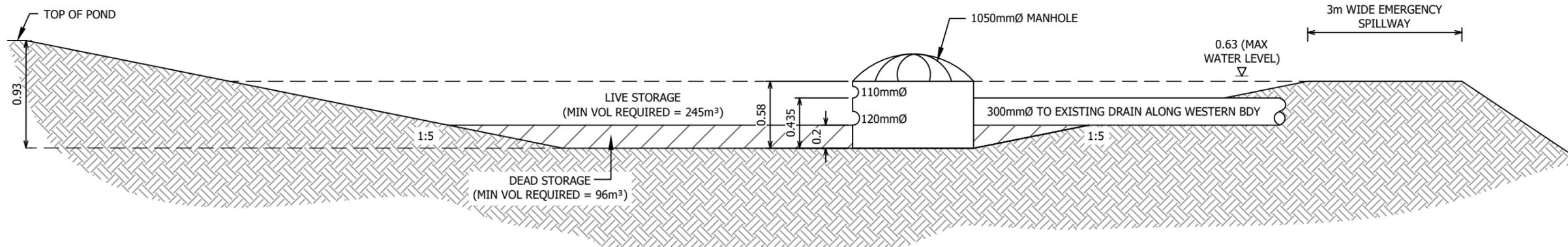


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PROJECT
**WAITOMO PAKAINGA TRUST:
 ENGINEERING PLAN**

SITE DETAILS
 LOT 10 DP 194891
 85 GRIGG STREET, KAITAIA

CLIENT
WAITOMO PAKAINGA TRUST



ATTENUATION POND DETAIL

NOT TO SCALE

PROJECT MANAGEMENT INITIALS

DESIGNED	APPROVED
LJ	LJ

ISSUE/REVISION

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SHEET TITLE

ENGINEERING PLAN
ATTENUATION POND DETAIL

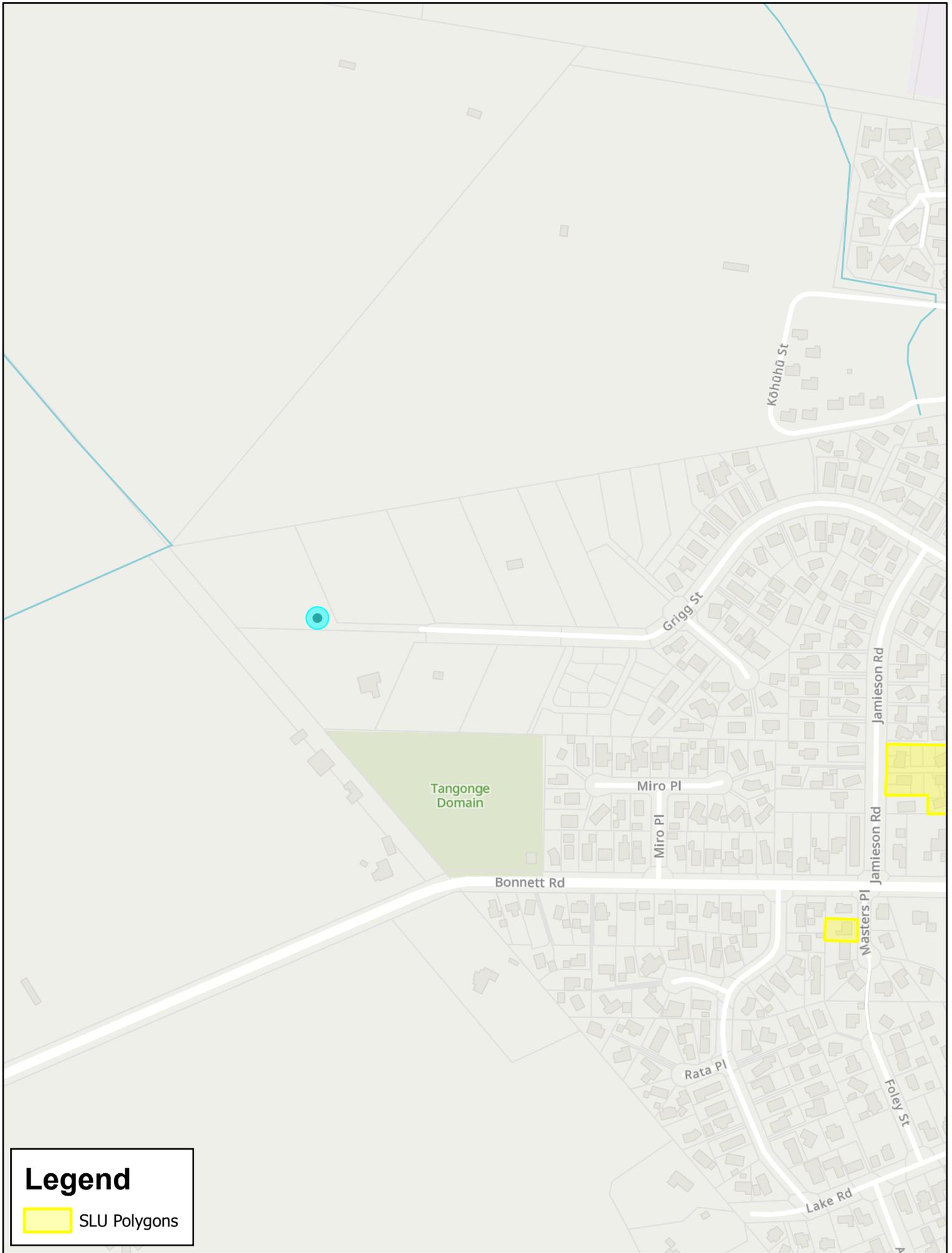
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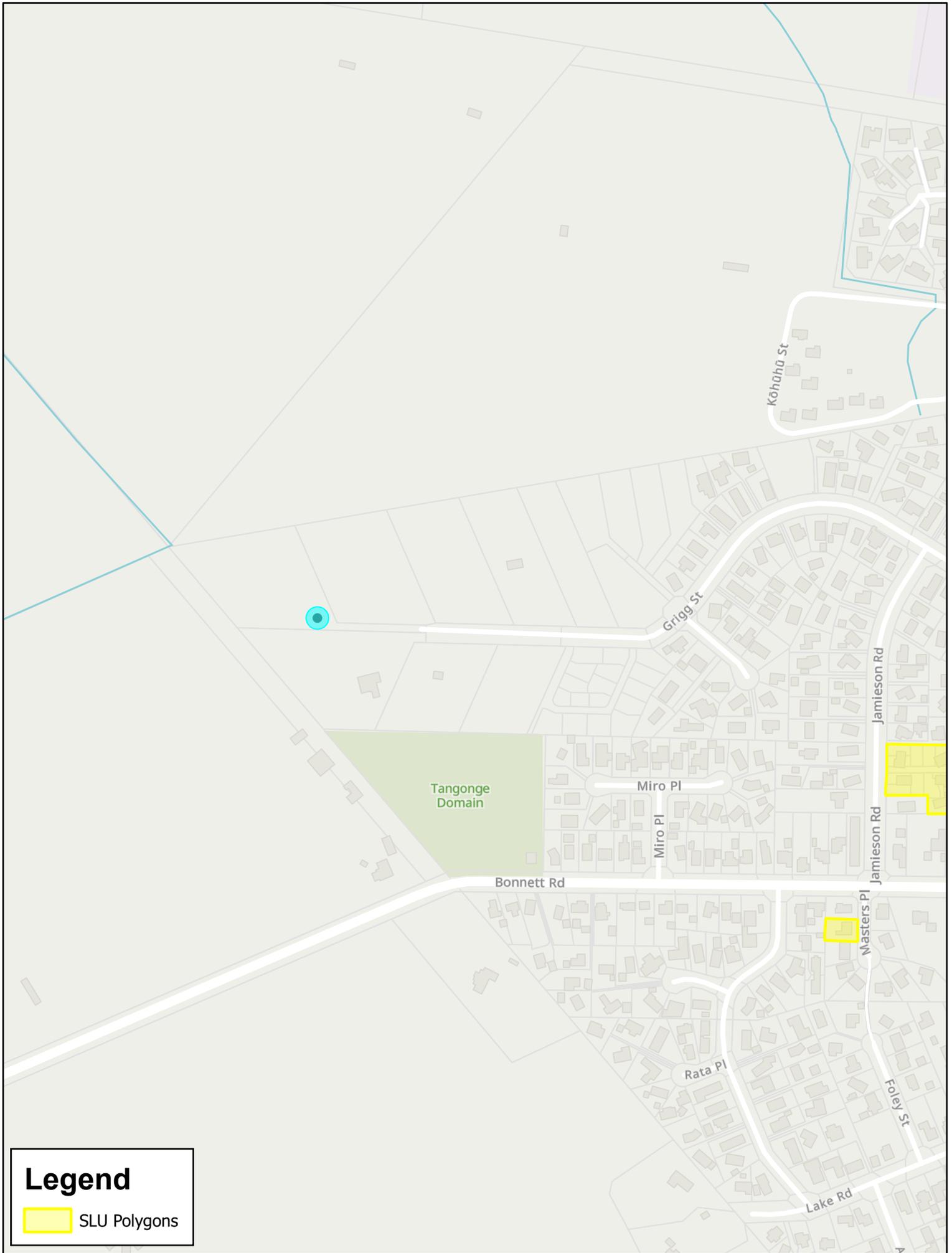
APPENDIX 5

NRC 'SELECTED LAND-USE SITES' DATABASE MAP



Legend

 SLU Polygons



Legend

 SLU Polygons