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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

◯ **Yes** ✔ **No**

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s: Shu Ping

Email: [redacted]

Phone number:

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

6. Address for Correspondence

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

Name/s: Sharon Ndlovu

Email: [redacted]

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: Shu Ping

Property Address/ Location: 73A Signal Station Road
Omapere
Postcode

8. Application Site Details

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

Name/s: Complete Construction Ltd

Site Address/ Location: 73A Signal Station Road, Omapara

Postcode

Legal Description: Lot 1 DP 204637 **Val Number:**

Certificate of title: NA132C/62

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.

A land use consent to renovate the existing dwelling and convert the existing shed into ancillary sleeping accomadation at 73A Signal Station Road, Omapere.

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

10. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

- [x] **Building Consent** EBC-2027-120/0
- [ ] **Regional Council Consent (ref # if known)** Ref # here (if known)
- [ ] **National Environmental Standard consent** Consent here (if known)
- [ ] **Other (please specify)** Specify 'other' here

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

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

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

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

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

13. Assessment of Environmental Effects:

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

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

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) Complete Construction Ltd

Email: [redacted]

Phone number:

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

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

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) Shaun Francois

Signature: [redacted] Date 13-Oct-2026
(signature of bill payer

MANDATORY

15. Important Information:

Note to applicant
You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.
You may apply for 2 or more resource consents that are needed for the same activity on the same form.
You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

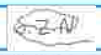
Privacy Information:
Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management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

15. Important information continued...

Declaration

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

Name: (please write in full) Sharon Ndlovu

Signature:  Date 29-Oct-2026

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

Checklist (please tick if information is provided)

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

Land use consent application and Section 127 and 221 Approval

SHU PING

73A Signal Station Road, Ōmāpere

reyburn & bryant

PLANNERS • SURVEYORS

Land use consent application and Section 127 and 221 Approval

SHU PING

73A Signal Station Road, Ōmāpere

Report prepared for:	Shu Ping
Author	Sharon Ndlovu, *Planner*
Reviewed by:	Joseph Henehan, *Associate*
Consent Authority:	Far North District Council
Report reference:	19000
Report Status:	Final
Date:	October 2026

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FORM 9

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

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

1. **Shu Ping** (the applicant) applies for land use consent to renovate the existing dwelling and convert the existing shed into ancillary sleeping accommodation.

2. The location of the proposed activity is 73A Signal Station Road, Ōmāpere.

3. The legal description of the site is Lot 1 DP 204637. The title reference NA132C/62.

4. The applicant is the owner of the site.

5. There are no other activities that are part of the proposal to which this application relates.

6. Approval is also sought under sections 127 and 221 of the Resource Management Act 1991. The section 127 variation is sought to update the approved plans and stormwater design associated with RC 2260578-RMALUC to better reflect the current proposal and stormwater requirements. The section 221 variation is sought to amend Condition A3 of Consent Notice D579879.2 to provide a building specific dispensation from the 4m height restriction for the existing dwelling.

7. We attach an assessment of effects on the environment that:

   (a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and

   (b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and

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

8. We attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

9. We attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including information required by clause 2(2) of Schedule 4 of that Act.

10. No other information is required to be included in the district or regional plan(s) or regulations.



Signature of person authorised to sign on behalf of applicant

Sharon Ndlovu

29 October 2026

Date

Address for service:	Reyburn and Bryant 1999 Ltd PO Box 191, Whangarei
Telephone:	(09) 438 3563
Email:	sharon@reyburnandbryant.co.nz
Contact person:	Sharon Ndlovu

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7. Stormwater memo by BG&E
8. HNZPT Consultation

ABBREVIATIONS

AEE	Assessment of Environmental Effects
BG&E	BG&E
CLZ	Coastal Living Zone
EW	Earthworks
FNDC	Far North District Council
FNDP	Far North District Plan
GFA	Ground Floor Area
HAIL	Hazardous Activities and Industries List
HLA	Hawthorn Landscape Architects
HNZPT	Heritage New Zealand Pouhere Taonga
MA	Matters Architects
NES-CS	National Environmental Standard – Contaminated Soils
NPS-NH	National Policy Statement Natural Hazards
NRC	Northland Regional Council
NRC-RPFN	Northland Regional Council – Regional Plan for Northland
NZ-CPS	New Zealand Coastal Policy Statement
OFNDP	Operative Far North District Plan
PDP-AV	Proposed District Plan – Appeals Version
RLZ	Rural Lifestyle Zone
RMA	Resource Management Act, 1991
RPSFN	Regional Policy Statement for Northland

1. INTRODUCTION

1.1 Report basis

This report has been prepared for Shu Ping (the applicant) in support of a land use consent to renovate the existing dwelling and convert the existing shed into ancillary sleeping accommodation at 73A Signal Station Road, Ōmāpere.

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

This report also includes an analysis of the relevant provisions of the Far North District Plan (FNDP), Proposed District Plan – Appeals Version (PDP-AV)[1], Northland Regional Council (NRC) Regional Plan for Northland (RPFN), Regional Policy Statement for Northland (RPSFN), National Policy Statement Natural Hazards (NPS-NH), New Zealand Coastal Policy Statement (NZ-CPS) and National Environment Standards for Contaminated Soils (NES-CS), which are pertinent to the assessment and decision required under Section 104 of the RMA.

1.2 Property details

Applicant and Landowner	Shu Ping
Site location	73A Signal Station Road, Ōmāpere.

[1] The PDP-AV now has legal effect as of 12th of August. The proposal requires resource consent under both the OFNDP and PDP-AV. An assessment of the relevant rules, objectives and policies is provided in Section 4 and 5 of this report.

Legal descriptions and records of title	Lot 1 DP 204637 (NA132C/62)
Site area	8550m²
District Plan	Far North District Plan
Operative District Plan Zone	Coastal Living Zone
Proposed District Plan Zone	Rural Lifestyle Zone
Proposed District Plan Zone	Coastal Environment overlay

***Table 1**: Property Details.*

1.3 Proposal summary

The application seeks land use consent for internal and external renovations to the existing dwelling and the conversion of the existing shed at 73A Signal Station Road, Ōmāpere. The dwelling will be internally upgraded, while the shed will be converted into ancillary sleeping accommodation for the owner's family and non-paying guests.

Matters Architects (MA) have prepared architectural plans for the dwelling and shed, attached in **Appendix 1.**

The proposal also includes external alterations to the dwelling, including minor changes to the roof, the construction of a larger deck, repainting of the exterior and adding tanks. Overall, the works will reduce the impermeable surface area by approximately 5.06m², from 1,245.06m² to 1,240m². This represents 14.5% of the site area.

The site is zoned CLZ under the OFNDP and RLZ under the PDP-AV. Under the OFNDP CLZ chapter, the 14.5% impermeable surface coverage exceeds the 10% permitted threshold. Under the PDP-AV RLZ chapter, the 14.5% coverage exceeds the 12.5% permitted threshold. Accordingly, the proposal requires consent as a **restricted discretionary activity** under both district plans.

The earthworks require consent as a **restricted discretionary activity** under the OFNDP and PDP-AV because the maximum cut of 1.7m exceeds the permitted

1.5m limit by 0.2m. Under the PDP-AV Coastal Environment chapter, the cuts and fill of up to 1.7m and 1.5m which exceed the permitted 1m limit and require consent as a **discretionary activity.**

New onsite wastewater infrastructure will be installed to service the dwelling and ancillary sleeping accommodation. The combined wastewater discharge is calculated to be 2,720 L/day, which exceeds the 2,000 L/day permitted threshold under the RPFN. Consent is therefore required from FNDC as a **discretionary activity** under the Regional Plan for Northland (RPFN)[2].

Overall, resource consent is required as a **discretionary activity** under NRC and **discretionary activity** under FNDC.

1.4 Site history

Pavilion

In June 2026, Far North District Council (FNDC) granted a land use consent (reference 2260578-RMALUC) to construct a 70m² non habitable pavilion.

The application addressed the resulting impervious surface coverage of 15.5%, which exceeded the permitted threshold, and was supported by a site specific stormwater assessment. The approved design directs runoff from the pavilion roof to a buried 3,000 L attenuation tank.

The consent also varied an existing consent notice, allowing the pavilion to exceed the 4m height restriction up to the height of 6.9m. Landscaping and revegetation formed part of the approval to soften the pavilion's appearance and manage visual amenity.

A copy of the approved 2260578-RMALUC decision is attached as **Appendix 2**

1.5 Relevant title memorials

[2] FNDC have delegated authority to process wastewater discharge consent applications under the RPFN on behalf of NRC.

Lot 1 DP 204637 is held in single record of title, NA132C/62. It is subject to the following memorials:

Consent Notice

- **D579879.2 –** The consent notice prohibits the clearance of indigenous vegetation. It also limits buildings to a maximum height of 4m and requires natural coloured, non-reflective exterior finishes.

  The approved height of the pavilion (under consent 2260578-RMALUC) is exempt from the 4m height restriction. The existing dwelling exceeds 4m in height. However, the proposal will not alter or increase its existing height.

Easements

- **B733842.3 –** This easement provides Lot 2 with a right of way over Lot 1, marked 'A' on DP 116979. It also provides Lot 1 with a right to drain over Lot 2, shown as Area 'B' on DP 116979.

  This easement is unaffected by the proposal and will be retained.

  B733842.3 – This easement provides Lot 1 with the right to electricity supply and telecommunications over Lot 2. Marked as 'F' on DP 204637. This easement is unaffected by the proposal and will be retained.

The titles and associated memorials are attached in **Appendix 3**.

1.6 Resource Consents sought

The various rules under which consent is triggered are set out below:

<u>OFNDP</u>

Chapter 10.7 'Coastal Living Zone'

- 10.7.5.3.8 'Stormwater Management' – **Restricted discretionary**. The impervious surface is 14.5% of the site, which exceeds the 10% permitted activity threshold by 4.5%.

Chapter 12.3 'Soils and Minerals'

- 12.3.6.3 'Excavation and/or filling, including obtaining roading material but excluding mining and quarrying, in the Coastal Living' – **Discretionary**. The proposal involves cuts of up to 1.7m and fill of up to 1.5m. The fill complies with the permitted standard, while the cut exceeds the permitted 1.5m depth by 0.2m.

PDP-AV

Rural Lifestyle Chapter

- RLZ-R2 'Impermeable surface coverage' – **Restricted discretionary**. The impervious surface is 14.5% of the site, which exceeds the 12.5% permitted activity threshold by 2%.

Earthworks Chapter

- EW-R2 'Earthworks for buildings or structures, and extensions to existing buildings or structures' – **Restricted discretionary**. The proposal involves cuts of up to 1.7 m and fill of up to 1.5 m. The fill complies with the permitted standard, while the cut exceeds the permitted 1.5 m depth by 0.2m.

Coastal Environment Chapter

- CE-R3 'Earthworks or indigenous vegetation clearance' - **Discretionary.** The proposal involves cuts of up to 1.7m and fill of up to 1.5m which exceeds the 1m permitted in coastal environment

NRC-RPFN

C.6 Discharges to Land and Water Chapter

- C.6.1.5 'Other domestic wastewater discharges' – **Discretionary**. The dwelling and ancillary sleeping accommodation will generate a combined wastewater discharge of 2,720 L/day, exceeding the permitted limit of 2,000 L/day.

A full rule assessment is attached in **Appendix 4**.

1.7 Other approvals required

Section 127 variation to conditions in 2260578-RMALUC

Approval is sought under section 127 of the RMA to update the approved plans and supporting documents associated with RC 2260578-RMALUC (Attached in **Appendix 2**). The updates will better reflect the current proposal and the revised stormwater management requirements for the consented pavilion. Accordingly, Conditions 1 and 5 are proposed to be updated to reference the revised plans and stormwater design. All changes are made in either a ~~strikethrough~~ **or in bold with an underline:**

Conditions

1. The activity must be carried out in accordance with the approved plans and supporting documents submitted with the application and attached to this consent with the Council's "Approved Stamp" affixed:

- *Architectural Plans, titled "Pavilion Option Ai", prepared by HM Design, dated 13 April 2026, 18 April 2026, 22 May 2026 and 24 May 2026*

- ~~*Stormwater and Drainage Plans, prepared by BG&E Consulting Ltd, Project NZ26110, Drawings CI-0300, CI-0380 to CI-0381, dated 15 May 2026 Decision on Land Use Consent Application 73A Signal Station Road, Omapere 2260578-RMALUC Page 1 of 6.*~~ ***Technical Note – 73a Signal Station Road Stormwater Memorandum dated 3 September 2026***

- *Landscape and Visual Effects Assessment, prepared by Hawthorn Landscape Architects Ltd, dated* ~~May~~ **30 September *2026.***

- *Assessment of Environmental Effects prepared by Northland Planning & Development 2020 Limited, dated 9 June 2026.*

Landscape Mitigation

2. The approved Landscape and Planting Plan must be implemented within the first planting season following completion of the pavilion. All planting must be maintained for a minimum period of five years from the date of planting. Any plant that dies, becomes diseased, or is removed during this period must be replaced during the next available planting season with the same or a similar species and grade.

3. The pavilion must be finished in natural, recessive colours and low-reflective materials. Exterior cladding and roof materials must achieve a Light Reflectance Value (LRV) of no

greater than 30%, in accordance with the approved Architectural Plans and Landscape and Visual Effects Assessment

Stormwater

4. Prior to the commencement of construction works, site-specific soakage testing must be undertaken by a suitably qualified and experienced person to confirm the soakage capacity of the site and verify the final dimensions of the soakage trench. The results must be provided to the Council's Monitoring Compliance Team prior to the commencement of construction works.

*5. Stormwater from the pavilion roof must be directed to the attenuation tank and soakage system in accordance with the approved BG&E Stormwater Technical Note dated ~~5 June~~ **3 September** 2026. The stormwater management system must be installed prior to the use of the pavilion and maintained thereafter.*

6. Prior to the use of the pavilion, the consent holder must provide certification from a Suitably Qualified and Experienced Person (SQEP) confirming that the stormwater attenuation tank, soakage trench and associated drainage have been constructed in accordance with the approved BG&E stormwater design.

Monitoring

7. The consent holder must pay the Council's compliance monitoring charges to cover the actual and reasonable costs incurred in monitoring compliance with the conditions of this consent, in accordance with section 36(1)(c) of the Resource Management Act 1991.

Variation to Consent Notice D579879.2

8. See below in the 221 consent notice variation.

An assessment of the effects arising from the section 127 changes is provided in Section 4.6.

Section 221 consent notice variation

The existing dwelling exceeds the 4m building height restriction contained in Condition A3 of Consent Notice D579879.2. Matter Architects have assessed the existing dwelling as having a maximum height of approximately 5.23m, as shown on Drawings **Appendix 1**. The proposed renovations will not increase the

existing height of the dwelling. Shown in Figure 1 below, is the existing dwelling in relation to the 4m height limit.

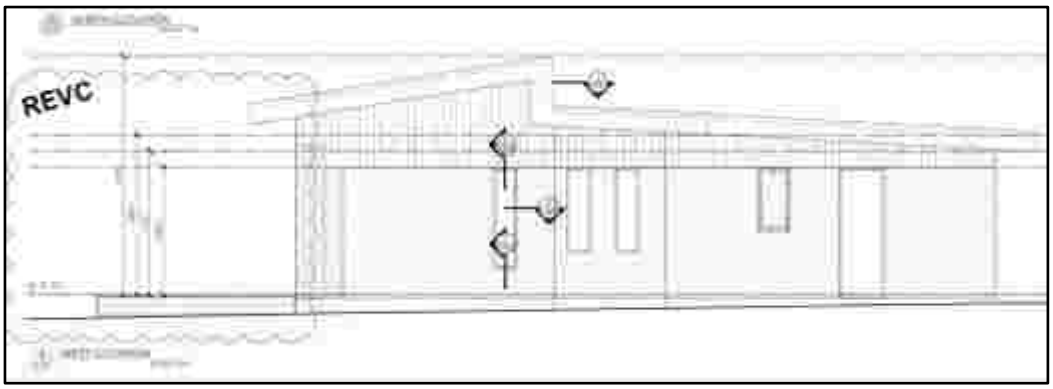


Figure 1: *Height of the existing dwelling (Source: Matters Architects).*

A variation to Condition A3 is therefore sought to provide a building specific dispensation for the existing dwelling, as follows:

Any building constructed on Lot 1 Deposited Plan 204637 shall not exceed a height of four metres and shall be finished in natural colours and non-reflective surfaces (apart from glass areas). ***Dispensation is provided for the existing dwelling shown on the plans prepared by Matter Architects, Drawings A2-01 to A2-04, which may exceed the four-metre height limit, measured vertically from the original natural ground level shown on those drawings, up to a maximum building height of 5.3 m.*** *Dispensation has been applied to the 70m² pavilion which is to be constructed in accordance with resource consent 2260578-RMALUC, which may be a maximum of 6.9 metres in height as shown on the plans prepared by HM Design, referenced "Pavillion Option Ai", dated 18 April 2026. The pavilion must be finished in natural colours and non-reflective surfaces with exterior cladding and roof materials achieving a light reflectance value no greater than 30% in accordance with the Landscape Report.*

The proposed variation is limited to the existing dwelling shown on Matter Architects Drawings A2-01 to A2-04. The existing 6.9 m height dispensation for the pavilion approved under 2260578-RMALUC will remain unchanged. The existing shed has an approved height of 4.57 m under the 2019 resource consent 2190493-RMALUC (**Appendix 2**). The shed is existing, and its approved height will not be altered by this proposal. The proposed dwelling dispensation does not replace or modify either of those existing building specific approvals.

Hawthorn Landscape Architects (HLA) has confirmed that the proposed colours and finishes for the dwelling renovations comply with Condition (A)3's requirement for natural-coloured, non-reflective finishes. Accordingly, no variation to Condition (A)3 is sought in relation to colour or reflectivity. HLA's assessment is attached in **Appendix 5.**

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

1.8 Processing requests

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

2. THE SITE AND SURROUNDING ENVIRONMENT

2.1 The site

Location

The site is located on the southern side Signal Station Road. The site is shown in **Figure 2** below.



***Figure 2**: Location map (Source: GRIP).*

Ground cover and vegetation

The northwestern portion of the site is predominantly covered in native vegetation, with further vegetation located south of the dwelling. The remainder of the site is largely grassed, as shown in **Figure 2** above.

Built development

The site contains an existing dwelling and a large standalone shed near the southern boundary. There are two smaller sheds located toward the western side of the site. Existing development on the site is shown in **Figure 3** below.



***Figure 3**: Existing buildings (Source: Client's photo).*

Access

The site is accessed from Signal Station Road via an existing right of way along the eastern boundary, which leads to the internal access area. The site shares the access with two other users. The access is shown in **Figures 4** below.



Figure 4: *The access to the site (Source: GRIP).*

Topography

The site slopes gently towards the southeastern boundary.

Archaeological sites

The site contains two recorded archaeological sites, identified as O06/02 and O06/427. Their locations are shown in **Figure 5** below.

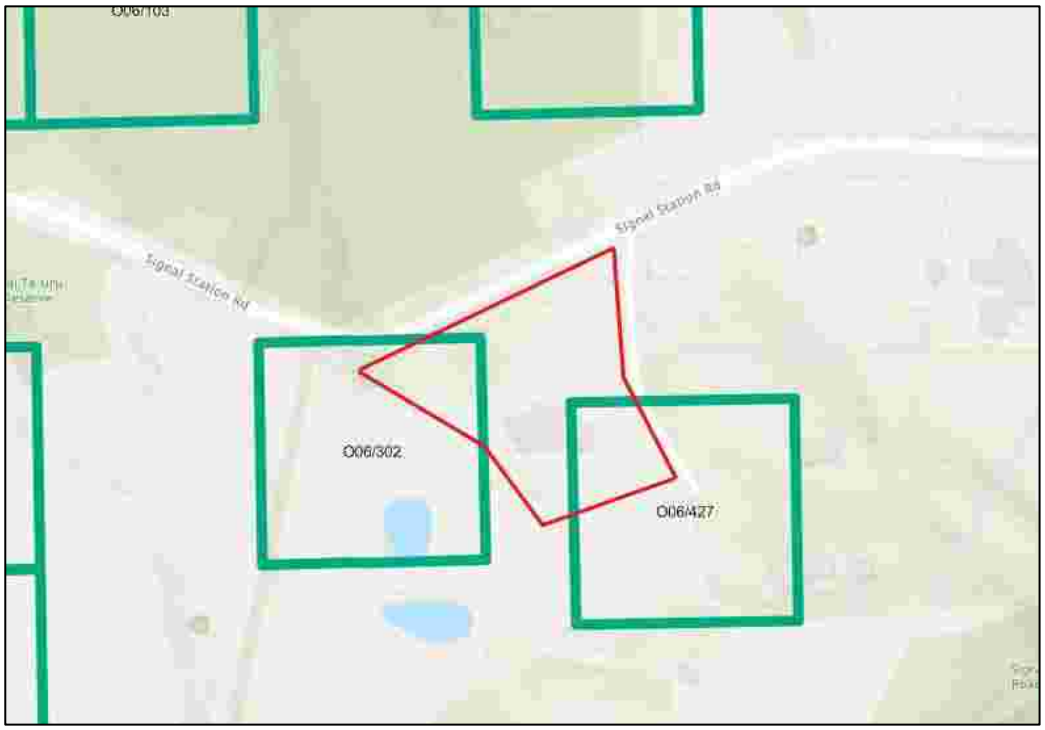


Figure 5: *Archaeological sites (Source: Archsite)*

Natural hazards

The site is not subject to any Natural Hazard overlays as shown in **Figure 6** below.



Figure 6: *Natural Hazards (Source: PDP-AV GIS maps).*

PDP-AV overlays

Under the PDP-AV, the site is subject to the Coastal Environment overlay. Under the OFNDP, the site is not subject to any district overlays.

The Coastal Environment overlay is shown in **Figure 7** below.



***Figure 7**: PDP-AV district overlays (Source: PDP-AV GIS maps).*

2.2 Surrounding environment

The site is located within the CLZ under the OFNDP and the RLZ under the PDP-AV, immediately west of the Ōmāpere settlement. The site overlooks the Hokianga Harbour and Arai Te Uru Reserve to the north.

The surrounding area comprises a mix of CLZ/RLZ and Rural Production zoned land. The CLZ/RLZ properties are located to the east, while Rural Production zoned land extends to the west and south. The surrounding pattern of development is shown in **Figure 8** below.



Figure 8: *Development in the surrounding environment (Source: OFNDP Maps).*

3. THE PROPOSAL

3.1 General

The proposal involves internal and external renovations to the existing dwelling and the conversion of the existing shed into ancillary sleeping accommodation.

3.2 Proposed dwelling renovations

MA has prepared architectural plans for the proposed internal and external renovations to the existing dwelling (attached in **Appendix 1**). Internally, the dwelling will have six bedrooms, six bathrooms, 1 dining room and kitchen. The existing rumpus/pool area will be removed. The proposed internal layout is shown in **Figure 9** below.

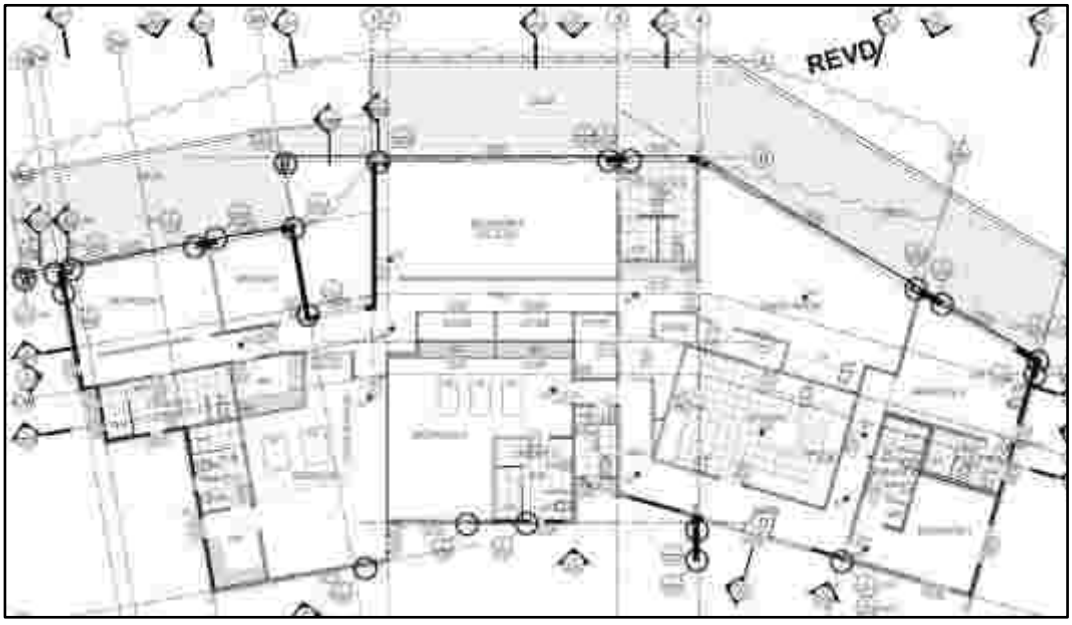


Figure 9: *Proposed internal renovations (Source: Matter Architects).*

Externally, the existing decks along the northern side of the dwelling will be removed and replaced with new slatted decks. A new roof will also be constructed over the existing courtyard, and the previously consented pavilion will be constructed on the northwestern side of the dwelling. The proposed external works are shown in **Figure 10** below.



Figure 10: *External layout of the dwelling (Source: Matter Architects).*

HLA prepared a visual assessment of the proposed exterior colours and finishes for the dwelling. The proposed colours include a grey roof, dark weatherboards, black window frames and off-white brickwork. HLA's visual assessment is attached in **Appendix 5.**

3.3 Proposed shed conversion

The existing shed is approximately 128m² and is located adjacent to the dwelling. It will be converted into ancillary sleeping accommodation for the owner's family and non-paying guests. It will remain ancillary to the principal dwelling and will not be used for paying guests, visitor accommodation, or as a separate residential unit.

The accommodation will contain four double bedrooms, each providing space for two beds and two wardrobes. It will also include two bathrooms, a study area, sitting room and garage. Its maximum occupancy will be eight persons. No

kitchen or cooking facilities are proposed. The proposed internal layout is shown in **Figure 11** below and on the architectural plans attached in **Appendix 1.**

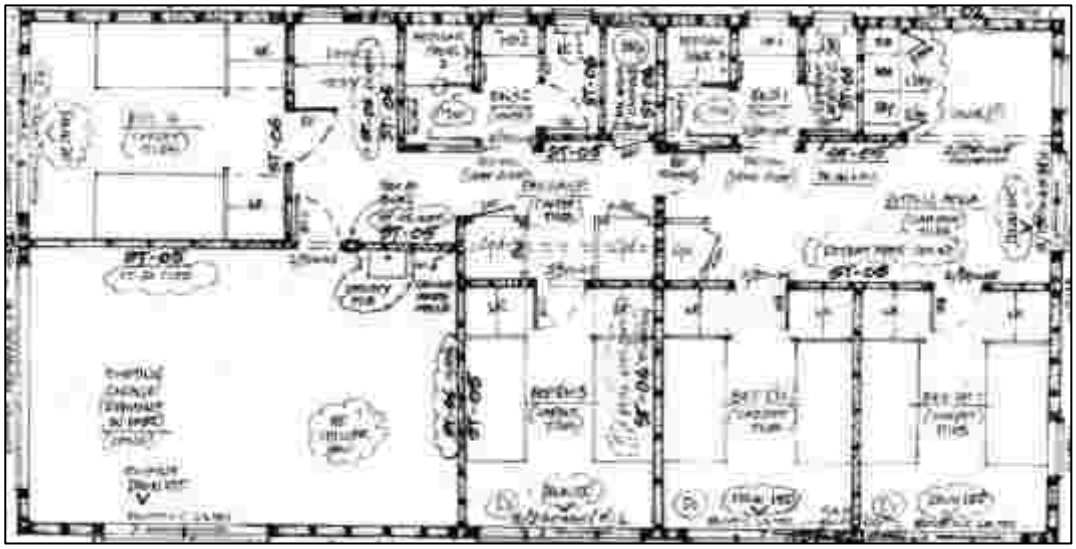


Figure 11: *Proposed internal layout of shed (Source: Matters Architect).*

3.4 Proposed Landscaping

HLA prepared the proposed landscaping plan for the site. All existing vegetation on the site will be retained in accordance with the existing consent notice. Landscaping approved as part of the previous pavilion consent (**Appendix 2**) will also be established, including planting between the dwelling and pavilion to provide additional screening.

Further landscaping is proposed as part of this application. This includes planting around the pavilion, new native planting north of the dwelling, and Pōhutukawa trees between the dwelling and pavilion. The planting will extend the existing vegetation across the site and provide further screening around the existing buildings. The existing and proposed landscaping is shown in **Figure 12** below and attached in **Appendix 5.**



Figure 12: *Proposed landscaping (Source: Hawthorn Landscape Architects).*

3.5 Wastewater

The site is currently serviced by two existing septic tanks associated with the dwelling. The conversion of the shed to ancillary sleeping accommodation will increase the wastewater demand on the site, and the existing system will therefore be replaced as part of the proposal.

Waterflow has designed a new Econotreat ET60C Twin wastewater treatment system to service the dwelling and proposed ancillary sleeping accommodation. The system comprises five tanks with a combined capacity of 30,000L. Treated wastewater will be discharged to the designated disposal area via surface-laid dripline beneath mulch.

The septic design is shown in **Figure 13** below and attached in **appendix 6.**

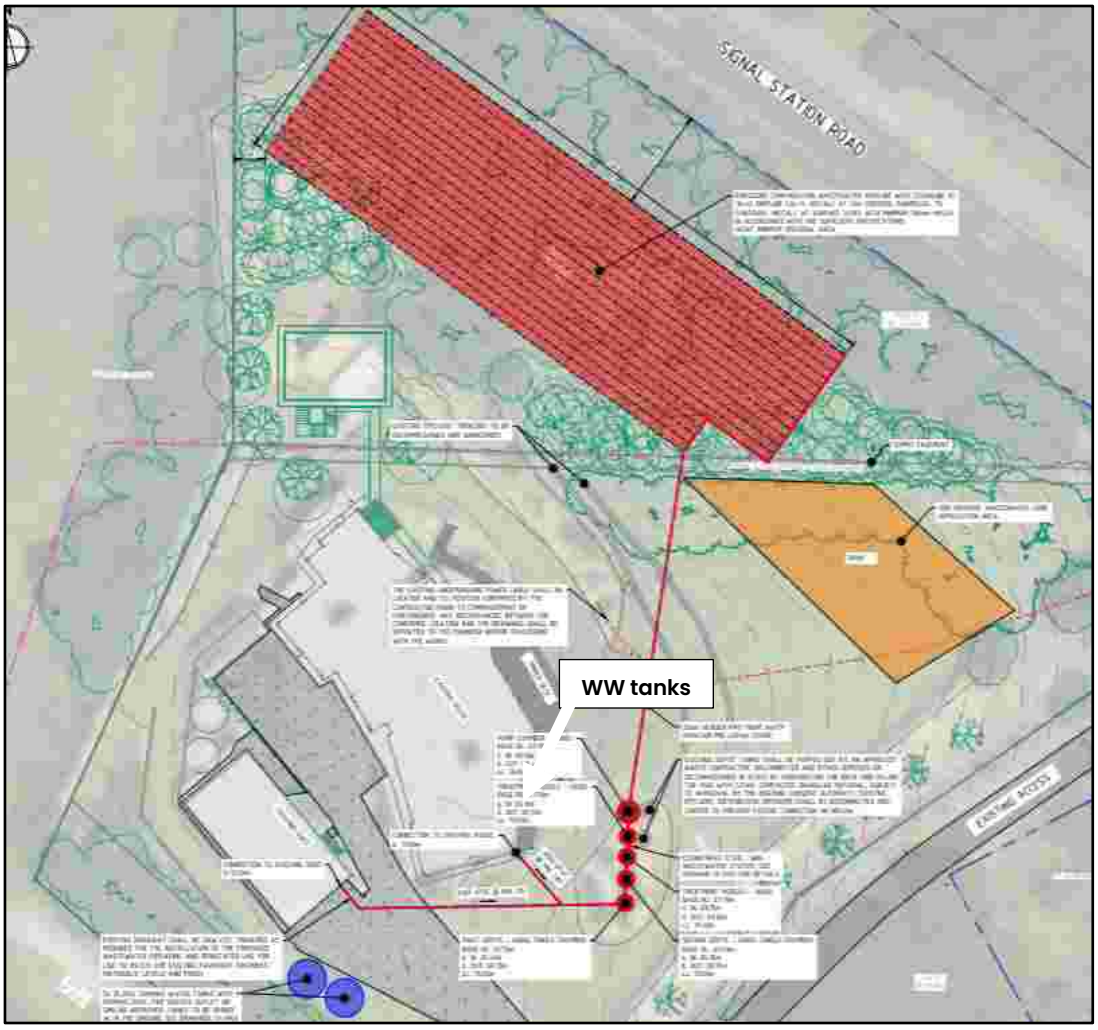


Figure 13: *New wastewater design (Source: BG&E).*

3.6 Stormwater

The site has approximately 1,245.06m² of impervious surface, including the existing dwelling, shed and concrete driveway, as well as the approved pavilion, which has not yet been built.

As part of RC 2260578-RMALUC, stormwater from the pavilion was approved to discharge via a 3,000L attenuation tank and soakage trench. Subsequent soakage testing identified soakage rates of less than 1mm/hr below 300mm depth. BG&E has therefore revised the stormwater design to provide a 3,000L attenuation tank discharging to a 23m T-bar diffuser.

The soakage testing results and proposed stormwater disposal arrangement are summarised in the stormwater memo by BG&E attached in **Appendix 7.**

The current proposal will reduce the impermeable surface area to 1,240m² (14.5% of the site). This comprises 1,237m² of impermeable surface, plus 3m² for the exposed lids and risers of the proposed tanks. The existing tanks already utilise the 20m² exemption. The proposed firefighting, wastewater and pavilion tanks will be buried beneath soil cover, so only their exposed lids and risers have been included in the impermeable surface calculation.

3.7 Water supply

The existing dwelling is currently serviced by two water supply tanks. The addition of ancillary sleeping accommodation will increase the water demand on the site. BG&E has therefore designed two additional 25,000L water tanks to provide for the increased demand. The proposed water supply design is provided in **Appendix 7.**

Firefighting water supply systems will also be provided in accordance with the Firefighting Water Supplies Code of Practice.

3.8 Earthworks

The proposed earthworks comprise cuts of up to 1.7m for the wastewater treatment plant, fill of up to 1.5m for retaining walls and the dwelling reconfiguration, and approximately 1m of excavation for the two buried firefighting tanks. The wastewater disposal field will be surface laid and no vegetation removal is proposed.

3.9 Servicing and access

The existing electricity and telecommunications connections to the site will be retained and extended to service the proposed ancillary sleeping accommodation.

No changes are proposed to the existing access arrangements, which will continue to serve the site as they do currently.

4. ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Existing environment

Section 104(1)(a) of the RMA requires a consideration of any actual and potential effects on the environment of allowing an activity. The existing environment has been described in Section 2 of this report. It includes the existing dwelling, shed, established access, onsite servicing and surrounding vegetation. It also includes the existing pavilion consent (2260578-RMALUC), which approved an impervious surface coverage of 15.5%.

4.2 Permitted baseline

Section 104(2) of the RMA allows a consent authority to disregard an adverse effect of an activity on the environment if a plan permits an activity with that effect. This is commonly referred to as the permitted baseline.

In this instance, the permitted baseline is not relevant, as the impervious surfaces consented on the site already exceed the permitted standards set out in both the Operative FNDP and the PDP-AV not relevant.

4.3 Amenity effects

HLA prepared a visual effects assessment (**Appendix 5**) of the proposed dwelling alterations. The assessment concludes that the proposed alterations will have a low visual impact when viewed from neighbouring properties along Signal Station Road.

The proposal is limited to alterations to the existing dwelling and the conversion of the existing shed into ancillary sleeping accommodation, with no new buildings proposed. The existing dwelling reaches a maximum height of approximately 5.23m and will not be increased by the proposed alterations.

Existing vegetation protected by the consent notice will be retained. As identified in HLA's assessment, this vegetation provides screening and helps visually absorb the dwelling when viewed from surrounding properties. Further

landscaping approved as part of the pavilion consent will provide additional screening, which will reduce the visibility of the dwelling from surrounding properties.

The proposed darker roof, cladding and window frames will help the dwelling blend into the surrounding landscape. The proposed colours and finishes will also maintain a natural appearance within the Ōmāpere coastal setting.

Overall, the proposal will not materially change the existing character or visual appearance of the site. Any adverse amenity effects will be less than minor.

4.4 Wastewater effects

The dwelling and proposed ancillary sleeping accommodation will generate a combined wastewater discharge of 2,720 L/day, which exceeds the permitted threshold of 2,000 L/day. BG&E (**Appendix 6**) has designed a new wastewater system to accommodate the combined wastewater demand.

Wastewater will be treated onsite before being discharged to land within the designated disposal area. The wastewater design has taken into account the Category 5 soils and the slope of the disposal area, which ranges between 8 and 14 degrees. A winter groundwater separation of 1.5m has also been adopted in the design.

The proposed disposal area is 907m², with a 300m² reserve area provided. This exceeds the required 30% reserve area and provides sufficient additional area should the primary disposal area need to be supplemented or replaced. The wastewater disposal and reserve areas are also located to ensure that Areas A and B identified on the consent notice are protected from wastewater disposal activities.

Although the discharge exceeds the permitted threshold, the proposed system has been designed based on the actual wastewater demand of 2,720 L/day. This means the higher discharge has been specifically provided for, rather than relying on a system designed for the permitted limit.

Overall, any adverse wastewater effects will be less than minor.

Alternative methods of wastewater discharge

No practicable alternative method of discharge is available. The site is not serviced by public wastewater infrastructure and must continue to rely on onsite wastewater treatment and disposal. The proposal replaces the existing system with a purpose designed system of greater capacity to accommodate the anticipated wastewater demand.

Alternative disposal locations are constrained by the existing development, site conditions and protected areas identified on the consent notice. The proposed disposal area is therefore considered the most appropriate available location and receiving environment.

4.5 Stormwater effects

The proposal will reduce the impervious surface by approximately 5.06m², from 1,245.06m² to 1,240m². This will bring the total coverage to approximately 14.5% of the site, which remains above the permitted thresholds under the OFNDP and PDP-AV.

The proposal does not create any additional impervious surface. Instead, it slightly reduces the overall coverage relative to the previously consented coverage under 2260578-RMALUC. The exceedance of the permitted thresholds therefore reflects the existing and already approved development on the site, rather than additional coverage created by this proposal.

BG&E's stormwater memo (**Appendix 7**) confirms that the proposed development will not worsen the existing exceedance and is not expected to result in additional adverse stormwater effects, subject to the existing drainage and discharge arrangements being maintained.

The revised stormwater design responds to the site specific soakage conditions and will manage runoff from the consented pavilion through the proposed attenuation and discharge system. Together with the reduction in overall impervious surface area, this will limit the potential for additional stormwater effects on the site and neighbouring properties.

Overall, any adverse stormwater effects will be less than minor.

4.6 Effects of the section 127 change

Pursuant to section 127(3) of the RMA, this assessment is limited to the effects arising from the proposed changes to Conditions 1 and 5 of RC 2260578-RMALUC.

Updating Condition 1 to reference the revised plans and supporting documents will not alter the approved location, footprint, height or use of the pavilion. It will therefore not generate any additional visual, amenity, character or construction effects beyond those assessed and authorised under the existing consent.

The change to Condition 5 replaces the approved soakage trench with a 23 m T-bar diffuser while retaining the approved 3,000 L attenuation tank. The revised discharge method responds to the low soakage rates identified by site-specific testing and provides a practicable means of dispersing attenuated pavilion runoff. It does not increase the pavilion's roof catchment, runoff volume or overall impervious area. Subject to installation and maintenance in accordance with the revised BG&E design, the change is not expected to increase runoff, erosion, ponding or adverse effects on neighbouring properties.

Any adverse effects arising from the section 127 changes will therefore be less than minor.

4.7 Archaeological effects

The site contains two recorded archaeological sites, identified as O06/02 and O06/427. As part of the building consent application for the proposed internal and external renovations, the FNDC Building Consent team notified Heritage New Zealand Pouhere Taonga (HNZPT) of the proposal. No response has been received from HNZPT to date. If a response is received, it will be forwarded to Council.

HNZPT was also consulted as part of the previous pavilion consent. Following its review of the site, it advised that the proposed works were unlikely to disturb archaeological material because they were located within the existing

residential area. No further archaeological assessment was therefore required for the pavilion.

The correspondence with HNZPT is attached in **Appendix 8.**

The current proposal is similarly confined to the existing developed residential area of the site. No new buildings are proposed, existing vegetation will be retained, and the established access arrangements will remain unchanged. On this basis, the proposal is not expected to result in disturbance beyond the existing developed area or materially increase the potential for effects on the recorded archaeological sites.

Overall, any adverse archaeological effects will be less than minor.

4.8 Earthworks effects

The earthworks will be confined to existing developed areas of the site and are required for dwelling renovations, wastewater upgrades, and installation of two firefighting water tanks. As the works are limited to existing developed areas, they are not expected to disturb any recorded archaeological sites. In addition, the wastewater disposal field will utilise surface laid dripper lines, meaning establishment of the disposal area will not require vegetation clearance.

The proposal includes cuts of up to 1.7m and fills of up to 1.5m. While this results in a minor exceedance of the 1.5m cut face standard under the OFNDP and PDP-AV, the exceedance is limited to 0.2m and is associated with works necessary to service and upgrade existing development. The additional depth is minor in scale and does not materially alter the appearance, stability, or form of the site.

The proposal also exceeds the earthworks standards applying within the Coastal Environment (PDP-AV). However, the earthworks will not expand development into previously undeveloped parts of the site. As a result, the proposal will not result in any change to the site's landform, coastal character, visual amenity, or landscape values. Disturbed areas will be reinstated following construction.

Overall, the adverse effects of the earthworks will be less than minor.

4.9 Cultural effects

The OFNDP and PDP-AV maps do not identify any recorded sites of cultural significance within the site. The previous pavilion consent also did not identify any cultural effects associated with development within the existing residential area.

While some earthworks will be required to install the proposed wastewater infrastructure, these works will be limited to servicing the existing dwelling and proposed ancillary sleeping accommodation.

Overall, any adverse cultural effects will be less than minor.

4.10 Adverse effects conclusion

Overall, the adverse effects associated with this proposal will be less than minor.

5. PLANNING ASSESSMENT

5.1 Overview

Section 104(1) of the RMA sets out the matters that a consent authority must, subject to Part 2, have regard to when considering resource consent applications.

For this application, the relevant documents that require consideration are the OFNDP, PDP-AV, NPS-NH, and NES-CS. An assessment in the context of these documents is provided below.

An assessment of Part 2 matters under the RMA is also provided for completeness.

5.2 Weighting

The proposal requires consent as a **discretionary activity** under both the OFNDP and PDP-AV. The appeals period has concluded, and greater weight is afforded to the PDP-AV.

As the activity status of the application is the same under the two plans, the relevant assessment matters, objectives and policies require consideration of broadly similar issues. An assessment of the proposal against the relevant PDP-AV provisions is provided below in section 5. Overall, the PDP-AV does not materially alter the planning conclusions reached under the OFNDP. The proposal remains consistent with the purpose and outcomes anticipated for the CLZ and RLZ, and the identified infringements have been assessed as resulting in less than minor adverse effects.

5.3 OFNDP objectives and policies assessment

Context

The objectives and policies of the OFNDP are zone specific. There are also other provisions that relate to district wide matters. Given the nature of this application, the assessment considers the objectives and policies in the Coastal

Environment Chapter (Chapter 10) and the Natural and Physical Resources (chapter 12).

OFNDP Assessment

Coastal Environment - Chapter 10.7

The CLZ provides for low density rural residential development while maintaining the coastal character and amenity of the area. Further development is anticipated where it can be accommodated without detracting from the natural character, landscape and amenity values of the coastal environment.

Objective 10.7.3.1 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.

Policy 10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.

Policy 10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.

The proposal is consistent with Objective 10.7.3.1 and Policies 10.7.4.1 and 10.7.4.2. The works are largely confined to the renovation and reuse of existing buildings, with no additional buildings proposed. Existing vegetation will be retained, and further landscaping will provide additional screening around the existing development. As a result, the proposal will maintain the established coastal character and amenity of Ōmāpere.

The site can also accommodate the associated servicing requirements. Impervious surface area will reduce from 1,245.06m² to 1,240m², meaning the proposal will not increase stormwater runoff compared with the existing situation. The proposed wastewater system has also been specifically designed to accommodate the increased demand from the dwelling and ancillary sleeping accommodation.

Accordingly, the proposal represents an appropriate level of development within the CLZ, while maintaining the existing coastal character and amenity.

Natural and Physical Resources – Chapter 12.3

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

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

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

The proposal is consistent with Objective 12.3.3.3 and Policies 12.3.4.1 and 12.3.4.4. The excavation and filling are limited to what is necessary to facilitate the proposed dwelling renovations and servicing works. The minor exceedance in cut depth does not materially increase the potential for erosion or other adverse effects compared with earthworks undertaken within the permitted standard. Any 'disturbed' areas will be reinstated following construction, will ensure potential adverse effects on people and the environment are appropriately avoided or mitigated. Accordingly, the proposal achieves the outcomes sought by the objective and polices.

NRC-RPFN

The RPFN does not contain objectives or policies that specifically address the proposed onsite domestic wastewater discharge. However, the increased wastewater demand has been accounted for through a purpose-designed wastewater system, which provides for the wastewater to be treated and safely discharged to land. This will appropriately manage potential effects on nearby watercourses and maintain overall water quality, consistent with Policy D.4.1, "Maintaining Overall Water Quality".

Policy D.1.1 identifies when a specific analysis of effects on tāngata whenua and their taonga is required. The proposal is limited to the renovation and reuse of existing residential buildings and the installation of associated onsite wastewater infrastructure. No vegetation clearance is proposed, and the wastewater system has been designed to treat and manage the discharge onsite. Given the nature and location of the works, none of the circumstances identified in Policy D.1.1 are expected to arise.

Overall, the proposal is considered to align with the intent and purpose of the RPFN by appropriately managing the wastewater discharge and its potential effects on the environment.

Conclusion

The assessment provided above confirms that the proposed land use is consistent with the policy direction of the OFNDP.

5.4 PDP-AV objectives and policies assessment

The objectives and policies of the OFNDP are zone specific. There are also other provisions that relate to district wide matters. Given the nature of this application, the assessment considers the objectives and policies in the Rural Lifestyle, Coastal Environment and Earthworks chapters.

Assessment

RLZ Chapter

The RLZ provides primarily for rural lifestyle living while maintaining the spacious and rural character of these areas. Residential activities and compatible development are anticipated within the zone. These activities should maintain the established rural character and amenity while appropriately managing environmental effects.

RLZ-O1 The Rural Lifestyle zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.

RLZ-O3 The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.

The proposal is consistent with RLZ-O1 and RLZ-O3. The renovations retain the established residential use of the site and does not introduce additional buildings. The renovation and reuse of the existing buildings, together with the retention of existing vegetation, will maintain the site's established spacious character of Ōmāpere. The proposal will not compromise the role or function of the RLZ.

RLZ-P4 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

a. consistency with the scale and character of the rural lifestyle environment;

b. location, scale and design of buildings or structures;

c. at zone interfaces:

   i. any setbacks, fencing, screening or landscaping required to address potential conflicts;

   ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;

d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;

e. the adequacy of roading infrastructure to service the proposed activity;

f. managing natural hazards;

g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and

h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

The proposal is a contained change to an established residential site. No additional buildings, access changes or vegetation removal are proposed, maintaining the established Rural Lifestyle character.

The additional servicing demands can be managed onsite. The wastewater system has been designed for the proposed use, while impermeable surface coverage will reduce from 1,245.06m² to 1,240m², meaning stormwater runoff will not increase.

The site is not subject to a natural hazard overlay, and the works remain within the existing developed area despite the recorded archaeological sites.

Overall, the proposal is consistent with RLZ-P4 and any effects associated with the proposal can be appropriately managed onsite.

Coastal Environment Chapter

CE-O2 Land use and subdivision in the coastal environment:

a. preserves the characteristics and qualities of the natural character of the coastal environment;

b. is consistent with the surrounding land use;

c. does not result in urban sprawl occurring outside of urban zones;

d. promotes restoration and enhancement of the natural character of the coastal environment; and

e. recognises tangata whenua needs for ancestral use of whenua Māori.

CE-P3 Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:

a. outstanding natural character;

b. ONL;

c. ONF.

The proposal is consistent with CE-O2 and CE-P3 as it makes use of existing buildings, retains existing vegetation, and confines associated earthworks to existing developed areas of the site. Further landscaping will provide additional screening, while the proposed darker colours and finishes will assist the development to visually recede within the coastal setting. The earthworks are limited in scale and will not result in any appreciable change to the site's landform, natural character, or coastal character. Overall, the proposal will maintain the character of the coastal environment, with any adverse effects appropriately avoided, remedied, or mitigated.

Earthworks Chapter

EW-O2 Earthworks are appropriately designed, located and managed to protect historical and cultural values, natural environmental values, preserve amenity and safeguard the life-supporting capacity of soils.

EW-P5 Manage effects on historic heritage and cultural values that may be discovered when undertaking earthworks by:

a. requiring a protocol for the accidental discovery of archaeology, kōiwi and artefacts of Māori origin; and

b. undertaking appropriate actions in accordance with mātauranga and tikanga Māori when managing effects on cultural values.

EW-P8 Manage earthworks to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

a. the location, scale and volume;

b. depth and height of cut and fill;

c. the nature of filling material and whether it is compacted;

d. the extent of exposed surfaces or stockpiling of fill;

e. erosion, dust and sediment controls;

f. the risks of natural hazards, particularly flood events;

g. stormwater controls;

h. flood storage, overland flow paths and drainage patterns;

i. impacts on natural coastal processes;

j. the stability of land, buildings and infrastructure;

k. visual amenity, natural character, natural features and landscape values,

l. historic heritage values, and whether any assessment or advice from a suitably qualified and experienced heritage expert is required;

m. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;

n. the life-supporting capacity of soils;

o. the extent of indigenous biodiversity clearance and its effect on biodiversity values;

p. the location, operational and functional needs and use of infrastructure;

q. temporary or permanent nature of any adverse effect; and

r. traffic and noise effects.

The proposal is consistent with EW-O2, EW-P5 and EW-P8. The earthworks are limited to those necessary for the dwelling renovations and associated onsite infrastructure and will be confined to the existing developed area. Their location and scale will maintain the site's amenity, coastal character, soil function and

existing drainage patterns. No vegetation clearance is proposed and, given the works are restricted to already developed areas of the site, no adverse effects on archaeological or cultural values are anticipated, with an accidental discovery protocol providing an additional safeguard. Temporary construction effects can be managed through standard controls, followed by prompt reinstatement.

Conclusion

The assessment provided above confirms the proposal is consistent with the policy direction of the PDP-AV.

5.5 New Zealand Coastal Policy Statement

Pursuant to section 104(1)(b)(iv) of the RMA, the following assesses the proposal against the relevant provisions of the NZ-CPS, as amended in 2025. As the site is located within the coastal environment, the provisions concerning natural character, landscape values, built development and visual effects are particularly relevant.

Objective 2 To preserve the natural character of the coastal environment and protect natural features and landscape values through:

• recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;

• identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and

• encouraging restoration of the coastal environment.

Policy 6 Activities in the coastal environment

The proposal is consistent with Objective 2 and the relevant provisions of Policy 6 of the NZCPS. It renovates and reuses existing buildings within an established residential site, with no additional buildings, increase in dwelling height, or access changes.

Existing indigenous vegetation will be retained, while additional native planting and Pōhutukawa trees will provide further screening. Together with the proposed darker, non-reflective finishes, these measures will integrate the development into the coastal landscape and support Objective 2.

The proposal aligns particularly with Policy 6(1)(f) and (h) because it maintains the existing built character and mitigates visual effects through landscaping and recessive finishes. It does not introduce development closer to the coastal marine area, consistent with Policy 6(1)(i). The retention of vegetation and confinement of works to the existing developed area also respond to Policy 6(1)(j), including in relation to the recorded archaeological sites.

Overall, the proposal preserves coastal character and appropriately mitigates visual, vegetation and heritage effects.

5.6 Regional Policy Statement for Northland

Pursuant to section 104(1)(b)(v) of the RMA, the following assesses the proposal against the relevant provisions of the regional policy statement for Northland 2016.

Objective 3.11 Regional form

The proposal is consistent with Objective 3.11 because it reuses existing buildings within an established residential site and integrates the development with existing access, electricity and telecommunications connections. New upgrades to the onsite three waters will accommodate the additional servicing demand while maintaining the site's established character and sense of place.

4.6.2 Policy – Maintaining the integrity of heritage resources

Policy 4.6.2 is relevant because the site contains recorded archaeological sites O06/02 and O06/427. The proposal is confined largely to the existing developed area and involves no new buildings, vegetation clearance or access changes. Although wastewater earthworks are required, HNZPT (**Appendix 8**) previously considered development in this residential area unlikely to disturb

archaeological material. Accordingly, effects on the recorded sites are expected to be appropriately avoided or mitigated.

5.1.2 Policy – Development in the coastal environment

The proposal is consistent with Policy 5.1.2 because it reuses existing buildings near the established Ōmāpere settlement and will not contribute to sprawling or sporadic development. It retains the established location and extent of development without encroaching further towards the coastal marine area.

The proposal also responds appropriately to adjoining land uses and the established coastal setting. Existing vegetation will be retained and supplemented with further landscaping, while darker, non-reflective finishes will help visually integrate the dwelling. The additional demand will be supported by purpose designed wastewater, stormwater and water supply systems. No effects on access to any nationally significant surf break have been identified.

Overall, the proposal is consistent with the relevant direction of the RPSFN, and its effects will be appropriately managed.

5.7 National Environmental Standard – Soil Contamination 2011

Pursuant to section 104(1)(b)(i) of the RMA, the following considers the proposal in the context of the NES-CS.

Based on a review of the NRC 'selected land use sites' database and historical photographs, there is no evidence to suggest that the site has ever accommodated an activity on the Hazardous Activities and Industries List (HAIL). See the **Figure 14 - 16** below:



Figure 14: *Sites of HAIL (Source: NRC).*



Figure 15: *2004 image of site (Source: Google Earth History).*



***Figure 16**: 1968 image of the site (Source: Retrolens)*

Having regard to the above, the NES-CS is not relevant to this application.

5.8 National Policy Statement for Natural Hazards

Pursuant to section 104(b)(iii) of the RMA, the following assesses the proposal in the context of the NPS-NH, which came into effect on 15 January 2026. The objective of the NPS-NH is to manage natural hazard risk to people and property using a risk based and proportionate approach, informed by the likelihood and consequences of hazard events and the best available information.

The site is not subject to any identified natural hazard overlays, and the proposal involves renovations and the reuse of existing buildings rather than establishing development within an identified hazard area. No further assessment under the NPS-NH is required.

5.9 Part 2 Assessment

An assessment of Part 2 matters is not required unless there are issues of invalidity, incomplete coverage, or uncertainty in the planning provisions.[3] None of these apply to the relevant FNDP provisions and an assessment under Part 2

[3] *R J Davidson Family Trust the Marlborough District Council* [2018] NZCA 316

of the RMA is not required. However, for completeness, the proposal accords with the purpose of the RMA for the following reasons:

1. The proposal will appropriately manage effects on natural and physical resources.
2. The proposal is consistent with the existing amenity values and character associated with the site and surrounding environment.
3. The proposal will not increase the risk associated with natural hazards.
4. There are no adverse effects on human health associated with the proposal.

The proposal does not offend any matters of national importance in Section 6, or any of the other matters set out in Section 7 and 8 of the RMA.

6. NOTIFICATION

Public Notification

The notification requirements under section 95A of the RMA have been considered. Public notification is not required as the applicant has not requested notification. The proposal does not trigger mandatory notification under section 95C, and it does not involve the exchange of recreation reserve land.

Notification is not precluded by the District Plan, and the proposal is not a controlled or boundary activity. The assessment confirms that any adverse effects on the environment will be less than minor, and there are no special circumstances.

Having regard to the above, the proposal can proceed without public notification.

Limited Notification

The requirements for limited notification under section 95B of the RMA have been considered in accordance with sections 95E to 95G. There are no affected protected customary rights groups or customary marine title groups, and the site is not subject to a statutory acknowledgement. No rules in the District Plan preclude limited notification, and the application is not for a controlled activity.

As outlined in Section 4 of this report, the proposal largely makes use of existing buildings and retains the established access arrangements. The proposed wastewater and stormwater effects can be appropriately managed onsite, and any adverse effects on neighbouring properties will be less than minor. Accordingly, there are no identifiable adversely affected parties.

Having regard to the above, the proposal can proceed without limited notification.

Notification conclusion

The application can proceed on a **non-notified** basis.

7. CONCLUSION

The proposal seeks land use consent for internal and external renovations to the existing dwelling and the conversion of the existing shed into ancillary sleeping accommodation. The site is located within the CLZ under the OFNDP and the RLZ under the PDP-AV, with the proposal making use of the existing development on the site.

The environmental effects associated with the proposal have been assessed in Section 4 of this report and have been determined to be less than minor. Consequently, appropriate regard has been given to s104(1)(a) of the RMA.

Section 5 assesses the proposal against the relevant planning documents. Sections 5.3 and 5.4 confirm consistency with the relevant objectives and policies of the OFNDP and PDP-AV respectively. Sections 5.5 and 5.6 address the NZ-CPS and RPSFN, while Section 5.7 concludes that the NES-CS is not relevant. Section 5.8 confirms that no further assessment under the NPS-NH is required. Accordingly, appropriate regard has been given to Sections 104(1)(b)(i), (iii), and (vi) of the RMA.

While recourse to Part 2 is not required, Section 5.9 of this report confirms that the proposal does not compromise the purpose or principles of the RMA.

Having regard to the relevant matters in Sections 104(1), 104B of the RMA, the proposal can be approved subject to appropriate conditions of consent.

APPENDIX 1

MATTER ARCHITECTS ARCHITECTURAL PLANS FOR DWELLING AND SHED

REVB

Signal Station Road

BDY 127.970m 65°05'30"

BDY 64.070m 119°27'

BDY 47.090m 323°53'

BDY 65.380m 251°19'

BDY 66.400m 151°30'

BDY 58.900m 174°44'

CONSENT NOTICE AREA (A)

CONSENT NOTICE AREA (B)

CONSENT NOTICE AREA (C)

CONSENT NOTICE AREA (D)

CONSENT NOTICE AREA (F)

DEMO PORTIONS OF HOUSE

PAVILION
RC2260578
-RMALUC

DECKS (REMOVE)

EXISTING HOUSE
GROUND FLOOR
[FFL 72.700]

EXISTING SEPTIC TANKS TO BE DECOMISIONED

SHED

TANK

TANK

SHED

EXISTING DRIVEWAY

LEGAL DESCRIPTION:

STREET ADDRESS	- 73A SIGNAL STATION ROAD, OMAPERE
ZONE	- RURAL LIFESTYLE
CT.	- NA132C/62
LEGAL DESCRIPTION	- FEE SIMPLE, 1/1, LOT 1 DEPOSITED PLAN 204637
WIND ZONE	- VERY HIGH
EQ ZONE	- ZONE 1
SITE EXPOSURE ZONE	- ZONE D, SEASPRAY ZONE
SITE AREA	- 8550m²

DATUM NOTE:

- NZVD2016 VERTICAL DATUM SYSTEM USED

NOTE:

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- READ IN CONJUNCTION WITH WATERFLOW SANITARY SYSTEM DRAWINGS AND BE&G CIVIL SANITARY REPORT

SW NOTE:

- EXISTING SW DRAINAGE TO REMAIN NO CHANGE (DISCHARGE INTO EXISTING SW COLLECTION TANKS), NEW DP TO BE IN THE SAME LOCATION AS THE EXISTING DP

EXTERIOR SPECS:

ROOFING -	COLORSTEEL SANDSTONE GREY - TSR 41%, LVR 27%
BRICK BAGGING -	RESENE ADOBEPLAST, COLOUR =RESENE QUARTER STONEHENGE
TIMBER W/B CLADDING -	ABODO VULCAN, COLOUR = GRAPHITE
WINDOW JOINERY -	P/C ALUMINIUM, MATT BLACK

REVB

HOUSE GFA CALCULATIONS:

EXISTING	
EXISTING HOUSE	- 405.10m²
EXISTING TIMBER SLAT DECK	- 128.05m²
PROPOSED	
PROPOSED HOUSE	- 404.42m²
PROPOSED TIMBER SLAT DECK	- 144.10m²

EXISTING IMPERVIOUS CALCULATIONS:

HOUSE ROOF	- 516.51m²
LARGE SHED	- 128.00m²
SMALL SHED	- 19.14m²
PUMP SHED	- 1.86m²
SW TANKS	- 20.40m²
CONCRETE DRIVE	- 478.44 m²
CONCRETE COURTYARD	- 10.71m²
FUTURE PAVILION	- 70.00m²
TOTAL	- 1245.06m²

PROPOSED IMPERVIOUS CALCULATIONS:

HOUSE ROOF	- 519.16m²
LARGE SHED	- 128.00m²
SMALL SHED	- 19.14m²
PUMP SHED	- 1.86m²
SW TANKS	- 20.40m²
TANK LIDS AND RIERS	- 3.00m²
CONCRETE DRIVE	- 478.44m²
CONCRETE COURTYARD (NOW ROOF)	- 0.00m²
FUTURE PAVILION	- ~~70.00m²~~
TOTAL	- 1240.00m²

NOTES

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Project Number: M0655

Hoikianga harbour

73A Signal Station Road, Omapere, Kaikohe, Northland 0473

Sheet

Existing overall site plan

SCALE @A1= 1:250 SCALE @A3=1:500

N

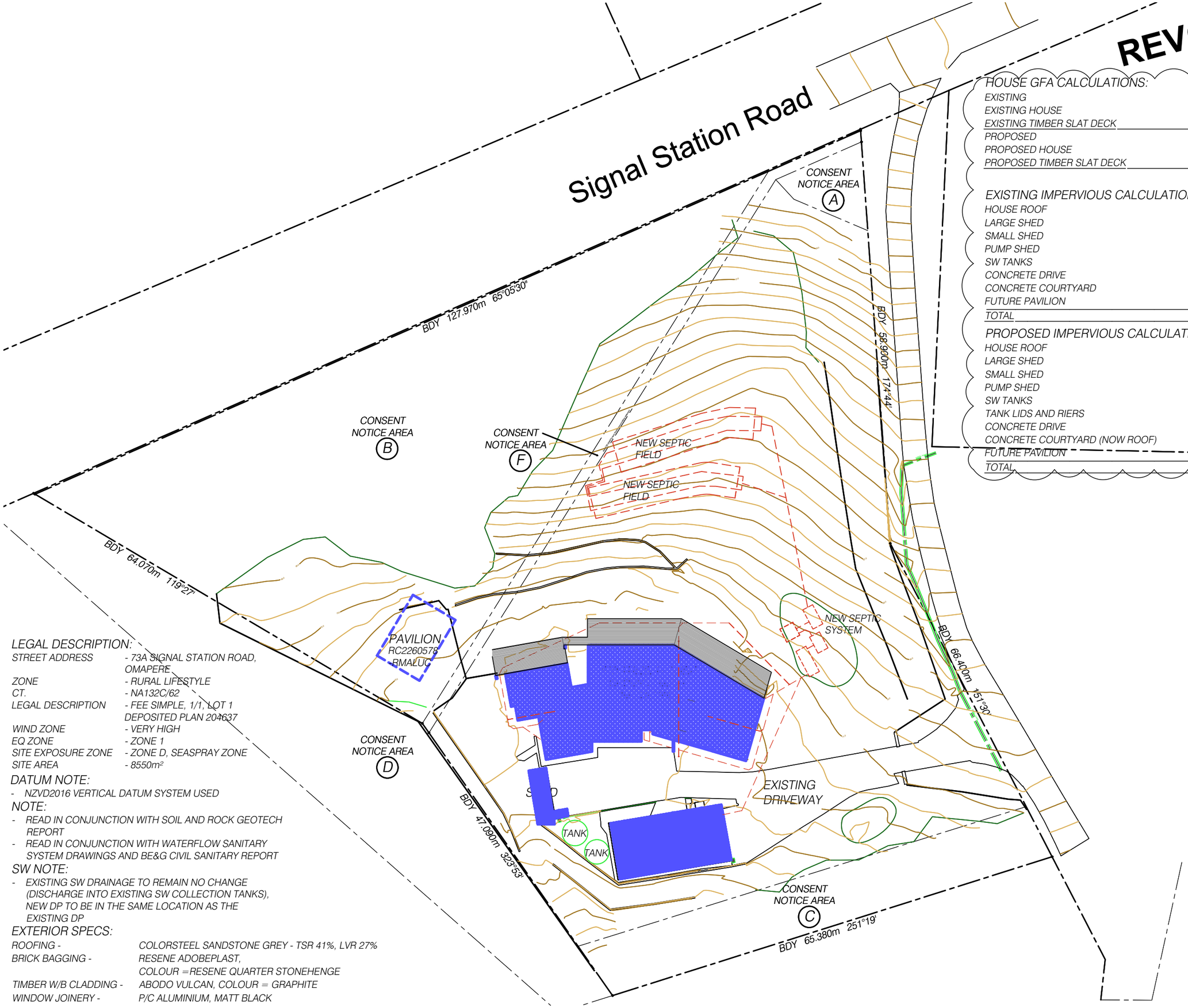
Milestone Issues	Revision & Date
FIRST ISSUED	X - 01.01.----
RESOURCE CONSENT	X - 01.01.----
BUILDING CONSENT	X - 07.08.2026
TENDER	X - 01.01.----
SCHEDULING	X - 01.01.----

Drawing Number **A0-01**

Revision **B**

PLOT DATE 09.10.2026

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PROPOSED HOUSE	-	404.42m²
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ZONE	- RURAL LIFESTYLE
CT.	- NA132C/62
LEGAL DESCRIPTION	- FEE SIMPLE, 1/1, LOT 1 DEPOSITED PLAN 204637
WIND ZONE	- VERY HIGH
EQ ZONE	- ZONE 1
SITE EXPOSURE ZONE	- ZONE D, SEASPRAY ZONE
SITE AREA	- 8550m²

DATUM NOTE:

- NZVD2016 VERTICAL DATUM SYSTEM USED

NOTE:

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Project Number: M0655

Hoikianga harbour

73A Signal Station Road, Omapere, Kaikohe, Northland 0473

Sheet

Proposed overall site plan

SCALE @A1= 1:250 SCALE @A3=1:500

N

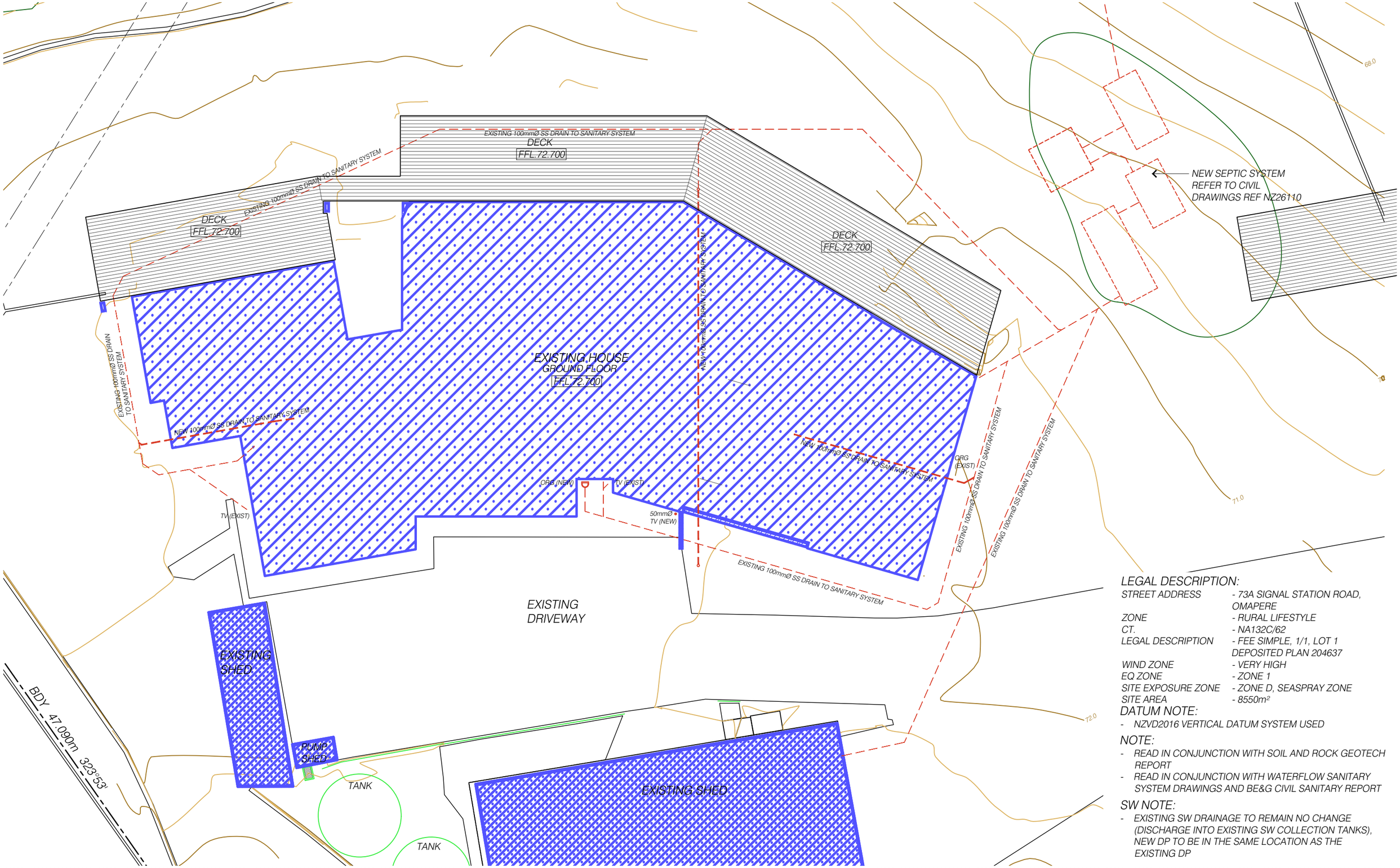
Milestone Issues — Revision & Date

FIRST ISSUED	X - 01.01.----
RESOURCE CONSENT	X - 01.01.----
BUILDING CONSENT	X - 07.08.2026
TENDER	X - 01.01.----
SCHEDULING	X - 01.01.----

Drawing Number **A0-02** Revision **C**

PLOT DATE 09.10.2026

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DATUM NOTE:

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Hoikianga harbour
73A Signal Station Road,
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Northland 0473

Milestone Issues	Revision & Date
FIRST ISSUED	X - 01.01.----
RESOURCE CONSENT	X - 01.01.----
BUILDING CONSENT	X - 07.08.2026
TENDER	X - 01.01.----
SCHEDULING	X - 01.01.----

N

Sheet
Proposed part site plan

Drawing Number **A0-03**
Revision **A**

SCALE @A1= 1:75 SCALE @A3=1:150

PLOT DATE 23.09.2026

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REVD

DECK
BEDROOM 6
FFL.72.700
ENSUITE 6
MV
WHB
SHR
WC
HWC
D.14
D.15
D.17
W.04
W.05
W.06
DP
SD
HALL
MASSAGE
BEDROOM 1
W.01
W.02
W.03
D.05
D.07
STORE
STORE
STORE
STORE
WR
WR
D.08
D.08A
D.09
D.09A
D.12
D.16
D.18
DINING ROOM
INTERNAL WINDOW
D.03
D.06
D.11
D.13
VS
VS
VS
BEDROOM 3
ENSUITE 3
WHB
MV
WC
SHR
GUEST WC
D.10
W.19
ORG
TV
HALL
ENTRY
D.08
W.08
W.09
W.10
W.20
D.22
W.17
W.18
TUB
SINK
KITCHEN
HOB
HD
D.19
D.20
D.21
BEDROOM 5
WR
HWC
LOW
HIGH
W.07
D.24
W.15
W.16
ENSUITE 4
MV WC
WHB
D.23
BEDROOM 4
ENSUITE 5
ENSUITE 1
ENSUITE 2
BEDROOM 2
CEILING BULKHEAD
W.11
W.12
W.13
W.14
W.21
W.22
D.01
D.02
D.04
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Milestone Issues	Revision & Date
FIRST ISSUED	X - 01.01.----
RESOURCE CONSENT	X - 01.01.----
BUILDING CONSENT	X - 07.08.2026
TENDER	X - 01.01.----
SCHEDULING	X - 01.01.----

N

Sheet
Proposed ground floor ref plan

Drawing Number **A1-01**

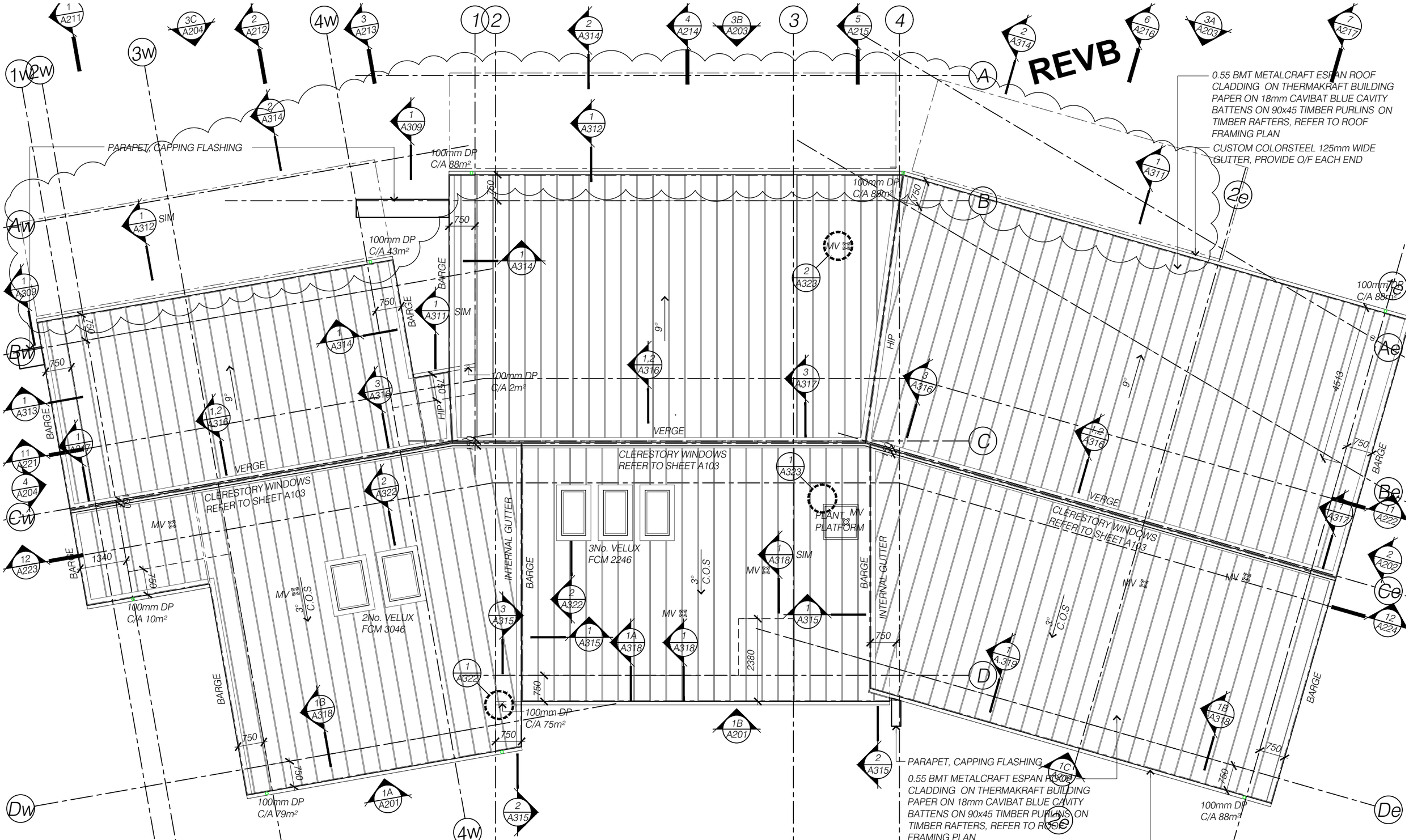
Revision **D**

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PLOT DATE:23.09.2026

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READ IN CONJUNCTION WITH SHEET A1-01.1 LEGEND SHEET

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Project Number: M0655

Hoikianga harbour

73A Signal Station Road, Omapere, Kaikohe, Northland 0473

Milestone Issues	Revision & Date
FIRST ISSUED	X - 01.01.----
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BUILDING CONSENT	X - 07.08.2026
TENDER	X - 01.01.----
SCHEDULING	X - 01.01.----

N

Sheet
Proposed roof plan

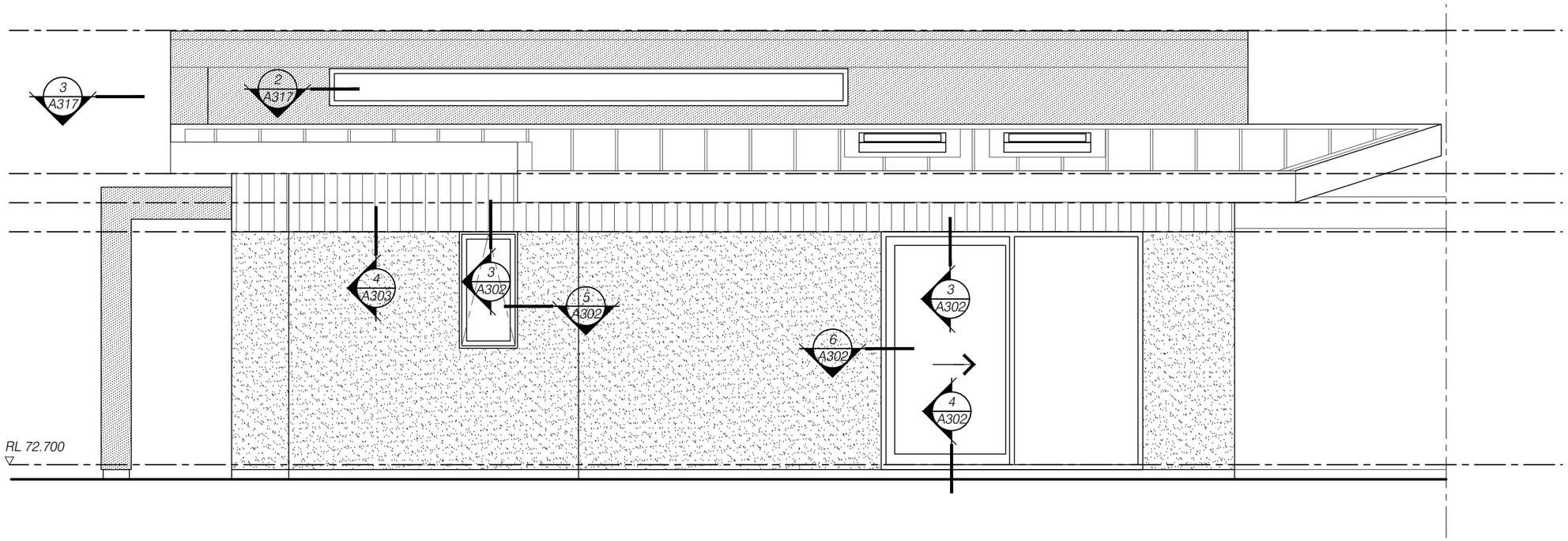
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Drawing Number **A1-05** Revision **B**

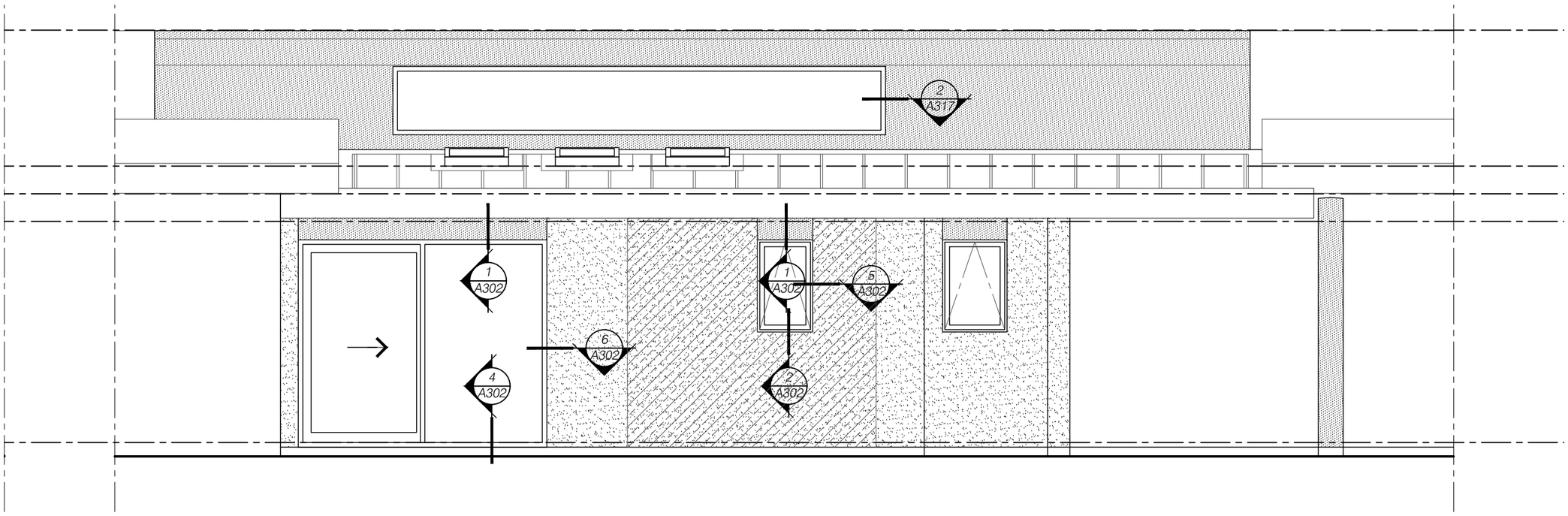
PLOT DATE 23.09.2026

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1A A101 SOUTH ELEVATION
- SCALE 1:50



1B A101 SOUTH ELEVATION
- SCALE 1:50

WALL CLADDING LEGEND:

- NEW TIMBER VERTICAL W/B CLADDING
- NEW TIMBER VERTICAL W/B CLADDING, AROUND ENTRY, CONTRAST TO OTHER TIMBER VERTICAL W/B
- EXISTING BRICK VENNER, PLASTER PAINT FINISH
- NEW BRICK VENNER, TO MATCH EXISTING, NEW PLASTER PAINT FINISH
- NEW 2mm P/C ALUMINIUM PANEL ON 17.5mm H3 PLY SUBSTRATE

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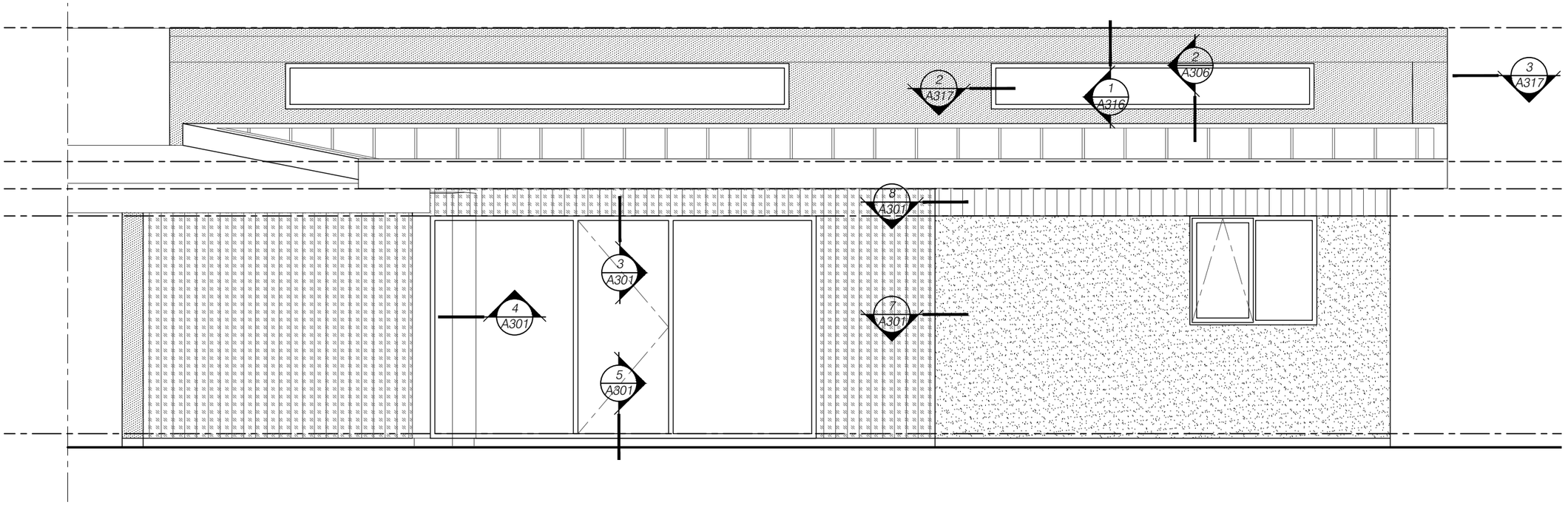
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Proposed external elevations

Drawing Number **A2-01**
Revision **B**

PLOT DATE 23.09.2026

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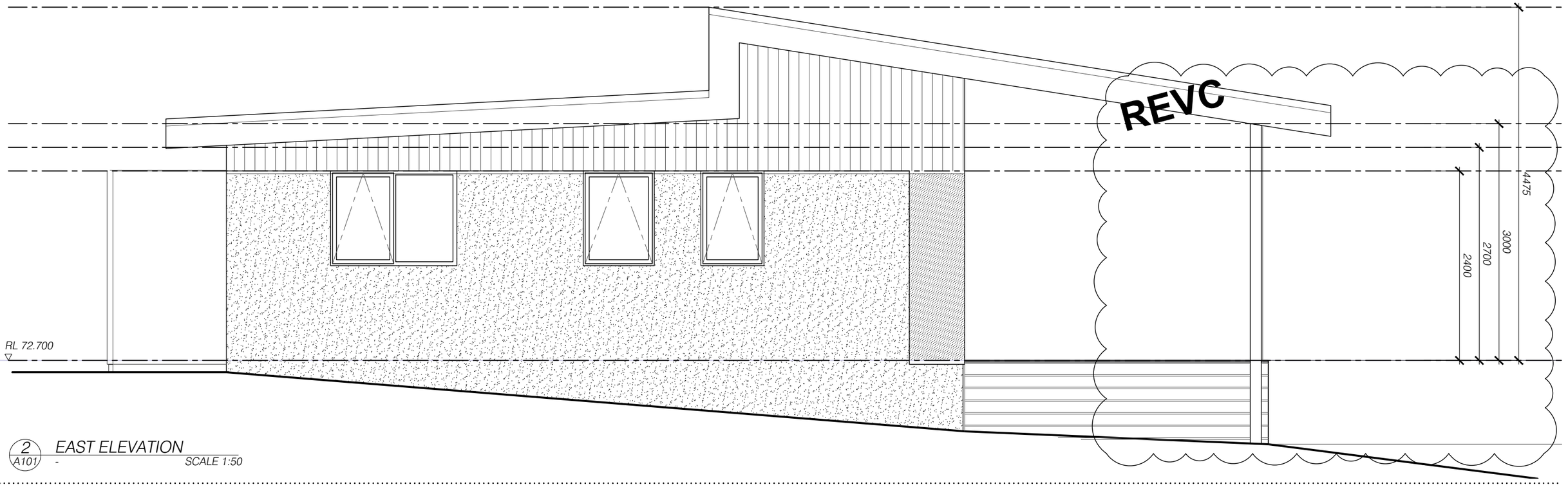
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1C / A101 SOUTH ELEVATION
- SCALE 1:50



2 / A101 EAST ELEVATION
- SCALE 1:50

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SCHEDULING	X - 01.01.----

Sheet
Proposed external elevations

Drawing Number
A2-02

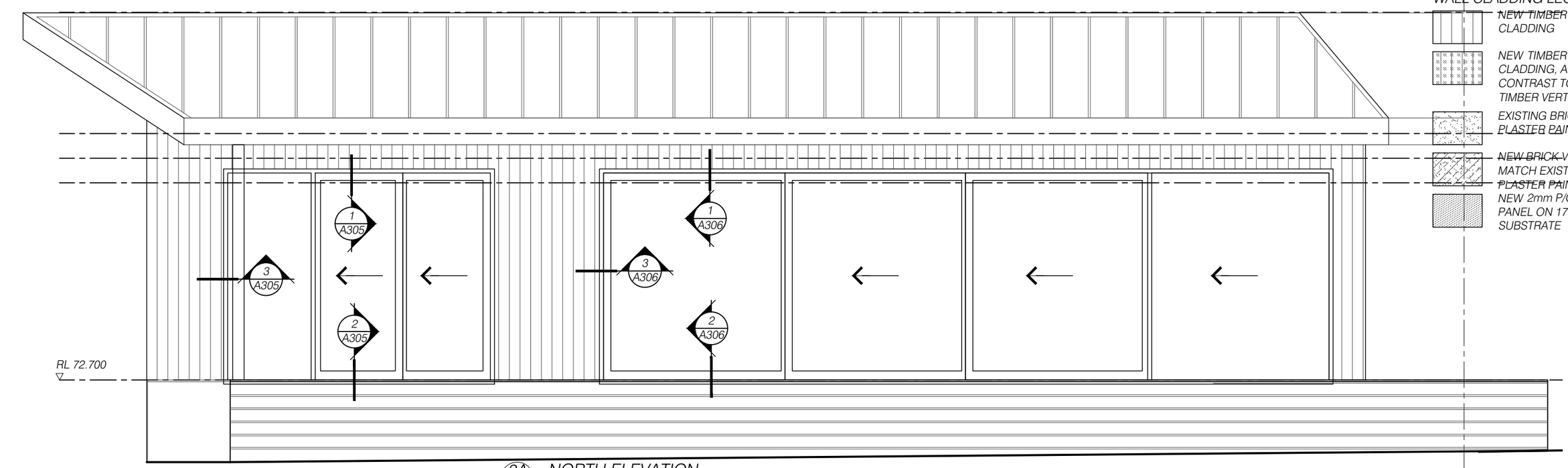
Revision
B

PLOT DATE 23.09.2026

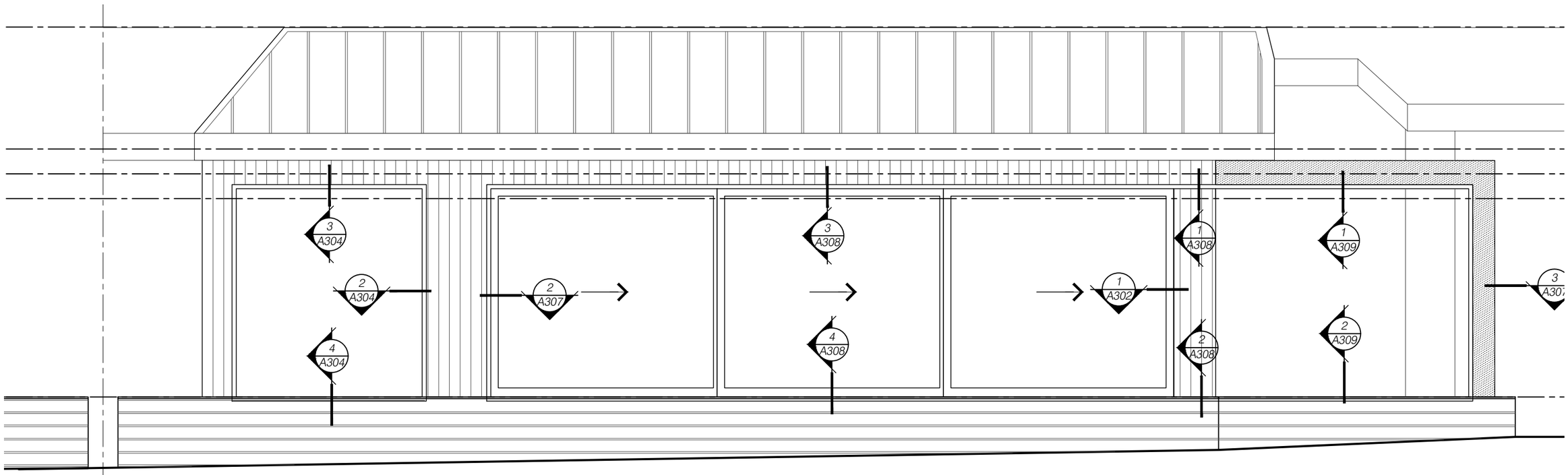
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3A A101 NORTH ELEVATION
- SCALE 1:50



3B A101 NORTH ELEVATION
- SCALE 1:50

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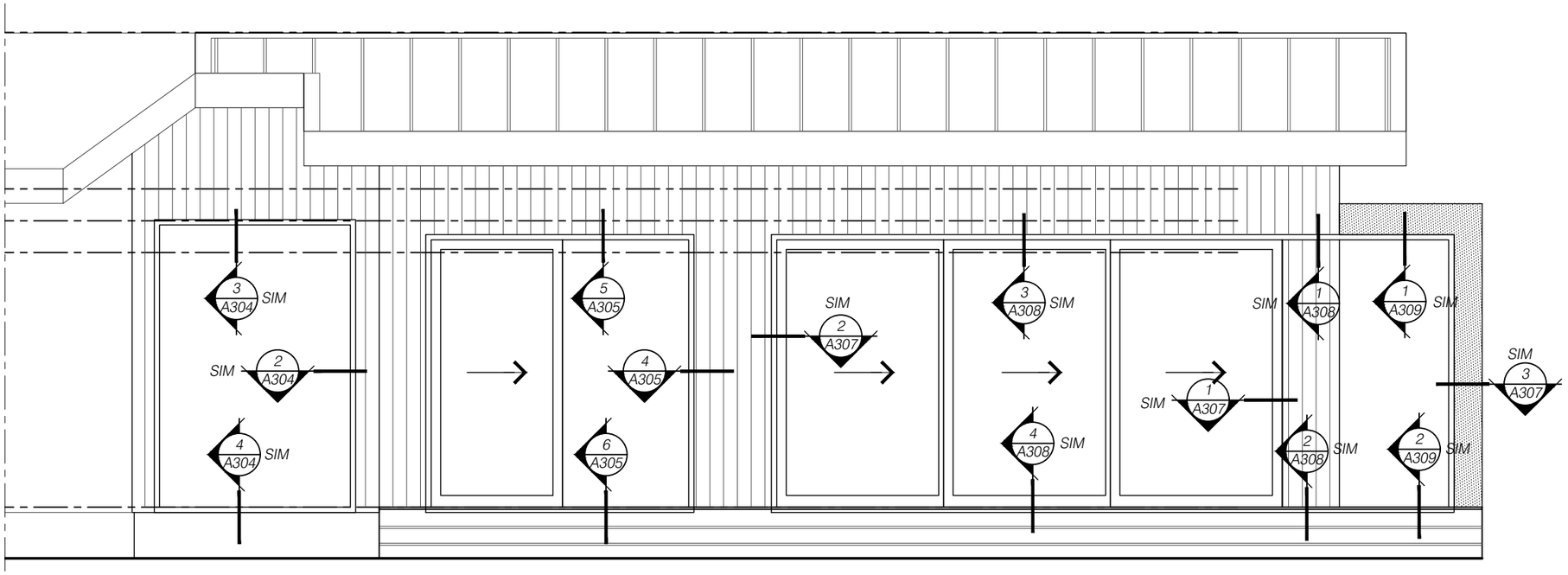
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Proposed external elevations

Drawing Number **A2-03**
Revision **B**

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PLOT DATE 23.09.2026

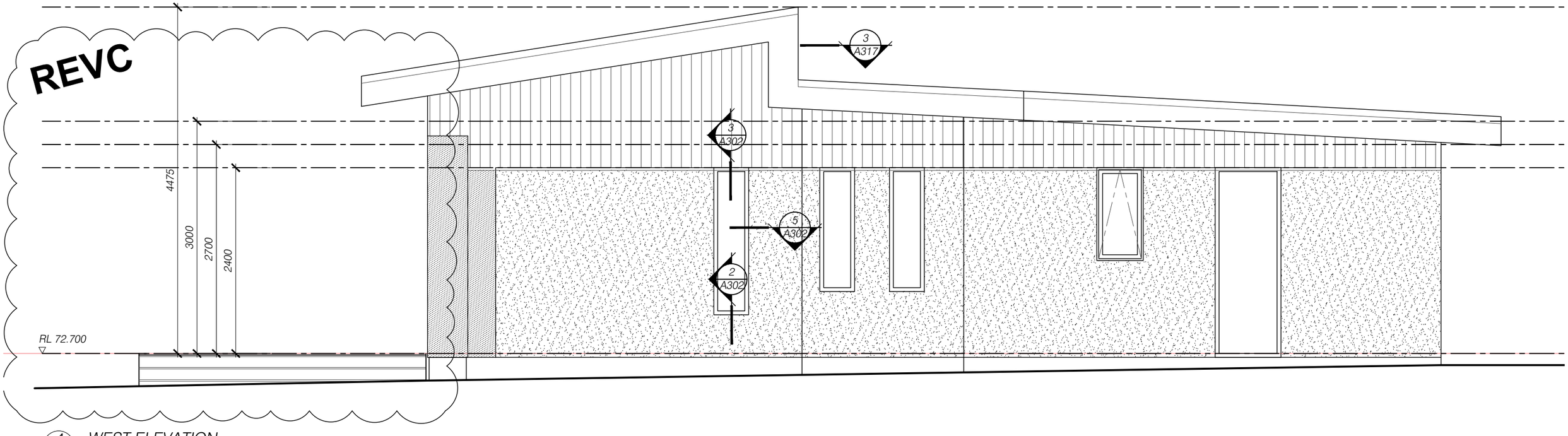
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3C A101 NORTH ELEVATION
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4 A101 WEST ELEVATION
- SCALE 1:50

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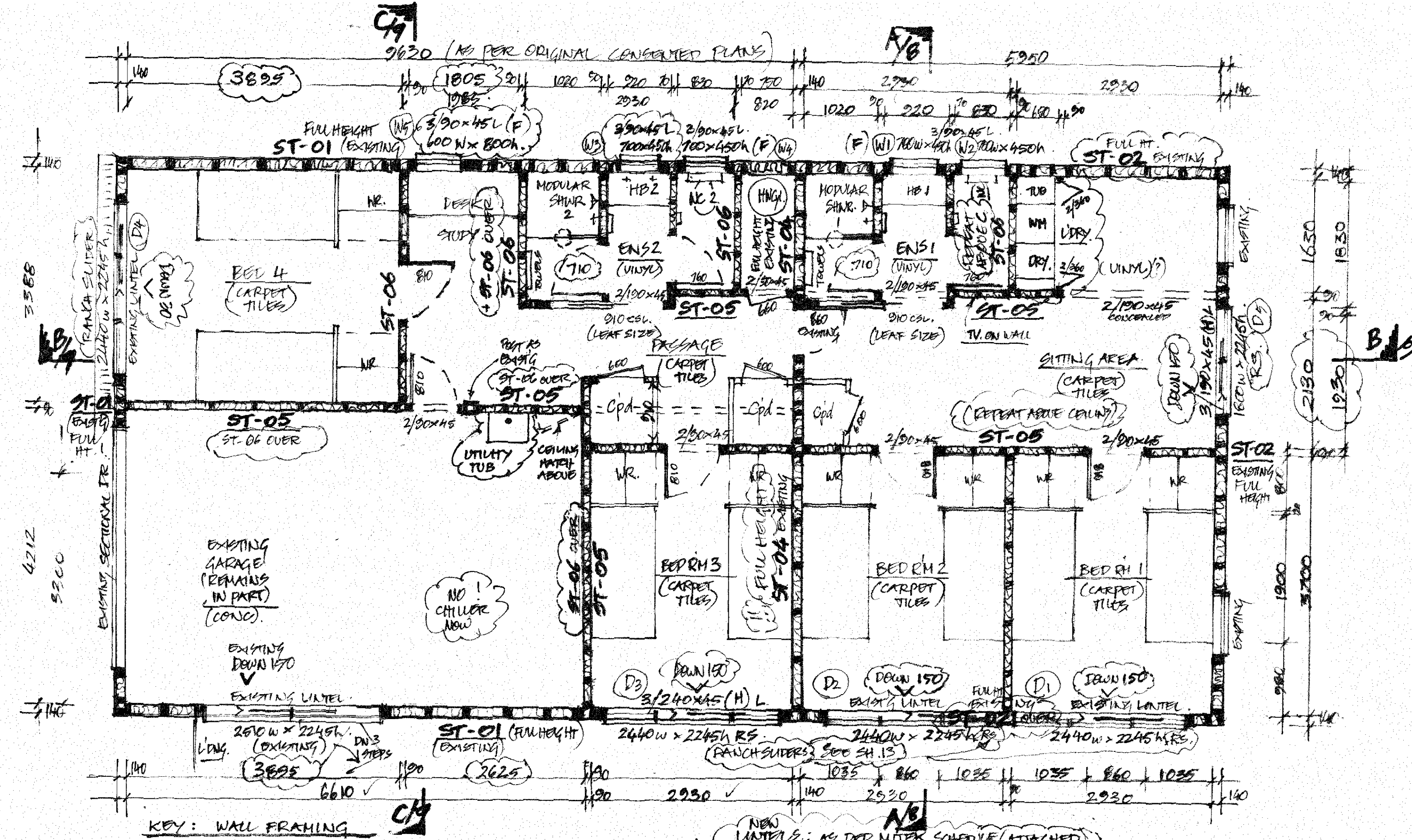
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KEY: WALL FRAMING

EXISTG.	ST01	=2/140×45 / 400ctrs, DWARFS 800ctrs	(4.0mh. max. existing)
	ST02/04	=140×45 / 400ctrs " "	(3.6mh " "
NEW	ST05/03	=2/90×45 / 400ctrs " "	(2.4mh. max new
	ST06	= 90×45 / 600ctrs " "	(2.4mh. " "
	ST07	= 70×45 / 600ctrs " "	(2.4mh. " "

NOTE 1. USE: 10mm AQUALINE OR 6mm VILLA BRD WALL AND CEILING LININGS TO SHOWER ROOMS & LAUNDRY

NEW LINTELS: AS PER LINTEL SCHEDULE (ATTACHED) (FOR FIXINGS SH 14)

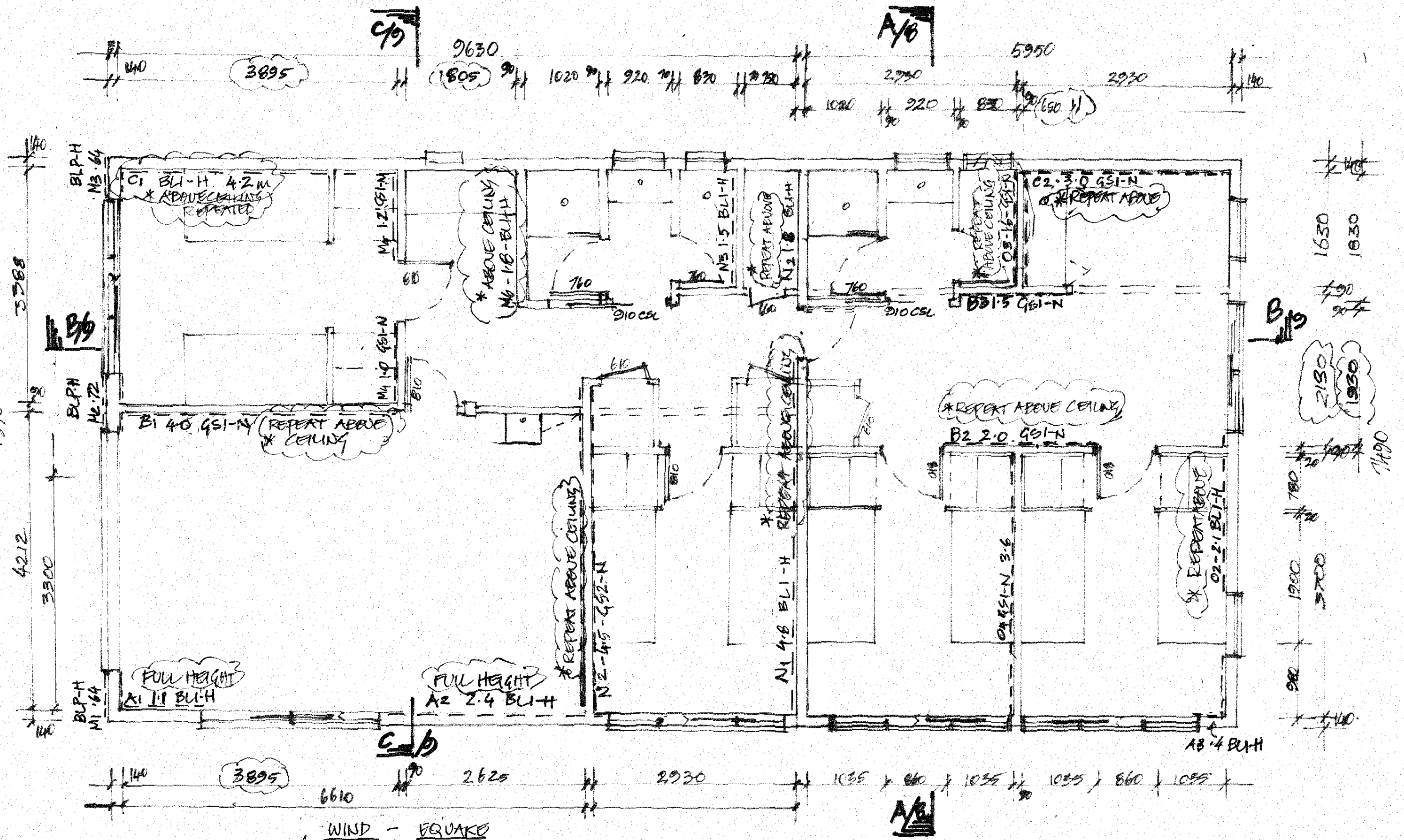
(H): 13.5 KN.
(G): 7.5 KN
(F): 4.0 KN.

NOTE 2: SEE SH 13 WINDOW & DOOR SCHEDULE.

SHED - 4 BEDROOM CONCEPT 'AMENDED.'

FLOOR PLAN & FRAMING Scale 1:50/A3. 27/7/26.

HM DESIGN Amended 21/9/26 SH. 3
- new laundry + tub etc



NOTES:

WALL BRACING /	WIND 0·4	WIND 1·2	EQUAKE 0·4	EQUAKE 1·2
1. GS1-N	50	70	55	60
2. GS2-N	70	95	65	85
3. BLI-H	90	125	100	105
4. BLP-H	135	150	135	150
5. BLG-H	110	150	115	145

(SEE BASI BRACE MANUAL)

* SHORT WALLS ABOVE CEILING

WALL BRACING 1:50

73A SIGNAL STN. RD. - SHED ALTERATIONS

WALL BRACING PLAN 1:50 / A3 (DWG 2) SH. 4

HMDESIGN

Amended Heights + Hypos 19/9/26. 29/7/26

C/9

9630 | 5950

3895 | 1805 | 1020 | 920 | 830 | 2930 | 2930 | 2400

140 | 90 | 90 | 90 | 140

FULL HEIGHT | 190×45 STRINGER | 140×45 STRINGER | 140×45 STRINGER

ST-01 | ST-02

B/9 | B/10

1 | * 190×45 SG8 H1.2 900ctrs

190×45 SOLID BLOCKING

ST-06 OVER

90×45/600ctrs * (OR 140×45/900ctrs)

ST-06

EXISTING POST

CEILING SPACE HATCH 610W×1000H

610 | 610

REFERENCE 2

ST-05 OVER

2/190×45 C. RUNNERS (BEAMS)

90×45 SG8 H1.2 C.J's 600ctrs 2.3m MAX SPAN

(NOTE: CAN BE 140×45-900ctrs)

ST-05 OVER

140×45 H1.2 SG8 SOLID BLOCKING

ST-06 OVER

140×45 SG8 H1.2 STRINGERS 2/M12 COACH SCREWS 150 LONG @600CTS, 50×3 WASHERS

140×45 SG8 H1.2 C.J's 900ctrs 3.1m MAX. SP.

VOID OVER

4 NEW GIB CEILING OVER

EXISTING BOOTH OVER

ST-01 | ST-02 A/8

4212 | 3300 | 140 | 1630 | 1800 | 2130 | 1930 | 1900 | 2000 | 140

140 | 3895 | 6610 | 90 | 2625 | 90 | 2030 | 140 | 1035 | 860 | 1035 | 50 | 1035 | 860 | 1035

C/2

NOTES: * IF CEILING SPACE IS TO BE USED FOR LIGHT STORAGE (3kPa MAX)
- JOISTS - 190×45 ctrs / 3.4m SP. MAX
(WITH 20mm PART. Brd FLOORING OVERLAID)

CEILING FRAMING 1:50 A3

73A SIGNAL STN RD. - SHED ALTERATIONS

CEILING FRAMING 1:50/A3 SH 5

HM DESIGN Ainslie 10/9/26 29/7/26

C/9 9630 A/10 5950

1:60 MIN FALL, 100ϕ WW TO SEPTIC SYS (EXIST'G)

1140 3895 1805 1020 920 830 140 2930 2930 140

1020 220 830 1800

IP ORG 25ϕ P.E W.L. + HOSE TAP

40ϕ O'FLOW

1.* SHWR 40ϕ HB WC 2.* HW TRAY 1.* SHWR 40ϕ 40ϕ WC 100ϕ TOB WM

Fig. 10

1640 MIN

1140 3988 150 D x 200 W GRATED DRAIN *3 920 4212 3300 1140

615 810 760 760 810 CG

WATER PUMP & FILTERS 2130 830 1900 780 920 1900 EXISTING

1140 3895 6610 2625 2930

*3

EXISTING OVERFLOW TO EXIST'G ATTENUATION SOAKAGE

Suitably qualified person to carry out all drainage design to NZBC G13-AS1 / NZS 3500.
Suitably qualified person to carry out all drainage work and provide as built drawings prior to backfilling any trench or covering any work.
Main Contractor to locate all services and confirm connection invert levels prior to commencing any work.
Min. unpaved ground cover to top of any drain pipe 300mm.
Min. unpaved ground cover to top of any drain pipe under vehicle traffic 500mm.

Water Pipe:
All water pipe Polybutylene.
Pipe diameter to shower - 20mm.
Pipe diameter to basin and WC - 15mm

Drainage Pipe:
Pipe supports located at 1.5m max. at vertical pipe run, and 0.75m max. at horizontal pipe run.
All pipework outside thermal envelope to be insulated against freezing / warming with pre formed close cell insulation.

(IP) shows location of pipe Inspection Point

ORGT shows location of Overflow Relief Gully Trap

DN 80 TV • shows location of 80mm Terminal Vent (for maximum 30 fixture drainage units) - terminate 150mm above roof with vermin proofing cowl and flash penetration with Dektite boot flashing.

SANITARY DRAINAGE TO AS/NZS3500

Underslab fixture branch drains to be 65mm DIA with minimum fall 1:40. Minimum size for trap outlets & discharge pipes pipes above slab to be:

DN100	1:60
DN80	1:40
DN65	1:40
DN50	1:40
DN40	1:40

All inspection points/bends under paving to have removable airtight lids at ground level

ABOVE SLAB: FIXTURE TRAP & DISCHARGE PIPE SIZES

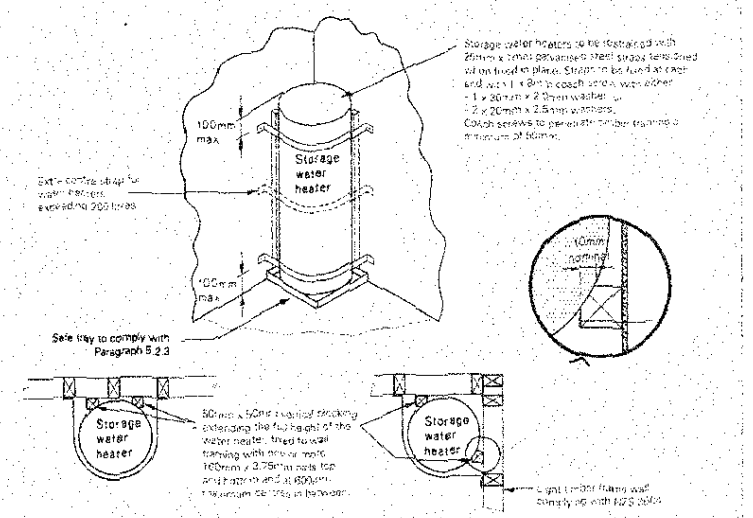
BASIN	32mm MIN
SHOWER	40mm MIN
SINK	40mm MIN
DISHWASHER	40mm MIN
WASHING MACHINE	40mm MIN
LAUNDRY TUB	40mm MIN
WC	80mm MIN

Hot water supply thermal insulation needed to comply to NZS 4305:1996 and AS/NZS 3500.4:2003:

1) Generally, the first 2 m of pipe from the storage vessel
2) Temperature and pressure relief valves
3) The vent pipe to open-vented storage systems from the top of the storage water heater to a point 300 mm above the maximum standing water in the vent pipe.

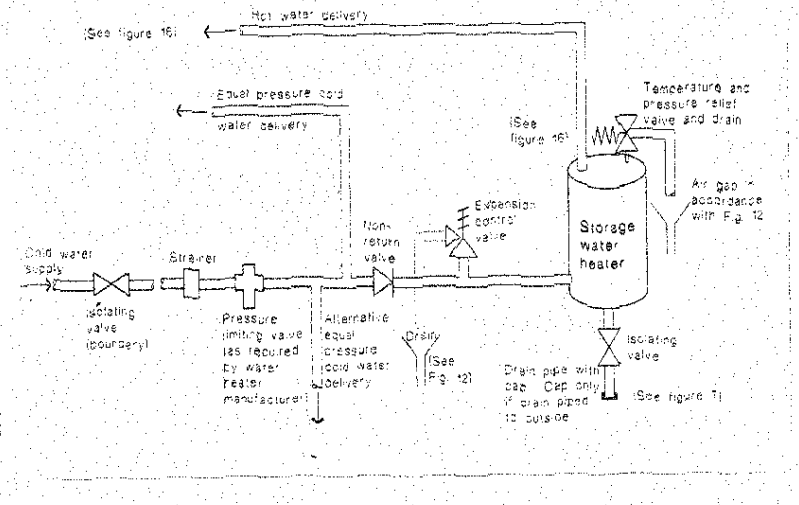
Requirements specific to NZS 4305:1996 are thermally insulating:

4) All water pipes external to the thermal envelope where there is a risk of freezing
5) All hot water pipes embedded in concrete or buried underground (these pipes are required to be located within a duct)
6) Hot water distribution systems with hot water continuously circulating in a loop
7) Connecting pipes between a wetback and storage vessel
8) From the water heater to the kitchen sink outlet



Notes:
1. An additional centre strap is required where a *storage water heater* is located more than 12 m above finished ground level.
2. Additional timber framing may be required in retrofit situations to ensure adequate strap fixing is available.
3. Straps shall not be installed where they clash with water heater inlets, outlets or controls.
4. Where the 100 mm maximum strap distance from the top or bottom of the *storage water heater* cannot be achieved, straps may be placed within the top and bottom 25% with one additional strap placed centrally for water heaters < 200 litres, and two additional evenly spaced straps for water heaters 200 - 360 litres.
5. [illegible] are required when complying with both Note 1 and Note 4.

Paragraphs 5.1.2 and Fig. 11



NOTE: DRAINLAYER/PLUMBER TO PROVIDE AS-BUILT PLANS AND PHOTOGRAPHIC RECORD OF ALL WORK PLEASE

3* 150 D x 200W GRATED THRESHHOLD DRAINS INSTALLED TO (x4) ALL EXISTING GARAGE DOORS BEING REPLACED WITH NEW ALUMINIUM JOINERY DOORS.

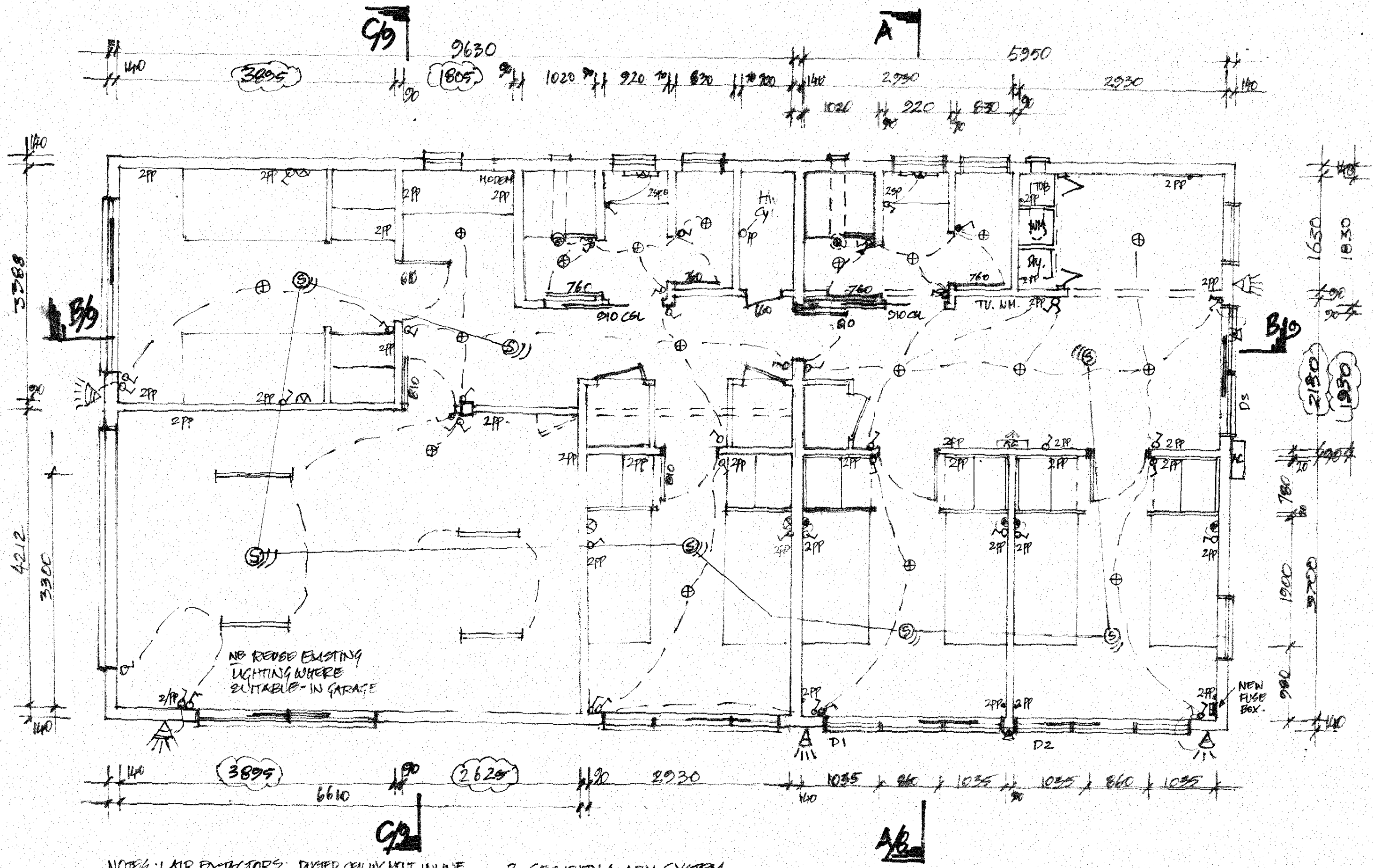
1*. NEW EASI-CLEAN TRAPS + OUTLETS CHASED INTO EXISTING FLOOR SLAB OR RAISE MODULAR SHOWER TRAYS TO ACCOMMODATE NECESSARY DEPTH

2*. COMPLIANCE TO G12 REQ'D. see FIGS. 8(b) & 14 ABOVE & OVER

73A SIGNAL STN RD. - SHED ALTERATIONS

WW. DRAINAGE PLAN 1:50/A3 SH 6.

HM DESIGN Amended 19/9/26 29/07/26



NOTES: 1. AIR EXTRACTORS: DUCTED, CEILING MOUT, INLINE
KITCHENET - 50 lit/sec (TO HOB HOOD)
BATHROOMS - 25 lit/sec (OVER SHOWERS)

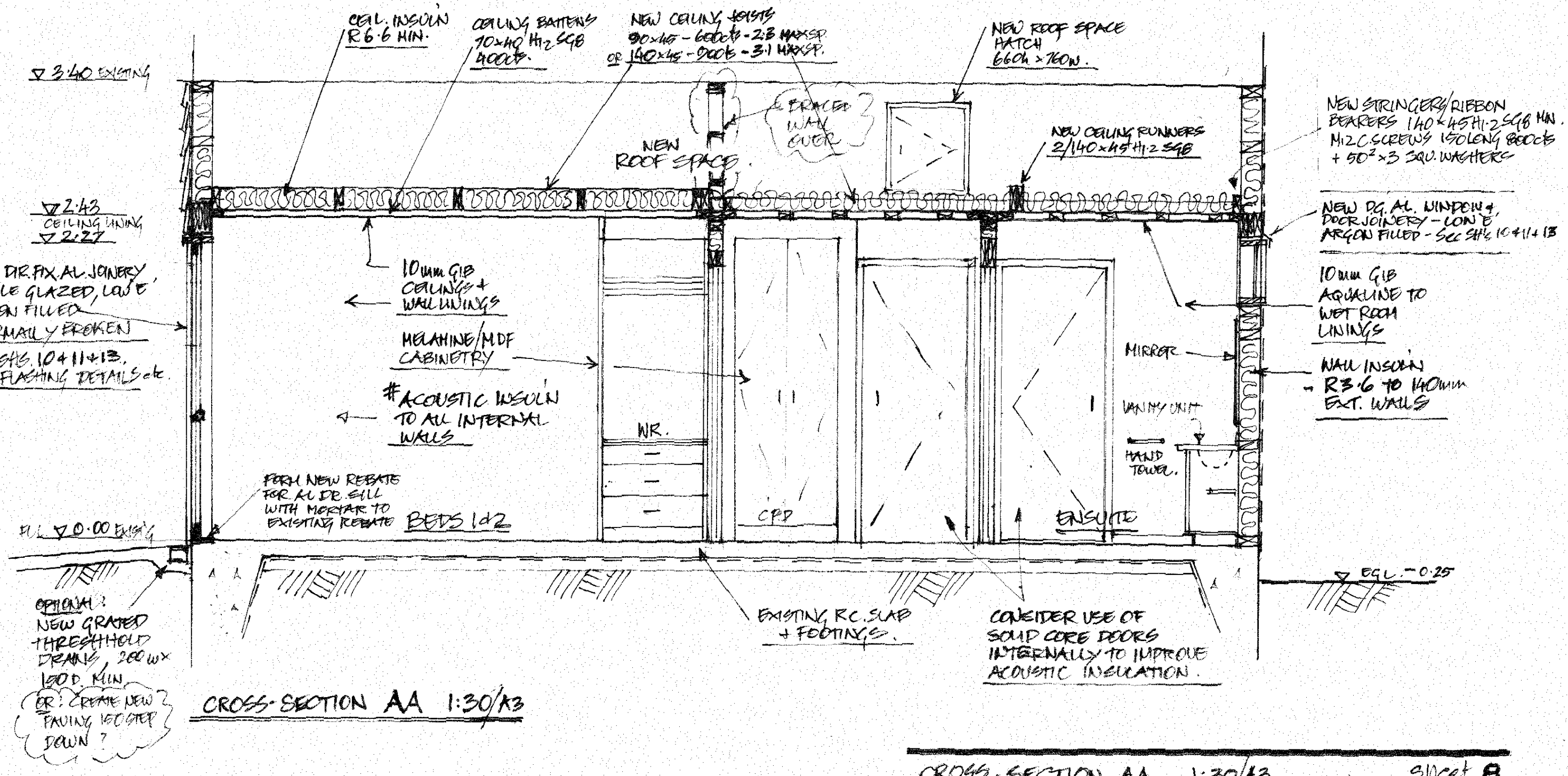
2. SMOKE ALARM - DETECTORS
TO NZS 4514-2021 - INTERLINKED Wifi.?

3. SECURITY ALARM SYSTEM
- by OTHERS LINKED TO ALL BUILDINGS.

73A SIGNAL STN Rd. – SHED ALTERATIONS - 29/07/26

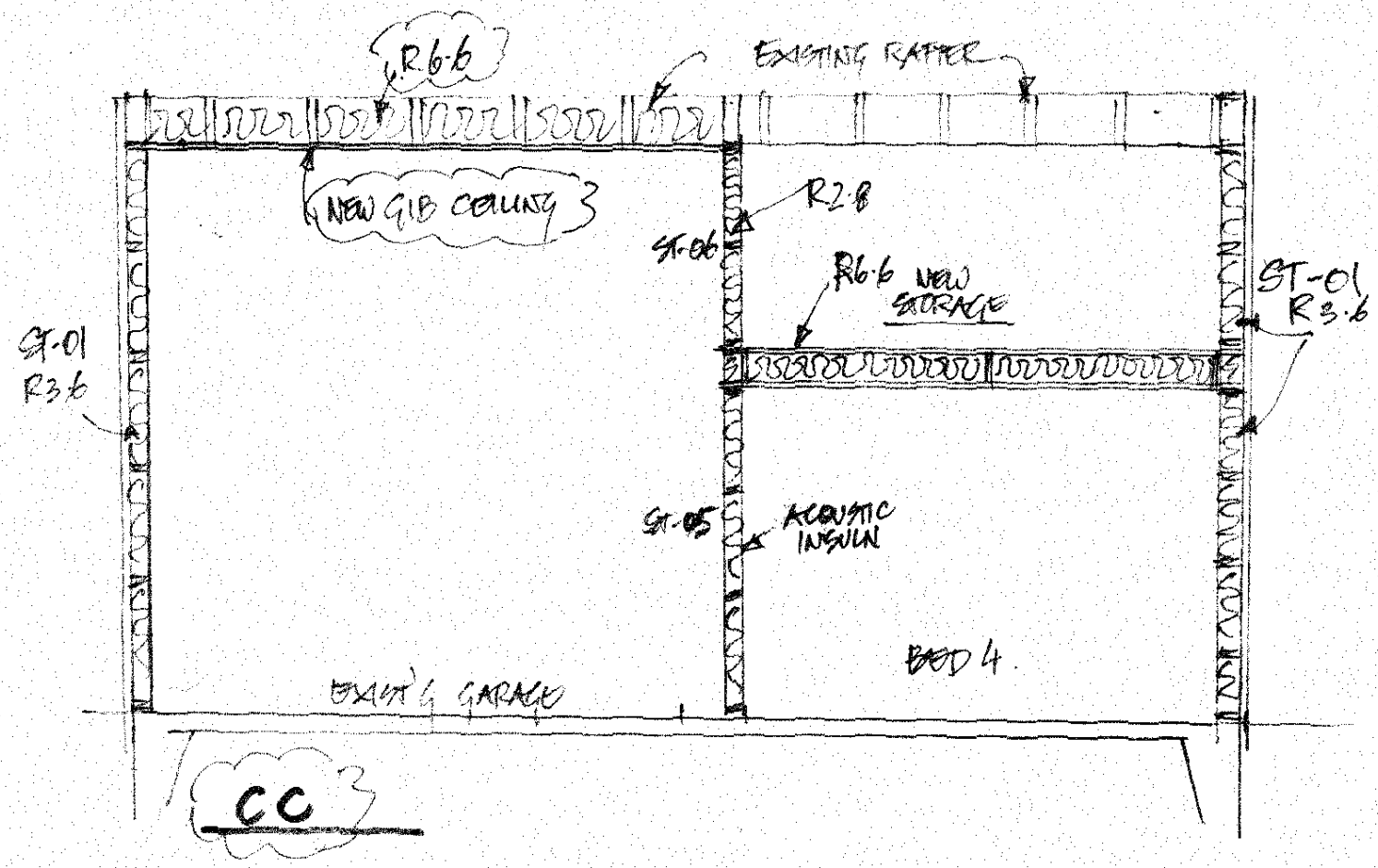
ELECTRICAL, LIGHTING, FIRE SCALE 1:50/A3 Sh.7

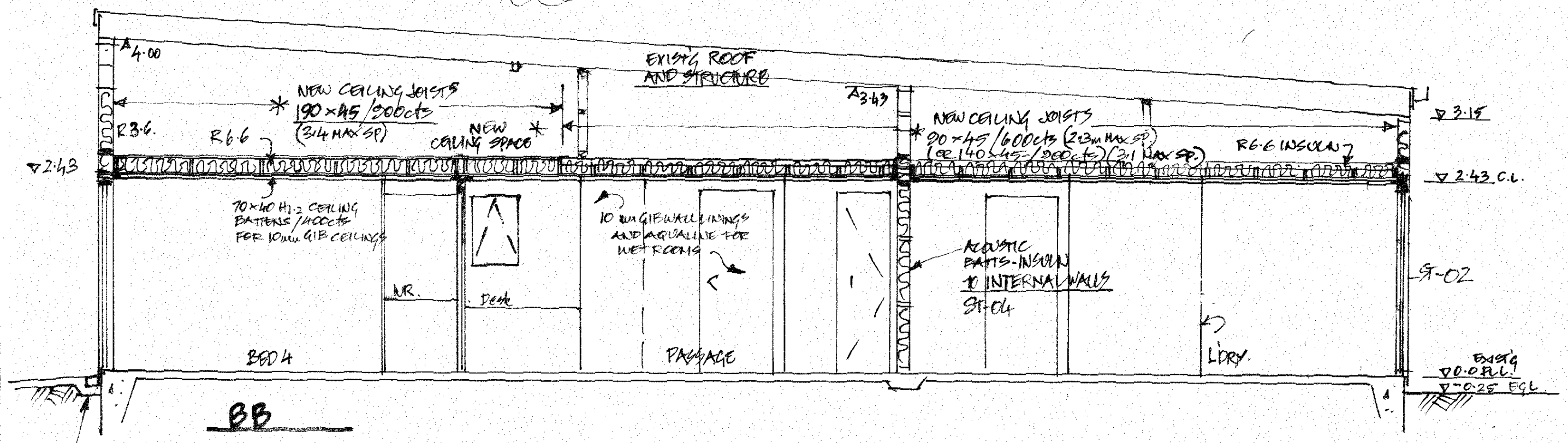
Amdd 17/9/26



CROSS-SECTION AA 1:30/A3

CROSS-SECTION AA 1:30/A3		Sheet 8
HM DESIGN	Amd'd 19/9/26	29/7/26

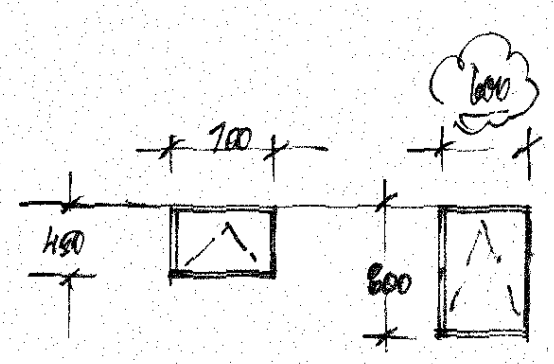




NOTES: 1. * See Note SH. 5

2. CONSIDER USING SOLID CORE INTERIOR DOORS FOR IMPROVED ACOUSTIC INSULATION.

LONG-SECTION BB & CC	1:50/A3		Sheet 9
HM DESIGN	Amdd 19/9/26		29/7/26



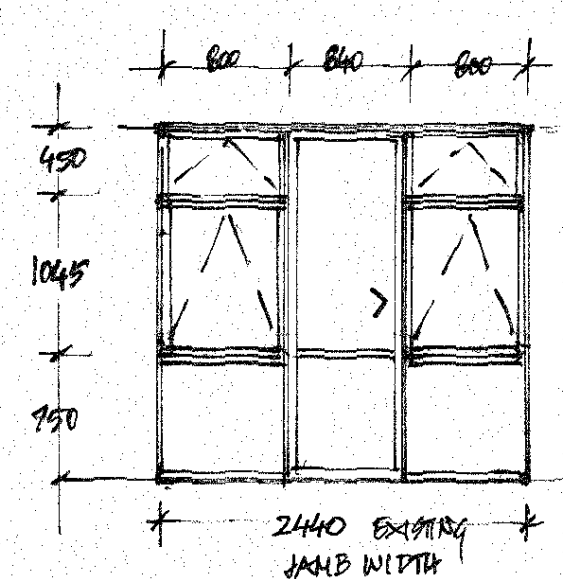
4 off ENS. & WC's
(OBSCURED GLASS)
W's 1-4

1 off STUDY
W5

▽ 2245 LINTEL HTS.

▽ 000 EXIST'G FL LEVEL.

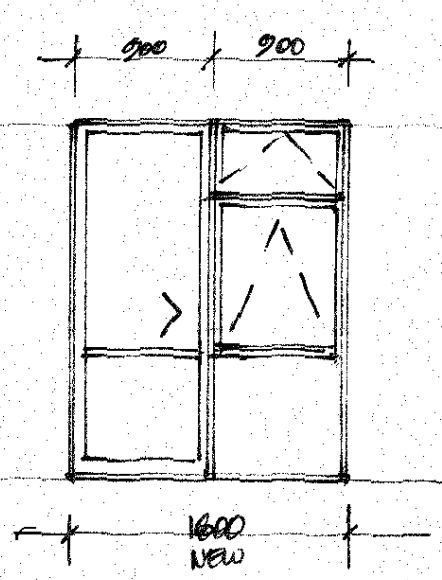
JOINERY NOTES:
ALL DIMENSIONS SHOWN ARE FRAMING DIM'NS TO BE CONFIRMED BEFORE MANUFACTURE
- NOTE: VH WIND ZONE
- TIMBER REVEALS H3.1
- ALLOW 7mm GAP TO JAMBS, 10mm GAP TO SILL AND HEAD
- SEE - INSTALLATION DETAILS SHS 10 & 11.
- ALL DOUBLE GLAZED, LOW'E' GLASS, ARGON FILLED, THERMALLY BROKEN FRAMES (SUITE TO BE SPECIFIED)
- SEE SH 3 FOR LINTELS.



4 off for Bedrooms
D's 1-4

2245 ▽ EXISTING LINTEL HT. & NEW

0.00 ▽ EXISTING FL LEVEL.



D5 1 off SITTING RM

73A SIGNAL STN RD - SHED ALTERATIONS

WINDOW SCHEDULE 'DRAFT B' 1:50/A3 Sh 13

HM DESIGN. Arnold 19/9/26 29/7/26

FNDC - Approved Building Consent Documents - EBC-2019-11200 - Pg 30 of 31 - 21/03/2019 - FNBC

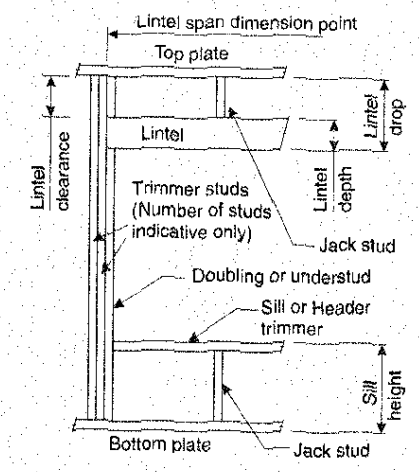
LUMBERLOK®

LINTEL FIXING SCHEDULE
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6 m²	G	G	H	G	G	H
11.6 m²	G	H	H	G	G	H
12.1 m²	G	H	H	G	H	H
15.3 m²	H	H	-	G	H	H
19.1 m²	H	-	-	G	H	-
20.9 m²	H	-	-	H	H	-
21.8 m²	H	-	-	H	-	-
34.3 m²	-	-	-	H	-	-

Notes:
1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2) Assumed girder truss is at mid-span or middle third span of lintel
3) Use similar fixings for both ends of lintel
4) All other cases require specific engineering design

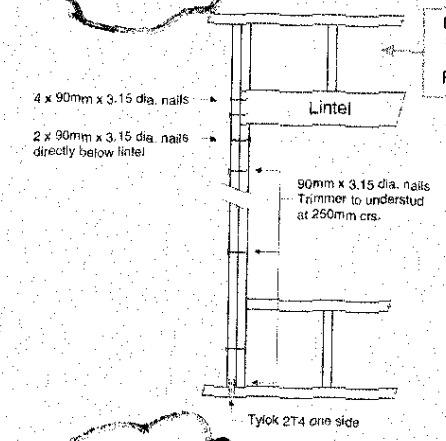
SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig 1.3 NZS 3604:2011)	Light Roof Wind Zone VH	E	F	G	H
0.7	2.0					
	3.0					
	4.0					
	5.0					
	6.0				G	
0.9	2.0					
	3.0					
	4.0					
	5.0					
	6.0				G	
1.0	2.0					
	3.0					
	4.0					
	5.0				G	
	6.0				G	
1.2	2.0					
	3.0					
	4.0				G	
	5.0				G	
	6.0				G	
1.5	2.0					
	3.0					
	4.0				G	
	5.0				G	
	6.0				H	
2.0	2.0					
	3.0				G	
	4.0				G	
	5.0				H	
	6.0				H	
2.4	2.0				G	
	3.0				G	
	4.0				H	
	5.0				H	
	6.0				H	
3.0	2.0				G	
	3.0				H	
	4.0				H	
	5.0				H	
	6.0				-	
3.6	2.0				G	
	3.0				H	
	4.0				H	
	5.0				-	
	6.0				-	
4.2	2.0				G	
	3.0				H	
	4.0				-	
	5.0				-	
	6.0				-	
4.5	2.0				H	
	3.0				H	
	3.4				-	
	4.0				-	
	5.0				-	
	6.0				-	
4.8	2.0				H	
	3.0				H	
	3.2				-	
	4.0				-	
	5.0				-	
	6.0				-	

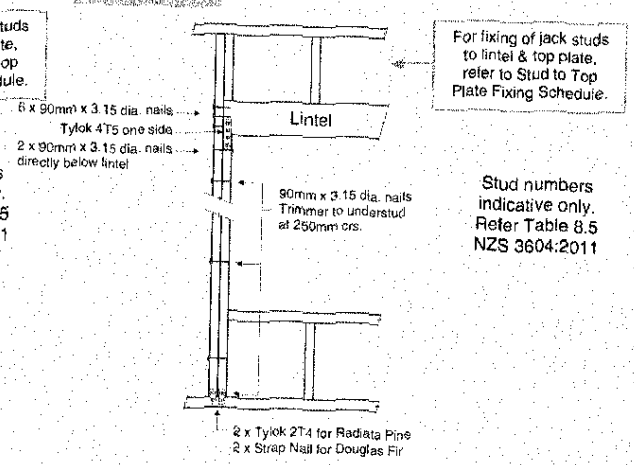
LINTEL FIXING OPTIONS

LUMBERLOK®

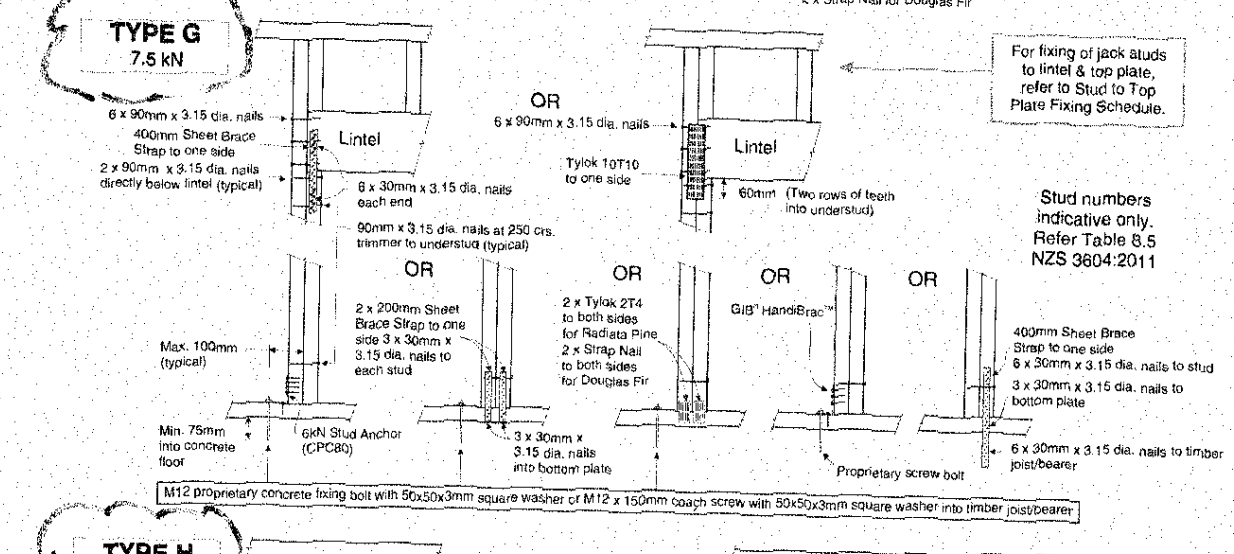
TYPE E
1.4 kN



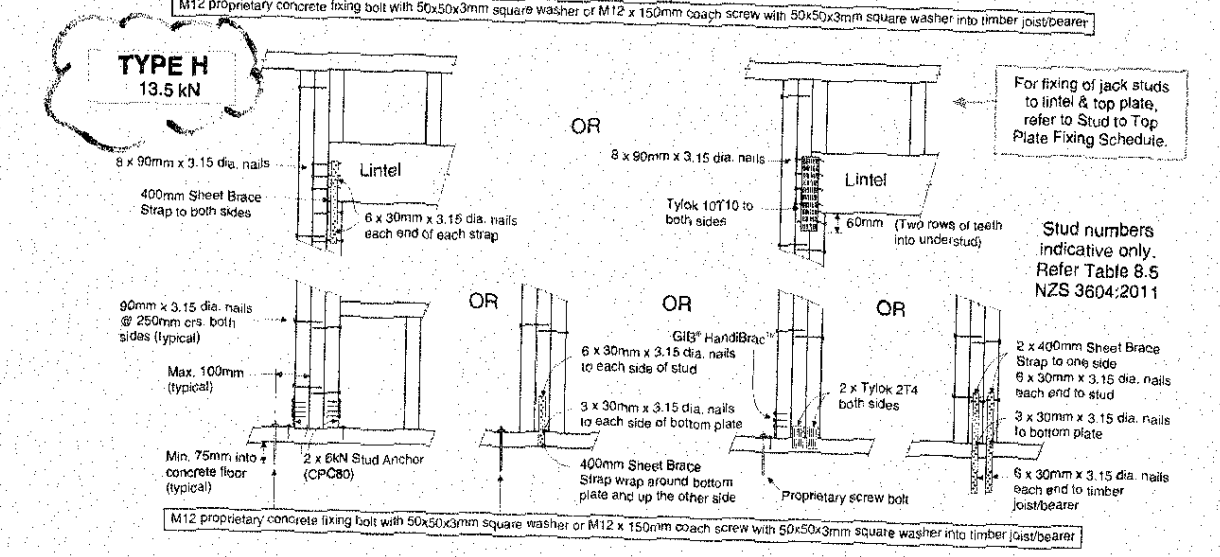
TYPE F
4.0 kN



TYPE G
7.5 kN



TYPE H
13.5 kN



ISSUE	DATE	REVISION

ADDRESS
CLIENT
FILE
DRAWING
PROJECT

LINTEL FIXING REQUIREMENTS (LLOK)

HM DESIGN

SHT: SH 14
SCALE: NTS
DATE:
DRAWN: HM

APPENDIX 2

2260578-RMALUC (PAVILION RC)

AND 2190493-RMALUC (SHED RC)

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

the top place where [illegible]

Application No: 2190493-RMALUC

14 May 2019

Ian Roy Farley
C/- Northland Planning and Development
1421 Church Road
RD 2
Kaitaia 0482

Dear Sir / Madam,

Re: RESOURCE CONSENT APPLICATION BY Ian Farley

I am pleased to inform you that your application for resource consent has been approved. The decision is enclosed for your information. The application was considered and determined under authority delegated to the Team Leader Resource Consents of the Far North District Council, pursuant to Section 34A of the Resource Management Act 1991.

It is very important that you understand and comply with any conditions of consent. If you have any questions or concerns about any aspect of your consent or its conditions, please contact the planner who prepared the decision.

Please note, that you will be sent either an invoice or credit note depending on the actual cost of processing your application. Any additional costs shown on an invoice need to be paid by the 20th of the month following the date of the invoice. If you receive a credit note, you have the option of requesting a refund by bank transfer, or transferring the amount to any other Council account. Please advise and supply a printed bank deposit slip and allow 10 working days for the refund to be processed.

If you have any further queries regarding this matter, please contact the reporting Planner.

Yours faithfully,

Amit Nandi
Planning Support
Resource Consents Department

Far North District Council

FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (LANDUSE)

Resource Consent Number: 2190493-RMALUC

Pursuant to section 104B of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Ian Farley

The activity to which this decision relates:

Proposal A: Land-use

To construct a 128m2 shed breaching Visual Amenity and Stormwater Management in the Coastal Living Zone.

Proposal B: Change to consent notice conditions (s221(3))

To vary condition A(3) of Consent Notice condition D579879.2 under RC 1990059.

Subject Site Details

Address:	73A Signal Station Road, Omapere 0473
Legal Description:	Lot 1 DP 204637
Certificate of Title reference:	NA-132C/62

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

1. The activity shall be carried out in accordance with the approved plans prepared by Mealings Architecture, referenced Proposed Shed 73a Signal Station Rd Omapere, dated 04/12/18, and attached to this consent with the Council's "Approved Stamp" affixed to them.

Drawing	Date
Site Plan	04/12/18
Site Plan Enlarged	04/12/18
Elevations	04/12/18
Floor Plan	04/12/18

2. In conjunction with the construction of the roof the consent holder is to install the attenuation system for the shed in accordance with the Stormwater report and plans, prepared by Hutchinson Consulting Engineers.

3. Within three month(s) of receipt of this decision, provide for the approval of the Council's Resource Consents Manager or other duly delegated officer, a schedule of natural, recessive colours and textures to be utilised in finishing the buildings, including tinted or non reflective glass if necessary. The shed is to be finished in accordance with this schedule within six months of the Code of Compliance Certificate and the approved schedule shall be adhered to for the duration of this consent.

4. An application to Land Information NZ is required to have the amendment of Consent Notice conditions recorded on the affected Title. This is to be completed prior to obtaining a Code Compliance Certificate.

Decision B – Change of Consent Notice Conditions A(3)

Pursuant to Section 221(3) of the Resource Management Act 1991, the Council approves the changes to consent notice D579879.2 condition A(3) in so far as it relates to lot 1 DP 204637 as shown below:

3. Any building constructed on proposed Lot 1 shall not exceed a height of four metres and shall be finished in natural colours and non-reflective surfaces (apart from glassed areas) to the satisfaction of the Environmental Services Manager. For the purposes of this condition, the "height" of any building shall be the vertical distance between ground level at any point and the highest part of the building immediately above that point. The building height for the 128m2 shed is 4.57 metres as shown on the plans prepared by Mealings Architecture, dated 4/12/2018 referenced Proposed Shed 73A Signal Station Road, Omapere (as approved under RC 2190493).

Advice Notes

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

2. During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.

3. The property is subject to a Consent Notice. The lot owner is responsible for ensuring ongoing compliance with the Consent Notices (either existing or as amended by this consent).

4. The conditions of this consent will be monitored by Council's Resource Consents Monitoring Officers. Any documentation relating to compliance with the above conditions of consent should be sent to rcmonitoring@fndc.govt.nz

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.

2. The proposed activity is considered to have adequately taken into account, and be consistent with, relevant statutory provisions, including the following objectives and policies from the Operative Far North District Plan. 10.7.3.1, 10.7.3.2, 10.7.4.1, 10.7.4.2 & 10.7.4.3. In addition the change to the Consent Notice have been considered and it is concluded that with the existing landscaping, house and environment the overall effects are no more than minor.

   (a) The Northland Regional Policy Statement;
   (b) The NZ Coastal Policy Statement

3. **District Plan Rules Breached:**
   10.7.5.1.1 Visual Amenity: The gross floor area of the new shed is 128m2 breaching the 50m2 permitted thresholds.
   10.7.5.1.6 Stormwater Management: The total impermeable coverage onsite is 861m2 breaching the permitted thresholds of impermeable coverage of 600m2 and 10%.

4. No non – statutory documents were considered relevant in making this decision

5. Part 2 Matters
   The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

6. In summary it is considered that the activity is consistent with the sustainable management purpose of the Act.

Approval

This resource consent has been prepared by Tyneal Windelborn, Consent Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:

P J Killalea.

Pat Killalea, Principal Planner

Date: 10th May 2019

Right of Objection
If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing Of Consent
Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

73a SIGNAL STATION ROAD, OMAPERE
Lot 1 DP 204637
WIND ZONE: VERY HIGH
Earthquake Zone: 1
Exposure Zone: D
Climate Zone: 1
Snow Loading: NO

Site Area 8537 SQM
District Zone: FAR NORTH DISTRICT COUNCIL
COASTAL LIVING

BUILDING SETBACKS
10m SETBACK TO ALL SITE BOUNDARIES
COMPLIES

VISUAL AMENITY
THE GROSS FLOOR AREA OF ANY NEW BUILDING(S) PERMITTED UNDER THIS RULE DOES NOT EXCEED 50 SQM
NOT COMPLYING
RESOURCE CONSENT REQUIRED UNDER RESTRICTED DISCRETIONARY ACTIVITIES

HEIGHT TO BOUNDARY
2m VERT. 45° FROM ALL BOUNDARIES

STORMWATER MANAGEMENT
THE MAX. PROPORTION OR AMOUNT OF THE GROSS SITE AREA WHICH MAY BE COVERED BY BUILDINGS & OTHER IMPERMEABLE SURFACE SHALL BE 10% OR 600 SQM WHICHEVER IS THE LESSER
NOT COMPLYING: EXCEEDS 600 sqm
RESOURCE CONSENT REQUIRED UNDER RESTRICTED DISCRETIONARY ACTIVITIES

CONSENT NOTICES PRESENT ON CERTIFICATE OF TITLE

EASEMENT CERFIFICATE B733842.3

D579879.2 CONSENT NOTICE PURSUANT TO SECTION 221(1) RESOURCE MANAGEMENT ACT 1991:

* THE CONSTRUCTION OF ANY BUILDING & THE CLEARANCE OF , OR DAMAGE TO ANY INDIGENOUS VEGETATION ON THE AREAS MARKED 'C' ON THE SURVEY PLAN IS PROHIBITED
COMPLIES
THE CLEARANCE OF OR DAMAGE TO ANY INDIGENOUS VEGETATION WITHIN THE AREAS MARKED 'A' & 'B' ON THE SURVEY PLAN IS PROHIBITED
COMPLIES
ANY BUILDING CONSTRUCTED ON PROPOSED LOT 1 SHALL NOT EXCEED A HEIGHT OF 4 METRES & SHALL BE FINISHED IN NATURAL COLOURS & NON-REFLECTIVE SURFACES (APART FROM GLASSED AREAS) TO THE SATISFACTION OF THE ENVIRONMENTAL SERVICES MANAGERS. FOR THE PURPOSES OF THIS CONDITION, THE "HEIGHT' OF ANY BUILDING SHALL BE THE VERTICAL DISTANCE BETWEEN GROUND LEVEL AT ANY POINT & THE HIGHEST PART OF THE BUILDING IMMEDIATELY ABOVE THAT POINT
NOT COMPLYING
PROPOSED BUILDING EXCEEDS THE HEIGHT OF 4M
RESOURCE CONSENT REQUIRED

TELECOMMUNICATIONS & ELECTRICITY SUPPLY RIGHTS OVER PART MARKED F SPECIFIED IN EASEMENT CERTIFICATE D579879.5
COMPLIES

IMPERMEABLE/BUILDING COVERAGE (SQM)	
EXISTING HOUSE	440
EXISTING DRIVEWAY	293
PROPOSED SHED	128
TOTAL COVERAGE	861 SQM

APPROVED PLAN
PLANNER.....
RC 2190493 DATE 3.5.2019



SITE PLAN
Scale 1:1000 @ A3



LOCALITY PLAN
NTS

REFER TO ATTENTUATION DESIGN ATTACHED FOR STORMWATER MITIGATION

AREAS A, B, C ARE TO BE SUBJECT TO A RESTRICTIVE LAND COVENANT WHICH WILL PROHIBIT THE CLEARANCE OF OR DAMAGE TO ANY INDIGENOUS VEGETATION

NOTE SITE PLAN LAYOUT IS BASED ON A POOR COPY OF SURVEY PLAN OF CERTIFICATE OF TITLE BOUNDARY ANGLES MAY REQUIRE TO BE CONFIRMED ONSITE BEFORE COMMENCING WORK

230 Hanu Rd
Ohaeawai 0472
hayleymclaren@gmail.com

earchitecture

Proposed Shed
73a Signal Station Rd
Omapere

Ian Farley

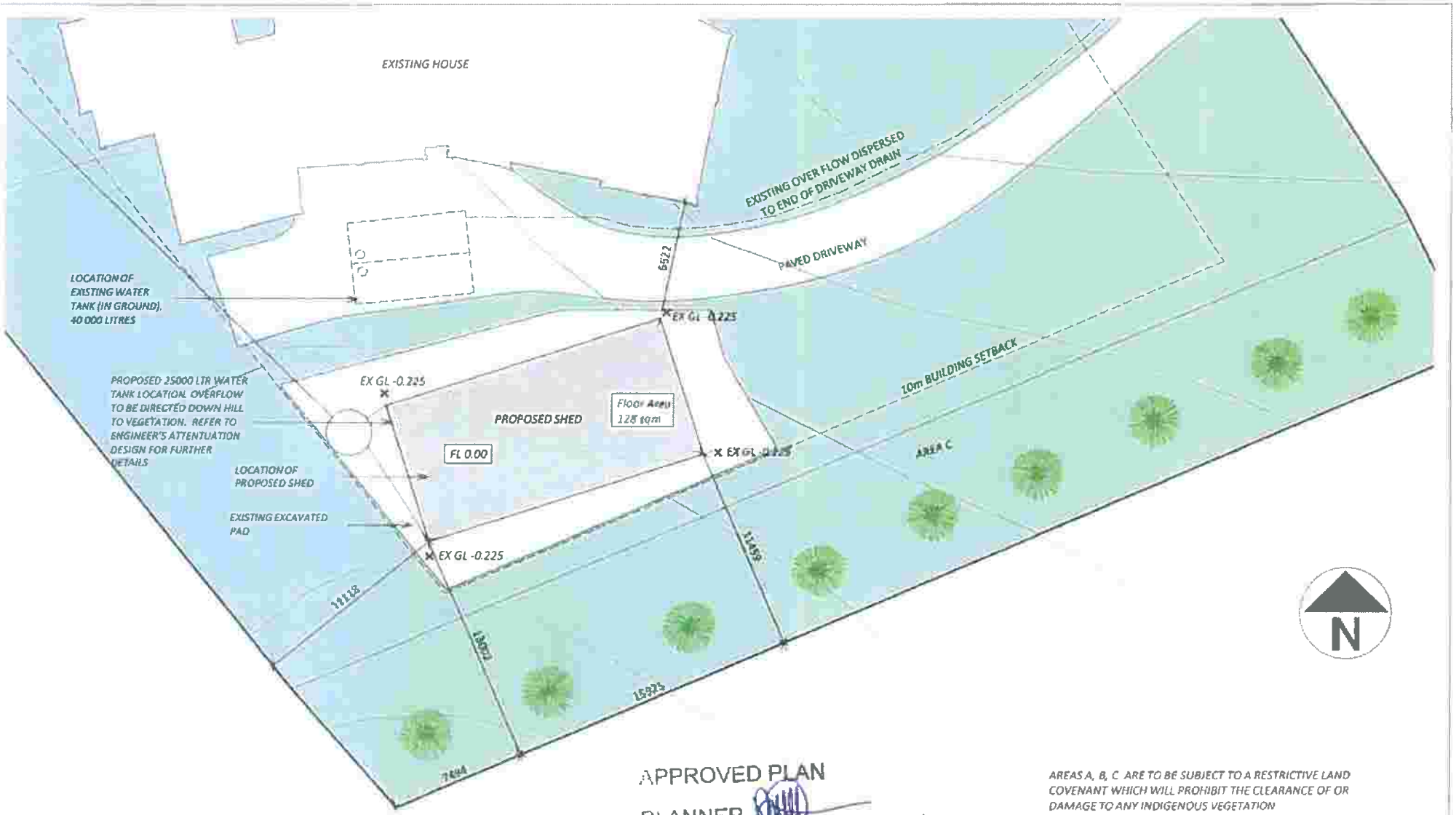
73a Signal Station Rd 140119.vwx

SITE PLAN

0.01

RESOURCE CONSENT ISSUE

SCALE 1:1000 @ A3
DATE 04/12/18
DRAWN HM



APPROVED PLAN

PLANNER.....

RC 2190493 DATE 3.5.2019

SITE PLAN - ENLARGED
Scale 1:200 @ A3

AREAS A, B, C ARE TO BE SUBJECT TO A RESTRICTIVE LAND COVENANT WHICH WILL PROHIBIT THE CLEARANCE OF OR DAMAGE TO ANY INDIGENOUS VEGETATION

NOTE: SITE PLAN LAYOUT IS BASED ON A POOR COPY OF SURVEY PLAN OF CERTIFICATE OF TITLE.
BOUNDARIY ANGLES MAY REQUIRE TO BE CONFIRMED ONSITE BEFORE COMMENCING WORK

230 Hanru Rd
Ohaeawai 0472
hayleymeal

earchitecture

Proposed Shed
73a Signal Station Rd
Omapere

Ian Farley

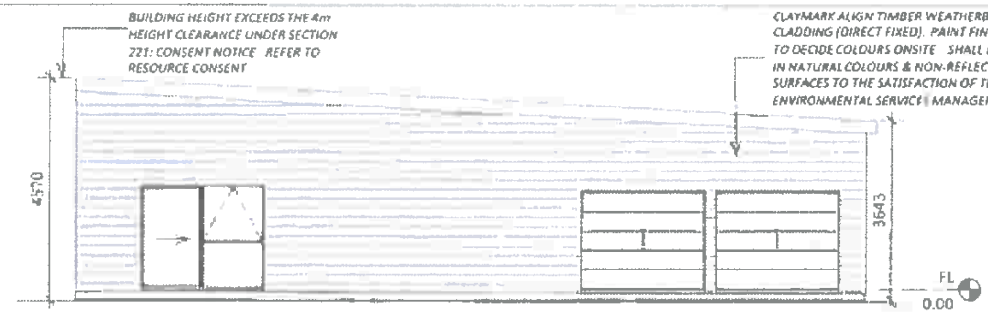
73a Signal Station Rd 140119.vwx

SITE PLAN - ENLARGED

RESOURCE CONSENT ISSUE

0.02

SCALE 1:200 @ A3
DATE 04/12/18
DRAWN HM



PROPOSED NORTH ELEVATION
Scale 1:100 @ A3

BUILDING ENVELOPE RISK MATRIX - NORTH

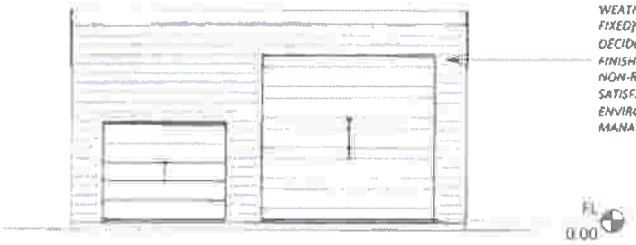
A) Wind Zone	VERY HIGH	2
B) Number of Storeys	LOW	1
C) Roof/Wall Intersection	MEDIUM	1
D) Eaves Width	VERY HIGH	5
E) Envelope Complexity	LOW	0
F) Deck Design	LOW	0
TOTAL RISK FACTOR:		9



PROPOSED WEST ELEVATION
Scale 1:100 @ A3

BUILDING ENVELOPE RISK MATRIX - WEST

A) Wind Zone	VERY HIGH	2
B) Number of Storeys:	LOW	1
C) Roof/Wall Intersection:	MEDIUM	1
D) Eaves Width	VERY HIGH	5
E) Envelope Complexity	LOW	0
F) Deck Design	LOW	0
TOTAL RISK FACTOR:		9



PROPOSED EAST ELEVATION
Scale 1:100 @ A3

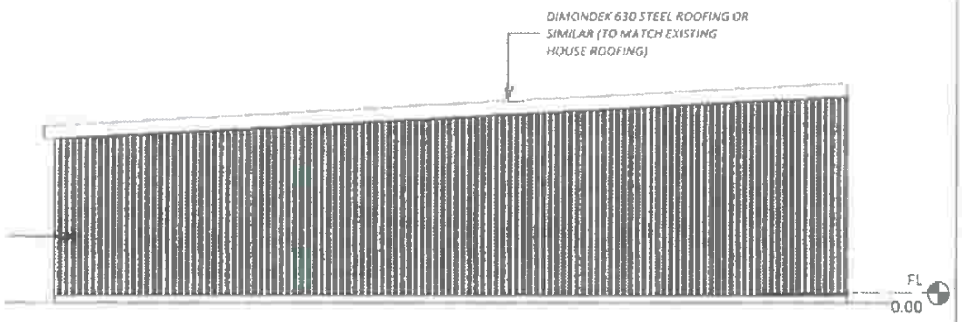
BUILDING ENVELOPE RISK MATRIX - EAST

A) Wind Zone	VERY HIGH	2
B) Number of Storeys	LOW	1
C) Roof/Wall Intersection	MEDIUM	1
D) Eaves Width:	VERY HIGH	5
E) Envelope Complexity	LOW	0
F) Deck Design.	LOW	0
TOTAL RISK FACTOR:		9

APPROVED PLAN

PLANNER.....

RC 2190493 DATE 3.5.2019



PROPOSED SOUTH ELEVATION
Scale 1:100 @ A3

BUILDING ENVELOPE RISK MATRIX - SOUTH

A) Wind Zone:	VERY HIGH	2
B) Number of Storeys:	LOW	1
C) Roof/Wall Intersection:	MEDIUM	1
D) Eaves Width:	VERY HIGH	5
E) Envelope Complexity:	LOW	0
F) Deck Design.	LOW	0
TOTAL RISK FACTOR:		9

230 Hanru Rd
Ohaeawai 0472
hayleymeahge@gmail.com

earchitecture

Proposed Shed
73a Signal Station Rd
Omapere

Ian Farley

73a Signal Station Rd 140

ELEVATIONS

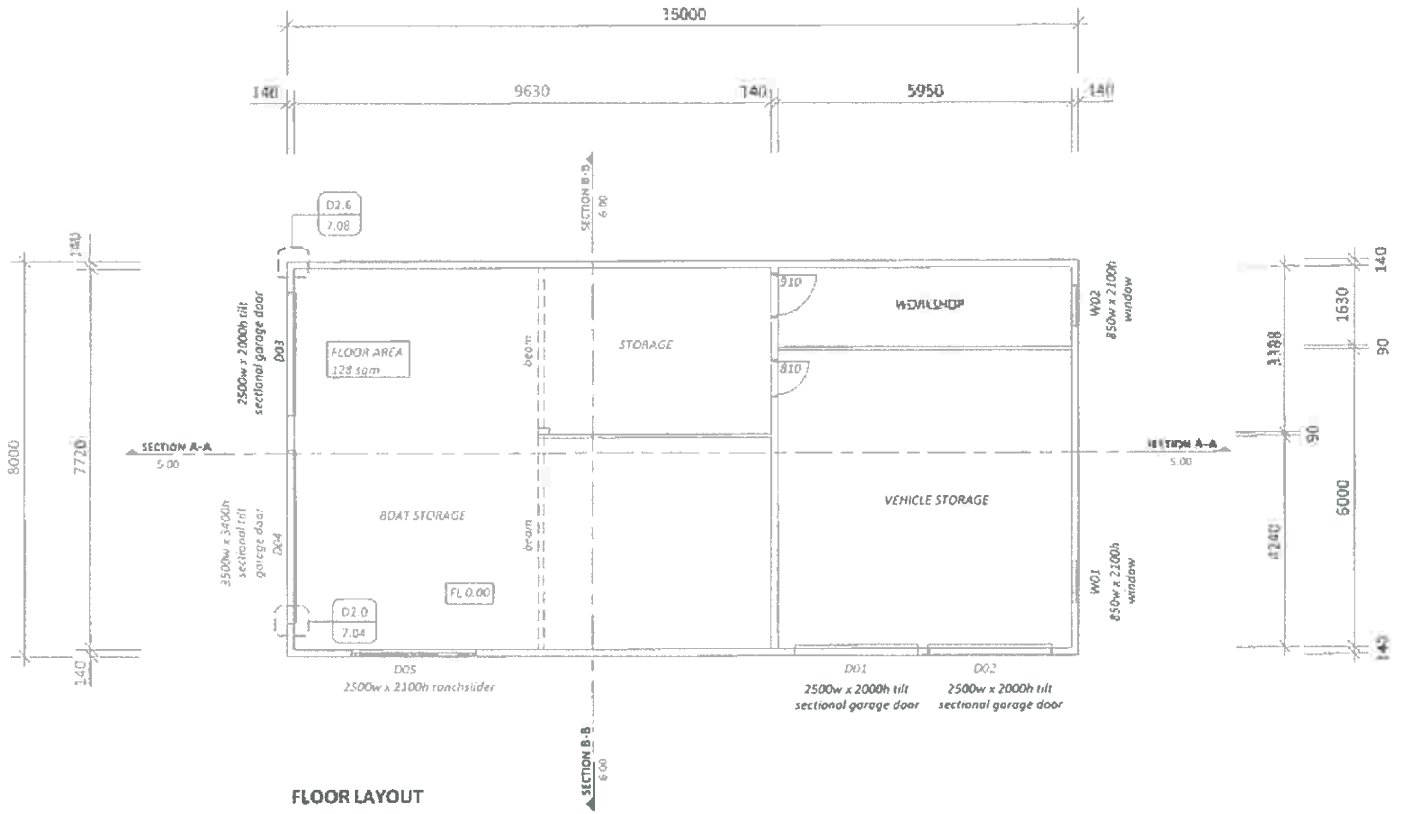
2.00

RESOURCE CONSENT ISSUE

SCALE 1:100 @ A

DATE 04/12/1

DRAWN HM



FLOOR LAYOUT
Scale 1:100 @ A3

APPROVED PLAN
PLANNER.....
RC. 2190493. DATE. 3.05.2019

LINTEL SIZES

ID	DIMENSIONS	LINTEL SIZE	FIXING TYPE
D01	2500w x 2000h	2-190 x 45 SG8 H1.2	G
D02	2500w x 2000h	2-190 x 45 SG8 H1.2	G
D03	2500w x 2000h	2-190 x 45 SG8 H1.2	G
D04	3500w x 2000h	2-290 x 45 SG8 H1.2	H
D05	2500w x 2100h	2-190 x 45 SG8 H1.2	G
W01	850w x 1950h	2-90 x 45 SG8 H1.2	F
W02	850w x 2100h	2-90 x 45 SG8 H1.2	F

FOR LINTEL FIXING DETAILS REFER TO SHEET 9.00

230 Hanru Rd
Ohaeawai 0472

Earchitecture

ADDRESS: **Proposed Shed**
73a Signal Station Rd
Omapere

CLIENT: **Ian Farley**

73a Signal Station Rd 140119.vwx

FLOOR PLAN

SH: **1.00**

BUILDING CONSENT ISSUE

SCALE: 1:100 @ A3
DATE: 04/12/18
DRAWN: HM

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

The top place where talent wants to live, work and invest

14-May-2019

Ian Roy Farley
C/- Northland Planning and Development
1421 Church Road
RD 2
Kaitaia 0482

Dear Ian Roy Farley,

Thank you for your recent application for resource consent at 73A Signal Station Road, Omapere 0473.

Far North District Council provides a number of services to assist individuals and organisations comply with the obligations of the Resource Management Act and we would very much like to know how well we responded to your application on this occasion.

We would be grateful if you would take a few minutes to complete the short questionnaire on the reverse side of this letter. **If you are not the person that was most directly involved with the application, please pass this questionnaire to them instead.**

We have enclosed a FreePost envelope for the completed questionnaire to be returned directly to CTMA (the independent service-quality improvement firm that is helping us with our customer service improvement programme).

Alternatively, you may prefer to respond on-line by completing the questionnaire at:

www.WasItOK.com/FNDC/Resource-SLP.htm?id=2190493-RMALUC

We appreciate the time you may spend completing this short questionnaire and we assure you that we will use the information to continue to improve our service to you.

If you have any further enquiries regarding Far North District Council and our services, please contact our call centre on 0800 920 029.

Yours sincerely

Shaun Clarke
Chief Executive Officer

Accidental Discovery Protocol (ADP)

From Heritage New Zealand Pouhere Taonga

Prior to the commencement of any works, a copy of this ADP should be made available to all contractors working on site.

Under the *Heritage New Zealand Pouhere Taonga Act 2014* an archaeological site is defined as a place associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand. Over 12,000 archaeological sites have been recorded in Northland, and more are identified on a regular basis.

For Maori sites (the most common site types in Northland), the largest and most obvious site types are pa, pits and terraces. However, evidence may be of a smaller nature, in the form of bones, shells, charcoal, burnt stone etc; a midden is an archaeological rubbish tip, in which many of these items can be found consolidated together. Evidence of disturbance of a midden can be a scattering of shell across a wide area; this can be confusing if it is near a beach. Pieces of obsidian or chert, together with stone tools, may also be recovered.

In later sites of European origin artefacts such as bottle glass, iron/metal, crockery etc. may be found, or evidence of old foundations, wells, drains or similar structures.

Burials/koiwi tangata may be found from any period.

Some examples:



Shell midden



Historic bottle



Animal bone



Archaeological stratigraphy



A flight of pits in forest



Shell midden uncovered in road scraping

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

DECISION ON LAND USE CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34A (1) and sections 104, 104B and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** land use resource consent for a **Discretionary activity**, subject to the conditions listed below to:

Applicant:	Shu Ping
Council Reference:	2260578-RMALUC
Property Address:	73A Signal Station Road, Omapere 0473
Legal Description:	Lot 1 DP 204637 (RT NA132C/62)

The activities to which this decision relates are listed below:

A. The construction of a 70 m² non-habitable pavilion with an upper-level observation deck and associated stormwater infrastructure within the Coastal Living Zone, requiring resource consent due to breaches of Rule 10.7.5.1.1 (Visual Amenity), Rule 10.7.5.1.6 (Stormwater Management), and Rule 10.7.5.1.7 (Setback from Boundaries) of the Operative District Plan and assessed overall as a Discretionary Activity.

B. The variation of Condition 3 of Consent Notice D579879.2 pursuant to section 221(3) of the Resource Management Act 1991 to exclude the approved pavilion from the existing 4m building height restriction applying to Lot 1 DP 204637, while retaining the restriction for all other buildings on the site.

Conditions

Pursuant to sections 108 of the Act, this consent is granted subject to the following conditions:

1. The activity must be carried out in accordance with the approved plans and supporting documents submitted with the application and attached to this consent with the Council's "Approved Stamp" affixed:

   - Architectural Plans, titled “Pavilion Option Ai”, prepared by HM Design, dated 13 April 2026, 18 April 2026, 22 May 2026 and 24 May 2026
   - Stormwater and Drainage Plans, prepared by BG&E Consulting Ltd, Project NZ26110, Drawings CI-0300, CI-0380 to CI-0381, dated 15 May 2026.

- Landscape and Visual Effects Assessment, prepared by Hawthorn Landscape Architects Ltd, dated May 2026.
- Assessment of Environmental Effects prepared by Northland Planning & Development 2020 Limited, dated 9 June 2026

Landscape Mitigation

2. The approved Landscape and Planting Plan must be implemented within the first planting season following completion of the pavilion. All planting must be maintained for a minimum period of five years from the date of planting. Any plant that dies, becomes diseased, or is removed during this period must be replaced during the next available planting season with the same or a similar species and grade.

3. The pavilion must be finished in natural, recessive colours and low-reflective materials. Exterior cladding and roof materials must achieve a Light Reflectance Value (LRV) of no greater than 30%, in accordance with the approved Architectural Plans and Landscape and Visual Effects Assessment

Stormwater

4. Prior to the commencement of construction works, site-specific soakage testing must be undertaken by a suitably qualified and experienced person to confirm the soakage capacity of the site and verify the final dimensions of the soakage trench. The results must be provided to the Council's Monitoring Compliance Team prior to the commencement of construction works.

5. Stormwater from the pavilion roof must be directed to the attenuation tank and soakage system in accordance with the approved BG&E Stormwater Technical Note dated 5 June 2026. The stormwater management system must be installed prior to the use of the pavilion and maintained thereafter.

6. Prior to the use of the pavilion, the consent holder must provide certification from a Suitably Qualified and Experienced Person (SQEP) confirming that the stormwater attenuation tank, soakage trench and associated drainage have been constructed in accordance with the approved BG&E stormwater design.

Monitoring

7. The consent holder must pay the Council's compliance monitoring charges to cover the actual and reasonable costs incurred in monitoring compliance with the conditions of this consent, in accordance with section 36(1)(c) of the Resource Management Act 1991

Variation to Consent Notice D579879.2

8. Pursuant to section 221(3) of the Act, Condition 3 of Consent Notice D579879.2 (registered on Record of Title NA132C/62) is varied by replacing it in its entirety with the following:

   Any building constructed on Lot 1 Deposited Plan 204637 shall not exceed a height of four metres and shall be finished in natural colours and non-reflective surfaces (apart from glass areas). Dispensation has been applied to the 70m² pavilion which is to be constructed in accordance with resource consent 2260578-RMALUC, which may be a maximum of 6.9 metres in height as shown on the plans prepared by HM Design,

referenced "Pavillion Option Ai", dated 18 April 2026. The pavilion must be finished in natural colours and non-reflective surfaces with exterior cladding and roof materials achieving a light reflectance value no greater than 30% in accordance with the Landscape Report.

Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
   a) *The consent is given effect to; or*
   b) *An application is made to the Council to extend the period of consent, and the Council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Right of Objection

2. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

Monitoring Condition

3. *Compliance monitoring charges cover the costs associated with site inspections (where required), and the review of plans, reports, and other documentation to ensure compliance with the resource consent. These charges will be calculated based on the applicable hourly rate at the time and included in a final invoice once monitoring is complete. A letter confirming compliance will be issued by the Council, upon request, only after all consent conditions have been met.*

Archaeological Sites

4. *Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all persons working on site.*

Building Consent

5. *This resource consent does not remove the requirement to obtain any building consent or other approvals that may be required under the Building Act 2004 prior to the commencement of works.*

Consent Notice Registration

6. The variation to Consent Notice D579879.2 authorised by Condition 8 of this consent must be registered on Record of Title NA132C/62 pursuant to section 221(1) of the Act. The consent holder's solicitor should attend to registration following issue of this decision

Earthworks Bylaw

7. The Far North District Council Earthworks Bylaw requires a Council permit for any excavation within 3 metres of a boundary or waterbody in all zones, except the Minerals zone (Bylaw clause 7.1(a)). This requirement applies where a resource consent for earthworks is not required under the District Plan. If any earthworks associated with the stormwater soakage trench are located within 3 metres of a site boundary, a separate Earthworks Bylaw permit must be obtained from the Far North District Council prior to commencement of those works. The consent holder should confirm the location of all proposed excavation relative to site boundaries prior to construction and contact the Council's Monitoring team if clarification is required.

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.

2. The application is for a Discretionary Activity resource consent. Accordingly, pursuant to section 104 of the Act, the Council may consider all relevant matters. In particular, the actual and potential environmental effects, the relevant provisions of the Operative Far North District Plan, the Proposed Far North District Plan, and the requested variation to Consent Notice D579879.2 are of particular relevance.

3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:

    a. The proposed pavilion is ancillary to the existing residential activity and is of a scale and design consistent with the character of the surrounding coastal residential environment.
    b. Visual and landscape effects are appropriately mitigated through the proposed siting, recessive colours and materials, existing vegetation, and implementation of landscape planting in accordance with the Landscape and Visual Effects Assessment prepared by Hawthorn Landscape Architects.
    c. Stormwater generated by the pavilion will be managed entirely on-site through an attenuation tank and soakage system designed by BG&E Consulting Ltd. Conditions of consent require soakage testing and implementation of the approved stormwater design.
    d. The proposal will not adversely affect public access, reserve land, infrastructure, or neighbouring properties beyond a less than minor level. Written approval has been obtained from the adjoining property owner most directly affected by the setback infringement.

e. Heritage New Zealand Pouhere Taonga reviewed the proposal and advised that no further archaeological assessment or authority is required, subject to an Accidental Discovery Protocol being implemented during earthworks. An ADP condition has been imposed accordingly. The variation to Condition 3 of Consent Notice D579879.2 is considered appropriate having regard to the visual and natural character values the consent notice was imposed to protect. The Landscape and Visual Effects Assessment demonstrates that the pavilion at 6.9m, with the design controls and landscape mitigation required by the conditions of this consent, will not adversely affect those values beyond a less than minor level.
f. The proposed landscape mitigation required by Condition 3, including additional native planting within and around the building platform, will result in a positive environmental effect by enhancing natural character and ecological values within the coastal environment.

4. In regard to section 104(1)(ab) of the Act, there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity, and none are considered necessary given the scale and nature of effects.

5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
   a. Operative Far North District Plan 2009,
   b. Proposed Far North District Plan 2022
   c. Northland Regional Policy Statement 2016; and
   d. New Zealand Coastal Policy Statement 2010.

Operative Far North District Plan

The proposal is consistent with the relevant objectives, policies, and assessment criteria of the Operative District Plan. Objectives 10.7.3.1 and 10.7.3.2 seek to enable low-density residential development within the Coastal Living Zone while preserving the natural character and amenity of the coastal environment. The pavilion is an ancillary building to an established dwelling on a low-density residential lot, sited within the open lawn area of the site and avoiding all identified vegetation protection areas. The design controls and landscape mitigation required by the conditions of consent are consistent with Policies 10.7.4.1 and 10.7.4.2. The assessment criteria in Chapters 11.3 (Stormwater Management), 11.5 (Visual Amenity — Coastal Living Zone), and 11.6 (Setback from Boundaries) have been addressed in the Assessment of Environmental Effects and this report, and support grant of consent subject to conditions.

Proposed Far North District Plan

While the Proposed District Plan is not operative, it is a relevant consideration under section 104(1)(b). The proposal is generally consistent with the intent of the Rural Lifestyle Zone and Coastal Environment Overlay. The pavilion is located within an established residential curtilage, does not adversely affect natural character values, and incorporates mitigation measures to address landscape and visual effects.

Northland Regional Policy Statement 2016

The proposal is generally consistent with the Regional Policy Statement as it promotes the efficient use and development of existing residential land while maintaining the character, amenity, and environmental values of the surrounding coastal environment.

New Zealand Coastal Policy Statement 2010

The proposal is generally consistent with the objectives and policies of the New Zealand Coastal Policy Statement. The scale of the pavilion, together with the proposed landscape mitigation and recessive design, ensures that adverse effects on coastal character, natural character, and visual amenity are appropriately managed.

The outcomes sought under the Operative and Proposed District Plan frameworks are broadly aligned. As the proposal is considered consistent with both frameworks, no weighting exercise is necessary.

6. In regard to section 104(1)(c) of the Act, there are no other matters relevant and reasonably necessary to determine the application.

7. Based on the assessment above, the activity is consistent with Part 2 of the Act. The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the safe and efficient use and development of an existing residential property, and is therefore in keeping with the purpose of sustainable management of natural and physical resources. There are no relevant section 6 matters engaged, amenity values and the quality of the environment will be maintained, and the proposal does not raise any issues in relation to Te Tiriti o Waitangi.

8. Overall, for the reasons above, it is appropriate that resource consent be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by **Amit Nandi**, Resource Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Trish Routley **Date: 26 June 2026**

Manager Resource Consents

APPENDIX 3

RECORDS OF TITLE AND ASSOCIATED MEMORIALS

B733842.3
EC

Approved by the District Land Registrar, South Auckland No. 351560
Approved by the District Land Registrar, North Auckland, No. 4380/81
Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I/We JOHN KLARICICH of Opononi, Farmer and LILA MAY KLARICICH his wife

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the day of 1987 under No. 116969 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE

DEPOSITED PLAN NO. 116969

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Part Lot 1	(A)	Lot 2	49C/398 43B/632
Drainage	Part Lot 2	(B)	Lot 1	49C/398 43B/632

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Dated this 17th day of September 1987

Signed by the above-named
JOHN KLARICICH and
LILA MAY KLARICICH

John Klaricich
John Klaricich.

in the presence of

Witness Rachael M. Dodson.

Occupation Legal Executive to...

Address McBREARTY, DODDS & DOMINICK
SOLICITORS, KAIKOHE

EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

Correct for the purposes of the Land Transfer Act

Solicitor for the registered proprietor

12.48 25.SEP87 B 733842.3

PARTICULARS ENTERED IN THE REGISTER
LAND REGISTRY AUCKLAND

666/252
/253

4P

© AUCKLAND DISTRICT LAW SOCIETY 1993

D579879.2
C.N0

FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 1990059
The subdivision of
DP 204637 Lot 2 DP 116969
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the titles of the appropriate lots.

1. SCHEDULE

(A) Lot 1.

1. The construction of any building and the clearance of, or damage to any indigenous vegetation on the area marked " C " on the survey plan is prohibited.

2. The clearance of, or damage to, any indigenous vegetation within the areas marked "A " & " B" on the survey plan is prohibited.

3. Any building constructed on proposed Lot 1 shall not exceed a height of four metres and shall be finished in natural colours and non-reflective surfaces (apart from glassed areas) to the satisfaction of the Environmental Services Manager. For the purposes of this condition, the "height" of any building shall be the vertical distance between ground level at any point and the highest part of the building immediately above that point.

(B) Lot 2

1. The clearance of, or damage to, any indigenous vegetation within the area marked "D" on the survey plan is prohibited.

SIGNED: _____

by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this 20th day of December 2000

RC 1990059
SRM\CERT\3klaricich221

LINZ COPY

9.00 15.FEB01 D 579879 2

PARTICULARS ENTERED
LAND REGISTRY NORTH
for REGISTRAR-GENERAL

REGISTRAR-GENERAL OF LAND NEW ZEALAND

6C/253

D579839.5 EC

EASEMENT CERTIFICATE

(**IMPORTANT:** Registration of this certificate does not of itself create any of the easements specified herein).

I/We JOHN KLARICICH and LILA MAY KLARICICH

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland

on the day of under No. 204637

are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE

DEPOSITED PLAN NO. 204637

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Electricity supply and Telecommunications	Lot 1	F	Lot 2	Dominant Tenement C.T. 132C/63 Servient Tenement C.T. 132C/62

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

In addition to the rights and powers contained in the Seventh Schedule to the Land Transfer Act 1952 the rights and powers of the grantee under the rights to convey electricity supply and telecommunications specified in Schedule A hereof are the same rights and powers as those set out in Clauses 2 and 5 of the Seventh Schedule to the Land Transfer Act 1952 as if the words "electricity supply and telecommunications" were inserted in lieu of the word "water" wherever the same appears in the said Clause 2 and as if the words "wires cables conduits and poles" were inserted in lieu of the words "line of pipes", "pipe or pipes" and "pipe line" wherever the same appear in the said Clause 5.

~~2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:~~

Dated this 9th day of February 2001

Signed by the above-named
JOHN KLARICICH and
LILA MAY KLARICICH

John Klaricich
Lila May Klaricich

in the presence of

Witness .....

Occupation ..... Simon David Dominick
Solicitor

Address ..... Keri Keri

Correct for the purposes of the Land Transfer Act 1952

(Solicitor for) the registered proprietor:

Approved by Registrar-General
of Land under No. 1998/6031

EASEMENT CERTIFICATE

Land Transfer Act 1952

Law Firm Acting
LAW NORTH PARTNERS SOLICITORS KERIKERI

Auckland District Law Society
REF: 4050

PARTICULARS ENTERED IN THE LAND REGISTRY NORTH AUCKLAND
for REGISTRAR-GENERAL OF LAND
9.00 15.FEB01 D 579879.2
LINZ COPY

This page is for Land Registry Office use only.
(except for "Law Firm Acting")

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA132C/62**
Land Registration District	**North Auckland**
Date Issued	15 February 2001

Prior References
NA66C/253

Estate	Fee Simple
Area	8550 square metres more or less
Legal Description	Lot 1 Deposited Plan 204637
Registered Owners	

Shu Ping

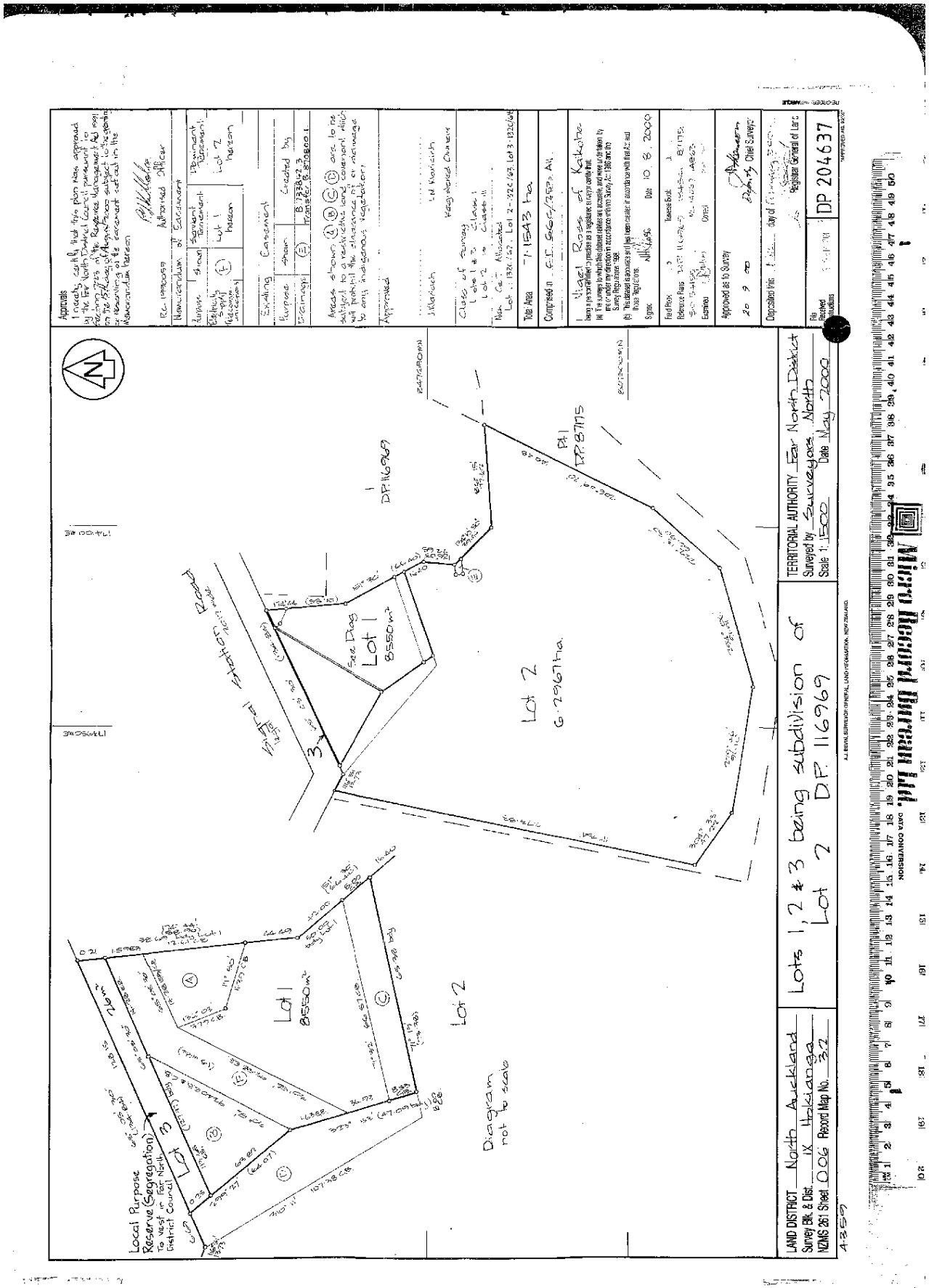
Interests

Appurtenant hereto is a right of way specified in Easement Certificate B733842.3 - 25.9.1987 at 2.48 pm

D579879.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 15.2.2001 at 9.00 am

Subject to telecommunications and electricity supply rights over part marked F on DP 204637 specified in Easement Certificate D579879.5 - 15.2.2001 at 9.00 am

The easements specified in Easement Certificate D579879.5 are subject to Section 243 (a) Resource Management Act 1991


Approvals
Land District North Auckland
Survey Blk. & Dist. IX Hokianga
NZMS 261 Sheet 006 Record Map No. 32
Lots 1, 2 & 3 being subdivision of Lot 2 DP 116969
TERRITORIAL AUTHORITY Far North District
Surveyed by Surveyors North
Scale 1:500 Date May 2000
Lot 1 8550m²
Lot 2
6.2967ha
DP 116969
Pt 1 DP 28715
Diagram not to scale
Local Purpose Reserve (Segregation) to vest in Far North District Council
Registrar-General of Land
DP 204637
Chief Surveyor

APPENDIX 4

RULE ASSESSMENT

Operative District Plan Provisions

Chapter 10.7 Coastal Living Zone		
Rule	**Status**	**Comment**
10.7.5.1 Permitted Activities		
10.7.5.1.1 – Visual Amenity	n/a	The dwelling was built after the 2000's.
10.7.5.1.2 – Residential Intensity	Permitted	Existing dwelling will be undergoing renovations. The existing shed will provide ancillary sleeping accommodation for non-paying household guests. It will not have a kitchen and is not a separate residential unit or visitor accommodation.
10.7.5.1.3 – Scale of Activities	Permitted	The existing shed will be converted into a sleeping ancillary accommodation. No kitchen.
10.7.5.1.4 – Building Height	Permitted	The dwelling is less than 8m.
10.7.5.1.5 – Sunlight	N/A	Dwelling is existing and will undergo internal renovations only.
10.7.5.1.6 – Stormwater Management	**Infringement**	**The proposal reduces the impermeable surface area by 5.06m², from 1,245.06m² to 1,240m². This equates to 14.5% of the site area and remains above the permitted 10% threshold.**
10.7.5.1.7 – 10.7.5.1.13	N/A	Not proposed.
10.7.5.2 Controlled Activities		
10.7.5.2.2 – Visual Amenity	Controlled	The proposed alterations, including the replacement decks, are located entirely within the approved building envelopes of the existing dwelling and shed. The buildings' heights and footprints will remain unchanged. A visual and proposed landscaping assessment is provided in **Appendix 5.**
10.7.5.3 Restricted Discretionary Activities		
10.7.5.3.8 – Stormwater Management	**Restricted discretionary**	**The proposal complies with the restricted discretionary threshold, as impermeable surfaces cover 14.5% of the site, which is below the 15% threshold.**
Overall Status	**Restricted discretionary**	

Chapter 12.3 Soils and Minerals		
Rule	**Status**	**Comment**
12.3.6.1 Permitted Activities		
12.3.6.1.2 – Excavation and/or filling, including obtaining roading material but excluding mining and quarrying, in the Rural Living, Coastal Living, South Kerikeri Inlet, General Coastal, Recreational Activities, Conservation, Waimate North and Point Veronica Zones	**Infringement**	See below.
12.3.6.3 Discretionary Activities		
12.3.6.3 - An activity is a discretionary activity if it does not comply with one or more of the standards for permitted or restricted discretionary activities as set out under Rules 12.3.6.1 and 12.3.6.2 above	**Discretionary**	**The proposal involves cuts of up to 1.7 m and fill of up to 1.5 m. The fill complies with the permitted standard, while the cut exceeds the permitted 1.5 m depth by 0.2 m.**
Overall Status	**Discretionary**	

NRC – Regional Plan for Northland

C.6 Discharges to Land and Water		
Rule	**Status**	**Comment**
C.6.1.5 - Other domestic wastewater discharges	**Discretionary**	The dwelling and ancillary sleeping accommodation will generate a combined wastewater discharge of 2,720 L/day, exceeding the permitted limit of 2 m³/day.
Overall Status	**Discretionary**	

Proposed District Plan – Appeals Version

Rural Lifestyle (RLZ)		
Rule	**Status**	**Comment**
RLZ-R1 – New buildings or structures, and extensions or alterations to existing buildings or structures	Permitted	The alteration will comply with the standards in PER-2. The proposed works remain within the existing approved building envelopes and do not extend the buildings closer to any site boundary. Existing building footprints, height and setbacks will remain unchanged.

RLZ-R2 – Impermeable surface coverage	**Restricted discretionary**	**The proposal reduces the impermeable surface area by 5.06m², from 1,245.06m² to 1,240m². This equates to 14.5% of the site area, exceeding the permitted 12.5% threshold.**
RLZ-R3 – R37	N/A	Not proposed.
Overall Status	**Restricted discretionary**	

Coastal Environment (CE)		
Rule	**Status**	**Comment**
CE-R1 – New buildings, alterations and/or additions to an existing building for a noise sensitive activity	Permitted	The proposed works will reduce the dwelling GFA from 405.10m² to 404.42m². The existing dwelling has a maximum height of 5.23m, and the proposed alterations will not increase this height. The proposal therefore complies with CE-S1.
CE-R2 – Repair and Maintenance	N/A	Not proposed.
CE-R3 – Earthworks or indigenous vegetation clearance	**Discretionary**	**The proposal involves cuts of up to 1.7 m and fill of up to 1.5 m which exceeds the 1m permitted in coastal environment**
CE-R4 – R9	N/A	Not proposed.
Overall Status	**Discretionary**	

Earthworks (EW)		
Rule	**Status**	**Comment**
EW-R2 – Earthworks for buildings or structures, and extensions to existing buildings or structures	Restricted discretionary	The proposal does not comply with EW-S2 Maximum depth and slope. The proposal involves cuts of up to 1.7 m and fill of up to 1.5 m. The fill complies with the permitted standard, while the cut exceeds the permitted 1.5 m depth by 0.2m.
Overall Status	**Restricted discretionary**	

Natural Hazards (NH)		
Rule	**Status**	**Comment**
NH-R6 – Wildfire - extensions and alterations to buildings used for a	Permitted	The PIM refers to NH-R6, however, the site is not subject to the Natural Hazards overlays and NH-R6 therefore does not apply.

vulnerable activity (excluding accessory buildings) that increase the GFA		Notwithstanding this, two new 25,000L water tanks are proposed to provide dedicated firefighting water supply, as shown on BG&E Drawings CI-3940 and CI-3941.
Overall Status	**Permitted**	

APPENDIX 5

HAWTHORN LANDSCAPE ARCHITECT'S

VISUAL ASSESSMENT

N

Hokianga North Head

Hokianga Harbour

Oponoi

Omapere

Araite Uru Nature Reserve

Hokianga Harbour Drive

Signal Station Road

SHW 2

SHW 2

Pavilion

Dwelling

9

8

7

5

4

3

2

1

6

Scale@ A3: 1:10000

0 500 1000 m

KEY

7 Viewpoint Location

HAWTHORN
Landscape Architects

30/09/2026

Location and Viewpoint Location Map
Proposed Dwelling Alterations

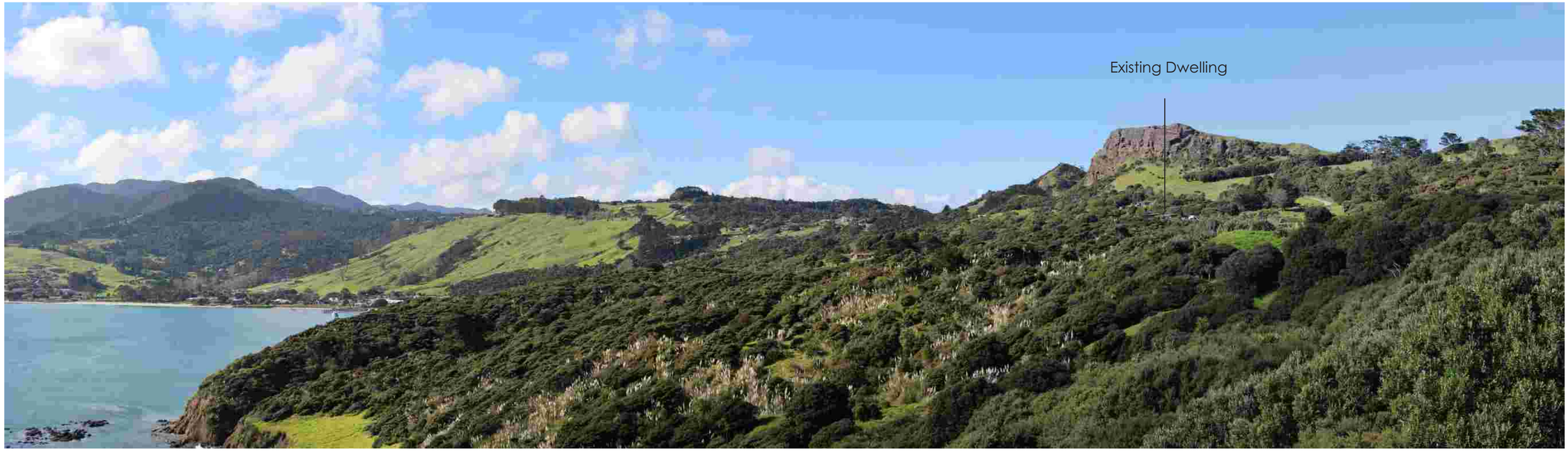
Shu Ping
LOT 1 DP 204637
73A Signal Station Road, Omapere

Scale	Designed By
as shown	C Hawthorn BLA (Hons.)
Drawing #	Rev #
1.0	B

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Viewpoint 1 – This viewing position is located at the start of the walkway along Arai te uru reserve approximately 250m to the northwest of the application site. The backdrop of this view is dominated by the rocky outcrop known as Te Hunoke which is visible on the skyline.

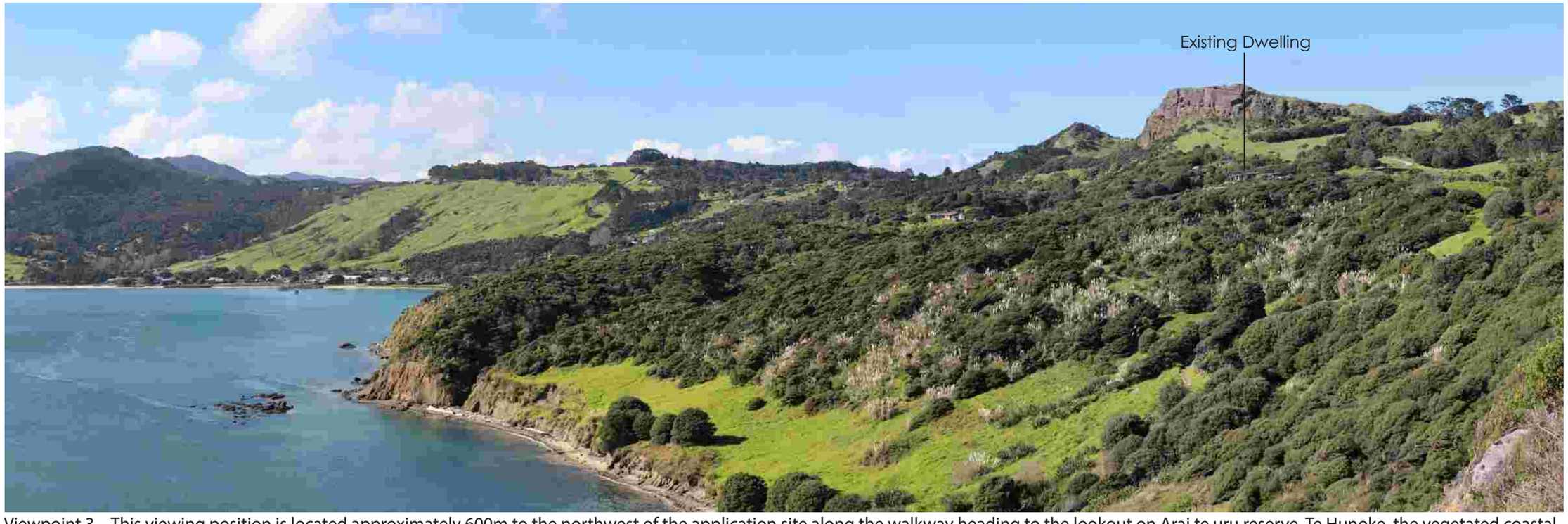


Viewpoint 2 – This viewing position is located approximately 500m to the northwest of the application site along the walkway heading to the lookout on Arai te uru reserve. Te Hunoke is visible on the skyline, the vegetated coastal escarpment fall away to the coastline of Hokianga Harbour.

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Off Site Viewpoints

Proposed Dwelling Alterations
Shu Ping
73a Signal Station Road - Omapere



Viewpoint 3 – This viewing position is located approximately 600m to the northwest of the application site along the walkway heading to the lookout on Arai te uru reserve. Te Hunoke, the vegetated coastal escarpment, Hokianga Harbour and Omapere are all dominant landscape elements within the view.



Viewpoint 4 – This viewing position is located approximately 700m to the northwest of the application site along the walkway heading to the lookout on Arai te uru reserve. The landscape along the walkway on the headland forms the dominant landscape elements on view, with Omapere, and Te Hunoke and area around the application site forming the backdrop view.

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Off Site Viewpoints

Proposed Dwelling Alterations
Shu Ping
73a Signal Station Road - Omapere



Viewpoint 5 – This viewing position is located approximately 800m to the northwest of the application site along the walkway heading to the lookout on Arai te uru reserve. The landscape setting along the walkway on the headland forms the dominant landscape element on view. Omapere, Te Hunoke and area around the application site form the distant backdrop view.



Viewpoint 6 – This viewing position is located along Signal Station Road, just to the northeast of the application site. The existing dwelling is visible as a momentary view to passing visitors. The foreground view takes in a shed on a neighboring property. The grassed hill in the backdrop on the skyline is Pukekohe No. 3 and is an Outstanding Landscape Feature.

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Off Site Viewpoints

Proposed Dwelling Alterations
Shu Ping
73a Signal Station Road - Omapere



Viewpoint 7 – This viewing position is located on the wharf at Omapere. From this location the existing dwelling is not visible as it is obscured from view by vegetation.



Viewpoint 8 – This viewing position is located approximately 1.8km away along the edge of the Harbour, between Omapere and Opononi. The dwelling is set on the hill slopes of the headland within existing vegetation. Te Hunoke, Pukekohe No. 3 and Arai te uru form the dominant landscape elements, with the Hokianga Harbour being the foreground focus.

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Off Site Viewpoints

Proposed Dwelling Alterations
Shu Ping
73a Signal Station Road - Omapere

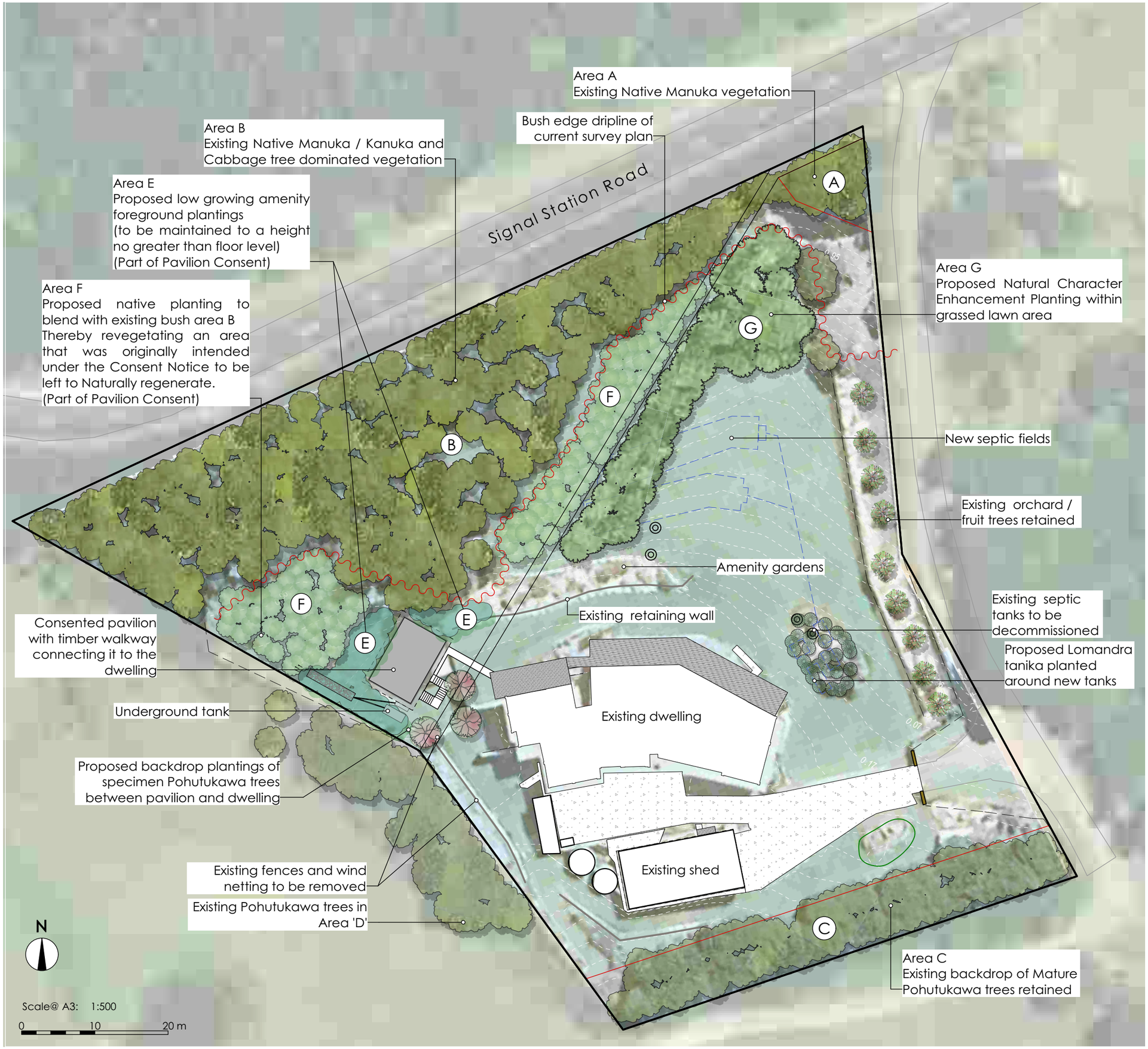


Viewpoint 9 – This viewing position is located approximately 2.3km away along the edge of the Harbour, close to Opononi. Te Hunoke, Pukekohe No. 3 and Arai te uru form the dominant landscape elements, with the Hokianga Harbour being the foreground focus.

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Off Site Viewpoints

Proposed Dwelling Alterations
Shu Ping
73a Signal Station Road - Omapere



Plant Schedules

Area E — Foreground Amenity Plantings
Proposed foreground amenity plantings located just to the west and north of the proposed pavilion will provide a foreground setting and screen the base of the building. The following plants may be trimmed so that the plants do not block the sea views. They should be maintained at a height no lower than the floor level of the proposed building. The following plants are low flammability species.

Botanical Name	Common Name	Spacing	Mature Height
Corokia ''Geenty''s Green''	Korokio	1m	1.5m
Hebe parviflora	Hebe	1.2m	2m
Hebe stricta	Hebe	1m	1.2m
Phormium cookianum	Dwarf flax	1.2m	1.2m

Area F — Native Revegetation Plantings
The bare area to the west of the pavilion shall be revegetated with a mix of the following native species. This will provide a foreground linkage of vegetation between the pavilion and existing bush line. This will enhance natural character and visual amenity values and blend the proposed building into the landscape setting. The bare area along the east of the existing bush line (which is also located within the original area of the Consent Notice where clearance of indigenous vegetation was prohibited), shall also be revegetated. The following plants are low flammability species.

Botanical Name	Common Name	Spacing	Mature Height
Coprosma robusta	Karamu	1m	4m
Geniostoma ligustrifolium	Hangehange	1m	2.5m
Hebe parviflora	Hebe	1.2m	2m
Myrsine australis	Red Matipo	1m	3m

Area G — Natural Character Enhancement Plantings
An area of the grassed lawn area to the north of the existing dwelling and retaining walls shall be revegetated with a mix of the following native species, so to blend with the existing dominant native vegetation pattern. This planting will off-set the presence of the proposed pavilion within an area that was to have no vegetation removed (with the obvious intent of natural regeneration to occur, and thus the area to be vegetated). This proposed planting will ameliorate the potential adverse landscape effects of the proposed pavilion.

Botanical Name	Common Name	Spacing	Mature Height
Coprosma robusta	karamu	1m	4m
Cordyline australis	Cabbage tree	clustered	6m
Geniostoma ligustrifolium	Hangehange	1m	2.5m
Kunzea ericoides	Kanuka	1m	5m
Leptospermum scoparium	Manuka	1m	5m
Myrsine australis	Red Matipo	1m	3m

Specimen Trees
Pohutukawa trees located to the south, and east of the pavilion will provide a vegetated backdrop and a linkage into the existing Pohutukawa trees on the site. The trees located between the pavilion and house will soften the two built forms. Plants with a height of at least 3m in the planter bag should be purchased.

Botanical Name	Common Name	Mature Height	Plant size
Metrosideros Māori Princess	Pohutukawa	10m	3m

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30/09/2026

Landscape Plan
Proposed Dwelling Alterations

Shu Ping
LOT 1 DP 204637
73A Signal Station Road, Omapere

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Plant Palette



Coprosma robusta



Cordyline australis



Corokia ''Geenty''s Green''



Geniostoma ligustrifolium



Phormium cookianum



Hebe parviflora



Hebe stricta



Kunzea ericoides



Leptospermum scoparium



Metrosideros Māori Princess



Myrsine australis



Lomandra Tanika

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Plant Palette
Proposed Dwelling Alterations

Shu Ping
LOT 1 DP 204637
73A Signal Station Road, Omapere

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Landscape Architects

30th September 2026

Joe Henehan
Reyburn & Bryant
P.O.Box 191
Whangarei 0140

Dear Joe

Re: Shu Ping Proposed Dwelling Alterations

Hawthorn Landscape Architects Ltd (HLA) have been engaged by Shu Ping (the applicant) to assess the potential visual amenity effects anticipated from the alterations to the existing house on their property at 73a Signal Station Road, Ōmāpere.

The following condition under Consent Notice (D579879.2) is associated with the property, and stipulates that:

> *"Any building constructed on proposed Lot 1 shall not exceed a height of 4m and shall be finished in natural colours and non-reflective surfaces (apart from glass areas) to the satisfaction of the Environmental Services Manager. For the purposes of this condition the" height" of any building shall be the vertical distance between ground level at any point and the highest part of the building immediately above that point".*

As the proposal will result the 4-metre height restriction being exceeded a section 221(3) variation is required alongside the resource consent. I'm aware that this is the third on this title, after the shed in 2019 (height was 4.57m) and the recent pavilion application (June 2026), with a heigh of 6.9m.

Matter Architects prepared a rolling height study by plotting the building against a 4.0m line off the original natural ground level. They have determined that the exceedances range from 698mm to 1225mm, giving a maximum height of approximately 5.23m. I understand that the dwelling height is not actually increasing, as the existing and proposed elevations both record 4475mm above floor level. The exceedance comes from the fall across the site, not from anything that is currently proposed in the house alterations.

The proposed alterations will result in the exterior of the roof being Colorsteel Sandstone Grey roofing with a LVR 27%. The exterior cladding will be Abodo Vulcan Graphite weatherboard and matt black joinery both with LRV less than 30%. There will also be areas of off-white brick bagging (over existing tan bricks), which will have a LRV of 70 to 80%.

This report has been prepared to determine the potential impact of the proposed building alterations detailed above. The potential visual effects are considered with respect to the surrounding environment, and the presence of the existing built form already on the application site, and the Pavillion which is absent, but has been consented.

In undertaking this assessment, I have visited the property to understand the nature of the site, its physical and visual relationship to the coastal environment, adjacent properties as

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well as the context, character, visual catchment and viewing audiences from the wider area including those from the Coastal Marine Area ("CMA").

To determine the level of potential visual effects, an understanding of the sensitivity of the landscape and viewing audience has been combined with an assessment of the magnitude of the change resulting from the proposal in order to determine the overall scale of effects.

An outline of the effects ratings and definitions used in this assessment is provided in **Supplement A**. In summary, the significance of effects identified in this assessment are based on a seven-point scale which includes very low; low; low-moderate; moderate; moderate-high; high and very high ratings.

Application Site

The application site currently accommodates a dwelling and shed and has consent for a 70m^2 pavilion located to the northwest of the dwelling.

The existing dwelling is a single-story building with a low lineal style roof line. The northern facing facade that overlooks the Harbour is predominantly glazing, with the rest of the building being constructed out of tan coloured brick. The glazing has a warm brown/grey tint which minimise reflectivity, as shown in **Figure 1**.



Figure 1: Existing dwelling exterior and glazing.

A deck area extends along the northern side of the dwelling; this overlooks the immediate gardens and retaining walls. Beyond this a mown lawn area falls away towards the native bush which separate the house site from Signal Station Road, refer to **Figure 2**.

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Figure 2: View of mown grassed and bush area on the property located between the house and Signal Station Road.

A shed is located to south of the dwelling and is an off-white colour; it is mostly obscured from view from off-site viewing positions. This building was constructed after the dwelling under a separate consent; it also exceeds the 4m heigh building restriction and is 4.57m tall.

To the northwest of the house there are a series of timber screen fences. The building site for the pavilion is located just to the west of the fences within an open grassed area. Along a portion of the southwestern boundary there is an area of green wind netting supported by large poles as shown in **Figure 3.** These fences and wind netting/poles will be removed as part of the Pavillion development.



Figure 3: Proposed building site of the pavilion, showing existing fences and wind netting, with the existing dwelling and shed located in the backdrop.

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A stand of Pohutukawa trees located within Area "C" on the application site provides an existing vegetated backdrop to the dwelling site as shown in **Figure 4**. This vegetation is protected from removal and will continue to prove a vegetated backdrop to the dwelling, when viewed from the CMA and surrounding landscape.



Figure 4: View of the existing Pohutukawa trees in Area C, located to the south of the house.

The existing vegetation in Area "B" to the north of the house and Pavilion site (refer to the Landscape Plan), is dominated by a mix of regenerating shrubland manuka, kanuka and ti kouka (cabbage tree). The ground cover is predominantly kikuyu grass and occasional pockets of indigenous ground cover. This vegetation provides the foreground setting to the dwelling when viewed from the public vantages point to the north, west and east. Refer to the **Appendix 1 - Off Site Viewpoints.**

Neighbourhood Context

The site is positioned on the northern facing slopes close to South Head, overlooking the entrance to the Hokianga Harbour. This area is accessed via Signal Station Road from SH12. Signal Station Road is located approximately 200m inland from the edge of the harbour.

The hillslope the dwelling is located on rises from sea level to an elevation of 159m asl to Pukekohe No. 3 which is the grassed hill on the skyline shown in **Figure 5**. The rocky outcrop to the left of this is known as Te Hunoke and is 170m asl.

Arai te Uru is the name given to the south head of the Hokianga Harbour. This headland offers spectacular views of the Tasman Sea and the giant sand dunes on the opposite side of the harbour entrance. According to Māori mythology, Arai Te Uru and Niua (the north head of the harbour) were two taniwha who had the job of guarding the harbour entrance.

Arai te Uru Reserve is located at the end of Signal Station Road, to the west of the site, and there are several walking tracks to the nearby beaches and the scenic lookout. To the south

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of Pukekohe No. 3, and Te Hunoke the landscape is dominated by farmland and the exposed nature of the open coastline and expansive views overlooking the Tasman Sea.



Figure 5: View from the harbour edge showing Pukekohe No. 3, and te Hunoke on the skyline, with the application site located below within a vegetated setting.

The application site is located within the coastal environment, and site has not been identified as having any High or Outstanding Natural Character designations.

There are no Outstanding Natural Landscapes or Features on the property (as recorded with in the Regional Policy Statement). Lot 1 is not identified as being covered by the nearby Outstanding Landscape Feature (OLF 'Pukekohe No.3').



Figure 6: View of Omapere in the foreground, the Hokianga harbour mouth, and the application site located on the vegetated slopes below Pukekohe No. 3, and te Hunoke in the distance on South Head.

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The small harbour-side settlement of Omapere is located to the northeast of the site. Residential and commercial built development lines the edge of the harbour on the lower flat contours adjacent to the water's edge as shown in **Figure 6**.

The hill slopes then rise into the surrounding bush clad hill slopes and farmland. The application site and land surrounding Signal Station Road has a more undeveloped character, due to the larger lot sizes and presence of the patchwork of indigenous vegetation. Most built development is relatively inconspicuous as it is set within this vegetation and not viewed on a skyline.

Visual Effects

The following is an assessment of the visual changes to the landscape resulting from the dwelling alterations, with the significance of visual effects measured by the response of the identified viewing audience.

The potential effects are influenced by the degree of visibility, whether the proposal is the focal point or part of a wider view, whether the view is transient or permanent and the degree of contrast with the surrounding environment. The visual qualities of the proposal and the ability to integrate any change within this landscape setting also influences the degree of effects.

A number of representative viewing areas that gain views towards the dwelling have been identified. From each of the viewpoints photographs were taken to illustrate the view of the property and the context of its setting. Refer to the in **Appendix 1 - Off Site Viewpoints**.

Viewpoint 1
This viewing position is located at the start of the walkway along Arai te uru reserve approximately 250m to the northwest of the application site. This view is obtained by visitors to the headland and walkway. Their view is temporary and ever changing as they visit the headland. Viewpoints 2 - 5 depict a similar view towards the existing dwelling from along the walkway.

The existing dwelling is visible in the middle-ground and constitute a very small part of the expansive view. The backdrop of this view is dominated by the rocky outcrop known as Te Hunoke which is visible on the skyline. The midground view also accommodates the scattering of other dwellings that are located on the hillslope within a highly vegetated setting overlooking the Hokianga Harbour. The immediate foreground view takes in the car park for the reserve and the grassed area at the start of the walkway.

Due to the long focal lengths from the viewing positions along the Arai te uru reserve walkway (as depicted in Viewpoints 1-5) the proposed development will constitute a very small part of the expansive view on offer.

Matter Architects have prepared a rolling height study by plotting the building against a 4.0m line off the original natural ground level. They have determined that the exceedances range from 698mm to 1225mm, giving a maximum height of approximately 5.23m.

I understand that the dwelling height is not actually increasing from what currently exists, as the existing and proposed elevations both record 4475mm above floor level, refer to Matter Architects Plans. The hight exceedance comes from the fall across the site, not from anything that is currently proposed in the house alterations.

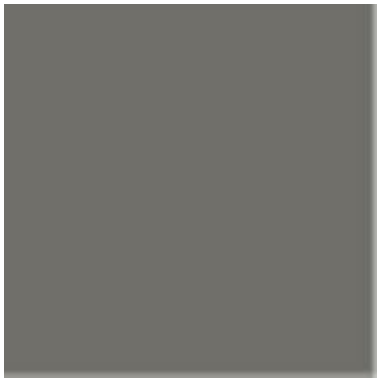
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As such the existing dwelling provides a fair representation of how the renovated dwelling will sit within the landscape. The existing vegetation surrounding the house will provide a densely vegetated foreground and backdrop (as shown in **Figure 7**) so that it is partially screened and is not visible on the skyline. The renovated dwelling will be easily assimilated into the existing landscape setting minimising any potential adverse visual effects of the consented height exceedance to a very low level (less than minor).

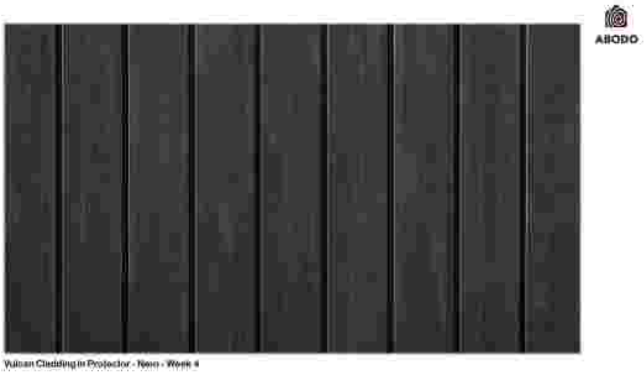


Figure 7: Zoomed in view of the existing house from the Arai te uru reserve walkway, illustrating how well it is set into the landscape.

The proposed alterations to the dwelling will also result in the exterior being upgraded. The roof will be Colorsteel Sandstone Grey, which is a dark grey with a LVR 27% as shown in the colour swatch below. This complies with the consent condition that the buildings shall be "*finished in natural colours and non-reflective surfaces (apart from glass areas)*".



Colorsteel Sandstone Grey



Abodo Vulcan Graphite weatherboard

The exterior cladding between the glazing along the northern facade of the dwelling (looking out to the north and CMA) will be Abodo Vulcan Graphite weatherboard and matt

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black joinery both with very low light reflectance values as shown in the above colour swatches. These comply with the consent condition relating to the use of natural colours and non-reflective surfaces. The use of the Abodo Vulcan Graphite weatherboard and matt black joinery on the northern, CMA facing facade of the dwelling will in fact lower the visibility of the dwelling from what it is now. The tan brick is more visually noticeable, than would be the very dark Vulcan Graphite weatherboard.

In addition to these dark colours, there will be some areas of lighter colour to create contrast to enhance the visual amenity and interest of the exterior of the dwelling.

The existing tan brick areas located on the southern aspect of the dwelling will be covered in an off-white brick bagging. The exact colour hasn't been selected yet but would have a LRV of 70 to 80%. An example colour is the aptly named Dulux Opononi (quarter) with a LRV of 79%.

This colour although having a higher light reflectance value, is a naturally occurring colour in the Hokianga Harbour, as seen in the impressive sand dunes of north head and sandy beaches along the harbour edge.



Quarter Opononi colour swatch

From all the viewing positions (Viewpoints 1- 5) located along the Arai te uru reserve walkway dwelling will form a very small element as the focal length ranges from 250m – 800m away. The degree of change to the landscape is very small, and the proposal will be viewed in the context of the existing settlement and built pattern already present along this part of the hillslope overlooking Singal Station Road and the Harbour below Te Hunoke and Pukekohe No.3. The viewing audience will not be adversely affected, and their appreciation levels will not be lowered.

The proposed alteration to the existing dwelling will generate a small change to the current scene, and the potential adverse visual effects resulting from the height exceedance and lighter colour selection as described above will be very low (less than minor).

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Viewpoint 2
This viewing position is located approximately 500m to the northwest of the application site along the walkway heading to the lookout on Arai te uru reserve. The existing dwelling has been indicated; it forms such a small part of the overall view. Te Hunoke is visible on the skyline; the vegetated coastal escarpment falls away to the coastline of Hokianga Harbour.

The assessment of potential adverse visual effects for this viewing position is like that for Viewpoint 1, albeit at a longer focal length, so will be lessoned to a degree by this longer viewing distance.

Viewpoint 3
This viewing position is located approximately 600m to the northwest of the application site along the walkway heading to the lookout on Arai te uru reserve. The assessment of potential adverse visual effects for this viewing position is akin to that of Viewpoint 1, albeit at a longer focal length, so will be lessoned to a degree by this longer viewing distance.

Viewpoint 4
This viewing position is located approximately 700m to the northwest of the application site near the lookout on Arai te uru reserve. The landscape along the walkway on the headland forms the dominant landscape elements on view, with Omapere, and Te Hunoke and area around the application site forming the backdrop view. The assessment of potential adverse visual effects for this viewing position is similar to that for Viewpoint 1, albeit at a longer focal length, so will be lessoned to a degree by this longer viewing distance.

Viewpoint 5
This viewing position is located approximately 800m to the northwest of the application site along the walkway heading to the lookout on Arai te uru reserve. The assessment of potential adverse visual effects for this viewing position is similar to that for Viewpoint 1, albeit at a longer focal length, so will be lessoned to a degree by this longer viewing distance.

Viewpoint 6
This viewing position is located along Signal Station Road, just to the northeast of the application site. This view is momentary as the viewer passes by.

The existing dwelling is visible, and the foreground view takes in a shed on a neighboring property. The grassed hill in the backdrop on the skyline is Pukekohe No. 3 and is an Outstanding Landscape Feature.

The proposed alterations to the dwelling will result in no change to the existing height of the dwelling, and the exterior will be renovated so that the cladding is a darker black colour, this will be more recessive than the current tan brick. Visually the alterations will result in a more recessive building than is currently visible and will generate a very low level of potential adverse visual effects.

Viewpoint 7
This viewing position is located on the wharf at Omapere. From this location the existing dwelling and proposed location for the pavilion is not visible.

Viewpoint 8
This viewing position is located approximately 1.8km away along the edge of the Harbour, between Omapere and Opononi. Te Hunoke, Pukekohe No. 3 and Arai te uru form the dominant landscape elements, with the Hokianga Harbour being the foreground focus.

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The existing dwelling is just visible at this long focal length and has a vegetated foreground and backdrop. The proposed renovated dwelling will be more recessively coloured and will blend with the surrounding dark vegetation colours.

The potential adverse visual effects of the proposal from the Harbour edge will be nil.

Viewpoint 9
This viewing position is located approximately 2.3km away along the edge of the Harbour, close to Opononi. The potential adverse visual effects of the proposal from this area will be nil.

Landscape Plantings

Landscape integration and restoration plantings were proposed as part of the Pavillion consent application to assist with minimising the potential landscape, visual and natural character effects of the proposed pavilion. This is illustrated on the Landscape Plan contained in **Appendix 2.**

In addition to the landscape plantings that will be implemented under that consent, it is proposed to plant 20 *Lomandra tanika* plants (pb5 grade) around and over wastewater treatment plant tanks associated with the dwelling alterations.

Conclusion

This assessment has provided an understanding of the existing character and quality of the site and surrounding landscape, and the visual components of the proposed alterations to the dwelling.

The terrestrial viewing audience is made up of visitors along Signal Station Road, and the walkway to the lookout at Arai te uru reserve, and further away along the Harbour edge within Omapere. The site is also visible from within the Hokianga Harbour itself.

The sites topographic type, residential use and presence of backdrop and foreground vegetation will visually absorb the proposal whilst keeping potential adverse visual effects to a low level.

The potential adverse visual effects of the proposed height exceedance and proposed exterior colours for the representative viewer groups has been assessed as very low to nil.

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SUPPLEMENT A:
Natural Character and Landscape Effects Assessment Method

Updated 2 November 2022

Introduction

The Natural Character, Landscape and Visual Effects Assessment (NCLVEA) process provides a framework for assessing and identifying the nature and level of likely effects that may result from a proposed development. Such effects can occur in relation to changes to physical elements, changes in the existing character or condition of the landscape and the associated experiences of such change. In addition, the landscape assessment method may include (where appropriate) an iterative design development processes, which seeks to avoid, remedy or mitigate adverse effects (see **Figure 1**).

This outline of the landscape and visual effects assessment methodology has been undertaken with reference to the **Te Tangi A Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines** and its signposts to examples of best practice, which include the **Quality Planning Landscape Guidance Note**[1] and the **UK guidelines for landscape and visual impact assessment**[2]**.**

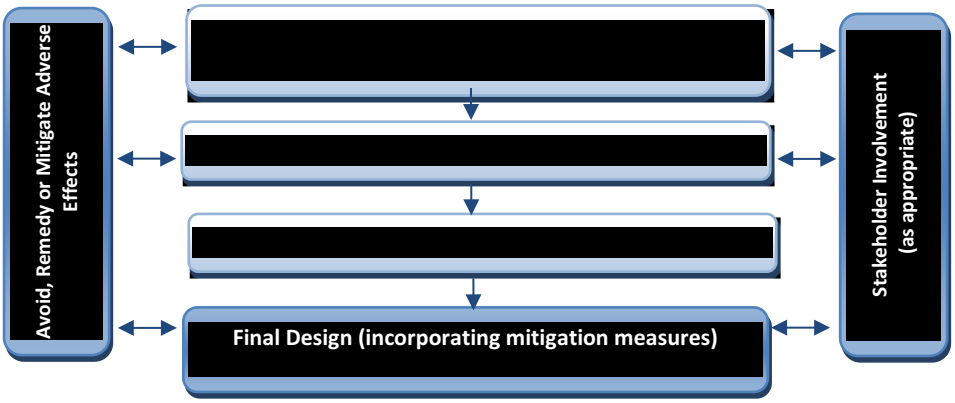


Figure 1: Design feedback loop

When undertaking any landscape assessment, it is important that a **structured and consistent approach** is used to ensure that **findings are clear and objective**. Judgement should be based on skills and experience and be supported by explicit evidence and reasoned argument.

While natural character, landscape and visual effects assessments are closely related, they form separate procedures. Natural character effects consider the characteristics and qualities and associated degree of modification relating specifically to waterbodies and their margins, including the coastal environment. The assessment of the potential effects on landscape considers effects on landscape character and values. The assessment of visual effects considers how changes to the physical landscape affect the viewing audience. The types of effects can be summarised as follows:



[1] http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape

[2] Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3)

The policy context, existing landscape resource and locations from which a development or change is visible, all inform the 'baseline' for landscape and visual effects assessments. To assess effects, the first step requires identification of the landscape's **character** and **values** including the **attributes** on which such values depend. This requires that the landscape is first **described**, including an understanding of relevant physical, sensory and associative landscape dimensions. This process, known as landscape characterisation, is the basic tool for understanding landscape character and may involve subdividing the landscape into character areas or types. The condition of the landscape (i.e. the state of an individual area of landscape or landscape feature) should also be described together with, a judgement made on the value or importance of the potentially affected landscape.

Natural Character Effects

In terms of the RMA, natural character specifically relates to the coastal environment as well as freshwater bodies and their margins. The RMA provides no definition of natural character. RMA, section 6(a) considers natural character as a matter of national importance:

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

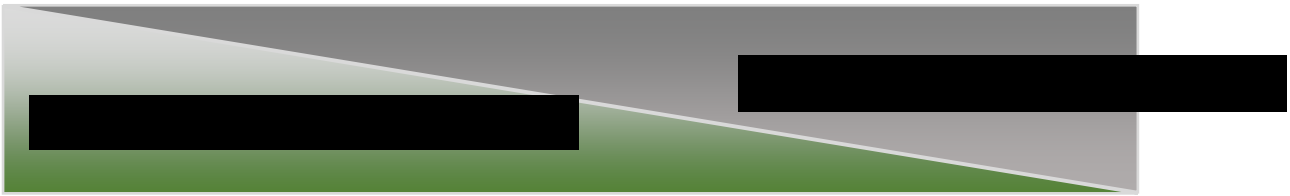
Natural character comprises the natural elements, patterns and processes of the coastal environment, waterbodies and their margins, and how they are perceived and experienced. This assessment interprets natural character as being the degree of naturalness consistent with the following definition:

> *Natural character is a term used to describe the naturalness of waterbodies and their margins. The degree or level of natural character depends on:*
>
> - *The extent to which natural elements, patterns and processes occur;*
> - *The nature and extent of modifications to the ecosystems and landscape/seascape;*
> - *The highest degree of natural character (greatest naturalness) occurs where there is least modification; and*
> - *The effect of different types of modification upon the natural character of an area varies with the context and may be perceived differently by different parts of the community.*

The process to assess natural character involves an understanding of the many systems and attributes that contribute to waterbodies and their margins, including biophysical and experiential factors. This can be supported through the input of technical disciplines such as marine, aquatic and terrestrial ecology, and landscape architecture.

Defining the Level of Natural Character

The level of natural character is assessed in relation to a seven-point scale. The diagram below illustrates the relationship between the degree of naturalness and degree of modification. A high level of natural character means the waterbody is less modified and vice versa.



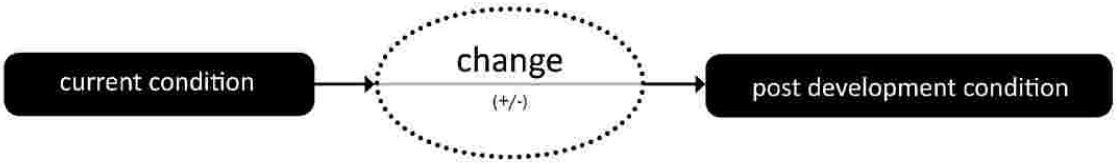
Very High	High	Moderate - High	Moderate	Moderate - Low	Low	Very Low

Scale of Assessment

When defining levels of natural character, it is important to clearly identify the spatial scale considered. The scale at which natural character is assessed will typically depend on the study area or likely impacts and nature of a proposed development. Within a district or region-wide study, assessment scales may be divided into broader areas which consider an overall section of coastline or river with similar characteristics, and finer more detailed 'component' scales considering separate more local parts, such as specific bays, reaches or escarpments. The assessment of natural character effects has therefore considered the change to attributes which indicate levels of natural character at a defined scale.

Effects on Natural Character

An assessment of the effects on natural character of an activity involves consideration of the proposed changes to the current condition compared to the existing. This can be negative or positive.



The natural character effects assessment involves the following steps;

- assessing the existing level of natural character;
- assessing the level of natural character anticipated (post construction); and
- considering the significance of the change

Landscape Effects

Assessing landscape effects requires an understanding of the landscape resource and the magnitude of change which results from a proposed activity to determine the overall level of landscape effects.

Landscape Resource

Assessing the sensitivity of the landscape resource considers the key characteristics and qualities. This involves an understanding of both the ability of an area of landscape to absorb change and the value of the landscape.

Ability of an area to absorb change

This will vary upon the following factors:

- Physical elements such as topography / hydrology / soils / vegetation;
- Existing land use;
- The pattern and scale of the landscape;
- Visual enclosure / openness of views and distribution of the viewing audience;
- The zoning of the land and its associated anticipated level of development;
- The scope for mitigation, appropriate to the existing landscape.

The ability of an area of landscape to absorb change takes account of both the attributes of the receiving environment and the characteristics of the proposed development. It considers the ability of a specific type of change occurring without generating adverse effects and/or achievement of landscape planning policies and strategies.

The value of the Landscape

Landscape value derives from the importance that people and communities, including tangata whenua, attach to particular landscapes and landscape attributes. This may include the classification of Outstanding Natural Feature or Landscape (ONFL) (RMA s.6(b)) based on important physical, sensory and associative landscape attributes, which have potential to be affected by a proposed development. A landscape can have value even if it is not recognised as being an ONFL.

Magnitude of Landscape Change

The magnitude of landscape change judges the amount of change that is likely to occur to areas of landscape, landscape features, or key landscape attributes. In undertaking this assessment, it is important that the size or scale of the change is considered within the geographical extent of the area influenced and the duration of

change, including whether the change is reversible. In some situations, the loss /change or enhancement to existing landscape elements such as vegetation or earthworks should also be quantified.

When assessing the level of landscape effects, it is important to be clear about what factors have been considered when making professional judgements. This can include consideration of any benefits which result from a proposed development. **Table 1** below helps to explain this process. The tabulating of effects is only intended to inform overall judgements.

Contributing Factors		Higher	Lower
Landscape (sensitivity)	**Ability to absorb change**	The landscape context has limited existing landscape detractors which make it highly vulnerable to the type of change resulting from the proposed development.	The landscape context has many detractors and can easily accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape includes important biophysical, sensory and shared and recognised attributes. The landscape requires protection as a matter of national importance (ONF/L).	The landscape lacks any important biophysical, sensory or shared and recognised attributes. The landscape is of low or local importance.
Magnitude of Change	**Size or scale**	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetic or perceptual change apparent.
	Geographical extent	Wider landscape scale.	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).

Table 1: Determining the level of landscape effects

Visual Effects

Visual effects are a subset of landscape effects. They are consequences of change on landscape values as experienced in views. To assess the visual effects of a proposed development on a landscape, a visual baseline must first be defined. The visual 'baseline' forms a technical exercise which identifies the area where the development may be visible, the potential viewing audience, and the key representative public viewpoints from which visual effects are assessed.

Field work is used to determine the actual extent of visibility of the site, including the selection of representative viewpoints from public areas. This stage is also used to identify the potential 'viewing audience' e.g. residential, visitors, recreation users, and other groups of viewers who can see the site. During fieldwork, photographs are taken to represent views from available viewing audiences.

The viewing audience comprises the individuals or groups of people occupying or using the properties, roads, footpaths and public open spaces that lie within the visual envelope or 'zone of theoretical visibility (ZTV)' of the site and proposal. Where possible, computer modelling can assist to determine the theoretical extent of visibility together with field work to confirm this. Where appropriate, key representative viewpoints should be agreed with the relevant local authority.

The Sensitivity of the Viewing Audience

The sensitivity of the viewing audience is assessed in terms of assessing the likely response of the viewing audience to change and understanding the value attached to views.

Likely response of the viewing audience to change

Appraising the likely response of the viewing audience to change is determined by assessing the occupation or activity of people experiencing the view at particular locations and the extent to which their interest or activity may be focussed on views of the surrounding landscape. This relies on a landscape architect's judgement in respect of visual amenity and the reaction of people who may be affected by a proposal. This should also recognise that people more susceptible to change generally include: residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focussed on the landscape and on particular views; visitors to heritage assets or other important visitor attractions; and communities where views contribute to the wider landscape setting.

Value attached to views

The value or importance attached to particular views may be determined with respect to its popularity or numbers of people affected or reference to planning instruments such as viewshafts or view corridors. Important

viewpoints are also likely to appear in guide books or tourist maps and may include facilities provided for its enjoyment. There may also be references to this in literature or art, which also acknowledge a level of recognition and importance.

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change which will result from views of a proposed development. This takes account of the size or scale of the effect, the geographical extent of views and the duration of visual change, which may distinguish between temporary (often associated with construction) and permanent effects where relevant. Preparation of any simulations of visual change to assist this process should be guided by best practice as identified by the NZILA[3].

When determining the overall level of visual effect, the nature of the viewing audience is considered together with the magnitude of change resulting from the proposed development. **Table 4** has been prepared to help guide this process:

Contributing Factors		Higher	Lower	Examples
The Viewing Audience (sensitivity)	**Ability to absorb change**	Views from dwellings and recreation areas where attention is typically focussed on the landscape.	Views from places of employment and other places where the focus is typically incidental to its landscape context. Views from transport corridors.	Dwellings, places of work, transport corridors, public tracks
	Value attached to views	Viewpoint is recognised by the community such as an important view shaft, identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers.	Acknowledged viewshafts, Lookouts
Magnitude of Change	**Size or scale**	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development.	Most key features of views retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture. Glimpse / no view of the proposed development.	- Higher contrast/ Lower contrast. - Open views, Partial views, Glimpse views (or filtered); No views (or obscured)
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.	- Front or Oblique views. - Near distant, Middle distant and Long distant views
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient / temporary. Short Term (0-5 years).	- Permanent (fixed), Transitory (moving)

Table 2: Determining the level of visual effects

Nature of Effects

In combination with assessing the level of effects, the landscape and visual effects assessment also considers the nature of effects in terms of whether this will be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also occur where landscape or visual change is benign.

It should also be noted that a change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes.

[3] Best Practice Guide: Visual Simulations BPG 10.2, NZILA

This assessment of the nature of effects can be further guided by **Table 2** set out below:

Nature of effect	Use and Definition
Adverse (negative):	The activity would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and / or visual amenity values
Neutral (benign):	The activity would be consistent with (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and / or visual amenity values
Beneficial (positive):	The activity would enhance the landscape and / or visual amenity through removal or restoration of existing degraded landscape activities and / or addition of positive elements or features

Table 1: Determining the Nature of Effects

Cumulative Effects

This can include effects of the same type of development (e.g. bridges) or the combined effect of all past, present and approved future development[4] of varying types, taking account of both the permitted baseline and receiving environment. Cumulative effects can also be positive, negative or benign.

Cumulative Landscape Effects

Cumulative landscape effects can include additional or combined changes in components of the landscape and changes in the overall landscape character. The extent within which cumulative landscape effects are assessed can cover the entire landscape character area within which the proposal is located, or alternatively, the zone of visual influence from which the proposal can be observed.

Cumulative Visual Effects

Cumulative visual effects can occur in combination (seen together in the same view), in succession (where the observer needs to turn their head) or sequentially (with a time lapse between instances where proposals are visible when moving through a landscape). Further visualisations may be required to indicate the change in view compared with the appearance of the project on its own.

Determining the nature and level of cumulative landscape and visual effects should adopt the same approach as the project assessment in describing both the nature of the viewing audience and magnitude of change leading to a final judgement. Mitigation may require broader consideration which may extend beyond the geographical extent of the project being assessed.

Determining the Overall Level of Effects

The landscape and visual effects assessment conclude with an overall assessment of the likely level of landscape and visual effects. This step also takes account of the nature of effects and the effectiveness of any proposed mitigation. The process can be illustrated in Figure 2:

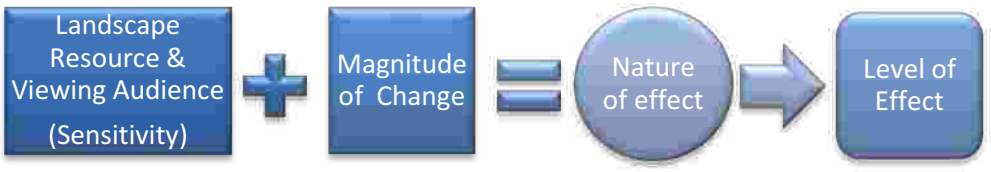


Figure 2: Assessment process

This step informs an overall judgement identifying what level of effects are likely to be generated as indicated in **Table 3** below. This table which can be used to guide the level of natural character, landscape and visual effects uses an adapted seven-point scale derived from Te Tangi A Te Manu.

[4] The life of the statutory planning document or unimplemented resource consents.

Effect Rating	Use and Definition
Very High:	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
High:	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views. *Concise Oxford English Dictionary Definition* *High: adjective- Great in amount, value, size, or intensity.*
Moderate- High:	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
Moderate:	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape. *Concise Oxford English Dictionary Definition* *Moderate: adjective- average in amount, intensity, quality or degree*
Low-Moderate:	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
Low:	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape. *Concise Oxford English Dictionary Definition* *Low: adjective- **1.** Below average in amount, extent, or intensity.*
Very Low:	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views.

Table 3: Determining the overall level of landscape and visual effects

Determination of "minor"

Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor[5] or an adverse effect on the environment is no more than minor[6]. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D 'gateway test' is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be 'minor' or not be contrary to the objectives and policies of the relevant planning documents.

These assessments will generally involve a broader consideration of the effects of the activity, beyond the landscape and visual effects. Through this broader consideration, guidance may be sought on whether the likely effects on the landscape or effects on a person are considered in relation to 'minor'. It must also be stressed that more than minor effects on individual elements or viewpoints does not necessarily equate to more than minor landscape effects. In relation to this assessment, moderate-low level effects would generally equate to 'minor' (see **Table 4**).

The third row highlights the word 'significant'. The term 'significant adverse effects' applies to particular RMA situations, namely as a threshold for the requirement to consider alternative sites, routes, and methods for Notices of Requirement under RMA s171(1)(b), the requirements to consider alternatives in AEEs under s6(1)(a) of the 4th Schedule. It may also be relevant to tests under other statutory documents such as for considering effects on natural character of the coastal environment under the NZ Coastal Policy Statement (NZCPS) Policy 13 (1)(b) and 15(b).

Less than Minor		**Minor**	**More than Minor**			
Very Low	**Low**	**Low-Moderate**	**Moderate**	**Moderate-High**	**High**	**Very High**
					Significant	

Table 4: Determining adverse effects for notification determination, non-complying activities and significance

[5] RMA, Section 95E

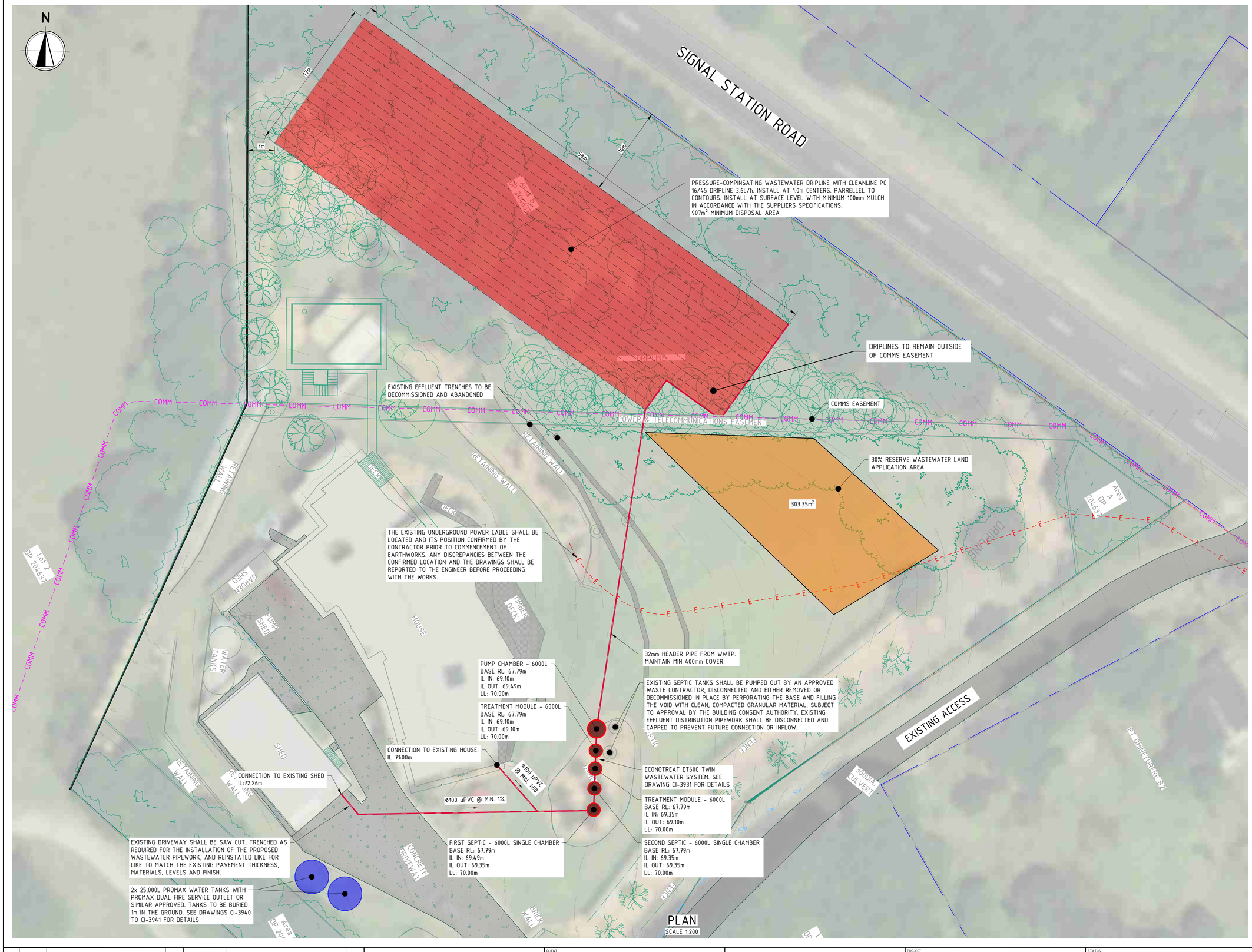
[6] RMA Section 95D

APPENDIX 6

BG&E WASTEWATER DESIGN +

GEOTECHNICAL INVESTIGATION FOR

PROPOSED DWELLING AND PAVILION.



LEGEND

- SITE BOUNDARY
- LINZ BOUNDARY
- NEW PROPOSED BUILDINGS
- LANDSCAPE DESIGN
- SURVEY
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED STORMWATER
- PROPOSED T-BAR DIFFUSER
- PRESSURE-COMPNESATING WASTEWATER DRIPLINE
- RESERVE WASTEWATER LAND
- PROPOSED WASTEWATER TANKS
- PROPOSED PROMAX WATER TANKS

EXISTING UTILITIES

- SW — EXISTING STORMWATER PIPE
- E — EXISTING ELECTRICITY
- COMM — EXISTING TELECOMMUNICATIONS
- EXISTING EFFLUENT TRENCHES

NOTES

GENERAL

1. ALL WASTEWATER WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED WASTEWATER SPECIALIST'S DESIGN, MANUFACTURER'S SPECIFICATIONS, NZBC G13, AS/NZS 1547 AND ALL RESOURCE CONSENT CONDITIONS.
2. ALL PROPRIETARY TREATMENT SYSTEM COMPONENTS SHALL BE SUPPLIED, INSTALLED AND COMMISSIONED BY AN APPROVED INSTALLER.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND SERVICES AND CONFIRM LEVELS PRIOR TO COMMENCEMENT OF WORKS.
4. STORMWATER SHALL NOT ENTER THE WASTEWATER TREATMENT SYSTEM OR LAND APPLICATION AREA.
5. SURFACE WATER SHALL BE DIVERTED AWAY FROM ALL TREATMENT TANKS AND EFFLUENT DISPOSAL AREAS.
6. ALL PIPEWORK SHALL BE INSTALLED TRUE TO LINE AND GRADE WITH WATERTIGHT JOINTS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
7. ALL GRAVITY WASTEWATER PIPEWORK SHALL BE uPVC SN16 PIPE CONFORMING TO AS/NZS 1260, OR HDPE PIPE CONFORMING TO AS/NZS 5065 WHERE SPECIFIED OR APPROVED BY THE ENGINEER.

SECONDARY TREATMENT SYSTEM

8. INSTALL THE SECONDARY TREATMENT SYSTEM IN ACCORDANCE WITH THE APPROVED WASTEWATER SPECIALIST'S DRAWINGS AND SPECIFICATIONS.
9. ALL TANK PENETRATIONS SHALL BE WATERTIGHT.
10. TANK LIDS AND ACCESS RISERS SHALL BE FINISHED FLUSH WITH SURROUNDING GROUND LEVEL UNLESS NOTED OTHERWISE AND SHALL REMAIN ACCESSIBLE FOR INSPECTION AND MAINTENANCE.
11. ALL PUMPS, FLOAT SWITCHES, ALARMS, CONTROL PANELS AND ASSOCIATED ELECTRICAL EQUIPMENT SHALL BE INSTALLED AND COMMISSIONED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
12. ELECTRICAL INSTALLATION SHALL BE UNDERTAKEN BY A REGISTERED ELECTRICIAN.

TESTING AND COMMISSIONING

13. THE COMPLETE WASTEWATER SYSTEM SHALL BE COMMISSIONED BY THE SYSTEM SUPPLIER PRIOR TO PRACTICAL COMPLETION.
14. PROVIDE COMMISSIONING CERTIFICATES, OPERATION AND MAINTENANCE MANUALS, AND ALL REQUIRED COMPLIANCE DOCUMENTATION TO THE ENGINEER PRIOR TO PRACTICAL COMPLETION.
15. ANY DEFECTS IDENTIFIED DURING COMMISSIONING SHALL BE RECTIFIED PRIOR TO HANDOVER.

VEGETATION PROTECTION

NO CLEARANCE, REMOVAL, CUTTING, TRIMMING OR DAMAGE TO INDIGENOUS VEGETATION WITHIN AREAS A OR B IS PERMITTED. ALL WORKS SHALL BE UNDERTAKEN WITHOUT DISTURBANCE TO VEGETATION WITHIN THESE AREAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WHERE THE WORKS CANNOT BE COMPLETED WITHOUT VEGETATION DISTURBANCE.

REV	DATE	DESCRIPTION	RVD
B	20/10/2026	BUILDING CONSENT	SM
A	22/09/2026	BUILDING CONSENT	SH

REVISIONS

CLIENT

Auckland *Office* —
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bgeeng.com—

PROJECT

73a SIGNAL STATION ROAD
0473, SIGNAL STATION RD, OMAPERE NZ

STATUS: ISSUED FOR CONSENT
NOT TO BE USED FOR CONSTRUCTION

DRAWN	DESIGNED	CHECKED	APPROVED
NA	SM	SM	SH

DATUM	GRID	SCALE	
AHD		1:200 AT	A1 SIZE

TITLE: PROPOSED SITEWORKS AND DRAINAGE PLAN

PROJECT No. NZ26110 | DRAWING No. CI-3001 | REV B

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Geotechnical Investigation for Proposed Dwelling and Pavilion at

73A Signal Station Road, Ōmāpere

Rev A **17 March 2026** **Job No. NL260002**



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Job Number:	NL260002
Name of Project:	73A Signal Station Road, Ōmāpere
Client:	Complete Construction Ltd
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Appendix A: Drawings
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Appendix C: Stability Analysis Results

Report Summary

The following summarises the findings of this report however is not to be taken in isolation. It is a requirement that any user of this report review the document in its entirety, including all appendices.

Feature	Commentary
Proposed Development	Construction of a residential dwelling approximately in the centre of the property and a pavilion adjacent to the existing dwelling.
Building Act	No geotechnical natural hazards were identified (as listed in this Act) that are considered an undue impediment to development or that cannot be reasonably addressed by typical engineering design and construction.
Fill	Not encountered.
Natural Soils	Very stiff to hard soils of weathered Omapere Conglomerate of the Waitakere Group.
Unduly Weak, Sensitive, or Compressible Soils	Not encountered.
Groundwater	Not encountered.
Seismic Site Class	Site Class C.
Liquefaction	The site is considered to have a “Low Liquefaction Vulnerability”.
Expansive Soils	Moderately Expansive in accordance with B1/AS1 or AS2870:2011.
Slope Stability	Slope inclinations up to approximately 1V:4H are present. We consider the proposed building platform to be suitable for the construction of the proposed dwelling from a global land stability perspective. If the development is proposed to involve earthworks exceeding those described in this report, this assessment should be revised accordingly.
Settlement	We consider any potential total or differential settlement as a result of the proposed development to be within typical tolerable limits. If the development is proposed to involve earthworks exceeding those described in this report, this assessment should be revised accordingly.
Foundations	Shallow foundations are considered suitable for the proposed dwelling provided non-engineered fill and any other unsuitable material is removed.
Construction Constraints	See Section 17.0 of this report.
Construction Observation	CM3 Level recommended.

1.0 Introduction

Soil & Rock Consultants (S&RC) were engaged by Complete Construction Ltd to undertake Geotechnical Investigation for a proposed residential dwelling and a pavilion area adjacent to the existing dwelling.

Our investigation has been informed by the Building Act which list(s) 'Natural Hazards' that must be considered by Council when assessing a Building Consent application. As part of this report, we have considered geotechnical hazards associated with earthquake, landslip, and subsidence

Our report is intended to identify geotechnical constraints to development and provide associated remedial, mitigating, and design recommendations in order that Consent can be granted. Information and advice related to good construction practices are also provided.

1.1 Limitations

This report has been prepared by S&RC for the sole benefit of Complete Construction Ltd and the brief given to us. The data and/or opinions contained in this report may not be used in other contexts, for any other purpose or by any other party without our prior review and agreement. This report may only be read or transmitted in its entirety, including the appendices.

The recommendations given in this report are based on data obtained from discrete locations and soil conditions between locations are inferred only. Our geotechnical models are based on those actual and inferred conditions however variations between test locations may occur and S&RC should be contacted in this event.

S&RC should also be contacted should the scope or scale of the development proposal vary from that currently indicated.

2.0 Site Description

The subject property at 73A Signal Station Road, Ōmāpere is legally described as Lot 1 on DP 204637 and located and covers an area of approximately 8,538m² (see Figure 1).

The property contains an existing dwelling and a standalone shed, along with a minor auxiliary structure, all of which are benched into the southern portion of the site. From this benched-in portion of the property, the land slopes downward toward the north at gradients of approximately 12 to 14 degrees from the edge of the existing dwelling. An area of native trees in the northwestern part of the property, near the boundary

with Signal Station Road. Trees are present along the southern boundary, upslope of the existing dwelling. The remainder of the site is predominantly covered by grass

Vehicular access is from the east via an existing formed driveway that serves the current dwelling. Underground services are present and were identified to be transversing through part of the property from the north-eastern boundary.

During our site investigation, two PVC pipes (inferred to be wastewater vents or access points) were observed within the proposed dwelling building platform. The extent of the existing wastewater field could not be determined as it is buried. The approximate inferred area has been marked on the attached site plan as "Inferred Wastewater Field Location".

2.1 Proposed Development

At the time of preparing this report, architectural drawings for the proposed development had not been provided. Preliminary mark-up sketches supplied by the client and email correspondence with Hans Mitt Design indicate that the proposed development will comprise a residential dwelling of approximately 150m², located near the centre of the property as shown in Figure 1. An entertainment pavilion of approximately 50m² is also proposed adjacent to the west of the existing dwelling.

The inferred wastewater field area identified during our investigation appears to be situated partially within the indicated building platform for the new dwelling. Consideration should be given to either relocating the dwelling footprint or relocating the wastewater system.

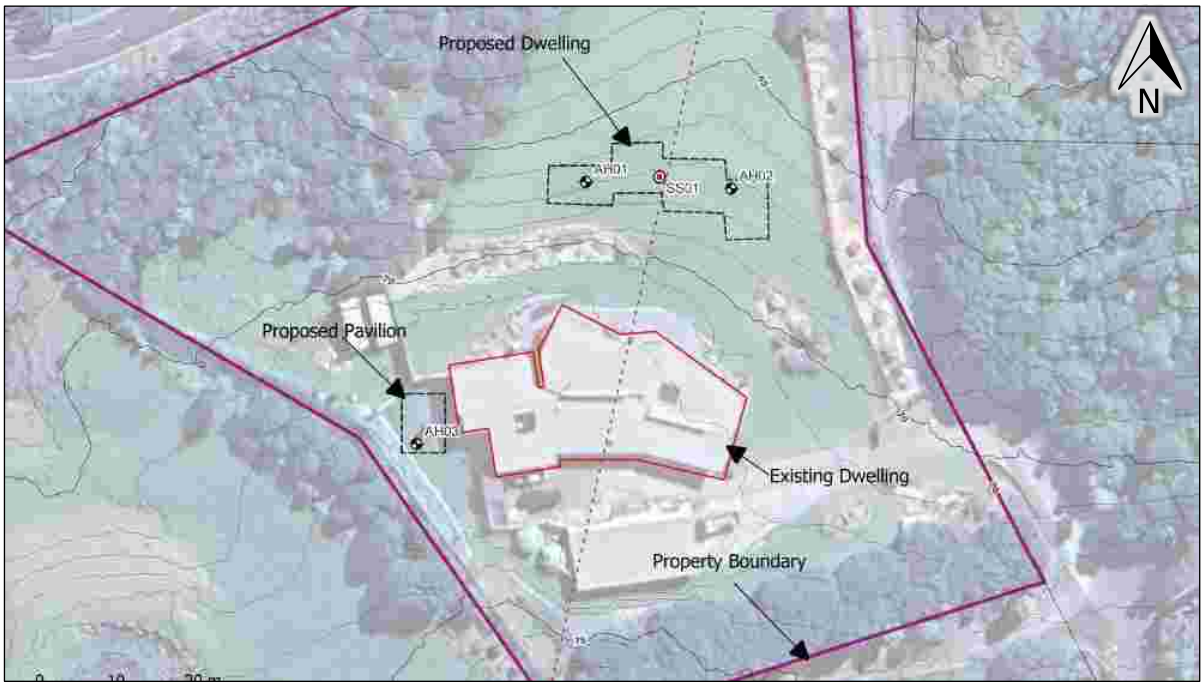


Figure 1: S&RC Site Plan of Overlaid by Proposed Development (Source: S&RC)

3.0 Geology

Reference to the GNS New Zealand Geological Web Map 1:250,000 Geology map, indicates the site is underlain by deposits of the Omapere Conglomerate of the Waitakere Group (see Figure 2).

The Omapere Conglomerate of the Waitakere Group is an early Miocene formation comprising cobble and pebble conglomerate derived from the Tangihua Complex, with subsidiary mudstone layers. From a geotechnical standpoint, the presence of interbedded mudstone and the formation's local interfingering with basalt flows may influence excavation conditions, weathering profiles, and the engineering characteristics of the underlying materials.



Figure 2: Geological Map (Source: GNS Website)

4.0 Field Investigation

The field investigation carried out on 7 February 2026 comprised:

- Visual appraisal of the site
- Drilling of four hand augerholes AH01 to AH04 – Appendix B
- Measurement of one cross section A-A' using combination of GPS, measuring tape, clinometer and LiDAR (Northland LiDAR 1m DEM 2018-2020) available on the LINZ Data Service – Appendix A

The test locations are shown on the Site Plan, Drawing No NL260002/1 and Cross Section Drawing No NL260002/2A (Appendix A). The locations were measured from existing site features using hand-held tape and GPS and are therefore approximate only.

Measurements of undrained shear strength were undertaken in the augerholes at intervals of depth using a handheld shear vane in accordance with the New Zealand Geotechnical Society (NZGS) 'Guideline for Hand Held Shear Vane Test', dated August 2001. Peak and remoulded vane shear strengths shown on the attached logs represent dial readings off the shear vane adjusted using the BS 1377 calibration correction factor.

A visual-tactile field classification of the soils encountered during drilling was carried out in accordance with the NZGS 'Guideline for the Field Description of Soil and Rock' (2005).

Dynamic Cone (Scala) Penetrometer testing was carried out from the base of both augerholes until refusal was reached. Refusal is defined as five consecutive blow counts of 10 or greater per 50mm penetration or a blow count of 20 or more for 50mm penetration. The results are provided in Appendix B.

4.1 Ground Model

Subsurface conditions have been interpolated between the test locations and localised variations between and away from the test locations will exist.

In general, the soils encountered in the site comprised weathered Waitakere Group soils. An outline of the soil conditions and investigation results is given below and summarised in Table 1, and detailed descriptions of the soils are given on the attached logs (Appendix B).

- **Topsoil/Fill.** Topsoil was encountered at each test location to a maximum depth of 0.2m below present ground level (bpgl). These materials are unsuitable for the support of permanent structures (i.e. building foundations, floor slabs, pavements etc.). Although fill was not encountered during our investigation, it is possible that some 'push-over' fill from previous earthworks associated with forming the platform for the existing dwelling and shed remains in situ.

- **Weathered Waitakere Group Soils.** Waitakere Group soils were encountered underlying Topsoil to the termination depth of the augerholes. The Weathered Waitakere Group soils comprised very stiff to hard silts, gravelly silts, and sandy silts with lesser amounts of clay. Vane

shear strengths ranged from 127 kPa to >200 kPa or was 'UTP' – Unable to Penetrate into the soil.

- **Scala Penetrometer Testing.** Scala Penetrometer testing was carried out from the base of each augerhole. Refusal, inferred to be contact with the transition zone into Weathered Waitakere Group Rock, was encountered at depths ranging between 0.8m and 4.9m bpgl. However, instant refusal was encountered in AH01, AH02 and AH03 at 1.65m, 4.90m and 0.8m bgl respectively, which is inferred to indicate the presence of conglomerate cobbles, boulders or intact rock within the soil profile.

- **Groundwater.** Groundwater was not encountered on the day of drilling.

Table 1 – Summary of Ground Conditions

Test ID	Termination Depth	Depth of Topsoil	Vane Shear Strength Range (kPa)	Scala Penetrometer Termination	Groundwater Depth
All depths measured in (m) below present ground level. (Rounded to 1 DP)					
AH01	1.6	0.2	>200	1.6	NE
AH02	3.0	0.1	127 - >200	4.9	NE
AH03	0.6	0.2	>200	0.8	NE
AH04	2.3	0.1	>200	4.5	NE

NE = Not Encountered NT = Not Tested

5.0 Expansive Soils

Site-specific lab testing of soil expansivity was not undertaken due to the thickness and composition of granular intermixed cohesive soils encountered within the proposed development area preventing sample collection with the driven tube sampling apparatus.

Based on visual / tactile description and previous lab testing within similar soils, we consider the natural soil material expansivity is likely to be within the *slightly* to *moderately* expansive soil range. A conservative classification of Class M (Moderately expansive soils) is recommended, as defined in B1/AS1. Foundation design recommendations are given in Section 12 below

6.0 Sensitive Soils

The ratio of peak to remoulded vane shear strength values recorded during our investigation generally ranges between 3 and 4, indicative of a moderately sensitive subgrade. These soils are particularly susceptible to mechanical disturbance and/or exposure to the elements. Soils that test well in-situ can perform poorly when construction is underway.

Care is therefore required during construction to ensure the soils are protected to ensure favourable short and long-term subgrade and foundation performance. Subgrade protection measures are provided in Section 13.0 of this report.

7.0 Seismic Design Parameters

The site is considered a Class C – 'Shallow Soil Site' as defined by NZS 1170.5:2004. The Peak Ground Acceleration (PGA) value for a structure of Importance Level 2, adopted for stability analysis of the site is 0.19g (ULS) with an effective earthquake magnitude of 6.5. The PGA was adopted from '*MBIE, Earthquake Geotechnical Engineering Practice: Module 1, 2021'*.

7.1 Liquefaction Vulnerability

Typically, the two principal factors which can result in liquefaction occurring under seismic conditions are the presence of unconsolidated/loose sands/sandy silts, and groundwater. The Omapere Conglomerate of the Waitakere Group soils are very stiff to hard and cohesive in nature. These soils are not conducive to significant liquefaction (and consequently lateral spread) under any design-level seismic event. Therefore, we consider the site to have a low liquefaction vulnerability.

8.0 Slope Stability

8.1 Qualitative Assessment

The existing dwelling and garage are situated on a benched platform that has been cut to near level. Two small landscape walls, up to approximately 1.0m in height, retain the slope as it rises toward the southern boundary. Some minor fill supported by landscape retaining structures up to approximately 0.5m height is inferred to be present downslope of the existing dwelling as landscaping fill.

The 50m² entertainment pavilion is proposed adjacent to the west of the existing dwelling on this same near-level platform, inferred to be formed by past benching earthworks.

The proposed new dwelling platform is situated downslope of the existing dwelling and inferred landscaping fill on ground which descends to the northeast at inclinations generally typically between 12° to 14°. These inclinations remain broadly consistent downslope toward the cut batter that accommodates Signal Station Road, located approximately 40m to the north.

Historical aerial imagery shown on the Retrolens website was reviewed as part of our assessment. No evidence of previous slip activity, tension cracks, scarps, or other indicators of deep-seated instability was observed at the time of investigation or within historic aerial imagery.

Based on our site investigation, no visual signs of major instability were identified. Deformation observed in trees growth is typical of coastal wind effects and inferred to show no sign of ground movement. Fence posts were generally vertical.

Soil creep typically occurs in slopes steeper than approximately 14°. Soil creep is the slow downslope movement of upper soil horizons. This process is usually confined to the uppermost 1.5m of soil and generally in the order of millimetres per year. Soil creep is exacerbated by slope length, slope angle, inundation, groundwater fluctuations, soil expansivity, vegetation, and various surcharge loads.

8.2 Quantitative Assessment

To quantitatively check the overall stability of the slope within the proposed building platforms, stability analysis has been undertaken for the existing topography through cross section A-A' as indicated on the Site Plan, Drawing No. NL260002/1. The RocScience Inc. SLIDE2 software was used for stability analyses. Stability of theoretical non-circular surfaces was assessed using the Morgenstern-Price method.

Stability analyses have been undertaken for the measured groundwater, extreme (worst credible) groundwater, and seismic conditions. The measured groundwater condition has been adopted for the seismic condition. Peak Ground Acceleration (PGA) values for the region have been determined as per Section 7.0 of this report.

Lower-bound effective stress parameters used for our analyses are summarised in Table 2. These have been developed from the soil description, in-situ strength testing, and our experience with these soil types in both the immediate area and the wider region.

Table 2 – Effective Stress Parameters

Soil Type	Estimated Unit Weight γ (kN/m³)	Effective Cohesion on the Failure Plane c' (kPa)	Effective Angle of Internal Friction ø' (°)	Undrained (kPa)
Non-Engineered Fill	18	2	26	30
Very Stiff to Hard Waitakere Group Soils	18	5	30	100
Highly Weathered Waitakere Group Rock	18	10	38	500

The ratio of resisting forces to disturbing forces is presented as a 'Factor of Safety' (FOS) against slope instability occurring. A FOS of 1 indicates a slope near or at equilibrium. Table 2-1 of the *'Whangarei District Council – Land Development Stabilisation – Technical Design Requirements'*, April 2018 lists the minimum factors of safety acceptable to Whangarei District Council. These are provided in the 'Required' column in Table 3 alongside the calculated FOS results. Theoretical failure surfaces with FOS below Council requirements are shown on the outputs in Appendix C.

Table 3 – Stability Analysis Results

Section	Modelled Conditions	Global Factor of Safety		Compliant
		Required	Calculated	
A-A'	Measured Groundwater	1.5	2.0	Yes
	Extreme (Worst Credible) Groundwater	1.3	1.8	Yes
	Seismic Loading	1.1	3.1	Yes

Stability Conclusions

The stability analyses undertaken for cross section A-A' returned factors of safety that satisfy Council requirements for all modelled conditions. For the measured groundwater, extreme (worst credible) groundwater, and seismic loading conditions.

The analysis assumes no significant earthworks are undertaken to form the proposed building platforms.

If the development is proposed to involve earthworks exceeding those described in this report, this assessment should be revised accordingly.

We therefore consider the proposed building platforms to be suitable for the construction of the proposed dwelling and pavilion from a global land stability perspective, contingent upon the recommendations of this report being adopted in design and construction.

9.0 Settlement

No significant organic or otherwise compressible soils were encountered during our investigation. Based on this preliminary assessment and provided the recommendations of this report are adopted in design and construction, we consider any potential total or differential settlement resulting from the proposed development to be within typical tolerable limits.

If the development is proposed to involve earthworks exceeding those described in this report, this assessment should be revised accordingly.

10.0 Geotechnical Discussion

We consider the site to be geotechnically suitable for the proposed development provided the recommendations given in this report are observed. Geotechnical constraints that will require particular consideration by the designer are outlined below and specific geotechnical recommendations and parameters to mitigate these constraints are provided in subsequent sections of this report.

11.0 Site Formation

Any proposal to create cuts or fills greater than 1.0m in height other than those indicated/inferred at the time of preparation of this report should be the subject of specific design advice.

Shallow groundwater is not expected. However, should be encountered by excavations, sumps/pumps will be required. The contractor must be vigilant in this respect and summertime construction is beneficial. In any case, should a zone of ‘wet’ soil be encountered this increases the potential for cut-face collapse and S&RC should be contacted for advice.

Similarly, any springs or seepage of water intercepted by stripping operations should be captured and taken in a sealed pipe via the shortest route to a safe discharge point as per S&RC advice.

<u>Cuts</u>

Permanent cut batters to a maximum height of 1.0m should be retained or inclined no steeper than 1V:4H unless subject to specific assessment by S&RC.

Temporary cuts no deeper than 1.0m and/or located a greater distance from the boundary than the depth/height of the cut (to a maximum of 3.0m) may be battered no steeper than 1V:1H. Deeper, steeper, or cuts closer to the boundary will require a specific construction methodology by the designer and/or the installation of temporary support to maintain the stability of neighbouring properties during and post construction.

Fills

All fills, regardless of depth, must be placed in accordance with NZS 4431:2022 with respect to subgrade preparation and standard of compaction. Given the limited extent, we recommend any fill comprising quarry-sourced granular fill (GAP material). The granular fill should be compacted to design level in loose layers no more than 150mm thick and to achieve 95% of the maximum dry density.

Should earth (cohesive) filling be proposed, S&RC should be contacted for advice as inspection of the material prior to importing to site will be required in addition to a New Zealand Standard Compaction Curve to inform compaction requirements.

12.0 Foundation Design Recommendations

S&RC should inspect all foundation excavations to determine whether the exposed soil and foundation conditions are consistent with those described in this report. Any non-engineered fill should be removed from the building platform, unless building loads and floor slabs are to be fully suspended by pile foundations.

12.1 Shallow Foundations

The natural site soils are considered suitable for the use of slab or shallow footings/piles foundations which may comprise:

- **Option 1 – Slab Foundation:** A ‘waffle’ or ‘rib-raft’ slab (surface-supported, no embedment) designed to accommodate the expansivity characteristics of the soils, classified as Expansive Soil Class M as per Section 5.0 of this report
- **Option 1 – Footing Foundation:** A traditional strip/pad/Senton footings embedded a minimum of 600mm into stiff natural ground or engineered fill. This embedment would adequately mitigate against the effects of expansive soils.

A Design (Dependable) Bearing Capacity of 150kPa is available for Ultimate Limit State Design of shallow foundations carried out in accordance with B1/AS1, B1/VM4 and AS/NZS 1170:2002. A Strength Reduction Factor (Øbc) of 0.5 has been applied to the Geotechnical Ultimate Bearing Capacity value to determine the Design Bearing Capacity.

12.2 Deep Pile Foundations

Deep pile foundations are not expected to be required, except where structural or civil design calls for:

- Bridging of public underground services (to be confirmed by a civil engineer).
- Bearing capacity requirements greater than those given for shallow foundations.
- Non-engineered fill or other unsuitable material to remain in-situ.
- Foundations within unretained slopes steeper than 14° within 5m downslope, i.e. where soil creep is expected.

Bridging piles are required where foundations would otherwise embed above a plane inclined at 1V:1H rising from 500mm below the invert of the service. Bridging piles must be designed in accordance with Council rules.

Further recommendations for deep pile foundations can be provided on request if required.

13.0 Floor Slabs and Pavements

Any topsoil, non-engineered fill, vegetation, organic or otherwise unsuitable material should be removed from under floor slab and pavement areas prior to construction.

Any concrete floor-slab or pavement should be underlain by a basecourse of clean, free-draining granular fill as specified by the designer and should be subjected to compaction by a device of appropriate weight and energy. Silty or sandy subgrades are generally sensitive to disturbance and ‘static’ rolling only (no vibration) is recommended.

<u>Subgrade Protection</u>

Any subgrade should be protected from desiccation, rain damage, and plant-trafficking immediately upon excavating or filling to grade following inspection by S&RC.

Protection may take the form of topsoil, mulching, or by placing a protective layer of granular fill. The granular fill can later be left in-situ as a construction sub-base or basecourse if managed well and

protected from damage. We recommend watering expansive subgrades approximately 48 hours prior to concrete placement to return the subgrade to its inferred pre-excavation moisture content.

14.0 Stormwater

Concentrated stormwater flows must not be allowed to run onto slopes or run over slopes or saturate the ground as this could adversely affect slope stability or foundation conditions. Flows from all impermeable areas must be collected and carried in sealed pipes to a disposal point approved by Council.

15.0 Underground Services

Underground services are present within the site. Underground services present within the proposed development area are understood to include, but are not necessarily limited to, buried power to the existing dwelling, buried power to a neighbouring property, and buried wastewater treatment and dispersal. Advice from a civil engineer should be sought regarding appropriate protection measures or relocation for existing services.

Additional services, public or private, mapped or unmapped, of any type (gas, pipelines, fibre, electricity, etc.) could be present. A thorough service-search should be carried out prior to commencement of excavations, as was done prior to our investigation.

16.0 Drawing Review

No detailed drawings of the proposed development were provided at the time of preparation of this report. We recommend once plans are available that they be submitted to S&RC so that the applicability and implementation of the recommendations made in this report can be confirmed prior to application for Building Consent.

17.0 Construction Constraints

Geotechnical aspects of construction that are expected to require special attention by the Contractor and inspecting Geotechnical Engineer include (but are not necessarily limited to) the following:

- Gravelly and inferred bouldery deposits encountered during our investigation, consistent with the underlying Omapere Conglomerate and associated basalt content, may obstruct foundation construction if present within excavations.

- Temporary unsupported cuts and/or cuts close to existing structures or property boundaries (anticipated for the pavillion) may be required. In this case, careful consideration of the excavation and construction methodology will be required.
- At all times the maintenance of temporary stability is the responsibility of the contractor.

18.0 Observation of Construction

The recommendations given in this report are based on limited site data from discrete locations and variations in ground conditions will exist. S&RC should be engaged to inspect excavations and soil conditions exposed during construction so that 'actual' ground conditions can be compared with those assumed in formulating this report.

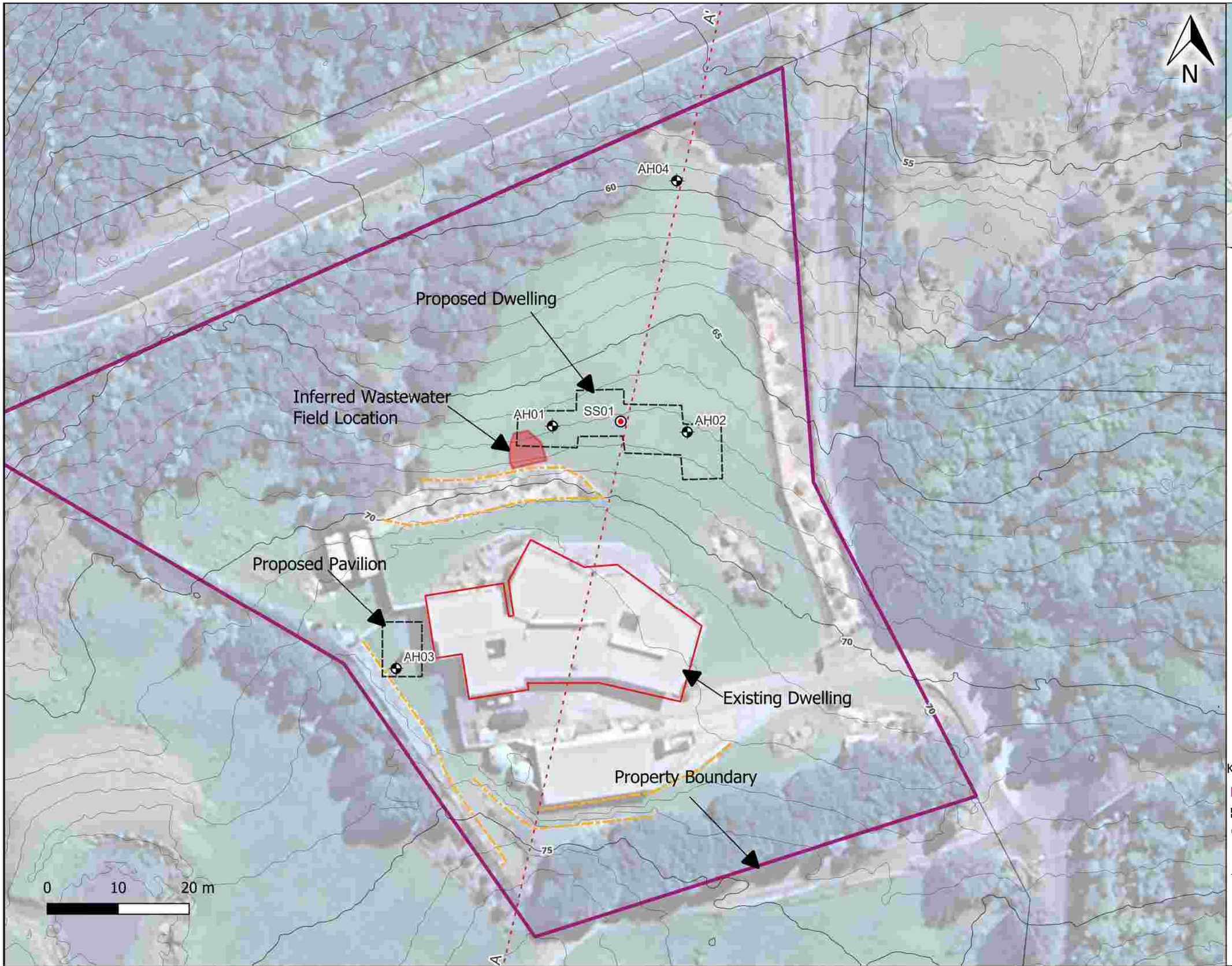
The aspects of the development that require geotechnical observation, testing, and final certification as determined by Council will be given in the conditions of the Consent. The Contractor should make themselves familiar with those conditions, in addition to the requirements of this report, and ensure adequate observations are carried out. Any ground covered by fill or concrete prior to geotechnical inspection will be specifically excluded from any Producer Statement – Construction Review (PS4).

In any case, the contractor should notify S&RC should ground conditions encountered during construction vary from those described in this report.

End of Report Text – Appendices Follow

Appendix A

Drawings





NOTES:

1. Locations of features approximate only.
2. Buried service locations to be verified on site.
3. Original sheet size A3.
4. Boundary data obtained from Council GIS.

Key:

- Site Boundary
- Proposed Development
- S&RC Cross Section Locations Feb 2026
- S&RC Soil Expansivity Sample Locations Feb 2026
- S&RC Hand Augerhole Locations Feb 2026
- Existing Retaining Wall Structures

AMENDMENTS		
Rev	Date	Description
A	FEB 2026	GEOTECHNICAL INVESTIGATION

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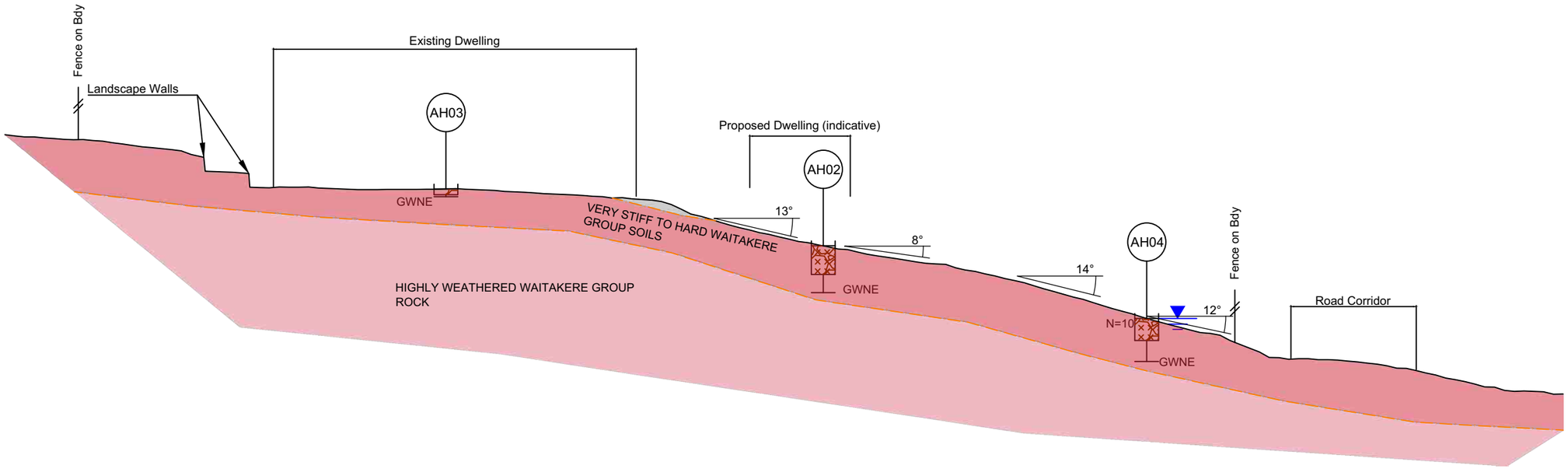
73A Signal Station Road
Omapere

Site Plan

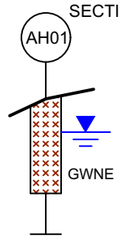
Dwg No.	NL260002 /1		
Scale:	1:500	Drawn By:	N.NGAROPO
Date:	16/03/2026	Revision:	A
Filename:	O:\Whangarei\NL26---\0000 - 0099\NL260002\GIS\NL260002 - Site Plan -Jan2026.qgz		

SOUTHWEST
A

NORTHEAST
A'



KEY TO CROSS SECTION SYMBOLS



Hand Drilled Augerhole

Groundwater Level

Groundwater Not Encountered

Scala Penetrometer Test from base of Augerhole

KEY TO LITHOLOGY SHADES

Weathered soils
Weathered Rock

Weathered Waitakere Group
Non-Engineered Fill

KEY TO LITHOLOGY HATCHES

Fill
Clay
Silt
Sand
Gravel
Sandstone
Basalt

NOTES:

1. Soil & Rock Consultants cross section surveyed by tape and clinometer and available LiDAR Contour Data from LINZ.
2. Soil descriptions shown approximate only, refer to borelogs for details.
3. Extrapolation of ground conditions away from test locations has been made but cannot be guaranteed.
4. Locations of features approximate only.

AMENDMENTS		
DATE	REV	DESCRIPTION
MAR 2026	A	GEOTECHNICAL INVESTIGATION

Soil&Rock Consultants
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Check all dimensions and levels on site before commencing construction. This drawing and design remains the property of Geotechnical Engineering Ltd. and may not be reproduced without the written permission of Geotechnical Engineering Ltd.

158A Bank Street, Regent
Whangarei 0112 Northland
Ph 09 982 8053
www.soilandrock.co.nz

73A SIGNAL STATION ROAD
OMAPERE
FAR NORTH

CROSS SECTION A-A'

NL260002/2A
DRAWN: N.N
DATE: 12-Mar-26
SCALES: 1: 500 AT A3
CHECKED: SHF
DESIGNED:
REV. A
Filename: nl260002 - section.dwg

Appendix B

Investigation Logs

Soil&Rock Consultants

CLIENT: Complete Construction Ltd

PROJECT: Geotechnical Investigation, 73a Signal Station Road, OMAPERE

Auger Hole No: AH01

Sheet 1 of 1

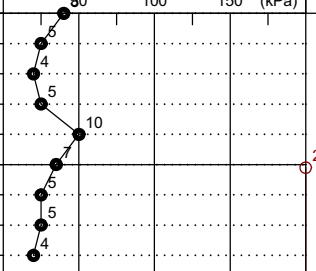
Drill Type:	50mm Hand Auger	Project No:	NL260002	Logged By:	NN
Drilled By:	NN	Coordinates:		Shear Vane No - Calibration Date:	DR1768 - 4/09/2025
Date Started:	7/2/26	Ground Elevation:		Surface Conditions:	Near Level, Grass
Date Finished:	7/2/26	Water Level:	GROUNDWATER NOT ENCOUNTERED		

STRATIGRAPHY	DEPTH (m)	GRAPHIC LOG	Soil description in accordance with the NZ Geotechnical Society Inc 2005 "Guidelines for Field Description of Soil and Rock in Engineering Use"
TS	0.0		TOPSOIL, trace rootles, brown, dry to moist, non plastic
WAITAKERE GROUP	0.5		fine to coarse gravelly SILT, minor fine to medium sand, light brown, dark brown, grey streaks, very stiff to hard, dry to moist, non plastic (WEATHERED WAITAKERE GROUP SOILS)
	1.0		SILT, some clay, some fine to coarse sub rounded gravel, orange brown, with grey mottles and black speckles, very stiff to hard, moist, slightly plastic trace organic topsoil inclusions, brown, moist light grey patches
	1.5		
	2.0		END OF BORE. 1.60 METRES. (TOO HARD TO AUGER)
	2.5		
	3.0		
	3.5		
	4.0		
	4.5		
	5.0		

WATER LEVEL (m)

SCALA PENETROMETER TEST
NZS:4402:1986 test 6.5.2
(Blows per 100mm Increment)
10 20 30 (Blows)

SHEAR STRENGTH ○ v
REMOULDED SHEAR ⊙ r
50 100 150 (kPa)



LABORATORY TESTS

0.5 200+ UTP V

1.0 200+ V

1.5 200+ UTP V

HAND AUGER LOG WITH SCALA NL260002 - AH01-AH04 - 73A SIGNAL STATION ROAD, OMAPERE - 2026-02-07.GPJ S+R_2013.GDT 19/2/26

Soil&Rock Consultants

CLIENT: Complete Construction Ltd

PROJECT: Geotechnical Investigation, 73a Signal Station Road, OMAPERE

Auger Hole No: AH02

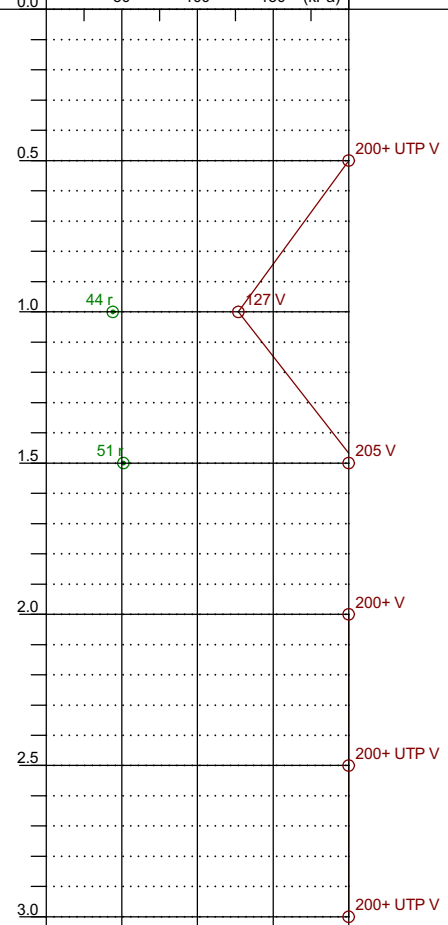
Sheet 1 of 1

Drill Type:	50mm Hand Auger	Project No:	NL260002	Logged By:	NN
Drilled By:	NN	Coordinates:		Shear Vane No - Calibration Date:	DR1768 - 4/09/2025
Date Started:	7/2/26	Ground Elevation:		Surface Conditions:	Slightly Sloping, Grass
Date Finished:	7/2/26	Water Level:	GROUNDWATER NOT ENCOUNTERED		

STRATIGRAPHY	DEPTH (m)	GRAPHIC LOG	Soil description in accordance with the NZ Geotechnical Society Inc 2005 "Guidelines for Field Description of Soil and Rock in Engineering Use"	WATER LEVEL (m)
TS	0.0		TOPSOIL, trace rootlets, dry, non plastic	
WAITAKERE GROUP	0.5		fine to coarse gravelly SILT, minor fine to medium sand, light brown, dark brown, grey streaks, very stiff to hard, dry to moist, non plastic (WEATHERED WAITAKERE GROUP SOILS)	
	1.0		SILT, some clay, trace fine to medium gravel, brown grey, with orange and black speckles, very stiff, moist, slightly plastic	
	1.5			
	2.0		fine to coarse gravelly, clayey SILT, light brown orange, with grey and dark brown speckles, very stiff to hard, moist, non to slightly plastic	
	2.5			
	3.0		END OF BORE. 3.00 METRES. (TARGET DEPTH)	
	3.5			
	4.0			
	4.5			
	5.0			

SCALA PENETROMETER TEST
NZS:4402:1986 test 6.5.2
(Blows per 100mm Increment)
10 20 30 (Blows)

SHEAR STRENGTH
REMOULDED SHEAR
○ v
◉ r
50 100 150 (kPa)



LABORATORY TESTS

HAND AUGER LOG WITH SCALA NL260002 - AH01-AH04 - 73A SIGNAL STATION ROAD, OMAPERE - 2026-02-07.GPJ S+R_2013.GDT 19/2/26

Soil&Rock Consultants

CLIENT: Complete Construction Ltd

PROJECT: Geotechnical Investigation, 73a Signal Station Road, OMAPERE

Auger Hole No: AH03

Sheet 1 of 1

Drill Type:	50mm Hand Auger	Project No:	NL260002	Logged By:	NN
Drilled By:	NN	Coordinates:		Shear Vane No - Calibration Date:	DR1768 - 4/09/2025
Date Started:	7/2/26	Ground Elevation:		Surface Conditions:	Slightly Sloping, Grass
Date Finished:	7/2/26	Water Level:	GROUNDWATER NOT ENCOUNTERED		

STRATIGRAPHY	DEPTH (m)	GRAPHIC LOG	Soil description in accordance with the NZ Geotechnical Society Inc 2005 "Guidelines for Field Description of Soil and Rock in Engineering Use"
TS	0.0		TOPSOIL, trace rootlets, brown, dry to moist, non plastic
WAI GRP	0.5		fine to coarse sub rounded gravelly SILT, trace fine to medium sand, light brown orange, with grey speckles, hard, dry to moist (WEATHERED WAITAKERE GROUP SOILS)
	1.0		END OF BORE. 0.60 METRES. (TOO HARD TO AUGER/GRAVEL OBSTRUCTION)
	1.5		
	2.0		
	2.5		
	3.0		
	3.5		
	4.0		
	4.5		
	5.0		

WATER LEVEL (m)

SCALA PENETROMETER TEST
NZS:4402:1986 test 6.5.2
(Blows per 100mm Increment)
10 20 30 (Blows)

SHEAR STRENGTH ○ v
REMOULDED SHEAR ◉ r
50 100 150 (kPa)

DEPTH (m)	Scala blows	Shear strength
0.0		
0.5	10, 7, 5, 5	200+ UTP V
1.0		
1.5		
2.0		
2.5		
3.0		
3.5		
4.0		
4.5		
5.0		

LABORATORY TESTS

HAND AUGER LOG WITH SCALA NL260002 - AH01-AH04 - 73A SIGNAL STATION ROAD, OMAPERE - 2026-02-07.GPJ S+R_2013.GDT 19/2/26

Soil&Rock Consultants

CLIENT: Complete Construction Ltd

PROJECT: Geotechnical Investigation, 73a Signal Station Road, OMAPERE

Auger Hole No: AH04

Sheet 1 of 1

Drill Type:	50mm Hand Auger	Project No:	NL260002	Logged By:	NN
Drilled By:	NN	Coordinates:		Shear Vane No - Calibration Date:	DR1768 - 4/09/2025
Date Started:	7/2/26	Ground Elevation:		Surface Conditions:	Slightly Sloping, Grass
Date Finished:	7/2/26	Water Level:	GROUNDWATER NOT ENCOUNTERED		

STRATIGRAPHY	DEPTH (m)	GRAPHIC LOG	Soil description in accordance with the NZ Geotechnical Society Inc 2005 "Guidelines for Field Description of Soil and Rock in Engineering Use"	WATER LEVEL (m)	DEPTH (m)	SCALA PENETROMETER TEST NZS:4402:1986 test 6.5.2 (Blows per 100mm Increment) 10 20 30 (Blows) / SHEAR STRENGTH REMOULDED SHEAR v r 50 100 150 (kPa)	LABORATORY TESTS
T	0.0		TOPSOIL, light brown, dry, non plastic		0.0		
WAITAKERE GROUP	0.5		silty fine to coarse sub rounded GRAVEL, light brown, grey, orange, loose to medium dense, dry to moist, non plastic (WEATHERED WAITAKERE GROUP SOILS)		0.5		200+ UTP V
	1.0		clayey SILT, light brownish grey, with dark brown speckles, very stiff, moist, non to slightly plastic		1.0		200+ UTP V
	1.5		fine to coarse sub rounded gravelly SILT, minor clay, light brown, with orange and white speckles, very stiff, moist, non to slightly plastic		1.5	62 r	212 V
	2.0		some clay, slightly plastic		2.0		200+ V
	2.5		END OF BORE. 2.30 METRES. (TOO HARD TO AUGER/GRAVEL OBSTRUCTION)		2.5		200+ UTP V
	3.0				3.0		
	3.5				3.5		
	4.0				4.0		
	4.5				4.5		
	5.0				5.0		

HAND AUGER LOG WITH SCALA NL260002 - AH01-AH04 - 73A SIGNAL STATION ROAD, OMAPERE - 2026-02-07.GPJ S+R_2013.GDT 19/2/26

Soil&Rock Consultants
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info@soilandrock.co.nz
www.soilandrock.co.nz

SCALA PENETROMETER SHEET - TABLE OF BLOWS PER INCREMENT

JOB NO: NL260002 **TESTED BY:** NN

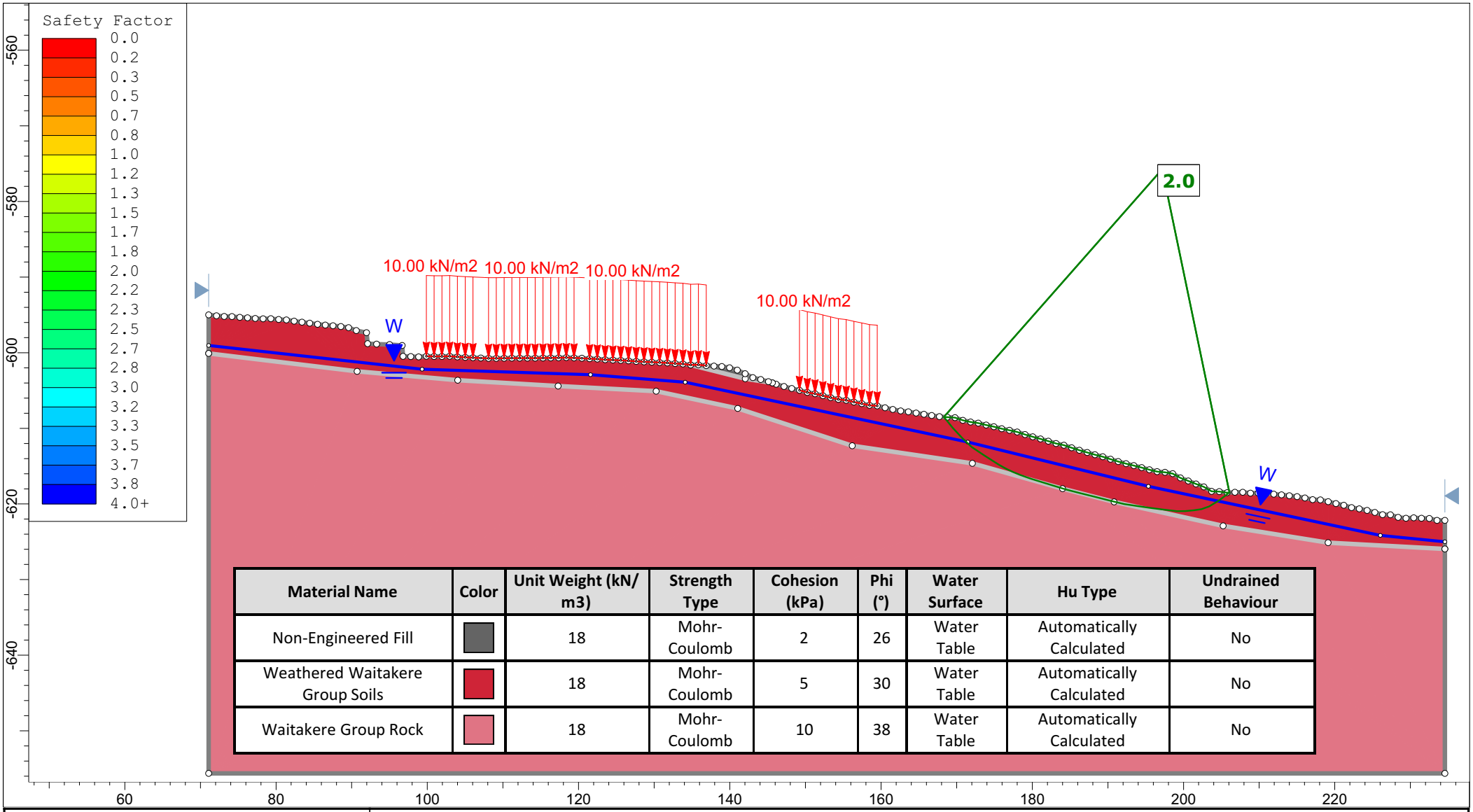
JOB NAME: 73A Signal Station Road, Omapere **DATE:** 7/02/2026

Depth of Penetration [mm]	AH01	AH02	AH03	AH04	Con't							
DEPTH START[m]	1.60	3.00	0.60	2.30	4.30							
50 mm	20+	3	4	6	12							
100		2	3	5	10							
150		3	3	4	10							
200		3	20+	2	12							
250		3		3								
300		4		4								
350		3		3								
400		4		2								
450		5		2								
500		5		2								
550		5		3								
600		6		2								
650		5		2								
700		4		3								
750		6		5								
800		6		5								
850		7		5								
900		6		4								
950		6		6								
1000		6		5								
1050		6		4								
1100		7		6								
1150		7		5								
1200		7		5								
1250		6		6								
1300		7		5								
1350		7		6								
1400		7		6								
1450		8		8								
1500		8		6								
1550		8		8								
1600		9		8								
1650		10		8								
1700		10		10								
1750		8		10								
1800		10		8								
1850		15		7								
1900		20+		7								
1950				8								
2000				10								
DEPTH END [m]	1.65	4.90	0.80		4.50							

Testing Method: NZS 4402:1988 Test 6.5.2 Dynamic Cone Penetrometer

Appendix C

Stability Analysis Results

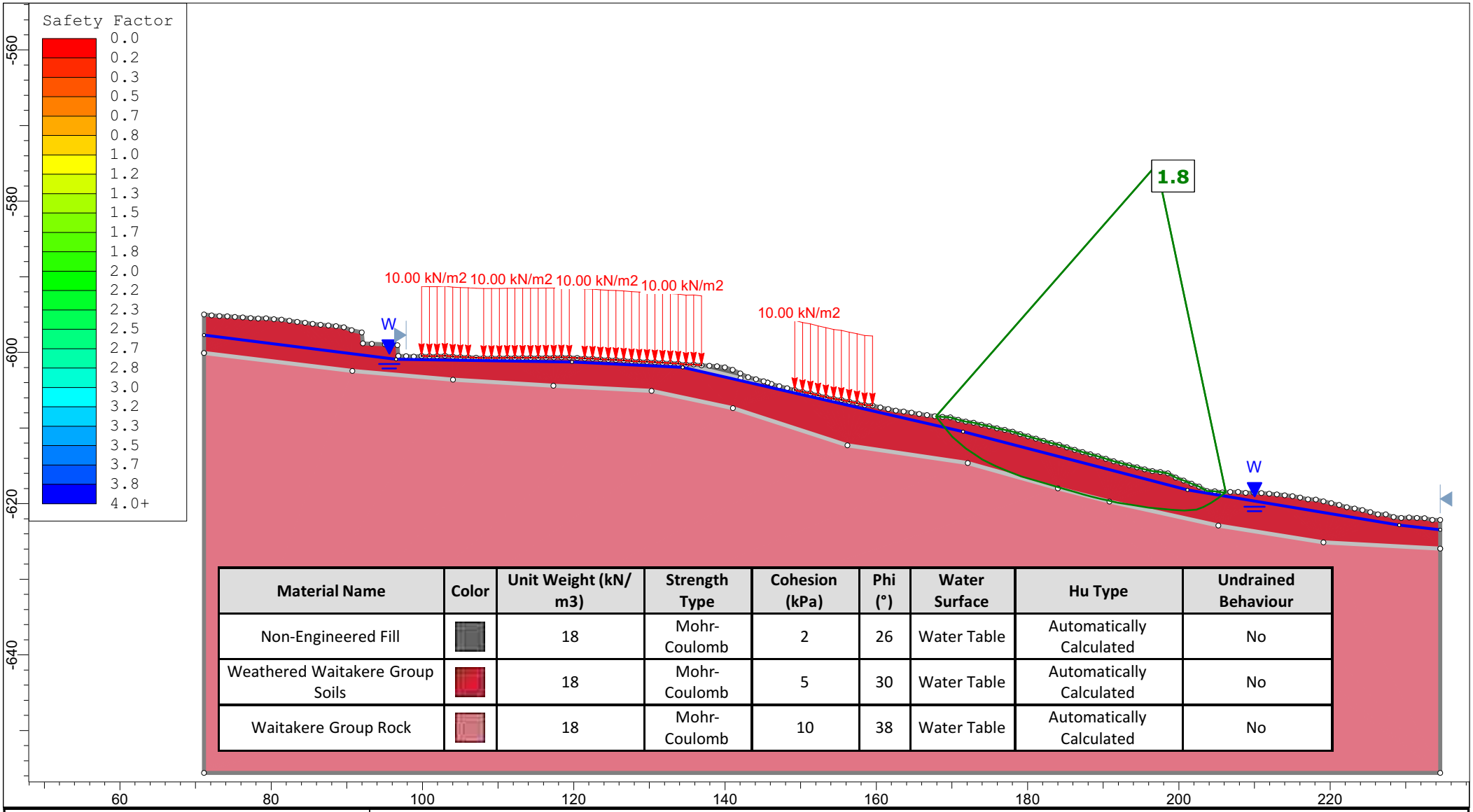


Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Hu Type	Undrained Behaviour
Non-Engineered Fill		18	Mohr-Coulomb	2	26	Water Table	Automatically Calculated	No
Weathered Waitakere Group Soils		18	Mohr-Coulomb	5	30	Water Table	Automatically Calculated	No
Waitakere Group Rock		18	Mohr-Coulomb	10	38	Water Table	Automatically Calculated	No

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SLIDEINTERPRET 9.034

Project	73A Signal Station Road, Omapere		
Analysis	NL260002 - A-A'	Scenario	MGW
Drawn By	N.Ngaropo	Company	Soil & Rock Consultants
Date	12/03/2026	Scale	1:700

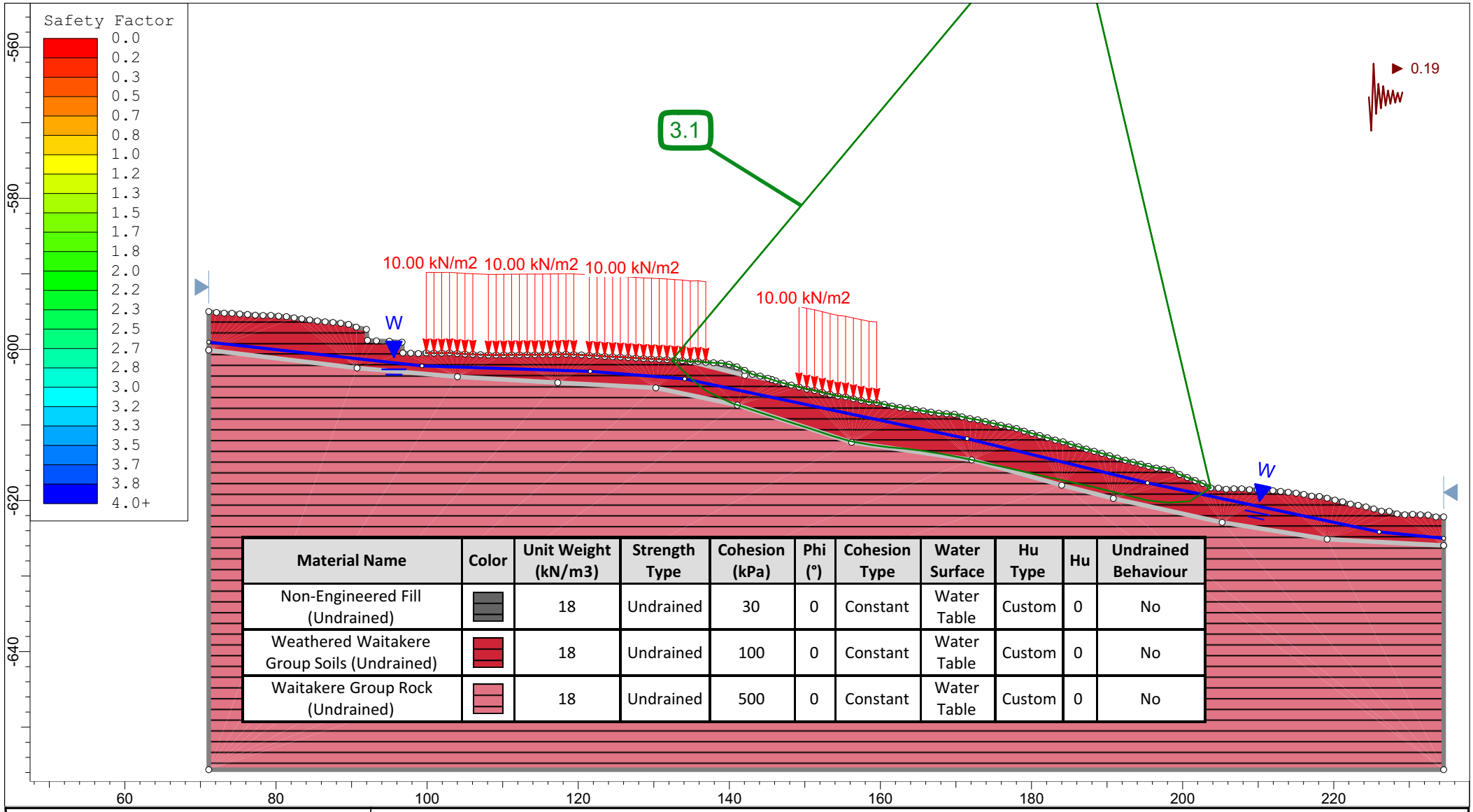


Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Hu Type	Undrained Behaviour
Non-Engineered Fill		18	Mohr-Coulomb	2	26	Water Table	Automatically Calculated	No
Weathered Waitakere Group Soils		18	Mohr-Coulomb	5	30	Water Table	Automatically Calculated	No
Waitakere Group Rock		18	Mohr-Coulomb	10	38	Water Table	Automatically Calculated	No

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SLIDEINTERPRET 9.034

Project	73A Signal Station Road, Omapere		
Analysis	NL260002 - A-A'	Scenario	RGW
Drawn By	N.Ngaropo	Company	Soil & Rock Consultants
Date	12/03/2026	Scale	1:700



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Cohesion Type	Water Surface	Hu Type	Hu	Undrained Behaviour
Non-Engineered Fill (Undrained)		18	Undrained	30	0	Constant	Water Table	Custom	0	No
Weathered Waitakere Group Soils (Undrained)		18	Undrained	100	0	Constant	Water Table	Custom	0	No
Waitakere Group Rock (Undrained)		18	Undrained	500	0	Constant	Water Table	Custom	0	No

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SLIDEINTERPRET 9.034

Project	73A Signal Station Road, Omapere		
Analysis	NL260002 - A-A'	Scenario	SL
Drawn By	N.Ngaropo	Company	Soil & Rock Consultants
Date	12/03/2026	Scale	1:700

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17 September 2026

Job No. NL260002

Complete Construction Ltd

GEOTECHNICAL RFI RESPONSE
FOR PROPOSED RESIDENTIAL DEVELOPMENT AT
73A SIGNAL STATION ROAD, OMAPERE

Soil & Rock Consultants (S&RC) provide herein our responses to the following geotechnically pertinent 'Request for Further Information' (RFI) queries from Far North District Council, as summarised in an email correspondence dated 28th August 2026.

Our responses are provided in the context of the findings and recommendations of the following geotechnical investigation report (GIR):

- '*Geotechnical Investigation for Proposed Dwelling and Pavilion at 73A Signal Station Road, Omapere*', Revision A, Job No. NL260002, dated 17 March 2026.

1. AS/NZS 1547 soil category. Council require confirmation that the disposal area soils fall within categories 3 to 5, and the report does not assign a category. The wastewater designer has applied a soil loading rate of 3 mm/day on the basis of soil categorisation determined by the engineering consultants. Please provide a formal category statement and the design loading rate you consider appropriate for the logged soils, which are described as gravelly silt and silt with clay.

S&RC Response:

The site is rural, and dispersal of treated wastewater will be carried out on-site. S&RC have drilled three auger holes (AH01, AH02, and AH04) within the vicinity of the wastewater dispersal field. These auger holes are used as basis to provide an appropriate soil categorisation. These auger holes were terminated at depths ranging between 1.6m and 3.0m below ground level, and groundwater was not encountered.

The soils encountered were of the Omapere Conglomerate (Waitākere Group), generally comprising very stiff to hard silts, gravelly silts, and sandy silts. We consider that the site soils should be categorised as Soil Category 5 in accordance with Table 5.1 of AS/NZS1547:2012

Based on our on-site assessment of the soils, the adopted design soil loading rate of 3 mm/day is considered appropriate and conservative for the proposed secondary wastewater treatment system.

2. Winter groundwater table. Council require compliance with the winter ground water table separation in Table 9 of the regional plan. Groundwater was not encountered in any of the four auger holes, but the investigation was carried out on 7 February 2026. Please advise how the winter position can be demonstrated, and whether that requires further investigation or can be addressed by assessment.

S&RC Response:

Groundwater was not encountered during hand auger hole investigations undertaken in February 2026 to depths of between 0.6m and 3.0m below ground level. The soils were generally moist below topsoil level with no descriptions of wet soils. Localised grey mottling, grey colouration and oxidation staining were observed with the encountered soils. These features may indicate periodic seasonal wetting and the potential for perched groundwater conditions following prolonged winter rainfall. In the absence of groundwater monitoring data, a conservative winter groundwater level of approximately 1.5m below ground level has been adopted for assessment purposes.

The ground surface at the location of the wastewater dispersal field is inclined around 8° to 14° – groundwater is less likely to fluctuate or recharge near the surface on sloping ground. In addition, the encountered soils have sand and/or gravel inclusions. Although the encountered soils are predominantly cohesive, these soils are expected to have some favourable drainage and permeability characteristics.

Based on the underlying geology and ground topography of the site, we therefore consider that the vertical separation is achieved in accordance with Table 9 of the regional plan for the proposed secondary wastewater treatment system.

3. Earthworks and stability. Sections 8.2 and 9.0 of your report state that the stability and settlement assessments assume no significant earthworks are undertaken to form the building platforms, and that the assessment should be revised if earthworks exceed those described. The current scope includes a Waterflow Econotreat ET60C Twin with surface laid pressure compensating dripline irrigation, together with foundation excavations across the site. Please confirm whether a revision is required and quote accordingly.

S&RC Response:

Upon review of the architectural and structural drawings, dated August and September 2026, we understand that cuts and fills for the proposed development are not expected to exceed 1.7m in depth and 1.5m in thickness respectively. The proposed development comprises works to reconfigure the existing dwelling and placing an associated secondary wastewater treatment system and dispersal field.

The geotechnical recommendations as per our Rev A report dated 17 March 2026 remain appropriate for the proposed development to date, and no additional undue risks are anticipated from a settlement and global slope stability perspective.

Reference should be made to Sections 11.0 and 13.0 of our report regarding recommendations on subgrade protection and site formation for proposed earthworks. Upon review of the supplied proposed development drawings, we confirm that our recommendations remain applicable relating to safe temporary cut batters for cuts not exceeding 1.7m in depth (i.e. in order to install the secondary wastewater treatment system) and fills not exceeding 1.5m in thickness (i.e. construction of the concrete masonry retaining walls to reconfigure the existing dwelling) – *Note: This statement supersedes the initial recommendation of cuts and fills not exceeding 1.0m as per our geotechnical report provided the exposed soils remain stiff, are not softened or water-affected, and are not left unsupported for extended periods.*

Hardfill compaction testing will be required at construction stage as proposed fills will exceed 600mm in thickness as part of the reconfiguration works on the existing dwelling.

The locations for the proposed wastewater treatment system and dispersal field are on moderately sloping ground inclined in the order of 8° to 14°. We infer the risk of slope instability as a result of the installation of the proposed wastewater treatment system and dispersal system will be minimal and conversely that the slope will not affect the operation of the system.

4. Expansive and sensitive soils. Your report classifies the soils as Class M expansive and moderately sensitive. Please confirm whether that classification has any bearing on the effluent disposal design or construction methodology, particularly around subgrade protection during formation of the wastewater dispersal field.

S&RC Response:

Both the expansive soil classification and soil sensitivity do not necessitate any change to the proposed wastewater treatment design.

We understand that the proposed wastewater dispersal field comprises of surface laid pressure compensating dripline irrigation. Having said this, very minor soil disturbance (i.e. little to no excavation) is expected to form

the wastewater dispersal field. However it is still important to note that the dispersal area should be protected from excessive trafficking and sediment ingress during formation of the wastewater dispersal field.

We trust the above is satisfactory. Please contact the undersigned should you have any queries.

Yours faithfully
SOIL & ROCK CONSULTANTS

Prepared by:



Kyle Manzanero

Geotechnical Engineer

MEngNZ

Reviewed and Authorised by:

Mladen Sigurnjak

Principal Geotechnical Engineer

CMEngNZ, CPEng

STATEMENT OF DESIGN - PS1

Issued by: Matt Riddell
To: Shu Ping
Copy to be supplied to: Far North District Council
In Respect of: Econotreat Domestic Onsite Wastewater and Sewage System Design
At: 73A Signal Station Road, Ōmāpere
Legal Description: Lot 1 DP 204637

Waterflow NZ Ltd has been engaged by Shu Ping to provide the technical design services and details in respect of the requirements of G13/VM4 and B2 Durability of the Building Code 2004, for an Onsite Wastewater and Sewage System for their building at the above location.

The Design has been carried out in accordance with Auckland Council TP-58 Guidelines and Clause B2, G13 and G14 of the Building Regulations 2004.

The proposed building work covered by this producer statement is described on the drawings titled: Shu Ping Onsite Wastewater Design Report, and numbered 1-42 together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:
(i) Site verification of the following design assumptions: correct installation of the system and drainage fields
(ii) All proprietary products meeting their performance specification requirements;

As an independent design professional covered by a current policy for Professional Indemnity Insurance, no less than $200,000*, I **believe on reasonable grounds** the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

Signed by: Matt Riddell - PS Author '2384' Auckland Council, NZQA Onsite Wastewater Training/Opus, Approved Designer

Date: 15/09/2026

Signature: 

Waterflow NZ Ltd
4/525 Great South Road
Penrose, Auckland 1061

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000.*

WaterFlow
Bringing Clarity to Wastewater

2026

Waterflow NZ Ltd

Certified Designer

Shu Ping
73A Signal Station Road
Ōmāpere
Lot 1 DP 204637

Reference Number: WF26524

Issued 15/09/2026

ONSITE WASTEWATER DESIGN REPORT

Onsite Wastewater Design Report by Waterflow NZ Ltd – Copyright 2026

Limitations / Disclaimer

This document has been prepared by Waterflow NZ Ltd specifically for the commissioning client and for the project described. It should not be used, copied, or relied upon by any other party without written confirmation from Waterflow NZ Ltd that the report is appropriate for their intended purpose.

The design and recommendations presented are based on the site information, test results, and reference material made available at the time the assessment was undertaken. Any assumptions or data provided by others are considered correct unless clearly stated otherwise. Waterflow NZ Ltd cannot accept responsibility for the consequences of relying on information that is later found to be incomplete or inaccurate.

Site conditions, development plans, or client requirements may change over time. If this occurs, the conclusions and design in this report may no longer be suitable. It is the client's responsibility to seek a review of this report if new information emerges or if the project scope is amended.

This report focuses on wastewater treatment and disposal design. It does not include a geotechnical stability assessment. Waterflow NZ Ltd are not Geotechnical Engineers and make no representations regarding slope stability, ground settlement, or subsurface hazards. Where ground stability or geotechnical risk is a concern, a separate assessment by a suitably qualified professional is required.

The successful performance of any wastewater system depends on correct installation. Installers must follow all manufacturer instructions and Waterflow NZ Ltd design details. Any proposed departures from the design must be approved by the property owner, Waterflow NZ Ltd, and the relevant Council before the work proceeds.

Compliance with regional and district rules, consent conditions, and relevant legislation remains the responsibility of the property owner. Routine servicing, monitoring, and desludging of the system are essential to maintain performance and minimise environmental effects. Failure to undertake required maintenance may result in system malfunction or regulatory non-compliance, for which Waterflow NZ Ltd cannot be held liable.

WaterFlow
Bringing Clarity to Wastewater

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PART C: SITE ASSESSMENT - SOIL INVESTIGATION 7

PART D: DISCHARGE DETAILS - SEE HYDRAULIC LOADING TABLES 9

PART E: LAND DISPOSAL METHOD 10

PART F: PROPOSED WASTEWATER TREATMENT SYSTEM 11

PART G: OPERATION AND MAINTENANCE OF SYSTEM 11

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Attachments

- **PS1**
- **Land Application System Schematics**
- **Pump Specification**
- **Electrical Diagram**
- **Assessment of Environmental Effects**
- **System & Installation Specifications**
- **Home Owners Care Guide**

Disclaimer

The design presented herein is based on the information available at the time of preparation and reflects the conditions known at that time.

If additional information comes to light or if there are significant changes in site conditions or circumstances, the design may no longer be valid. In such cases, the design must be reassessed and potentially revised by the designer to ensure its continued suitability.

The designer(s) disclaim any responsibility for the design's applicability or effectiveness under new or altered conditions and recommend a review before implementation if any such changes occur.

PART A: CONTACT AND PROPERTY DETAILS

A 1. Consultant / Evaluator

Name:	Alexandra Sabath
Company/Agency:	Waterflow New Zealand Ltd
Address:	1160 State Highway 12, Maungaturoto 0520
Phone:	09 431 0042
Fax:	
Email Address:	sandra@waterflow.co.nz

A 2: Applicant Details

Applicant Name:	Shu Ping
Company Name:	
Property Owner:	Shu Ping
Owner Address:	73A Signal Station Road, Ōmāpere
Phone:	021404525
Mobile:	
Email Address:	

A 3: Site Information

Sited Visited by:	Caleb Pirini	**Date:**	Tuesday, 15 September 2026			
Physical Address:	73A Signal Station Road, Ōmāpere					
Territorial Authority:	Far North District Council					
Regional Council:	Northland Regional Council					
Regional Rule	C.6.1.5					
Legal Status of Activity:	**Permitted:**		**Controlled:**		**Discretionary:**	x
Total Property Area (m²):	8550m ^{2}					
Map Grid Reference:						
Legal Description of Land (as on Certificate of Title):						
Lot No:	1					
DP No:	204637					
CT No:	NA132C/62					

A 4: Are there any previous existing discharge consents relating to this proposal or other waste discharge/disposal on the site?

Yes:	**x**	**No:**	

If yes, give reference No's and description:

Owner proposes to decommission the existing Septic Tank and field and to install a new Wastewater Treatment System including land disposal field

A 5: Dwelling(s) for which on-site wastewater service is to be provided

Status of dwelling(s) to be serviced:		**New**		**Existing**	**x**	**Multiple**	
How many dwellings on the property?		1					
Capacity of dwellings:	**Dwelling 1**	6 - Existing dwelling					
(or number of bedrooms)	**Structure 2**	4- Ancillary accommodation					
	Other:						
Notes:	**Existing six-bedroom residential dwelling. The existing shed is proposed to be converted to provide four bedrooms of ancillary sleeping accommodation associated with the same dwelling. The ancillary accommodation does not constitute a separate dwelling. The wastewater system has been designed to accommodate the combined design occupancy of the existing dwelling and the ancillary sleeping accommodation.**						

PART B: SITE ASSESSMENT - SURFACE EVALUATION

B 1: Site Characteristics

Performance of adjacent systems:	**(Unknown)**			
Estimated annual rainfall (mm):	1000 - 1250 **(as per NIWA statistics)**			
Seasonal variation (mm):	300-400mm			
Vegetation cover:	protected indigenous vegetation			
Slope shape:	Linear Planar			
Slope angle:	5-10 °			
Surface water drainage characteristics:	Broad overland to northern boundary			
Flooding potential?	**Yes:**		**No:**	**x**
If Yes, specify relevant flood levels relative to disposal area:				
Site characteristics:	**a large rural/coastal property at 73 Signal Station Road, Omapere, approximately 56 km west of Kaikohe. The property is around 8550m2 and is located on gently sloping land overlooking the Hokianga Harbour.**			

B 2: Slope Stability

Has a slope stability assessment been carried out on the site?

Yes:		**No:**	**x**

If no, why not?

Low slope:	**x**	**No signs of instability:**	**x**	**Other:**

If yes, give brief details of report:

Details:	
Author:	
Company/Agency:	
Date of report:	

B 3: Site Geology

B 4: Slope Direction

What aspect does the proposed disposal system face?

North	x	West	
North-West		South-West	
North-East		South-East	
East		South	

B 5: Site Clearances if applicable (also on site plan)

	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries:	>1.5	>1.5
Surface Water:	>15	>15
Ground Water:	>1.2	>1.2
Stands of Trees / Shrubs:	n/a	n/a
Wells/Water Bores:	>20	>20
Embankments / Retaining Walls:	>3	>3
Buildings:	>3	>3
Other:		

B 6: Please identify any site constraints applicable for this property, and indicate how the design process is to deal with these.

Constraints	Explain how constraints are being dealt with
1 Site constraints: Protected indigenous vegetation subject to Consent Notice D579879.2	The land application system has been designed as a surface-laid PCDI dripline system to minimise ground disturbance and avoid trenching within the protected vegetation area. Driplines are to be pinned at the ground surface and routed around existing indigenous vegetation and significant root systems wherever practicable. No indigenous vegetation is to be cleared, removed or damaged as part of the wastewater installation. Final dripline positioning is to be adjusted on site as necessary to work around

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PART C: SITE ASSESSMENT - SOIL INVESTIGATION

C 1: Soil Profile Determination Method

Test pit:		Depth (mm):		No. of Test pits:	
Bore hole:	x	Depth (mm):	1200	No. of Bore holes	2
Other:					

C 2: Fill Material

Was fill material intercepted during the subsoil investigation?

Yes:		No:	x

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

C 3: Permeability Testing

Has constant head Permeability Testing (Ksat) been carried out?

Yes:		No:	x

If yes, please indicate the details (test procedure, number of tests):

Test report attached?

Yes:		No:	x

C 4: SURFACE WATER CUT OFF DRAINS

Are surface water interception/diversion drains required?

Yes:		No:	x

C 5: DEPTH OF SEASONAL WATER TABLE:

Winter (m):	>1.2
Summer (m):	>1.2

Was this:

Measured:	✓ no sign of ground water or mottling in bore holes
Estimated:	

C 6: SHORT CIRCUITS

Are there any potential short circuit paths?

Yes:		No:	x

If yes, how have these been addressed?

C 7: SOIL CATEGORY

Is topsoil present?

Yes:	x	**No:**	

If yes, what is the topsoil depth & soil description?

150mm topsoil over silty clay-loam

Indicate the disposal field soil category (as per AC TP-58, Table 5.1)

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

Reason for placing in stated category:

Result of bore hole/test pit sample	x
Profile from excavation	
Geotech report	
Other:	

C 8: SOIL STRUCTURE

Based on results of the in-situ soil profile investigation above (C7) please indicate the disposal (land application) field soil structure:

Massive	
Single grained	
Weak	
Moderate	x
Strong	

C 9: As necessary, provide qualifying notes on the relationship of Soil Category (C7) to Soil Structure (C8) and the effect this relationship will have on design loading rate selection:

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PART D: DISCHARGE DETAILS

D 1: Water supply source for the property:

Rain water (roof collection)	x
Bore/well	
Public supply	

D 2: Are water reduction fixtures being used?

Yes:		No:	x	(according to our knowledge at time of design report)

If 'yes' Please state:

Standard Fixtures include dual flush 11/5.5 or 6/3 litre toilet cisterns, and includes standard automatic washing machine, but a low water use dishwasher, no garbage grinder.

D 3: Daily volume of wastewater to be discharged:

No. of bedrooms/people:	Existing dwelling		6 Bedroom
	Ancillary accommodation within existing shed		4 Bedroom
Design occupance (people):		1:	9 People
(as per AC TP-58, Table 6.1)		2:	8 People
		3:	
			Black / Grey water
Per capita wastewater production (litres/person/day):		1:	160 L/day
(as per ARC TP-58, Table 6.2)		2:	160 L/day
		3:	
Total daily wastewater production (litres per day):			2720 L/day

Notes: The design flow of 2,720 L/day represents the combined design occupancy of the existing six-bedroom dwelling and the four-bedroom ancillary sleeping accommodation within the existing shed.

D 4: Is daily wastewater discharge volume more than 2000 litres?

Yes:	x	No:	

D 5: Gross lot area to discharge ratio:

Gross lot area:	8550 m²
Total daily wastewater production (litres/day):	2720 L
Lot area to discharge ratio:	3.14

D 6: Net Lot Area

Area of lot available for installation of the disposal (land application) field and reserve area:

Net lot area (m²):	7550 m²		
Reserve area (m²):	30%	~ 300	m²

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PART E: LAND DISPOSAL METHOD

E 1: Indicate the proposed loading method:

	Black / Grey Water
Gravity Dose:	
Dosing Siphon:	
Pump:	D42A/B

E 2: If a pump is being used please provide following information:

Total Design Head (m):	12
Pump Chamber Volume (litres):	6000
Emergency Storage Volume (litres):	6000

Is a high water level alarm being installed in pump chambers?

Yes:	**x**	**No:**	

E 3: Identify the type(s) of Land Disposal method proposed for this site:

	Black / Grey Water
P.C.D.I. Dripper Irrigation:	PCDI surface laid and mulched
L.P.E.D. System:	
Evapo-Transpiration Beds:	
Other:	
	(as per Schematics attached)

E 4: Identify the Loading Rate proposed for option selected in E3:

as per ARC TP-58, Table 9.2 & Table 10.3	**Black / Grey Water**
Loading Rate (litres/m²/day):	3
Disposal Area Basal (m²):	
Areal (m²):	907

E 6: Details and dimensions of the disposal (land application) field:

Length (m):	56.7	**No. Lines:**	16	**Hole Size:**	N/A
Width (m):	16.0	**Spacing (m):**	1.0	**Hole Spacing:**	N/A

Notes:	**907sqm of Surface laid PCDI dripline pinned at 1m centers and covered with a minimum covering of 100mm mulch. See schematic drawing attached.**

PART F: PROPOSED WASTEWATER TREATMENT SYSTEM

A Econotreat ET60C Twin System, fed through surface laid PCDI dripline is suitable for this site. The ET60C Twin System has enough capacity to accommodate 6000ltr per day, so will be well within its capacity. The land application system is designed to discharge a maximum volume of 2720ltrs per day and if this is exceeded it could cause failure resulting in environmental and public harm.

PART G: OPERATION AND MAINTENANCE OF SYSTEM

The operation of this complete system will be explained verbally to the owner by the Installer or Agent on Completion of Installation; also provided with Waterflow's Home Owner's Manual.

Waterflow NZ Ltd encourages the Home Owner to monitor and care for your Econotreat system yourself, with our backing and support, and by doing so you will learn how your system works and operates and how to keep it in top working order.

It is also recommended that a Maintenance Program contract is in place at all times to ensure this system is maintained at top performance at all times.

All on site wastewater systems require regular maintenance; in this case once annually is sufficient and may be specified within the consent process by the Building Department of Far North District Council. This Maintenance will be recorded on hard copy and supplied to both the Owner and Far North District Council Compliance Officer if requested.

NOTE TO OWNER: All written records pertaining to the wastewater system should be retained in a safe place. When a change of ownership occurs, a full and complete history is able to be passed to the new owners.

Animals are to be physically excluded from the installed effluent field to avoid damage, and to reduce the risk of soil compaction in the vicinity of the bed.

Planting within this area is encouraged to assist with evapotranspiration by plants.

PART H: SOIL LOG PROFILE



150mm topsoil over silty clay-loam. Soil Category 5, (as per AC TP-58, Table 5.1)



PART I: SITE IMAGES





Land Application System: 907sqm of surface laid PCDI dripline, 16 x 56.7m pinned at 1m centers and covered with a minimum of 100mm landscape mulch. To be laid near to contour and protected from stock and vehicular traffic. See schematic drawing attached.

DECLARATION

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

Prepared By:	
Name:	**Alexandra Sabath - NZQA Onsite Wastewater Training/Opus, Approved Designer**
Signature:	
Date:	15/09/2026

Designed By:	
Name:	**Matt Riddell - PS Author '2384' Auckland Council, NZQA Onsite Wastewater Training/Opus, Approved Designer**
Signature:	
Date:	15/09/2026

NOTE: The Waterflow Systems are to be installed by a registered drainlayer to the designs supplied by Waterflow NZ Ltd. All work to comply with Regional Council Water and Soil Plans.

Comments/Summary:

The disposal field will need to be protected from traffic and animal grazing. Planting this area is recommended to increase Evapotranspiration.

Suitable plants for the disposal field can be found on our website www.waterflow.co.nz

Waterflow Treatment systems to be installed by accredited installer unless other arrangements have been made by Waterflow NZ Ltd

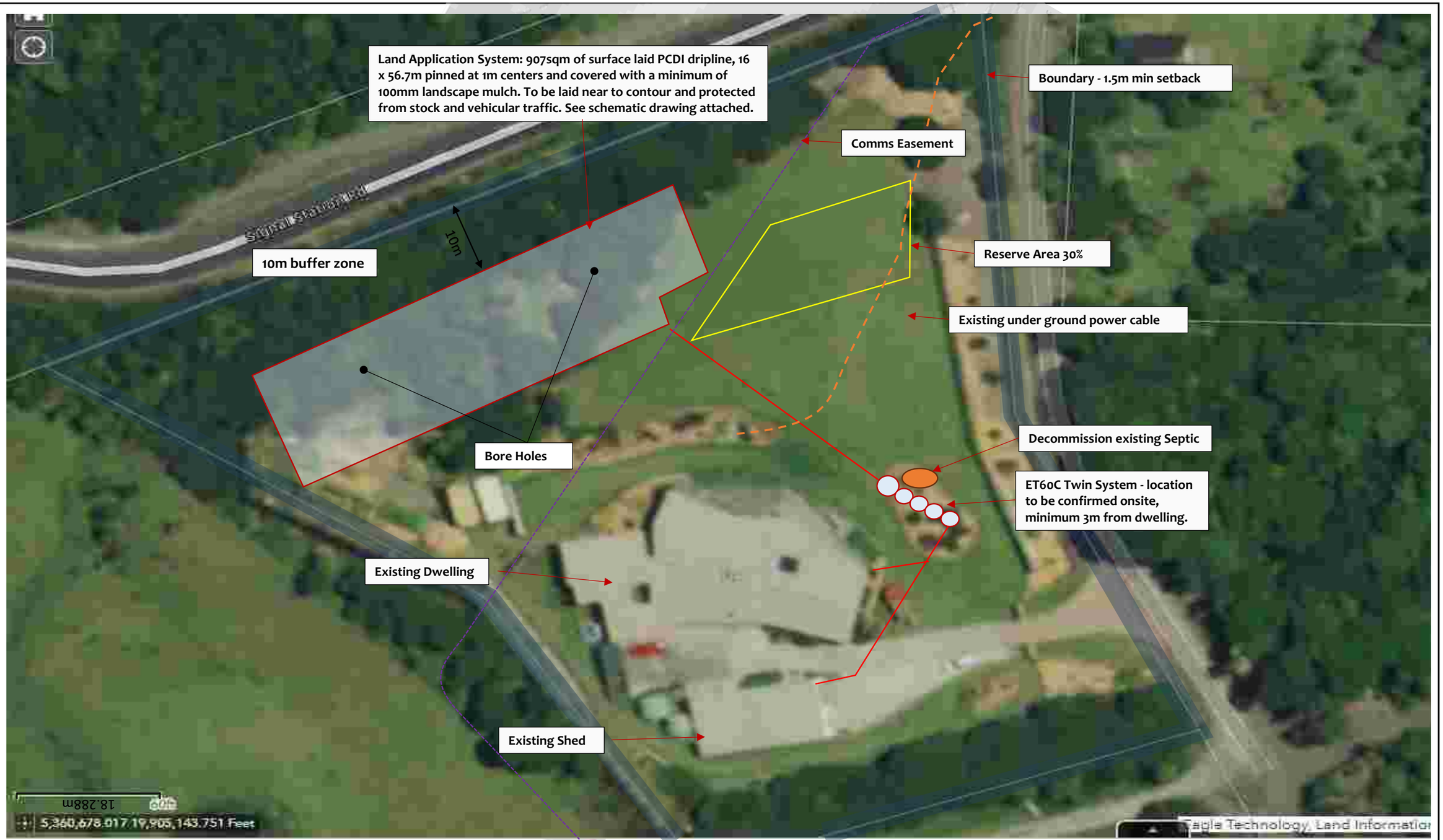
For more information do not hesitate to contact the team at Waterflow NZ Ltd on 0800 628 356



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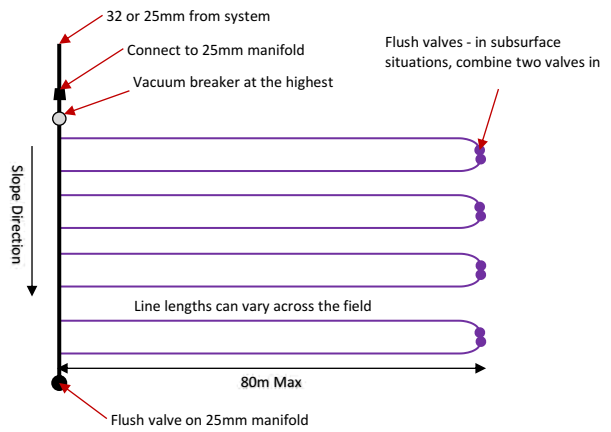
SITE LOCATION PLAN:	SCALE:
Shu Ping 73A Signal Station Road Ōmāpere Lot 1DP 204637 0.855HA	1 : 1700 @ A3



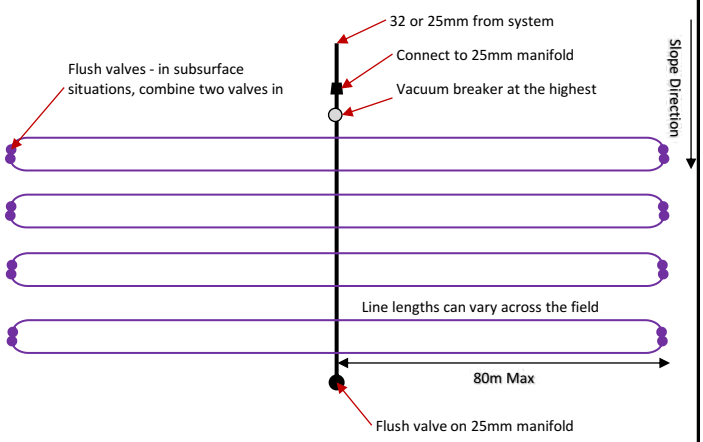
WaterFlow Bringing Clarity to Wastewater	DATE DRAW: 15/09/2026 PREPARED BY: Alexandra Sabath REVISED: Matt Riddell	SITE LAYOUT PLAN: Shu Ping 73A Signal Station Road Ōmāpere Lot 1 DP 204637 0.855HA	SCALE: 1 : 486 @ A3

Common PCDI Layouts

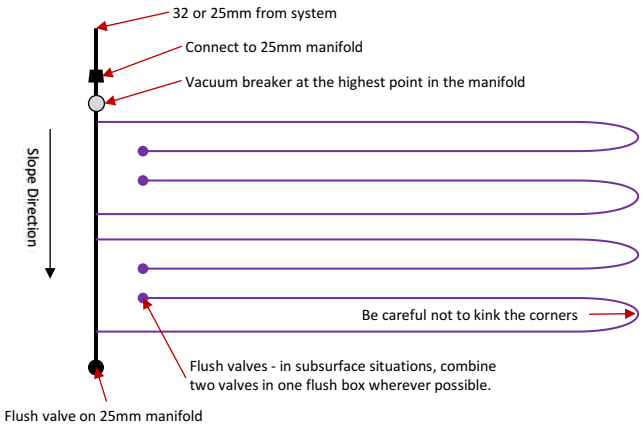
Single Side Manifold - straight



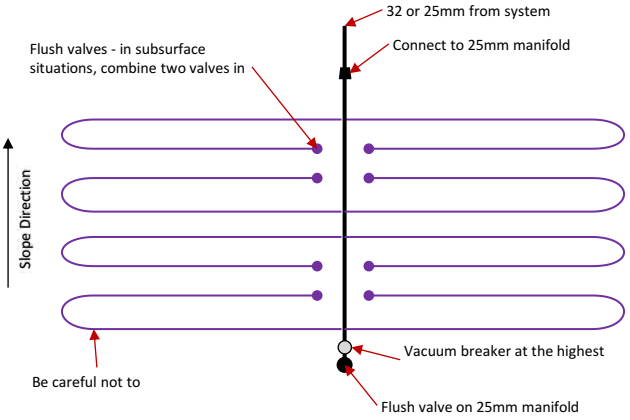
Single Center Manifold - straight



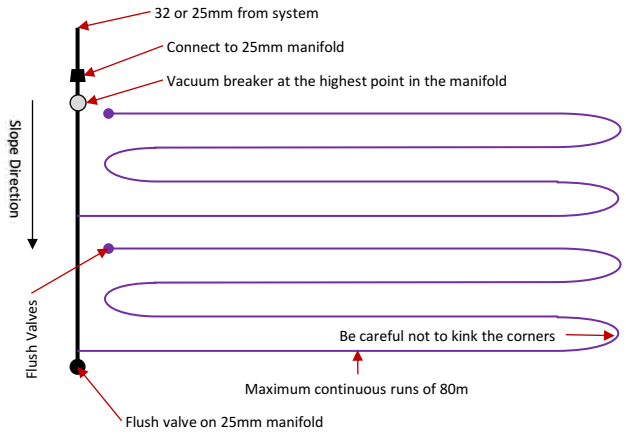
Single Side Manifold - curled



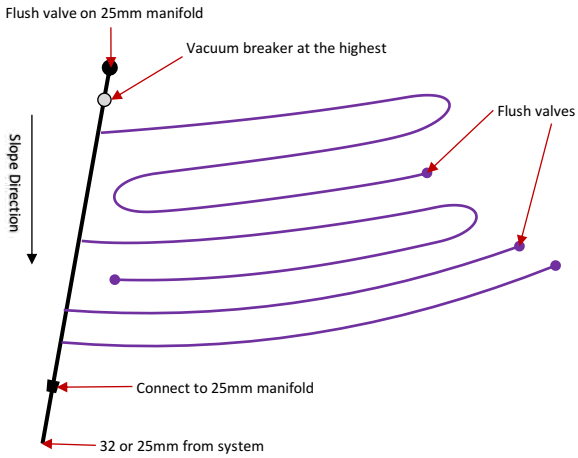
Single Center Manifold - curled



Long Single Runs



Custom Layout



Cross Sections of PCDi installation



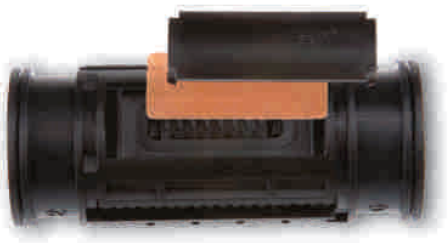


METZERPLAS

ADI

Cylindrical PC (Pressure Compensated) dripper.

- Cylindrical PC dripper, with unique regulating labyrinth with self-flushing operation at the beginning and the end of each irrigation cycle.
- Triple inlet filter with filtering area 10 times larger than any other dripper.
- High clog resistance.
- Suitable for poor quality and effluent water.
- Large pressure compensation range up to 4.3 bars.
- Dripline diameter: 16, 18 and 20 mm.
- Dripper flow rate: 1.6, 2.2 and 3.5 l/h.
- *Rootguard*® configuration available for extra root protection in SDI (Subsurface Drip Irrigation).





ADI Dripline Technical Data:

Model	Inside Diameter (mm)	Wall Thickness (mm)	Min. Working Pressure (bars)	Max. Working Pressure (bars)	KD
ADI 16	13.8	0.9	0.8	3.5	1.12
		1.15	0.8	4.3	0.95
ADI 18	15.8	1.2	0.8	4.3	0.95
ADI 20	17.4	1.0	0.8	3.5	0.85
		1.25	0.8	4.3	0.6

METZERPLAS IRRIGATION SYSTEMS

Kibbutz Metzer M.P. Heffer 38820 ISRAEL Tel: 972-4-6387001 Fax: 972-4-6385385
info@metzerplas.com • www.metzerplas.com



METZERPLAS

ADI

Cylindrical PC (Pressure Compensated) dripper.

ADI 16 mm. Maximum lateral length (I.D. 13.8 mm, W.T 0.9 mm, Inlet pressure 2.5 bars):

Nom. Flow Rate (l/h)	Spacing Between Drippers (m)						
	0.20	0.30	0.40	0.50	0.60	0.75	1.00
1.6	86	122	156	188	218	260	324
2.2	72	103	131	157	182	216	269
3.5	51	73	94	113	131	156	195

ADI 18 mm. Maximum lateral length (I.D. 15.8 mm, W.T 1.2 mm, Inlet pressure 2.5 bars):

Nom. Flow Rate (l/h)	Spacing Between Drippers (m)						
	0.20	0.30	0.40	0.50	0.60	0.75	1.00
2.0	93	134	171	205	238	284	355
3.5	65	92	118	142	166	198	247

ADI 20 mm. Maximum Lateral length (I.D. 17.4 mm, W.T 1.0 mm, Inlet pressure 2.5 bars):

Nom. Flow Rate (l/h)	Spacing Between Drippers (m)						
	0.20	0.30	0.40	0.50	0.60	0.75	1.00
1.6	128	182	234	281	325	388	484
2.2	113	159	202	242	279	331	409
3.5	76	109	140	168	196	233	291

For additional tables and data please contact Metzerplas Technical Department or visit our website: www.metzerplas.com

Packaging Data

Model	Roll Length (m)	Quantity Per Container (Rolls)		
		20	40	40 h
ADI 16	400	150	300	350
ADI 18	300	150	300	333
ADI 20	300	133	266	300

METZERPLAS IRRIGATION SYSTEMS
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Assessment of Environmental Effects

Shu Ping of 73A Signal Station Road, Ōmāpere
Lot 1 DP 204637

1.1 Description of Proposal

The property comprises one existing six-bedroom residential dwelling. The existing shed is proposed to be converted to provide four bedrooms of ancillary sleeping accommodation serving the same dwelling. The wastewater system has been designed to service the combined occupancy of the existing dwelling and the ancillary sleeping accommodation.

1.2 Site Description

This site, located at 73A Signal Station Road, is a large rural/coastal property at 73 Signal Station Road, Omapere, approximately 56 km west of Kaikohe. The property is around 8550m2 and is located on gently sloping land overlooking the Hokianga Harbour.

1.3 Wastewater Volume

The wastewater design allows for the combined occupancy of the existing six-bedroom dwelling and the proposed four-bedroom ancillary sleeping accommodation within the existing shed. A total design flow of **2,720 litres per day** has been adopted for the site. This represents the total wastewater loading from both the main dwelling and the associated ancillary accommodation, all of which will discharge to the same wastewater treatment and land application system.

1.4 Wastewater Volume

The ET60C Twin system that is proposed will treat the wastewater to a high standard prior to dispersal using a PCDI drip line, into a purpose-designed disposal field, where the removal of nutrient will continue, both in the receiving soils and by plant uptake.

The system will be capable of producing reductions in Biochemical Oxygen Demand, Total Suspended Solids, Nitrogen, and Coliforms to a standard that meets the requirements (see details below). The system will cater for the domestic wastewater requirements of the existing dwelling and its associated ancillary sleeping accommodation and will not service any commercial or trade waste sources. Risk Minor to Nil.

1.5 Proposed Treatment System

The objective of the treatment system is to reduce and remove much of the contaminants from the wastewater prior to discharge into the receiving soil. This will improve the long-term performance of the disposal field as well as reducing the risk to the receiving environment. The system will consist of:

- Septic Tank Module
- ET60C Twin
- Land Application System

The system is constructed using concrete tanks. The system produces treated effluent with BOD <20mg/l, Suspended solids <20mg/l.

1.6 Land Application System

The proposed irrigation system uses pressure-compensating dripper lines ensuring an even delivery of moisture over the entire irrigation field and a conservative DLR of 3mm. We propose the use of Metzerplas unibioline ADI16/3.5 @ 0.6m/c with the Dripline laid out at 1m centres. This Dripline will then be covered by 100mm landscape mulch. Densely planting this area will greatly enhance evapo-transpiration and be very beneficial especially in the wetter months of the year. This irrigation can be installed in conjunction with existing or proposed landscaping.

1.7 Surface & Ground Water

It is proposed to treat the water to a high standard prior to discharge and the proposed irrigation system will introduce the water into the topsoil horizon using PCDI irrigation. A low application rate of treated effluent into the topsoil will significantly reduce the likelihood of, any breakout or runoff or any risk of surface water contamination. With the ground water levels being >1.2m this conservative DLR also means the risk of ground water contamination is virtually nil. A majority of the undeveloped areas of this site are suitable for a PCDI disposal field when the necessary setbacks are observed. Risk Minor to Nil.

1.8 Air Quality

The proposed ET60C Twin system will produce no noticeable odour when functioning correctly. Any odour will be contained within the tanks. The PCDI irrigation system will load the soil at a rate that should not cause ponding, spraying or aerosol of the effluent that could potentially cause odours. Risk Minor to Nil.

1.9 Visual Impact

The tanks are installed wholly below ground level with only the lids being visible. The lids will protrude approximately 100mm to prevent egress of storm water into the system. The disposal field will be located in a purpose designed mulched and intensively planted disposal area. Warning signs may be installed to indicate the presence of the disposal area, although probably not necessary in a domestic situation, also the area may be fenced to restrict access.

1.10 Environmental Risks

Risks are associated with this proposal are minor. The treatment system will be automated, and the Home Owner will be given a 'Home Owners Care Guide' which explains the necessary visual checks to ensure no issues arise with the system, specifically – solids build-up - high water level – discharge failure – filter blockage.

Peak flow into the system are not expected to be significant and the system includes a large emergency storage volume.

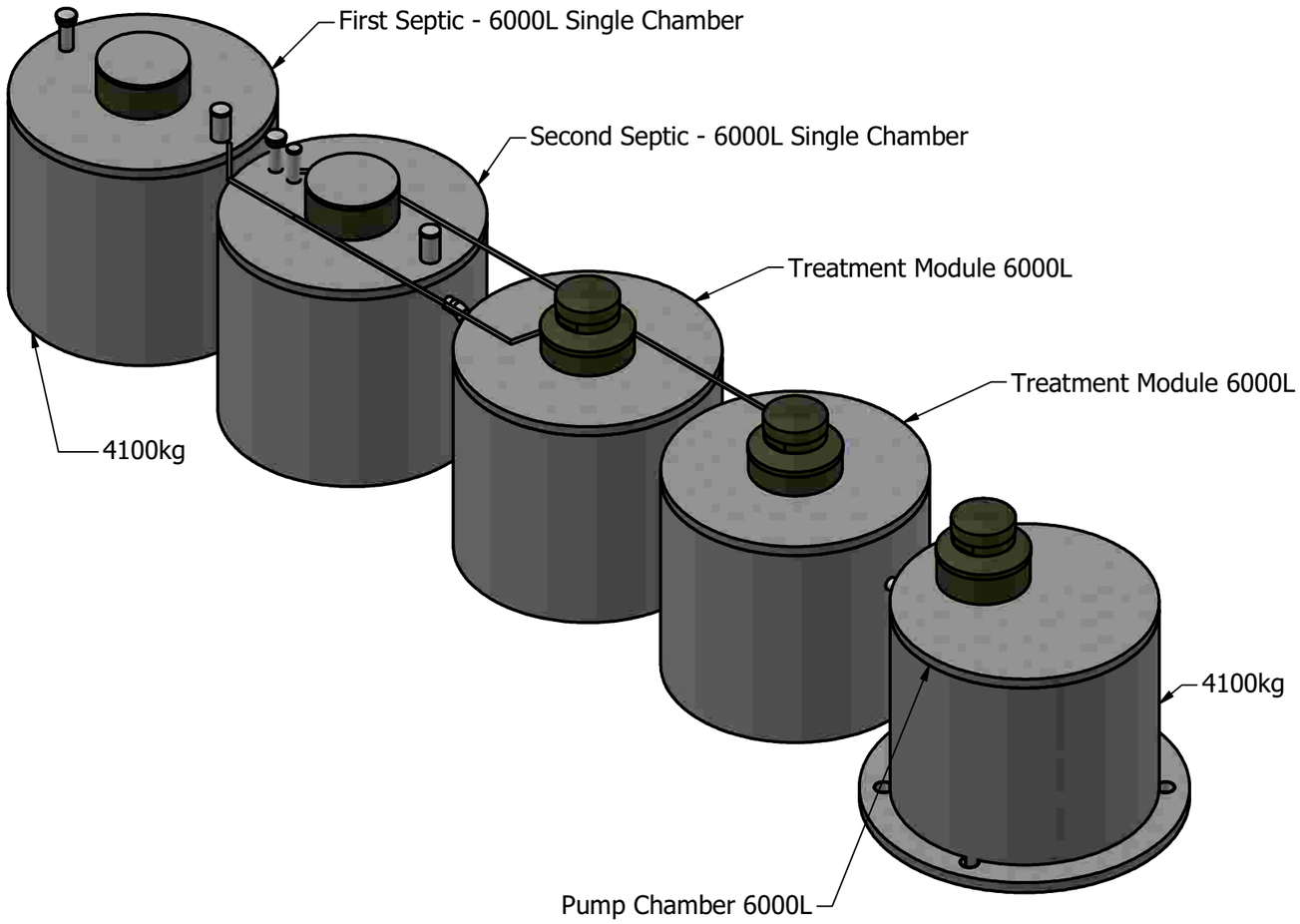
1.11 Maintenance Requirements

The maintenance requirement of this system is minimal, with the system fully automated. The system requires little input from the operator apart from the regular cleaning of the outlet filter between the treatment system and the Dripline field. All other maintenance interventions must be carried out by service persons familiar with the operation of the system and approved by the manufacturer. Maintenance may include checking of the dissolved oxygen levels, cleaning of effluent outlet filter, removal of excess sludge volume, checking of control panel function, etc.…

The disposal field is quite possibly the most important and sensitive part of the treatment system and requires a reasonable amount of maintenance to keep it functioning well. Any leaking or damaged Dripline must be fixed quickly using the appropriate materials, the planting must be maintained, weeds removed and grass kept cut. The Dripline should be kept covered with a suitable bark, mulch, or topsoil.

Warning signs such as ponding, odours, and signs of excessive growth act as an indicator to possible problems. A disk filter s fitted to help prevent blockage of the drippers and to protect the Dripline. This filter will require cleaning during servicing of the system.The owners will be verbally informed at the commissioning of this system of all maintenance requirements and strongly advised to have a service contract in place prior to final sign off of the system installation.

Econotreat ET60C Twin



Max Daily Flow Hydraulic Biological - 6 block system	 6,000LPD 2500 g/day BOD5
Description of system process	Aerated submerged fixed film media (open and closed type). Intermittent operation (fine and very large bubble combo)
Volumes (Litres) Number of chambers/tanks (volume) Pump Chamber Size Primary chamber/septic tank Aeration chamber Clarification/Re-circulation chamber Total emergency volume	 5 x Tanks (30,000L) 6,000L 10,400L 8,600L 600L >6,000L
Air Blower	Nitto LA120
Irrigation Pump	D42 Pump unless otherwise specified
Treatment Performance BOD TSS	 <20 <30
Electrical Controls & Alarms	Air & High Water alarms (Audible & visual) 10A circuit breaker Aeration controlled by time clock

* Changes to the incoming BOD will change the daily treatment capacity. This will need reviewing and verifying by Waterflow New Zealand Ltd.

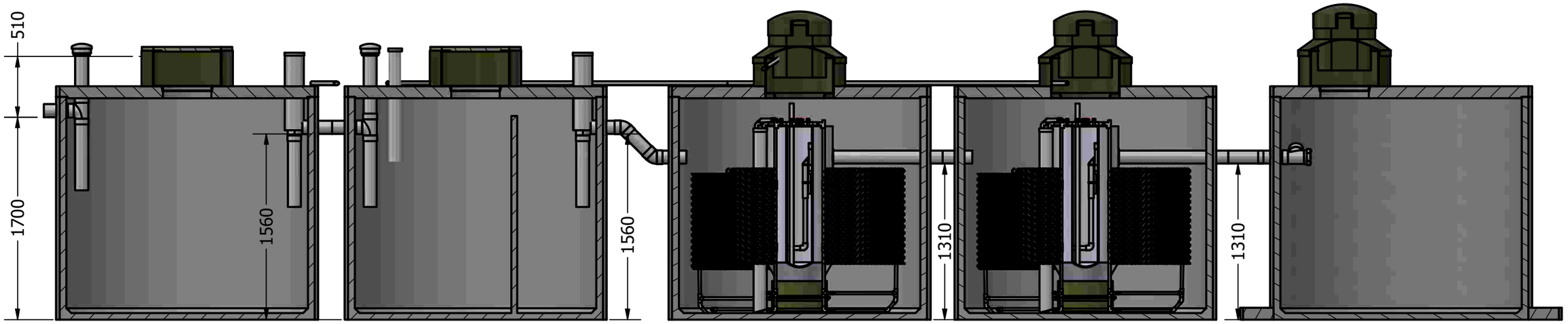
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PH: 0800 628 356
E: sales@waterflow.co.nz

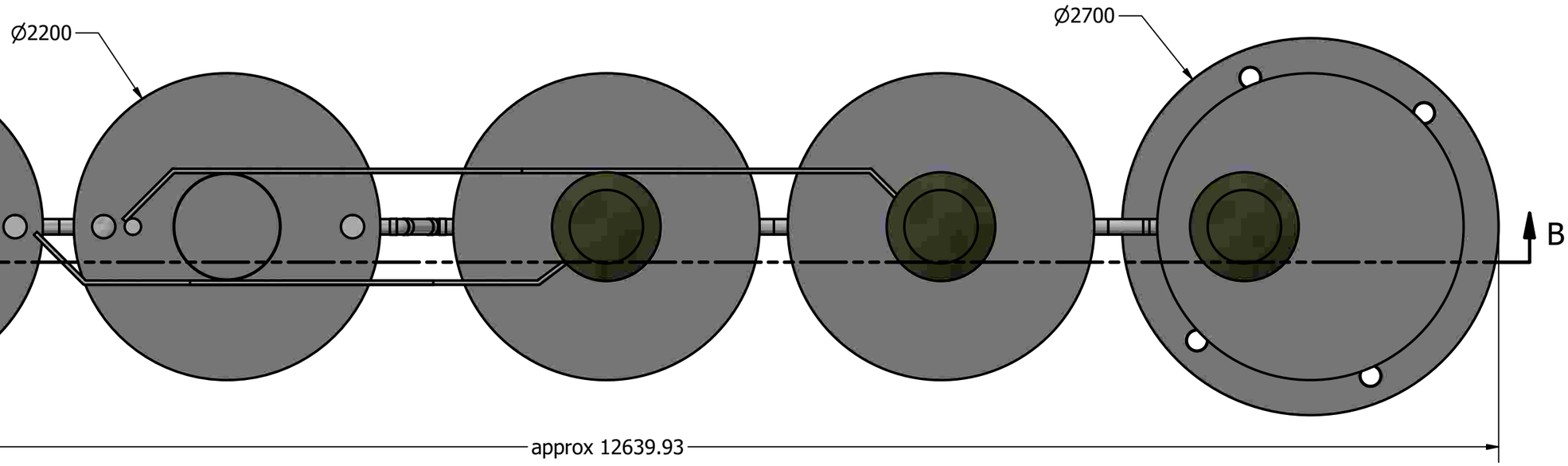
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Econotreat ET60C Twin

PREPARED FOR:		Sheet 1 of 2
DRAWN: GeraldHoyle	DWG:	SCALE: 1 / 50
REVISION	DATE: 17/04/2019	



SECTION B-B
SCALE 1 / 35



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E: sales@waterflow.co.nz

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Econotreat ET60C Twin

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DRAWN: GeraldHoyle	DWG:	SCALE: 1 / 35
REVISION	DATE: 17/04/2019	

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ECONOTREAT™

Advanced Secondary Treatment Aerated Wastewater System



Owner's Manual

EconoTreat Wastewater Systems

Owner's Manual

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To the Owner

Thank you for choosing an EconoTreat System to treat and care for your on-site sewage and wastewater.

Your EconoTreat System is fully automatic in operation and requires little owner intervention to ensure years of service. It is useful that the owner/operator of the system understand some of the broad concepts of the system operation. This manual has been written to provide this simple explanation and to serve as a future reference so that you can ensure that the system is operating effectively at all times.

We encourage you to monitor and care for your EconoTreat system with our backing and support. By doing so you will learn how your system works and operates and how to keep it in top working order. WaterFlow promises consistent results year after year.

Kind regards,
The Waterflow Team

WaterFlow NZ Ltd Warranty

WATERFLOW NZ LTD warrants that the Waterflow NZ System will be free from defects in materials and workmanship for the following periods from the date of installation, under the following conditions:

1. Plastic-Moulded tanks: 15 years
2. Concrete Tanks: 15 years
3. Filter media: 5 years
4. Dosing float: 2 years
5. Electrical components and Pump: 2 years

WATERFLOW NZ LTD will, at its discretion, repair or replace any defective components with the same or equivalent part at no charge to the consumer, in accordance with the full terms.

Note: Full warranty document available at your request.

EconoTreat Wastewater Systems

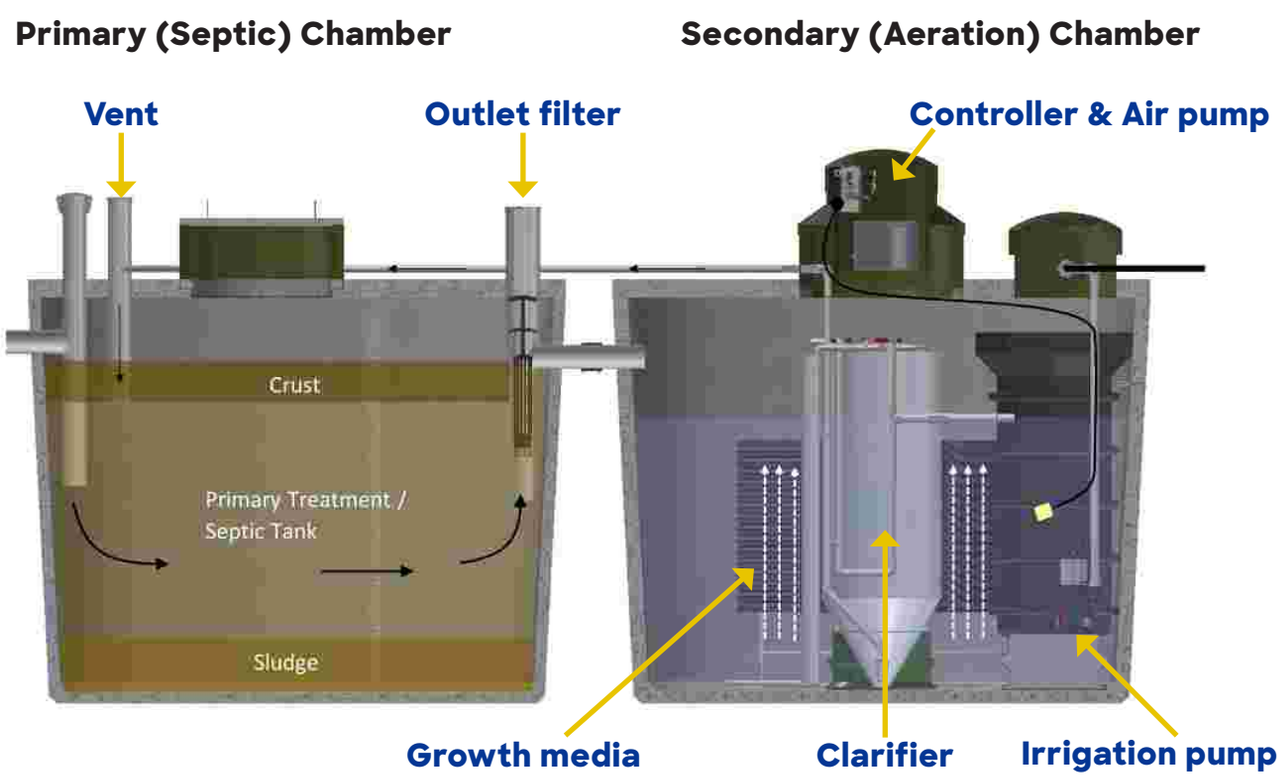
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Components of Your Wastewater Septic System

Primary Chamber / Tank
Influent enters the chamber via the source whereby scum and solids capable of settling are separated from the raw influent. Primary treated effluent flows through a transfer port to the aeration tank. This primary tank will also act as a storage chamber for sludge returned from the Clarification Chamber.

Aeration Chamber
Water enters from the Primary Chamber. Air is introduced into this chamber via an air blower to create an environment for aerobic bacteria and other helpful organisms to consume the organic matter present. The aeration tank is designed in a manner to help prevent short circuiting of the wastewater to ensure extended aeration. Media is present in the tank to support the growth of bacteria.

Clarification Chamber
The Clarification chamber is essentially a quiescent zone where suspended particles/solids are settled out of the water. These particles are returned to the Primary chambers via a sludge return which aids in further biological reduction, denitrification and providing a constant food supply rich in microbes supporting the system through periods of limited flows.



Service Agent Role

Your EconoTreat System requires annual service and maintenance inspections unless otherwise specified by local regulations. This will need to be done by our trained technicians. We will phone to arrange a suitable time to attend to your servicing needs. Servicing done by technicians who are not approved by WaterFlow will void your Warranty.

A record sheet (in duplicate) will be completed by our technician at the time of service. One copy is for you the customer and available upon payment, the other copy will be retained for our records.

Please call our office for the cost of servicing after the initial 12-month period.

Servicing includes:

1. A general inspection of tank area, irrigation and drainage.
2. Inspection of electrical equipment including timer, Low powered Blower, irrigation pump, warning lights and connections.
3. Inspection of Pump-out Chamber and septic tank, checking air lines, adjusting air supply (if necessary), operating de-sludging unit, resetting air control, operating submersible switch, checking bio-mass growth, checking sludge level.
4. Inspection of irrigation including lines, jets and outlets. Between 4 - 9 years the tank will need to be de-sludged (pumped out) as with any septic tank. We will notify you of this requirement, as the service technicians will be monitoring sludge depth annually.

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Owner Care Role

Did you know...
...that as a homeowner you're responsible to make sure your wastewater system gets the required maintenance needed to protect the investment in your home? This guide will help you care for your wastewater system. It will help you understand how your system works and what steps you can take as a homeowner to ensure your system will work efficiently.

The owner is greatly encouraged to maintain a monthly visual check of the operation of their system and to make sure their land application systems are maintained in good condition.

1. Industry recommendation is to have a maintenance contract in place at all times
2. Visual check of treatment system
3. Visual check of land application system
4. Notify your approved service provider of any issues

Intermittent Use
There are no precautions to take. Your EconoTreat can be left to function automatically for 6 to 12 months. However, if you are likely to be away from home for more than six months you may like to contact our office, so we can make a routine check.

Efficient Water Use - it really does make a difference
Average indoor water use in the typical single-family home is approximately 180ltrs per person per day. The more water a household conserves, the less water enters the septic system. Efficient water use can improve the operation of the wastewater system and reduce any risk of disposal field overload.

Washing machines
By selecting the proper load size, you'll reduce wastewater. Washing small loads of laundry on the large-load cycle wastes precious water and energy. If you can't select load size, run only full loads of laundry. N.B. A new Energy Star washing machine uses 35 percent less energy and 50 percent less water than a standard model.

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Inspection Checklist
When checking the system operation, take particular note of;

1. Remove and clean outlet filter every 3-4 months.
2. Field performance, particularly looking for any undue odours or effluent breakout (flush field lines 2-3 monthly).
3. All electrical parts (if applicable). Ensure all pump alarms are working.
4. Clean disc filter 2–3 monthly (if applicable)

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Care for your Land Application System (LAS / Disposal Field)
Your disposal field is an important part of your wastewater system. Here are a few things you should do to maintain it:

- Flush driplines regularly – every 3 months recommended
- Mow your disposal field and maintain plantings regularly to ensure access to flushpoints etc.
- Plant only recommended wetland plants over and near your wastewater system. Roots from nearby trees or shrubs might clog and damage the disposal field
- Protect both the treatment system and the disposal field from vehicle traffic, including livestock to avoid damage to the pipes, tank, or other septic system components.
- Do not build any structures over it or seal it with concrete, asphalt etc
- Keep roof drains, basement sump pump drains, and other rainwater or surface water drainage systems away from the disposal field. Flooding the disposal field with excessive water slows down or stops treatment processes and can cause plumbing fixtures to back up
- Trees with very aggressive roots, such as willows, should be kept well away from the disposal field
- A soggy disposal field won't absorb and neutralise liquid waste. Plan landscaping, roof gutters and foundation drains so that excess water is diverted away from the disposal field



Effects of Household Cleaning Chemicals

Use of many cleaning chemicals in facilities served by on-site disposal systems, can result in high concentrations of the constituents in those cleaning agents being discharged into the receiving soils. These chemicals and constituents can have a massive impact on the quality and condition of the receiving soils over time.

Many of the chemicals can disrupt soil structure and decrease hydraulic conductivity while others can act as bactericides, destroying the essential micro-organisms required to achieve the high level of biodegradation in the treatment and disposal systems.

The following matters need to be considered when using cleaning agents in a domestic situation:

- Laundry powders are often extremely high in sodium which will destroy the salt balance in the soils. Check the labels for low sodium and phosphorous contents.
- Wastewater flow from dishwashing machines can have an impact on wastewater treatment systems, in terms of the strong cleaning chemicals used, so check labels for low sodium products
- Highly corrosive cleaners (such as toilet and drain cleaners) that have precautionary labels warning users to minimise direct contact, are an indication that they can adversely affect the wastewater treatment system. Up to 1 cup of bactericides such as bleach can be sufficient to impact on all the micro-organisms/bugs in a septic system.

Substitutes For Household Cleaning Chemicals

Use of the following readily biodegradable substitutes for common potentially harmful household cleaning chemicals will reduce the stress on any wastewater system, significantly enhance the performance of the whole system and increase the life of the land application system, while reducing the potential effects of the receiving soils.

General Cleaners
Use soft soap cleaners and bio-degradable cleaners and those low in chlorine levels. Contact us for a new biological cleaner that will help you system.

Ammonia-Based Cleaners
Instead sprinkle baking soda on a damp sponge.

Disinfectants
In preference use Borax (sold in most Bin Inn stores): ½ cup in 4-litres of water.

Drain De-Cloggers
Avoid using de-clogging chemicals. Instead use a plunger or metal snake, or remove and clean trap. Contact us for very effective, worm friendly, drain cleaning products.

Scouring Cleaners and Powders
Instead sprinkle baking soda on a damp sponge or add 4-Tbs baking soda to 1-Litre warm water. It's cheaper and won't scratch.

Toilet Cleaners
Sprinkle on baking soda, then scrub with toilet brush.

Laundry Detergent
Choose one with a zero phosphate content and low in alkaline salts (in particular, a low sodium level) and no chlorine.

Do's and don'ts

DO

- If your system requires power supply make sure this remains on continuously
- Wipe and bin your fats and frying oils rather than rinsing them down the drain
- Check faucets and toilets for leaks; make repairs if necessary
- Use low flush toilets where possible
- Use a 'displacer' to reduce the amount of water needed to flush older toilets
- Use aerators on faucets and flow reducer nozzles on showers to help lower water consumption
- Reduce water levels for small loads of laundry
- Wait until the dishwasher is full to run it
- Perform regular monthly visual checks of your system and field
- Keep records of all maintenance undertaken on the wastewater systems

DO NOT

- Switch off power unless servicing
- Use cleaners high in chlorine, phosphorous or ammonia in toilets or kitchen sink
- Pour any toxic/strong chemicals (paint, oil, grease, paint thinners or pesticides) down any drains
- Pour strong or large volumes of acid down any drains. These include: vinegar, brine, lemon juice.
- Flush down your toilet – Dental floss, feminine hygiene products, diapers, wipes, cotton swabs, cigarette butts, cat litter, dog poo, and other kitchen and bathroom items. Flushing household chemicals, gasoline, oil, pesticides, antifreeze, and paint can also stress or destroy the biological treatment taking place in the system or might contaminate surface or ground waters.
- Discard any drugs down the sink or toilet
- Alter or add any part of your system without Waterflow NZ LTD's approval

Troubleshooting

To ensure the most effective operation of your EconoTreat System you should familiarise yourself with the contents of this manual. The system has a high-water level and air failure alarm that can be muted as per AS/NZS 1546.3:2008. The mute function will automatically reset to audible in 24hrs. The EconoTreat has been designed to include additional safety margins and minor mishaps and normal household usage will not usually affect the operation of the system.

However, if the alarm sounds or strong odours persist, please call your service

Problem	Potential Cause(s)	Remedial Action(s)
Alarm sounds (will indicate air or water alarm)	Irrigation pump not working Air supply not working No power at the tank Blocked Septic filter	Check power source and wriggle pipe from pump to ensure float is not stuck Check water levels Listen for the air compressor Clean septic outlet filter Check your fuse board Open the taps on your drip field to assist water exiting faster High level float switch in the pump well may be triggered – the alarm will reset after the water level in the sump subsides If your system has a disc filter, remove and clean it If everything all looks to be ok, it may be a faulty alarm sensor (mute alarm and contact your service provider.
Water around tank	System overflowing Blocked outlet filter Storm/Surface water	Check there is power on at the system Remove and clean outlet filter Divert Storm/Surface water away from the system
Excessive foaming	Too much laundry detergent Too many washes	Use recommended quantities Spread wash loads over different days

Problem	Potential Cause(s)	Remedial Action(s)
Persistent odours	Too much water usage Excessive chemicals in use Gully traps dried out or non-existent (if the bathroom does not get used often, the water can evaporate out of a gully trap allowing odour to escape into the house).	Add biologic starter pack Install water saving devices Stop fats, oils, and grease going down the drain Reduce water usage or install water saving devices Avoid using nasty chemicals (Eco store, Earthwise, Ecobeings and Dishpod are great options) Run water down drain to ensure gully trap is blocking odour System will recover
Irrigation system not working	Irrigation pump not working Irrigation lines kinked or blocked Saturated areas at the end of the irrigation field	Check power source and wriggle pipe from pump to ensure float is not stuck Locate all flush valves, check if water is exiting Flush irrigation line and remove kinks or blockages Turn flush valves off to avoid further saturation Check if any large machinery has driven over / near it
Water ponding on irrigation field	Storm/Surface water Irrigation line blocked Excessive water use	Install water saving devices Repair irrigation pipe Redirect any surface water away from the irrigation field
Household drains gurgling	Blocked drain to the tank Check your main switchboard that the power to the system is on Check water levels, if flooded then a technician may be needed to investigate further	Check and make sure you can see the inlet into the tank. If you can you have a drainage issue. Send pictures of the inside of the tank to **service@waterflow.co.nz** to arrange an inspection Please limit water usage until we can come to site Stop and fats, oils, or grease going down the drain

ECONOTREAT™

Need a hand? We're here to help.

0800 628 356

www.waterflow.co.nz

sales@waterflow.co.nz



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APPENDIX 7

STORMWATER MEMO BY BG&E

Technical Note – 73a Signal Station Road Stormwater Memorandum

Project Number	**P000684**
Client	**Complete Construction**
Date	**3 September 2026**
Document Number	**001**
Revision	**C**
Prepared By	**Sterling Morgan**
Reviewed By	**Stephen Hazelwood**
Approved By	**Kieran Woods**

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1 Introduction

This memorandum has been prepared in support of the proposed pavilion development works at 73a Signal Station Road and the associated Resource Consent amendment to the Far North District Council (FNDC).

The purpose of this memorandum is to outline the proposed stormwater management approach for the pavilion development and demonstrate general compliance with the relevant requirements of:

- New Zealand Building Code (NZBC) Clause E1 - Surface Water.
- E1/AS1 Acceptable Solution.
- Far North District Council Engineering Standards (May 2023).

The proposed works comprise the construction of a new pavilion building resulting in approximately 70 m² of additional roof area and associated stormwater infrastructure

The proposed stormwater strategy comprises attenuation of pavilion roof runoff followed by controlled surface dispersal via an above-ground T-bar diffuser. The system has been developed having regard to the site-specific geotechnical investigation and soakage testing described in Section 3.

The design intent is to manage runoff from the proposed pavilion, reduce peak discharge rates, provide controlled onsite stormwater dispersal and avoid adverse stormwater effects on surrounding land.

2 Available Data

2.1 Table 1: Available Data

Data	Source	Comment
FNDC Engineering Standards (May 2023)	Far North District Council	Adopted as the primary local authority engineering design standard for stormwater infrastructure and attenuation requirements.
NZBC E1/AS1 Surface Water	New Zealand Building Code	Used for stormwater collection, pipe sizing, catchpit arrangements, and general surface water compliance requirements.
HIRDS Rainfall Data	NIWA HIRDS v4	Used to obtain design rainfall intensities and storm durations for attenuation and pipe capacity modelling.
Architectural and Civil Site Layout Information	Complete Construction / Project Design Team	Used to determine proposed impervious areas, roof layouts, drainage catchments, and discharge arrangements
Geotechnical Investigation Report	Project Geotechnical Consultant	Used to assess groundwater conditions, soil characteristics, infiltration considerations, and pavement drainage recommendations.

3 Existing Site Conditions

3.1 Background

The proposed pavilion development is located adjacent to an existing private residence. The proposed works introduce approximately 70 m² of additional roof area. Existing site runoff generally disperses across the surrounding land and existing drainage network.

A review of Far North District Council (FNDC) GIS mapping and Northland Regional Council (NRC) GIS mapping indicates the site is not identified as being subject to mapped flood hazards or overland flow path constraints. No mapped flood susceptibility affecting the proposed pavilion area has been identified within the available Council mapping records.

Site-specific soakage testing has subsequently been undertaken to assess the suitability of the site for stormwater disposal. Testing identified a distinct difference between the shallow and deeper soil horizons, with soakage rates of greater than approximately 10 mm/hr within the upper 300 mm of soil and less than approximately 1 mm/hr within the more cohesive soils below approximately 300 mm depth.

Based on the available geotechnical information and subsequent site-specific testing:

- No persistent shallow groundwater conditions have been identified.
- The deeper cohesive soils have poor infiltration characteristics, while the upper approximately 300 mm exhibits comparatively better infiltration characteristics.
- A conventional below-ground soakage trench is therefore not considered appropriate.
- The geotechnical engineer has confirmed that surface stormwater dispersal is acceptable subject to a maximum long-term loading of 20 L/day per metre width across contour.

3.2 Vegetation Protection Areas

The site contains areas identified as Area A and Area B on the survey plan that are subject to restrictions on indigenous vegetation clearance. The relevant consent notice condition prohibits the clearance of, or damage to, indigenous vegetation within these areas.

The proposed civil works have therefore been developed on the basis that no indigenous vegetation within Area A or Area B is to be cleared, removed, trimmed or otherwise damaged because of the works.

All proposed stormwater infrastructure, including the attenuation system, associated pipework and T-bar diffuser, shall be installed and maintained without disturbance to indigenous vegetation within these protected areas. Where construction or maintenance cannot be undertaken without vegetation clearance or damage, the affected works shall not proceed until the implications for the existing consent and District Plan requirements have been reviewed.

The protected vegetation areas and applicable construction restrictions are identified on the civil drawings.

4 Design Criteria

The stormwater design has been undertaken generally in accordance with:

- NZBC Clause E1 - Surface Water.
- E1/AS1 Acceptable Solution.
- FNDC Engineering Standards (May 2023).
- Site-specific geotechnical advice.
- Accepted stormwater engineering practice.

The proposed attenuation system has been assessed for the 50% AEP (2-year) and 20% AEP (5-year) storm events. Rainfall intensities have been derived from NIWA HIRDS using the adopted RCP8.5 climate change scenario for the 2081–2100 projection period.

The downstream T-bar diffuser has been assessed against the geotechnically recommended maximum long-term dispersal loading of 20 L/day/m across contour and separately checked for hydraulic capacity during the 1% AEP event.

5 Stormwater Design

5.1 Proposed Stormwater system

The proposed stormwater system for the pavilion comprises:

- Roof gutters and downpipes (by others).
- Piped stormwater reticulation.
- A 3,000 L attenuation tank.
- A controlled outlet via orifice plate.
- T-Bar Diffuser

Roof runoff generated from the proposed pavilion roof area will be collected and conveyed via a sealed pipe network to the attenuation tank. The attenuation tank has been sized to attenuate runoff generated by the 50% and 20% AEP storm events generally consistent with FNDC requirements prior to controlled discharge to the downstream T-Bar diffuser.

Discharge from the attenuation tank is controlled via a small diameter orifice outlet intended to reduce peak discharge rates and provide gradual release of stored runoff to the T-Bar diffuser.

The revised disposal system therefore comprises a 23 m minimum length DN100 uPVC above-ground T-bar diffuser, installed generally parallel to the existing contours. The diffuser is centre fed from the attenuation tank and comprises approximately 11.5 m of effective distribution pipe in each direction.

The T-bar diffuser incorporates:

- Minimum effective diffuser length of 23 m.
- DN100 uPVC distribution pipe.
- Centre-fed configuration.
- 8 mm diameter perforations at 250 mm centres along the effective diffuser length.
- Above-ground installation supported on galvanised steel waratahs.
- Removable end caps to facilitate inspection and flushing.

5.2 Attenuation Assessment

Hydraulic calculations have been undertaken using a Rational Method-based inflow assessment and timestep storage routing approach utilising NIWA HIRDS rainfall data based on the RCP8.5 climate change scenario for the 2081-2100 period.

The modelling indicates that:

- The proposed 3,000 L attenuation tank provides sufficient storage for the assessed 50% and 20% AEP events.
- The maximum routed storage requirement is approximately 0.52 m³ for the 50% AEP event.
- The maximum routed storage requirement is approximately 0.71 m³ for the 20% AEP event.
- The critical storm duration for both events is approximately 10 minutes.
- The proposed tank provides significant available storage above the calculated routed storage demand.

The modelling also indicates that some routed timestep outflows marginally exceed the calculated theoretical allowable discharge rates. Given the relatively small contributing roof catchment area, achieving strict theoretical compliance would require an impractically small outlet orifice, which would increase blockage and maintenance risk. The adopted outlet arrangement is therefore considered a practical minimum outlet control suitable for the scale of the development. The modelling outputs are shown in Appendix A.

5.3 T-Bar Diffuser Assessment

The T-bar diffuser described in Section 5.1 has been assessed against the long-term geotechnical dispersal criterion established in Section 4 and for hydraulic capacity during the 1% AEP event.

5.3.1 Long-Term Dispersal Loading

Based on the adopted design parameters, the pavilion roof generates an estimated average runoff volume of approximately 456 L/day.

Distributed over the proposed 23 m minimum effective diffuser length, the resulting long-term loading is approximately:

456 / 23 = 19.8 L/day/m

This is less than the geotechnically recommended maximum loading of 20 L/day/m and therefore satisfies the adopted long-term dispersal criterion.

5.3.2 Hydraulic Capacity

The T-bar diffuser has also been checked against the calculated 1% AEP 10-minute pavilion roof runoff. The calculated peak flow for this event is approximately 3.16 L/s.

Hydraulic assessment of the DN100 diffuser and proposed perforation arrangement described in Section 5.1 confirms that sufficient discharge capacity is available to accommodate the calculated 1% AEP flow.

The proposed T-bar diffuser therefore satisfies both the long-term geotechnical dispersal criterion and the 1% AEP hydraulic capacity check.

Detailed calculations are provided in Appendix B.

6 Conclusion

The proposed pavilion stormwater system comprises attenuation of roof runoff followed by controlled surface dispersal via an above-ground T-bar diffuser. The attenuation assessment demonstrates that the proposed tank provides sufficient storage for the assessed 50% and 20% AEP events, as detailed in Section 5.2.

The proposed T-bar diffuser satisfies the geotechnically recommended long-term dispersal criterion and has sufficient hydraulic capacity for the assessed 1% AEP event, as detailed in Section 5.3. On this basis, the proposed system is considered an appropriate stormwater management solution for the pavilion development and generally consistent with the intent of NZBC Clause E1 and the relevant FNDC Engineering Standards.

7 Appendices

Appendix A - Attenuation Calculations
Appendix B - T-Bar diffuser Calculations
Appendix C - Stormwater Layout Drawings

Appendix A - Attenuation Calculations

Studio 9/106 Saint Georges Bay Road Auckland, New Zealand	**SPREADSHEET CONTROL** **AUTHOR:** GS **REVIEWER:** SM **DATE:** 14/05/26	**TITLE**	STORMWATER PRE/POST FLOW ATTENUATION ROUTING CALCULATOR
		PROJECT	73a Signal Station Road
		DATE	15/05/2026
		JOB NO	NZ25xxx
		FILE REF	"REF"
		AUTHOR	GS
		PROJ LEADER	SM
		LOCATION / HIRDS SITE	73a Signal Station Road
		REVISION	A

NOTES

Pre-development surface	**Area (m²)**	**Runoff coefficient C**	**C x Area**
Pervious / grass	70.00	0.35	24.5
Existing roof	0.00	0.95	0
Existing paved / sealed	0.00	0.80	0
Other	0.00	0.50	0
TOTAL / weighted C	70.00	0.35	24.5

Post-development surface	**Area (m²)**	**Runoff coefficient C**	**C x Area (m²)**
Pervious / grass	0.00	0.35	0
New roof	70.00	0.95	66.5
New paved / sealed	0.00	0.80	0
Other	0.00	0.50	0
TOTAL / weighted C	70.00	0.95	66.5

Hydrology Output Check		**Flow Control / Tank Inputs**		
Pre total area (m²)	70.00	Allowable discharge factor	0.80	Typically 0.8 x pre-development peak flow (FNDC)
Pre weighted C	0.35	Proposed tank storage volume (m³)	2.00	Enter proposed active storage volume
Post total area (m²)	70.00	Active storage depth (m)	2.00	Depth between storage invert and overflow/TWL
Post weighted C	0.95	Tank plan area (m²)	1.00	Calculated as volume / active depth
Area change (m²)	0.00	Orifice diameter (mm)	30.00	Controlled outlet size
		Orifice discharge coefficient Cd	0.62	Typical sharp-edged orifice
NOTE: EDIT BLUE CELLS ONLY		Orifice centre above storage invert (m)	0.15	Used in routing head calculation
		Routing timestep (min)	5.00	5 min is usually adequate

Appendix B -
T-Bar Diffuser Calculations

73A SIGNAL STATION ROAD – PAVILION STORMWATER T-Bar Defussor				Notes
BG&E Studio 9/106 Saint Georges Bay Road Auckland, New Zealand	**SPREADSHEET CONTROL** **AUTHOR:** GS **REVIEWER:** SM **DATE:** 14/05/26	**TITLE**	T-Bar Defusser Calculations	
		PROJECT	73a Signal Station Road	
		DATE	3/09/2026	
		JOB NO	NZ25xxx	
		FILE REF	"REF"	
		AUTHOR	GS	
		PROJ LEADER	SM	
		LOCATION / HIRDS SITE	73a Signal Station Road	
		REVISION	A	
Design status	Building Consent			
Compliance basis	NZBC E1 specific design / Alternative Solution			
Geotechnical basis	Above-ground spreader supported; max long-term loading 20 L/day/m across contour			

1. DESIGN INPUTS

Parameter	Value	Units	Basis / Comment	Notes
Roof catchment area	70.00	m²	Pavilion roof catchment	
Roof runoff coefficient	0.95	-	Impervious roof surface	
Mean annual rainfall	2500.00	mm/year	Adopted Northland average rainfall	
1% AEP 10-min rainfall intensity	171.00	mm/hr	HIRDS design rainfall	
Attenuation tank active storage	2.00	m³	Existing design	
Attenuation tank control orifice	30.00	mm	Existing design	
Spreader effective length	23.00	m	Minimum effective length across contour	
Spreader pipe nominal diameter	100.00	mm	Rigid uPVC, centre-fed	
Perforation diameter	8.00	mm	Engineered outlet perforations	
Perforation spacing	250.00	mm	Uniform along full spreader length	
Orifice discharge coefficient (Cd)	0.62	-	Sharp-edged circular opening assumption	

2. GEOTECHNICAL LONG-TERM DISPERSAL LOADING CHECK

Check	Formula / Basis	Result	Units	Status
Annual roof runoff	A × MAR × C	166.25	m³/year	
Average daily runoff	Annual runoff / 365	455.48	L/day	
Allowable geotechnical loading	Geotechnical recommendation	20.00	L/day/m	
Required spreader length	Daily runoff / allowable loading	22.77	m	
Provided spreader length	Proposed design	23.00	m	
Actual loading	Daily runoff / provided length	19.80	L/day/m	
Geotechnical loading check	**Pass if actual loading ≤ allowable**	**PASS**		**PASS**

3. 1% AEP EMERGENCY FLOW CHECK

Check	Formula / Basis	Result	Units	Status
1% AEP peak roof inflow	Q = C i A / 3600	3.159	L/s	
Adopted emergency design flow	Use calculated 1% AEP roof inflow	3.159	L/s	
Half-flow to each side (centre-fed)	Q / 2	1.579	L/s	
DN100 velocity at centre	V = Q/A (indicative)	0.201	m/s	
Spreader arrangement	Centre-fed	11.5 m each side		
Emergency flow basis	Perforations sized to pass full 1% AEP inflow	1% AEP		

4. LEVEL SPREADER PERFORATION CAPACITY

Check	Formula / Basis	Result	Units	Acceptance
Number of perforations	Length / spacing	92.00	No.	-
Area per 8 mm hole	πd²/4	50.27	mm²	-
Total perforation area	No. holes × hole area	4624.42	mm²	-
Equivalent total opening diameter	Equivalent circular opening	76.73	mm	-
Required head to pass 1% AEP flow	Orifice equation using total opening area	61.86	mm	< DN100 nominal diameter (indicative)
Indicative DN100 friction loss – half spreader	Darcy-Weisbach, f=0.02, L=11.5 m	4.74	mm	Small relative to outlet head
Approx. total centre head	Outlet head + indicative friction loss	66.60	mm	< 100 mm
Average flow per perforation	Emergency flow / no. holes	0.03	L/s/hole	-
Perforation spacing	Design	250.00	mm	250 mm
Emergency capacity check	**Pass if approx. centre head < 100 mm**	**PASS**		
Normal operation note	**30 mm tank orifice remains primary flow control**	**30 mm control orifice upstream**		

Appendix C - Stormwater Layout Drawings

BG&E Consulting Limited (New Zealand)
8 Faraday St, Parnell Auckland 1052, New Zealand
auckland@bgeeng.com
+64 27 699 0794

NZBN 9429047746909

73a SIGNAL STATION ROAD
0473, SIGNAL STATION RD, OMAPERE NZ

FAR NORTH DISTRICT COUNCIL

FOR RESOURCE CONSENT



LOCALITY PLAN
SCALE 1:1000

SOURCE: LINZ

DRAWING INDEX	
DRAWING NO.	DRAWING TITLE
CI-0000	COVER SHEET, LOCALITY PLAN AND DRAWING INDEX
CI-0300	SITE FEATURES PLAN
CI-0301	PROPOSED SITEWORKS AND DRAINAGE PLAN SHEET 1 OF 2
CI-0302	PROPOSED SITEWORKS AND DRAINAGE PLAN SHEET 2 OF 2
CI-0380	DRAINAGE DETAILS SHEET 1 OF 3
CI-0381	DRAINAGE DETAILS SHEET 2 OF 3
CI-0382	DRAINAGE DETAILS SHEET 3 OF 3

0 10 20 30 40 50 60m
SCALE 1:1000 AT A1 SIZE

REV	DATE	DESCRIPTION	RVD
B	03.09.2026	ISSUED FOR RESORCE CONSENT AMENDMENT	SH
A	15.05.2026	ISSUED FOR RESOURCE CONSENT	SH

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PROJECT: 73a SIGNAL STATION ROAD
0473, SIGNAL STATION RD, OMAPERE NZ

STATUS: ISSUED FOR CONSENT
NOT TO BE USED FOR CONSTRUCTION

DRAWN	DESIGNED	CHECKED	APPROVED
NA	SM	SH	-

DATUM: AHD GDA2020 MGA-56 | GRID: - | SCALE: - AT A1 SIZE

TITLE: COVER SHEET, LOCALITY PLAN AND DRAWING INDEX

PROJECT No. NZ26110 | DRAWING No. CI-0000 | REV. B

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PLAN
SCALE 1:250

LEGEND

- SITE BOUNDARY
- LINZ BOUNDARY
- NEW PROPOSED BUILDINGS
- SURVEY
- 27.00 EXISTING MINOR CONTOURS
- 30.00 EXISTING MAJOR CONTOURS
- PROPOSED STORMWATER
- PROPOSED T-BAR DIFFUSER

EXISTING UTILITIES

- SW EXISTING STORMWATER PIPE
- E EXISTING ELECTRICITY
- COMM EXISTING TELECOMMUNICATIONS
- EXISTING EFFLUENT TRENCHES

NOTES

SURVEY / EXISTING SITE INFORMATION

1. EXISTING SITE INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON TOPOGRAPHICAL SURVEY REF. 8683 PREPARED BY DONALDSONS REGISTERED LAND SURVEYORS.
2. ALL LEVELS ARE IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016 (NZVD2016) UNLESS NOTED OTHERWISE.
3. EXISTING CONTOURS SHOWN ARE AT 0.5 m INTERVALS AND ARE BASED ON THE TOPOGRAPHICAL SURVEY.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING LEVELS, DIMENSIONS AND SITE CONDITIONS RELEVANT TO THE WORKS PRIOR TO COMMENCING CONSTRUCTION.
5. THE LOCATION AND LEVEL OF EXISTING SERVICES SHALL BE CONFIRMED ON SITE PRIOR TO EXCAVATION. EXISTING SERVICES SHOWN ARE INDICATIVE ONLY UNLESS SPECIFICALLY SURVEYED AND IDENTIFIED.
6. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING SERVICES, INCLUDING POWER, TELECOMMUNICATIONS, WATER, STORMWATER AND WASTEWATER INFRASTRUCTURE, DURING CONSTRUCTION.
7. NO WORKS SHALL ENCROACH WITHIN THE EASEMENT EXCEPT WHERE SPECIFICALLY SHOWN AND APPROVED.
8. EXISTING WATER TANKS, PUMP INFRASTRUCTURE AND ASSOCIATED PIPEWORK SHALL BE PROTECTED AND MAINTAINED OPERATIONAL UNLESS NOTED OTHERWISE.
9. ANY DISCREPANCIES BETWEEN THE SURVEY, DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED WORKS.
10. THE CONTRACTOR SHALL MINIMISE DISTURBANCE TO EXISTING VEGETATION AND LANDSCAPED AREAS AND REINSTATE ALL AREAS DISTURBED BY THE WORKS TO MATCH THE EXISTING CONDITION.

VEGETATION PROTECTION

NO CLEARANCE, REMOVAL, CUTTING, TRIMMING OR DAMAGE TO INDIGENOUS VEGETATION WITHIN AREAS A OR B IS PERMITTED. ALL WORKS SHALL BE UNDERTAKEN WITHOUT DISTURBANCE TO VEGETATION WITHIN THESE AREAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WHERE THE WORKS CANNOT BE COMPLETED WITHOUT VEGETATION DISTURBANCE.

0 2.5 5.0 7.5 10 12.5 15m
SCALE 1:250 AT A1 SIZE

REV	DATE	DESCRIPTION	RVD
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PROJECT
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NA	SM	SH	-

DATUM	GRID	SCALE
AHD	GDA2020 MGA-56	- AT A1 SIZE

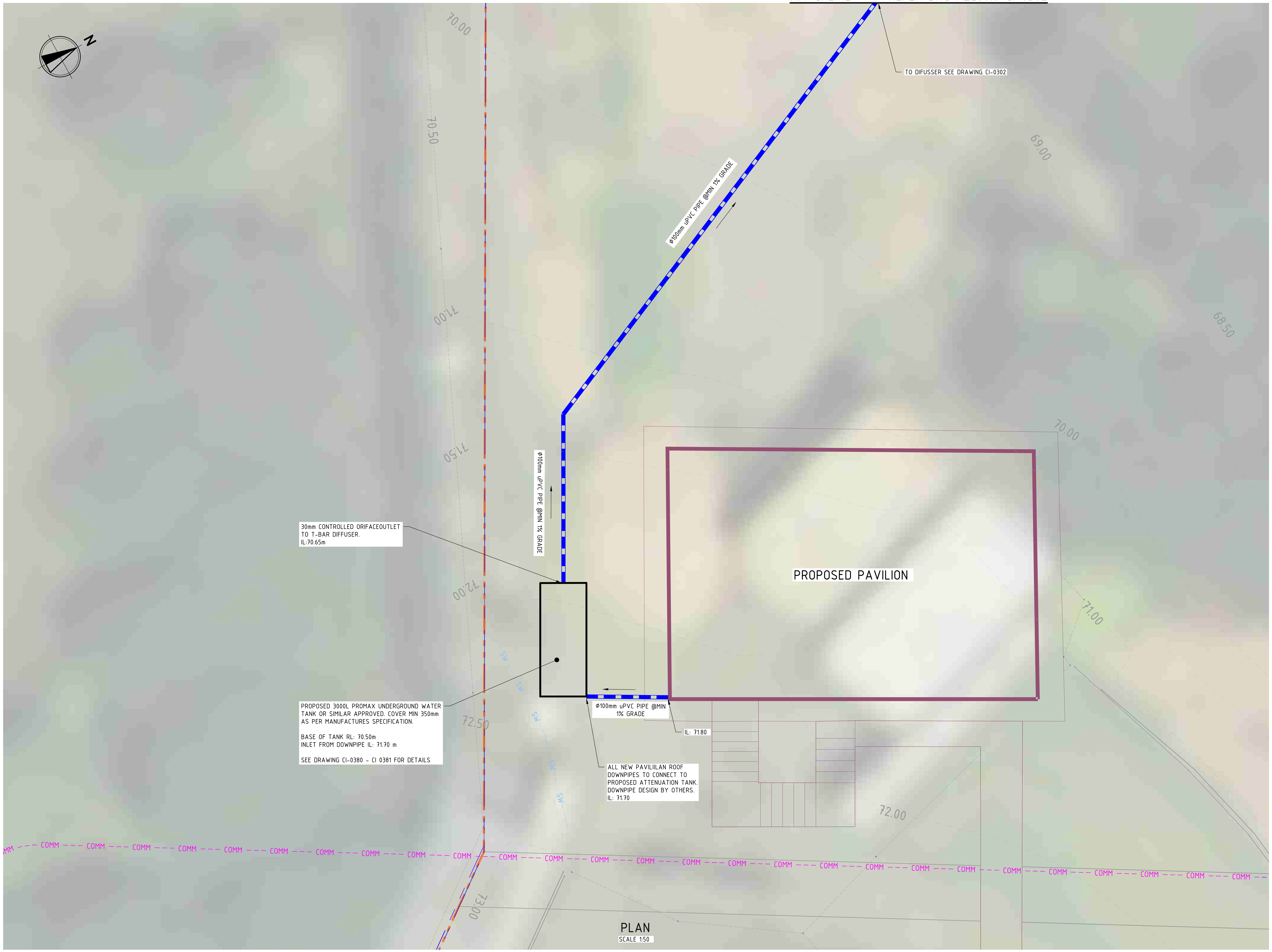
TITLE: SITE FEATURES PLAN

PROJECT No.	DRAWING No.	REV.
NZ26110	CI-0300	B

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MATCHLINE REFER DRG NZ26110-CI-0302



LEGEND

	SITE BOUNDARY
	LINZ BOUNDARY
	NEW PROPOSED BUILDINGS
	SURVEY
27.00	EXISTING MINOR CONTOURS
30.00	EXISTING MAJOR CONTOURS
	PROPOSED STORMWATER
	PROPOSED T-BAR DIFFUSER

EXISTING UTILITIES

SW	EXISTING STORMWATER PIPE
E E	EXISTING ELECTRICITY
COMM	EXISTING TELECOMMUNICATIONS
	EXISTING EFFLUENT TRENCHES

NOTES

ATTENUATION TANK

1. PROVIDE 2,000 L MINIMUM EFFECTIVE STORMWATER ATTENUATION STORAGE VOLUME.
2. ATTENUATION TANK TO RECEIVE RUNOFF FROM PROPOSED PAVILION ROOF DRAINAGE SYSTEM ONLY.
3. TANK OUTLET TO DISCHARGE VIA CONTROLLED ORIFICE OUTLET TO DOWNSTREAM SOAKAGE TRENCH.
4. ORIFICE INVERT TO BE MIN 150mm FROM BASE OF TANK TO ALLOW FOR SLUDGE ZONE.
5. ORIFICE PLATE TO BE SECURELY FIXED AND ACCESSIBLE FOR MAINTENANCE AND INSPECTION.
6. TANK OVERFLOW TO DISCHARGE VIA GRAVITY OVERFLOW TO DOWNSTREAM SOAKAGE TRENCH.
7. TANK AND ASSOCIATED PIPEWORK TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. PROVIDE ACCESS FOR INSPECTION AND MAINTENANCE OF ATTENUATION TANK AND OUTLET CONTROL.
9. ALL PIPE PENETRATIONS TO BE WATERTIGHT.
10. TANK LOCATION AND FINISHED LEVELS TO BE COORDINATED WITH ARCHITECTURAL AND SITE GRADING REQUIREMENTS.
11. CONTRACTOR TO CONFIRM ALL EXISTING UNDERGROUND SERVICES PRIOR TO EXCAVATION.

STORMWATER PIPEWORK

1. STORMWATER PIPEWORK TO BE INSTALLED GENERALLY IN ACCORDANCE WITH NZBC E1/AS1.
2. STORMWATER PIPEWORK TO COMPRISE 100mm SN8 uPVC PIPE UNLESS NOTED OTHERWISE.
3. STORMWATER PIPES TO BE LAID AT MINIMUM GRADES SHOWN ON PLAN.
4. PROVIDE INSPECTION POINTS AT CHANGES IN DIRECTION AND JUNCTIONS AS REQUIRED.
5. ALL PIPES TO DISCHARGE FREELY WITHOUT SURCHARGE UNDER NORMAL OPERATING CONDITIONS.
6. PIPE BEDDING AND BACKFILL TO COMPLY WITH NZS 4404 AND MANUFACTURER REQUIREMENTS.
7. PROTECT PIPEWORK FROM SEDIMENT INGRESS DURING CONSTRUCTION.
8. ALL ROOF DOWNPIPES TO DISCHARGE TO SEALED STORMWATER PIPE SYSTEM.
9. PROVIDE MINIMUM 300mm COVER TO STORMWATER PIPEWORK IN NON-TRAFFICABLE/LANDSCAPE AREAS UNLESS NOTED OTHERWISE.

VEGETATION PROTECTION

NO CLEARANCE, REMOVAL, CUTTING, TRIMMING OR DAMAGE TO INDIGENOUS VEGETATION WITHIN AREAS A OR B IS PERMITTED. ALL WORKS SHALL BE UNDERTAKEN WITHOUT DISTURBANCE TO VEGETATION WITHIN THESE AREAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WHERE THE WORKS CANNOT BE COMPLETED WITHOUT VEGETATION DISTURBANCE.

0 0.5 1.0 1.5 2.0 2.5 3.0m
SCALE 1:50 AT A1 SIZE

REV	DATE	DESCRIPTION	RVD
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REV	DATE	DESCRIPTION	RVD

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PROJECT
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STATUS
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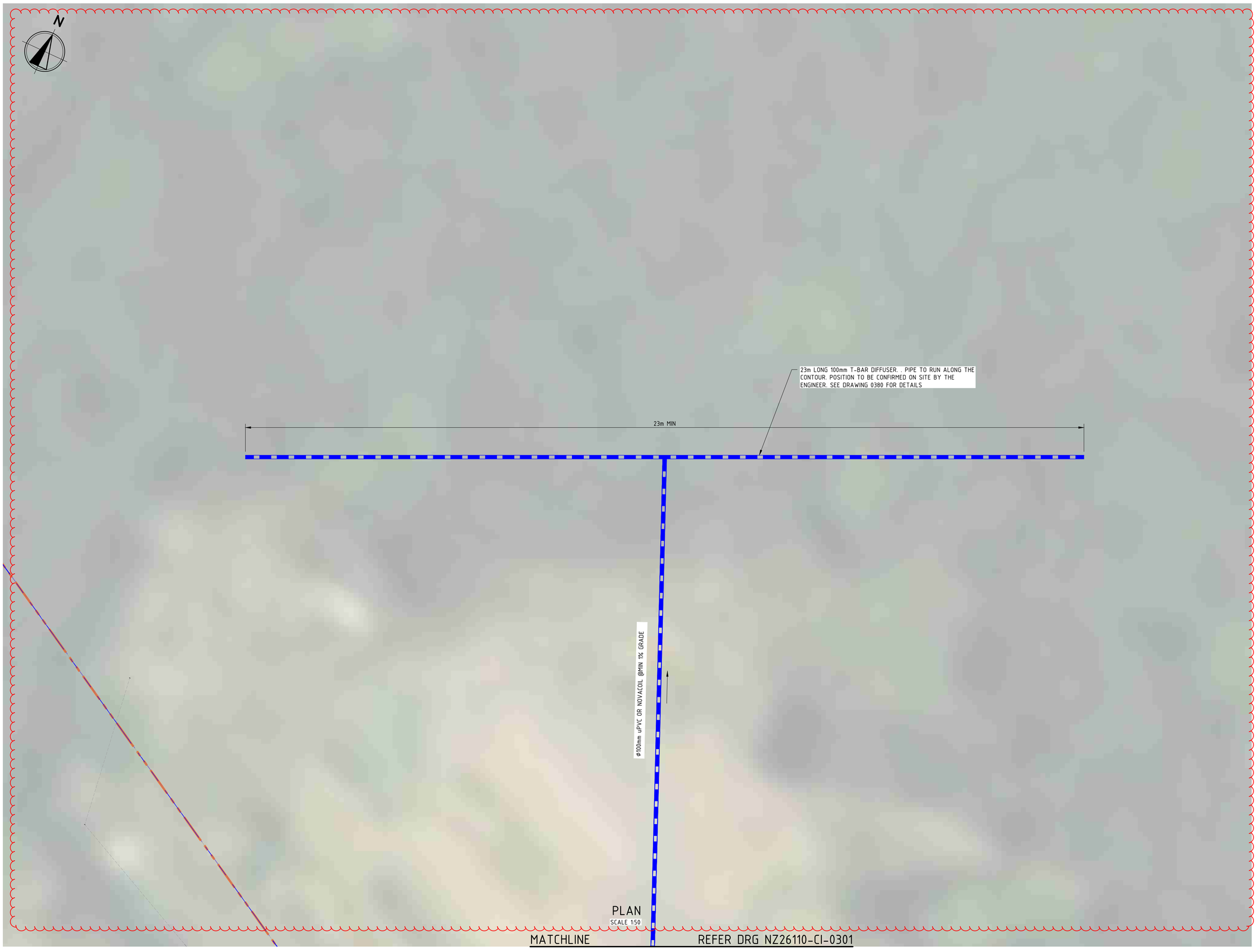
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AHD	GDA2020 MGA-56	-	AT A1 SIZE

TITLE
PROPOSED SITEWORKS AND DRAINAGE PLAN
SHEET 1 OF 2

PROJECT No.	DRAWING No.	REV.
NZ26110	CI-0301	B

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PLAN
SCALE 1:50

LEGEND

- SITE BOUNDARY
- LINZ BOUNDARY
- NEW PROPOSED BUILDINGS
- SURVEY
- 27.00 EXISTING MINOR CONTOURS
- 30.00 EXISTING MAJOR CONTOURS
- PROPOSED STORMWATER
- PROPOSED T-BAR DIFFUSER

EXISTING UTILITIES

- SW EXISTING STORMWATER PIPE
- E E EXISTING ELECTRICITY
- COMM EXISTING TELECOMMUNICATIONS
- EXISTING EFFLUENT TRENCHES

NOTES

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4. PROVIDE INSPECTION POINTS AT CHANGES IN DIRECTION AND JUNCTIONS AS REQUIRED.
5. ALL PIPES TO DISCHARGE FREELY WITHOUT SURCHARGE UNDER NORMAL OPERATING CONDITIONS.
6. PIPE BEDDING AND BACKFILL TO COMPLY WITH NZS 4404 AND MANUFACTURER REQUIREMENTS.
7. PROTECT PIPEWORK FROM SEDIMENT INGRESS DURING CONSTRUCTION.
8. ALL ROOF DOWNPIPES TO DISCHARGE TO SEALED STORMWATER PIPE SYSTEM.
9. PROVIDE MINIMUM 300mm COVER TO STORMWATER PIPEWORK IN NON-TRAFFICABLE / LANDSCAPED AREAS UNLESS NOTED OTHERWISE.

VEGETATION PROTECTION

NO CLEARANCE, REMOVAL, CUTTING, TRIMMING OR DAMAGE TO INDIGENOUS VEGETATION WITHIN AREAS A OR B IS PERMITTED. ALL WORKS SHALL BE UNDERTAKEN WITHOUT DISTURBANCE TO VEGETATION WITHIN THESE AREAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WHERE THE WORKS CANNOT BE COMPLETED WITHOUT VEGETATION DISTURBANCE.

0 0.5 1.0 1.5 2.0 2.5 3.0m
SCALE 1:50 AT A1 SIZE

REV	DATE	DESCRIPTION	RVD
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A	15.05.2026	ISSUED FOR RESOURCE CONSENT	SH

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PROJECT
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0473, SIGNAL STATION RD, OMAPERE NZ

STATUS
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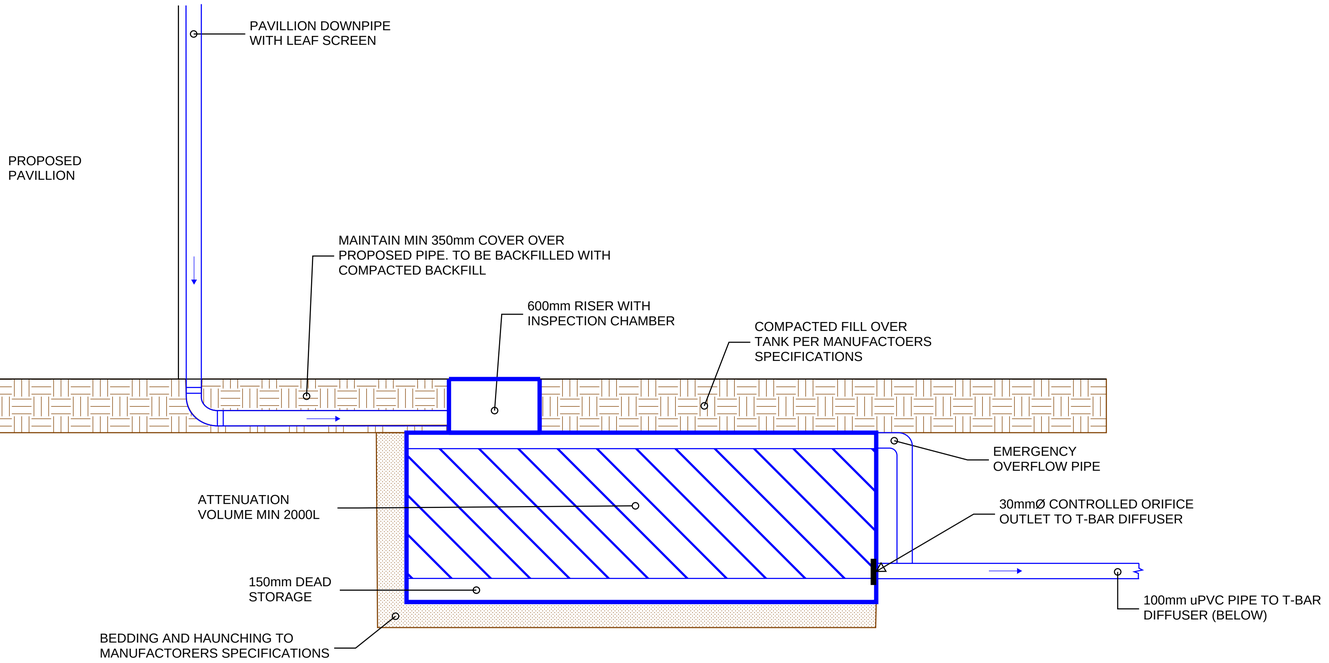
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NA	SM	SH	-

DATUM: AHD GDA2020 MGA-56 | GRID: - | SCALE: - AT A1 SIZE

TITLE
PROPOSED SITEWORKS AND DRAINAGE PLAN SHEET 2 OF 2

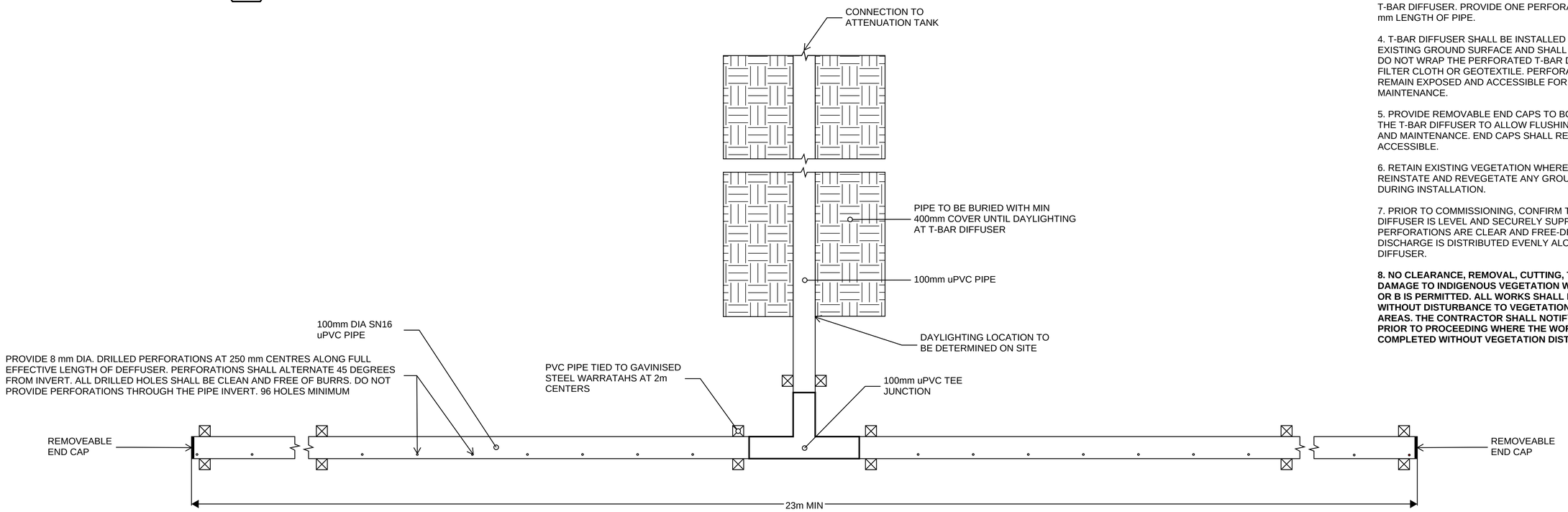
PROJECT No. NZ26110 | DRAWING No. CI-0302 | REV. B

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01 / 0300 ATTENUATION TANK TYPICAL DETAIL

NOT TO SCALE



02 / 0300 T-BAR DIFFUSER DETAIL

NOT TO SCALE

NOTES

ATTENUATION TANK

1. PROVIDE 2,000 L MINIMUM EFFECTIVE STORMWATER ATTENUATION STORAGE VOLUME.

2. ATTENUATION TANK TO RECEIVE RUNOFF FROM PROPOSED PAVILION ROOF DRAINAGE SYSTEM ONLY.

3. ORIFICE INVERT TO BE MIN 150mm FROM BASE OF TANK TO ALLOW FOR SLUDGE ZONE.

4. ORIFICE PLATE TO BE SECURELY FIXED AND ACCESSIBLE FOR MAINTENANCE AND INSPECTION.

5. TANK AND ASSOCIATED PIPEWORK TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

6. PROVIDE ACCESS FOR INSPECTION AND MAINTENANCE OF ATTENUATION TANK AND OUTLET CONTROL.

7. ALL PIPE PENETRATIONS TO BE WATERTIGHT.

8. TANK LOCATION AND FINISHED LEVELS TO BE COORDINATED WITH ARCHITECTURAL AND SITE GRADING REQUIREMENTS.

9. CONTRACTOR TO CONFIRM ALL EXISTING UNDERGROUND SERVICES PRIOR TO EXCAVATION.

T-BAR DIFFUSER

1. PROVIDE MINIMUM 23 m LONG DN100 SN16 uPVC ABOVE-GROUND T-BAR STORMWATER DIFFUSER, CENTRE-FED AS SHOWN.

2. T-BAR DIFFUSER SHALL BE INSTALLED GENERALLY PARALLEL TO THE EXISTING GROUND CONTOURS AND LEVEL ALONG ITS FULL EFFECTIVE LENGTH.

3. PROVIDE 8 mm DIA. DRILLED PERFORATIONS AT 250 mm CENTRES ALONG THE FULL EFFECTIVE LENGTH OF THE T-BAR DIFFUSER. PROVIDE ONE PERFORATION PER 250 mm LENGTH OF PIPE.

4. T-BAR DIFFUSER SHALL BE INSTALLED ABOVE THE EXISTING GROUND SURFACE AND SHALL NOT BE BURIED. DO NOT WRAP THE PERFORATED T-BAR DIFFUSER PIPE IN FILTER CLOTH OR GEOTEXTILE. PERFORATIONS SHALL REMAIN EXPOSED AND ACCESSIBLE FOR INSPECTION AND MAINTENANCE.

5. PROVIDE REMOVABLE END CAPS TO BOTH ENDS OF THE T-BAR DIFFUSER TO ALLOW FLUSHING, INSPECTION AND MAINTENANCE. END CAPS SHALL REMAIN ACCESSIBLE.

6. RETAIN EXISTING VEGETATION WHERE PRACTICABLE. REINSTATE AND REVEGETATE ANY GROUND DISTURBED DURING INSTALLATION.

7. PRIOR TO COMMISSIONING, CONFIRM THE T-BAR DIFFUSER IS LEVEL AND SECURELY SUPPORTED, ALL PERFORATIONS ARE CLEAR AND FREE-DRAINING, AND DISCHARGE IS DISTRIBUTED EVENLY ALONG THE DIFFUSER.

8. NO CLEARANCE, REMOVAL, CUTTING, TRIMMING OR DAMAGE TO INDIGENOUS VEGETATION WITHIN AREAS A OR B IS PERMITTED. ALL WORKS SHALL BE UNDERTAKEN WITHOUT DISTURBANCE TO VEGETATION WITHIN THESE AREAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WHERE THE WORKS CANNOT BE COMPLETED WITHOUT VEGETATION DISTURBANCE.

REV	DATE	DESCRIPTION	RVD
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REV	DATE	DESCRIPTION	RVD

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PROJECT

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0473, SIGNAL STATION RD, OMAPERE NZ

STATUS: ISSUED FOR CONSENT
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NA	SM	SH	-

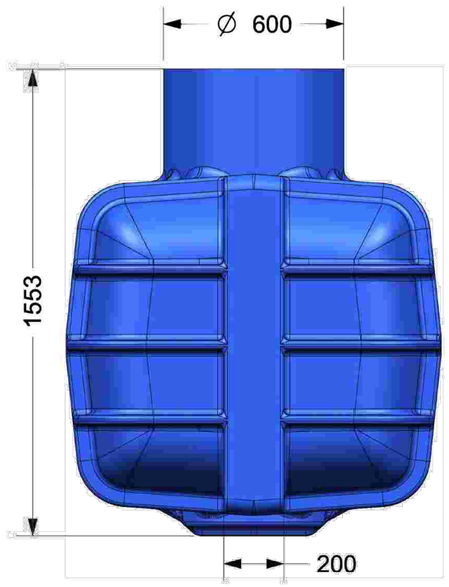
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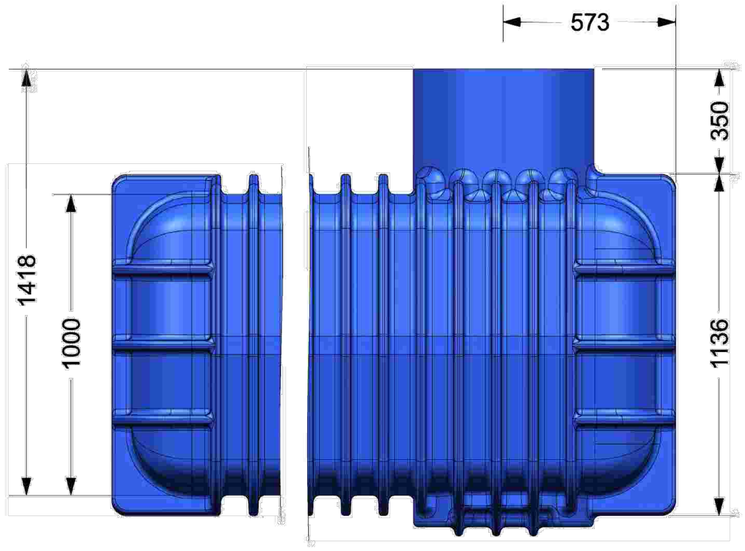
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SHEET 1 OF 3

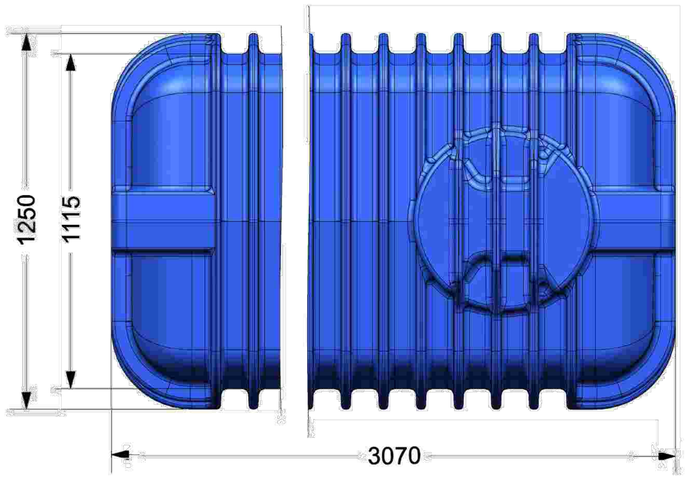
PROJECT No.	DRAWING No.	REV.
NZ26110	CI-0380	B

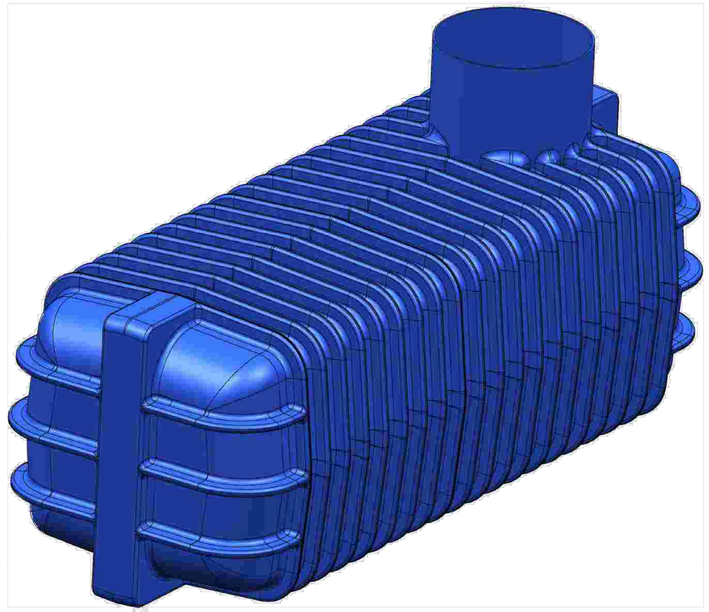
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DIMENSIONS ARE IN: MM
UNSPECIFIED DIMS IN 3D
** DIMENSIONS FOR REFERENCE*

CAGE CODE -

MATERIAL -

FINISH -

DES BY	A.P.	08 JUN 2021
DRAWN BY		
CHECK BY		
APPR BY	J. A.	08 JUN 2021

TITLE
Promax Enduro Underground Tank - 3000L

SIZE	DWG NO	REV
A3	UE1003000	-

SCALE 1:18 MASS UNSP SHEET 1 OF 1

REV	DATE	DESCRIPTION	RVD
B	03.09.2026	ISSUED FOR RESORCE CONSENT AMENDMENT	SH
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DRAWN	DESIGNED	CHECKED	APPROVED
NA	SM	SH	-

DATUM AHD GDA2020 MGA-56 GRID SCALE - AT A1 SIZE

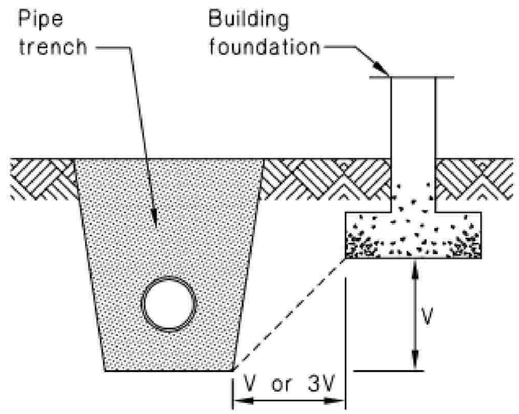
TITLE
DRAINAGE DETAILS
SHEET 2 OF 3

PROJECT No.	DRAWING No.	REV.
NZ26110	CI-0381	B

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Figure 8: Relationship of pipe trench to building foundation
Paragraph 5.6.1



Minimum horizontal seperation shall be V or 3V dependant on length of time trench open, see Paragraph 5.6.1

Figure 9: Inspection points
Paragraph 5.7.3

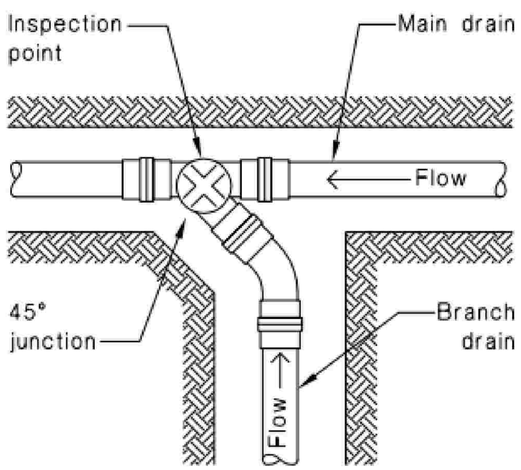
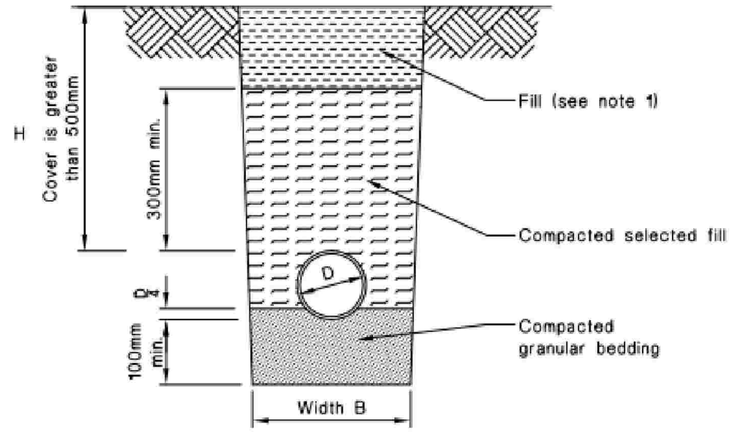
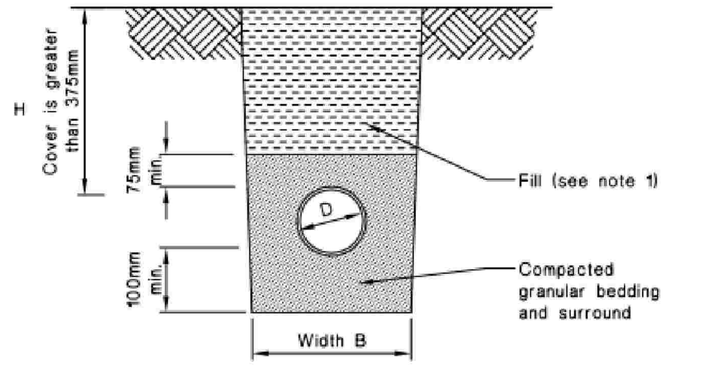


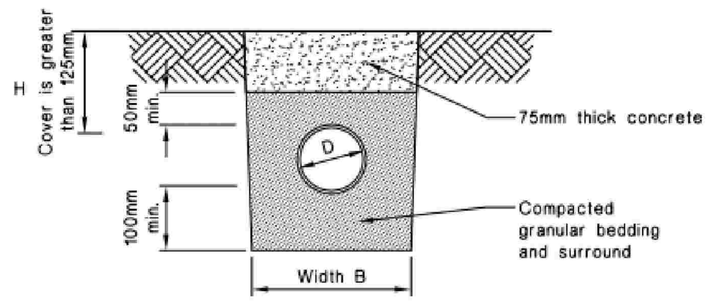
Figure 7: Bedding and backfilling
Paragraphs 2.1.1, 5.2.1, 5.3.1 and 5.4.1



(a) Cover greater than 500 mm



(b) Cover greater than 375 mm



(c) Cover greater than 125 mm

NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.

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73a SIGNAL STATION ROAD
0473, SIGNAL STATION RD, OMAPERE NZ

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NA	SM	SH	-

DATUM	GRID	SCALE
AHD	GDA2020 MGA-56	- AT A1 SIZE

TITLE
DRAINAGE DETAILS
SHEET 3 OF 3

PROJECT No.	DRAWING No.	REV.
NZ26110	CI-0382	B

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APPENDIX 8

HNZPT CONSULTATION

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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people
Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

11 August 2026

Shu Ping
25 Gallop Road
Singapore 258988
SINGAPORE

Reference Number:	EBC-2027-120/0
Property Address:	73A Signal Station Road, Omapere 0473
Property ID #	3336092
Description:	Internally, some of the living spaces are reconfigured, each bedroom layout is to include a new en suite and a new guest WC, some window joinery replaced

Tēnā koe,

Heritage New Zealand Pouhere Taonga Notification

An initial assessment of your application has identified that the Heritage New Zealand Pouhere Taonga may have an interest in your proposal.

Under Section 39 of the Building Act 2004 the Council is required to notify Heritage New Zealand Pouhere Taonga if the project affects an historic area wāhi tapu, or wahi tapu area that has been entered on the New Zealand Heritage List/Rārangi Kōrero.

This letter is to confirm that formal notification has now been made.

After reviewing your application, the HNZ will advise the Council if it has any issues and either the Council or the HNZ will advise you directly of any requirements they may have to remedy any concerns.

A copy of the Council's notification is attached for your information.

If you have any questions, please contact the Building Team on 0800 920 029 or 09 401 5200.

Nāku iti nei, nā

Aleisha Neale
Building Team
Delivery and Operations

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11 August 2026

Heritage New Zealand Pouhere Taonga
Northland Area Office
PO Box 836
Kerikeri 0245

Tēnā koe,

Heritage New Zealand Pouhere Taonga Review

The Council is currently processing an application in which you may have an interest.

The details of the application are as follows:

Reference number:	EBC-2027-120/0
Owner:	Shu Ping
Property address:	73A Signal Station Road, Omapere 0473
PID#:	3336092
Legal Description:	Lot 1 DP 204637

Could you please review the attached application at your earliest convenience and let Council know if there are any matters of interest that Heritage New Zealand may have and how these may be remedied.

We would welcome your prompt feedback to enable Council to meet its legislative obligations under the Building Act 2004.

If you have any questions, please contact the Building Team on 0800 920 029 or 09 401 5200.

Nāku iti nei, nā

Aleisha Neale
Building Team
Delivery and Operations

Alex Billot

From: Lisa Ahn <LAhn@heritage.org.nz>
Sent: Thursday, 14 May 2026 3:38 pm
To: Alex Billot
Cc: Stuart Bracey; James Robinson; Bill Edwards; Atareiria Heihei
Subject: RE: Request for comments - 73A Signal Station Road, Omapere - HNZPT Comments

Kia ora Alex,

Thank you for your email and for sharing the previous correspondence as these can sometimes be missed in our files.

This proposal has been discussed again with our Northland Area Office. We agree that the proposal will not require further assessment as the residential works within the residential section are already in place and are unlikely to disturb anything new and therefore ADP is sufficient.

Because of the number of archaeological sites in the area, any new subdivision or housing development will generate the need for a further on-site assessment.

Ngā mihi,
Lisa

From: Alex Billot <Alex@northplanner.co.nz>
Sent: Thursday, 14 May 2026 10:07 am
To: Lisa Ahn <LAhn@heritage.org.nz>
Subject: RE: Request for comments - 73A Signal Station Road, Omapere - HNZPT Comments

Kia ora Lisa,

Thanks for your prompt response on this one.

It is noted that during construction of the dwelling and shed on the site, there was not a requirement for an updated archaeological assessment. An ADP was recommended during the resource consent process for the shed which was approved in 2019. The dwelling was constructed in the early 2000s. Both the shed and dwelling required resource consent and building consent. I have copied a snip from the Planners Report for the resource consent for the shed which advised an ADP was recommended and have also attached the previous email correspondence had as part of the resource consent for the shed.

The application was sent to Iwi, DOC, Community Board (Kaikohe-Hokianga) and Heritage New Zealand. Snow Tane from Te Roroa Iwi is satisfied that the proposal will not an archaeological assessment. "However in the event of an archaeological find, HNZ accidental discovery protocols need to be activated and Te Roroa notified as soon as possible". Sheena Ross who is a kaikorero of Ngati Korokoro Hapu believes there will be "no detrimental affect to fauna flora of Nga Hapu Ngati Korokoro Rohe". Mike

Butler from Heritage New Zealand has recommended the Accidental Discovery Protocol (ADP) be placed on the consent. This will be adopted as an advice note.

Can you please advise if the above would satisfy the recommendation of an ADP?

Thanks very much for your time.

Kind regards,

Alex Billot
Resource Planner

NORTHLAND
PLANNING & DEVELOPMENT

Offices in Kaitaia & Kerikeri
09 408 1866
Northland Planning & Development 2020 Limited

My office hours are Monday, Tuesday, Thursday & Friday 9am – 2pm.

From: Lisa Ahn <LAhn@heritage.org.nz>
Sent: Wednesday, 13 May 2026 2:21 pm
To: Alex Billot <Alex@northplanner.co.nz>
Cc: Stuart Bracey <SBracey@heritage.org.nz>; Bill Edwards <BEdwards@heritage.org.nz>; James Robinson <jrobinson@heritage.org.nz>; Atareiria Heihei <AHeihei@heritage.org.nz>
Subject: RE: Request for comments - 73A Signal Station Road, Omapere - HNZPT Comments

Kia ora Alex,

Thank you for the opportunity to comment on this proposal.
HNZPT has reviewed the documents provided. The archaeological assessment is from 1998 and so we recommend an updated archaeological assessment.

Ngā mihi,
Lisa

Lisa Ahn | Planner/Kaiwhakamāhere – Northern Region
Heritage New Zealand Pouhere Taonga
L10 SAP Tower 151 Queen Street Auckland CBD **|** Private Box 105 291, Auckland City 1143 **|** DDI: (07) 577 4535 **|** Ph: 027 267 3197 **|** visit www.heritage.org.nz and learn more about NZ's heritage places.
Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future
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From: Alex Billot <Alex@northplanner.co.nz>
Sent: Monday, 11 May 2026 1:30 pm
To: Stuart Bracey <SBracey@heritage.org.nz>
Subject: Request for comments - 73A Signal Station Road, Omapere

Kia ora Stuart,

We are in the process of preparing a land use resource consent application for a new pavilion at 73A Signal Station Road, Omapere.
The proposal includes construction of a 70m2 pavilion (entertainment room), with an observation deck located on top. The plan set is attached for your reference. The pavilion is to be located in the cleared area to the northwest of the dwelling (see aerial image below).
The site includes an existing dwelling and standalone shed.



Given the number of recorded archaeological sites in the area, can you please provide comments on behalf of HNZPT.

I note there was an archaeological assessment commissioned as part of the original subdivision which created the site. This was completed by Archaeology North and dated 1998. I have attached this assessment to this report, just in case it is of use.

Please let me know if there is anything further you need in regards to this proposal.

Thanks in advance.

Kind regards,

NORTHLAND
PLANNING & DEVELOPMENT

Alex Billot
Resource Planner

Offices in Kaitaia & Kerikeri
09 408 1866
Northland Planning & Development 2020 Limited

My office hours are Monday, Tuesday, Thursday & Friday 9am – 2pm.

Subject: Fwd: EBC-2027-120/0 73A Signal Station Road, Omapere 0473-Heritage New Zealand Pouhere Taonga Notification
Date: Tuesday, 11 August 2026 at 9:15:32 AM New Zealand Standard Time
From: Jonathan Smith
To: Shaun Francois
Attachments: logo.png, image001.png, image002.png, image003.png, image004.png, image005.png, 04295686.pdf

fyi

cheers
jon

Director
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Begin forwarded message:

From: Building Support <Building.Group@fndc.govt.nz>
Subject: EBC-2027-120/0 73A Signal Station Road, Omapere 0473-Heritage New Zealand Pouhere Taonga Notification
Date: 11 August 2026 at 8:59:48 AM NZST
To: "jon@matter.co.nz" <jon@matter.co.nz>

Tena Koe,

Please find attached letter advising Heritage New Zealand notification.

We are required under the Building Act to notify Heritage New Zealand of building consent applications for construction sites within a 100m radius of identified Heritage and Archaeological sites. This does not hold up processing of your building consent application.

Heritage New Zealand will advise their comments to you in due course.

Ngā mihi
Aleisha

Building Support
Building Services Administration
P 6494070423 | Building.Group@fndc.govt.nz
Te Kaunihera o Te Hiku o te Ika | Far North District Council

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029

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