

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):

- | | |
|--|---|
| <input type="radio"/> Land Use | <input type="radio"/> Discharge: Total volume = <input type="text" value=""/> m ³
<i>Note; volumes >3m³ requires NRC Consent.</i> |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Subdivision |
| <input type="radio"/> Change of Consent Notice (s.221(3)) | <input type="radio"/> Existing Use Certificate (s.139A) |
| <input type="radio"/> Certificate of Compliance (s.139) | <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) |
| <input type="radio"/> Extension of time (s.125) | |
| <input type="radio"/> Other (please specify) <input type="text" value=""/> | |

**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:

Jeremy Pyle - Pyle Properties -

Email:

Phone number:

Postal address:

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

Postcode

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.

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6. Address for correspondence

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

Name/s:

ADG Architectural Design Group

Email:

Phone number:

Postal address:

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

Postcode 3110

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

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

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

Name/s:

New Zealand Houses Limited - Jeremy Pyle

Property address/
location:

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8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the proposal

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

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

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)

New Zealand Houses Limited - Jeremy Pyle

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)

Jeremy Pyle

Signature:

(signature of bill payer)

Date 20-May-2026

MANDATORY

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)

Rob Meneses

Signature

Date 20-May-2026

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

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.*

Assessment of Environmental Effects

Rata Street, Waipapakauri

(Legal Description - Section 10 TN OF Muriwhenua)

Prepared for: Jeremy Pyle

Prepared by: ADG Architectural Design Group

Date: 20 May 2026

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1. Introduction

The applicant has engaged ADG to prepare and lodge a resource consent application for the relocation of an existing three-bedroom dwelling to a site located on Rata Street, Waipapakauri. The proposal involves transporting an existing timber-framed residential dwelling from Auckland and permanently locating it on the subject site for residential use.

The subject site is legally described as Section 10 TN OF Muriwhenua, with a site area of approximately 911m². The site is zoned General Coastal Zone under the Far North District Plan.

The proposed dwelling has a floor area of approximately 91 m² and will be centrally positioned on the site, accessible from Rata Street. Existing on-site infrastructure, including the water tank, septic tank, soak rings, and ancillary outbuildings, is proposed to remain and continue servicing the site.

This Assessment of Environmental Effects (AEE) has been prepared in support of the application and assesses the proposal's actual and potential environmental effects. The report also considers the relevant provisions of the Far North District Plan. It concludes that the proposal is appropriate for the site and surrounding environment, with any adverse effects considered to be less than minor.

Item	Description
Site Address	Rata Street, Waipapakauri
Legal Description	Section 10 TN OF Muriwhenua
Zoning	General Coastal Zone
Proposal	Relocation of existing 3-bedroom dwelling
Site Area	Approx. 911m ²
Dwelling Area	Approx. 91m ²
Servicing	Existing on-site septic and rainwater systems
Activity Status	Restricted Discretionary Activity

2. Site and Locality Description

The subject site is located on Rata Street, Waipapakauri, and is legally described as Section 10 TN OF Muriwhenua, with a total site area of approximately 911m². The property is identified as Parcel ID 5001053 and Record of Title NA78D/980. The site is zoned General Coastal Zone under the Far North District Plan.

The site is generally square in shape and positioned on the western side of Rata Street, with direct access via the formed legal road frontage. The property is located within an established coastal settlement environment near Ninety Mile Beach, with the beach located to the west of the site.

The surrounding locality is characterised by a mix of modest residential dwellings, small ancillary structures, open space, coastal vegetation, and low-scale rural/coastal development. Existing residential properties are located to the north and east of the site, reflecting an established pattern of residential occupation within the wider coastal environment.

The site currently contains several existing structures and services, including a small garden shed, an outdoor toilet, a 25,000 L water storage tank, an existing septic tank, and associated soak rings. These are proposed to remain as part of the development.

The site comprises predominantly rolling coastal dunes vegetated with kikuyu, spinifex, and ice plant, typical of the wider Waipapakauri coastal environment. The ground surface is uneven and generally slopes upward toward Rata Street along the eastern boundary.

Overall, the site and surrounding locality exhibit an established low-density coastal residential character, with development generally modest in scale and informal in nature. The proposed relocated dwelling is considered consistent with this existing pattern of development.

3. Existing Environment

The subject site is located within an established coastal settlement environment at Waipapakauri, adjacent to Ninety Mile Beach. A mixture of permanent residential dwellings, holiday homes, small ancillary buildings, open dune systems, and coastal vegetation characterises the wider locality. Development throughout the surrounding area is generally low-density and modest in scale, reflecting the locality's informal coastal character.

The site itself comprises rolling coastal dunes vegetated predominantly with kikuyu, spinifex, and ice plant, which are typical of the surrounding coastal environment. The ground surface is uneven and generally slopes upward toward Rata Street along the eastern boundary.

At the time of the geotechnical site inspection, the property did not contain a permanent dwelling. Still, it did contain several temporary and ancillary structures, including a small structure, a water tank, a container, and a caravan. Infrastructure on the site also includes a septic tank, soak rings, and a rainwater storage tank associated with previous or existing site use.

Vehicle access to the property is currently provided directly from Rata Street via an existing narrow grassed accessway. Surface drainage across the site appears adequate, with no evidence of surface ponding observed during the geotechnical investigation.

A geotechnical investigation undertaken by FNR Consulting identified the underlying soils as Holocene-aged loose sands associated with coastal dune formations of the Karioitahi Group. No significant signs of slope instability were observed in the vicinity of the proposed building platform, although a localised sand scour area was identified to the northeast of the proposed dwelling location.

The site is not connected to Council reticulated water, wastewater, or stormwater infrastructure, which is typical of the wider locality. Existing residential development throughout the surrounding area similarly relies on independent on-site servicing solutions.

At the time of preparing this application, the applicant is not aware of any identified significant indigenous vegetation, scheduled heritage items, or recorded archaeological features on the site.

Overall, the existing environment can be described as a low-scale coastal residential setting with an established pattern of residential occupation and associated on-site servicing infrastructure. The site is considered capable of accommodating the proposed relocated dwelling while maintaining the existing character and amenity values of the surrounding environment.

4. Description of Proposal

The proposal seeks resource consent for the relocation of an existing timber-framed residential dwelling onto the subject site at Rata Street, Waipapakauri. The dwelling is currently in Auckland and awaiting transport to the site.

The dwelling is a single-storey, three-bedroom residence with an approximate floor area of 91m². The layout includes three bedrooms, two bathrooms, a kitchen, and dining and living spaces suitable for long-term residential use.

The dwelling is proposed to be positioned to the south-west of the site, maintaining setbacks from surrounding boundaries and preserving open areas around the building platform. The proposal results in a total site coverage of approximately 12.5%, maintaining a low-intensity built form that is consistent with the surrounding coastal settlement environment.

The proposal does not involve any significant extension to the dwelling or intensification of land use beyond a standard residential activity. Existing ancillary site structures, including the garden shed and outside toilet, are proposed to remain on site.

Existing on-site servicing infrastructure is proposed to continue servicing the development, including:

- Existing 25,000L rainwater storage tank
- Existing septic tank
- Existing soak rings
- Existing vehicle access from Rata Street

The relocated dwelling will connect to the existing on-site wastewater and stormwater disposal systems.

FNR Consulting has undertaken a geotechnical investigation to assess the suitability of the proposed building platform for the relocated dwelling. The investigation concluded that the site is suitable for the proposed development, subject to foundation design and construction in accordance with NZS 3604 requirements.

The geotechnical assessment found that the site comprises loose coastal dune sands and recommended that any required foundations be appropriately designed for the site conditions. The report also confirmed that no significant slope instability issues were identified in the vicinity of the proposed dwelling platform.

Once relocated to the site, the dwelling will be placed on permanent foundations and completed to a tidy and habitable standard suitable for ongoing residential occupation. Any minor repairs, reinstatement works, repainting, or external finishing required following transportation will be completed as part of the overall relocation process to ensure the dwelling integrates appropriately with the surrounding environment.

The dwelling will be fully reinstated and externally completed within a reasonable timeframe following relocation to ensure the site maintains an acceptable level of visual amenity.

5. Statutory Framework

5.1 Far North District Plan

The subject site is located within the General Coastal Zone under the Operative Far North District Plan. The General Coastal Zone provides for low-intensity coastal development while preserving the natural character, visual amenity, and environmental qualities of the coastal environment.

The Far North District Plan anticipates that development within the coastal environment can occur where it is appropriately located and designed to avoid, remedy, or mitigate adverse environmental effects. The relevant provisions seek to ensure that development maintains the amenity values and character of the surrounding coastal environment while enabling reasonable residential use of land.

The proposal involves relocating an existing residential dwelling to the site for permanent residential use. The scale and nature of the proposal are considered consistent with the established pattern of residential occupation within the wider locality.

5.2 Activity Status

Pursuant to Rule 10.6.5.3.1 of the Operative Far North District Plan, the relocation and establishment of a dwelling within the General Coastal Zone requires resource consent as a Restricted Discretionary Activity.

As a Restricted Discretionary Activity, the Council's assessment is limited to the matters over which it has restricted its discretion, including:

- Visual amenity and coastal character
- Site layout and design
- Effects on neighbouring properties
- Infrastructure and servicing
- Access and traffic effects
- Earthworks and land disturbance
- Environmental and landscape effects

This Assessment of Environmental Effects has been prepared to address those matters and demonstrate that the proposal will not result in significant adverse environmental effects.

5.3 Relevant Assessment Matters

The key planning matters relevant to this application include:

- The appropriateness of the proposal within the coastal environment
- The visual appearance and scale of the relocated dwelling
- Compatibility with the surrounding residential and coastal character
- The adequacy of on-site servicing, including wastewater and stormwater disposal
- Effects on neighbouring properties and local amenity
- Temporary effects associated with relocation and construction activities

The proposal has been designed to maintain a low-intensity residential scale that is consistent with the existing development pattern in the surrounding locality. Existing site infrastructure is proposed to be retained and reused where practicable, reducing the need for additional site disturbance or infrastructure expansion.

6. Assessment of Environmental Effects

6.1 Coastal Character and Visual Amenity Effects

The subject site is located within an established coastal settlement environment characterised by a mixture of modest residential dwellings, holiday homes, small ancillary structures, open dune systems, and coastal vegetation. Existing residential development is already established throughout the wider locality, reflecting an anticipated pattern of low-density coastal residential occupation.

The proposed relocated dwelling is modest in scale, with a floor area of approximately 91 m² and a total site coverage of approximately 12.5%. The building will be positioned to maintain separation from the surrounding site boundaries, ensuring the development does not appear visually dominant or inconsistent with the surrounding environment.

While the site is in proximity to Ninety Mile Beach, the proposal remains within an existing coastal settlement area where residential development is already established. The development does not involve large-scale or intensive activity and is considered compatible with the locality's established character. It is also considered consistent with the anticipated residential character and level of development in the surrounding coastal settlement.

The dwelling itself is an existing timber-framed residential building with a conventional residential appearance. Once relocated to the site, the dwelling will be placed on permanent foundations and completed to a tidy and habitable standard. Any repairs, repainting, reinstatement works, or external finishing required following transportation will be completed as part of the overall relocation process to ensure the dwelling integrates appropriately with the surrounding environment.

The proposal will retain a generally open site appearance and does not involve excessive building bulk, extensive hard surfacing, or significant landscape modification. Existing coastal vegetation surrounding the site will continue to contribute to the area's character and visual amenity.

Overall, the visual amenity and coastal character effects associated with the proposal are considered to be less than minor.

6.2 Effects on Neighbouring Properties

The proposal is not expected to result in significant adverse effects on neighbouring properties. The proposed activity is residential in nature and is consistent with the established residential activities occurring throughout the surrounding locality.

The dwelling is modest in scale and positioned within the site to maintain reasonable separation from adjoining properties. Due to the building's relatively low height and scale, the proposal is not expected to create unreasonable shading, visual dominance, or privacy effects for neighbouring sites.

Typical residential activities, including normal domestic noise and vehicle movements, are expected in the surrounding environment and are not considered incompatible with the locality's amenity expectations.

Temporary effects associated with the transportation and placement of the dwelling will be short-term in duration and managed by appropriately qualified contractors.

Overall, the proposal is considered compatible with the existing and anticipated amenity values of neighbouring properties and the wider coastal settlement environment.

6.3 Transportation and Access Effects

The site has legal access directly from Rata Street via a grassed accessway. The proposal does not seek to intensify the site beyond a standard single residential dwelling, and therefore, traffic generation associated with the activity will remain low.

Vehicle movements generated by the proposal are expected to be typical of a conventional three-bedroom dwelling and are not anticipated to place unreasonable demand on the local road network.

The transportation of the dwelling to the site will be a temporary event undertaken by specialist house relocation contractors and will be subject to any required transportation permits and approvals. Any temporary disruption associated with the relocation process will be limited in duration and managed appropriately.

No significant adverse traffic or access effects are anticipated as a result of the proposal.

6.4 Stormwater and Wastewater Effects

The proposal intends to utilise the existing on-site servicing infrastructure already present on the property, including the existing septic tank, soak rings, and rainwater storage tank.

The relocated dwelling will connect to the existing on-site wastewater and stormwater disposal systems. No connection to public reticulated wastewater or stormwater infrastructure is proposed.

The geotechnical report confirms that the site is not connected to Council reticulated water, wastewater, or stormwater infrastructure, which is typical of the wider locality. Existing residential development within the surrounding area similarly relies on independent on-site servicing solutions.

The continued use of existing servicing infrastructure minimises the extent of additional site disturbance and infrastructure requirements associated with the development. Based on the information currently available, the proposal is not expected to create significant adverse stormwater or wastewater effects, provided it complies with applicable Building Code and environmental health requirements.

Stormwater generated from the roof areas will continue to be managed via on-site disposal systems, while potable water will be supplied from the existing rainwater storage tank.

Overall, the servicing effects associated with the proposal are considered to be less than minor.

6.5 Earthworks and Geotechnical Effects

FNR Consulting has undertaken a geotechnical site investigation to assess the site's suitability for the proposed relocated dwelling.

The investigation found that the site comprises predominantly loose, fine- to medium-grained sands associated with rolling coastal dune formations typical of the Waipapakauri area.

Scala penetrometer testing confirmed that the in-situ soils achieved "Good Ground" criteria in accordance with NZS 3604 at depths between approximately 1.4m and 2.15m below existing ground level. The site has also been classified as Site Class A under AS 2870:2011, indicating minimal potential for ground movement due to moisture variations.

No evidence of significant slope instability or surface ponding was observed during the geotechnical investigation, although a localised sand scour area was identified to the northeast of the proposed building platform. The geotechnical assessment concluded that the proposed dwelling's location relative to the surrounding dunes is appropriate and does not pose a significant slope-stability risk.

The proposal does not currently involve significant earthworks or major site recontouring. Any earthworks associated with foundation preparation, service connections, or minor site levelling are expected to be limited in scale and typical of standard residential development activities. No large-scale excavation, retaining structures, or significant landform modification are proposed.

Subject to compliance with the recommendations of the geotechnical report and NZS 3604 foundation requirements, adverse geotechnical and earthworks effects associated with the proposal are considered to be less than minor.

6.6 Natural Hazard Effects

A geotechnical assessment and review of the Far North District hazard mapping has been undertaken for the site.

The site is located approximately 60m from Ninety Mile Beach; however, the property itself lies outside the mapped coastal flood hazard zones identified in the Far North Atlas mapping system.

The geotechnical report notes that the surrounding dune systems may remain susceptible to coastal erosion over time; however, assessing long-term coastal erosion risk falls outside the scope of the geotechnical investigation.

Liquefaction vulnerability mapping identifies the site as “possible”, although the Far North region is recognised as having generally low seismic risk with no known active faults within the district. The geotechnical assessment concludes that the overall liquefaction risk at the site is considered possible but low.

Given the scale of the proposal and the conclusions of the geotechnical assessment, the site is considered suitable for residential development from a natural hazards perspective.

6.7 Cultural Effects

The Far North District Plan recognises the importance of tangata whenua relationships with ancestral lands, water, sites, wāhi tapu, and other taonga within the district.

At the time of preparing this application, the applicant is not aware of any recorded archaeological sites, wāhi tapu, or identified cultural heritage features on the subject site.

The proposal relates to a modest-scale residential activity within an established coastal settlement environment and does not involve extensive land disturbance or significant modification to the natural environment.

Based on the scale and nature of the proposal, cultural effects are considered likely to be less than minor. If any archaeological material or kōiwi are discovered during site works, works should cease immediately, and the appropriate authorities and tangata whenua representatives should be contacted.

6.8 Construction Effects

Temporary construction effects associated with the proposal will primarily relate to:

- Transportation of the dwelling to the site
- Placement of the dwelling onto foundations
- Minor earthworks and service connections
- General construction noise and contractor activity

These effects will be temporary in duration and are typical of residential construction and relocation activities.

Construction works are expected to occur during normal daytime working hours and will be undertaken by appropriately qualified contractors. Any disturbed areas of the site will be reinstated following completion of works.

Once the dwelling has been relocated and established on permanent foundations, construction-related effects will cease. Given the limited scale and temporary nature of

the construction activities, adverse construction effects are considered to be less than minor.

7. Mitigation Measures

The proposal incorporates several measures to avoid, remedy, or mitigate potential adverse environmental effects associated with the relocation and ongoing occupation of the dwelling.

The proposed dwelling is modest in scale and has been positioned within the site to maintain appropriate separation and setbacks from surrounding boundaries and preserve the open coastal character of the locality. The proposal maintains a low site coverage and does not involve intensive development or significant modification to the existing landform.

Following relocation to the site, the dwelling will be placed on permanent foundations and completed to a tidy and habitable standard suitable for long-term residential occupation. Any repairs, repainting, reinstatement works, or external finishing required following transportation of the dwelling will be completed as part of the overall relocation process to ensure the final appearance of the dwelling integrates appropriately with the surrounding coastal environment.

Existing on-site infrastructure, including the septic tank, soak rings, rainwater storage tank, and vehicle access, is proposed to continue serving the development. The continued use of existing infrastructure reduces the extent of additional site disturbance and minimises the need for expanded servicing infrastructure.

The proposal has also been informed by a geotechnical investigation undertaken by FNR Consulting. The geotechnical report concluded that the site is suitable for the proposed development, subject to foundation design and construction in accordance with NZS 3604 requirements. Any earthworks and foundation works associated with the development will be undertaken in general accordance with the recommendations contained within the geotechnical report.

Construction effects associated with the relocation and establishment of the dwelling will be temporary in duration and managed using standard construction practices. Any disturbed ground surfaces will be reinstated following completion of the works.

If any archaeological material or kōiwi are discovered during earthworks or construction activities, work should cease immediately, and the appropriate authorities and tangata whenua representatives should be contacted.

Overall, the proposed mitigation measures are considered sufficient to ensure that adverse environmental effects associated with the proposal remain less than minor.

8. Assessment Against Objectives and Policies

The subject site is located within the General Coastal Zone under the Operative Far North District Plan. The relevant objectives and policies of the General Coastal Zone aim to preserve the natural character and amenity values of the coastal environment while enabling appropriate low-intensity development that is compatible with the surrounding landscape and settlement patterns.

The proposed relocation of a single residential dwelling is considered consistent with the anticipated character and scale of development within the surrounding locality. The wider Waipapakauri area already contains an established pattern of residential occupation, including permanent dwellings, holiday homes, and ancillary structures within the coastal environment. The proposal does not represent an intensive or inappropriate form of development within the zone. The scale and nature of the proposal are considered appropriate within the existing and anticipated coastal residential environment.

The proposal maintains a modest residential scale, with low site coverage and limited land disturbance. The dwelling will be positioned to the south-west of the site and is not expected to result in significant adverse visual or amenity effects. Existing on-site infrastructure, including wastewater disposal and rainwater storage systems, is proposed to continue serving the site, reducing the need for additional infrastructure or significant site modifications.

The proposal is also consistent with the broader objectives of the District Plan, which seek to manage environmental effects while enabling the sustainable use and development of land resources. The relocation and reuse of an existing dwelling represents an efficient use of existing building resources and avoids the need to construct an entirely new dwelling. The proposal, therefore, supports the efficient reuse of existing building materials and contributes positively toward sustainable resource use.

The geotechnical investigation for the site concluded that it is suitable for the proposed development, subject to appropriate foundation design and construction methods. The proposal, therefore, appropriately responds to the site's physical characteristics and constraints.

Overall, the proposal is considered to be generally consistent with the relevant objectives and policies of the Operative Far North District Plan. The scale and nature of the activity are appropriate within the surrounding coastal environment, and adverse environmental effects are considered to be less than minor.

9. Part 2 Assessment

Section 5 of the Resource Management Act 1991 (RMA) promotes the sustainable management of natural and physical resources. Sustainable management includes enabling people and communities to meet their social, economic, and cultural well-being while avoiding, remedying, or mitigating adverse environmental effects.

The proposal seeks consent for the relocation of an existing residential dwelling onto a site within an established coastal settlement environment at Waipapakauri. The proposal represents a low-intensity residential activity consistent with the surrounding development pattern and does not involve significant land disturbance or intensification.

The proposal will provide for the ongoing residential use of the site while maintaining the existing amenity and character values of the surrounding coastal environment. The scale of the proposed dwelling is modest, adverse effects are considered to be less than minor, and the proposal incorporates appropriate servicing and mitigation measures.

The proposal also represents an efficient and sustainable use of existing building resources by relocating and reusing an existing dwelling rather than constructing an entirely new structure.

Overall, the proposal is considered consistent with the purpose and principles of the Resource Management Act 1991, including the sustainable management purpose set out in Section 5.

9.1 Notification Assessment

Given the modest scale of the proposal, the established residential character of the surrounding locality, and the less-than-minor scale of the anticipated environmental effects, the proposal is not considered likely to result in adverse effects on any person that are more than minor.

Accordingly, the proposal is considered suitable for processing on a non-notified basis pursuant to Section 95 of the Resource Management Act 1991.

10. Conclusion

This Assessment of Environmental Effects has been prepared in support of a resource consent application for the relocation of an existing three-bedroom dwelling onto a site located at Rata Street, Waipapakauri.

The proposal involves a modest-scale residential activity within an established coastal settlement environment where residential development is already present and anticipated. The dwelling maintains a low-intensity built form that is considered compatible with the locality's character and amenity values.

The proposal does not involve significant land disturbance, excessive site coverage, or intensive development. Existing on-site infrastructure, including wastewater disposal and water supply systems, is proposed to continue serving the site, minimising the need for additional infrastructure.

A geotechnical investigation has confirmed that the site is suitable for the proposed development, subject to appropriate foundation design and construction methods.

Overall, the proposal is considered to:

- Be consistent with the character and anticipated outcomes of the General Coastal Zone;
- Avoid, remedy, or mitigate adverse environmental effects;
- Maintain the amenity values of the surrounding environment; and
- Be consistent with the relevant objectives and policies of the Operative Far North District Plan and the purpose and principles of the Resource Management Act 1991.

Adverse environmental effects associated with the proposal are considered less than minor, and accordingly, resource consent is considered appropriate in this instance.

11. Appendices

The following documents are attached in support of this application:

- Architectural Drawings - Proposed Relocated Dwelling
- Site Investigation Report - FNR Consulting
- Record of Title

RMeneses

Prepared by:

Rob Meneses

Registered Architect NZRAB 5493

ADG Architectural Design Group

20/05/2026



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




R. W. Muir
Registrar-General
of Land

Identifier **NA78D/980**
Land Registration District **North Auckland**
Date Issued 23 May 1991

Estate Fee Simple
Area 911 square metres more or less
Legal Description Section 10 Town of Murewhenua
Registered Owners
New Zealand Houses Limited

Interests

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

Subject to Part IV A Conservation Act 1987

Subject to Section 3 Petroleum Act 1937

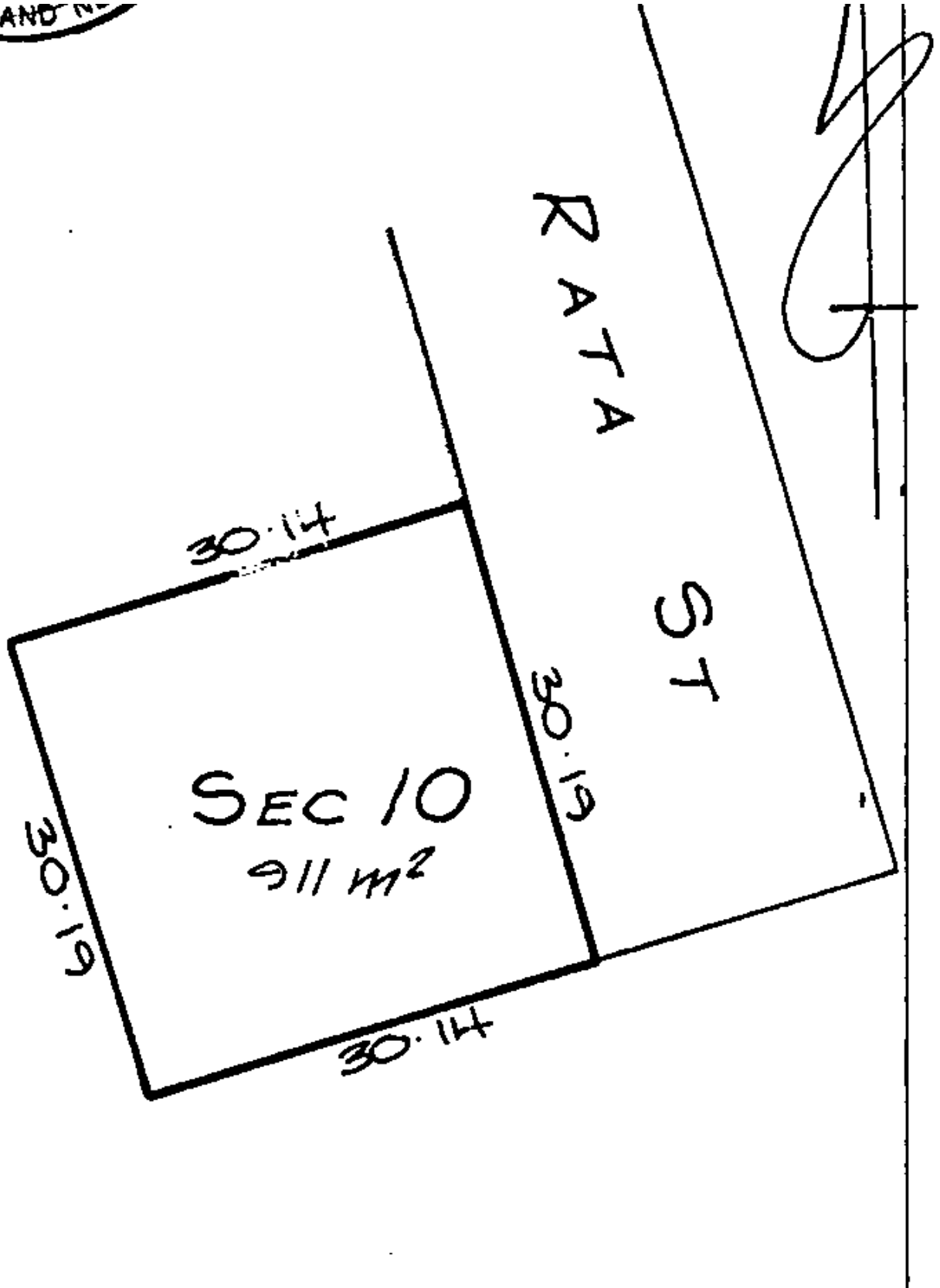
Subject to Section 8 Atomic Energy Act 1945

Subject to Section 3 Geothermal Energy Act 1953

Subject to Sections 6 and 8 Mining Act 1971

Subject to Sections 5 and 261 Coal Mines Act 1979

WYOMING



Section 10 Rata Street, Waipapakauri

Site Investigation Report

Prepared for Jeremy Pyle



Job No.	FNR1061, Rev A
Report Author	Andrew van der Linden
Report Approver	Manu Burkhardt Macrae
Date	26/03/2026

Document Approval				
Action	Name	Qualification	Signed	Date
Author	Andrew van der Linden	BE (Hons) Civil Engineering		26/03/2026
Reviewer	Tess Allen	BE (Hons) Civil Engineering		27/03/2026
Approver	Manu Burkhardt Macrae	BE Environmental Engineering, CPEng NZ, 253797		27/03/2026

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Executive Summary

FNR consulting was engaged to complete a site investigation report for the property at Section 10 Rata Street, Waipapakauri. The site is a rural residential property located in a small coastal town in the Far North District. No surface ponding, or signs of ground instability were observed at the time of inspection. However, a localised sand scour was noted to the northeast of the proposed building site.

Subsurface investigations indicate soils consistent with drifting and/or recently stabilised sand, comprising fine to medium grained, well-graded sands that are loose. The underlying geology is mapped as Holocene-aged, loose mobile sands of the Karioitahi Group. Hand auger testing to a depth of 0.9m did not encounter groundwater.

Scala penetrometer testing indicates that the in-situ soils beneath the building site meets the “Good Ground” criteria of NZS 3604 at depths between approximately 1.40m to 2.15m below the existing ground surface. The site has been classified as Site Class A in accordance with AS 2870:2011, indicating minimal potential for ground movement.

A review of regional liquefaction hazard information identifies the Far North District as having low seismic risk, with no recorded instances of liquefaction. The liquefaction vulnerability for the site is classified as “possible”.

Overall, the site is considered suitable for the proposed development, subject to foundation design in accordance with NZS 3604. Further geotechnical assessment is recommended if site conditions differ during construction or if the final house location changes significantly.

Site Description

The site at Section 10 Rata Street is a residential property located west of Waipapakauri adjacent to Ninety Mile Beach (refer to Figure 1). The property is comprised predominantly of rolling sand dunes vegetated with kikuyu, spinifex, and ice plant. The ground surface is uneven, generally sloping upward toward Rata Street along the eastern boundary. The proposed building platform is located on unmodified rolling sand dunes that have not been levelled. The subject property is approximately 0.0911 ha and has a legal description of Section 10 Town of Muriwhenua.

At the time of inspection, the site did not contain a permanent dwelling, although a number of temporary structures were present, including a small structure, water tank, container, and caravan. Surface drainage across the site appears adequate, with no evidence of ponding observed.

Vehicle access to the property is provided directly from Rata Street via a narrow grassed accessway.

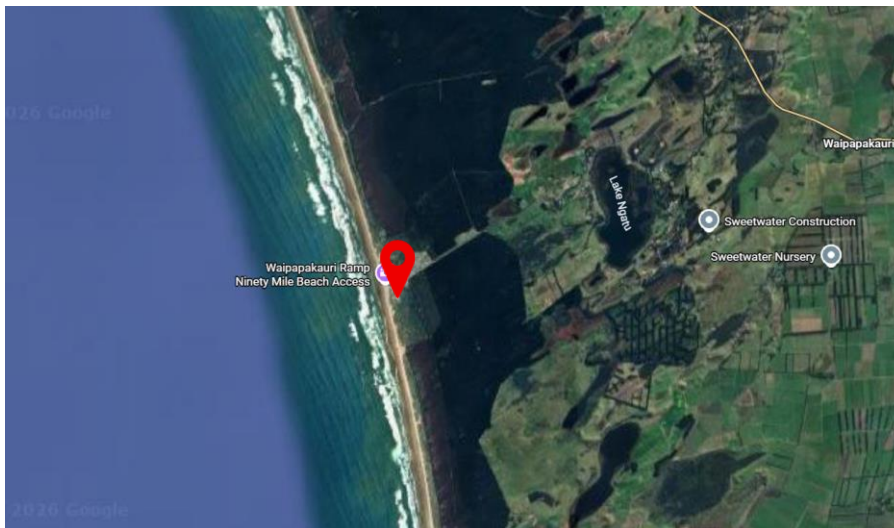


Figure 1- Location Plan (Google Maps)

Environmental constraints

Liquefaction Risk

A desk-top assessment of liquefaction risk for this site has been undertaken. “The area of Northland is identified to be at low risk of seismic hazard. There are no active faults known in the Far North. Small earthquakes will give short duration shaking that may not have enough cycles to cause liquefaction. Microzoning studies are probably not required as the hazard is low (GNS 2004)” - Regional Liquefaction Vulnerability Assessment – Far North District, prepared by Vision Consulting for FNDC 20/01/2023.

Based on the above referenced report, and associated mapping, the Liquefaction Vulnerability Category for this site is currently “possible”. This category indicates that “There is a probability of more than 15 percent that liquefaction-induced ground damage will be *Minor to Moderate* (or more) for 500-year shaking. At this stage there is not enough information to distinguish between *Medium* and *High*” (Vision Consulting, 2023). The approximate site location relative to FNDC Maps is shown in Appendix C.

Notwithstanding the above classification, the overall liquefaction risk at the site is considered to be possible but low. However, no site-specific liquefaction assessment has been undertaken as part of the assessment.

Coastal Erosion

The site is located in close proximity to Ninety Mile Beach, with an approximate horizontal distance of 60m from the property boundary to the high tide mark. Based on the Far North Atlas Maps, the subject site lies outside the mapped coastal flood hazard zones (NRC), although Ninety Mile Beach itself is identified within these hazard areas (refer to Appendix C).

The intervening sand dunes between the beach and the site are susceptible to erosion from coastal processes, including wind and wave action. An assessment of the risks associated with coastal erosion is outside the scope of this report.

Soil Description

The New Zealand Land Inventory soil map “Soil Types Ahipara Herekino” 1:100,000 scale describes the soils at this site as: Drifting and/or recently stabilised-sand.

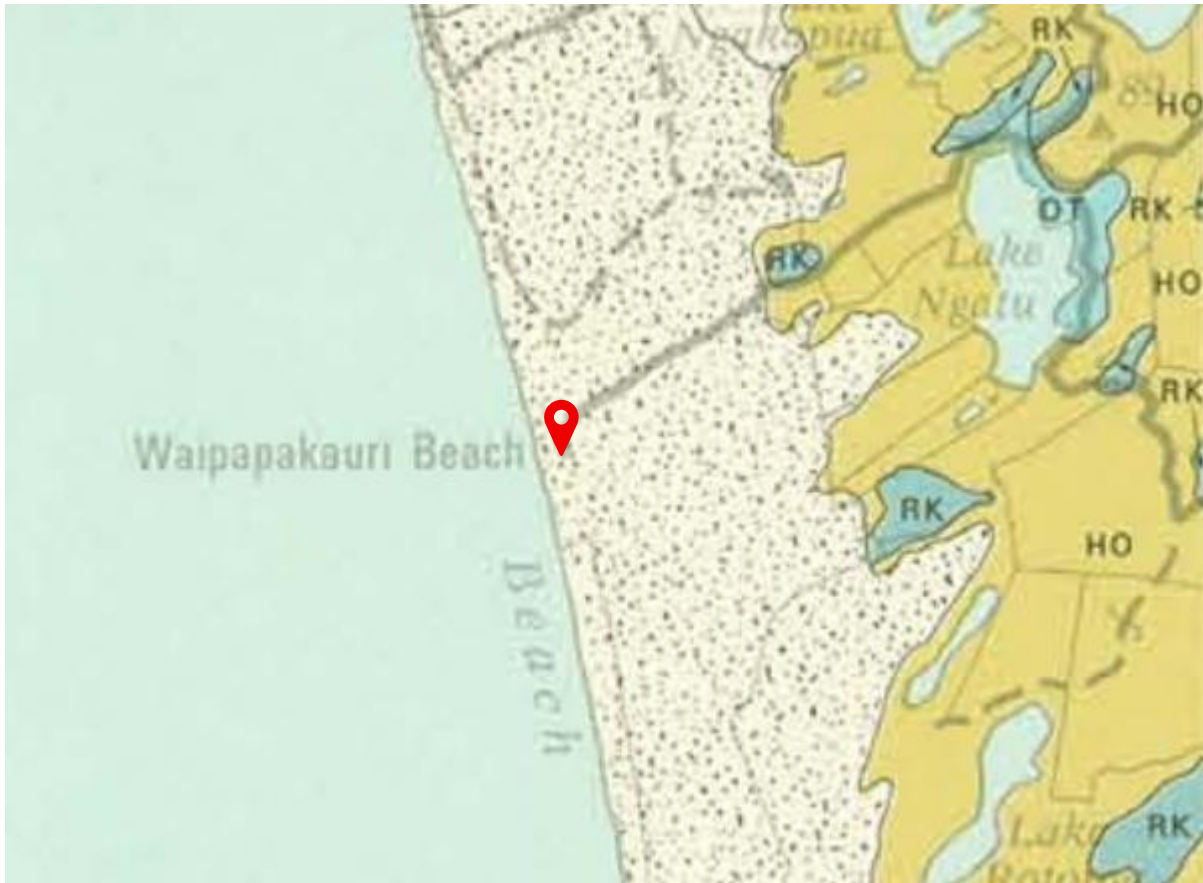


Figure 2: New Zealand Land Inventory soil map

The GNS Geological Map “Geology of the Kaitaia area” 1:250,000 scale shows the site is underlain by Holocene aged soils consisting of “Loose sand in mobile dunes (Q1d)” of the Karioitahi Group.

Testing

FNR Consulting have carried out geotechnical testing to assess the in situ ground conditions at the proposed building site. Based on the building location marked out on site, the relocatable dwelling has an approximate floor area of 90m².

A total of four scala penetrometer tests and one hand auger borehole were completed across the building site at four test locations.

Scala penetrometer testing was undertaken in general accordance with NZS 4402:1988, to assess the in situ soils compliance with NZS 3604:2011. The test locations are shown in Appendix A, with the corresponding scala test results, borehole logs, and photographs included in Appendix B.

Site Observations

The site soils appear to be consistent with the NZLI Soil’s Map description, with a fine to medium grained sand observed in the hand auger testing to a depth of 0.9m (at which depth the borehole became unstable and kept collapsing). When inspecting the soil samples, the sand appeared to be subrounded, with a good

representation of particle sizes (well graded). In general, the sand was loose, with the ground water level (GWL) not reached over the 0.9m depth tested. Refer to the attached hand auger borehole log for a full soil profile.

The proposed building platform is located on unmodified rolling sand dunes that have not been levelled. All tests were performed in undisturbed natural ground (not fill material).

No visual signs of slope instability were observed in the vicinity of the proposed building site, although a localised sand scour was observed to the northeast of the proposed building site. The position of the building relative to the adjacent slope is considered appropriate and does not pose a risk in terms of slope stability.

The site classification based on site reactivity in accordance with AS 2870:2011 Table 2.1 is: **Class A – Most sand and rock sites with little or no ground movement from moisture changes.**

Scala results

The scala penetrometer testing (Appendix B) indicated that the in-situ soils achieved “Good Ground” (as per the NZS 3604 definition) criteria in all the test locations between approximately 1.40m and 2.15m below the current ground surface.

Services

The site is not connected to the Far North District Council’s reticulated water supply, wastewater or stormwater network, based on a review of the Water Services layer in the Far North Atlas Map. An existing water tank was observed during the site visit.

Any proposed three waters infrastructure for the site will be required to comply with the New Zealand Building Code. Any site-specific stormwater management and or wastewater disposal system design is outside of the scope of this report.

Limitations

This report has been prepared for the use of New Zealand Houses Limited (contact Jeremy Pyle) with respect to the brief outlined to us. This report may be utilised in the preparation of resource consent and building consent applications with the relevant local authorities. The information and opinions contained in this report shall not be used for any other purpose without prior review and agreement by FNR Consulting Limited.

Recommendations in this report is based on visual observations and subsoil testing at discrete locations. Actual soil conditions between these points may vary. If the in-situ soil encountered during construction differs from those outlined in the report , it is recommended that FNR Consulting is engaged to confirm the in-situ soils meet the NZS 3604 “Good Ground” requirements. If the proposed house location is moved significantly before construction begins, it is recommended that further geotechnical testing (as per NZS 3604) is carried out to confirm the in-situ soil strength.

Recommendations

Overall the site is considered suitable for the proposed building, subject to foundation design in accordance with NZS 3604.

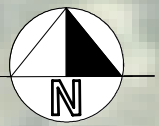
If earthworks are undertaken to level the site, appropriate erosion control measures should be implemented, such as replanting exposed areas with native species (such as spinifex and pingao). The building footprint may also be covered with compacted hardfill to reduce the effects of loose sand and erosion under the building.

If pile foundations are adopted under the relocatable dwelling, it is recommended that driven piles be used in preference to bored piles, due to the presence of loose and potentially unstable sand.

Appendix A- Site Plan and Test Locations

Appendix B- Testing Results

Appendix C – FNDC Liquefaction Risk & Coastal Flooding Map



Section 9
TN OF Muriwhenua

Section 4
TN OF Muriwhenua

Section 5
TN OF Muriwhenua

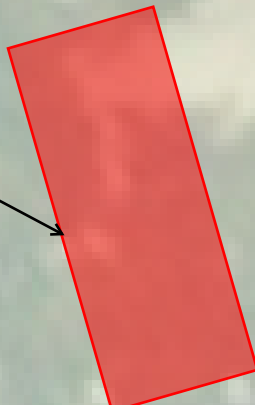
Section 10
TN OF Muriwhenua

Rata Street

Ninety Mile Beach

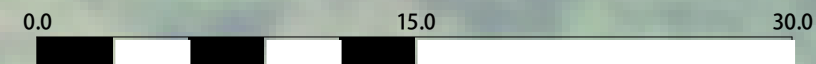
Sand scour

Approximate location of 90m²
Proposed Relocatable Dwelling



Container

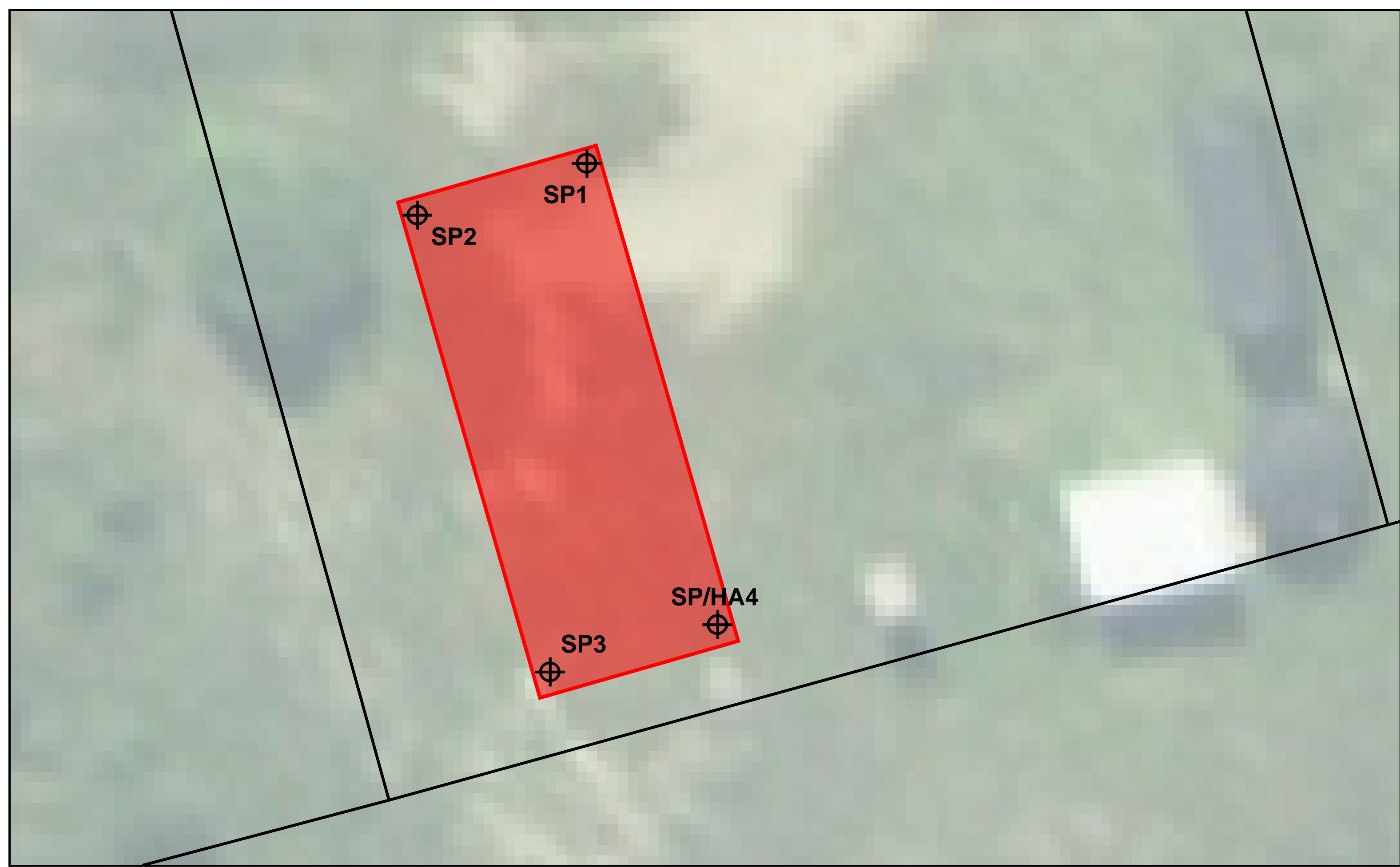
Small
Structure Tank



Title:
Site Plan

Client: Jeremy Pyle			
Location: Section 10 Rata Street, Waipapakauri			
Project Name: Proposed Relocatable Dwelling			Project Number: FNR1061
Drawn: Andrew van der Linden	Date: 25/03/2026	Sheet: 1 of 2	Version: V1

1:300 @ A3

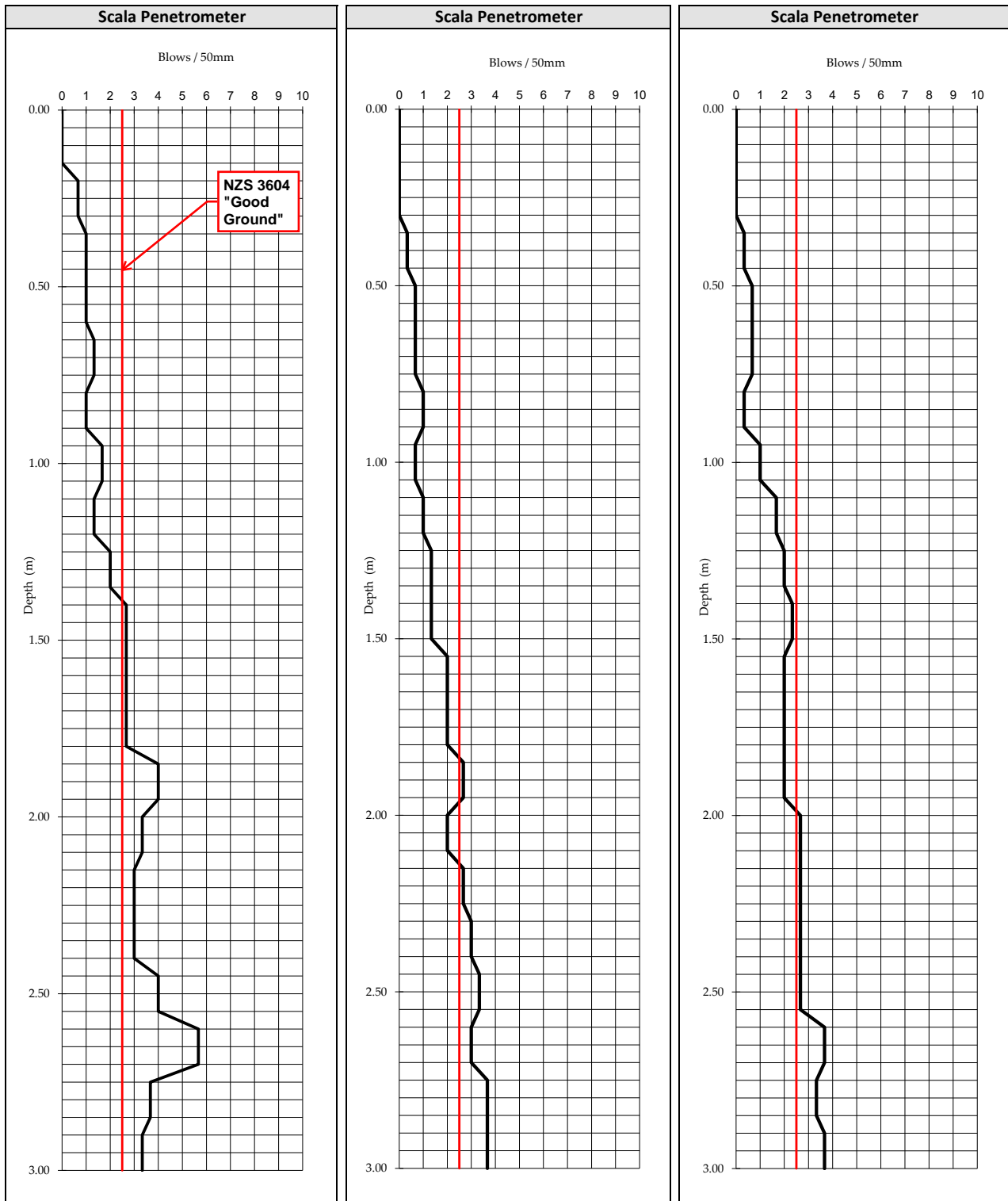


Appendix B: Testing Results



SCALA PENETROMETER TEST REPORT

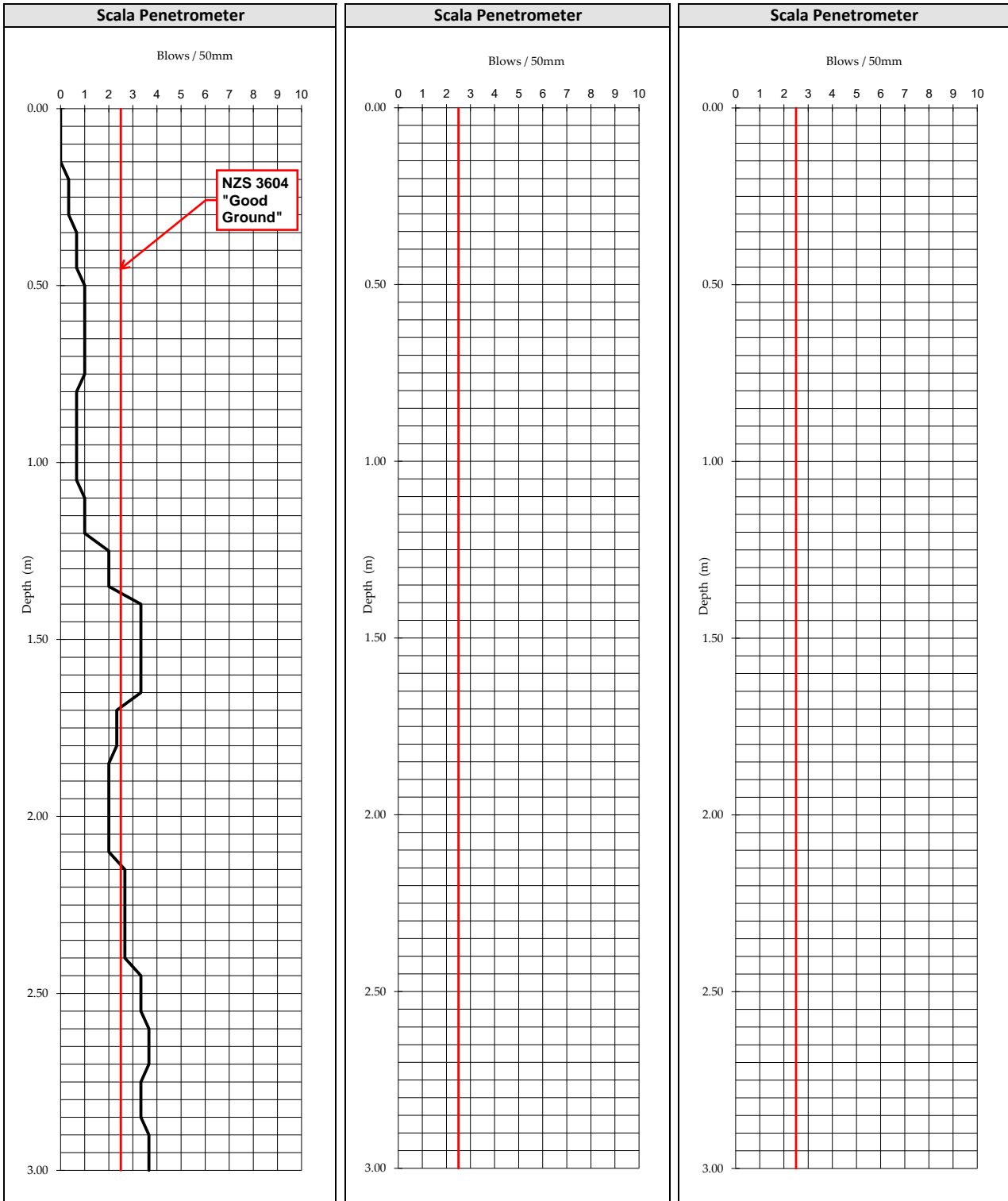
Project :	Proposed relocatable dwelling		
Location :	Section 10 Rata Street, Waipapakauri		
Client :	New Zealand Houses Limited; Jeremy Pyle		
Contractor :	N/A		
Test number :	SP1	Test number :	SP2
Water level :	N/A	Water level :	N/A
Reduced level :	Ex. GL	Reduced level :	Ex. GL
		Test number :	SP3
		Water level :	N/A
		Reduced level :	Ex. GL



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

Date tested :	25/03/26	Tested by:	AVDL
Date reported :	25/03/26	Reported by:	AVDL

Project :	Proposed relocatable dwelling		
Location :	Section 10 Rata Street, Waipapakauri		
Client :	New Zealand Houses Limited; Jeremy Pyle		
Contractor :	N/A		
Test number :	SP4	Test number :	N/A
Water level :	N/A	Water level :	N/A
Reduced level :	Ex. GL	Reduced level :	N/A
		Test number :	N/A
		Water level :	N/A
		Reduced level :	N/A

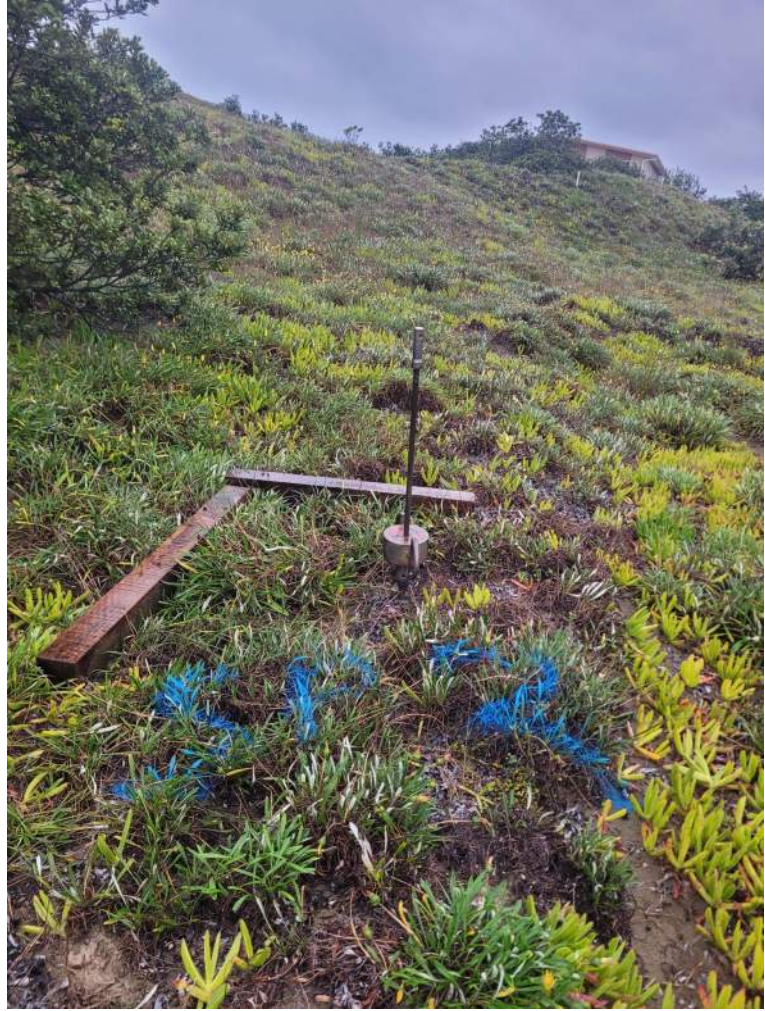


Test Methods

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

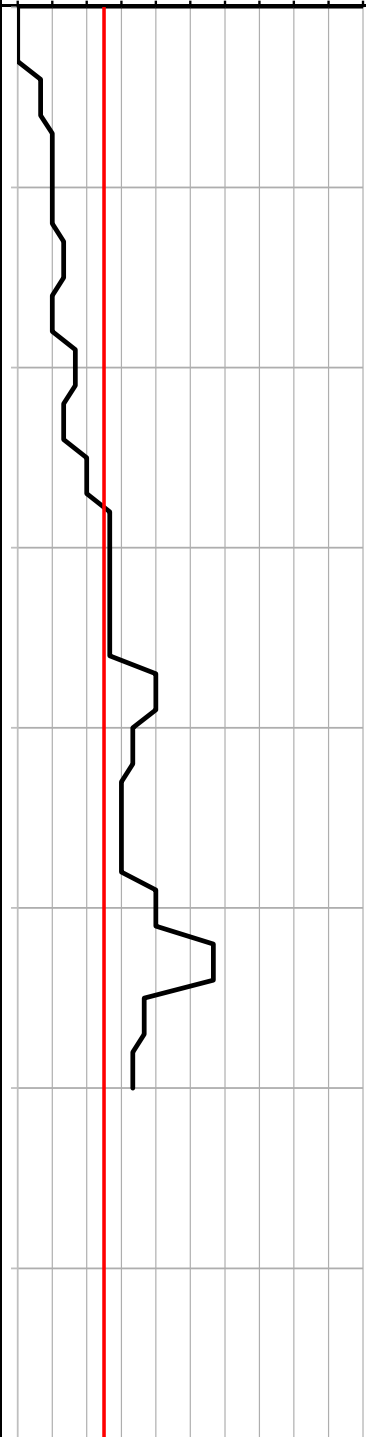
Date tested :	25/03/26	Tested by:	AVDL
Date reported :	25/03/26	Reported by:	AVDL

Scala Test Locations 1 - 4



Project: Proposed relocatable dwelling
Client: Jeremy Pyle
Location: Section 10 Rata Street, Waipapakauri
Tested By: Andrew van der Linden

Vane ID: N/A
Coordinates: N/A
Reduced Level: Existing Ground Level
Test Date: 25/03/2026

Depth (m)	Graphic Log	Material Description	Geology	G.W.L	Scala Penetrometer (blows / 50mm)											Shear Vane Strength (kPa) Peak/Residual
					0	1	2	3	4	5	6	7	8	9	10	
0.0 - 0.5		fine to medium SAND, light brown, subrounded, well graded, loose, moist	Karioitahi Group	No groundwater observed												
0.5 - 1.0		Auger terminated (unable to retrieve sample as hole kept caving in)														
1.0 - 1.5																
1.5 - 2.0																
2.0 - 2.5																
2.5 - 3.0																
3.0 - 3.5																
3.5 - 4.0																

Remarks:

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

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

Hand Auger Samples to 0.9m for HA4

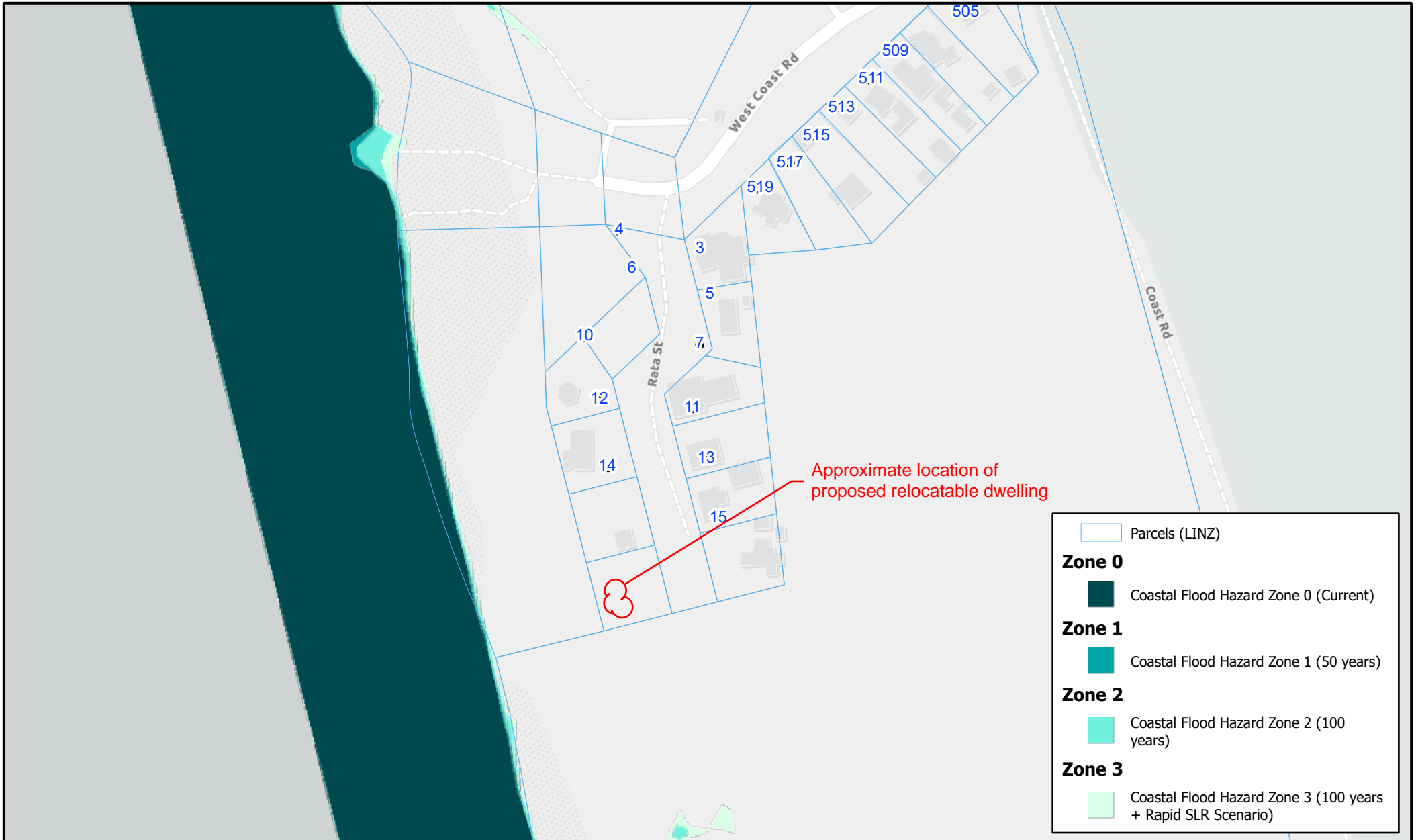


Sand Scour



Appendix C: FNDC Liquefaction Risk & Coastal Flooding Map





Parcels (LINZ)

Zone 0

Coastal Flood Hazard Zone 0 (Current)

Zone 1

Coastal Flood Hazard Zone 1 (50 years)

Zone 2

Coastal Flood Hazard Zone 2 (100 years)

Zone 3

Coastal Flood Hazard Zone 3 (100 years + Rapid SLR Scenario)

13th May 2026

Far North District Council
5 Memorial Avenue, Kaikohe
Kaikohe 0440

Jeremy Pyle's permission to act on behalf:

I, as the property owner of Section 10 Rata Street, Waipapakauri, authorise ADG (Architectural Design Group) to act on my behalf to submit a resource consent for the proposed construction.

Jeremy Pyle

Contact Person: _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

Yours sincerely,

Jeremy Pyle,

15th may 2026

Date: _____

Rata Street

Resource Consent

Proposed Relocated Dwelling

Sheet Index

Sheet No.	Sheet Name
A0	Cover
A1	Location Plan
A2	Proposed Site Plan
A3	Existing Floor Plans
A5	Existing Elevations
A6	Existing Elevations



Rata Street
Proposed Relocated Dwelling

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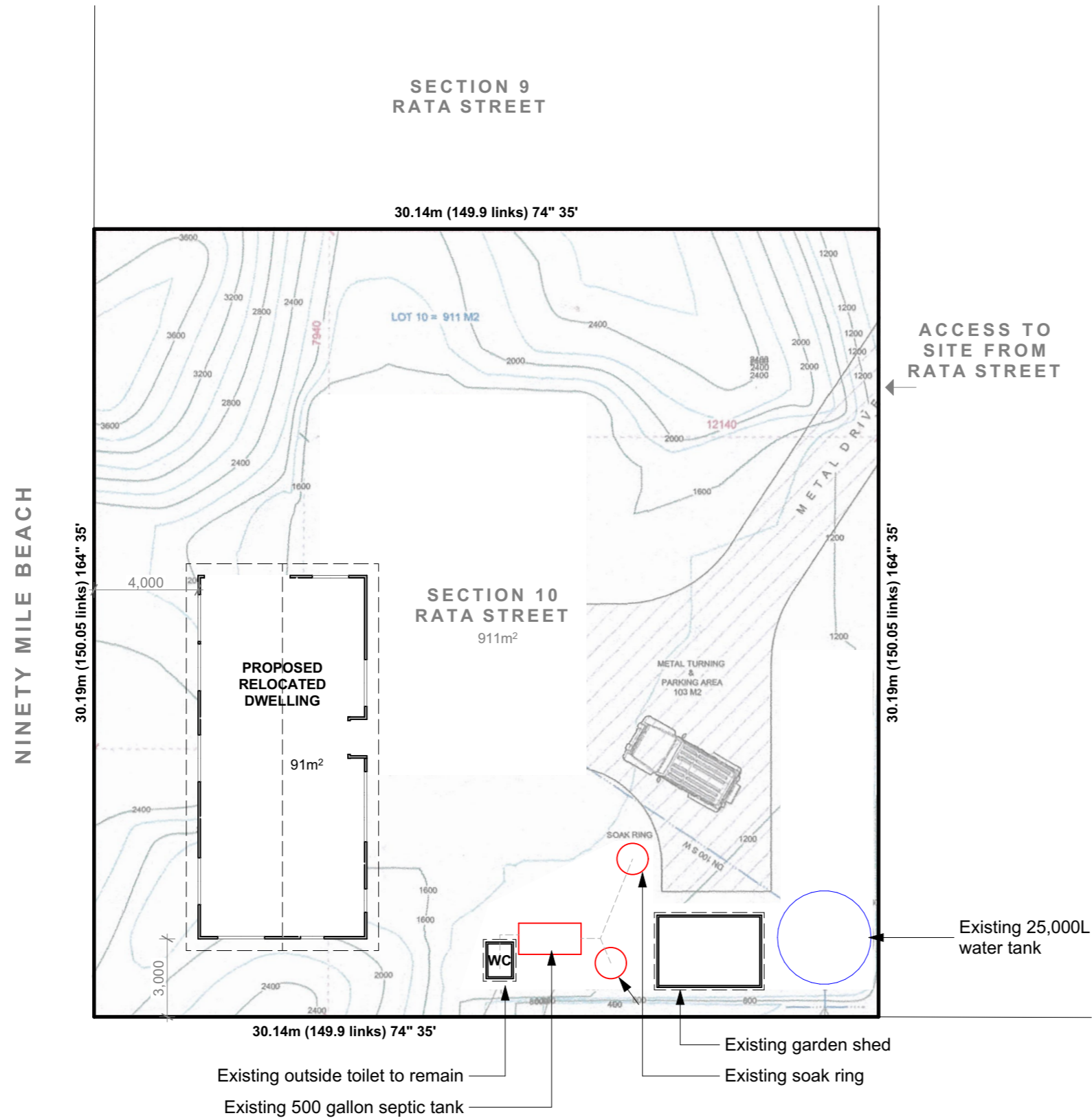
Resource Consent
Location Plan



26010
A1
20/05/2026



Site Information	
Address:	Rata Street Waipapakauri
Legal Description:	Section 10 TN OF Muriwhenua
Parcel ID:	5001053
Titles:	NA78D/980
Territorial authority:	Far North District Council
Wind zone:	High
Earthquake zone:	Zone 1
Exposure zone:	Zone D
Climate Zone:	Zone 1
Planning Zone:	General Coastal Zone
Site Area:	911m ²
Proposed House Floor Area:	91m ²
Area of Existing Structures:	23m ²
Total Site Coverage:	114m ²
Site Coverage Percentage:	12.5%



Rata Street
Proposed Relocated Dwelling

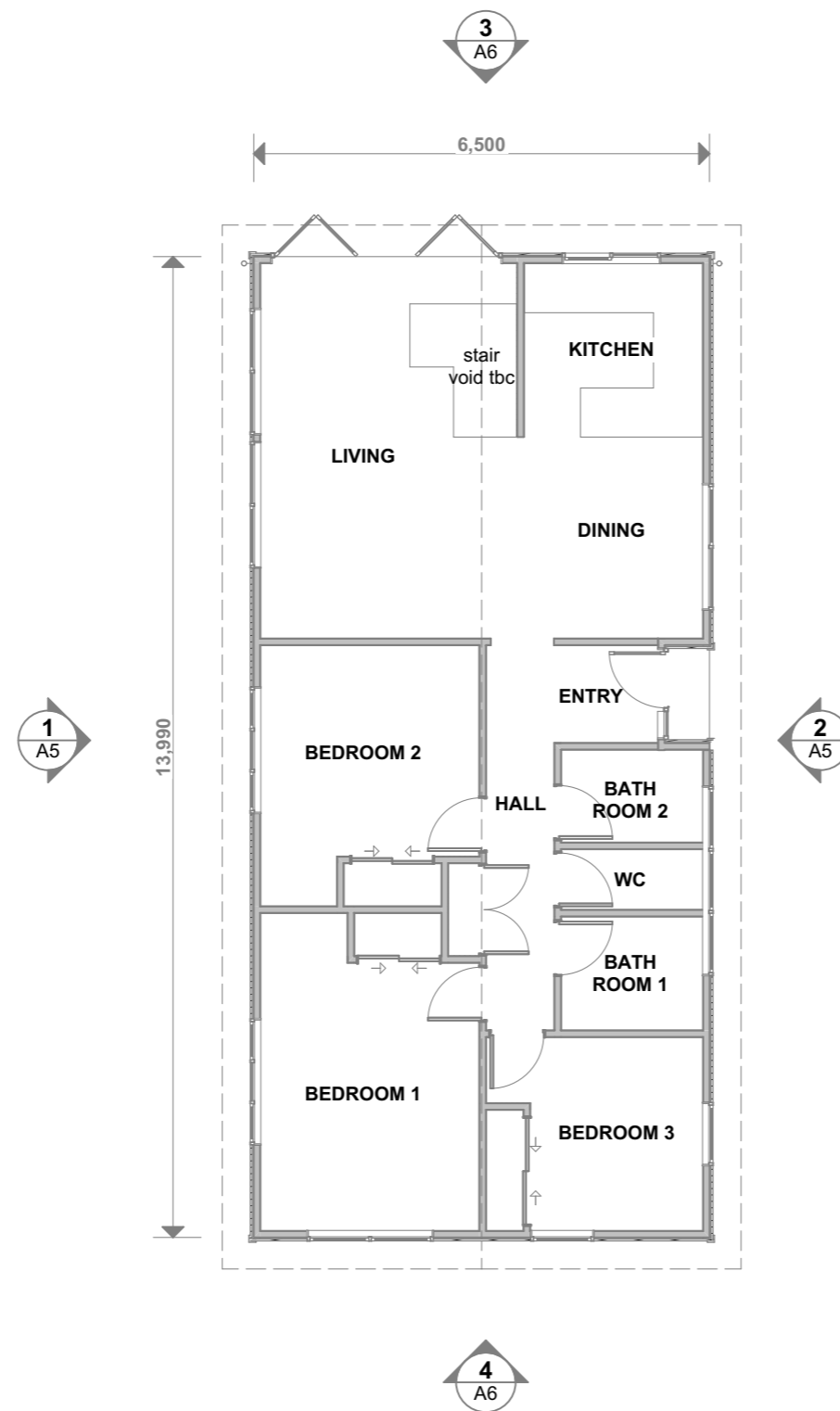
Resource Consent
Proposed Site Plan

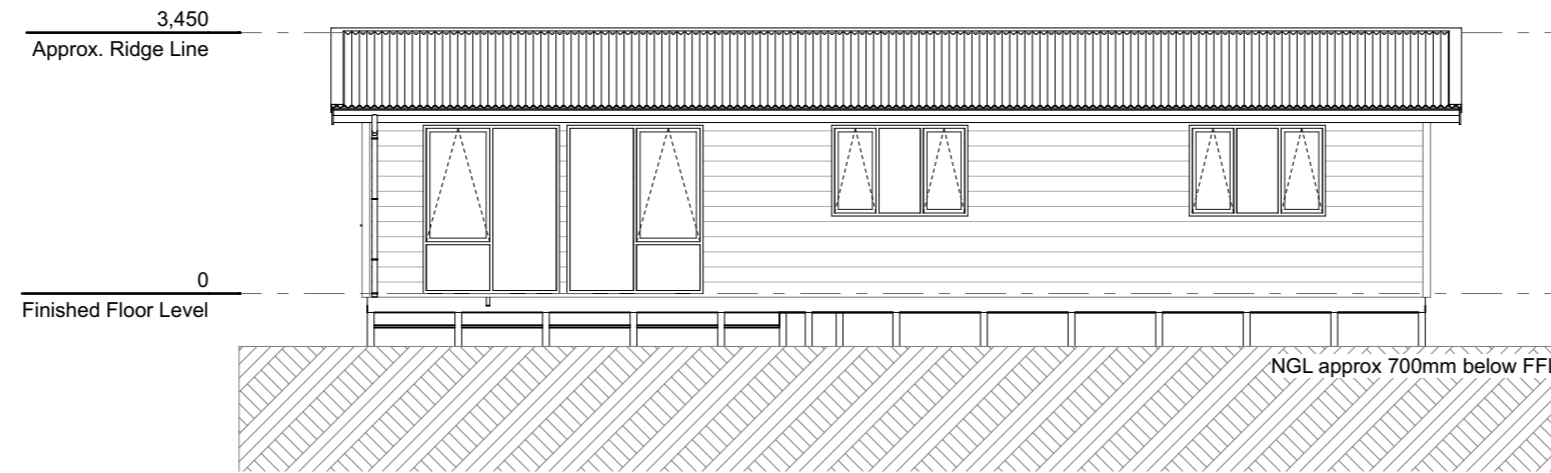


26010
A2
1:200
20/05/2026

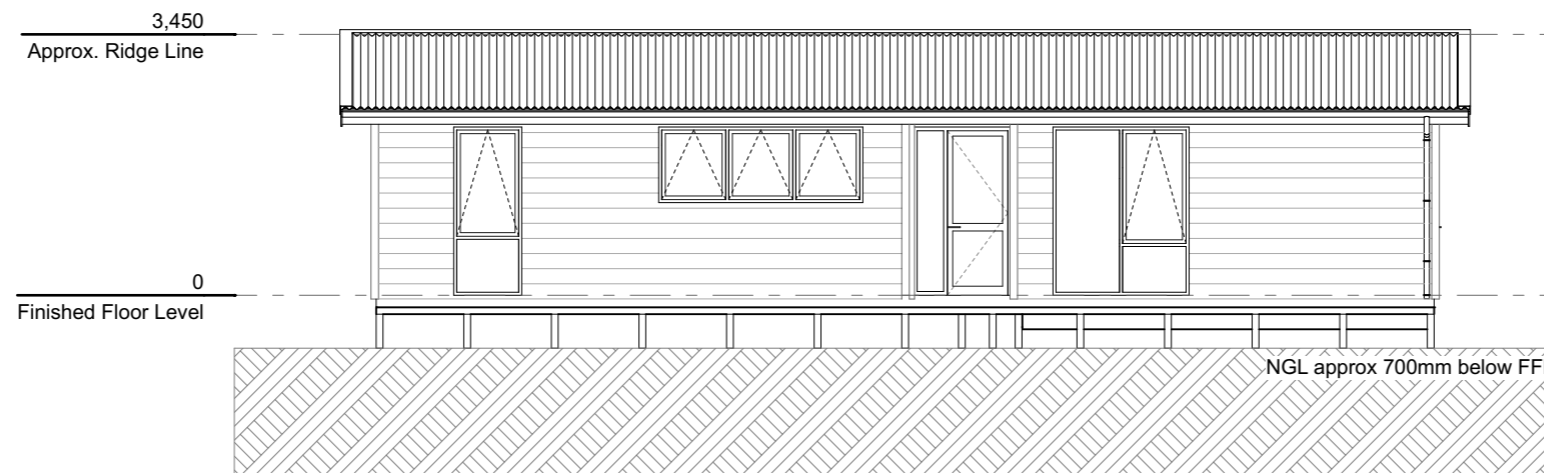


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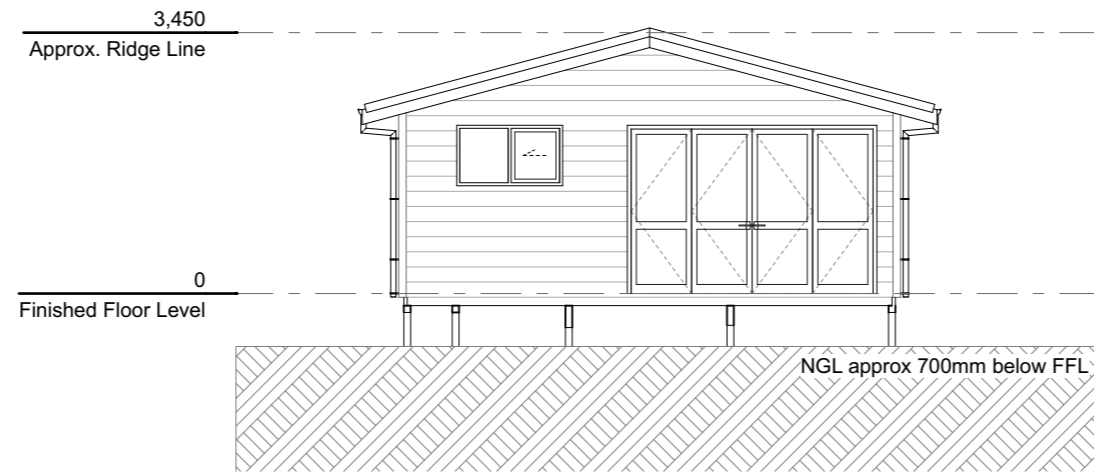




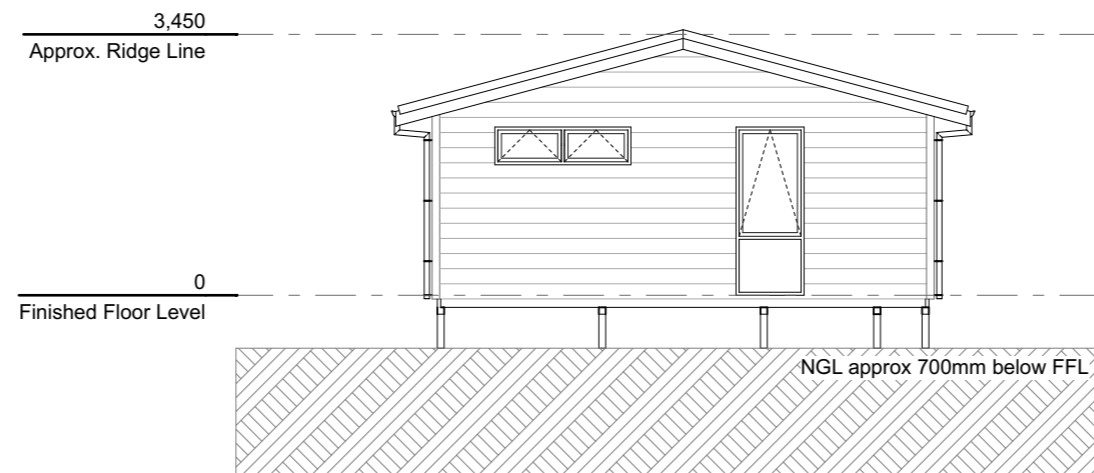
1 Elevation - W 1:100



2 Elevation - E 1:100



3 Elevation - N 1:100



4 Elevation - S 1:100