

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☐ Yes ☒ No

2. Type of consent being applied for

(more than one circle can be ticked):

☒ Land Use

☐ Fast Track Land Use*

☐ Change of Consent Notice (s.221(3))

☐ Certificate of Compliance (s.139)

☐ Extension of time (s.125)

☐ Discharge: Total volume = m³

Note; volumes >3m³ requires NRC Consent.

☐ Subdivision

☐ Existing Use Certificate (s.139A)

☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)

☐ Other (please specify)

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

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

☐ Yes ☒ No

4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Darren Graeme Tucker & Corinne Michelle Tucker

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Williams & King, Attention: Natalie Watson

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:

Darren Graeme Tucker, Corinne Michelle Tucker, TW Trustees 2008 Limited

Property address/
location:

As per applicant details.

8. Application site details

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

Name/s:

Site address/
location:

2 Paihia Road

Paihia

Postcode 0200

Legal description:

Lot 1 DP 41380 & Lot 1 DP 7677

Val Number:

00225-50600

Certificate of title:

NA33B/294

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.

Proposed outdoor living area redevelopment involving new buildings and structures within 10m of road boundary and 30m of MHWS, impermeable surface coverage, earthworks in the Lifestyle Zone and Coastal Environment of the Proposed District Plan and Coastal Living Zone of the Operative District Plan.

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

☐ 2009 ☒ 2023

10. Would you like to request public notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☒ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☒ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☒ Yes ☐ No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

☐ Flooding

☐ Active Faults

☒ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

Please ensure all relevant technical reports are submitted with the application.

14. 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

15. Draft conditions:

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

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

16. 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)

Darren and Corinne Tucker

Email:

Phone number:

Postal address:

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

Fees Information

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

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)

Corinne Tucker

Signature:

(signature of bill payer)

Date 22-9-26

17. 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.

18. Declaration

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

Name (please write in full)

Corinne Tucker

Signature

Date 22-9-26

See overleaf for a checklist of your information...

Checklist of your information

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.*

D & C Tucker

Land Use Consent Application for Residential Swimming Pool, Spa & Sauna Area

2 Paihia Road, Paihia

Williams & King, Kerikeri¹
23 September 2026



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

1. OVERVIEW

1.1 Summary of proposal

Darren and Corinne Tucker propose a redevelopment of the outdoor living area associated with an existing residential property located at 2 Paihia Road, Paihia.

The proposed development comprises construction of a swimming pool with infinity edge, pool room, spa pool with pergola above, sauna room and water closet, new paving and decks, pool fencing and barriers, and new or replacement retaining walls. The proposal involves earthworks and additional impermeable surface and building coverage.

The subject site is legally described as Lot 1 DP 41380 and Lot 1 DP 76776 held in record of title NA33B/294.

Vehicle access to the property via existing appurtenant easements will remain unchanged from the existing situation.

1.2 District Plan zoning and reasons for consent

Under the Far North Proposed District Plan – Appeals Version (“PDP”), the site is zoned ‘Rural Lifestyle’ and is within the coastal environment. Land use consent is required for infringement of road setback rules (RLZ-R1 / RLZ-S), impermeable surface coverage (RLZ-R2), new buildings and structures in the coastal environment (CE-R1), earthworks, including earthworks in the coastal environment with a cut depth exceeding the permitted activity (CE-R2 and EW-R1). A restricted discretionary activity status is achieved under the PDP.

The subject site is in the Coastal Living Zone in the Operative Far North District Plan (“ODP”). Where PDP provisions are subject to appeal, the equivalent ODP provisions have been assessed. For this proposal, the relevant provisions relate to visual amenity and earthworks. The proposal has been assessed as being a discretionary activity under the ODP for infringement of Rule 12.3.6.1.2 (Excavation and/or Filling), as the depth of excavation will exceed 1.5m.

1.3 Statutory framework

This report and its appendices accompany the Applicant’s resource consent application and have been prepared in accordance with Schedule 4 of the Resource Management Act 1991 (“RMA”). They describe the proposal, assess its actual and potential effects on the environment, identify the measures proposed to avoid, remedy or mitigate adverse effects, and address the matters relevant under section 104 of the RMA. Because the proposal is assessed overall as a discretionary activity under the ODP, section 104B is also relevant:

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

- (a) may grant or refuse the application; and*
- (b) if it grants the application, may impose conditions under section 108.*

2. DESCRIPTION OF PROPOSAL

2.1 Proposed swimming pool, pool room, spa and sauna and outdoor area development

The purpose of the proposal is to redevelop the outdoor living area to form a new swimming pool, spa and sauna area, including required retaining, pool safety fencing and walls, new decking and paving and new accessory buildings. The full set of architectural plans prepared by Going Architectural is provided in **Appendix 1**. A summary of the components of the proposed activities is provided below, and the proposed Site Plan and 3D Renders are copied in **Figures 1 and 2**.

- A new fibreglass swimming pool with a blue finish will be formed within the existing retained lawn area. Its eastern infinity edge will be approximately 2.3m high. A 1.2m-high non-climbable concrete wall, finished in Paradise stone or dark grey plaster (Dulux Franz Josef, with an LRV of 30), will provide the pool barrier. The existing timber-pole retaining wall will be removed and replaced with a concrete-pile palisade wall and capping beam to the east of the pool. The replacement wall will be predominantly below ground, with only a small portion visible above ground level. A new buried water tank will be installed to storage water for the swimming pool.
- A 7.2m by 4.8m pool room with a wood burner will be built in the vicinity of the existing landscaped pond and garden area. It will be clad in rusticated weatherboards colour matched to the light-grey exterior of the existing dwelling (Dulux Tirau, a classic true grey with an LRV of 55), with white powder-coated aluminium joinery to match the existing house. The roof will comprise black long-run corrugated Colorsteel, with Paradise stone features. The maximum height of the building, including the 1.3m-high chimney, will be approximately 7.2m above natural ground level. Refer to Sheets A-08 and A-09.
- New paving (White Sands outdoor tiles) and decking will be established to link the existing paved patio area to the swimming pool and pool room and to provide a platform for a spa and sauna area. Concrete steps will be established to connect the various levels.
- A sauna room and water closet will be built adjacent to the spa pool. This will be clad in natural cedar shiplap, with a dark grey membrane roof. This building will be a maximum of 6m above the existing ground level (refer to Section D Sheet A-11). Wastewater will be pumped to the existing house wastewater pump.
- The paved and deck area for the spa pool and sauna area will be supported by a 0.9m high concrete block retaining wall which will be finished in plaster and coloured 'Dulux Franz Josef). A 2m high stone feature wall will be established along part of the south western area of the deck and paving.
- A stained pine pergola roof will be built over the spa pool. This will be a maximum of 4.8m above the existing ground level (refer to Section C Sheet A-11).
- A glazed pool fence will be established around the perimeter of the deck and spa areas adjacent to the swimming pool and connecting to the pool room and sauna / water closet building. The concrete wall adjacent to the swimming pool infinity edge will be a minimum of 1.2m high such that no fence is required in this location.

A geotechnical report prepared by LDE outlines engineering recommendations to maintain stability for the proposed development – see **Appendix 2**. It states that, subject to full adoption of the report's recommendations, the proposed building work will not accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or on any other property.

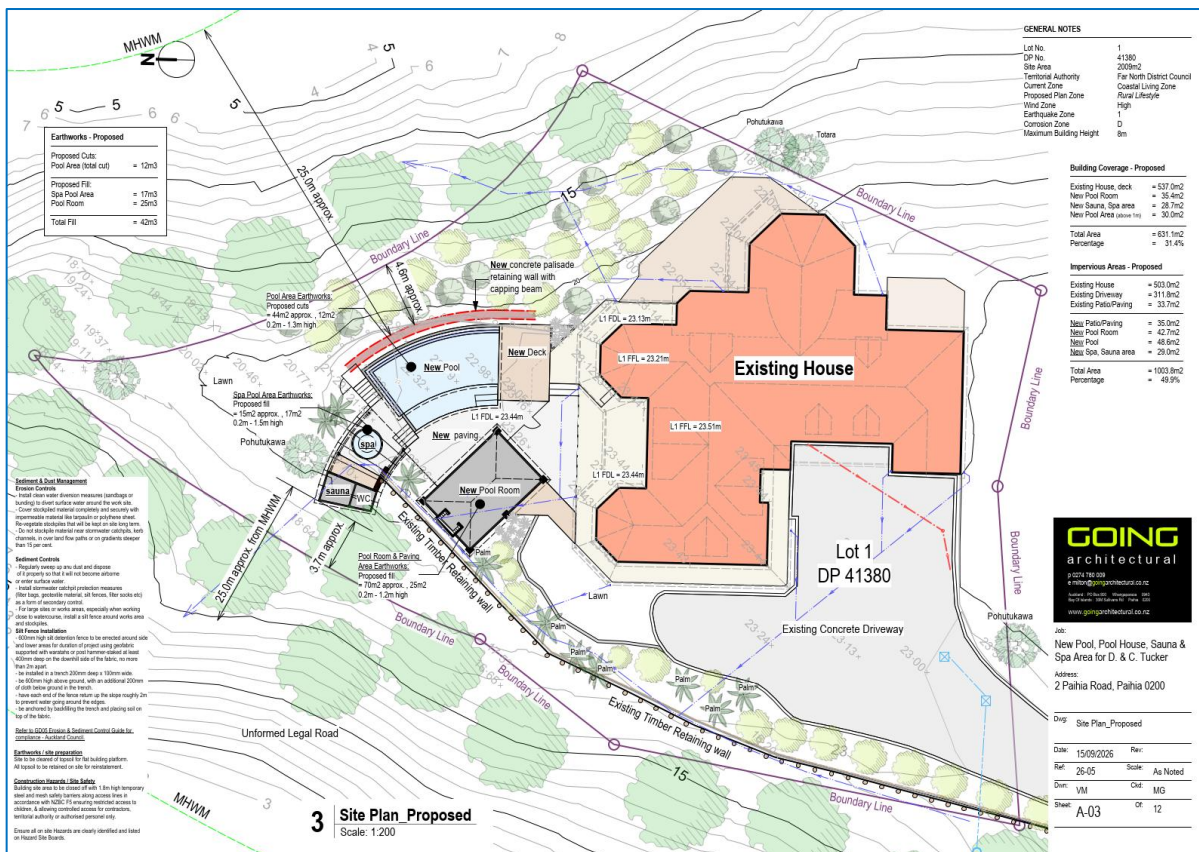


Figure 1: Site Plan – Proposed (Source Going Architectural)



Figure 2: 3D Renders – Proposed (Source Going Architectural)

2.2 Property access arrangements

Vehicle access to the property will remain unchanged from the existing situation, with shared vehicle access formed over existing appurtenant easements and a sealed driveway, parking and manoeuvring area within the site.

2.3 Earthworks

Earthworks will be undertaken to:

- Fill beneath the proposed pool room and paving area, comprising 25m³ over 70m², with heights between 0.2 to 1.2m. This will occur in the vicinity of the existing landscape pond and garden.
- Fill beneath the spa pool area, comprising 17m³ over 15m², with heights between 0.2 to 1.5m. This filling is in the vicinity of an existing sloping garden area with steps between the lawn and the paved footpath.
- Excavate uncontrolled fill from the pool area, comprising 12m³ over 44m², with depths between 0.2 to 1.9m.

New retaining walls will be established, including a 0.9m concrete block retaining wall adjacent to the spa / sauna area decking, and a concrete pile palisade wall with capping beam adjacent to the infinity edge of the swimming pool and extending up to 1m above the ground level to protect against instability (the existing timber pole retaining wall is to be removed in this location).

Sediment and dust management controls are listed on the Site Plan Sheet A-03.

Typical construction management techniques to be implemented to avoid, remedy and mitigate adverse environmental effects, include the following principles.

- All noise generating activities during the period of site works for this project will be managed on site as far as is reasonably practicable to meet New Zealand Standard NZS 6803:1999 Acoustics - Construction Noise. In addition, all persons undertaking day to day management of construction activities on the site will wherever possible adopt the best practical option at all times to ensure the emission of noise from the site does not exceed a reasonable level in accordance with Section 16 of the Resource Management Act 1991.
- A copy of the Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol (ADP) can be made available to all contractors working on site.

2.4 Impermeable surface coverage and stormwater management

The Proposed Site Plan in **Appendix 1** tables impermeable surface coverage as amounting to approximately 1,004m² (50% of the total site area), comprising the existing roof area, paved areas to remain, and existing driveway, parking and manoeuvring area, as well as the proposed additional paved areas, new roof area, and swimming pool.

The existing stormwater system collects roof runoff through gutters and downpipes and driveway runoff through a sump. Both flows are conveyed through existing 100mm-diameter stormwater drains to existing culverts. Runoff from the additional roof and paved areas will be collected through equivalent systems (gutters and downpipes for roof water and cesspits for paved-area runoff) and discharged to the existing stormwater drains.

3. APPLICATION SITE DETAILS AND DESCRIPTION

3.1 Location

The site is located at 2 Paihia Road in Te Haumi, Paihia. It occupies part of a north facing spur located above the tidal Haumi River and Veronica Channel. The property is located at the southern end of the Te Haumi River Bridge. The site adjoins legal road reserve along its north eastern and western boundaries, over which Te Araroa Trail is formed as a walking track. Refer to the Location and Cadastral Maps in **Figures 3 and 4**.

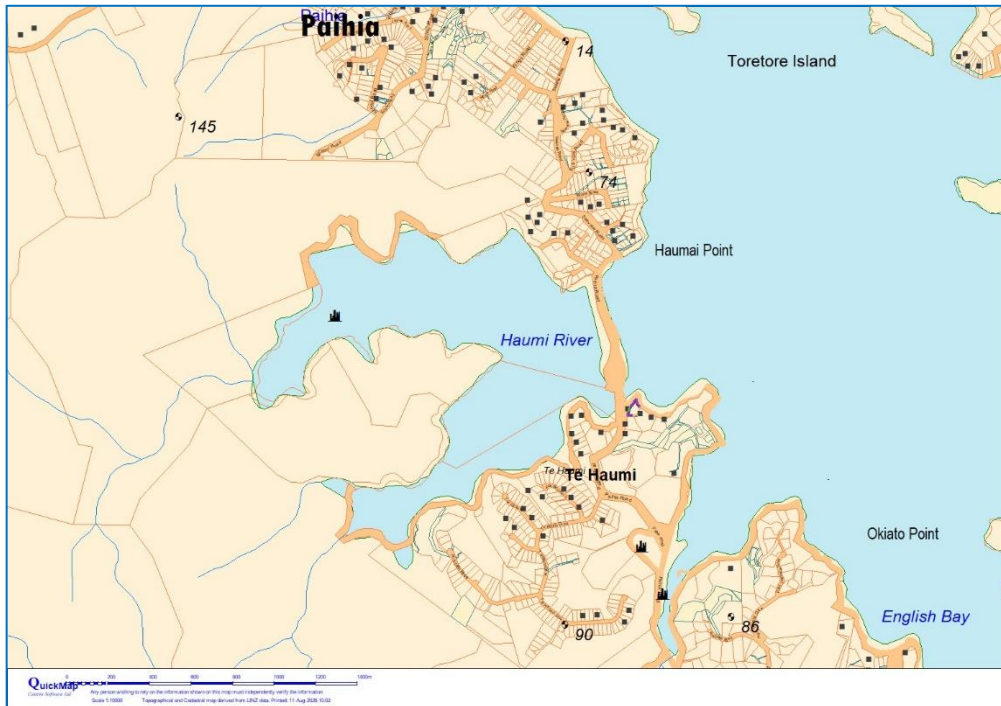


Figure 3: Location Map (Source: QuickMap)

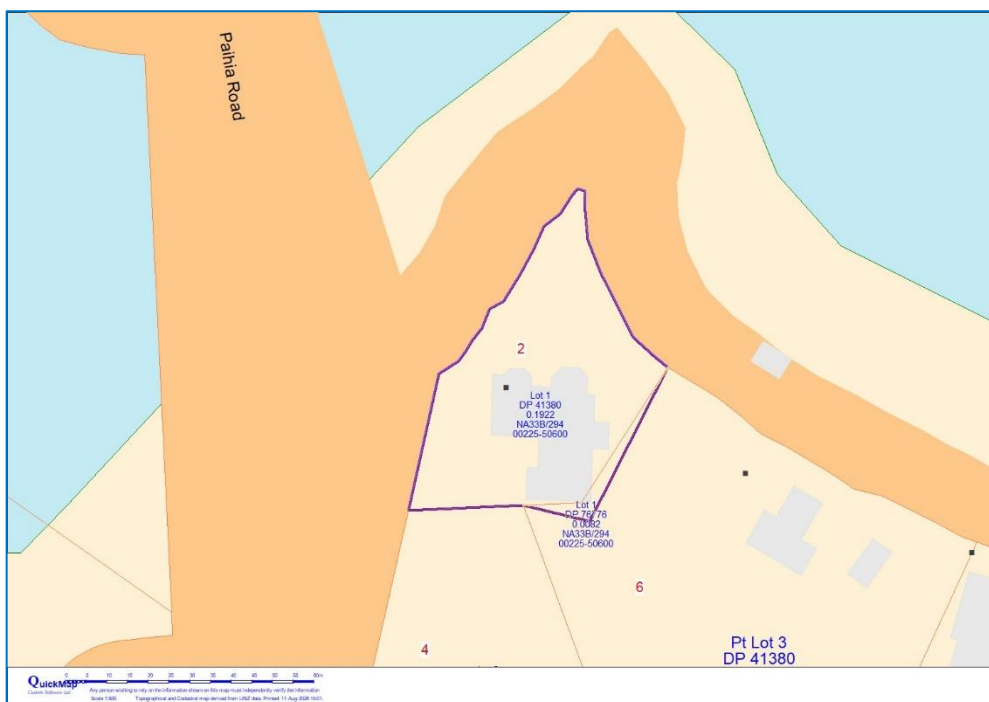


Figure 4: Cadastral Map Highlighting the Application Site (Source: QuickMap).

3.2 Legal details

Legal details of the application site are summarised below and in the Record of Title (**Appendix 3**).

RECORD OF TITLE IDENTIFIER	LEGAL DESCRIPTION	TITLE AREA
NA33B/294	Lot 1 DP 41380 & Lot 1 DP 76776	2004m ² more or less

Relevant interests on the Record of Title are listed below.

- Subject to Section 36 (4) (5) and (6) Counties Amendment Act 1961
- Appurtenant hereto is a right of way created by Transfer 551934
- Fencing Agreement in Transfer 551934
- Appurtenant hereto is a right of way created by Transfer 551933
- Appurtenant hereto is a right of way created by Transfer 558711
- Subject to a right of way over part marked C on DP 41380 created by Transfer 595603
- Appurtenant hereto is a right of way created by Transfer C602074.1
- D574559.1 Gazette Notice (NZ Gazette No.46 page 1021) declaring the entire length of State Highway No. 11 Far North District commencing at the intersection with State Highway No. 1 at Kawakawa and proceeding in a northern direction to the southern boundary of Paihia township to be limited access road
- D574919.1 Crossing Place notice pursuant to Section 91 Transit New Zealand Act 1989

3.3 Existing land use and development

The subject site is an existing residential property, with existing two-storey dwelling served by a sealed driveway within appurtenant rights of way and within the site itself. Various retaining walls are located on the site, including a large timber retaining wall along the western boundary, and another retaining wall supports the lawn area to the north of the dwelling. Elsewhere, landscaped paths and ponds have been formed.

Refer to **Photographs 1 - 5** below.



Photograph 1: Existing dwelling – northern elevation – and view south over proposed development area.



Photograph 2: Retained lawn area showing location of proposed pool.



Photograph 3: Sealed driveway to the west and south of the dwelling.



Photograph 5: Garden area in location of spa pool and sauna area. This also shows the north eastern end of the existing timber retaining wall.



Photograph 4: Pond and landscaped area – showing approximate location of proposed pool room.

3.4 Natural and recorded features

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

The site is within the coastal environment. It does not include any areas of high or outstanding natural character, or outstanding natural landscapes or features as recorded in the Regional Policy Statement for Northland.

3.4.2 Recorded Ecological Features

The site is recorded as part of a kiwi habitat in the Far North Maps Species Distribution (DoC) Map ('kiwi present' zoning).² This map is a non-statutory document.

² A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): *Call count monitoring of Northland brown kiwi 2019*. Department of Conservation, Whangarei, New Zealand.

3.5 Vehicle access

The subject site has frontage to Paihia Road (State Highway 11) via existing appurtenant easements over Lot 4 DP 41380 and Lot 2 DP 41380 secured by Transfers 551933 and 558711, which is formed with a sealed driveway.

3.6 Surrounding environment

The subject site is located within a coastal lifestyle area located on the eastern side of Paihia Road and to the west of Veronica Channel, typically comprising existing residential buildings set within a framework of indigenous vegetation and other landscaping. Te Haumi residential area is located to the south west. The nearby coastal marine area is a tidal bay at the mouth of Te Haumi River.

4. DISTRICT PLAN ASSESSMENT

4.1 Far North Proposed District Plan - Appeals Version

The application site is zoned Rural Lifestyle and is within the Coastal Environment in the Far North Proposed District Plan – Appeals Version “PDP”). The proposal is assessed against the relevant PDP rules below.

4.2.1 Area-Specific Matters – Rural Lifestyle Zone

Rule	Discussion	Activity Status	Appeals
RLZ-R1 New buildings or structures	PER-1 – The proposed pool room building accommodates a permitted activity, as it is part of the existing residential activity. PER-2: RLZ-S1: 8m height not exceeded. RLZ-S2: Recession planes associated with the pool room, new swimming pool fencing, and swimming pool infinity edge are complied with. RLZ-S3: The site is less than 5,000m ² and the site adjoins legal road on its western and north eastern boundaries. 10m road setbacks are not achieved by the pool room, sauna / water closet building, retaining walls, and swimming pool and fencing. 3m setbacks from other boundaries are achieved. RLZ-S4: Existing building and structure coverage exceeds 12.5%; this will be increased with addition of the pool room and sauna room. RLZ-S5 - 8: Not applicable.	Restricted discretionary activity status: RLZ-S3 and RLZ-S4.	These rules have not been appealed and can be considered as operative, while equivalent Operative District Plan rules can be treated as inoperative.
RLZ-R2 Impermeable Surface Coverage	Existing and proposed impermeable surfaces exceed 12.5%.	Restricted discretionary activity	

4.2.2 District-Wide Matters – Hazards and Risks – Natural hazards

Rule	Discussion	Activity Status	Appeals
NH-R5 Wild Fire – Buildings used for a vulnerable activity (excluding accessory buildings)	The proposed building is an accessory building, so not covered by this rule.	Not applicable.	This rule has not been appealed and can be considered as operative, and the equivalent Operative District Plan rule can be treated as inoperative.

4.2.3 District-Wide Matters – Coastal Environment

Rule	Discussion	Activity Status	Appeals
CE-R1 New buildings or structures ...	PER-2 applies. 1. The new pool room and pergola are accessory buildings. 2. (c) They are less than 110m². 3. (a) The new sauna room and pool room will exceed 5.5m in height. (b) The exterior cladding of the pool room will be matched to the existing dwelling, being a light grey with RFI exceeding 30%, (c) The new palisade wall, swimming pool and swimming pool fencing are located less than 30m from MHWS.	Restricted Discretionary (RDIS-1).	These rules have been appealed and cannot be considered as operative, with equivalent Operative District Plan rules also remaining relevant.
CE-R2 Earthworks	PER-2: The earthworks are not provided for within CE-R2 PER-1. In terms of CE-S3: • They are not within an outstanding natural character area or in a high natural character area. • They have an estimated coverage of 129m² (greater than 100m²). • Cut height / fill depth exceed 1m. • Visible faces screened from public places by existing vegetation.	Restricted Discretionary.	

4.2.5 District Wide Matters – Earthworks

Rule	Discussion	Activity Status	Appeals
EW-R1 Earthworks	EW-S1: The specified thresholds of 1,000m³ and 2,500m² will not be exceeded. EW-S2: Removal of uncontrolled fill for the swimming pool will be up to 1.9m deep, this will	Restricted discretionary.	This rule has not been appealed; however,

	be properly retained, however, the associated building consent has not yet been issued. EW-S3: An Accidental Discovery Protocol advisory note can be added to the resource consent. EW-S4: Site reinstatement will be completed in accordance with this standard. EW-S5: Erosion and sediment control will be installed for the duration of earthworks. EW-S6: The specified setbacks will be achieved. EW-S7: Instability beyond the property boundary will be avoided. EW-S8: Filled areas will comply with the standard. EW-S9: Not applicable.		standard EW-S1 has been. The equivalent ODP Rule 12.3.6.1.2 has also been considered.
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4.2.6 Summary of Activity Status under the Far North Proposed District Plan – Appeals Version

Overall, the proposal is a restricted discretionary activity under the PDP.

4.2 Far North Operative District Plan

The application site is zoned Coastal Living. The following assessment addresses the equivalent provisions of appealed PDP provisions.

4.2.1 Coastal Living Zone

Rule	Discussion	Activity Status
10.7.5.1.1 Visual Amenity	This rule is considered equivalent to CE-R1. The proposed pool room and sauna room are each less than 50m ² and comply with (a).	Permitted

4.2.2 Natural & Physical Resources

Rule	Discussion	Activity Status
12.3.6.1.2, 12.3.6.2.1, 12.3.6.3 Excavation and/or filling ... in the ... Coastal Living ... zones	Earthworks volumes comply. The cut and fill heights exceeding 1.5m are to be retained by engineer designed retaining walls, however building consent has not yet been issued for this.	Discretionary

4.2.3 Summary of Activity Status under the Far North Operative District Plan

Overall, the proposal has been assessed as a discretionary activity. Sections 104 and 104B of the RMA are applicable.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

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

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

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. This assessment of environmental effects is not limited to any particular matter.

5.1 Visual, character and amenity effects

The proposed development will result in alterations to the outdoor living area for the existing residential site. The location makes use of an existing modified lawn and garden area and avoids disturbance of indigenous vegetation, which will be retained beyond the immediate development area. The development area is located immediately adjacent to the existing dwelling, so will be perceived as part of the existing modified area. The proposal develops the existing private open space, which will have positive effects for the landowners in terms of their use and enjoyment of their property.

The site does not include any mapped outstanding natural features, outstanding landscape features, or areas of high or outstanding natural character as mapped by the Regional Policy Statement.

The proposed buildings and structures will use a cohesive exterior materials and colours, with the pool being colour matched to the dwelling, and the sauna room having a natural cedar exterior. Other features, such as natural paradise stone and dark grey plaster are recessive in tone. The existing surrounding vegetation will assist with visually integrating the proposed built development into the setting, screening it from the immediately adjacent public viewing points, and will minimise the potential adverse visual and amenity effects of the proposed activity. The development area is separated from adjacent private property so as to avoid adverse effects on the privacy of neighbouring sites. For these reasons, the additional built form is not expected to be visually obtrusive or to create material cumulative visual effects.

The setback rule infringement occurs as the site is relatively small for its zoning (being 2004m²) in the Rural Lifestyle Zone and adjoins a road boundary where the proposed development is located. The adjacent portion of formed road is sealed, and dust nuisance is not expected. The remainder of the road boundary is used as part of the Te Araroa trail.

Existing vegetation retained around the perimeter of the development area, together with vegetation on the legal road reserve, will generally screen the new buildings and structures from public viewpoints. **Photograph 6** shows the view of the existing dwelling from Te Haumi Beach. The proposed structures will be less elevated than this dwelling. **Photograph 7** shows that as you near the site along Te Haumi Beach, the existing building becomes more screened. This will be the same for users of the Te Araroa trail, on the legal road corridor adjacent to the site.



Photograph 6: View of existing two storey dwelling from Te Haumi Beach Reserve.



Photograph 8: View from Te Haumi Beach towards the properties to the east of the subject site.



Photograph 7: View of site from Te Haumi Beach near the boat ramp.

The proposal remains in keeping with the current pattern of development and character of the area.

In summary, the proposed activity is considered to be an appropriate development, which avoids and mitigates adverse effects on visual amenity. Taking into account mitigating factors presented by the size, dimensions and finishing of the additional built development, its siting upon the modified area of the site, and existing vegetation, it is considered that the proposed activity avoids and mitigates adverse visual and landscape effects so that they will be less than minor.

5.2 Stormwater management effects

The site has a small area relative to its zoning under the Proposed District Plan, and there is a high proportion of existing impermeable surface areas. Resultantly, the scale of impermeable surface coverage is more aligned with a residential zoning.

Stormwater runoff from the additional impermeable surfaces and drainage from behind the new retaining walls will be collected and conveyed through the proposed gutter, cesspit and sealed-pipe system to the existing stormwater drains and outlets shown on Sheets A-02 and A-04. This system is intended to avoid uncontrolled discharge to the coastal slopes and associated erosion. Because the site is connected to the reticulated wastewater system, no land is required for on-site wastewater disposal.

Short term stormwater management during earthworks will involve installing clean water diversion measures to divert surface water around the work site and avoiding any stockpiling near stormwater catchpits or steep grades. Existing vegetation surrounding the development area will be retained.

5.3 Natural hazard effects

The application site is subject to instability hazards and requires mitigation measures in the form of an in-ground palisade wall along the eastern slopes and deepened leading edge piles along the northern slopes. With these measures in place, foundations and construction behind these mitigation measures can follow conventional construction practice. The geotechnical report provides a number of recommendations, which will be adopted in full to ensure that the site is suitable for the proposed development, and that the building work will not accelerate, worsen or result in a natural hazard on the land on which the building work is to be carried out or on any other property. Refer to **Appendix 2**.

The development area is elevated above the nearby coastal marine area and is not affected by inundation.

5.4 Effects of earthworks

Earthworks are required to form level compacted-fill platforms for the pool room and spa areas and to remove uncontrolled fill from the swimming pool location. The proposed volume complies with the relevant permitted thresholds; however, the excavation depth for the swimming pool exceeds the permitted standard, and building consent has not yet been issued for the required retaining works. The earthworks area is contained by existing and proposed retaining walls, which limits the potential for sediment-laden runoff to leave the immediate work area. Erosion and sediment controls are nevertheless proposed on Sheet A-03 in **Appendix 1**, including clean-water diversion and protection of stormwater inlets to avoid temporary effects on water quality.

The subject site is a developed residential site, and the proposal does not generate adverse effects on the capacity of soils for primary production.

The proposed earthworks are clustered within a small portion of the property within an area which has been previously modified through retaining, filling and landscaping. A photograph source from the Far North District Council property file showing the application site prior to construction of the current dwelling, shows the modified nature of the proposed area to be affected by earthworks. Refer to **Figure 5**.



Figure 5: Photograph sourced from FNDC Property File 1970939-RMALUC – Resource Consent Information716982

Temporary construction effects, such as dust, traffic and noise, can be managed using standard construction management techniques. Timing of works will depend on the issue of building consent and securing of contractors.

In these circumstances, the actual and potential adverse effects of earthworks are considered to be less than minor.

5.5 Effects on historic, spiritual and cultural values

There are no recorded archaeological sites or historical or cultural values on the site. The subject site, including the specific development area, is highly modified by previous earthworks, retaining walls, building development and landscaping, as detailed above. The earthworks component involves filling and excavation of uncontrolled fill, so is considered unlikely to affect any previously unrecorded archaeological site. The new retaining below the swimming pool is located in a similar position to the existing timber retaining pole, which is to be removed, while new retaining wall adjacent to the sauna area will retain fill.

It is proposed that an Accidental Discovery Protocol advisory note be applied to the consent, to specify the actions to be taken in the event that a suspected archaeological site is uncovered during the course of the earthworks.

Short term stormwater controls during earthworks will be implemented to maintain water quality and cultural and spiritual values of the adjacent coastal marine area.

6. STATUTORY ASSESSMENT

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

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *New Zealand Coastal Policy Statement 2010*
- *National Policy Statement for Natural Hazards 2025*
- *Far North Proposed District Plan – Appeals Version*
- *Regional Policy Statement for Northland*
- *Far North Operative District Plan*
- *Regional Plan for Northland*

6.1 National Environmental Standards

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

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment’s Hazardous Activities and Industries List (“HAIL”).³

The site is not considered to be a ‘piece of land’, and the proposed activity is not covered by the above National Environmental Standard.

³ Northland Regional Council (n.d.): *Selected Land-use Register Map*. Retrieved 6 August 2026 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

6.2 National Policy Statements

6.2.1 New Zealand Coastal Policy Statement 2010 including 2025 amendment

The Regional Policy Statement gives effect to the New Zealand Coastal Policy Statement, and the relevant policies have been taken into account in the assessment within Section 6.3 of this Report. Policies 6 and 13 are relevant.

In terms of the relevant parts of Policy 6, the site has an existing residential use, and the proposed redevelopment of the outdoor living area is neither sprawling nor sporadic. It maintains the existing character of the built environment and has no impact on the existing public access available over adjacent legal roads and Te Araroa trail.

In relation to Policy 13, the proposed development is located upon an existing modified area. The sensitive design of the proposed built features will result in a visually recessive development that blends with the natural patterns of the landform and maintains landscape character values in this part of the coastal environment. The proposal is considered to be an acceptable and appropriate change to the site, which does not have high or outstanding natural character. The development is in accordance with the relevant landscape objectives and policies of the NZCPS.

6.2.2 National Policy Statement for Natural Hazards 2025

Risk Matrix

The application site is not mapped as being subject to identified natural hazards on the NRC Natural Hazard maps, and the Far North Atlas Hazards Map records liquefaction vulnerability as either undetermined or unlikely. However, the LDE Geotechnical Investigation Report identifies instability considerations that require mitigation through the recommended retaining and foundation measures.

The LDE Geotechnical Investigation Report concludes that subject to adoption in full of its recommendations, the land is not subject to and is unlikely to be subject to 1 or more natural hazards. Therefore, the likelihood level (using Table 1) has been classified as 'Unlikely', the consequence level (Table 2) can be described as minor, and the level of natural hazard risk is considered to be low.

2.1 Objective

1. Natural hazard risk to people and property associated with subdivision use and development is managed using a risk-based proportionate approach.

Comment: This has been considered using the risk matrix and in response to the policies below.

2.2 Policies

Policy 1: When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.

Comment: A low level of natural hazard risk has been assessed. Refer to the LDE Geotechnical Investigation Report.

Policy 2: Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.

Comment: Refer to the LDE Geotechnical Investigation Report.

Policy 3: Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.

Not applicable.

Policy 4: Where subdivision, use or development, including any associated mitigation measures, will create or increase significant natural hazard risk on other sites, that risk must be avoided or mitigated using an approach that is proportionate to the level of natural hazard risk.

Not applicable.

Policy 5: Natural hazard risk assessment and decisions must be based on the best available information and must be made even when that information is uncertain or incomplete.

Comment: Refer to the LDE Geotechnical Investigation Report. This is based on the results of onsite tests and other published information.

Policy 6: The potential impacts of climate change to at least 100 years into the future must be considered.

Not applicable.

6.3 Regional Policy Statement for Northland (“RPS”)

The site is within the coastal environment but does not include any areas of high or outstanding natural character, or any outstanding natural landscapes or features identified in the RPS. The relevant RPS policies are addressed below.

Policy 4.4.1 – Maintaining and protecting significant ecological areas and habitats

This policy specifies that, in the coastal environment, subdivision, use and development activities should avoid adverse effects so that they are no more than minor on threatened or at-risk indigenous taxa and significant indigenous vegetation and habitats. The proposed development avoids adverse effects on ecological values, by locating the proposed development within an area of existing lawn and garden area and avoiding the need for disturbance of indigenous vegetation.

Policy 4.6.1 – Managing effects on the characteristics and qualities natural character, natural features and landscapes

Clause (1)(b) of this policy specifies that, in the coastal environment and outside outstanding natural character areas, outstanding natural features and outstanding natural landscapes, significant adverse effects should be avoided, and other adverse effects should be avoided, remedied or mitigated, on natural character, natural features and natural landscapes. This site is not noted as having high natural character. The development accounts for the existing natural elements and landforms of the site, by placing the new built and structural development within an existing modified lawn and garden area, leaving the more natural parts of the site undisturbed. The new built development is consolidated with the existing residential activity, where natural character and landscape has already been compromised. The proposal is considered to be consistent with this policy.

Policy 5.1.1 – Planned and coordinated development

This policy requires co-ordinated location, design and building for subdivision, land use and development. Relevant matters are listed under (a), (c), (e), (g) and (h). The proposal is for redevelopment of the outdoor living area of an existing residential development within an existing lifestyle site. The proposal is considered consistent with this policy.

6.4 District Plan Objectives and policies

6.4.1 Far North Proposed District Plan – Appeals Version

The proposed activity is a restricted discretionary activity under the PDP and the matters over which discretion is restricted to are addressed in Section 5 of this report.

6.4.2 Far North Operative District Plan

The objectives and policies of the Soils & Minerals Sections of the ODP are relevant to this proposal and are commented on below.

Soils and Minerals

12.3.3 OBJECTIVES

12.3.3.2 To maintain the life supporting capacity of the soils of the District.

12.3.3.3 To avoid, remedy or mitigate adverse effects associated with soil excavation or filling.

12.3.4 POLICIES

12.3.4.1 That the adverse effects of soil erosion are avoided, remedied or mitigated.

12.3.4.2 That the development of buildings or impermeable surfaces in rural areas be managed so as to minimise adverse effects on the life supporting capacity of the soil.

12.3.4.4 That soil excavation and filling, and mineral extraction activities be designed, constructed and operated to avoid, remedy or mitigate adverse effects on people and the environment.

12.3.4.5 That soil conservation be promoted.

The proposed earthworks affect a small area of the site, within the modified area, and avoid adverse effects of the life supporting capacity of soils. The earthworks comprise filling beneath the pool room (where a landscaping pond will need to be filled) and spa area to achieve a level surface, as well as removal of uncontrolled fill from the swimming pool location. Geotechnical investigations have resulted in a full suite of recommendations, which will be implemented to ensure stability of the developed area and surrounding land.

Erosion and sediment control measures will be completed to ensure that off-site effects, particularly on the water quality of the nearby coastal marine area, will be protected. Refer to the schedule of Sediment and dust management on the Proposed Site Plan in **Appendix 1**.

The proposed earthworks activity is consistent with the relevant objectives and policies listed above.

6.5 Regional Plan for Northland (March 2026)

Stormwater discharge from the additional proposed impermeable surfaces is covered by Rule C.6.4.2. In relation to the proposed activity, this requires that the diversion and discharge of stormwater does not cause or increase flooding of land on another property in a storm event of up to and including a 10 percent annual exceedance probability, or flooding of buildings on another property in a storm event of up to and including a one percent annual exceedance probability. In addition, the diversion and discharge must not cause permanent scouring or erosion of the bed of a water body at the point of discharge. Effects on the quality of receiving waters beyond the zone of reasonable mixing must be avoided.

Proposed earthworks will not exceed 5,000m² of exposed earth at any time, and will be within the permitted activity earthworks thresholds specified in Table 15 of Rule C.8.3.1.

No consents are considered necessary for the proposed activity under the Regional Plan for this proposal, although careful implementation of earthworks, and the designed stormwater management systems, will be required.

6.6 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to the relevant purpose and principles of Part 2 of the Resource Management Act 1991 is given below.

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-*
 - (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

6 Matters of national importance

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

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area) ... and the protection of them from inappropriate subdivision, use, and development;*
- (h) *the management of significant risks from natural hazards.*

7 Other matters

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

- (b) *The efficient use and development of natural and physical resources;*
- (c) *The maintenance and enhancement of amenity values;*
- (f) *Maintenance and enhancement of the quality of the environment;*

8 Treaty of Waitangi

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

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by enabling the redevelopment of an outdoor living area for an existing residential site.

Stormwater can be managed to avoid offsite effects and maintain stability. The nature and scale of the proposed development, use of recessive colours and materials for buildings and structures excluding the pool room (which is to be colour matched to the existing dwelling), together with the retention of surrounding indigenous vegetation will ensure that adverse visual amenity effects are appropriately avoided and mitigated, to retain the existing character of the site and its surroundings. The proposal provides for the economic and social well-being of the owners of the property by allowing them to improve their outdoor living area. The proposed development can be completed in such a way that avoids, remedies and mitigates actual and potential adverse effects arising from earthworks, new buildings and structures and additional impermeable areas.

In terms of Section 6 matters, the site is not within an area of high or outstanding natural character in the coastal environment. Areas of indigenous vegetation will be retained, and the preservation of the existing level of natural character can be retained. The proposal has regard to Section 7 Matters and represents an efficient and anticipated use of the land, which will retain existing amenity values and maintain the quality of the environment.

The proposal is not considered to have any implications in terms of the Treaty of Waitangi.

7. CONSULTATION & NOTIFICATION ASSESSMENT

7.1 Public notification

Step 1: Public notification is not requested. Sections 95A(3)(b) and (c) do not apply.

Step 2: Public notification is not precluded.

Step 3: There are no relevant rules that require public notification, and the adverse effects of the proposal have been assessed as being less than minor, as set out in Section 5 of this Report. As such, public notification is not considered necessary.

Step 4: No special circumstances are considered to exist to warrant public notification.

7.2 Limited notification

Step 1: The site is not in the marine and coastal area or common marine and coastal area. There are no affected protected customary rights groups or affected customary marine title groups, the land is not on or adjacent to, and will not affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11.

Step 2: Limited notification is not precluded.

Step 3: Section 95E describes when a person is an affected person. Section 95E(1) specifies that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Section 95E(2) provides guidance as to how a consent authority should assess an activity's adverse effects on a person for the purposes of Section 95E, including clause (a), where they may disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect and clause (b), where they must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.

Section 95E(3) specifies that a person is not an affected person in relation to an application for a resource consent for an activity if (a) the person has given, and not withdrawn, approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons.

It is considered that the proposed activity's adverse effects on any person will be less than minor as:

- The development area is located away from adjacent private property so as to avoid adverse effects on the privacy of neighbouring sites.
- The site is elevated above the adjoining public road and Te Araroa walking trail. No effects on traffic safety will arise.
- Off site effects arising from earthworks can be avoided and mitigated via standard construction management techniques.
- Stormwater management will involve collection of stormwater runoff in sealed pipes and discharge to existing outlets.

As such, it is considered that limited notification is not required via Step 3.

Step 4: There are no special circumstances to warrant notification to any other person.

7.3 Summary of Notification Assessment

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

8. CONCLUSION

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

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

We also note that:

- The proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

For these reasons, the application is requested to be processed on a non-notified basis and granted under delegated authority, subject to conditions that give effect to the mitigation measures and supporting information provided with the application.

Signed 
Natalie Watson,
Resource Planner

Date: 23 September 2026
WILLIAMS & KING
Kerikeri

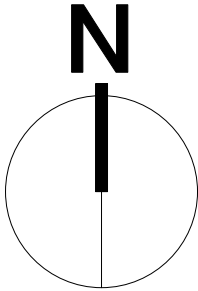
9. APPENDICES

Appendix 1	Going Architectural Plans
Appendix 2	LDE Geotechnical Report
Appendix 3	Record of Title

Drawing List

Sheet: Rev:

Design Sheets	
A-01	Cover Page
A-02	Site Plan_Existing
A-03	Site Plan_Proposed
A-04	Site & Drainage Plan_Proposed
A-05	Pool Area Plan_Proposed
A-06	3D Renders_Proposed
A-07	Foundation Plan_Proposed
A-08	Pool Room_Plans & Framing
A-09	Pool Room_Roof Plans & Sections
A-10	Sauna Room_Plans & Framing
A-11	Sauna Room_Roof Framing & Sector
A-12	Pool Area Sections



1 | Site Plan_Arial
Scale: 1:200

GENERAL NOTES	
Lot No.	1
DP No.	41380
Site Area	2009m2
Territorial Authority	Far North District Council
Current Zone	Coastal Living Zone
Proposed Plan Zone	Rural Lifestyle
Wind Zone	High
Earthquake Zone	1
Corrosion Zone	D
Maximum Building Height	8m



Site Photos

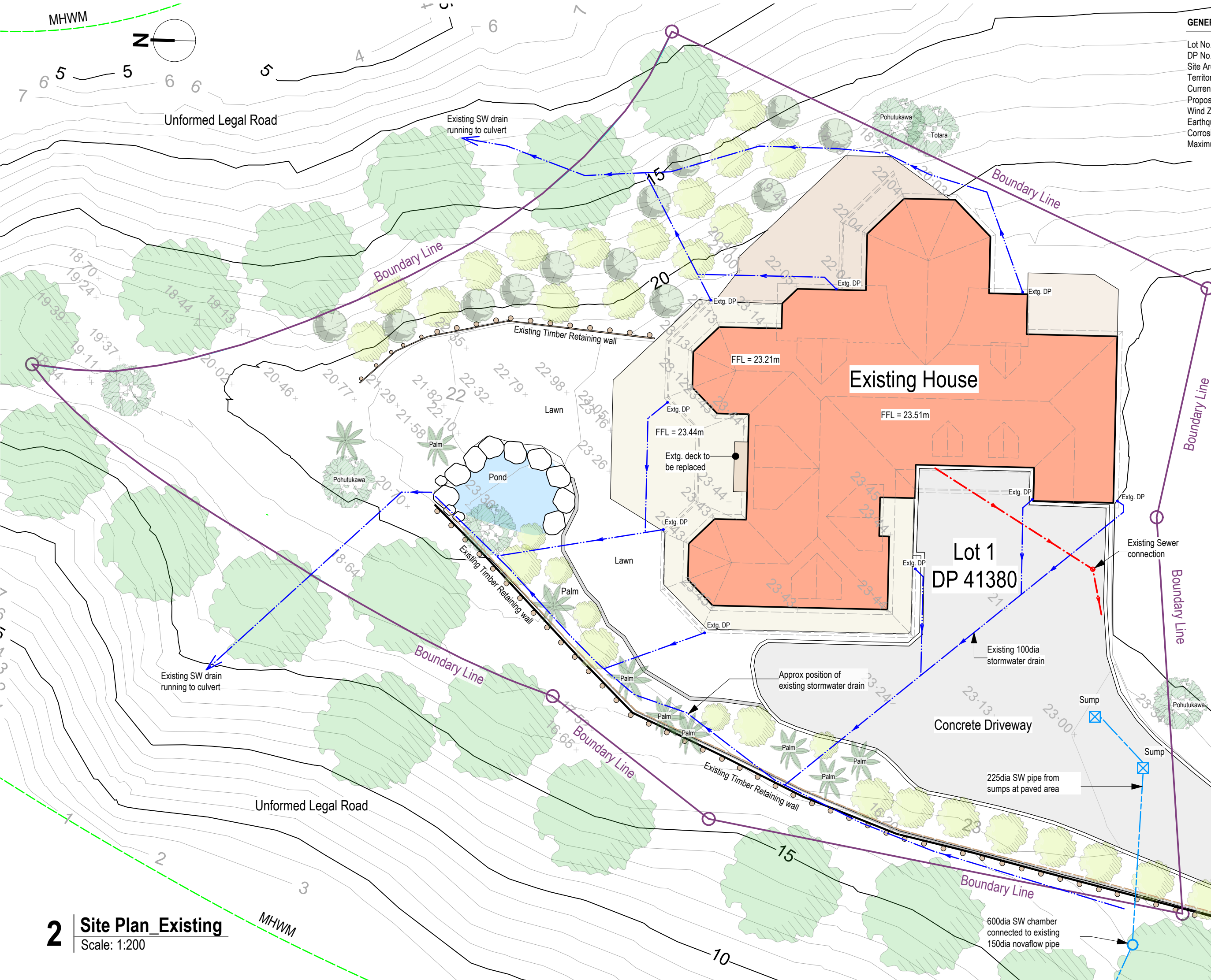
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Job:
New Pool, Pool House, Sauna & Spa Area for D. & C. Tucker
Address:
2 Paihia Road, Paihia 0200

Dwg: Cover Page	
Date: 20/09/2026	Rev:
Ref: 26-05	Scale: As Noted
Dwn: VM	Ckd: MG
Sheet: A-01	Of: 12



GENERAL NOTES	
Lot No.	1
DP No.	41380
Site Area	2009m ²
Territorial Authority	Far North District Council
Current Zone	Coastal Living Zone
Proposed Plan Zone	Rural Lifestyle
Wind Zone	High
Earthquake Zone	1
Corrosion Zone	D
Maximum Building Height	8m

Impervious Areas - Existing

House	= 503.0m ²
Driveway	= 311.8m ²
Patio/paving	= 33.7m ²

Total Area	= 848.5m ²
Percentage	= 42.2%

Building Coverage - Existing

House, decks	= 537.0m ²
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Total Area	= 537.0m ²
Percentage	= 26.7%

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Dwg:	Site Plan_Existing		
Date:	20/09/2026	Rev:	
Ref:	26-05	Scale:	As Noted
Dwn:	VM	Ckd:	MG
Sheet:	A-02	Of:	12

GENERAL NOTES	
Lot No.	1
DP No.	41380
Site Area	2009m2
Territorial Authority	Far North District Council
Current Zone	Coastal Living Zone
Proposed Plan Zone	Rural Lifestyle
Wind Zone	High
Earthquake Zone	1
Corrosion Zone	D
Maximum Building Height	8m

Building Coverage - Proposed	
Existing House, deck	= 537.0m2
New Pool Room	= 35.4m2
New Sauna, Spa area	= 28.7m2
New Pool Area (above 1m)	= 30.0m2
Total Area	= 631.1m2
Percentage	= 31.4%

Impervious Areas - Proposed	
Existing House	= 503.0m2
Existing Driveway	= 311.8m2
Existing Patio/Paving	= 33.7m2
New Patio/Paving	= 35.0m2
New Pool Room	= 42.7m2
New Pool	= 48.6m2
New Spa, Sauna area	= 29.0m2
Total Area	= 1003.8m2
Percentage	= 49.9%

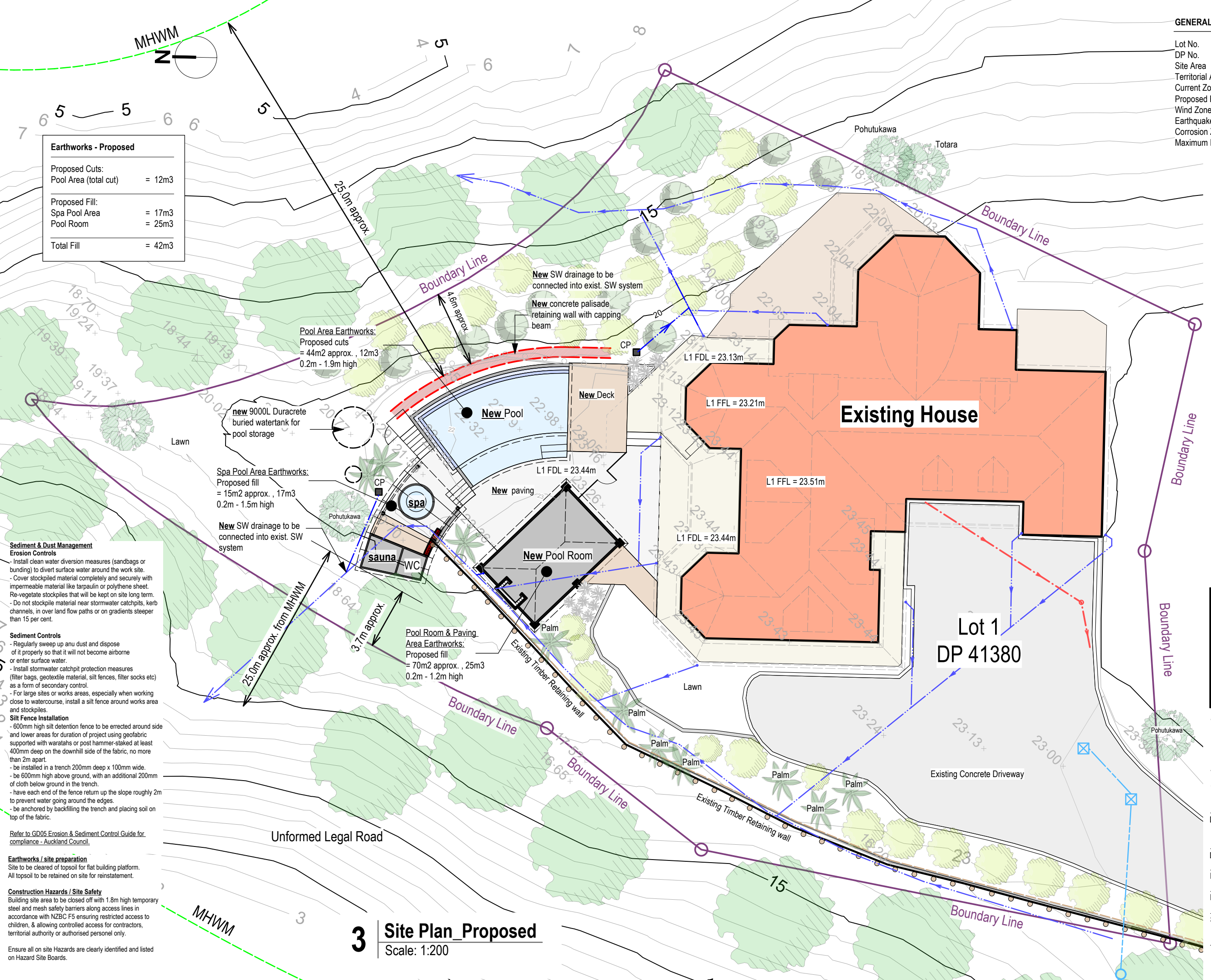
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Dwg: Site Plan_Proposed

Date:	20/09/2026	Rev:	
Ref:	26-05	Scale:	As Noted
Dwn:	VM	Ckd:	MG
Sheet:	A-03	Of:	12



Earthworks - Proposed	
Proposed Cuts:	
Pool Area (total cut)	= 12m3
Proposed Fill:	
Spa Pool Area	= 17m3
Pool Room	= 25m3
Total Fill	= 42m3

Pool Area Earthworks:
Proposed cuts
= 44m2 approx. , 12m3
0.2m - 1.9m high

new 9000L Duracrete
buried watertank for
pool storage

Spa Pool Area Earthworks:
Proposed fill
= 15m2 approx. , 17m3
0.2m - 1.5m high

New SW drainage to be
connected into exist. SW
system

Pool Room & Paving
Area Earthworks:
Proposed fill
= 70m2 approx. , 25m3
0.2m - 1.2m high

3.7m approx.

25.0m approx.

4.6m approx.

New SW drainage to be
connected into exist. SW system
New concrete palisade
retaining wall with capping
beam

Boundary Line

Boundary Line

Boundary Line

Boundary Line

Boundary Line

Lot 1
DP 41380

Unformed Legal Road

MHWM

3 Site Plan_Proposed
Scale: 1:200

SWIMMING POOL NOTES

Safety From Falling

1.2m high balustrade is to be installed on decks with a fall of 1.0m or more.

Pool Fencing

1.2m balustrade (Unex - powdercoated aluminium) is to be installed on decks surrounding the pool area in accordance with F9/AS1 to ensure prohibited access for children.

Pool Gates

Gates giving access to the pool area shall:

- Be hinged and atleast 1200mm high, and
- Open away from the pool and swing clear of any obstruction that might hold it open, and
- Have a self-closing device that will return the gate to the closed and latched position from any position with a stationary start, and
- Have hines arranged such that when the gate is lifted or pulled down:
 - the latching device will not release, and
 - the gate will not come off it's hinges, and
 - the ground clearance under the gate will not allow the passage of a 100mm dia sphere.

The latch on the gate shall:

- Automatically operate on the closing of the gate such that a manual operation is required to release it, and
- Be positioned so that it cannot be reached by a child from outside the pool area, and
- Not be capable of being released from outside the pool area by the insertion of a thin implement through any gaps.

Refer to **F9/AS1 of the NZ Building Code**

2.0 Barriers surrounding the imediate pool area

2.1.3 Pool barriers shall not be angled more than 15° from vertical and may only slope away from the pool. Any rails, rods or wires forming a part of a pool barrier that are not themselves vertical shall be at least 900 mm apart vertically to restrict climbing. There shall be no openings in the pool barrier that a 100 mm diameter sphere could pass through.

2.1.7 Any projections or indentions on the outside face of a pool barrier shall not have a horizontal projection from the face of the pool barrier greater than 10 mm unless they are at least 900 mm apart vertically

4.2 Doors in the building wall

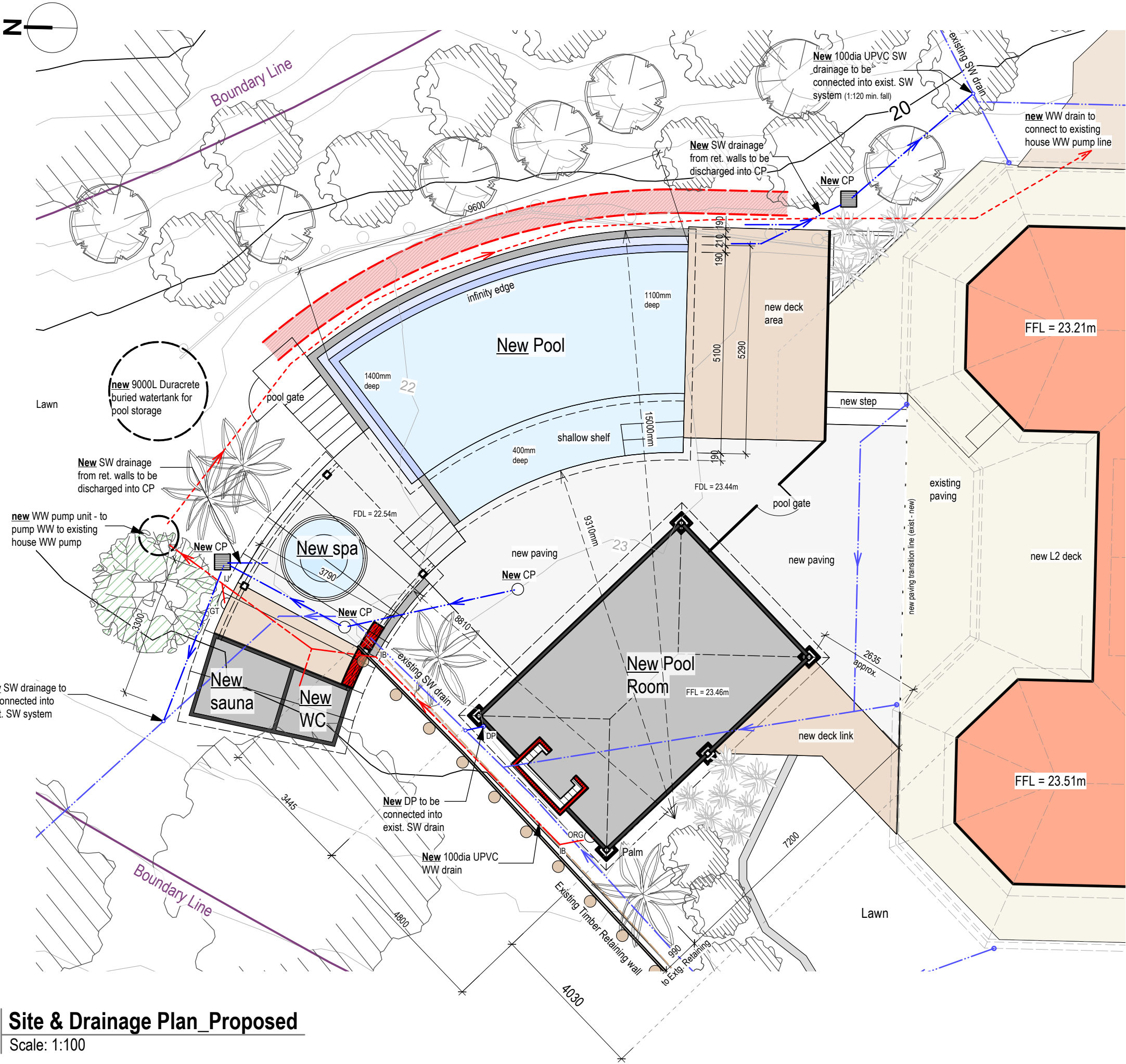
4.2.2 Doors in a building wall providing access into the immediate pool area shall have:

- Either a self-closing device or an audible alarm, and
- A self-latching device that automatically operates on the closing of the door and that must be released manually, and
- The release for the latching device located not less than 1500 mm above the inside floor, and
- A sign which shall be:
 - fixed adjacent to the inside door handle at a height between 1200 mm and 1500 mm stating: 'SWIMMING POOL. CLOSE THE DOOR.', and
 - composed of black letters of minimum height 5 mm complying with Paragraphs 2.2 and 3.2.2 of F8/AS1.

4.2.4 A door alarm shall:

- Produce an alarm tone of 75dBAL10 when measured at a distance of 3000 mm that commences 7 seconds after the door's self-latching device is released, and
- Automatically return to a state of readiness when the door is closed and latched, and
- Have a low battery charge warning that may be visual or audible.

4.2.5 Door alarms may be provided with a deactivation switch placed not less than 1500 mm above floor level that silences the alarm for not more than 15 seconds.



4

Site & Drainage Plan_Proposed

Scale: 1:100

GENERAL NOTES

Lot No.	1
DP No.	41380
Site Area	2009m2
Territorial Authority	Far North District Council
Current Zone	Coastal Living Zone
Proposed Plan Zone	Rural Lifestyle
Wind Zone	High
Earthquake Zone	1
Corrosion Zone	D
Maximum Building Height	8m

Impervious Areas - Proposed

House - Extg.	= 485.6m2
Driveway - Extg.	= 324.7m2
Patio - Extg.	= 20.0m2

New Patio	= 64.2m2
New Pool Room	= 42.1m2
New Pool	= 56.7m2
New Spa	= 2.3m2

Total Area	= 995.6m2
Percentage	= 49.6%

Building Coverage - Proposed

House	= 364.5m2
-------	-----------

Total Area	= 364.5m2
Percentage	= 18.2%

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Dwg:

Site & Drainage Plan_Proposed

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26-05

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A-04

Of:

12



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Dwg: 3D Renders_Proposed	
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Ref: 26-05	Scale: As Noted
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All construction to comply with NZS 3604:2011 and the NZ Building Code

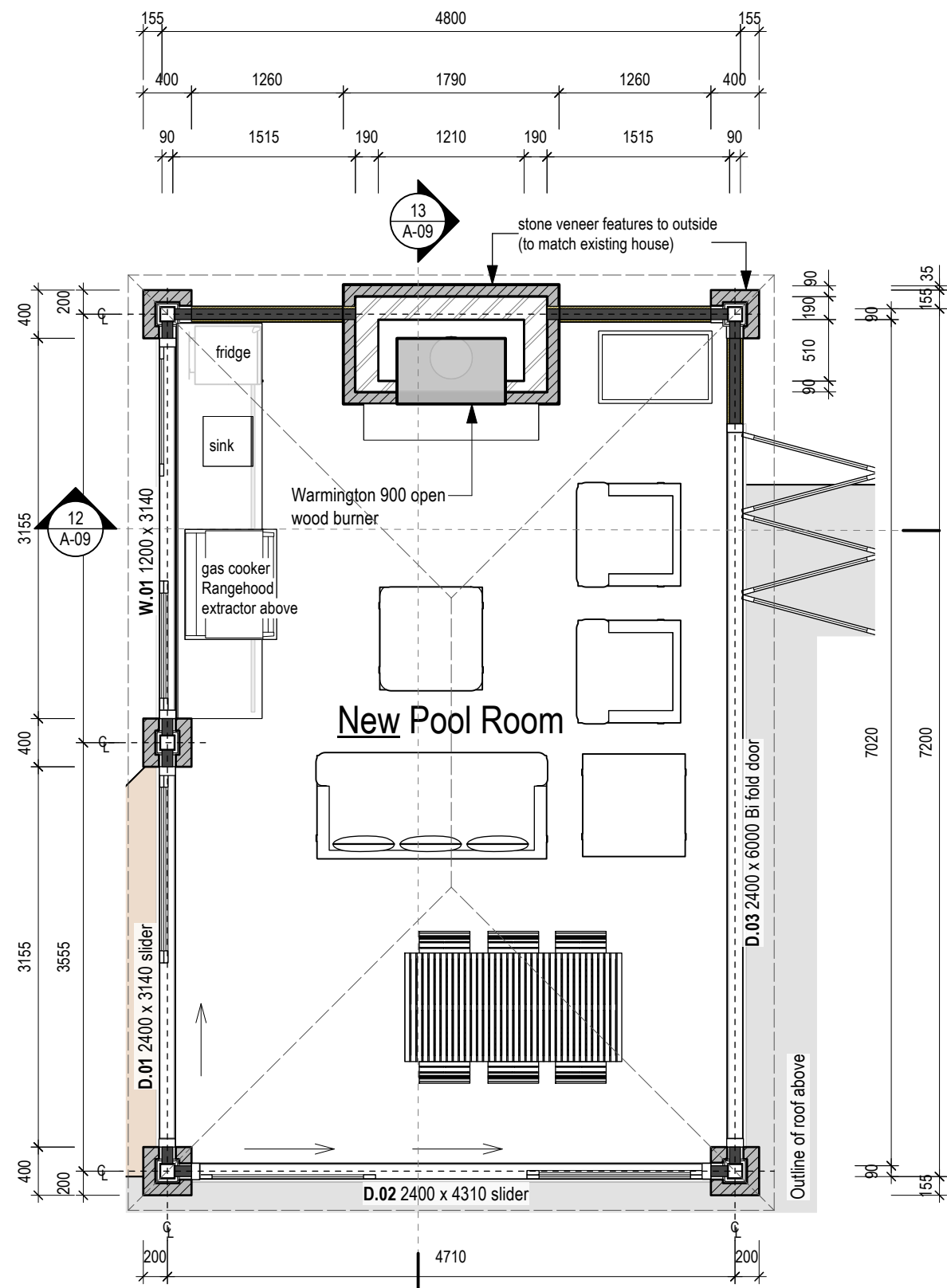
Concrete
Minimum 28-day concrete strength in accordance with NZS 3104 & NZS 3109 shall be:
Piles / Poles / Posts footings (unreinforced)
= 25Mpa. (Zone D)

Refer to NZS3604, table 4.1.

Interior timber	
Wall framing	- H1.2
Bottom plates	- H1.2
Wet area framing	- H1.2
Window / door framing (external walls)	- H1.2
Rafters, trusses, purlins	- H1.2



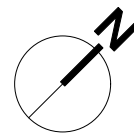
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Ref:	26-05	Scale:	As Noted
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Sheet:	A-07	Of:	12



8 | **Pool Area Floor Plan_Proposed**
Scale: 1:50



3D Views



House Weatherboard and Trim's



'Paradise' Stone

Colour Scheme - Pool Room

Roofing: Colour steel corrugated longrun
Colour: Black

Cladding: Rusticated weatherboards
Colour: Dulux Tirau Grey (to match existing house)

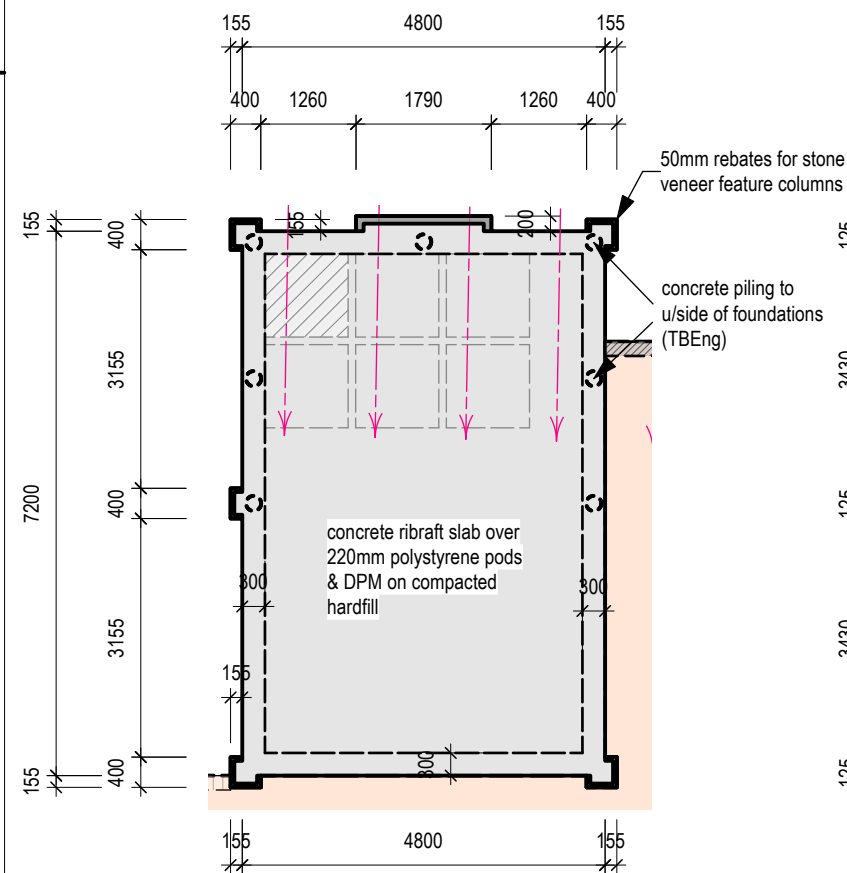
Posts / beam/Trim features: H3.1 Pine
Colour: Dulux black-White (to match existing house)

Doors/ Windows: Powdercoated aluminium joinery
Colour: White (to match existing house)

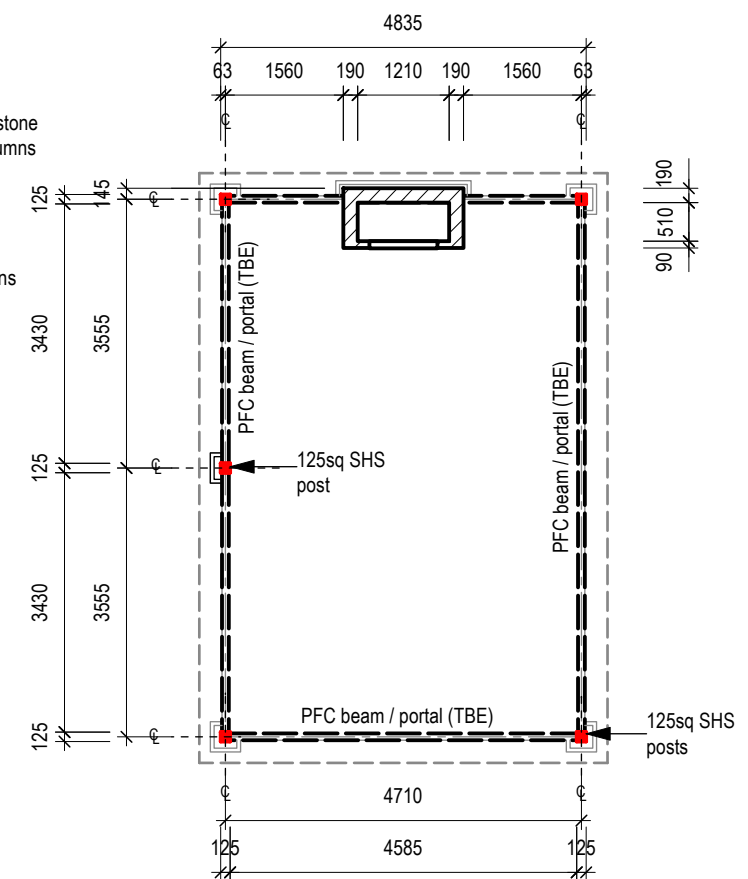
Stone features: 'Paradise Stone'

General plastered feature walls:
Dulux Franz Josef

Tiles / Paving: Tile
Colour: White Sands



9 | **Pool Room Foundation Plan**
Scale: 1:100 Ref:



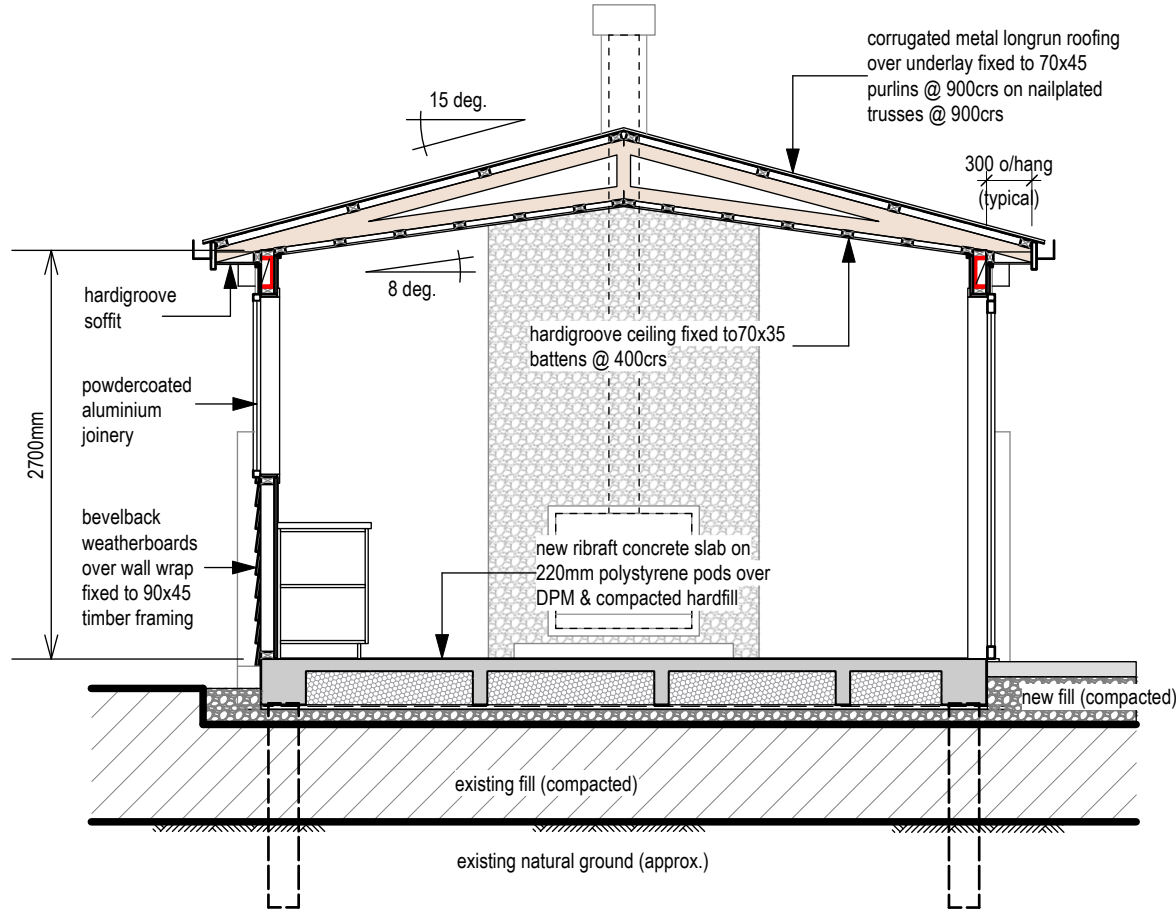
10 | **Pool Roof Structural Plan**
Scale: 1:100 Ref:



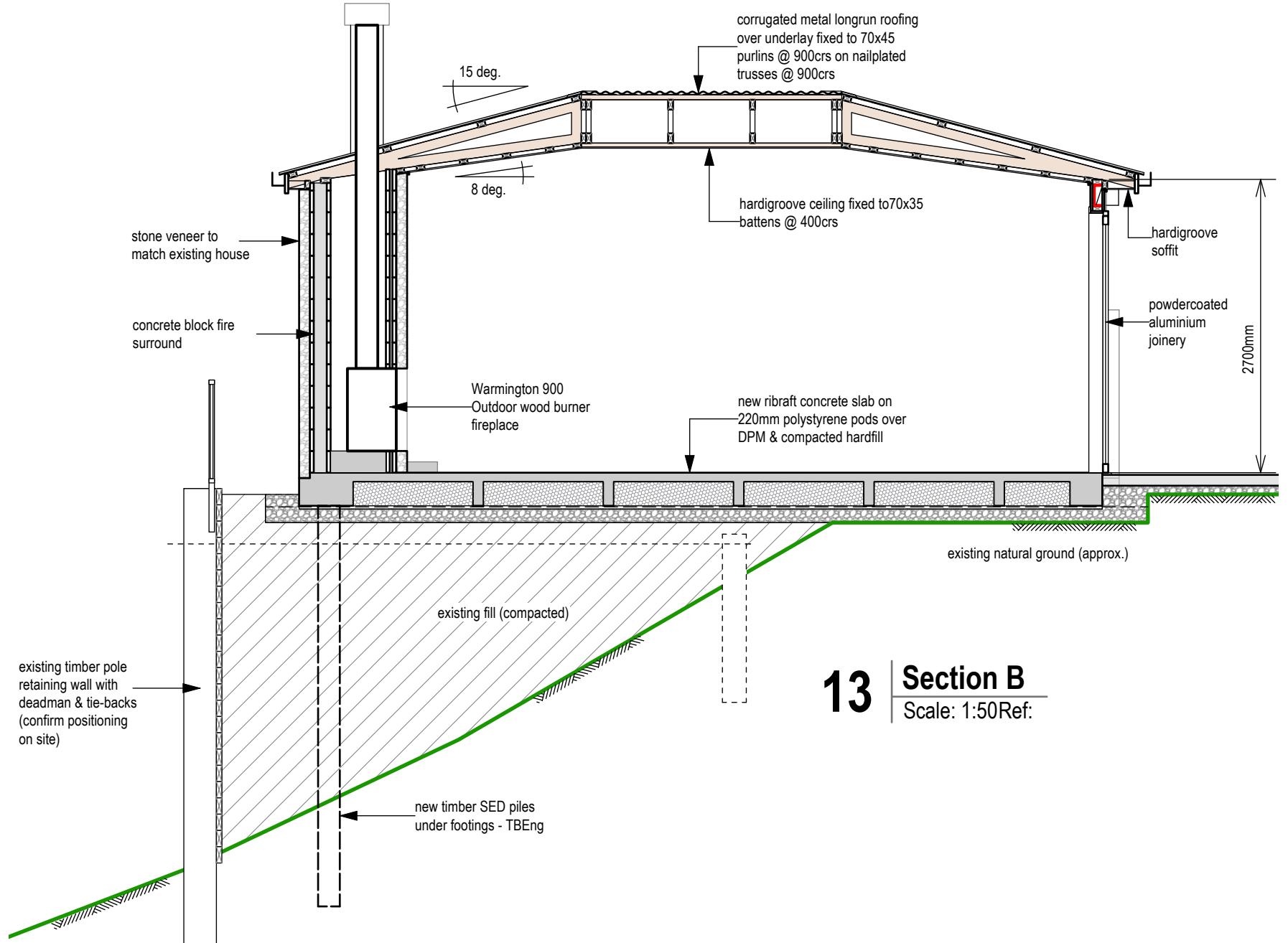
Job:
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Dwg: **Pool Room_Plans & Framing**

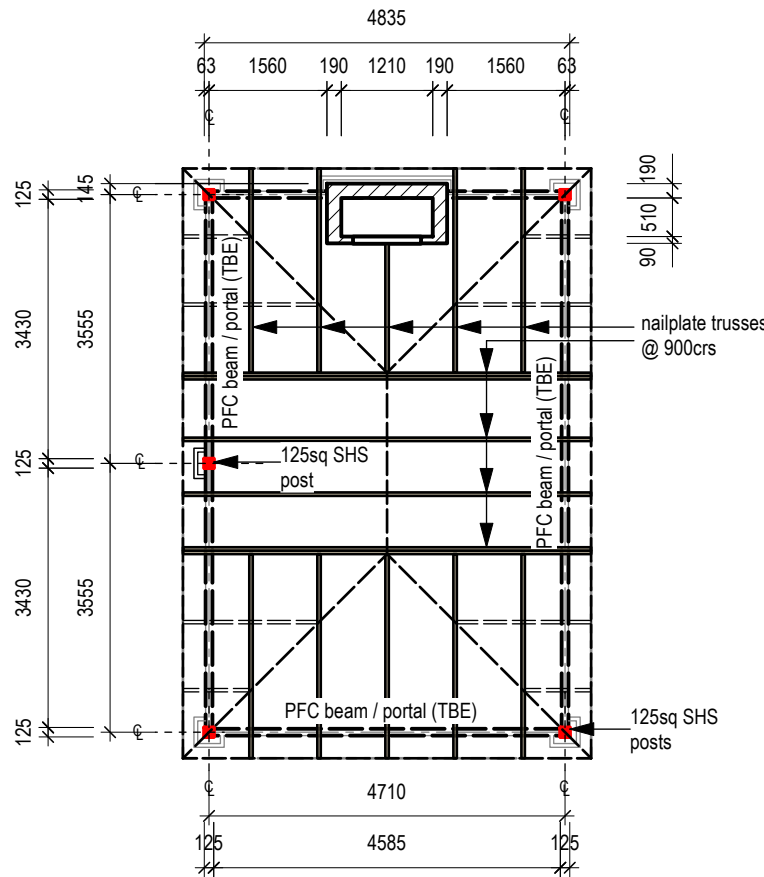
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Ref:	26-05	Scale:	As Noted
Dwn:	VM	Ckd:	MG
Sheet:	A-08	Of:	12



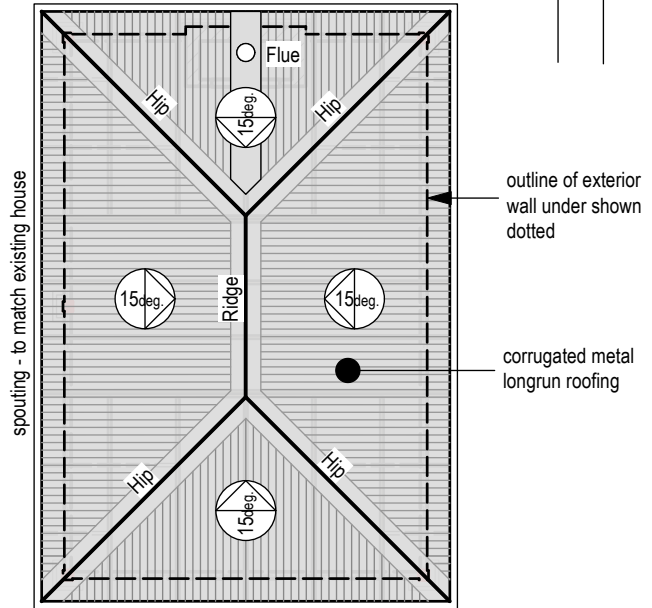
12 Section A
Scale: 1:50Ref:



13 Section B
Scale: 1:50Ref:



10 Pool Room Roof Framing Plan
Scale: 1:100 Ref:



11 Pool Room Roof Plan
Scale: 1:100 Ref:

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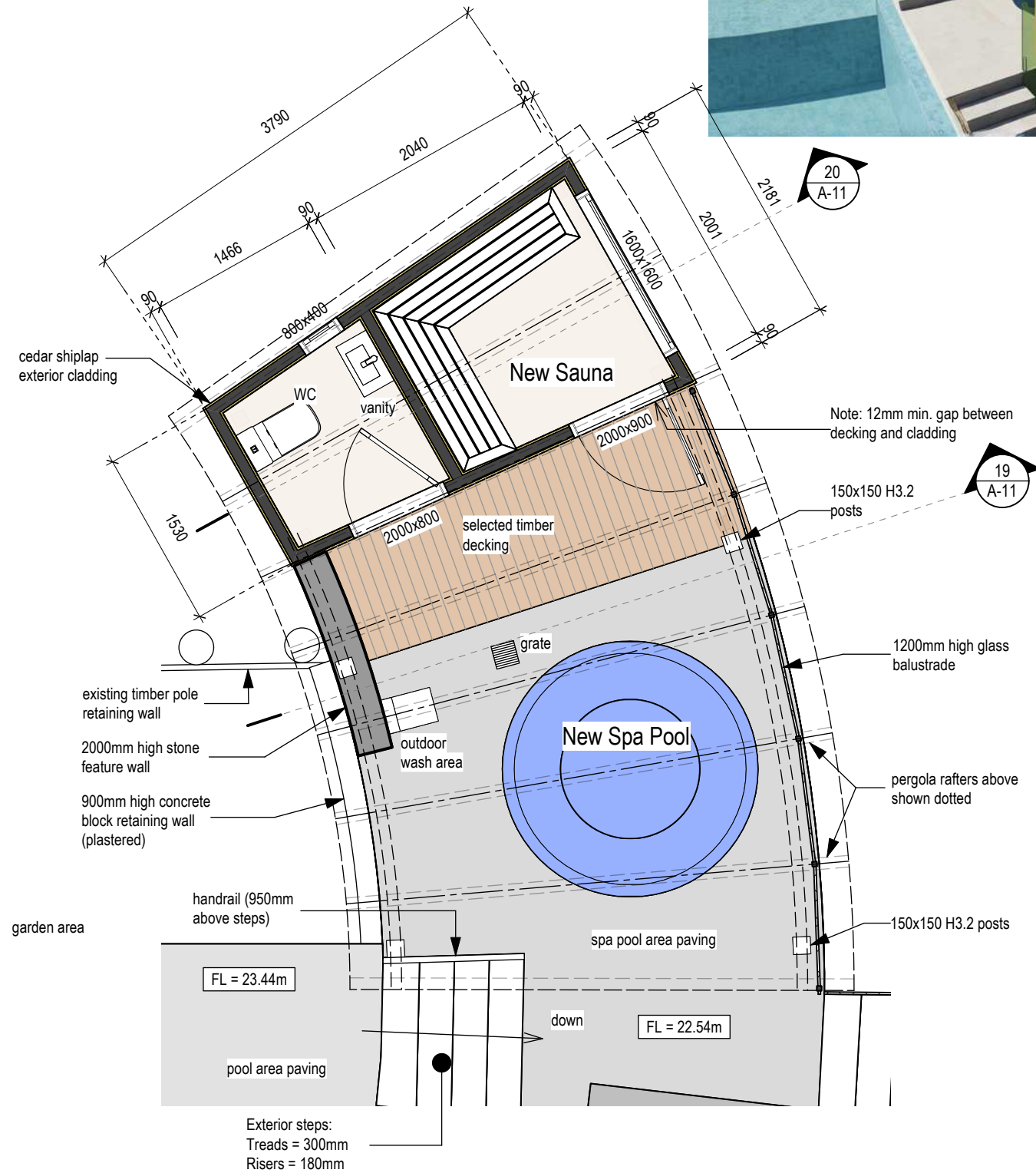
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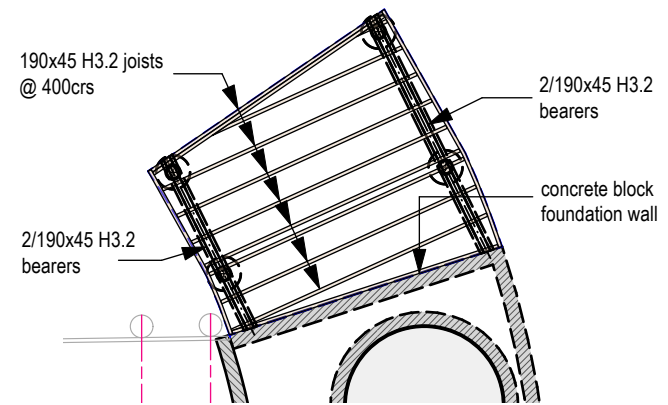
Address:
2 Paihia Road, Paihia 0200

Dwg: Pool Room_Roof Plans & Sections

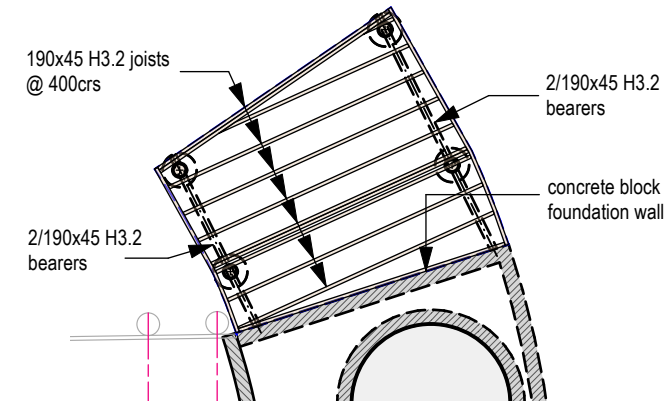
Date:	20/09/2026	Rev:	
Ref:	26-05	Scale:	As Noted
Dwn:	VM	Ckd:	MG
Sheet:	A-09	Of:	12



14 Sauna Room_Floor Plan
Scale: 1:50 Ref:



16 Pump Deck Floor Framing Plan
Scale: 1:100 Ref:



15 Sauna Floor Framing Plan
Scale: 1:100 Ref:



Colour Scheme - Spa Pool Area

Tiles / Paving: Tile
Colour: White Sands

Pergola: H3.2 Pine
Colour: Cedar Stain

Plastered Features: Concrete Walls
Colour: Dulux Franz Josef

Colour Scheme - Sauna

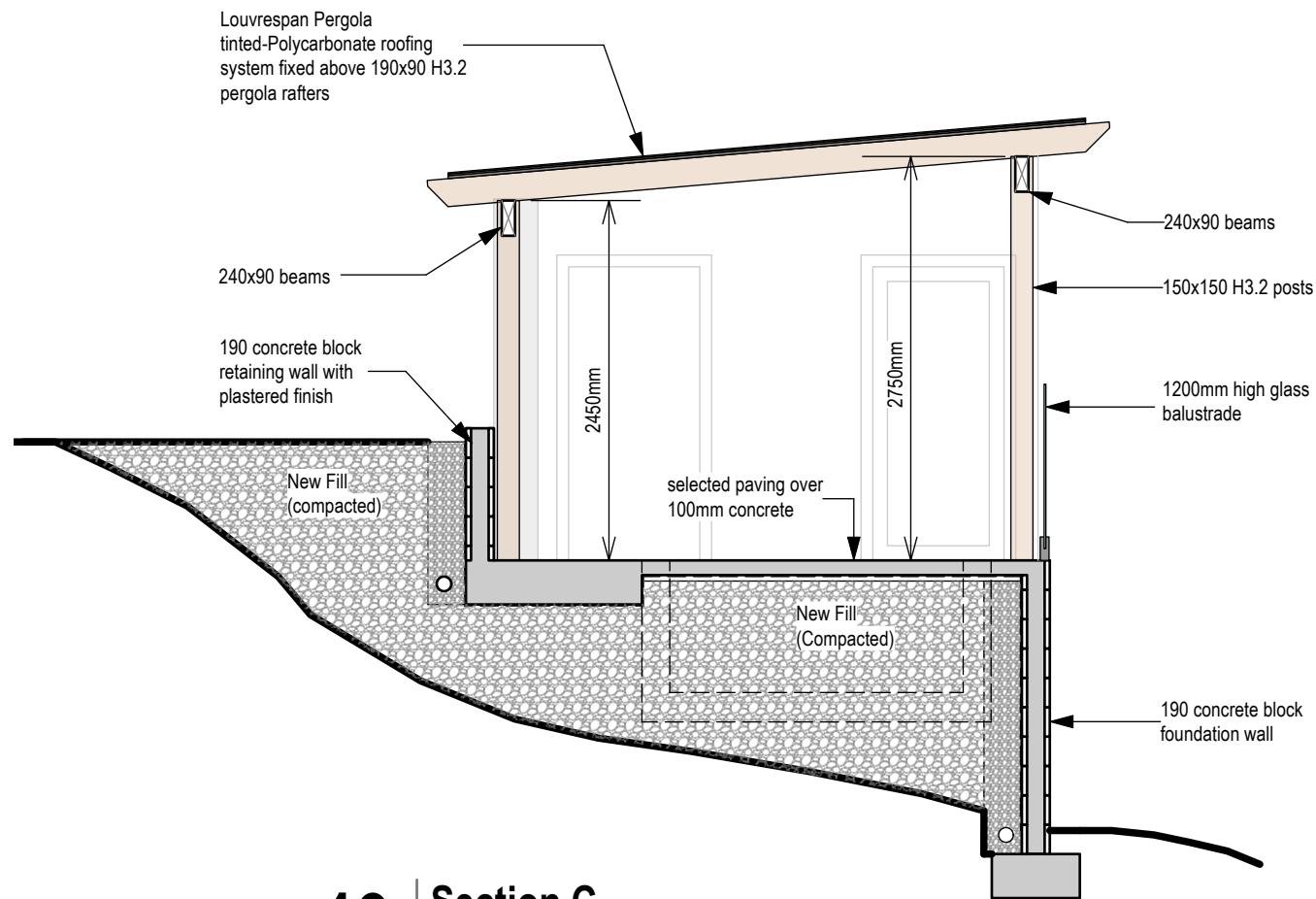
Roofing: Membrane over plywood
Colour: Dark Grey

Cladding: Cedar
Colour: Natural Cedar Oil

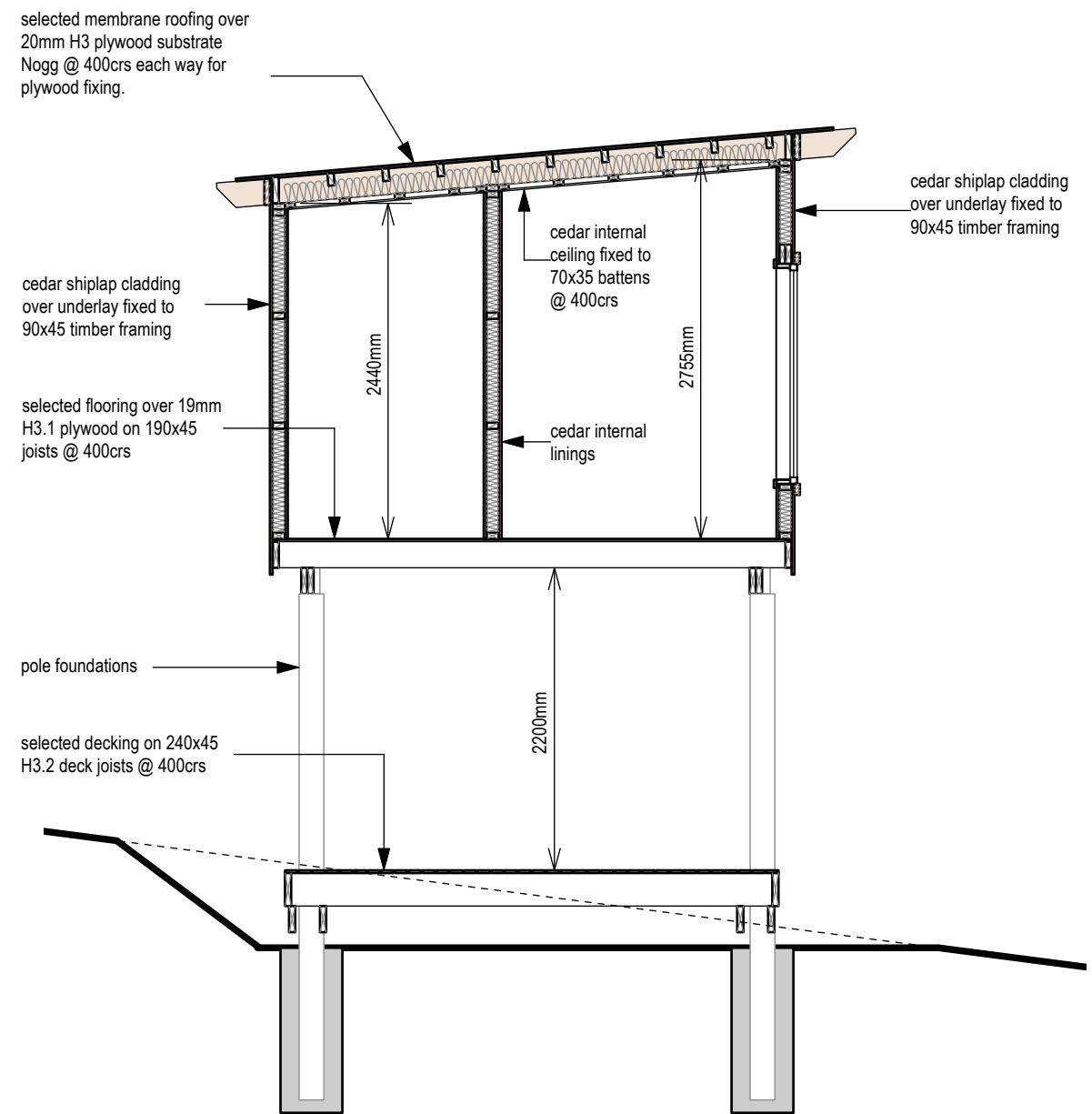
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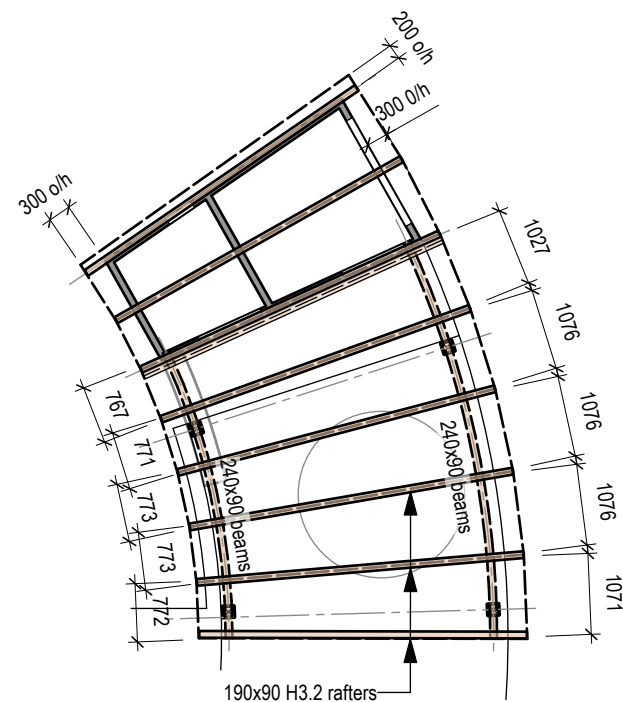
Dwg:	Sauna Room_Plans & Framing		
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Ref:	26-05	Scale:	As Noted
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Sheet:	A-10	Of:	12



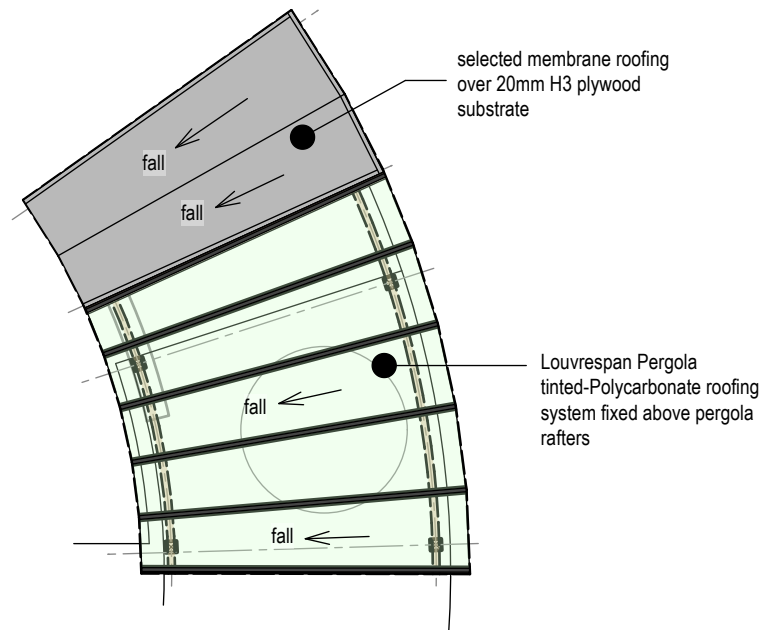
19 | Section C
Scale: 1:50Ref:



20 | Section D
Scale: 1:50Ref:



17 | Sauna-Spa Roof Framing Plan
Scale: 1:100 Ref:



18 | Sauna-Spa Roof Plan
Scale: 1:100 Ref:

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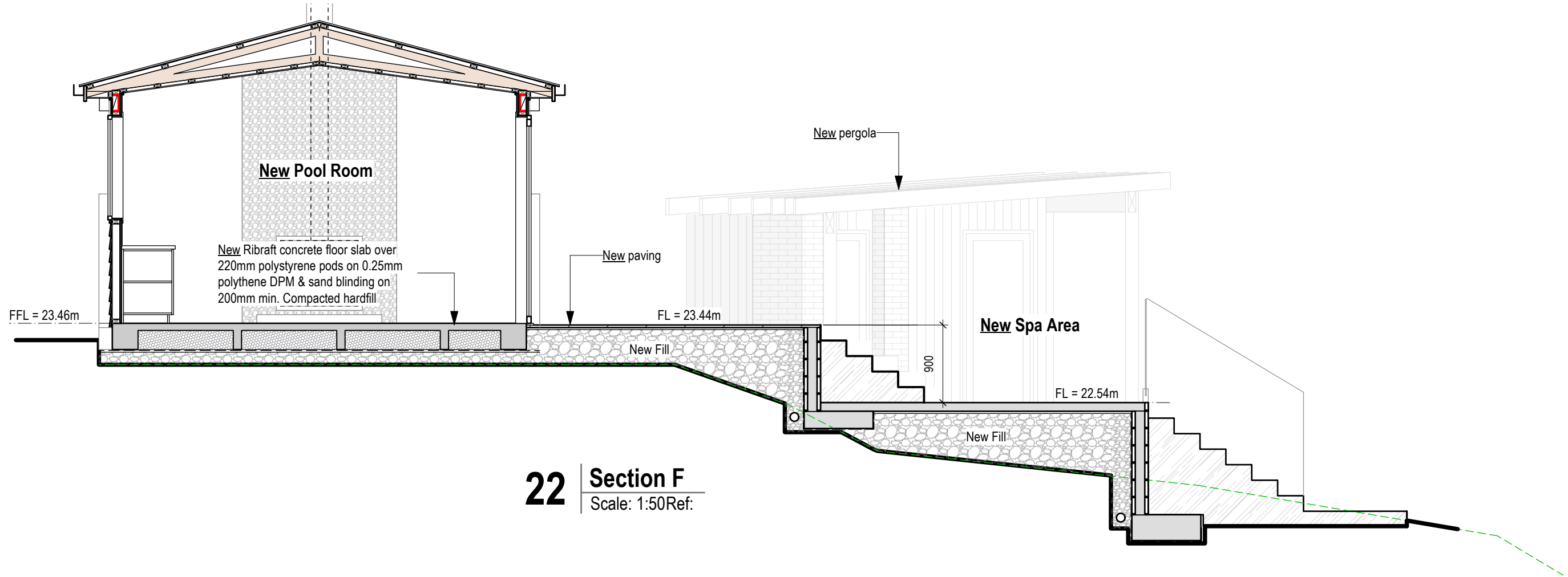
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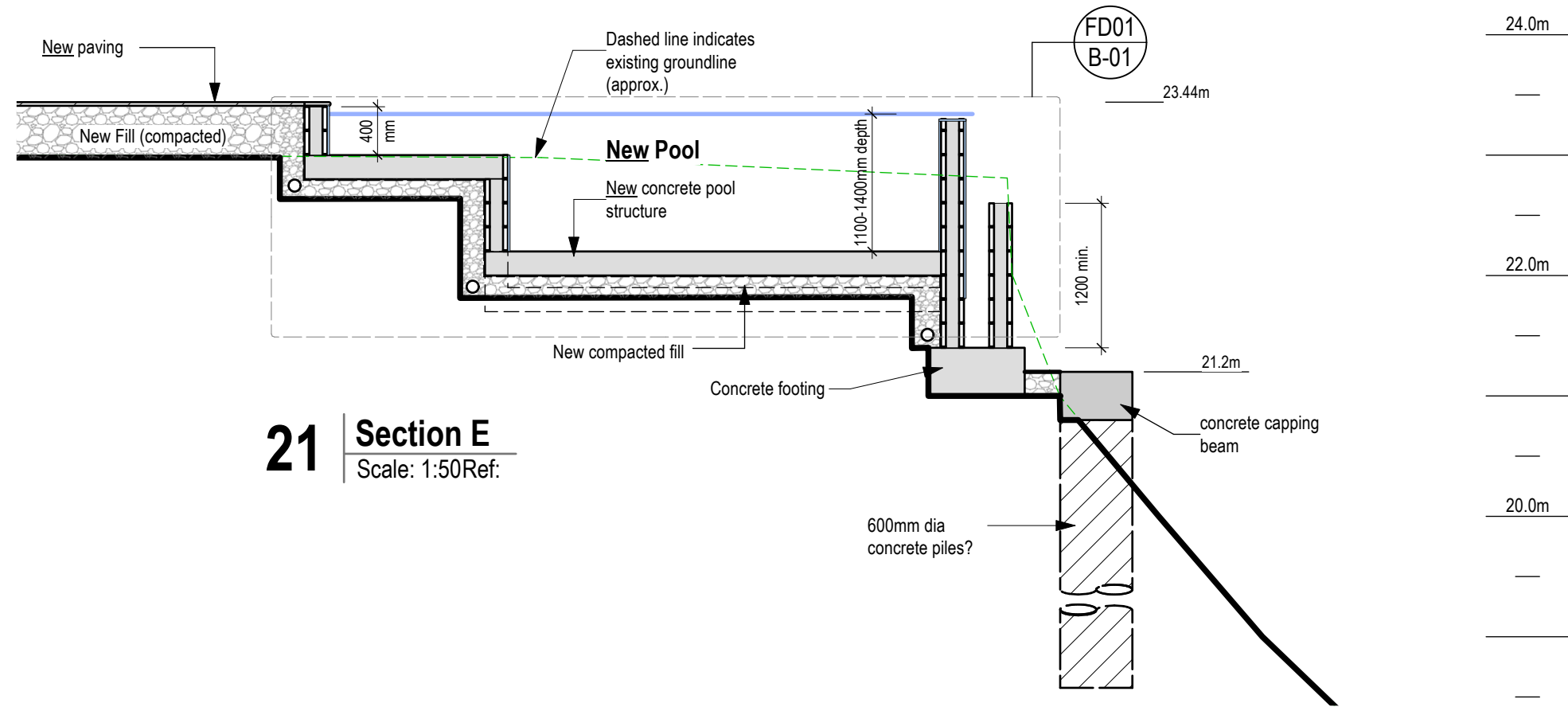
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Dwg:	Sauna Room_Roof Framing & Sections		
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Ref:	26-05	Scale:	As Noted
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22 | Section F
Scale: 1:50Ref:



21 | Section E
Scale: 1:50Ref:

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Dwg:	Pool Area Sections		
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Ref:	26-05	Scale:	As Noted
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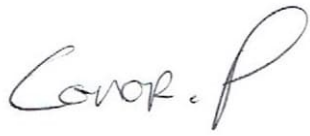
Tucker

**GEOTECHNICAL REPORT FOR PROPOSED EXTENSION TO EXISTING
DWELLING**

2 Paihia Road, Paihia

DOCUMENT CONTROL

Version	Date	Issued For / Comments
0	08/09/2026	Issued for Consent

Prepared By	Reviewed By
 Brad Leslie Geotechnical Engineer <i>BE (Civil), MEngNZ</i>	 Conor Pullman Chartered Engineering Geologist <i>BSc, PGDipSci, CEngNZ (PEngGeol)</i>

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APPENDIX A: ARCHITECTURAL PLANS
APPENDIX B: GEOTECHNICAL INVESTIGATION PLAN
APPENDIX C: GEOTECHNICAL INVESTIGATION DATA
APPENDIX D: STABILITY ANALYSES

1 EXECUTIVE SUMMARY

Based on the investigation and appraisal of the site reported herein, the proposed extension location is subject to instability hazards and requires significant mitigation measures in the form of an in-ground palisade wall along the eastern slopes and deepened leading edge piles along the northern slopes. Foundations and construction behind these mitigation measures may follow conventional construction practice. Detailed information of required stabilisation measures are outlined in section 5.4 of this report.

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

A summary Table outlining key considerations of this report is provided below. This summary table should not be relied on solely. The report and its appendices should be read in its entirety.

Table 1 – Key considerations of reporting

Key Consideration	Commentary
Mapped Hazards	<i>Site not subject to any mapped hazards.</i>
Site Geology & Natural Soils	<i>Waipapa Group</i>
Groundwater	<i>Not Encountered</i>
Seismic Site Class	<i>Class C – Shallow Soils</i>
Liquefaction	<i>Assessed as unlikely</i>
Slope Stability	<i>Requires slope stabilisation measures, see section 5.4</i>
Compressible Soils	<i>Topsoil and uncontrolled fill.</i>
Expansive Soils	<i>Class H – Highly Expansive</i>
Existing Fill	<i>Fill up to 3m encountered</i>
Earthworks	<i>Cuts of up to 2m required for pool.</i>
Foundations	<i>Specifically engineered foundations, see Section 6.2</i>
Bearing Capacity	<i>300kPa GUBC</i>
Retaining	<i>Proposed palisade wall and leading-edge piles</i>
Drawing Review Prior To Consent Lodgement	<i>Required</i>
Building Act (Section 71)	<i>No geotechnical hazards were identified effecting the proposed development that cannot be reasonably addressed by typical engineering design and construction.</i>

2 INTRODUCTION

LDE Ltd has been engaged by Tucker to undertake a geotechnical assessment for a proposed extension at 2 Paihia Road, Paihia. The extension will incorporate a new swimming pool, spa and a pool house, west of the existing dwelling. The proposed scheme plan is shown below and attached as Appendix A.

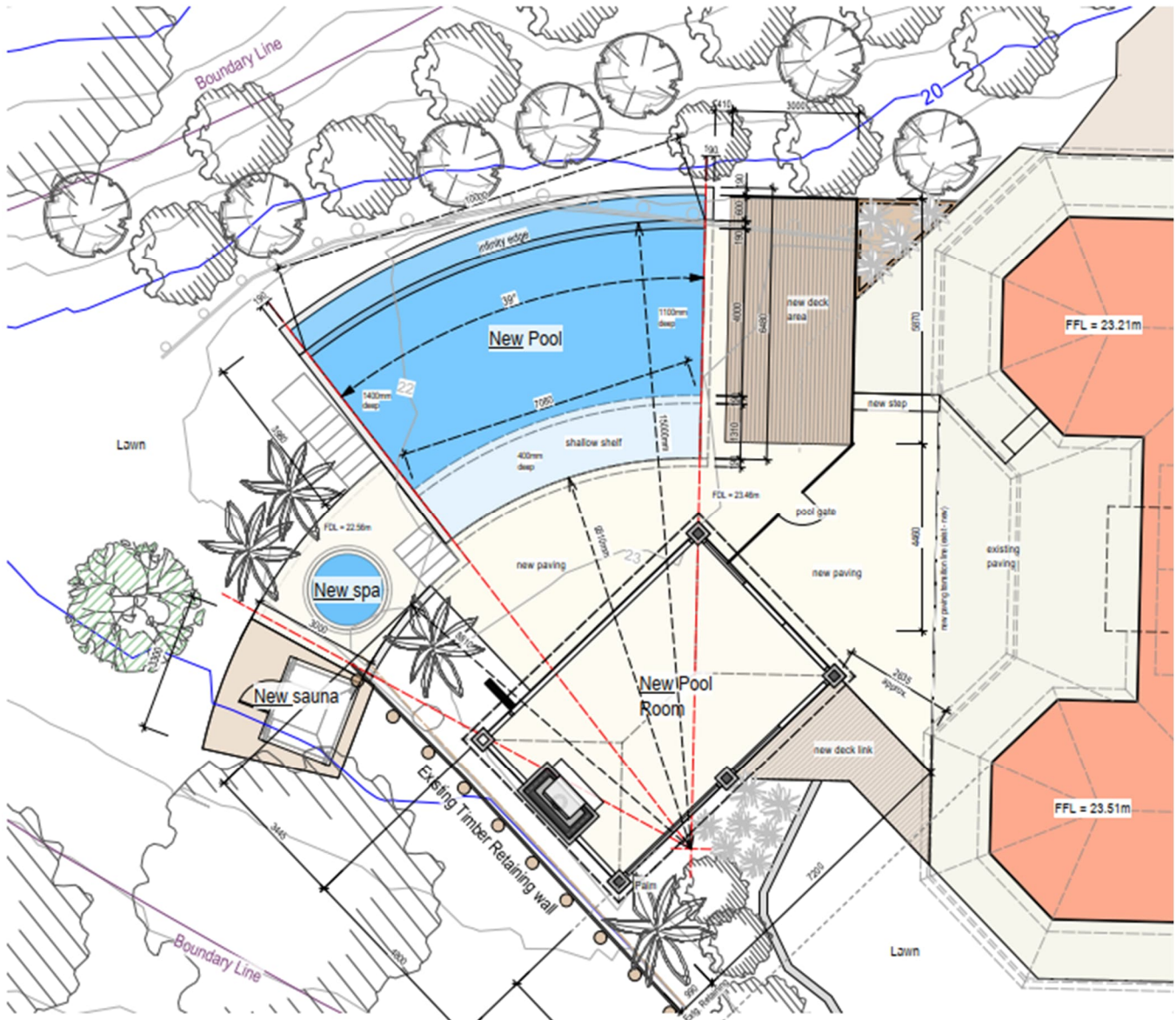


Figure 1: Scheme Plan of proposed extension.

The purpose of the investigation was to determine the geotechnical suitability of the site for the proposed development in accordance with Far North District Council (FNDC) Engineering Standards (2023). The scope of our assessment included consideration of any existing or potential geotechnical hazards at locations of the new building, consideration of engineering requirements for pool construction.

2.1 Proposed Development

Based on the architectural draft plans provided by Going architectural (Sheet - A-03, A-03a) dated 19/02/2026, the proposed development consists of a swimming pool, spa, sauna, pool room, patio and decking area on the western side of dwelling. The proposed pool house will be constructed with light weight timber framing, and the extension will be supported by depended timber pile foundations.



Figure 2: Scheme plan of proposed extension along with existing dwelling.

3 DESKTOP STUDY

3.1 Site Description

The subject site is located within rural Paihia and is accessed directly from Paihia Road. The property occupies an elevated coastal spur at approximately 20 to 23 m RL on the margin of a tidal estuary, with the ground falling steeply away to the west toward Paihia Road and east towards the the estuary. The flanking slopes around the spur are moderately to steeply graded, with no obvious signs of instability evident.

The site is currently occupied by an existing dwelling with associated access and landscaped grounds, within an area of low-density rural-residential development. The existing building platform sits across the crest of the spur, on essentially flat ground.



Figure 3: Subject site location.

The proposed swimming pool, spa and pergola are to be located on the western side of the existing dwelling.

3.2 Hazard Mapping

A review of publicly available hazard information for the site was undertaken using the Northland Regional Council (NRC) GIS hazard maps. The review indicated that the site is not identified as being subject to any mapped natural hazard, with the exception of the 2024 Tsunami Inundation Zone.

3.3 Historical Aerial Imagery

A review of historical and recent aerial imagery has been undertaken, with images sourced from Retrolens¹ and Google Earth. The site appears to have remained in a similar condition from 1940 to 1960, with no evidence of site

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

disturbance or changes in land use. A dwelling had then been constructed at the site by 1981 with further earthworks and construction happening into the 2000s. The site has remained in similar condition from 2004 to present.



Figure 4: Historic image dated 28/10/1981, approximate site location in red.

3.4 Geological Mapping

The 1:250,000 geological map of the region² shows the site as being underlain by Waipapa Group sandstone and siltstone (Waipapa Composite Terrane), this is generally described as “Massive to thin bedded, lithic volcanoclastic metasandstone and argillite, with tectonically enclosed basalt, chert and siliceous argillite”.

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



Figure 5: Showing the location of site in blue pinpoint, in relation to the surrounding geology (GNS).

4 GROUND CONDITIONS

4.1 Subsurface Investigations

Our investigation of the site included the following work:

- Five 50mm hand augered boreholes (HA01 to HA05) put down to a target depth of 3-5m or refusal. Measurements of the undrained shear strength were taken at 200mm intervals within cohesive soils encountered down through the boreholes using a calibrated shear vane.
- Five supplementary Scala penetrometer tests put down from the base of HA01 to HA05. Results are shown on the corresponding borehole logs.
- Two cone penetrometer tests put down to a target depth of 20m or refusal.
- One machine borehole put down to a target depth of 10m with SPT undertaken at 1.5m intervals.

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

The field work was completed in July 2026.

4.2 Subsurface Conditions

Hand Testing

Topsoil, colluvium and/or uncontrolled fill were encountered at the surface across the hand auger investigation area. HA01 encountered approximately 300 mm of colluvium comprising clayey SILT, while uncontrolled fill was encountered in HA02 and HA03 to 0.7m and 1m respectively, while extending to the base of HA04 and HA05 at depths of 0.5m and 1.9m. The fill generally comprised SILT or clayey SILT with minor to some gravel and sand, with localised gravelly material. Poor compaction was noted in HA02 and HA03, with only 10% and 20% sample recovery respectively.

Residual soils were encountered beneath the surficial materials and generally comprised very stiff to hard, high plasticity clayey SILT, with minor sand and localised gravel. Measured undrained shear strengths were generally between 130 kPa and 200 kPa.

The residual soils generally transitioned to completely weathered Waipapa Group soils at depths of approximately 1.3 m in HA01, 2.1 m in HA02 and 2.6 m in HA03. The completely weathered soils comprised SILT with some clay and minor gravel. Shear strengths throughout this unit were typically 231+ kPa or unable to penetrate (UTP). HA04 and HA05 were terminated within fill before the underlying natural soil profile could be confirmed.

Scala penetrometer testing undertaken from the base of the hand augers generally indicated increasing penetration resistance with depth. Testing from HA01 to HA03 increased to approximately 10-14 blows per 50 mm at depth, with refusal occurring at 4 m, 4.85 m and 5.15 m respectively while testing from HA04 and HA05 also encountered refusal this is inferred to be due to dense gravels and/or cobbles within the fill material.

CPT Testing

Two CPTs were undertaken at the site, with CPT01 advanced to 7.31 m depth and CPT02 advanced to 11.10 m depth. The CPT profiles indicate a variable surficial fill and residual soil profile overlying progressively weathered Waipapa Group Greywacke.

At CPT01, uncontrolled fill was interpreted from the ground surface to approximately 0.6 m depth, with cone resistances generally ranging from approximately 0.5 to 2 MPa. Residual soils were interpreted from approximately 1.2 m to 3 m depth, with cone resistances generally ranging from approximately 1 to 3 MPa.

Completely weathered to highly weathered greywacke was interpreted from approximately 3 m to 5 m depth, with cone resistances generally ranging from approximately 3 to 9 MPa. Moderately weathered greywacke was encountered below approximately 5 m, with cone resistances increasing significantly, generally ranging from approximately 14 to 30 MPa, and locally exceeding 30 MPa towards the base of the CPT. CPT01 terminated at 7.31 m depth within this unit.

At CPT02, uncontrolled fill was interpreted from the ground surface to approximately 3.0 m depth, with cone resistances generally ranging from approximately 3 to 8 MPa. Residual soils were interpreted from approximately 3.0 m to 4.2 m depth, with cone resistances generally ranging from approximately 2 to 3 MPa.

Completely to highly weathered greywacke was interpreted from approximately 4.2 m to 6.5 m depth, with cone resistances generally ranging from approximately 3 to 4 MPa. Moderately weathered greywacke was interpreted below approximately 6.5 m, with cone resistances generally ranging from approximately 10 to 23 MPa, with some localised higher values. CPT02 terminated at 11.10 m depth within this unit.

Machine Borehole

The machine borehole MBH01 encountered approximately 200 mm of organic SILT/topsoil overlying uncontrolled fill. The fill comprised clayey SILT with some gravel and silty GRAVEL, with the gravel generally coarse to fine, angular and moderately weathered.

Residual soils of the Waipapa Group were encountered beneath the fill, comprising predominantly light brownish orange silty CLAY and clayey SILT with minor gravel. The residual soils were generally moist and of high plasticity. These transitioned into completely weathered Waipapa Group material comprising SILT with some gravel and minor clay, light grey with limonite staining. The completely weathered material contained coarse to fine, angular, highly weathered gravel and extended to approximately 3.6 m depth.

Below approximately 3.6 m, the material transitioned to highly weathered SILTSTONE, described as light grey with limonite staining and extremely weak. The highly weathered rock persisted to approximately 5.2 m depth, becoming very weak at approximately 4.85 m.

Below approximately 5.2 m, moderately weathered grey SILTSTONE was encountered. The rock was described as weak to moderately strong and persisted to the termination depth of 10.3 m. The rock mass contained generally closely to extremely closely spaced fractures, with several zones of very closely spaced fracturing noted throughout the borehole. Localised loss of fines and poor recovery occurred between approximately 5.25–6.0 m, 7.85–8.25 m and 8.62–9.0 m, with no recovery recorded between 8.25–8.62 m.

SPT testing within the machine borehole generally indicated increasing resistance with depth, ranging from $N = 7$ at 1.5 m depth to $N = 29\text{--}50+$ at greater depths. Several tests recorded $N = 50$ or $N = 50+$ refusal, broadly corresponding with the transition into highly weathered and moderately weathered rock.

4.3 Soil Moisture Profile and Groundwater Conditions

The soils beneath the building site were moist down to the base of each borehole.

Groundwater was not encountered in any of the boreholes, however we expect the permanent groundwater table to lie some 10m to 15m below the surface of the subject site based on the elevation of the hill relative to the surrounding watercourses.

The moisture content of the near surface soils is expected to be higher during the winter months or extended periods of wet weather resulting in their saturation at times. The extent of the wetting front will be dependent on the duration of the period of rainfall, but may extend down some 1m of the surface. Similarly, the groundwater table is expected to rise some 1m to 2m during extended periods of wet weather.

In our opinion complete saturation of the slope is unlikely to occur.

5 NATURAL HAZARDS AND GROUND DEFORMATION POTENTIAL

5.1 Definition and Legislation

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

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

5.2 Earthquake Hazards

5.2.1 Seismic Actions

In accordance with the NZ Building Code and NZS1170.5 (2004) the proposed residential dwelling additions are considered Importance Level Two (IL2) with a design working life of 50 years.

- The Serviceability Limit State (SLS) design earthquake has an annual exceedance probability of 1/25.
- The Ultimate Limit State (ULS) design earthquake has an annual exceedance probability of 1/500.

Ground motions adopted in accordance with MBIE/NZGS Module 1 (2021) for geotechnical design are summarised in Table 2.

Table 2: Summary of adopted seismic parameters.

Seismic Parameters	SLS	ULS
Horizontal Peak Ground Accelerations (PGA), g	0.03	0.19
Effective magnitude, Mw	5.8	6.5

5.2.2 Seismic Subsoil Category

Based on the consistency and depth of soils found in our investigation, we consider that the site is a Class C shallow soil site as defined by NZS 1170.5 (2004) "Structural Design Actions: Part 5: Earthquake actions – New Zealand".

This assessment is further based on section 3.1.3.4 of 1170.5 as the site cannot be classified as class A or B 'rock sites' and does not exceed maximum soil depths as outlined in Table 3.2 'Maximum Depth Limits for Site Subsoil Class C'. This can be reassessed by site specific investigations beyond the depths undertaken for this report, and/or site specific shear wave velocity testing.

5.3 Liquefaction

As the site is located on an elevated ridge landform with residual clay soils underlain by bedrock materials, the geomorphic and engineering geological setting of the site does not meet the criteria for the build-up of pore water pressures and the development of potential liquefaction conditions. Therefore, the site is not considered to be at risk of liquefaction induced settlement or lateral spreading in response to earthquake shaking.

5.4 Slope Instability

5.4.1 Qualitative Assessment

A walkover of the site and review of aerial imagery identified the site occupies a north-west trending spur, with the existing dwelling and proposed works located on the relatively flat to gently graded crest platform at approximately 20 to 23 m RL (gradients generally less than 5°). From the crest, the ground slopes away to the north-west, toward Paihia Road and the estuary margin, to the north-east towards the ocean.

An engineered timber pole retaining wall with ground anchors is located along the northwestern slope which has been assessed to provide an adequate margin of stability to the slope. A smaller timber pole retaining wall is located in the vicinity of the proposed pool location but will be removed to facilitate pool construction.

The critical north-eastern slope face descends approximately 20.5 m over a horizontal distance of the order of 23.5 m. Based on the LiDAR-derived contours and a topographic profile taken across this face, the slope is classified as steep to very steep, with an average gradient of approximately 40° (of the order of 1V:1.7H) and localised steepening to > 45° (approximately 1V:1.2H) across the mid-slope. The northeast slope face as represented by the LiDAR data is broadly uneven due to the artificial formation of tracks across the slope and dense vegetation reducing LiDAR accuracy. Our walkover generally identified a relatively planar slope and did not identify benched, or hummocky features.

No obvious indicators of deep seated slope instability such as tension cracking, concave scarps, slump blocks, hummocky ground, terracettes or zones of seepage were identified. Shallow instability in the form of soil creep was

identified on slopes >30 degrees with tilted trees. Failure of the over steepened cut batters along the walking track such as small-scale slumping were also observed.

No signs of instability affecting the existing welling were observed while on site, however the small timber pole retaining wall on the eastern slope looks to have rotated outwards slightly. This is likely due to the under designed wall. The large tied back timber to the west looks to be performing adequately.

5.4.2 Assessment Methodology

The stability of the site has been assessed based on the geomorphology of the surrounding slopes, site specific ground testing data, and numerical stability analyses carried out using specialist geotechnical software (Rocscience Inc. SLIDE 2 Modeler v. 9.008). Two design cross-sections were considered for the assessment of slope stability. The topographic profiles for the cross-sections were derived from a surveyed digital elevation model (DEM) of the site. The locations of the cross-sections are shown on the site plan in Appendix B. The analysis results are provided in Appendix D.

The numerical analyses included assessments of the slope stability under likely worst case groundwater conditions over the life of a potential future development (long term design conditions), the extreme condition of fully saturated residual soil, and ULS seismic conditions.

The GLE/Morgenstern-Price method, which considers interslice forces, has been adopted within the analysis, with non-circular failure surfaces used within the analysis. A staged pseudo-static method proposed by Duncan et al. (1990) is used to analyse the stability of slopes during earthquake shaking. The soil strength parameters used in the analyses are shown in Table 3 and were generally derived by back-analysis, published and unpublished correlation charts and tables for the materials encountered in the investigation. Consideration has been given to the behaviour of the materials with long term loading, and their strength under likely worst case moisture content levels. The model geometry adopts a weathering profile, like that observed in the hand augurs, CPT and machine borehole testing and in existing road and walking track cuttings withing proximity to the site.

5.4.3 Results

A summary of the slope stability results is presented in Table 5. below. The results consider the instability hazard (under-slip) of the slope below the building platform. Table 3 below represents an idealised soil profile combining information from, all testing methodologies at the site.

Table 3: Soil parameters for slide analyses

Material	Unit Weight (kNm ⁻³)	Strength Type	Internal Friction Angle (°)	Cohesion (kPa)	UCS (kPa)	GSI	Mi
Fill	18	Mohr-Coulomb	26	2	-	-	-
Residual Soil	18	Mohr-Coulomb	32	2	-	-	-
Completely Weathered Rock	20	Mohr-Coulomb	33	5	-	-	-
Highly Weathered Rock	20	Generalised Hoek-Brown	-	-	2000	25	15
Moderate to Slightly Weathered Rock	20	Generalised Hoek-Brown	-	-	10000	35	15
Notes: Undrained parameters were used for stability modelling in seismic cases.							

It is generally considered appropriate for residential construction to achieve the below Factors of safety for each of the above scenarios.

Table 4: Minimum factor of safety criteria for each design scenario.

Design Case	Factor of Safety (FOS)
Long-term Conditions	1.5
Extreme Groundwater Conditions	1.3
ULS Seismic Event	1.0

5.4.4 Results of Stability Assessment

It is generally considered appropriate for residential construction to achieve the below Factors of safety for each of the above scenarios.

Table 5: Generally accepted Factor of Safety for analyses types

Cross Section Line	Case No.	Conditions of Analysis	Minimum Required FoS	Post Mitigation FoS
A	1	Long-term – Static	1.5	1.596
	2	Extreme Groundwater – Static	1.3	1.606
	3	ULS Seismic Undrained (Duncan Wright Wong (1990) method)	1.0	1.136

Cross Section Line	Case No.	Conditions of Analysis	Minimum Required FoS	Post Mitigation FoS
B	1	Long-term – Static	1.5	1.506
	2	Extreme Groundwater – Static	1.3	1.431
	3	ULS Seismic Undrained (Duncan Wright Wong (1990) method)	1.0	1.037

* All FoS given are GLE/Morgenstern-Price.

Two numerical slope stability sections (A & B) were undertaken along the eastern and western slopes. These assessments show close agreement with the geomorphology of the slopes and evidence of historic shallow instability on over steepened track cuttings to the east of the proposed development. Under existing groundwater conditions, the surrounding slopes are generally stable ($FOS > 1.0$). During significant rainfall events where the surficial soils become saturated, shallow instability in the superficial soils on the steeper slope sections can be expected ($FOS < 1.0$), and stability of the overall slope falls below the required minimum. Modelling of the slopes under ULS seismic loading scenarios finds them to be unstable ($FOS < 1.0$).

5.5 Stability Improvement

A palisade wall with a lateral shear strength of 120 kN/m for the eastern slopes with a minimum embedment depth of 7 m and leading-edge piles with a lateral shear capacity of 40 kN/m for the deck on the western slope and minimum embedment of 2.5 m has been implemented in the proposed development to achieve suitable FOS in the static scenarios and in the ULS seismic case. Under Long-term, Extreme Groundwater and Seismic design cases, our analysis indicates the design criterion is met, with the proposed building platform having FOS of 1.596, 1.606 and 1.136 respectively on Section A, and 1.506, 1.431 and 1.037 on Section B.

5.6 Compressible Ground and Consolidation Settlement

Soft and potentially compressible soil was encountered in testing at the subject site in the form of topsoil and uncontrolled fill. This material will either need to be removed and replaced with an engineered fill or piled through to a layer of suitable bearing capacity to ensure excessive settlement does not result in damage to the building over its design lifetime.

5.7 Ground Shrinkage and Swelling Potential

Plastic soils can be subject to shrinkage and swelling due to soil moisture content variations which can result in apparent heaving and settlement of buildings, particularly between seasons. The magnitude of movement is a

function of the reactivity of the clay minerals and the amount of clay as a fraction near surface soils. These factors are in turn associated with geological origin and the degree and nature of in-situ weathering.

The near surface soils at the site were found to be highly plastic and predominantly clay. Based on our experience and past laboratory testing in similar geological conditions, we expect that the soils are moderately to highly expansive. The sites are therefore outside the definition of 'Good Ground' as defined in NZS3604 (2011).

5.8 Conclusions

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

6 ENGINEERING RECOMMENDATIONS

6.1 Site Preparation and Earthworks

Based on the architectural plans provided by Going Architectural, cuts of up to 2m may be required for the pool excavation. These excavations are anticipated to completely remove uncontrolled fill from the pool location to the underlying residual soils of the site.

6.1.1 Cuts

The rear of platform should be cut to a batter slope no steeper than 1V:2H for a maximum height of 1m, or shall otherwise be supported by an engineered retaining structure.

6.1.2 Fills

Up to 1m of fill may be required to form a level area for the patio and minor backfilling may be required to replace uncontrolled fill beneath the pool structure.

6.1.3 Fill Specification

All fill forming part of the building platform needs to be placed in a controlled manner to an engineering specification that follows the general methodology given in NZS 4431 (2022) "Engineered Fill Construction for Lightweight Structures". This includes the design, inspection and certification of the fill by a Chartered Professional Engineer or Professional Engineering Geologist. This will be particularly important to enable the building proposed for the site to be able to be constructed in accordance with NZS3604 (2011) "Timber Framed Buildings".

The following specification is recommended:

1. All topsoil and unsuitable materials, including low strength ground, uncontrolled fill, rubbish etc shall be stripped from the footprint area of the fill.
1. Where fill is placed on subgrade slopes steeper than 1V:5H the subgrade shall be benched. Fill should not be placed on slopes steeper than 1V:3H without specific assessment.
2. The fill footprint area shall be inspected by the certifying engineer's representative prior to the placement of fill.
3. The fill shall comprise of crushed granular material compacted in layers not exceeding 200mm loose thickness. The fill shall be compacted to achieve the minimum strengths provided in Table 1 below.
4. The compacted fill should be inspected by a suitably experienced geotechnical engineer or engineering geologist prior to constructing the foundations. The testing frequency and specification should be confirmed with the contractor prior to commencing work.

Table 6: Recommended Fill Compaction Criteria

Clegg Impact Value (CIV) – for compacted gravels		
	No Value Less Than	25

Provision should be made to ensure that the earthworks are conducted with due respect for the weather, particularly due to the low permeability of the underlying ground. The fill should not be placed on to wet ground, especially if ponded water is present.

6.1.4 Palisade Wall

A palisade wall is required along the eastern edge of the proposed pool to protect against instability.

The following recommendations are provided to assist with the engineering design of retaining walls:

1. The effective strength parameters of 30° friction angle, 0kPa cohesion, and unit weight of 18kN/m³ should be used in the wall design. An undrained shear strength of 150kPa can be assumed for lateral restraint (below 3.5m).
2. Allowances should be made for sloping ground above and below the walls.
3. Based on stability analyses, a downslope loss of support of 3.5 m shall be assumed for design purposes.
4. A 16kPa surcharge should be allowed for upslope of walls where the pool is located.
5. Palisade wall piles should be sized for a minimum lateral shear capacity of 130 kN/m.
6. Palisade wall piles should be designed for an effective downslope loss of support of up to 3.5m.
7. Palisade wall piles should extend a minimum of 7m into natural ground.
8. Piles shall be spaced at no more than 2.5 pile diameters (including concrete) to ensure the soil can 'bridge' between piles and provide continuous retaining effect.
9. The palisade wall should have a continuous capping beam designed to allow load spreading to adjacent piles should individual piles experience significant movement.

6.1.5 Leading Edge Piles

Leading edge piles will be required to protect the proposed new deck structure from instability along its western edge.

The following recommendations are provided to assist with the engineering design of deepened leading edge piles:

1. The effective strength parameters of 30° friction angle, 0kPa cohesion, and unit weight of 18kN/m^3 should be used in the wall design. An undrained shear strength of 100kPa can be assumed for lateral restraint from below 1m.
2. The piles shall be designed for at rest earth pressures.
3. Allowances should be made for sloping ground above and below the piles.
4. Allowances should be made for loads proposed on the deck structure.
5. Piles shall be spaced at no more than 2.5 pile diameters (including concrete) to ensure the soil can 'bridge' between piles and provide continuous retaining effect.
6. Piles should be designed for soil creep forces effecting the upper 1m of piles.
7. Connections should be designed at the top of piles such that loads can be transferred between piles, this may utilise the structure itself for the deck.
8. We have utilised a factor of safety in the geotechnical assessment of 1.5, any additional factors of safety applied in structural design should consider this initial factor of safety.

6.1.6 Site Contouring and Topsoiling

As soon as possible, all final cut-slopes and fill slopes should be covered with topsoil a minimum of 0.10m thick to prevent the ground from drying out readily resulting in the development of cracks. This is particularly important for the fill materials that are particular to this site due to their high reactivity (shrink – swell behaviour).

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

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

6.2 Foundation Design and Construction Recommendations

Based on our investigation and appraisal of the building site, we consider that the proposed conventional shallow pile combined with specifically engineered leading edge piles and deepened piles will be suitable for the site. Ground with a geotechnical ultimate bearing capacity (GUBC) of 300kPa is expected to be available from beneath topsoil and fill material at the site.

Due to the presence of expansive soils, the site is not considered 'Good Ground' as defined in NZS3604 (2011).

Deck and Pool house

As the pool house is located behind the tied-back timber pole retaining wall, the upper 2.5 m of each pile excavation should be undertaken using a hydro-vac method to minimise the risk of damaging the retaining wall tieback strands during construction. Once the tiebacks have been confirmed clear, an auger may be utilised to drill the remainder of the pile excavation if at all required.

Specifically engineered shallow pile foundations are expected to be suitable for the deck and pool construction, provided that all footings are deepened to the minimum embedment's below cleared ground level are outlined in Table 6 below.

Table 7: Minimum Pile Embedments

Pile Type	Embedment Depth
Ordinary Piles	0.9m
Brace Piles	1.05m
Anchor Piles	1.2m

Leading edge piles should be incorporated into western edge of the deck structure, design parameters are outlined in section 6.2.1 below.

Swimming Pool

Any fill beneath the proposed swimming pool should be removed to natural ground, and a well-draining aggregate installed as a base layer, drainage outlets from the base layer with suitable observation points should be available to allow detection of any pool leaks. The swimming pool should be located at least 0.5 m behind the proposed palisade wall to allow for anticipated wall deflection and movement without adversely affecting the pool structure.

Specific engineering design of pool foundations can assume a GUBC of 300kPa from beneath topsoil and fill at the site. NZBC Class H, 'highly expansive' soils shall be assumed in design with a 500 year characteristic surface movement of 78mm.

A strength reduction factor of 0.5 should be utilised for all specific design cases.

The final foundation drawings should be reviewed by LDE Ltd prior to submission for building consent to determine if the proposed structure and foundation are suitable for the ground conditions and meet the recommendations and assumptions of this report.

6.2.1 Foundations Behind Retaining Walls/Pool Walls/Pipelines

Where foundations are located behind any service pipelines, retaining structures or pool walls, these foundations

should extend a minimum of 1.5x pile diameters or widths (strip footings) beneath the 45° zone of influence taken from the invert level of the pipeline or the base of the retaining structure.

7 SITE VERIFICATION

It should be noted that the Building Consent Authority (BCA) frequently requires Producer Statement-Construction Review (PS4) to be submitted to the BCA in order for Code of Compliance Certification (CCC) to be issued. A PS4 is usually required for the geotechnical specialist area. The requirement for a consultant to issue a PS4-geotechnical may or will likely appear as a condition in the Building Consent documents.

It is the Consent Holders responsibility to notify LDE Ltd. for geotechnical constructions and testing required for subsequent issue of a PS4. Retrospective inspection of completed or partially completed geotechnical work is not possible and a PS4 cannot be issued without all the required inspections.

It is the Client's responsibility to ensure that any inspections that are required during construction are notified to us and that we are requested to carry out those inspections with adequate prior notice (at least 48 hours).

We anticipate the following elements will require inspection by a geotechnical specialist:

- i) Soil conditions associated with foundation pile excavations. Specifically, testing of the subgrade soils prior to construction with concrete will be required.
- ii) Subgrade conditions associated with the pool excavations.
- iii) Any permanent batters in proximity to the building site.
- iv) Compaction testing and certification of any engineered fill placement beneath foundations
- v) Any retaining structures and palisade walls that require consent

8 SECTION 72 STATEMENT

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

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

9 LIMITATIONS

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

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

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

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

Cuts into the slopes and fills onto the slopes both above and below the site can significantly jeopardise its stability, unless an appropriate measures put in place to restore the stability of the slope. Accordingly, we should be contacted prior to commencing any earthworks within the slopes to assess how this may affect the subject development.

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

APPENDIX A

ARCHITECTURAL DRAWINGS



Aerial Imagery (LINZ)

1 | Site Plan_Arial

Scale: 1:200

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Bay Of Islands - 30M Sullivan Rd Paihia 0200

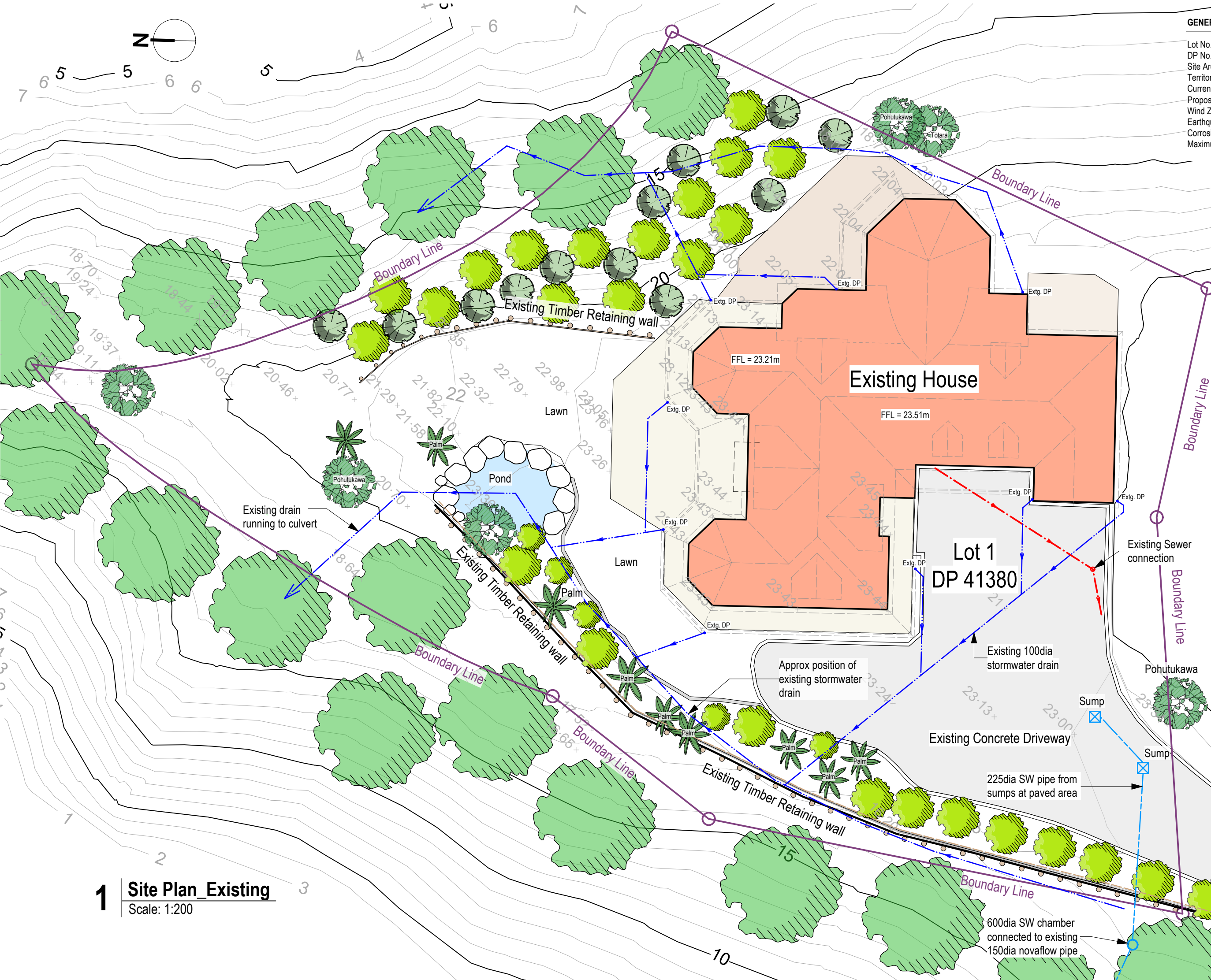
www.goingarchitectural.co.nz

Job:
Proposed Alterations to Existing
House for D. & C. Tucker
Address:
2 Paihia Road, Paihia 0200

Dwg: Cover Page

Date:	19/02/2026	Rev:	
Ref:	26-05	Scale:	As Noted
Dwn:	VM	Ckd:	MG
Sheet:	A-01	Of:	48

Draft



GENERAL NOTES	
Lot No.	1
DP No.	41380
Site Area	2009m2
Territorial Authority	Far North District Council
Current Zone	Coastal Living Zone
Proposed Plan Zone	Rural Lifestyle
Wind Zone	High
Earthquake Zone	1
Corrosion Zone	D
Maximum Building Height	8m

Impervious Areas - Existing	
House	= 485.6m2
Driveway	= 324.7m2
Patio	= 45.4m2
Total Area	= 855.7m2
Percentage	= 42.6%

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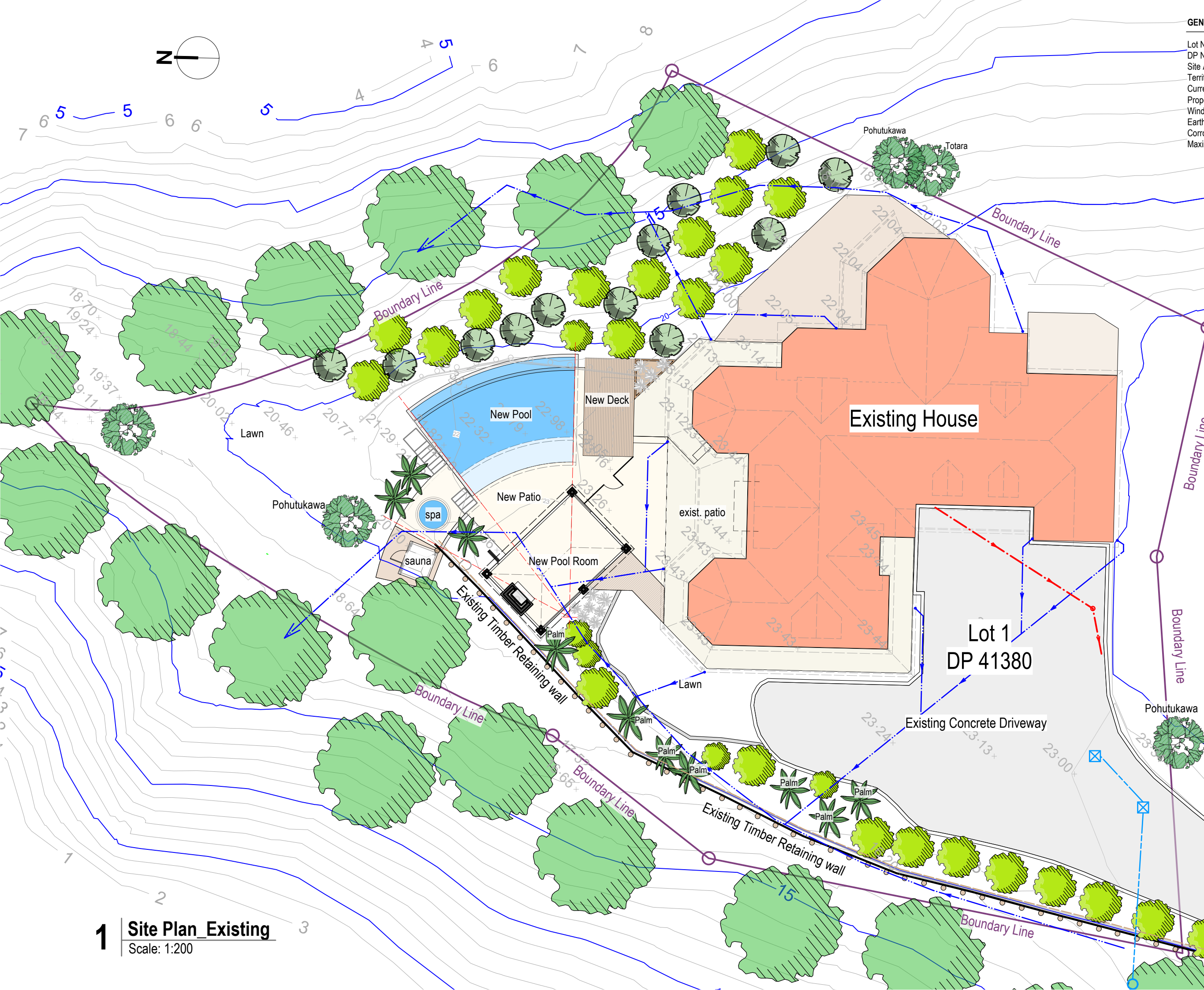
Job:
Proposed Alterations to Existing House for D. & C. Tucker

Address:
2 Paihia Road, Paihia 0200

Dwg:	Site Plan_Existing		
Date:	19/02/2026	Rev:	
Ref:	26-05	Scale:	As Noted
Dwn:	VM	Ckd:	MG
Sheet:	A-02	Of:	48

Draft

1 Site Plan_Existing
Scale: 1:200



GENERAL NOTES	
Lot No.	1
DP No.	41380
Site Area	2009m ²
Territorial Authority	Far North District Council
Current Zone	Coastal Living Zone
Proposed Plan Zone	Rural Lifestyle
Wind Zone	High
Earthquake Zone	1
Corrosion Zone	D
Maximum Building Height	8m

Impervious Areas - Proposed

House - Extg.	= 485.6m ²
Driveway - Extg.	= 324.7m ²
Patio - Extg.	= 20.0m ²

New Patio	= 64.2m ²
New Pool Room	= 42.1m ²
New Pool	= 56.7m ²
New Spa	= 2.3m ²

Total Area	= 995.6m ²
Percentage	= 49.6%

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Job:
Proposed Alterations to Existing
House for D. & C. Tucker

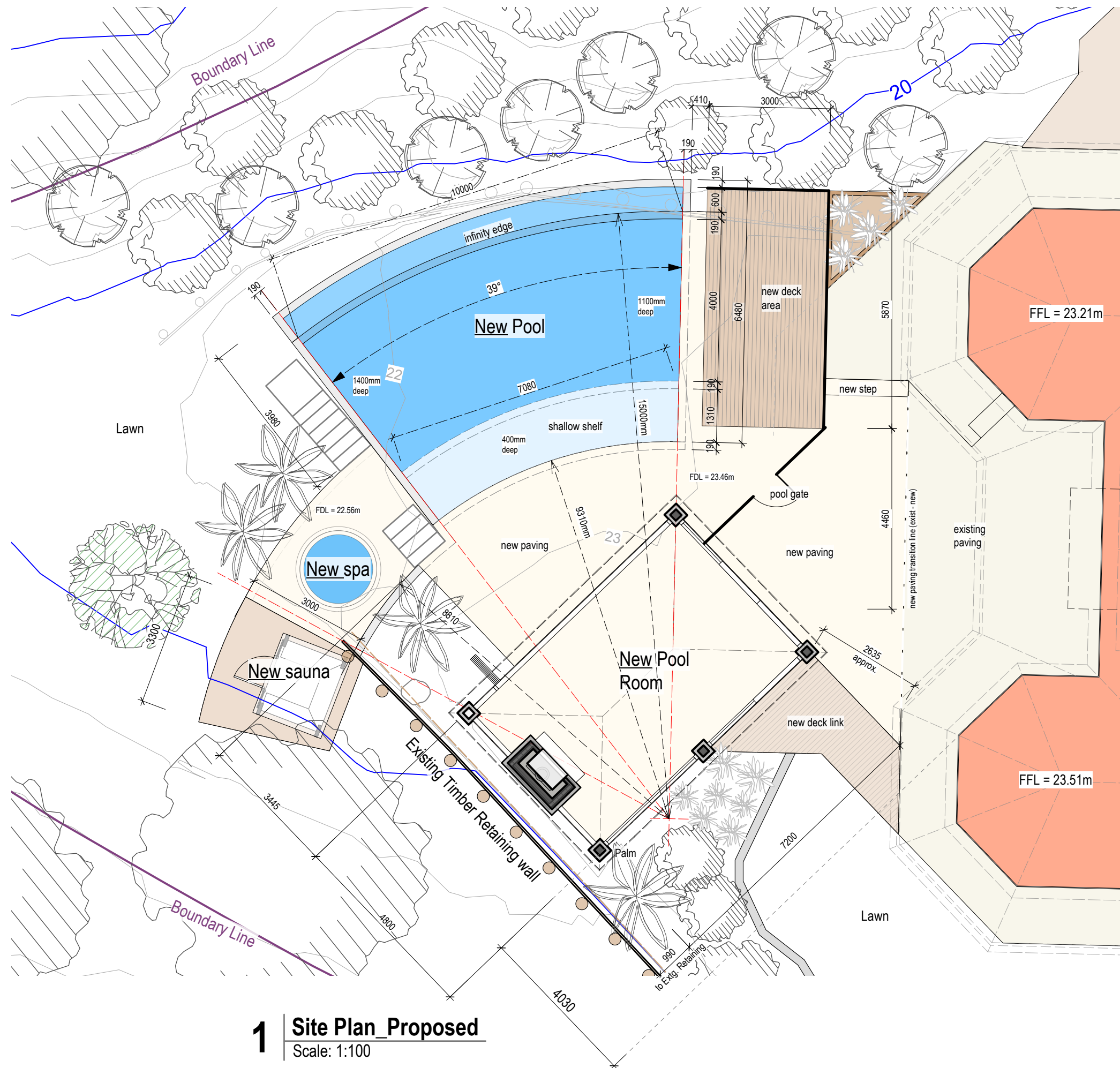
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Dwg: Site Plan_Proposed

Date:	19/02/2026	Rev:	
Ref:	26-05	Scale:	As Noted
Dwn:	VM	Ckd:	MG
Sheet:	A-03	Of:	48

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1 Site Plan_Existing
Scale: 1:200



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Proposed Alterations to Existing
House for D. & C. Tucker

Address:
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Dwg:	Site Plan_Proposed		
Date:	19/02/2026	Rev:	
Ref:	26-05	Scale:	As Noted
Dwn:	VM	Ckd:	MG
Sheet:	A-03a	Of:	48

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Job:	
Proposed Alterations to Existing House for D. & C. Tucker	
Address:	
2 Pahiia Road, Pahiia 0200	
Dwg:	3D Renders_Proposed
Date:	19/02/2026
Ref:	26-05
Dwn:	VM
Sheet:	A-04
Rev:	
Scale:	As Noted
Ckd:	MG
Of:	48

Draft

APPENDIX B

GEOTECHNICAL INVESTIGATION PLAN



LEGEND

- Subject Property
- Cross Section
- Retaining Walls
- Proposed Leading-Edge Piles
- Proposed Palisade Wall
- Existing Timber Pole Retaining Wall
- Development Proposals
- Proposed Swimming Pool
- Proposed Ancillary Structure
- Geotechnical Testing
- Hand Auger + DCP
- Machine Borehole
- CPT
- Contours
- Major
- Minor

NOTES

1. Aerial basemap and property boundaries sourced from LINZ Data Service (CC-BY 4.0).
2. Topographic contours derived from LiDAR data.
3. Investigation locations shown approximately only.
4. Proposed development locations shown approximately only.

06121824

m

SCALE A3: 1:300

CLIENT
Tucker

PROJECT
Geotechnical Investigation
2 Paihia Road, Paihia

DRAWING TITLE
Geotechnical Investigation Plan

LDE

engineers • scientists

PROJECT REF	DRAWING REF	REVISION
31343	G01	A
DATE	PREPARED BY	CHECKED BY
27/08/2026	BL	CP

FILE PATH

M-FILES\LDE - Project\59990-31343\Geo QGIS Zip Folder (ID 79084)\31343 QGIS Site Maps\31343 - 2 Paihia Road, Paihia.qgz

APPENDIX C

GEOTECHNICAL INVESTIGATION DATA

Hand Auger Borehole Log

Method: 50mm Hand Auger

Test ID: **HA01**

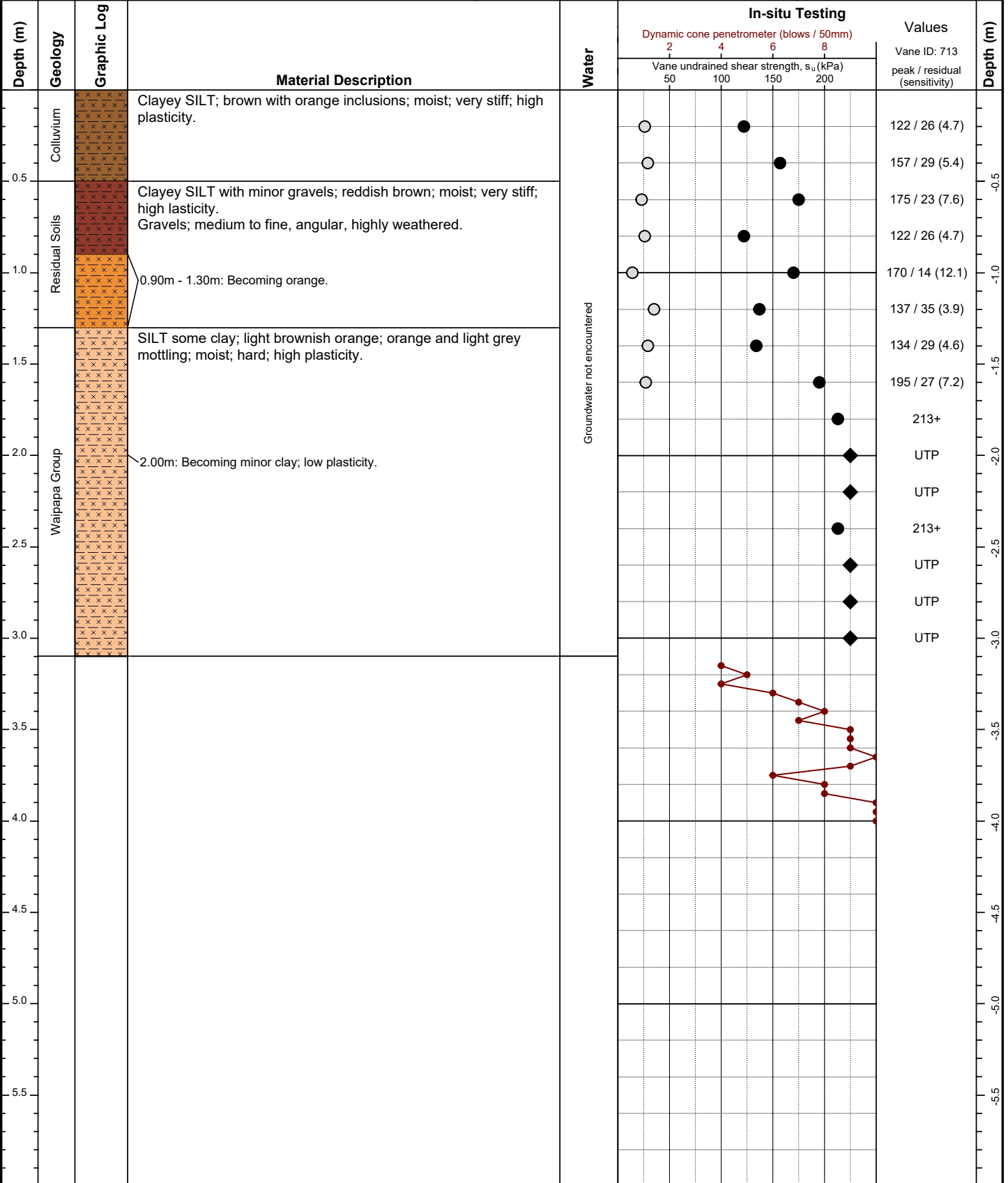
Project ID: 31343

Sheet: 1 of 1

Client: Tucker
Project: Geotechnical Investigation
Location: 2 Paihia Road, Paihia
Test Site: Refer to site plan

Coordinates: 6093295mN, 1700028mE
System: NZTM
Elevation: Ground
Located By: Phone GPS

Test Date: 22/07/2026
Logged By: BL
Prepared By: BL
Checked By: CP



Hole Depth: 3.10m	Termination: Reached target depth	● Vane peak	▼ Standing water level
Remarks: Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005). No correlation is implied between shear vane and DCP values.		○ Vane residual	◁ Groundwater inflow
		◆ Vane UTP	▷ Groundwater outflow
		UTP = Unable to Penetrate	

Hand Auger Borehole Log

Method: 50mm Hand Auger

Test ID: **HA02**

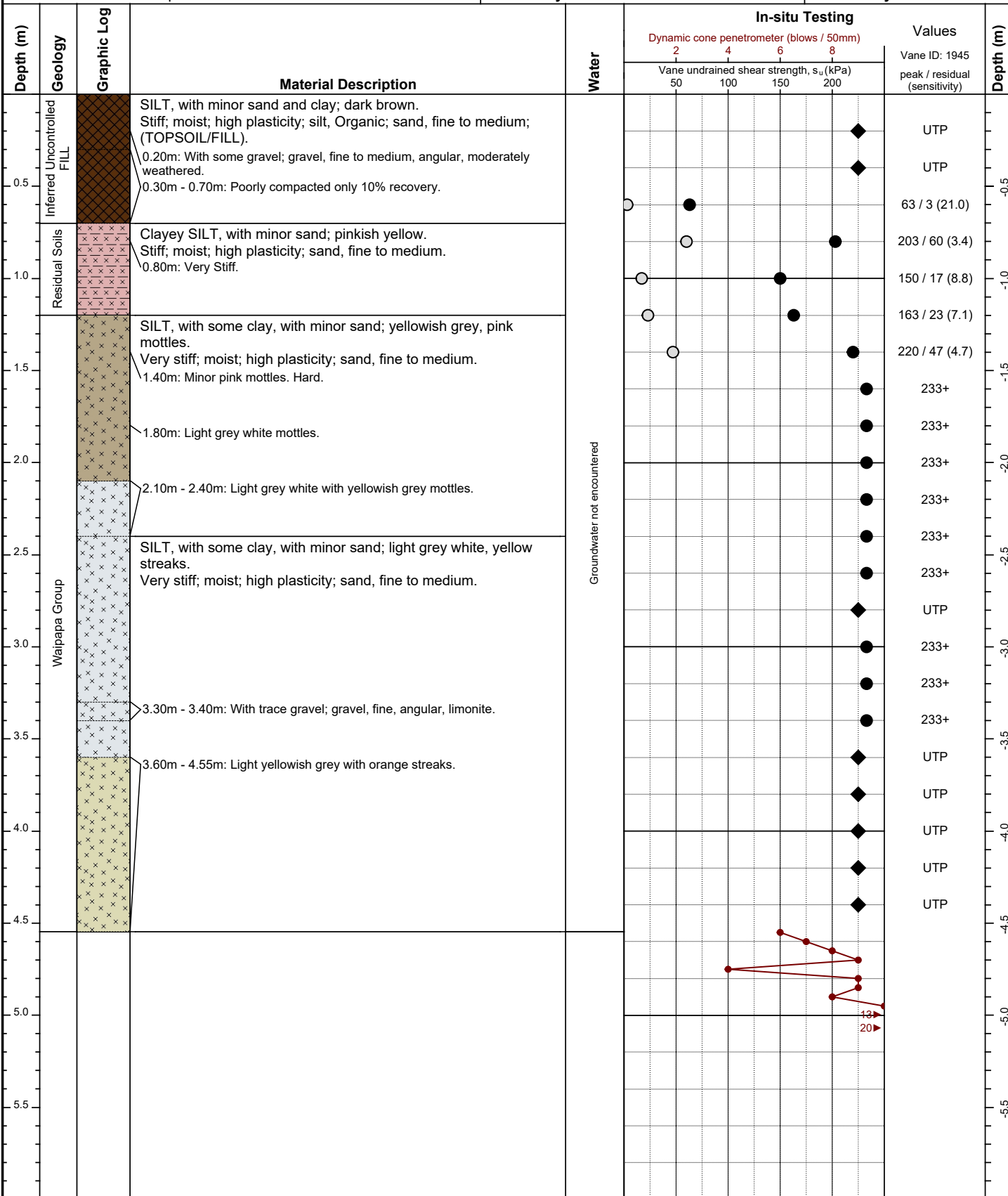
Project ID: 31343

Sheet: 1 of 1

Client: Tucker
Project: Geotechnical Investigation
Location: 2 Paihia Road, Paihia
Test Site: Refer to site plan

Coordinates: 6093300mN, 1700015mE
System: NZTM
Elevation: Ground
Located By: Phone GPS

Test Date: 22/07/2026
Logged By: GS
Prepared By: GS
Checked By: CP



Hole Depth: 4.55m	Termination: Reached target depth	● Vane peak	▼ Standing water level
Remarks: Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005). No correlation is implied between shear vane and DCP values.		○ Vane residual	◁ Groundwater inflow
		◆ Vane UTP	▷ Groundwater outflow
		UTP = Unable to Penetrate	

Hand Auger Borehole Log

Method: 50mm Hand Auger

Test ID: **HA03**

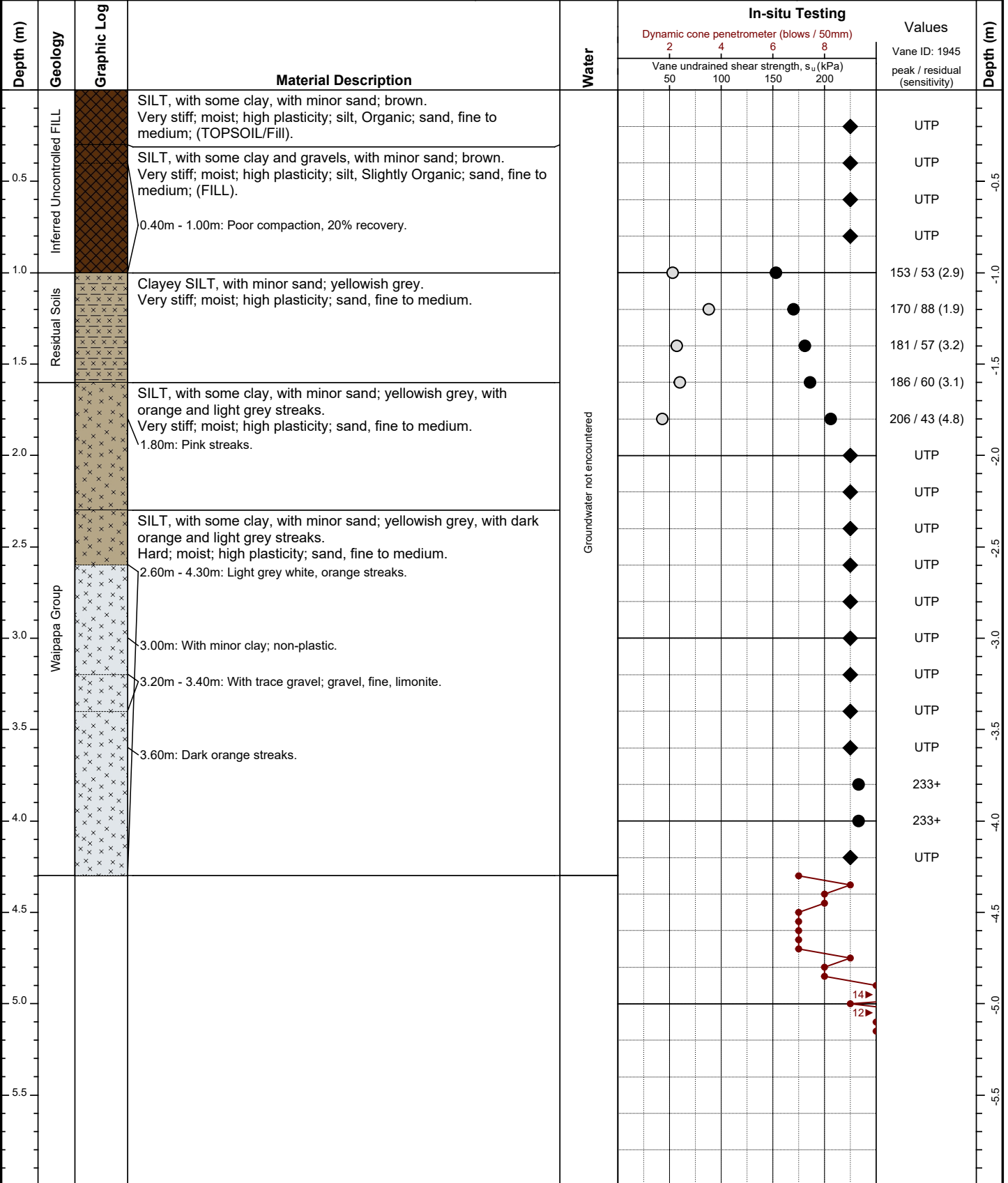
Project ID: 31343

Sheet: 1 of 1

Client: Tucker
Project: Geotechnical Investigation
Location: 2 Paihia Road, Paihia
Test Site: Refer to site plan

Coordinates: 6093290mN, 1700017mE
System: NZTM
Elevation: Ground
Located By: Phone GPS

Test Date: 22/07/2026
Logged By: GS
Prepared By: GS
Checked By: CP



Hole Depth: 4.30m **Termination:** Reached target depth

Remarks:

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

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

 engineers • scientists		Hand Auger Borehole Log			Test ID: HA04 Project ID: 31343 Sheet: 1 of 1						
Method: 50mm Hand Auger											
Client: Tucker		Coordinates: 6093291mN, 1700010mE		Test Date: 22/07/2026							
Project: Geotechnical Investigation		System: NZTM		Logged By: GS							
Location: 2 Paihia Road, Paihia		Elevation: Ground		Prepared By: GS							
Test Site: Refer to site plan		Located By: Phone GPS		Checked By: CP							
Depth (m)	Geology	Graphic Log	Material Description	Water	In-situ Testing				Values	Depth (m)	
					Dynamic cone penetrometer (blows / 50mm) 2 4 6 8 Vane undrained shear strength, s_u (kPa) 50 100 150 200						
	FILL		SILT, with some clay, with minor sand; dark brown. Very stiff; moist; high plasticity; silt, Organic; sand, fine to medium; (TOPSOIL/FILL).	Groundwater not encountered						233+	
0.5			Gravelly SILT, with some sand; yellowish grey. Hard; moist; non-plastic; gravel, fine to medium, angular; sand, fine to coarse.								UTP
1.0											-1.0
1.5											-1.5
2.0											-2.0
2.5											-2.5
3.0											-3.0
3.5											-3.5
4.0											-4.0
4.5											-4.5
5.0											-5.0
5.5											-5.5
Hole Depth: 0.50m		Termination: Reached target depth			● Vane peak		▼ Standing water level				
Remarks: Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005). No correlation is implied between shear vane and DCP values.				○ Vane residual		↖ Groundwater inflow					
				◆ Vane UTP		▷ Groundwater outflow					
				UTP = Unable to Penetrate							

 engineers • scientists		Hand Auger Borehole Log Method: 50mm Hand Auger		Test ID: HA05 Project ID: 31343 Sheet: 1 of 1						
Client: Tucker Project: Geotechnical Investigation Location: 2 Paihia Road, Paihia Test Site: Refer to site plan			Coordinates: 6093292mN, 1700004mE System: NZTM Elevation: Ground Located By: Phone GPS		Test Date: 22/07/2026 Logged By: BL Prepared By: BL Checked By: CP					
Depth (m)	Geology	Graphic Log	Material Description	Water	In-situ Testing				Values	Depth (m)
					Dynamic cone penetrometer (blows / 50mm)					
					Vane undrained shear strength, s_u (kPa)				Vane ID: 713	
					2	4	6	8	peak / residual (sensitivity)	
					50	100	150	200		
0.5		N/R N/R N/R N/R N/R N/R N/R N/R N/R N/R N/R N/R N/R N/R N/R N/R N/R N/R N/R N/R								-0.5
1.0										-1.0
1.5	Inferred Uncontrolled FILL		SILT some gravel and clay; light brownish orange and light grey; moist; hard; low plasticity. Gravels; coarse to fine; angular; moderate to highly weathered.	Groundwater not encountered					213+	-1.5
2.0									UTP	-2.0
2.5										-2.5
3.0										-3.0
3.5										-3.5
4.0										-4.0
4.5										-4.5
5.0										-5.0
5.5										-5.5

Hole Depth: 1.90m

Termination: Reached target depth

Remarks:

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

● Vane peak

○ Vane residual

◆ Vane UTP

▼ Standing water level

↗ Groundwater inflow

↘ Groundwater outflow

UTP = Unable to Penetrate

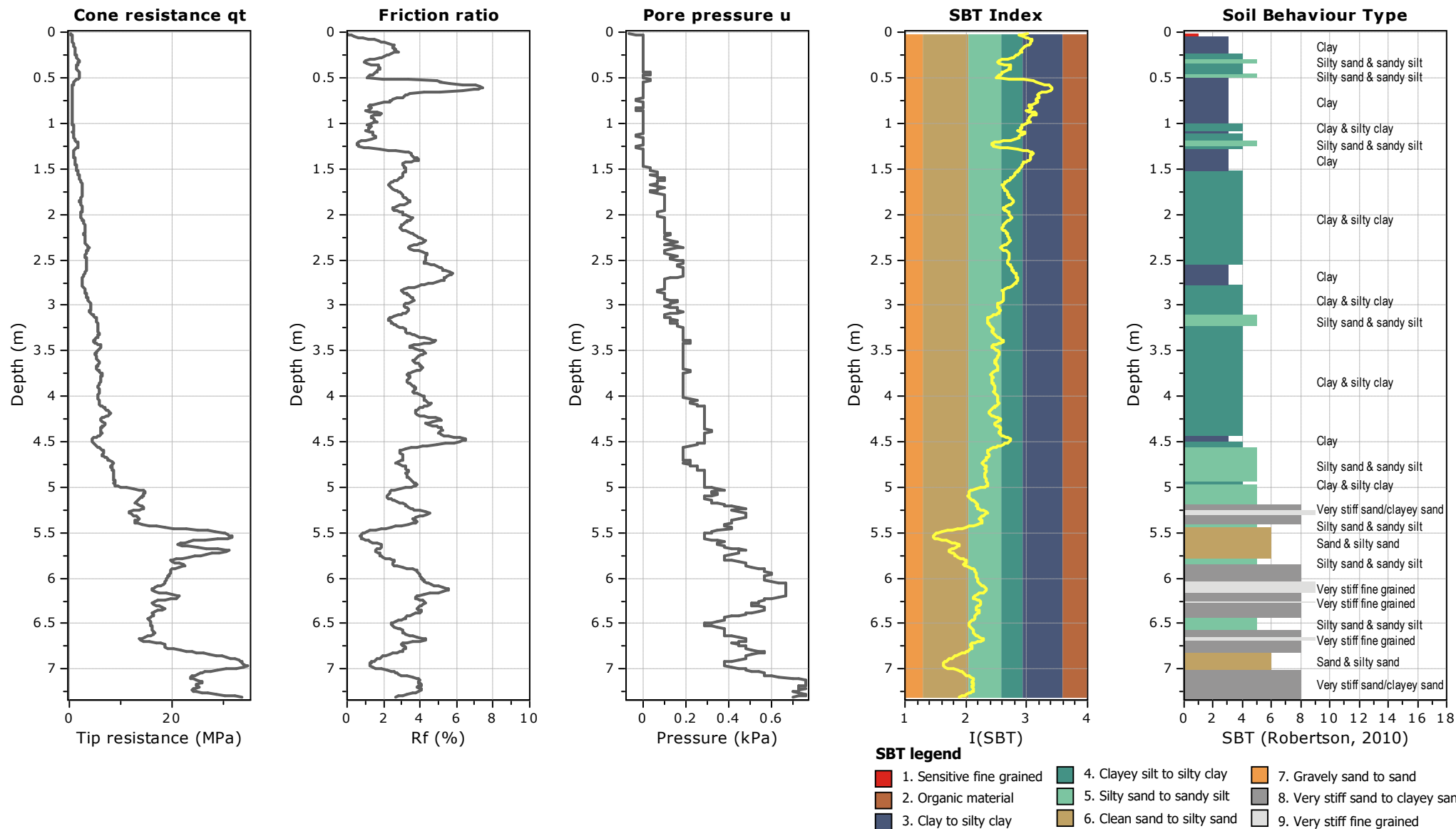


LDE
Engineers and Scientists
2A Herekino Street
<http://www.lde.co.nz>

Project: Dwelling Additions
Location: 2 Paihia Road, Paihia

CPT: CPT01-Raw Data (ID 761490)

Total depth: 7.31 m, Date: 23/07/2026
Surface Elevation: 0.00 m, Est. GWL: 15.00 m
Coords: X:0.00, Y:0.00
Cone Type:
Cone Operator:



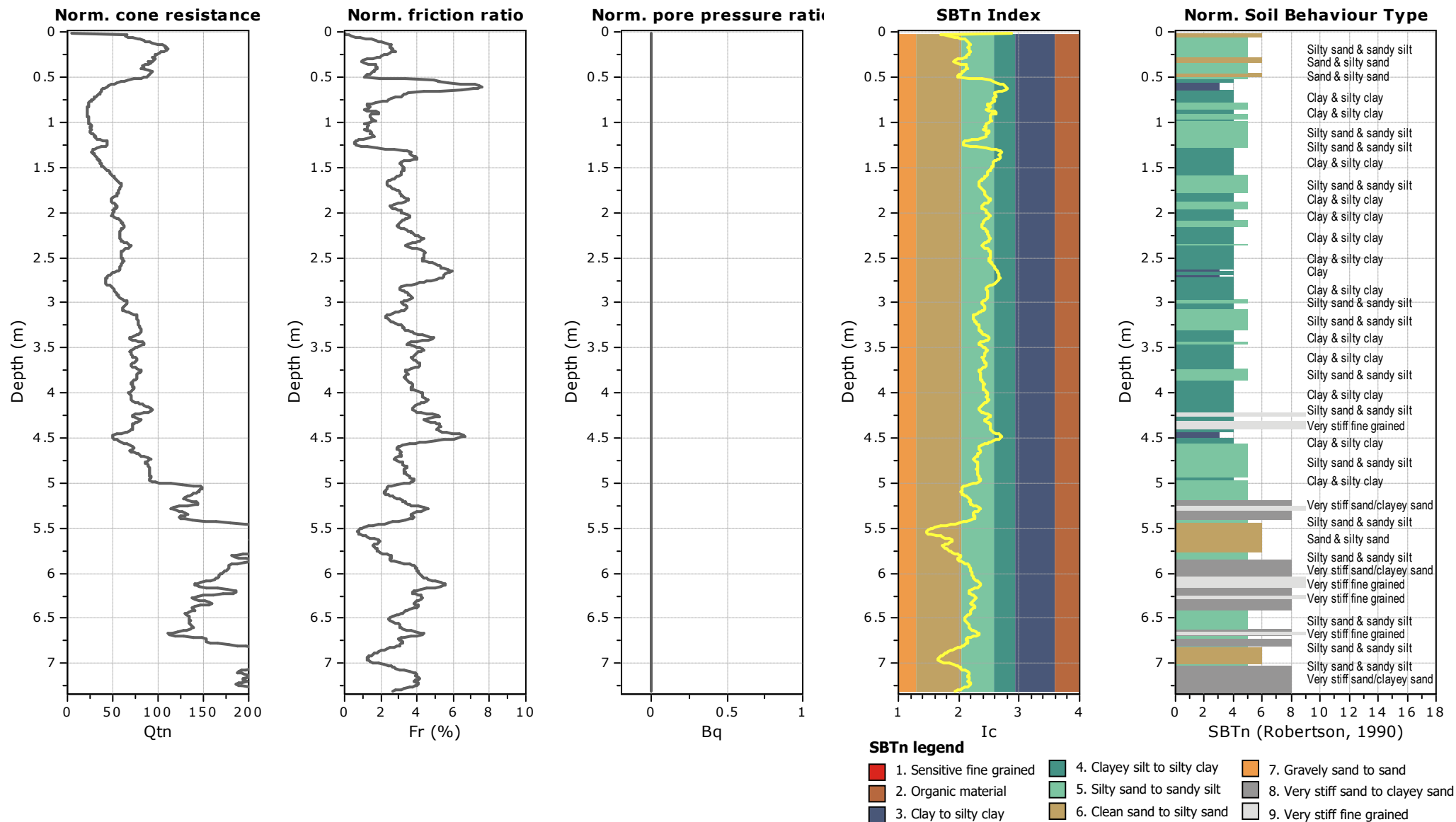


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Engineers and Scientists
2A Herekino Street
<http://www.lde.co.nz>

Project: Dwelling Additions
Location: 2 Paihia Road, Paihia

CPT: CPT01-Raw Data (ID 761490)

Total depth: 7.31 m, Date: 23/07/2026
Surface Elevation: 0.00 m, Est. GWL: 15.00 m
Coords: X:0.00, Y:0.00
Cone Type:
Cone Operator:



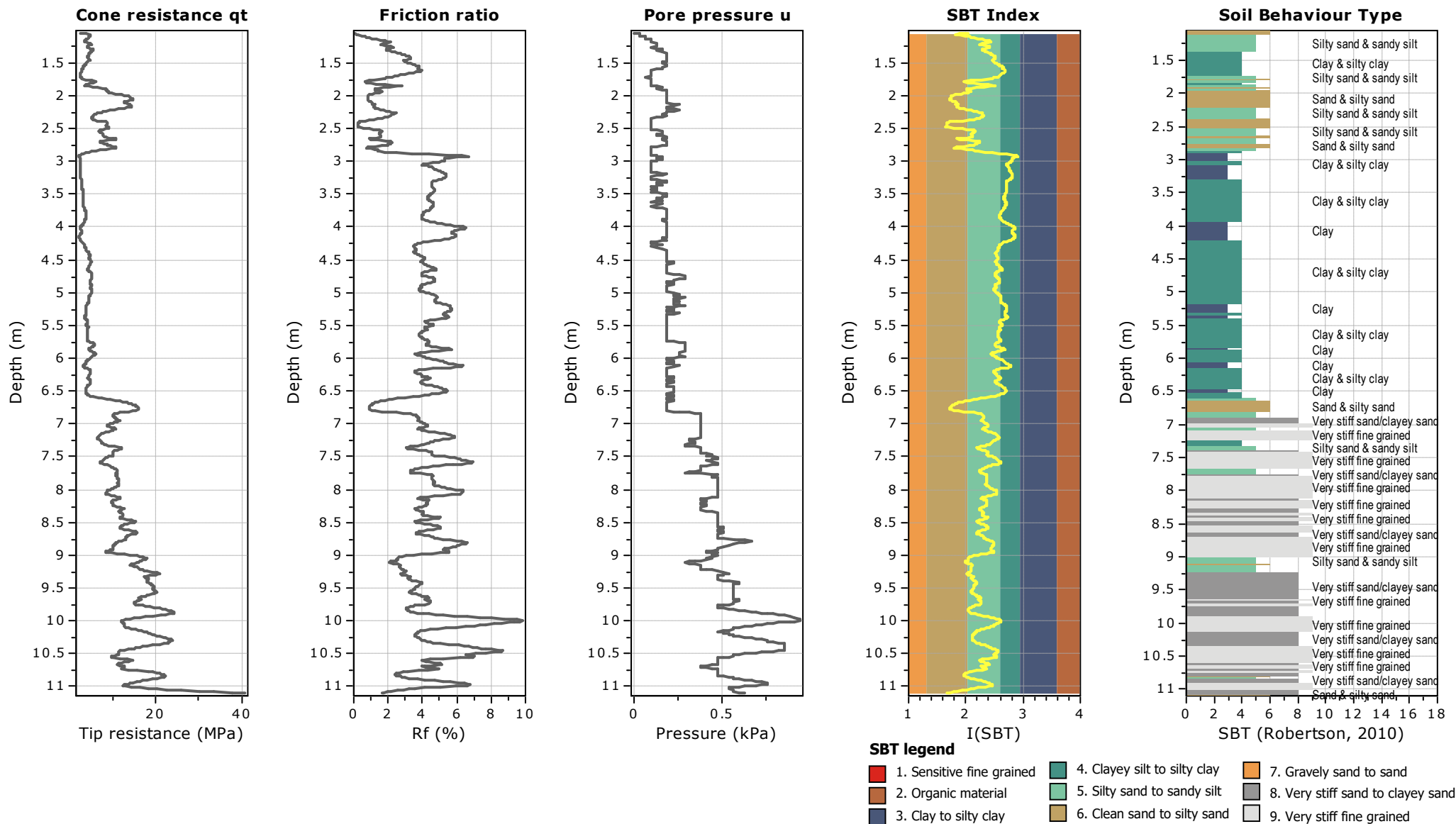


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2A Herekino Street
<http://www.lde.co.nz>

Project: Dwelling Additions
Location: 2 Paihia Road, Paihia

CPT: CPT02-Raw Data (ID 761491)

Total depth: 11.10 m, Date: 23/07/2026
Surface Elevation: 0.00 m, Est. GWL: 15.00 m
Coords: X:0.00, Y:0.00
Cone Type:
Cone Operator:



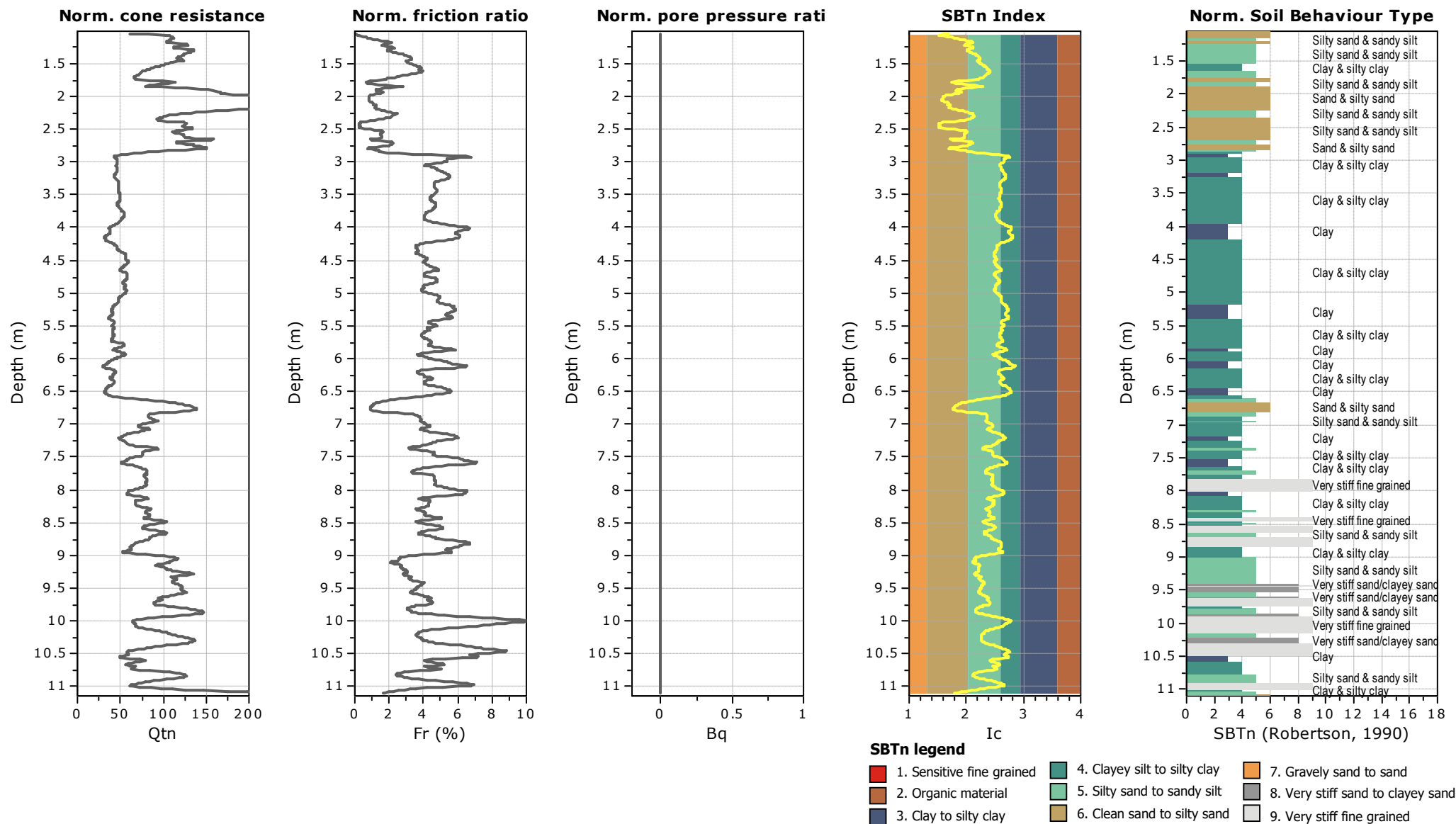


LDE
Engineers and Scientists
2A Herekino Street
<http://www.lde.co.nz>

Project: Dwelling Additions
Location: 2 Paihia Road, Paihia

CPT: CPT02-Raw Data (ID 761491)

Total depth: 11.10 m, Date: 23/07/2026
Surface Elevation: 0.00 m, Est. GWL: 15.00 m
Coords: X:0.00, Y:0.00
Cone Type:
Cone Operator:



BOREHOLE LOG

Hole No.:
MBH01

Client: Tucker
Project: Geotechnical Investigation
Site Location: 2 Paihia Road, Paihia
Test Location: See plan
Located By: Phone GPS

Contractor: DS Geotechnical
Rig: Land Cruiser
Driller: Damian Spratt
Coordinates: 6093293mN, 1700016mE
Elevation: Not set

Project ID: 31343
Start Date: 20/08/2026
End Date: 20/08/2026
Grid: NZTM
Datum: Ground

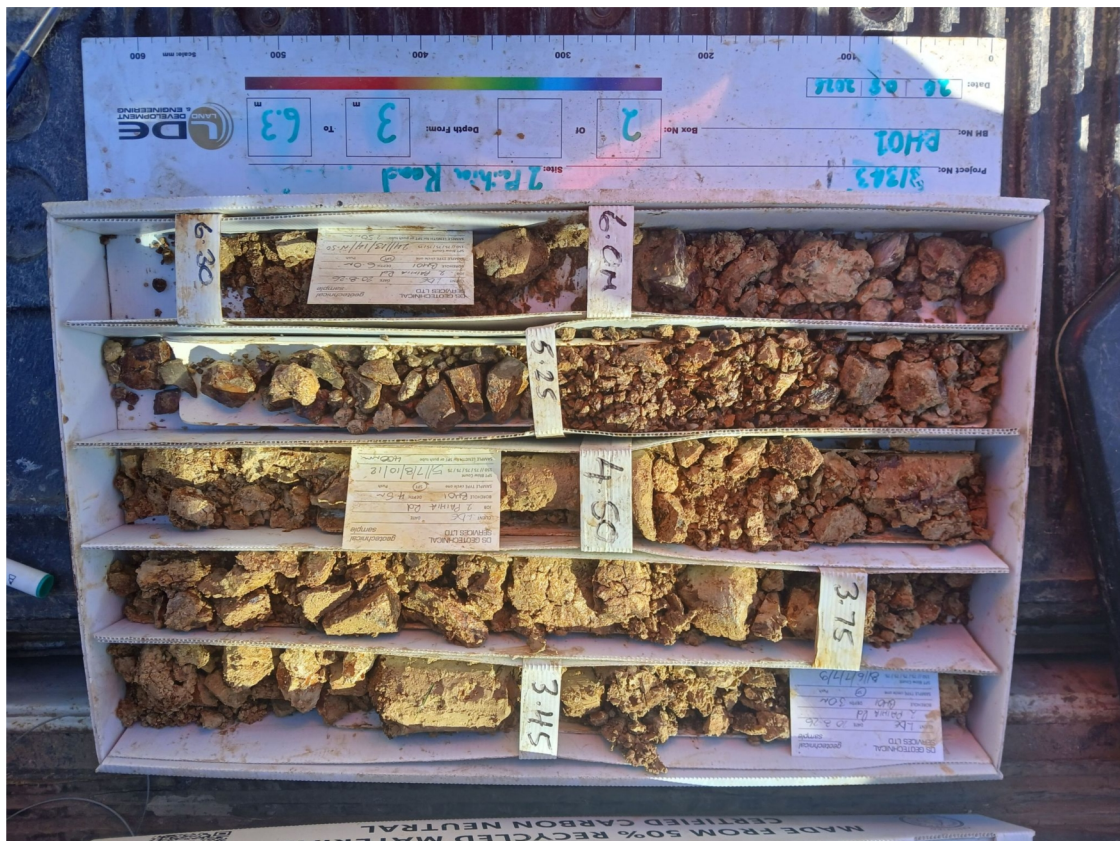
RL (m)	Geology	Material Description	Depth (m)	Graphic Log	In Situ Testing	Strength	Weathering	Defect Spacing	Defects and Drilling Remarks	Depth (m)	Drilling Method	TCR (%)	RQD (%)	Sampling	Water in/out flow	Backfill/ Installation/ Groundwater
	ps	Organic SILT; dark brown; moist; non plastic.			SPT blows/75mm											
	Fill	Uncontrolled Fill: Clayey SILT with some gravels; brownish orange and orange; moist; high plasticity.			Shear vane peak/residual											
	Residual Soil	Gravels; coarse to fine; angular; moderately weathered.														
-1		Uncontrolled fill: Silty GRAVEL; dark brown; angular; moderately weathered; coarse to fine; moist.	1		1/1//1/2/2/2 N = 7		RS					80				
		Silty CLAY; light brownish orange; moist; high plasticity.										84				
-2		Clayey SILT; light brownish orange with light grey streaks; moist; high plasticity.	2				CW					108				
		SILT with some gravels and minor clay; light grey with limonite staining; moist; low plasticity.										90				
-3		Gravels; coarse to fine; angular; highly weathered. (Completely Weathered).	3		4/4//6/7/7/9 N = 29							82				
												100				
-4		Highly Weathered; light grey, limonite staining; SILTSTONE; extremely weak.	4				EW	HW	3.60m: Extremely to very closely spaced fractures. 3.85m: Closely spaced fractures. 3.95m: Extremely to very closely spaced fractures. 4.20m: Closely spaced fractures. 4.30m: Extremely to very closely spaced fractures.			143				
					2/3//7/8/10/12 N = 37							100				
-5		4.85m: Becoming very weak.	5				VW					86				
												94				
-6	Waipapa Group	Moderately weathered: grey with limonite staining; SILTSTONE; weak to moderately strong.	6		12/12//13/14 N = 50				5.20m: Extremely to very closely spaced fractures.			72				
		5.25m - 6.00m: Fines washed out.										87				
-7			7									100				
												87				
-8		7.85m - 8.25m: Fines washed out.	8		10/10//11/13/6 for 50mm N = 50+		W - MS	MW - SW	7.85m: Very closely spaced fractures.			97				
		8.25m - 8.62m: No Recovery.										100				
-9		8.62m - 9.00m: Fines washed out.	9		3/3//4/6/11/11 N = 32				9.00m: Extremely to very closely spaced fractures.			62				
												100				
-10		9.80m - 10.00m: Intact.	10		8/8//16/16 N = 50				10.00m: Extremely to very closely spaced fractures.			0				
												0				
		EOH: 10.30m														

Remarks:	PIEZO	DATE	LEVEL	REMARK	Hole Depth:	Inclination:
					10.30	90.00
					Logged By: BL	Checked By: CP
						Sheet 1 of 1

Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005).



0.00m - 3.00m



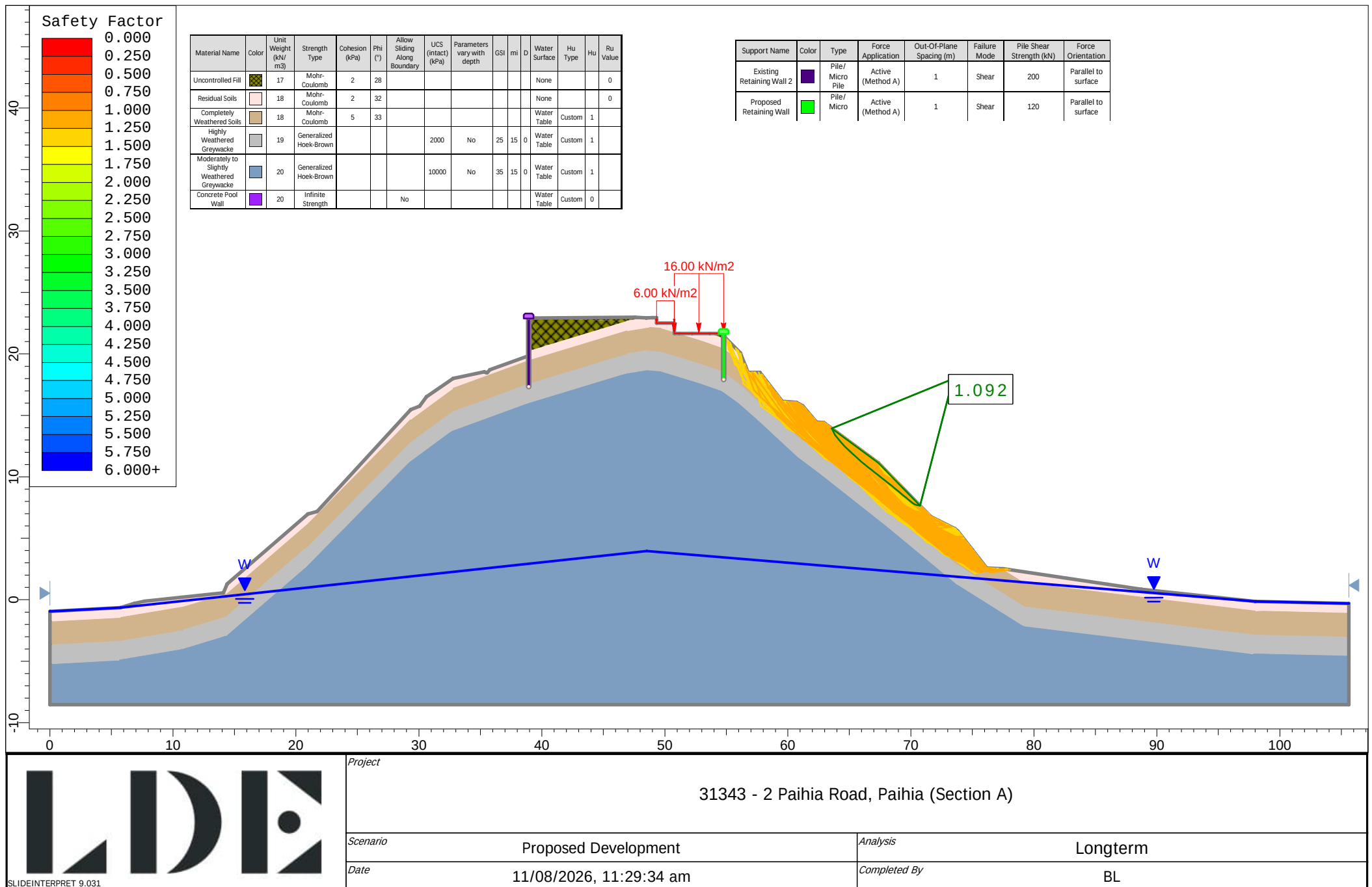
3.00m - 3.60m

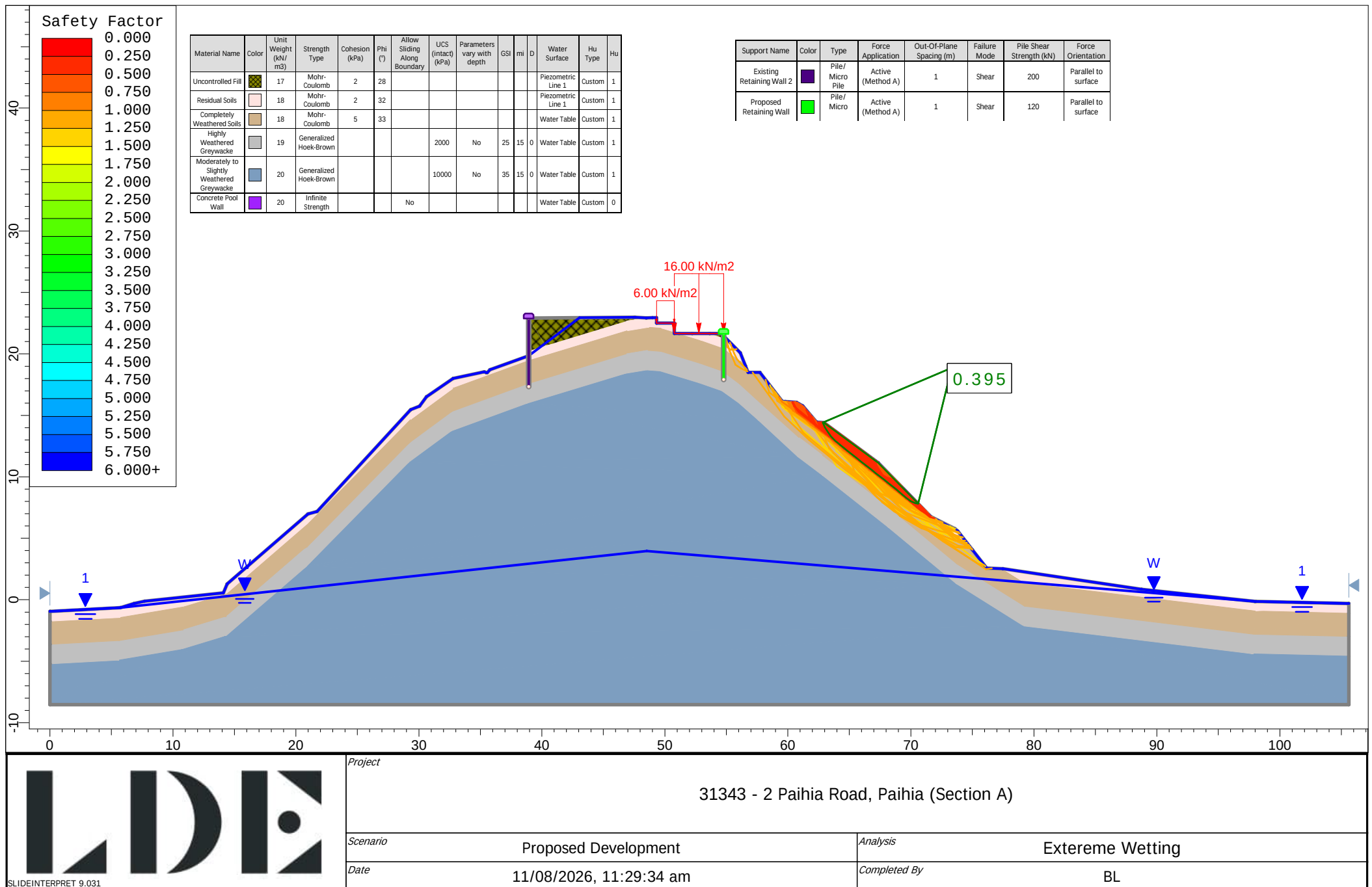


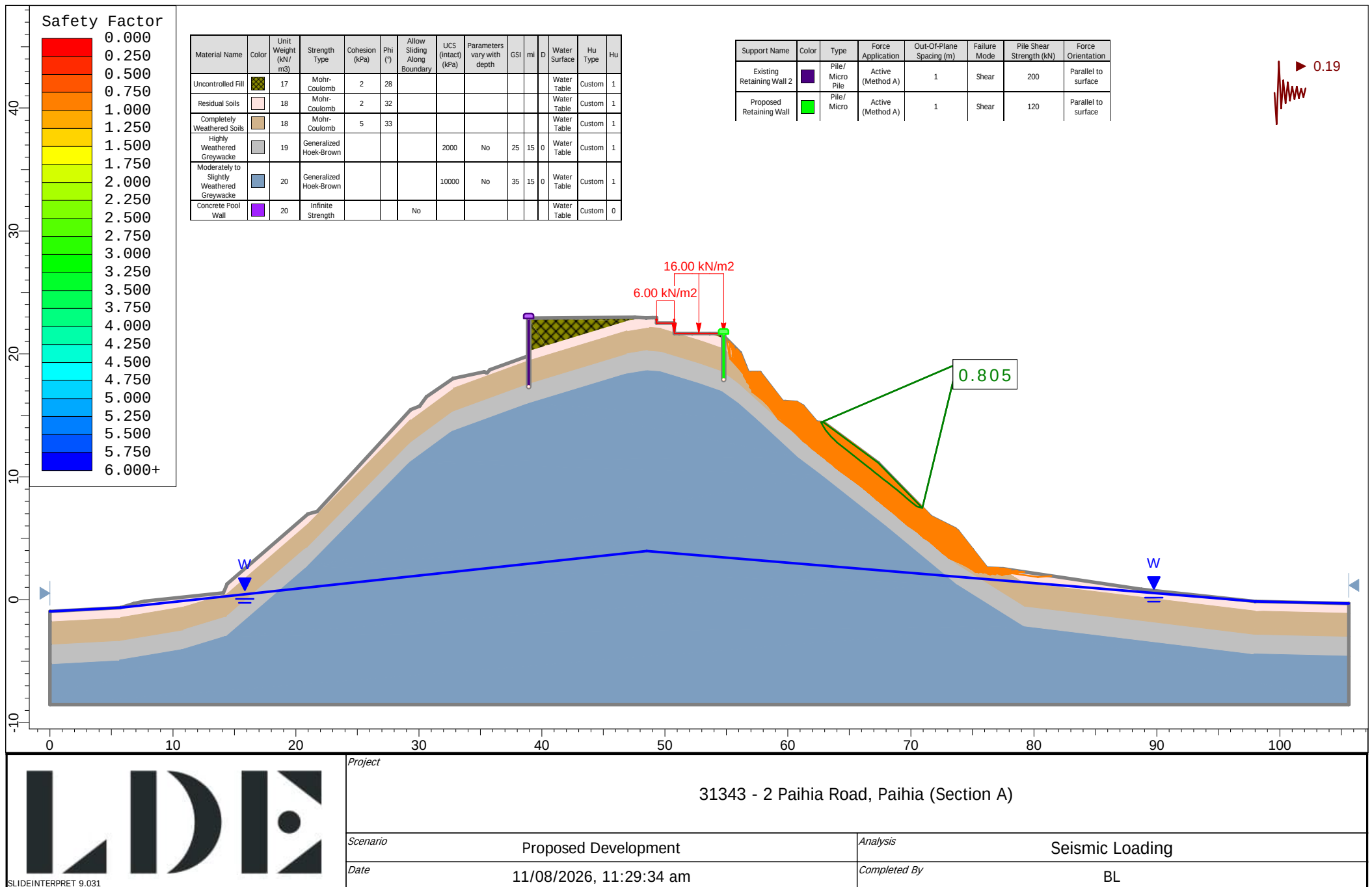
3.60m - 10.30m

APPENDIX D

STABILITY ANALYSES









RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA33B/294**
Land Registration District **North Auckland**
Date Issued 04 March 1977

Prior References

NA1139/217 NA1516/8

Estate Fee Simple
Area 2004 square metres more or less
Legal Description Lot 1 Deposited Plan 41380 and Lot 1
Deposited Plan 76776

Registered Owners

Darren Graeme Tucker, Corinne Michelle Tucker and TW Trustees 2008 Limited

Interests

Appurtenant hereto is a right of way created by Transfer 551934
Fencing Agreement in Transfer 551934
Subject to Section 36 (4) (5) and (6) Counties Amendment Act 1961
Appurtenant hereto is a right of way created by Transfer 551933
Appurtenant hereto is a right of way created by Transfer 558711
Subject to a right of way over part marked C on DP 41380 created by Transfer 595603
Appurtenant hereto is a right of way created by Transfer C602074.1
D574559.1 Gazette Notice (NZ Gazette No.46 page 1021) declaring the entire length of State Highway No. 11 Far North District commencing at the intersection with State Highway No. 1 at Kawakawa and proceeding in a northern direction to the southern boundary of Paihia township to be limited access road - 25.1.2001 at 12.09 pm
D574919.1 Crossing Place notice pursuant to Section 91 Transit New Zealand Act 1989 - 25.1.2001 at 3.31 pm
12014052.2 Mortgage to ASB Bank Limited - 18.2.2021 at 10:36 am

Age to ASB Bank Limited
0:35:40
MSIC 100 C

A.L.R

VIII Kawakawa SD

Paihia Kawakawa Road

