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)** _____

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** If we qualify it will be great to have this.

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: Angela Vujcich

Email: [redacted]

Phone number: [redacted] Home

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

Po Box 111, Kerikeri

Postcode 0230

6. Address for Correspondence

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

Name/s: Advance Build Ltd

Email: [redacted]

Phone number: [redacted] Home

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

PO Box 111, Kerikeri

Postcode 0245

**** 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: Te Tii(Waitangi) B3 Trust

Property Address/ Location: 22 Te Kemara Ave, Waitangi

Postcode 0200

8. Application Site Details

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

Name/s: Te Tii(Waitangi) B3 Trust

Site Address/ Location: 3 Te Kemara Ave, Waitangi

Postcode

Legal Description: Lot 20 DP 43842 **Val Number:**

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? ◯ **Yes** ✔ **No**

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

Please let advise when site visit will be planned as we will need to let the owners know.

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.

To relocate 2 brand new duplex's to site
Please refer to the AEE for further details.

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

10. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

- ◯ **Building Consent** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

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

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

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

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

- ◯ **Subdividing land**
- ◯ **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** Unless agreed

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) Advance Build Ltd

Email: [redacted]

Phone number: Wor[redacted] Home

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

PO Box 111, Kerikeri

Postcode 0230

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) Angela Vujcich

Signature: [redacted]
(signature of bill payer)

Date 21-Nov-2025

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) Angela Vujcich

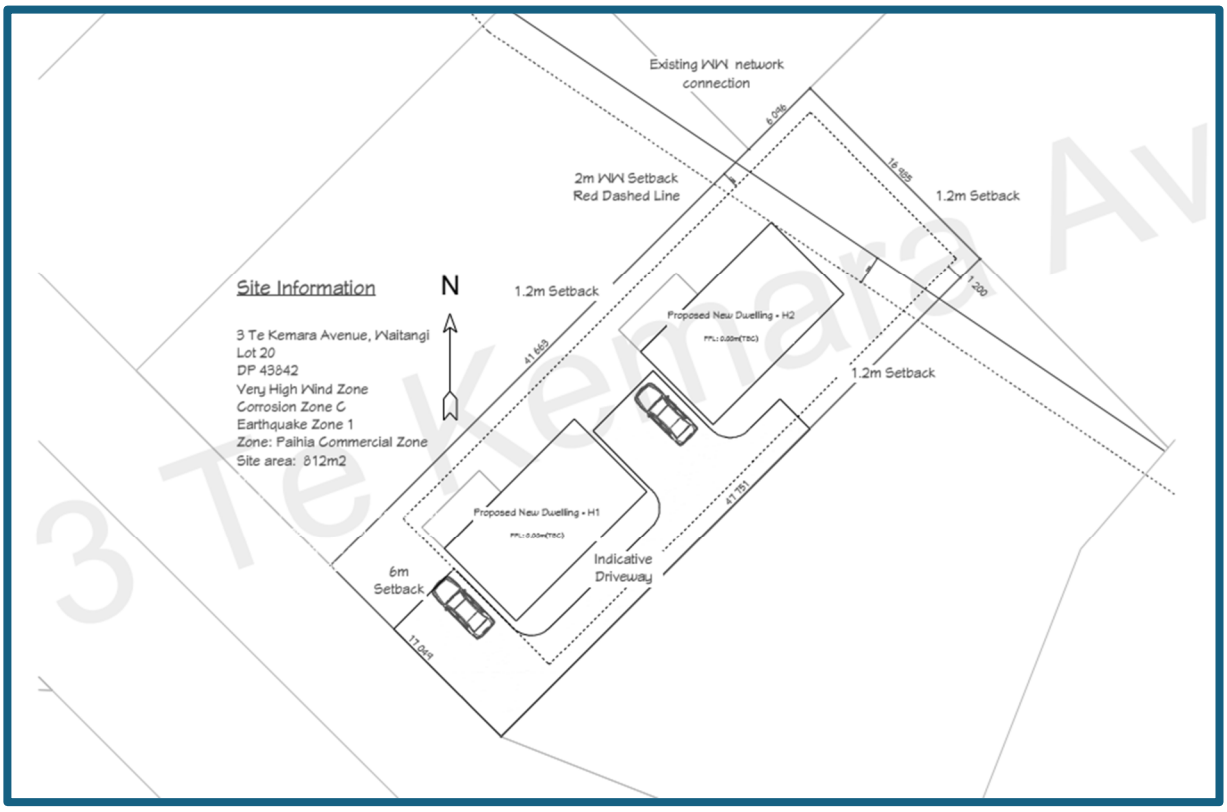
Signature: [redacted] **Date** 21-Nov-2025

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

Checklist (please tick if information is provided)

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

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



LANDUSE RESOURCE CONSENT APPLICATION

TO CONSTRUCT TWO DWELLINGS

3 TE KEMARA AVENUE, WAITANGI

LOT 20 DP 43842

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:

TE TII WAITANGI B3 TRUST

Rev A

15 OCTOBER 2025

Advance build

Table of Contents

APPENDICES:

1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	3 Te Kemara Avenue, Waitangi
Applicant's name:	Te Tii Waitangi B3 Trust
Address for service:	Advance Build Attn: Mark Day 2077 State Highway 10 Waipapa, 0295
Legal description:	Lot 20 DP 43842
Site area:	812m^2
Site owner/s:	Te Tii (Waitangi) B3 Trust: Dr Maryann Baker George Frederick Riley Whati Rameka Melanie Jane Sweet Emma Hepi Marsha Elaine Davis Wiremu Leslue Tane
Operative District Plan:	Far North District Plan
Operative zoning:	Commercial Zone
Overlays/resource areas:	Commercial Zone: A1 Overlay
Proposed zoning/overlays:	Maori Purpose – Urban Coastal Erosion Hazard Zone (2 and 3) River Flood Hazard Zone (10/50/100 Year ARI Event) Coastal Flood Hazard Zone 3
Brief description of proposal:	To construct two residential dwellings in the Commercial Zone, breaching the following rules: • 7.7.5.1.5 Noise Mitigation for Residential Activities • 15.1.6C.1.2(c) Private Accessways in Urban Zones • 7.7.5.1.11 Stormwater
Summary of reasons for consent:	Overall, resource consent is required as a **Discretionary Activity** under the Far North District Plan.

AUTHOR

Mark Day
Design & Planning l BAS (Technology) l DESIGN & CARPENTRY LBP l

Date: 15 October 2025

2.0 PROPOSAL

The applicants, Te Tii Waitangi B3 Trust (The Trust), are an ahu whenua trust constituted under section 215 of the Te Ture Whenua Māori Act 1993. The Trust administers 70 freehold blocks located in Waitangi, including the subject site which is located at 3 Te Kemara Avenue and legally described as Lot 20 DP 43842.

The proposal is to construct two residential dwellings on the subject site, in the Commercial Zone. Resource consent is required under the following rules:

- 7.7.5.1.5 Noise Mitigation for Residential Activities
- 15.1.6C.1.2(c) Private Accessways in Urban Zones
- 7.7.5.1.11 Stormwater

All necessary engineering reports have been prepared in support of the proposed development, as attached at **Appendix C**.

A comprehensive district plan assessment has been provided in Section 4.0 below.

Overall, the application has been assessed as a Discretionary Activity under the ODP.

The following Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 of and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual or potential effects the proposal may have on the environment.

3.0 SITE CONTEXT

The subject site is located at 3 Te Kemara Avenue in the centre of the Waitangi township. The site is legally described as Lot 20 DP 43842 (NA13A/729) and is within Māori Freehold Land. A copy of the relevant Certificate of Title (CT) is attached as **Appendix B**.

The site is zoned Commercial and is subject to the Commercial Zone: A1 Overlay under the ODP. The site is also located within the NRC Coastal Environment.

Under the PDP, the subject site is zoned Maori Purpose – Urban.

In terms of natural hazards, the site is subject to the following:

- Coastal Erosion Hazard Zone (2 and 3)
- River Flood Hazard Zone (10/50/100 Year ARI Event)
- Coastal Flood Hazard Zone 3

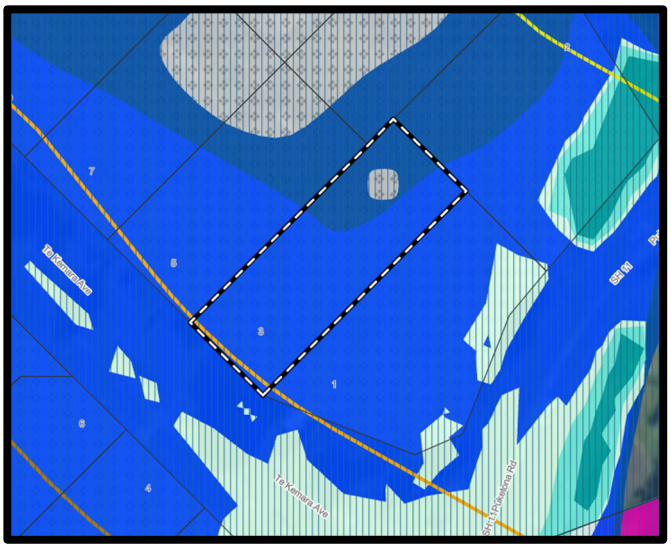


Figure 2: Map showing extent of flood susceptibility (Far North PDP Maps)

While zoned Commercial, the immediate surrounding environment is largely characterised by residential development, with the exception of the Waitangi Treaty Grounds.

The subject site is currently vacant. However, based on a search of Council's property file, it is understood that residential development has previously occurred on the site.

There are no significant areas of indigenous vegetation or habitats of indigenous fauna.

A review of the New Zealand Archaeological Association (NZAA) database shows that there are no registered archaeological features within the subject site.

Access to the subject site is currently gained via an existing vehicle crossing off Te Kemara Avenue which will meet the Council's Engineering Standards.

Figure 3: Image showing existing vehicle crossing to subject site (Google Streetview)

4.0 FAR NORTH DISTRICT PLAN ASSESSMENT

Table 1 – Assessment of Commercial Zone and District-Wide provisions

Commercial Zone/ Paihia Area A1 (ODP)	Permitted Standards	Comment
7.7.5.1.1 Building height	Maximum 8.5m	As per the plans provided, the proposed dwellings will be less than 8.5m in height. **Permitted**
7.7.5.1.2 Sunlight	2m + 45-degree recession plane when measured inwards from nearest site boundary which adjoins Residential Zone	Not applicable. The subject site does not adjoin the Residential Zone. **Permitted**
7.7.5.1.3 Visual amenity and environmental protection	(a) Not applicable (b) At least 50% of that part of the site between the road boundary and a parallel line 3m therefrom, which is not occupied by buildings or driveways, shall be landscaped. (c) Any landscaping required by these rules shall remain on the site for the duration of the activity and be maintained, and, if such landscaping dies or becomes diseased or damaged, shall be replaced. Note: It is recommended that any landscaping required by these rules shall incorporate measures outlined for Low Impact Design principles to retain, treat and/or dispose of stormwater generated on the site.	As per the site plan, a 6.5m wide grassed area near the road boundary will be maintained. **Permitted**

Commercial Zone/ Paihia Area A1 (ODP)	Permitted Standards	Comment
7.7.5.1.4 Setback from boundaries	In the Paihia Commercial Zone: A1, a minimum setback distance of 6m from the road boundary.	As per the site plan, the minimum setback distance from the road boundary will be 6.5m. **Permitted**
7.7.5.1.5 Noise Mitigation for Residential Activities	Any new residential activity involving permanent or non-permanent accommodation shall be developed in such a way that the attenuation of noise between any boundary and living room is no less than 20 dB, and between any boundary and any room used for sleeping is no less than 30 dB. In the absence of forced ventilation or air-conditioning, these reductions shall be achieved with any exterior windows open. The Council will require an acoustic design report prepared by a suitably qualified and experienced person demonstrating compliance with this requirement prior to issuing any Certificate of Compliance under s139 of the Act.	Given the subject site and the immediate surrounding environment are largely characterised by residential development, it is considered that an acoustic design report to comply with commercial standards is not necessary in this instance. This notion is supported by the proposed rezoning of the subject site to 'Maori Purpose – Urban' where the relevant provisions do not require an acoustics report for new residential activities. **Restricted Discretionary Activity**
7.7.5.1.6 Transportation	Permitted: • Two parking spaces per unit • Adequate manoeuvring area • Concrete or sealed driveway	Two parking spaces per unit and adequate manoeuvring area will be provided. The vehicle crossing to the subject site will be concreted at least 5m inwards from the road edge. However, the internal driveway will be gravel. **Discretionary Activity**
7.7.5.1.8 Noise	(a) All activities within the zone shall be conducted so that noise measured at any point within any other site in the zone shall not exceed: 0700 to 2200 hours 65 dBA L10 2200 to 0700 hours 55 dBA L10 and 80 dBA Lmax (b) All activities within the zone shall be conducted so as to ensure that noise measured at any point within any site in the Residential, Coastal Residential or Russell Township Zones or at or within the notional boundary of any other dwelling in any other rural or coastal zone shall not exceed: 0700 to 2200 hours 55 dBA L10 2200 to 0700 hours 45 dBA L10 and 70 dBA Lmax	The proposal is for a residential activity and will be able to comply with this rule. **Permitted**

Commercial Zone/ Paihia Area A1 (ODP)	Permitted Standards	Comment
7.7.5.1.11 Stormwater	The disposal of collected stormwater from the roof of all new buildings and new impervious surfaces provided that the activity is within an existing consented urban stormwater management plan or discharge consent	There is no public stormwater network available to the site. Onsite soakage pits are therefore required. **Discretionary Activity**

Overall, the proposal requires resource consent as a **Discretionary Activity** under the Far North District Plan.

5.0 NES CONTAMINATED SOILS (NESCS)

All applications that involve subdivision, or an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NES Contaminated Soils. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed landuse.

Based on a search of Council records, historic aerial images, and the documentation provided in support of this application, there is no evidence to suggest that a HAIL activity is, has been, or is more than likely to not have been undertaken on any part of the site. Therefore, the NES Contaminated Soils is not applicable in this instance.

6.0 NES FRESHWATER (NESFW)

A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NES Freshwater provisions. Therefore, no further assessment is required under the NES Freshwater.

7.0 NPS INDIGENOUS BIODIVERSITY (NPS-IB)

As discussed earlier in the report, the subject site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna.

8.0 NPS HIGHLY PRODUCTIVE LAND (NPSHPL)

As shown on Far North LUC Maps, the site does not contain any highly versatile soils. The NPSHPL is therefore not applicable in this instance.

9.0 NOTIFICATION

Public Notification

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

Step 1: Mandatory public notification is required in certain circumstances Under Section 95A(3) an application must be publicly notified if:

a) *the applicant has requested that the application be publicly notified;*
b) *public notification is required under Section 95C.*

The applicant is not requesting public notification under clause (a). Clause (b) provisions relate to where an applicant does not provide further information formally requested under Section 92, which is not applicable in this case.

Public notification is not required and therefore Step 2 must be considered.

Step 2: If not required by Step 1, public notification precluded in certain circumstances Under Section 95A (4) an application must not be publicly notified if:

a) *the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;*
b) *the application is for a resource consent for 1 or more of the following, but no other, activities:*
    i. *a controlled activity;*
    ii. *a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:*

None of the above criteria apply, therefore public notification is not precluded in this instance. Step 3 must be considered.

Step 3: If not precluded by step 2, public notification required in certain circumstances Under Section Under Section 95A(7), public notification is required if:

a) *the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:*
b) *the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.* Clause (a) does not apply in this situation.

An assessment of environmental effects in accordance with s95D has been undertaken in Section 8.0 below which concludes that any adverse effect arising as a result of the proposed development will be less than minor. Public notification is therefore not required in this instance.

Step 4: Public notification in special circumstances

Section 95A(9) sets out that the council is required to determine whether special circumstances exist that warrant it being publicly notified. *Special circumstances are those that are:*

- *exceptional or unusual, but something less than extraordinary; or*
- *outside of the common run of applications of this nature; or*

- *circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.*

There are no special circumstances that apply to the subject site.

Public Notification Conclusion

Based on the above, it is considered that this application can be processed without public notification.

Limited Notification

Under Section 95B, if an application is not publicly notified, the Council must decide if there are any 'affected persons' and undertake limited notification to those persons. Under Section 95E(1) a person is considered 'affected' if the adverse effects of the activity on that person are 'minor or more than minor'. If the application is not publicly notified, the consent authority must follow the following steps to determine whether to give limited notification of an application.

Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.
The above does not apply to this land.

Step 2: If not required by step 1, limited notification precluded in certain circumstances Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).
None of the above apply in this instance.

Step 3: if not precluded by step 2, certain other affected persons must be notified

In the case of a boundary activity, Council shall determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
In the case of any other activity, Council shall determine whether a person is an affected person in accordance with section 95E.

If yes to any of the above, Council shall notify each affected person identified under subsections (7) and (8) of the application.

As per the assessment of effects, it is considered that any potential adverse effects will be less than minor such that no written approvals have been requested.

Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.
As previously discussed, special circumstances are not considered to apply to this proposal.

Limited Notification Conclusion

Having undertaken the s95B limited notification tests, it is considered that this application can be processed without limited notification.

10.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

In accordance with Section 88(2)(b) of the Act and Clause 1(d) of Schedule 4, this assessment of environmental effects of the proposed activity has been prepared in such detail as corresponds with the scale and significance of the effects it may have on the environment.

Noise Mitigation for Residential Activities

In assessing an application resulting from a breach of Rule 7.7.5.1.5 Noise Mitigation for Residential Activities the matters to which the Council will restrict its discretion are:

(a) the degree of noise attenuation achieved by the residential activity, taking into account the risk of exposure to noise from activities in the vicinity.

Comment: As mentioned above, the subject site is located in a well-defined residential area. With the exception of the Treaty Grounds which are located across the road from the subject site, all adjoining properties are currently in residential use. Based on a review of aerial images, the nearest commercial activity is located at least170m to the south of the subject site, being Waitangi Woolworths. On this basis, it is considered that the risk of exposure to noise from neighbouring activities is minimal such that additional noise attenuation to a commercial standard is not warranted in this instance.

(b) the hours of operation of the adjoining activity that is generating the noise;

Comment: As above. The nearest commercial activity is located at least 170m to the south of the subject site, being Waitangi Woolworths, and is not adjoining.

(c) the timing and duration of the noise from adjoining sites that is affecting the site of the application.

Comment: As above.

Transportation

As per the site plans provided, the proposal is able to comply with all relevant transportation rules except Rule 15.1.6C.1.2(c) Private Accessways in Urban Zones which requires all private accessways in the Commercial Zone that serve two or more activities to be sealed or concreted.

While the proposed vehicle crossing off Te Kemara Avenue will be concreted at least 5m inwards from the existing road edge, the internal driveway will be gravelled which is considered to be the most practical and appropriate option for the proposed activities. The gravel driveway will not affect

the adequacy of sight distances available at the access location, nor will it contribute to any traffic safety or congestion issues in the area.

Given the proposal is for a residential activity where the maximum TIF will be 20 one-way daily traffic movements, there are no foreseeable changes in traffic patterns in the area. As per the attached engineering plans and reports, stormwater runoff will be managed appropriately.

Stormwater

The site does not have access to a reticulated stormwater network. The previous dwelling (now demolished) utilised on-site soakage for stormwater disposal. It is proposed is to use an Attenuation tank and soakage pit for the new dwellings.

The proposed impervious areas on the development site will be directed to drain into the proposed attenuation tank and then the overflow to the soakage device associated with each site. Refer to the Stormwater report prepared by RS Eng Ltd attached as Appendix C.

Conclusion

Based on the above, it is considered that any adverse effects as a result of the proposal will be less than minor.

11.0 SECTION 104 ASSESSMENT

Assessment of Effects

Section 104(1)(a) requires consideration of any actual and potential effects on the environment of allowing the activity. This has been carried out in the assessment above. The conclusion reached overall is that the adverse effects of granting consent to the proposal are less than minor. Some positive effects will arise from the development, including:

- The provision for cultural well-being of the applicants and wider whānau;
- The provision of social well-being through addressing the current housing shortage in the Far North;
- The proposed development will also provide for the economical well-being of the Far North District through providing employment opportunities throughout the construction phase.

Therefore, the effects are considered acceptable in the receiving environment.

National and Regional Planning Documents

Other than those discussed earlier, there are no other national or regional planning documents directly relevant to this application.

Operative Far North District Plan – Objectives and Policies

Given the approvals sought by this application slightly deviate from the relevant objectives and policies in the Commercial Zone, a full assessment of the objectives and policies contained within

this chapter would not seem overly useful in this instance. However, it is considered that the proposed development is not contrary to the relevant objectives and policies for the following reasons:

- The proposed development is consistent with existing development patterns in the immediate surrounding environment, which is clearly defined as a residential area, despite the commercial zoning.
- The above notion is further supported by the PDP where it is proposed to rezone the site to Māori Purpose – Urban where residential activities are a permitted activity.
- Council's property file shows that residential activities have previously occurred on the site as per previous Council approvals.

On the basis of the above assessment, it is considered that the proposed development is not contrary to the relevant objectives and policies of the District Plan.

Proposed Far North District Plan – Objectives and Policies

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, the application shall only 'have regard to' the relevant objectives and policies in the PDP. Relevant objectives and policies in the PDP are contained within the Māori Purpose chapter.

Based on the AEE, it is considered that the proposal is largely consistent with the anticipated outcome of the relevant objectives and policies, particularly the following:

- MPZ-01 to MPZ-03
- MPZ-P1 to MPZ-P4

Other Matters

There are no other matters considered relevant to the proposal.

12.0 PART 2 ASSESSMENT

As per current case law, an assessment of matters under Part 2 is only required where there is invalidity, incomplete coverage or uncertainty in the planning provisions. The Operative District Plans contain provisions that are relevant to the proposal, and there is no evidence to suggest the relevant provisions are invalid, incomplete or present uncertainty in making any decision. No assessment of the Part 2 provisions is therefore required.

13.0 OVERALL CONCLUSION

The applicants, Te Tii Waitangi B3 Trust (The Trust), propose to construct two residential dwellings on the subject site, in the Commercial Zone. Resource consent is required under the following rules:

- 7.7.5.1.5 Noise Mitigation for Residential Activities
- 15.1.6C.1.2(c) Private Accessways in Urban Zones
- 7.7.5.1.11 Stormwater

All necessary engineering reports have been prepared in support of the proposed development, as attached at **Appendix C**.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment and potentially affected parties would be no more than minor and can be managed in terms of appropriate conditions of consent.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

AUTHOR

Mark Day
Design & Planning l BAS (Technology) l DESIGN & CARPENTRY LBP l

Date: 15 October 2025

APPENDICES:

Appendix A – Site, Floor and Elevation Plans
Appendix B – Certificate of Title
Appendix C – Engineering Reports

Appendix A – Site, Floor and Elevation Plans

Proposed New Dwelling

3 Te Kemara Ave, Waitangi

For: Te Tii(Waitangi) B3 Trust

Concept Plans

Concept 1
August 2025

FINAL WORKING DRAWINGS TAKE PRECEDENCE OVER CONCEPT PLANS. ALL LANDSCAPING, PLANTING, LIGHTING & FENCING IS SHOWN FOR IMAGING PURPOSES ONLY

Advance build

A smarter move

CONTENTS

REVISION:	C01
PROJECT NO.	1288
DRAWN BY:	NMB
HC:	JCS

NB: Boundary Lines are Indicative Only

REVISION:	BY:	DATE:
Drawn	NMB	Feb 14 2025

Advance build

A smarter move

Proposed New Home for:
Te Tii(Waitangi) B3 Trust
3 Te Kemara Ave., Waitangi

(Typology 1)

SHEET TITLE:
Site Location Plan

SCALE: NTS

PROJECT #:	PAGE:	REVISION:
1288	01	C01

Site Information

3 Te Kemara Avenue, Waitangi
Lot 20
DP 43842
Very High Wind Zone
Corrosion Zone C
Earthquake Zone 1
Zone: Paihia Commercial Zone
Site area: 812m2
Driveway area: 178.4m2
New buildings area:
Floor Area(incl Garage, excl. slatted Deck): 187.2m2
Roof Area(incl Garage): 225.18m2
Existing buildings are: Nil
Total impermeable surfaces: 403.58m2 = 49.70%
Earthworks: N/A

N

SSMH
Lid 4.65
Invert 2.62

6.096
6.09
1.2m Setback
16.985
2m WW Setback
Red Dashed Line
Connect new homes
to existing 100mm
WW pipe
9m³ SW dispersal
pit
1.2m Setback
41.663
old house footing to be
removed
Proposed New Dwelling - H2
(Typology 1)
FFL: 0.00m(TBC)
stake 2.2 written on it
above pipe
Existing garage to
be removed
concrete water
tank
underground to be
decommissioned
25000l Promax Plastic
Water Tank (Surface)
15000l Attenuated for SW
concrete to be
removed
6.000
1.200
fence
1.2m Setback
concrete strip to be
removed
47.751
Proposed New Dwelling - H1
(Typology 2)
FFL: 0.00m(TBC)
SSMH
Lid
4.29
water meter
Connection to existing water
network to supply H1 & H2
6m Setback
6.000
Indicative
Driveway
17.049
New
Concrete VC
telecom plinth
power plinth
New Power Connection to
supply H1 & H2

REVISION:	BY:	DATE:
Drawn	NMB	Feb 14 2024
Rev	NMB	Jun 26 2025

Advance build
A smarter move

Proposed New Home for:
Te Tii(Waitangi) B3 Trust
3 Te Kemara Ave., Waitangi

(Typology 1)

SHEET TITLE:
Site Plan

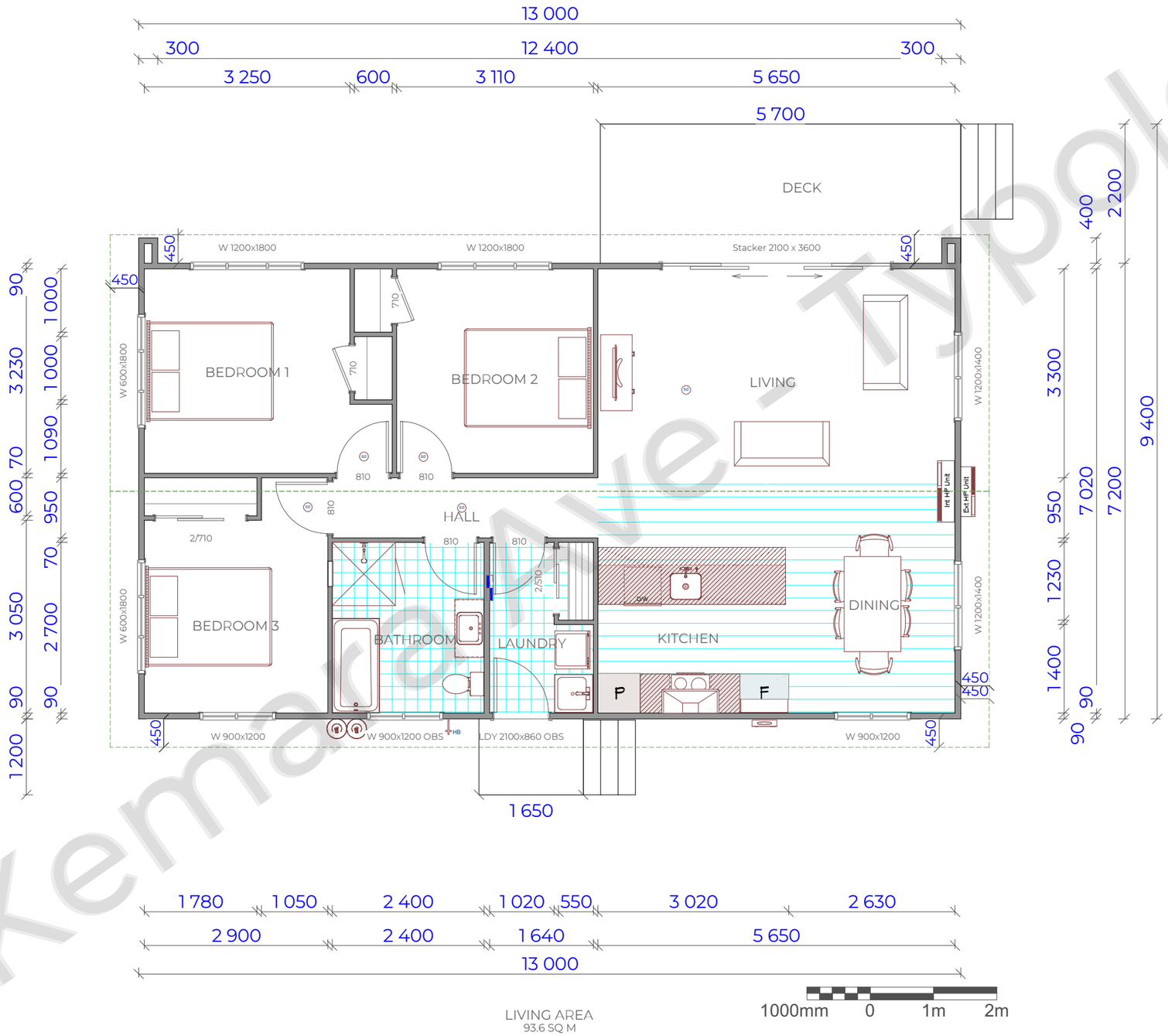
SCALE: 1:75 (A3 Original)

PROJECT #:	PAGE:	REVISION:
1288	01A	C01

Typology 1

Roof Pitch 15 deg
Stud height - 2.4m Flat Ceiling

1
4 2
3
Elevations



REVISION:	BY:	DATE:
Drawn	NMB	Feb 15 2025
Rev	NMB	Feb 21 2025
Rev	NMB	Jun 26 2025

Advance build
A smarter move

Proposed New Home for:
Te Tii(Waitangi) B3 Trust
3 Te Kemara Ave., Waitangi

(Typology 1)

SHEET TITLE:
Floor Plan

SCALE: 1 : 75 (A3 Original)

PROJECT #:	PAGE:	REVISION:
1288	02	P01

Roof Pitch 15 deg
Stud height - 2.4m Flat Throughout

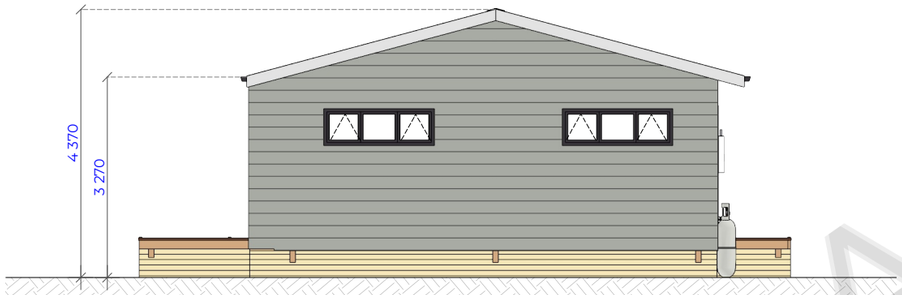
Weathertex Primelok Smooth
200mm - Main Cladding

Secondary Feature Cladding -
Weathertex Weathergroove 150mm
cladding - To Elevation 1 - between Wing
Walls

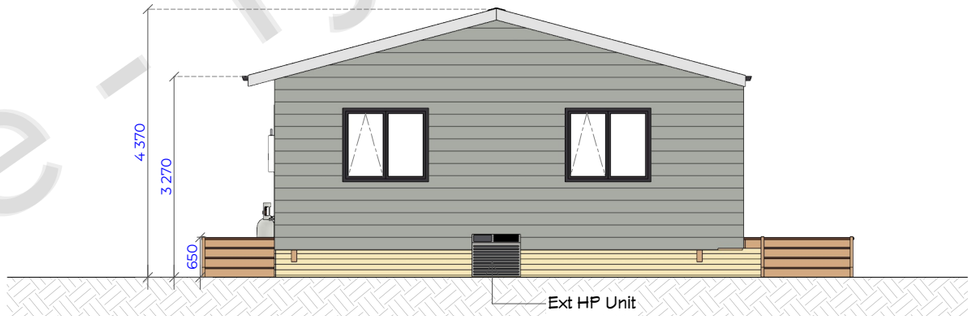
Elevation 1

Armorsteel 5-Rib, UltraZen

Double glazed windows



Elevation 4

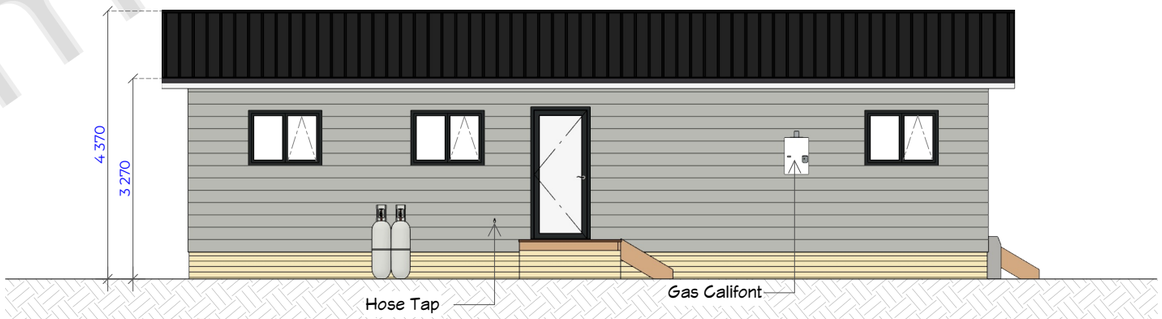


Elevation 2

Timber grabrail with baluster fixed to
house, unpainted

140x35 Premium smooth H3 Pine decking -
uncoated, Nail Fixed

140x20 PG H3 Pine baseboards Unpainted



Elevation 3

REVISION:	BY	DATE:
Drawn	KAT	Aug 06 2025

Advance build
A smarter move

Proposed New Home for:
Te Tii(Waitangi) B3 Trust
3 Te Kemara Ave., Waitangi

(Typology 1)

SHEET TITLE:
Elevation
s

SCALE: 1 : 100 (A3 Original)

PROJECT #:	PAGE:	REVISION:
1288	03	C01

Proposed New Dwelling

3 Te Kemara Ave, Waitangi

For: Te Tii(Waitangi) B3 Trust

CONTENTS

Concept Plans

Concept 1
August 2025

FINAL WORKING DRAWINGS TAKE PRECEDENCE OVER CONCEPT PLANS. ALL LANDSCAPING, PLANTING, LIGHTING & FENCING IS SHOWN FOR IMAGING PURPOSES ONLY

REVISION:	C01
PROJECT NO.	000
DRAWN BY:	NMB
HC:	JCS

NB: Boundary Lines are Indicative Only

REVISION	BY:	DATE
Drawn	NMB	Jul 04 2025

Advance build

A smarter move

Proposed New Home for:
Te Tii(Waitangi) B3 Trust
3 Te Kemara Ave., Waitangi

(Typology 2)

SHEET TITLE:
Site Location Plan

SCALE: NTS

PROJECT #:	PAGE :	REVISION :
000	01	C01

Site Information

3 Te Kemara Avenue, Waitangi
Lot 20
DP 43842
Very High Wind Zone
Corrosion Zone C
Earthquake Zone 1
Zone: Paihia Commercial Zone
Site area: 812m2
Driveway area: 178.4m2
New buildings area:
Floor Area(incl Garage, excl. slatted Deck): 187.2m2
Roof Area(incl Garage): 225.18m2
Existing buildings are: Nil
Total impermeable surfaces: 403.58m2 = 49.70%
Earthworks: N/A

N

SSMH
Lid 4.65
Invert 2.62

2m WW Setback
Red Dashed Line

6.046
6.09
1.2m Setback
16.985

Connect new homes to existing 100mm WW pipe

9m³ SW dispersal pit

stake 2.2 written on it above pipe

25000l Promax Plastic Water Tank (Surface)
15000l Attenuated for SW

1.2m Setback

41.663

old house footing to be removed

Proposed New Dwelling - H2
(Typology 1)
FFL: 0.00m(TBC)

Existing garage to be removed

concrete to be removed

concrete water tank underground to be decommissioned

4.000

1.200 fence

1.2m Setback

47.751

concrete strip to be removed

Proposed New Dwelling - H1
(Typology 2)
FFL: 0.00m(TBC)

water meter

Connection to existing water network to supply H1 & H2

6m Setback

6.000

Indicative Driveway

17.049

New Concrete VC

telecom plinth
power plinth

New Power Connection to supply H1 & H2

SSMH
Lid
4.29

REVISION:	BY:	DATE:
Drawn	NMB	Jul 04 2025

Verify all dimensions on site before commencing work. Refer to figured dimensions. Refer any discrepancies to Advance manufacturing Ltd.

Advance build
A smarter move

Proposed New Home for:
Te Tii(Waitangi) B3 Trust
3 Te Kemara Ave., Waitangi

(Typology 2)

SHEET TITLE:
Site Plan

SCALE: 1:250 (A3 Original)

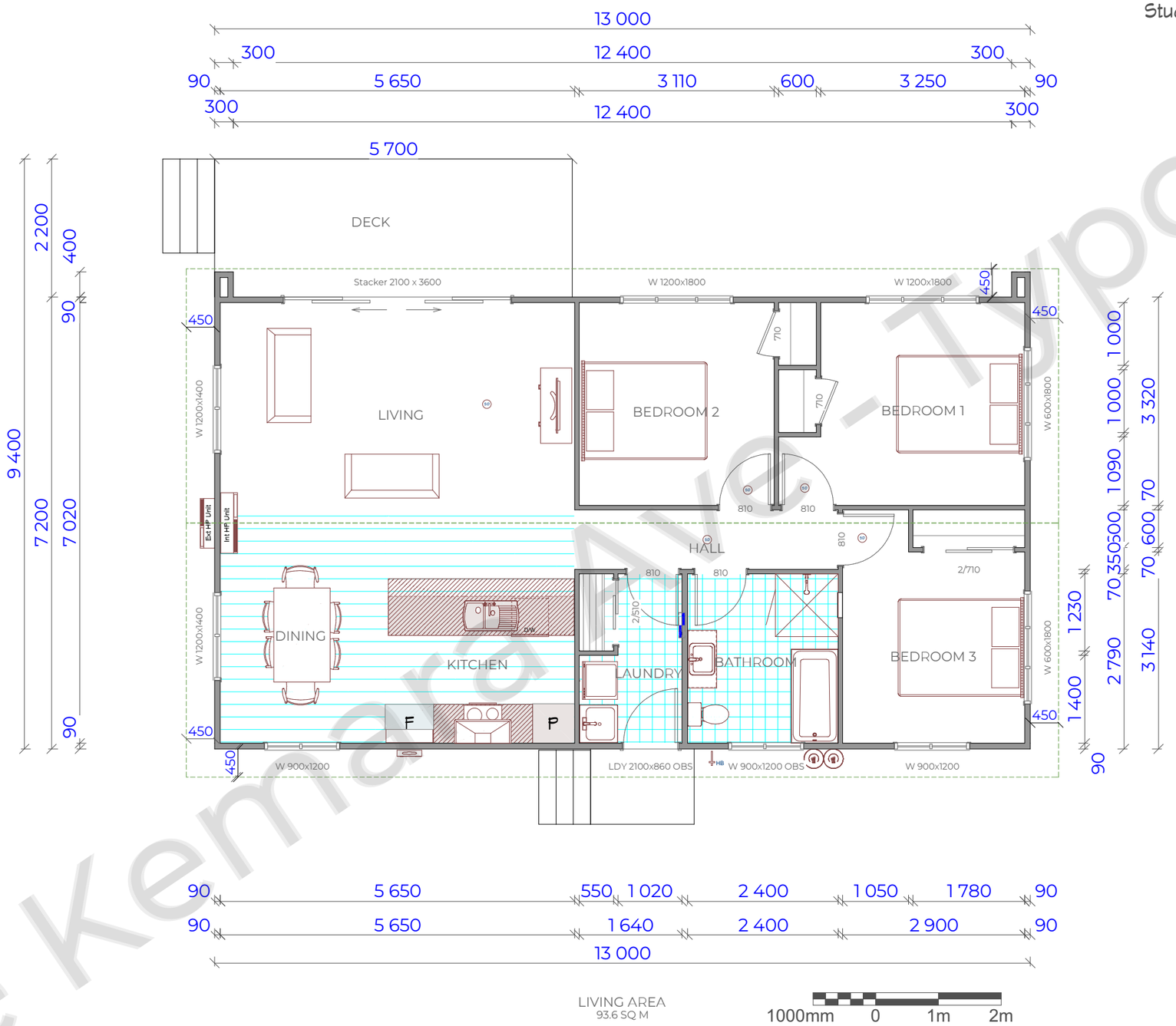
PROJECT #:	PAGE:	REVISION:
000	01A	C01

Typology 2

Roof Pitch 15 deg
Stud height - 2.4m Flat Ceiling

1
4 2
3

Elevations



REVISION:	BY:	DATE:
Drawn	NMB	Jul 09 2025

Verify all dimensions on site before commencing work. Refer to figured dimensions. Refer any discrepancies to Advance manufacturing Ltd.

Advance build
A smarter move

Proposed New Home for:
Te Tii(Waitangi) B3 Trust
3 Te Kemara Ave., Waitangi

(Typology 2)

SHEET TITLE:
Floor Plan

SCALE: 1 : 75 (A3 Original)

PROJECT #:	PAGE:	REVISION:
000	02	P01

Roof Pitch 15 deg
Stud height - 2.4m Flat Throughout

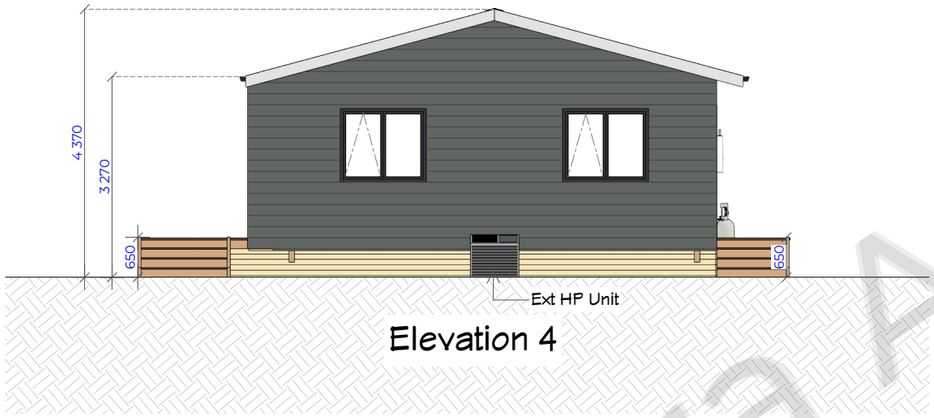
Weathertex Primelok Smooth
200mm - Main Cladding

Weathergroove Natural 150mm Vertical Groove - Stained (To Elevation 1 - between Wing Walls) - Secondary Cladding

Elevation 1

Armorsteel 5-Rib, Standard 0.40mm

Double glazed windows



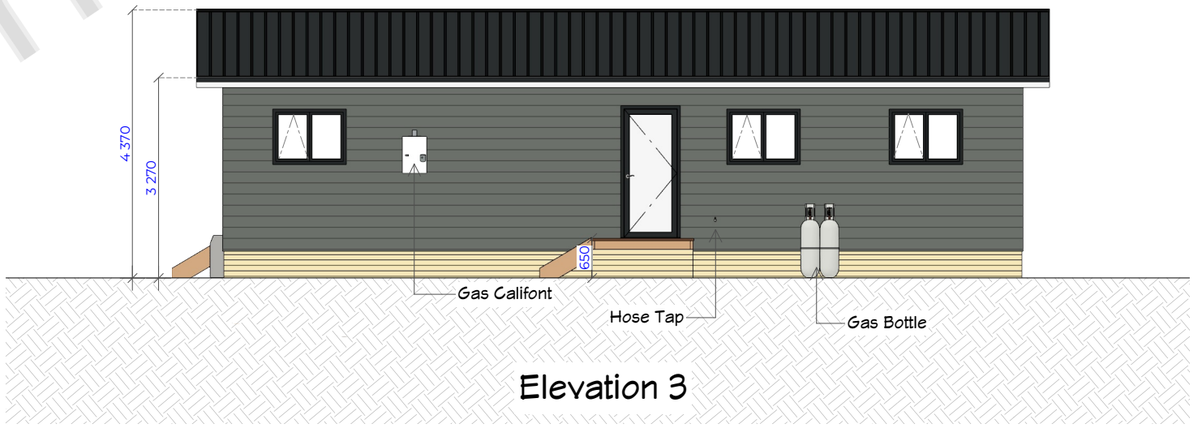
Elevation 4

Elevation 2

Timber grabrail with baluster fixed to house, unpainted

140x35 Premium smooth H3 Pine decking - uncoated, Nail Fixed

140x20 FG H3 Pine baseboards Unpainted



Elevation 3

REVISION:	BY	DATE:
Drawn	KAT	Aug 06 2025

Verify all dimensions on site before commencing work. Refer to figured dimensions. Refer any discrepancies to Advance manufacturing Ltd.

Advance build

A smarter move

Proposed New Home for:
Te Tii(Waitangi) B3 Trust
3 Te Kemara Ave., Waitangi

(Typology 2)

SHEET TITLE:
Elevations

SCALE: 1:100 (A3 Original)

PROJECT #:	PAGE:	REVISION:
000	03	C01

Appendix B – Certificate of Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier **NA13A/729**

Land Registration District **North Auckland**

Date Issued 07 May 1968

Prior References
NA1692/83

Estate Fee Simple

Area 812 square metres more or less

Legal Description Lot 20 Deposited Plan 43842

Registered Owners

Dr. Maryanne Baker, George Frederick Riley, Whati Rameka, Melanie Jane Sweet, Emma Hepi, Marsha Elaine Davis and Wiremu Leslie Tane as responsible trustees jointly, no survivorship

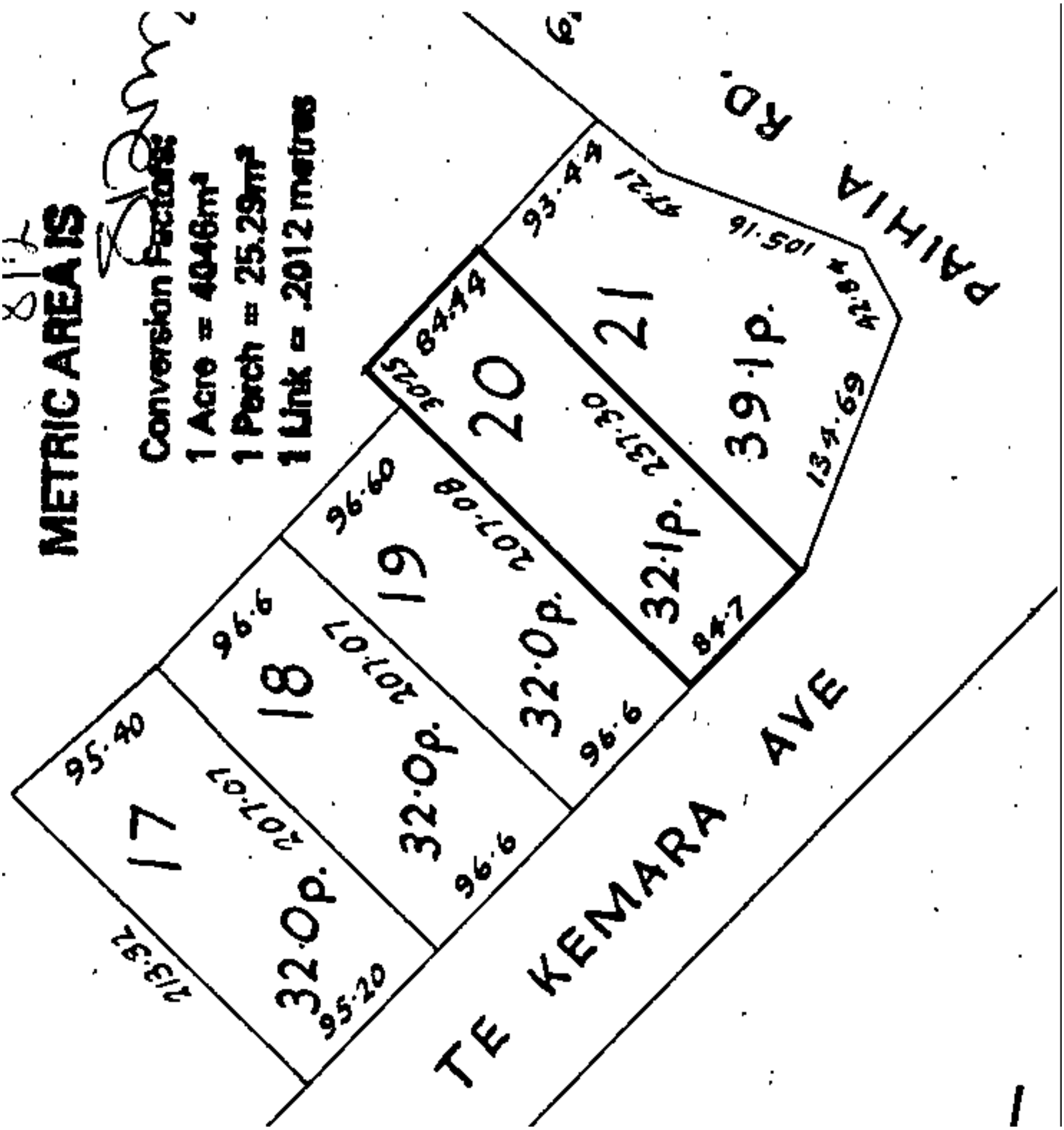
---

Interests

033556.1 Court Order cancelling the orders creating the trust affecting Te Ti B Block - 29.3.1973 at 1.44 pm

033556.5 Court Order varying the trust - 29.3.1973 at 1.44 pm

D143534.1 STATUS ORDER DETERMINING THE STATUS OF THE WITHIN LAND TO BE MAORI FREEHOLD LAND - 14.5.1997 AT 9.30 AM


METRIC AREA IS
Conversion Factors
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = .2012 metres
PAIHIA RD.
TE KEMARA AVE
17
32·0p.
18
32·0p.
19
32·0p.
20
32·1p.
21
39·1p.
95·40
207·07
213·32
95·20
96·6
207·07
96·6
96·60
207·08
96·6
84·44
237·30
84·7
30·25
93·43
47·21
105·16
42·84
134·69

Report on Maori Land details for the following Record(s) of Title

Record(s) of Title

NA13A/729	Identified as potentially Maori Freehold Land

***** End of Report *****

Appendix C – Engineering Reports

File: 19780
21 August 2025
Issue: 1

FLOOD REPORT

3, 15 and 19 Te Kemara Avenue, Waitangi

(Lots 12, 14 & 20 DP 43841)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Advance Build assess the flood hazard at 3, 15 and 19 Te Kemara Avenue, Waitangi for residential construction.

The client proposes to construct two, single storey, timber floored dwellings on each of the aforementioned properties.

2.0 Flood Assessment

The Northland Regional Council has designated the property as being susceptible to river flooding. Part of the properties and building areas is mapped as potentially susceptible to inundation during the 10-year, 50-year, and 100-year annual exceedance probability (AEP) river flood event.

Figure 1: Region Wide Model Mapping NRC.

The NRC has provided specific flood levels for the river flooding to RS Eng Ltd in terms of NZVD2016, as set out in Table 1 below.

Table 1: Ground and River Flood Levels

Properties	Min approx. Ground Levels at site	10-year flood	50-year flood	100-year flood +CC
3 Te Kemara	4.3m NZVD	4.68m NZVD	4.76m NZVD	4.90m NZVD
15 Te Kemara	4.5m NZVD	4.68m NZVD	4.76m NZVD	4.87m NZVD
19 Te Kemara	4.5m NZVD	-	4.76m NZVD	4.76m NZVD

3.0 Recommendations

3.1 Finished Floor Levels

To comply with the NZ Building Code as a minimum, the floor levels must achieve a minimum vertical freeboard of 500mm above the 50-year flood level. Habitable buildings shall comprise of timber floors supported on timber pile foundations to allow flood storage and flow beneath the building, to avoid adverse effects on the flood hazard and neighbouring properties.

It is common practice to achieve 0.5m freeboard above the 100-year level should the client wish to construct the buildings to take a very low risk approach.

No filling above existing ground level is permitted, unless detailed flood modelling is undertaken to assess effects.

Table 2: Minimum Floor Levels

Properties	Flood Event (NRC Regionwide River Model)	Finished Floor Levels (0.5m freeboard) (m NZVD)
3 Te Kemara	50yr ARI	5.3*
	100yr ARI + CC	5.4
15 Te Kemara	50yr ARI	5.3*
	100yr ARI + CC	5.4
19 Te Kemara	50yr ARI	5.3*
	100yr ARI + CC	5.3

*Absolute minimum floor level as per the New Zealand Building Code.

3.2 Construction

- Subfloor spaces shall allow flood waters to pass without obstruction up to the bearers.
- No filling above existing ground level is permitted, unless detailed flood modelling is undertaken to assess effects.

4.0 Natural Hazard

Flood depths across 15 and 19 Te Kemara are nil to upwards of 400mm and at 19 Te Kemara flood depths vary between 300mm-600mm during the 100 year plus climate change storm event. It is expected that velocities are no more than 0.5m/s given that the flooding is expected to be controlled by ponding and backwater effects. Refer to Figure 2 below for determining the degree of the flood hazard.

At 15 and 19 Te Kemara, the natural hazard risk is considered low, with the property having safe access and egress in the event of an emergency. At 3 Te Kemara, safe access and egress is generally available, however may become limited to able body adults for short periods of time during the peak of extreme rainfall/storm events.

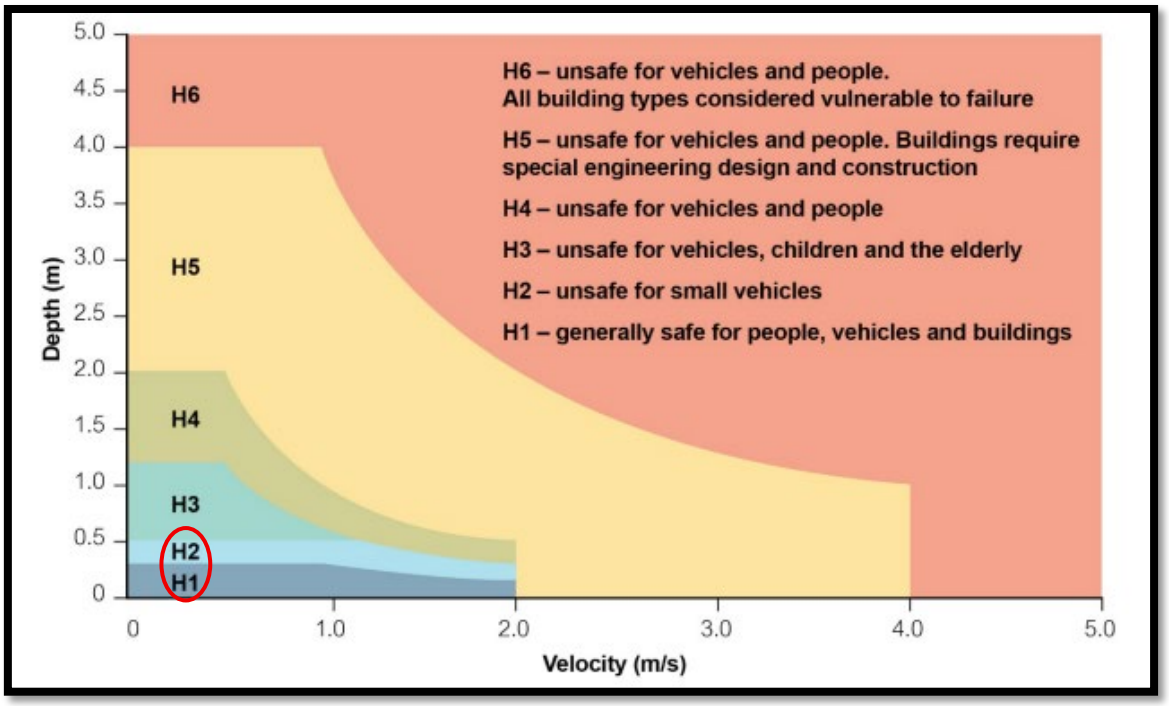


Figure 2: Flood Hazard Curve (Figure 6.7.9 Smith et al 2014)

5.0 Adverse Effects

Provided subfloor spaces allow flood water to pass, and ground levels are not raised, the developments are unlikely to result in adverse effects.

6.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to comment on the Flood Hazard in relation to the proposed development. The reliance by other parties on the information or opinions contained therein shall, without our prior review and agreement in writing, do so at their own risk. Recommendations and opinions in this report are based on data obtained as previously detailed.

The minimum flood levels recommended herein are based on requirements of the NZ Building Code and Building Act, and may be subject to inundation in storm events greater than those designed for.

Prepared by:

Sarah Scott Compton
Engineering Technician
NZDE(Civil)

Reviewed by:

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

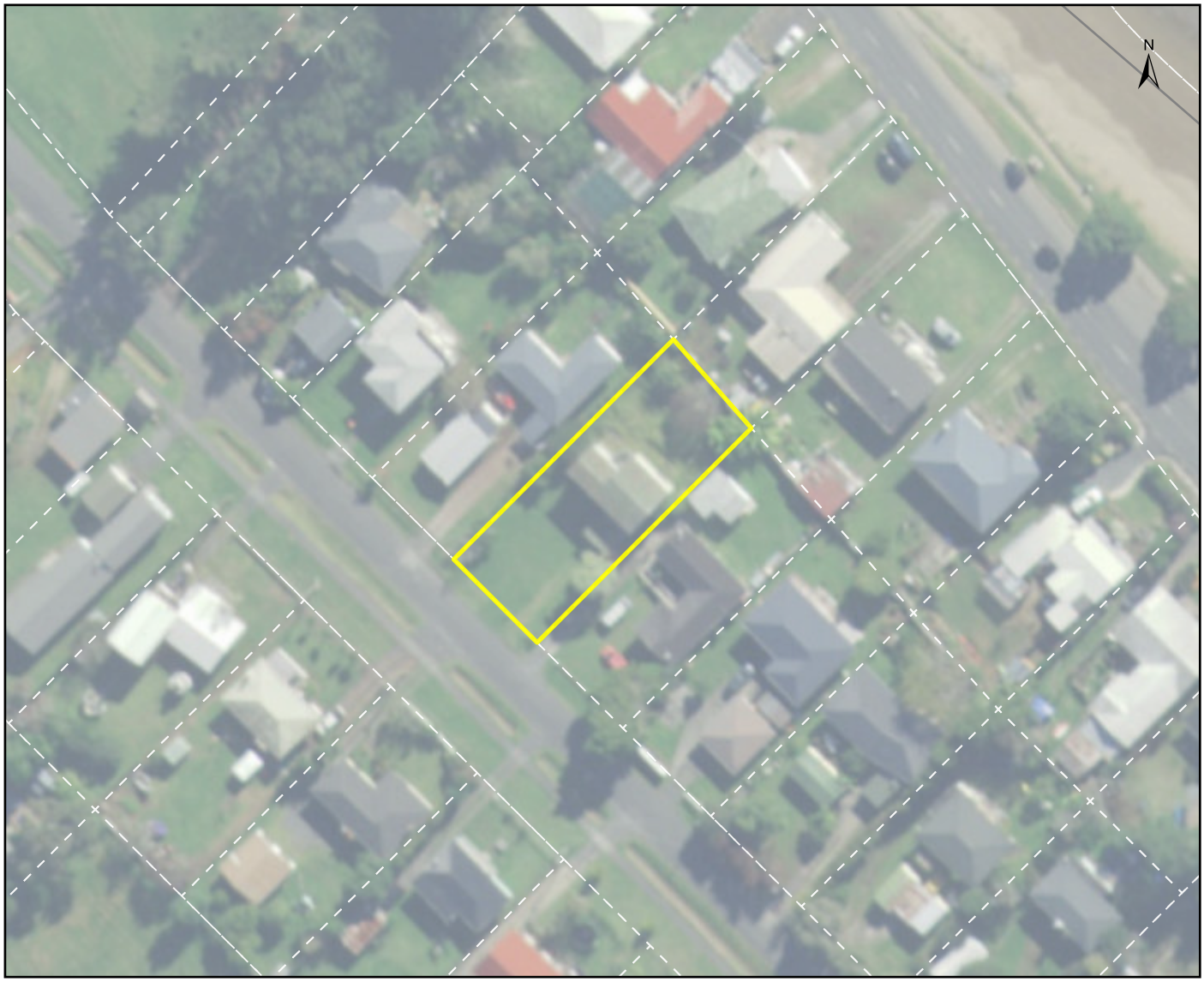
RS Eng Ltd

Appendix A

NRC Information

Flood Level Report

Northland Regional Council
Te Kaunihera ā rohe o Te Taitokerau



Parcel ID: 5006440

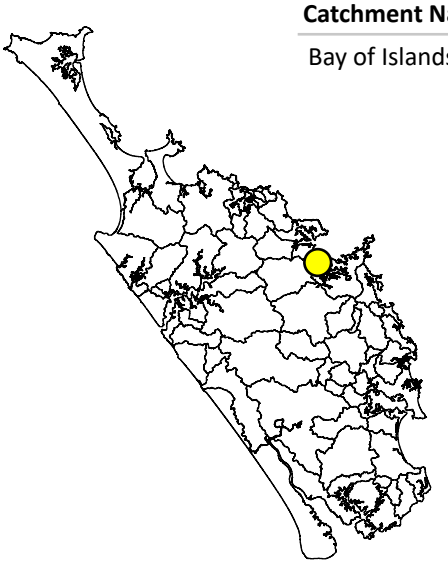
Title: NA13A/723

Appellation: Lot 14 DP 43842

Survey Area: 809 m²

Catchment Name(s)

Bay of Islands Coast



Date Exported: 4/08/2025

Report Reference: 20250804_100531

Useful Flood Information Definitions

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

1% AEP - A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year.
2% AEP - A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.
5% AEP - A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year.
10% AEP - A flood of this size or larger has a 1 in 10 chance or a 10% probability of occurring in any year.

NZVD2016 - New Zealand Vertical Datum - The reference level used in our flood models to define ground level.
Flood Levels - Flood levels are used from our modelled flood level rasters. The flood levels are calculated above NZVD 2016 Datum.
Climate Change (CC) - NZCPS (2010) requires that the identification of coastal hazards includes consideration of sea level rise over at least a 100-year planning period. Climate change impacts, such as increased rain intensity, have been included in the flood scenarios. You can read more about the Climate Change forecasts included in each flood model in the technical reports on the NRC website.
Mean high water spring (MHWS) - describes the highest level that spring tides reach, on average.

Coastal Flood Hazard Zones (CFHZ)

Coastal flood hazard zones are derived using a range of data including tide gauge analysis, wind and wave data and models, and use empirical calculations to estimate extreme water levels around the coastline. The calculations include projected sea level rise scenarios based on the latest Ministry for the Environment guidance.

CFHZ 0 Coastal Flood Hazard Zone 0 - area currently susceptible to coastal inundation (flooding by the sea) in a 1-in-100 year storm event
CFHZ 1 Coastal Flood Hazard Zone 1 - an area susceptible to coastal inundation (flooding by the sea) in a 1-in-50 year storm event, taking into account a projected sea-level rise of 0.6m over the next 50 years
CFHZ 2 Coastal Flood Hazard Zone 2 - an area susceptible to coastal inundation (flooding by the sea) in a 1-in-100 year storm event, taking into account a projected sea-level rise of 1.2m over the next 100 years
CFHZ 3 Coastal Flood Hazard Zone 3 - an area susceptible to coastal inundation (flooding by the sea) in a 1-in-100 year storm event, taking into account a projected sea-level rise of 1.5m over the next 100 years (rapid sea level rise scenario)

REGIONWIDE and PRIORITY - RIVER FLOOD HAZARD ZONES (RFHZ)

River flood hazard zones are created to raise awareness of where flood hazard areas are identified, inform decision-making and to support the minimisation of the impacts of flooding in our region. The river flood hazard zones have been created using an assessment of best current available information, engaging national and international experts in the field, using national standards and guidelines and has been peer reviewed. This will provide a good indication of the areas at potential risk of flooding from a regional perspective. However, flood mapping is a complex process which involves some approximation of the natural features and processes associated with flooding.

River Flood Hazard Zone 1 – 10% AEP flood extent: an area with a 10% chance of flooding annually
River Flood Hazard Zone 2 – 2% AEP flood extent: an area with a 2% chance of flooding annually
River Flood Hazard Zone 3 – 1% AEP flood extent: an area with a 1% chance of flooding annually with the inclusion of potential Climate Change (CC) impact

River Flooding

10 Year

Maximum	Minimum
4.68 m	4.63 m

Max Min flood levels are for the raster extent shown on the map

10 Year

m NZVD

4.48 - 4.68

Parcel

Flood Level Point

Label	Level
2	0 m
3	0 m
4	4.68 m
5	4.68 m

N

0 15 30 60 90 m

Report Reference: 20250804_101823

River Flooding

50 Year

Maximum	Minimum
4.77 m	4.57 m

Max Min flood levels are for raster extent shown on the map

50 Year

m NZVD

4.57 - 4.77

Parcel

Flood Level Point

Label	Level
1	0 m
2	0 m
3	0 m
4	4.76 m
5	4.76 m

N

0 20 40 80 120 m

Report Reference: 20250804_101823

River Flooding

100 Year + CC

Maximum	Minimum
4.9 m	4.66 m

Max Min flood levels are for raster extent shown on the map

100 Year + CC

m NZVD

4.66 - 4.86

4.86 - 5.06

Parcel

Flood Level Point

Label	Level
1	4.76 m
2	4.84 m
3	4.87 m
4	4.9 m
5	4.89 m

N

0 20 40 80 120 m

Report Reference: 20250804_101823

Disclaimers

Our modelling disclaimers are linked below:
https://www.nrc.govt.nz/media/ko2dkgxn/coastal-hazard-maps-disclaimer-june-2017.pdf
https://www.nrc.govt.nz/media/cqnnw12y/flood-map-disclaimer-2021.pdf

Our regionwide modelling reports are linked below:
https://www.nrc.govt.nz/environment/river-flooding-and-coastal-hazards/river-flooding/river-flood-hazard-maps/regionwide-river-catchments-analysis-technical-reports

ARE YOU FLOOD READY?

01

Know your risk

Check what potential flood risks and other hazards that may impact your property.

The Natural Hazards Portal is a great place to start. It's a 'one-stop-shop' of information related to natural hazards within our region: www.nrc.govt.nz/environment/natural-hazards-portal

The Environmental Data Hub provides river level and flow data, as well as warning levels, rainfall data, water quality, and more: www.nrc.govt.nz/environment/environmental-data/environmental-data-hub

02

Have a plan

Make sure you have an evacuation plan, emergency kit and important phone numbers ready. Check out: https://getready.govt.nz/en/prepared/ for tips on how to get ready.

03

Stay up to date

In a civil defence emergency situation, follow the updates on the Northland CDEM Group's Facebook page: www.facebook.com/civildefencenorthland

Or follow updates from the embedded feed on the regional council website: www.nrc.govt.nz/civildefence

04

In an emergency

Remember, if life is threatened dial 111 to contact emergency services.

File: 19780
21 August 2025
Issue: 1

STORMWATER MANAGEMENT

3, 15 and 19 Te Kemara Avenue, Waitangi

(Lots 12, 14 & 20 DP 43841)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Advance Build to detail and design stormwater management systems at 3, 15 and 19 Te Kemara Avenue, Waitangi for residential construction.

The client proposes to construct two dwellings on each property being single-storey as well as a shared driveway and parking area proposed.

2.0 Stormwater Attenuation Assessment

The properties are located within the Commercial Zone. As per section 7.7.5.1.11 of the District Plan, "The disposal of collected stormwater from the roof of all new buildings and new impervious surfaces provided that the activity is within an existing consented urban stormwater management plan or discharge consent." Given that there is no stormwater network available for these properties to discharge to, the proposals fall under Restricted Discretionary Activity. As a result, attenuation of the stormwater runoff is proposed. This minimises any potential adverse effects on downstream properties and council assets.

The Far North District Council (WDC) Engineering Standards (ES) requires attenuation of stormwater runoff from any increase in impervious areas so that post-development peak flows are less than 80% of pre-development. The FNDC ES specifies that the flows be attenuated for the 20% and 1% Annual Exceedance Probability (AEP) events.

It is proposed for each property to direct stormwater runoff from the roof of the new dwellings into a rainwater storage tank with restricted outlets which reduce the peak flows to predevelopment levels. The properties have contained existing impervious surfaces being dwellings and driveways (that have been or are proposed to be removed). As the increase in newly formed impervious surfaces approximately make up the proposed roof areas only, attenuation is not considered to be required for the proposed driveways and parking areas. A simplified design which is consistent for the three properties has been undertaken.

The pre-development and post-development runoff flows were modelled using HydroCAD. The United States Department of Agriculture Technical Release 55 (TR55) Type 1A method was adopted for calculating the run-off flow, using rainfall depths from HIRDS 4 (High Intensity Rainfall Design System, NIWA) including an additional 20% rainfall depth to account for climate change as required by WDC ES. The subsoils have been assessed as sands, designated as Group B soils with good grass cover. Table 1 includes a summary of the stormwater attenuation modelling.

Table 1: Stormwater Attenuation Design Summary for Each Property.

	Pre-development		**Post-development**	
Permeable Area (m^2) Grassed	190		-	
Impervious Area (m^2) Roof Area	-		190	
Peak flow l/s	20% AEP	1% AEP	20% AEP +20%	1% AEP +20%
From surfaces	0.67	1.97	2.08	3.76
80% (design flows reqd.)	**0.54**	**1.58**		
Total attenuated flows			**0.54**	**1.54**
Storage Required			7.7m^3	13.4m^3
Attenuation Tank Summary				
Tank	25,000L Promax or similar			
Tank Diameter	3.6m			
	Diameter		**Depth from Overflow**	
Primary Orifice	17mm		1.4m	
Secondary Orifice	24mm		0.5m	

3.0 Disposal

To suitably manage and dispose of stormwater from 15 and 19 Te Kemara, soakage pits are proposed designed in accordance with the Building Code. 3 Te Kemara is proposed discharge to an existing drain.

Two percolation tests were completed across 3 and 15 Te Kemara Avenue. The tests achieved minimum soakage rates of 1200mm/hr, in accordance with FNDC ES a factor of safety of 4 has been adopted to get a design soakage rate of 300mm/hr, which has been used in the following design.

The two new dwellings on each property are proposed to have roof and driveway areas of 190m^2 and 180m^2, respectively.

The design demonstrates a 3m x 3m by 1.0m deep soakage pit proposed to suitably soakage away stormwater runoff from the proposed impervious surfaces up to the design 10%+20%AEP event for the rainfall intensity of 1 hour duration.

Table 2: Stormwater Soakage Pit Summary 15 and 19 Te Kemara.

Storage Pit Summary			
Material	65 – 40 Washed Graded Chip		
	Length	**Width**	**Depth**
Pit Dimensions	3m	3m	1.0m

4.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to design stormwater management systems in relation to the proposed development. The reliance by other parties on the information or opinions contained therein shall, without our prior review and agreement in writing, do so at their own risk. Recommendations and opinions in this report are based on data obtained as previously detailed.

Prepared by:

Sarah Scott Compton
Senior Technician
NZDE(Civil)

Reviewed by:

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

Appendix A

Drawings

NOTES:

- If any part of these documents are unclear, please contact RSEng Ltd.
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LEGEND

- Proposed Dwelling
- Proposed Driveway
- Proposed Deck

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

0 12.5 25
PLAN 1:1250

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

PROPOSED DWELLINGS
SITE PLAN
STORMWATER MANAGEMENT

Client: ADVANCE BUILD

Location: 3, 15, 19 TE KEMARA ROAD
PAIHIA

Date	Rev	Notes
01/08/2025	A	Original Issue

Drawn by: LMC | Reviewed by: SSC | Approved by: MJ

Scale: 1:750
Original: A3
Job No.: 19780
Rev No.: A
Sheet No.: C01

NOTES:

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LEGEND

- Hand Auger Location
- Cone Penetration Test Location
- Proposed Dwelling
- Proposed Driveway
- Proposed Deck

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

0 2.5 5
PLAN 1:250

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

PROPOSED DWELLINGS
SITE PLAN
STORMWATER

Client: ADVANCE BUILD
Location: 3 TE KEMARA ROAD PAIHIA

Date	Rev	Notes
01/08/2025	A	Original Issue

Drawn by: LMC | Reviewed by: SSC | Approved by: MJ

Scale: 1:250
Original: A3
Job No.: 19780
Rev No.: A
Sheet No.: C02

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LEGEND

- Hand Auger Location
- Cone Penetration Test Location
- Proposed Dwelling
- Proposed Driveway
- Proposed Deck

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

0 2.5 5
PLAN 1:250

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

PROPOSED DWELLINGS
SITE PLAN
STORMWATER

Client: ADVANCE BUILD

Location: 15 TE KEMARA ROAD
PAIHIA

Date	Rev	Notes
01/08/2025	A	Original Issue

Drawn by: LMC | Reviewed by: SSC | Approved by: MJ

Scale: 1:250
Original: A3
Job No.: 19780
Rev No.: A
Sheet No.: C03

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LEGEND

- Hand Auger Location
- Cone Penetration Test Location
- Proposed Dwelling
- Proposed Driveway
- Proposed Deck

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

0 2.5 5
PLAN 1:250

RS Eng Ltd
09 438 3273
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2 Seaview Road,
Whangarei 0110

PROPOSED DWELLINGS
SITE PLAN
STORMWATER

Client: ADVANCE BUILD

Location: 19 TE KEMARA ROAD PAIHIA

Date	Rev	Notes
01/08/2025	A	Original Issue

Drawn by: LMC | Reviewed by: SSC | Approved by: MJ

Scale	1:250
Rev No.	A
Original	A3
Sheet No.	C04
Job No.	19780

Appendix B

Stormwater Attenuation Design

NOTES:

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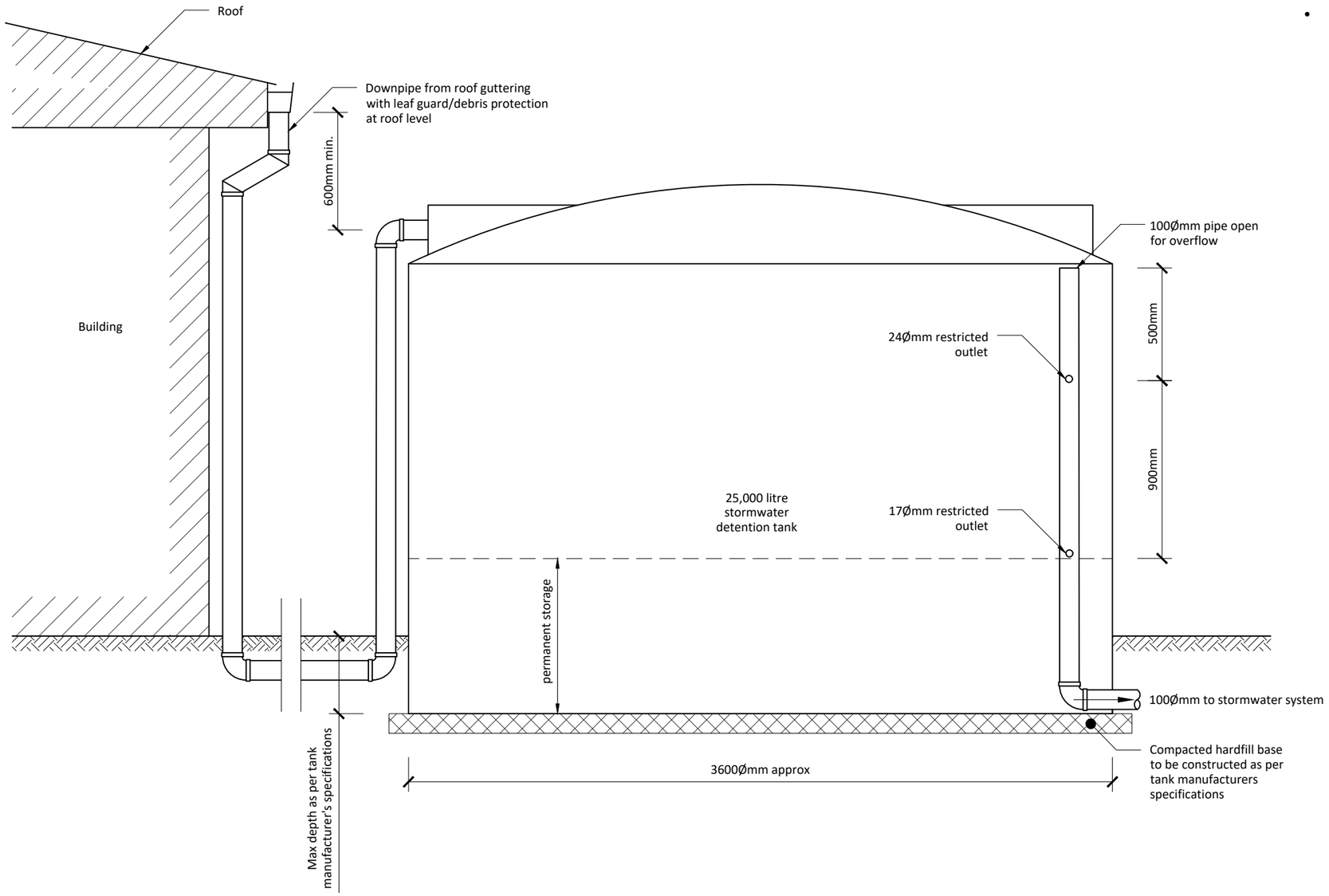


STORMWATER ATTENUATION 25,000L PLASTIC TANK DETAIL

1:25

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

Title: STORMWATER ATTENUATION TANK DETAIL

Client:

Location:

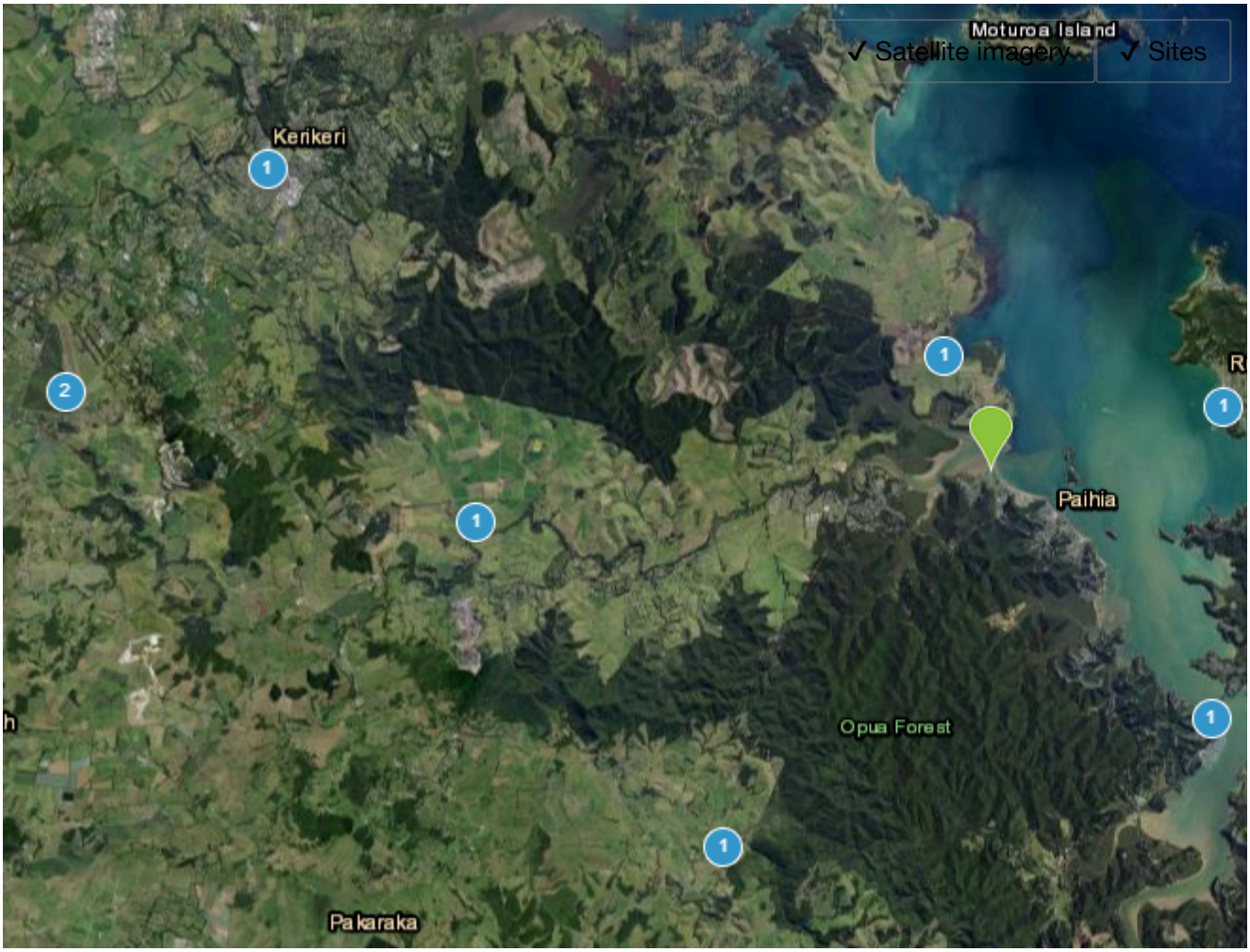
Date	Rev	Notes
23/12/2021	A	Original Issue

Scale	Original	Rev
1:25	A3	A

Drawn	Approved	File #	Sheet
MYH	MJ		1

Location

Address search	Enter your address and press enter to search



Site Information

To generate a set of results, either click on an existing data point, or a new location and enter a site name, then press the Generate Report button.

Latitude	-35.2756835399634

Longitude	174.07953655971198

Site Name	Custom Location

Site Id	

Output Table Format

- (●) Depth - Duration - Frequency
- ( ) Intensity - Duration - Frequency

Generate Report

Results Spreadsheet Download

Site Details | Historical Data | RCP2.6 Scenario | RCP4.5 Scenario | RCP6.0 Scenario | RCP8.5 Scenario

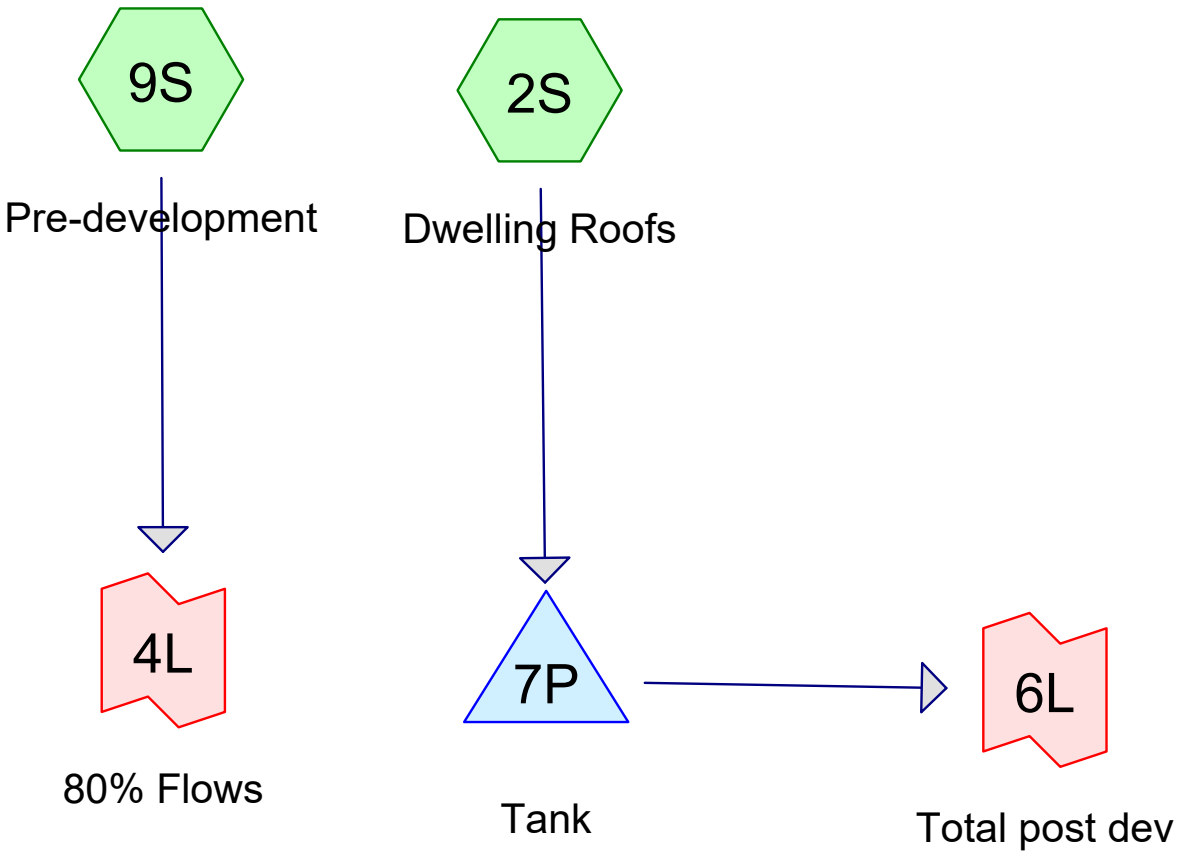
Rainfall depths (mm) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	11.0	15.7	19.3	27.2	37.7	60.3	77.7	96.3	114	123	128	132
2	0.500	12.1	17.2	21.2	29.9	41.4	66.2	85.4	106	126	135	141	145
5	0.200	15.6	22.4	27.5	38.9	54.1	86.7	112	139	165	178	186	191
10	0.100	18.3	26.2	32.2	45.6	63.4	102	132	164	195	210	220	225
20	0.050	20.9	30.0	37.0	52.4	72.9	117	152	189	225	243	254	261
30	0.033	22.5	32.3	39.8	56.4	78.6	127	164	204	243	263	275	282
40	0.025	23.6	33.9	41.8	59.3	82.6	133	173	215	256	277	290	298
50	0.020	24.5	35.2	43.4	61.5	85.8	138	179	224	266	288	301	310
60	0.017	25.2	36.2	44.7	63.4	88.4	143	185	231	275	297	311	319
80	0.013	26.3	37.9	46.7	66.2	92.4	149	194	242	288	312	326	335
100	0.010	27.2	39.1	48.3	68.5	95.6	154	200	250	298	323	338	347
250	0.004	30.7	44.1	54.5	77.4	108	175	228	285	340	368	385	396

Depth standard error (mm) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	1.3	1.6	1.9	2.5	3.6	6.5	9.8	15	18	21	22	23
2	0.500	1.4	1.8	2.0	2.7	4.0	7.2	11	16	20	23	25	25
5	0.200	2.0	2.6	3.0	3.9	5.7	9.8	15	22	28	32	34	34

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
10	0.100	2.6	3.5	4.1	5.1	7.5	13	19	26	33	38	41	41
20	0.050	3.3	4.5	5.5	6.8	9.9	16	24	31	38	45	49	49
30	0.033	3.8	5.3	6.5	8.0	12	19	27	34	42	50	54	53
40	0.025	4.2	5.9	7.3	9.1	13	21	30	37	45	53	58	57
50	0.020	4.6	6.4	8.1	9.9	14	23	33	39	47	56	61	60
60	0.017	4.9	6.8	8.7	11	15	25	35	41	49	58	63	63
80	0.013	5.4	7.6	9.8	12	17	28	39	43	52	62	68	67
100	0.010	5.9	8.2	11	13	18	30	43	46	55	66	71	70
250	0.004	8.0	11	16	19	26	44	60	57	67	81	88	87



Subcat Reach Pond Link

Routing Diagram for 19780 Stormwater
Prepared by {enter your company name here}, Printed 18/08/2025

Summary for Subcatchment 9S: Pre-development

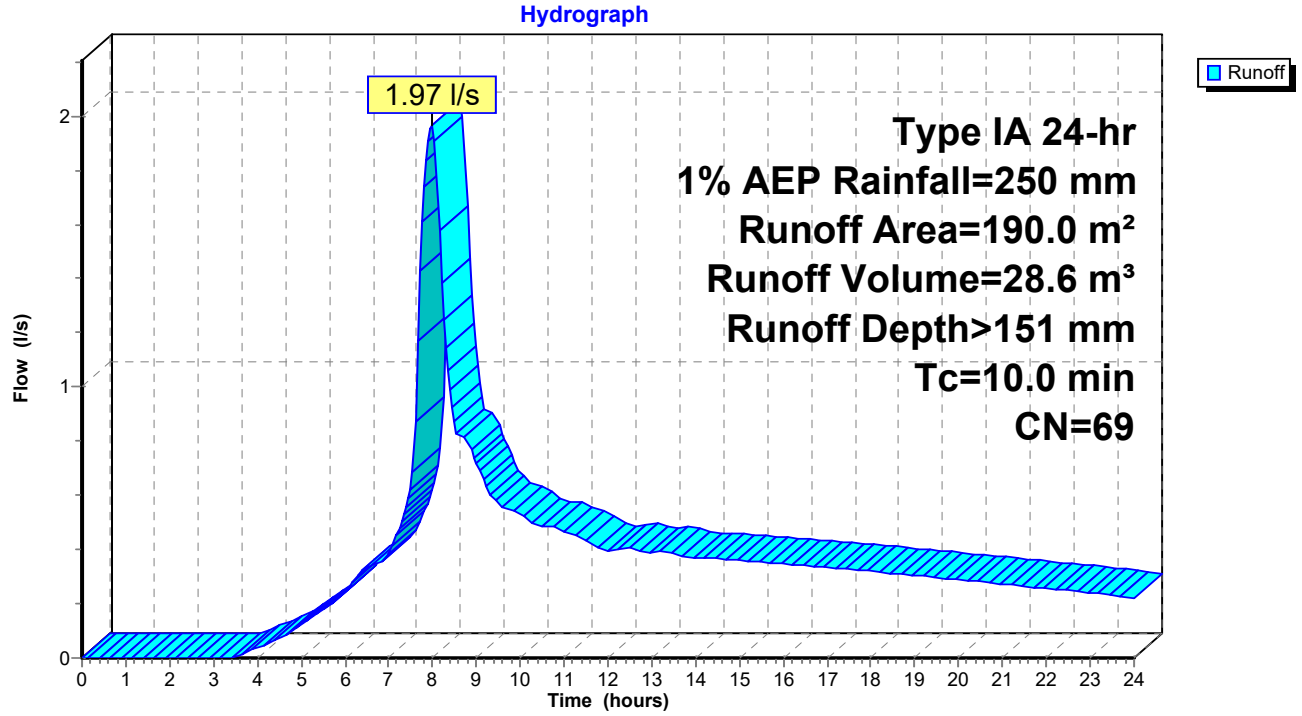
Runoff = 1.97 l/s @ 8.00 hrs, Volume= 28.6 m³, Depth> 151 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP Rainfall=250 mm

Area (m²)	CN	Description
190.0	69	50-75% Grass cover, Fair, HSG B
190.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 9S: Pre-development

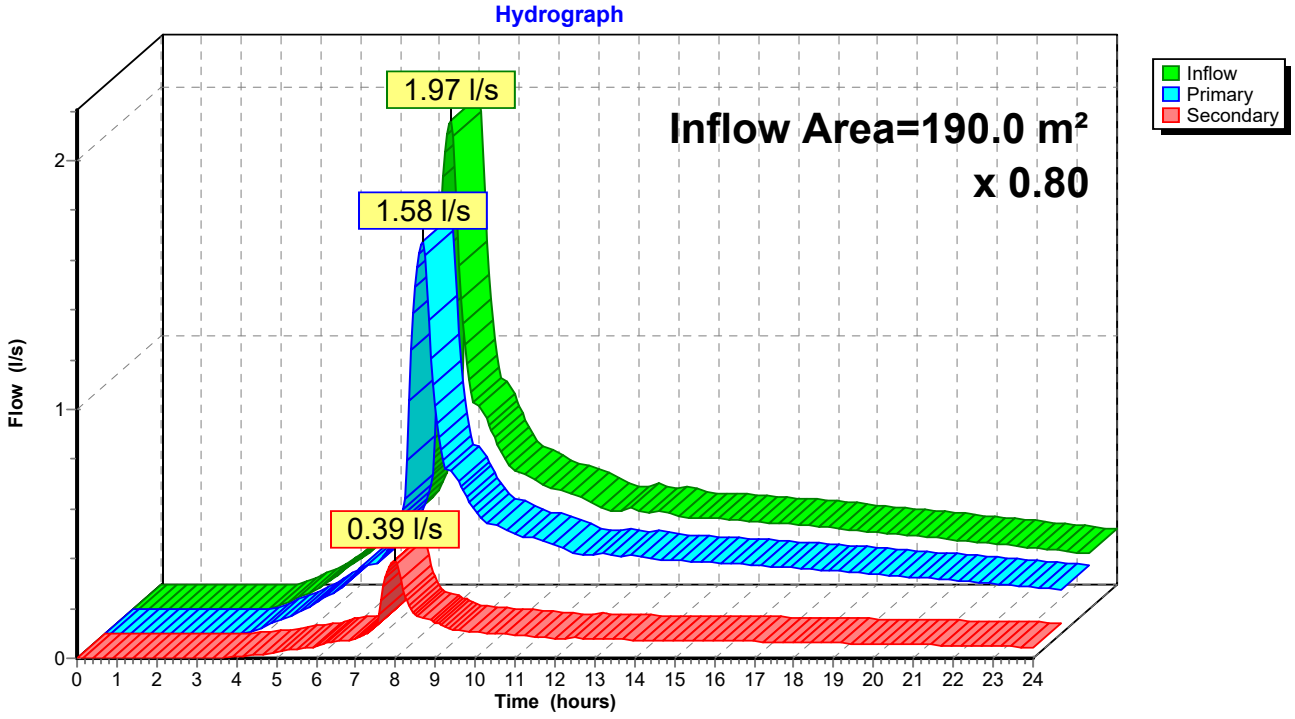


Summary for Link 4L: 80% Flows

Inflow Area = 190.0 m², 0.00% Impervious, Inflow Depth > 151 mm for 1% AEP event
Inflow = 1.97 l/s @ 8.00 hrs, Volume= 28.6 m³
Primary = 1.58 l/s @ 8.00 hrs, Volume= 22.9 m³, Atten= 20%, Lag= 0.0 min
Secondary = 0.39 l/s @ 8.00 hrs, Volume= 5.7 m³

Primary outflow = Inflow x 0.80, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 4L: 80% Flows



Summary for Subcatchment 9S: Pre-development

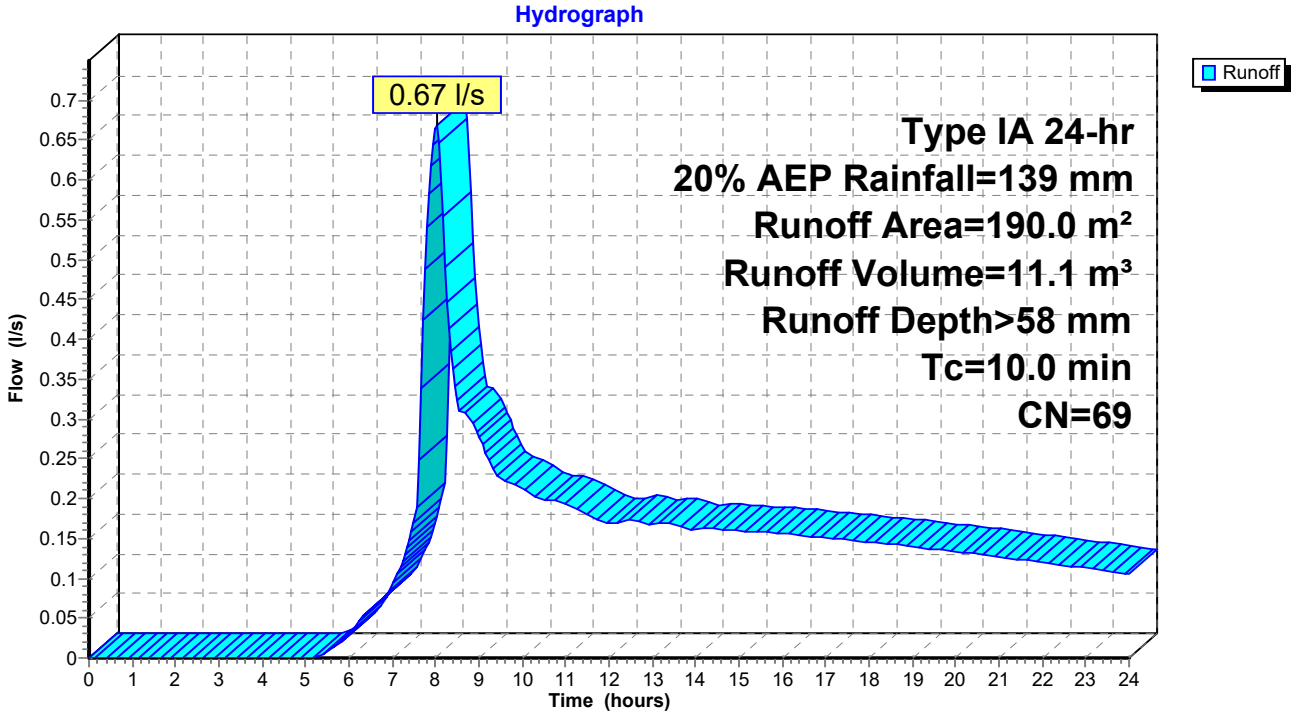
Runoff = 0.67 l/s @ 8.03 hrs, Volume= 11.1 m³, Depth> 58 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP Rainfall=139 mm

Area (m²)	CN	Description
190.0	69	50-75% Grass cover, Fair, HSG B
190.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 9S: Pre-development

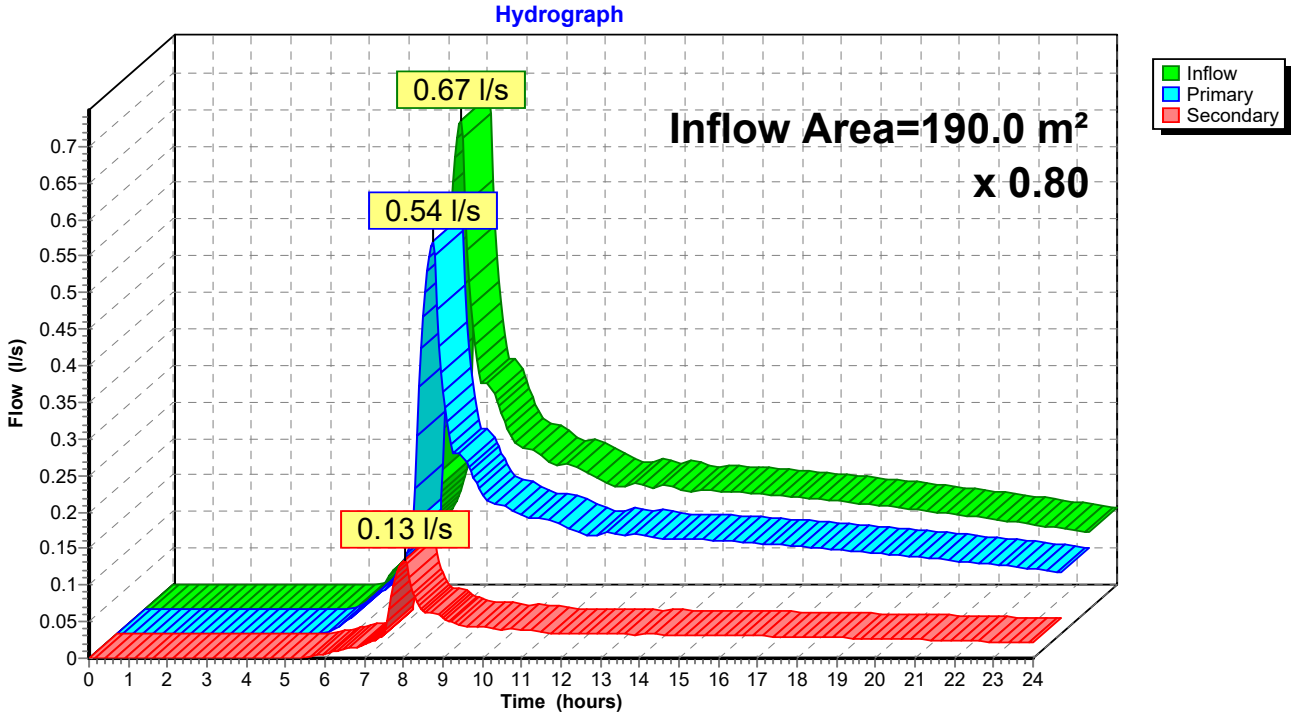


Summary for Link 4L: 80% Flows

Inflow Area = 190.0 m², 0.00% Impervious, Inflow Depth > 58 mm for 20% AEP event
Inflow = 0.67 l/s @ 8.03 hrs, Volume= 11.1 m³
Primary = 0.54 l/s @ 8.03 hrs, Volume= 8.9 m³, Atten= 20%, Lag= 0.0 min
Secondary = 0.13 l/s @ 8.03 hrs, Volume= 2.2 m³

Primary outflow = Inflow x 0.80, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 4L: 80% Flows



Summary for Subcatchment 2S: Dwelling Roofs

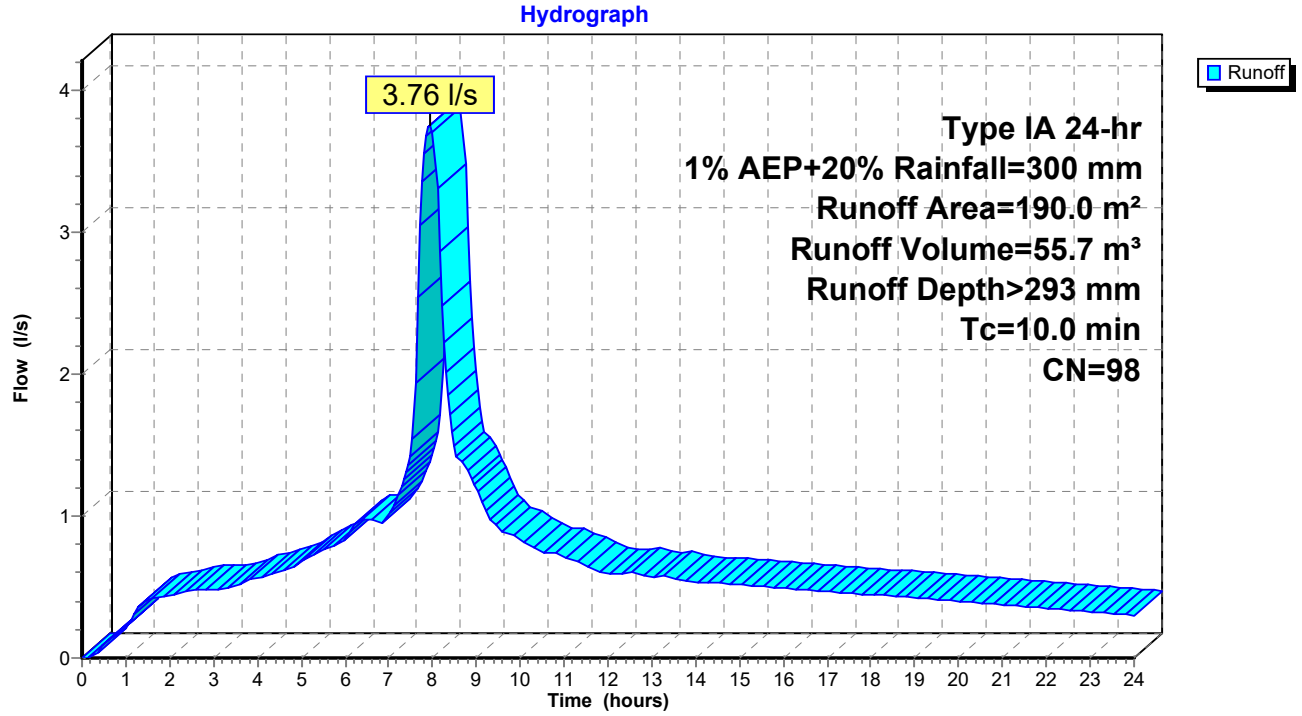
Runoff = 3.76 l/s @ 7.94 hrs, Volume= 55.7 m³, Depth> 293 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP+20% Rainfall=300 mm

	Area (m²)	CN	Description
*	190.0	98	House roof
	190.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Dwelling Roofs



Summary for Pond 7P: Tank

Inflow Area = 190.0 m²,100.00% Impervious, Inflow Depth > 293 mm for 1% AEP+20% event
Inflow = 3.76 l/s @ 7.94 hrs, Volume= 55.7 m³
Outflow = 1.54 l/s @ 8.48 hrs, Volume= 50.6 m³, Atten= 59%, Lag= 32.5 min
Primary = 1.54 l/s @ 8.48 hrs, Volume= 50.6 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 1.391 m @ 8.48 hrs Surf.Area= 9.6 m² Storage= 13.4 m³

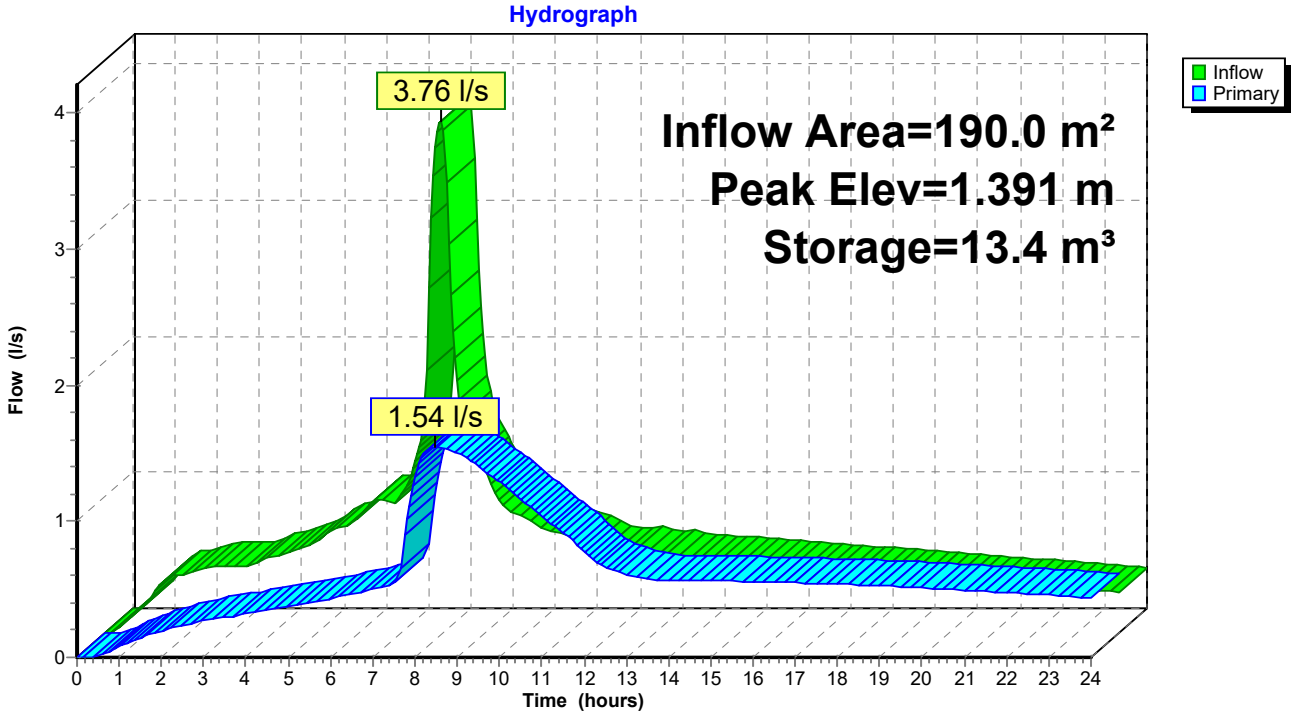
Plug-Flow detention time= 178.8 min calculated for 50.4 m³ (91% of inflow)
Center-of-Mass det. time= 110.9 min (755.1 - 644.2)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	24.1 m³	**3.50 mD x 2.50 mH Vertical Cone/Cylinder**

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**17 mm Vert. Orifice/Grate** C= 0.600
#2	Primary	0.900 m	**24 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.54 l/s @ 8.48 hrs HW=1.391 m (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.71 l/s @ 3.12 m/s)
└**2=Orifice/Grate** (Orifice Controls 0.83 l/s @ 1.84 m/s)

Pond 7P: Tank

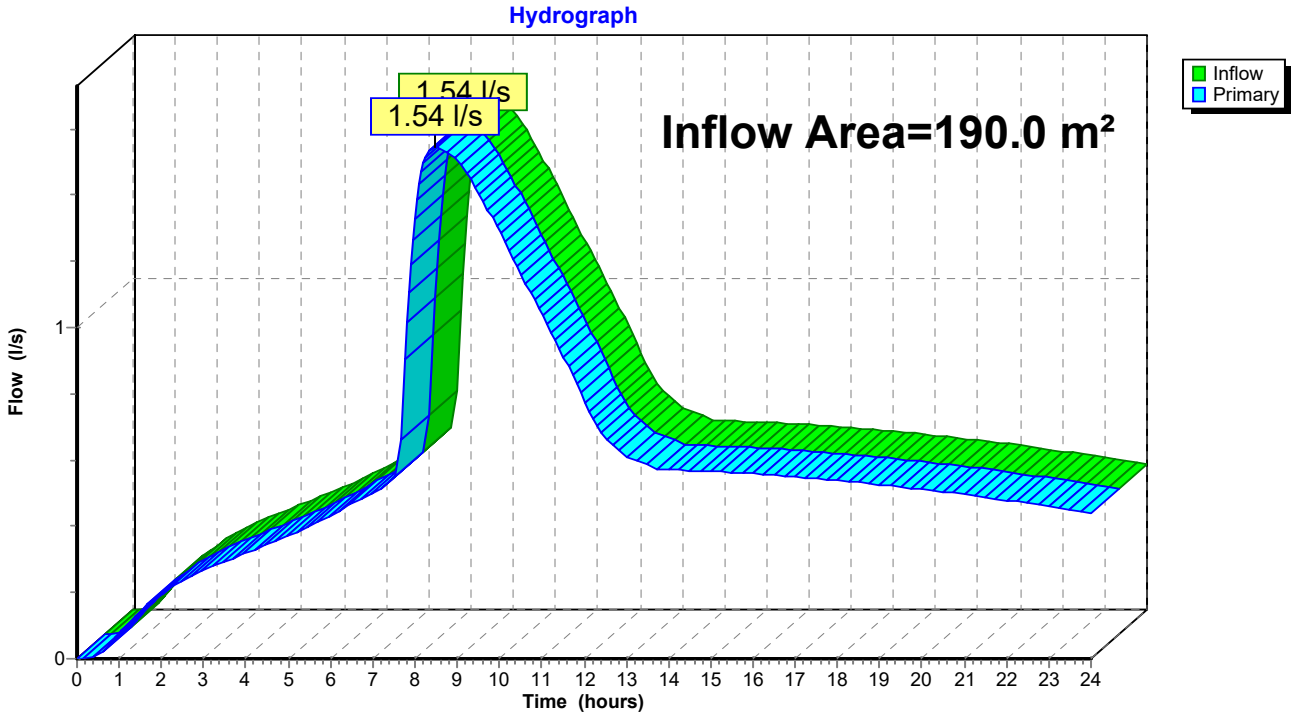


Summary for Link 6L: Total post dev

Inflow Area = 190.0 m²,100.00% Impervious, Inflow Depth > 266 mm for 1% AEP+20% event
Inflow = 1.54 l/s @ 8.48 hrs, Volume= 50.6 m³
Primary = 1.54 l/s @ 8.48 hrs, Volume= 50.6 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 6L: Total post dev



Summary for Subcatchment 2S: Dwelling Roofs

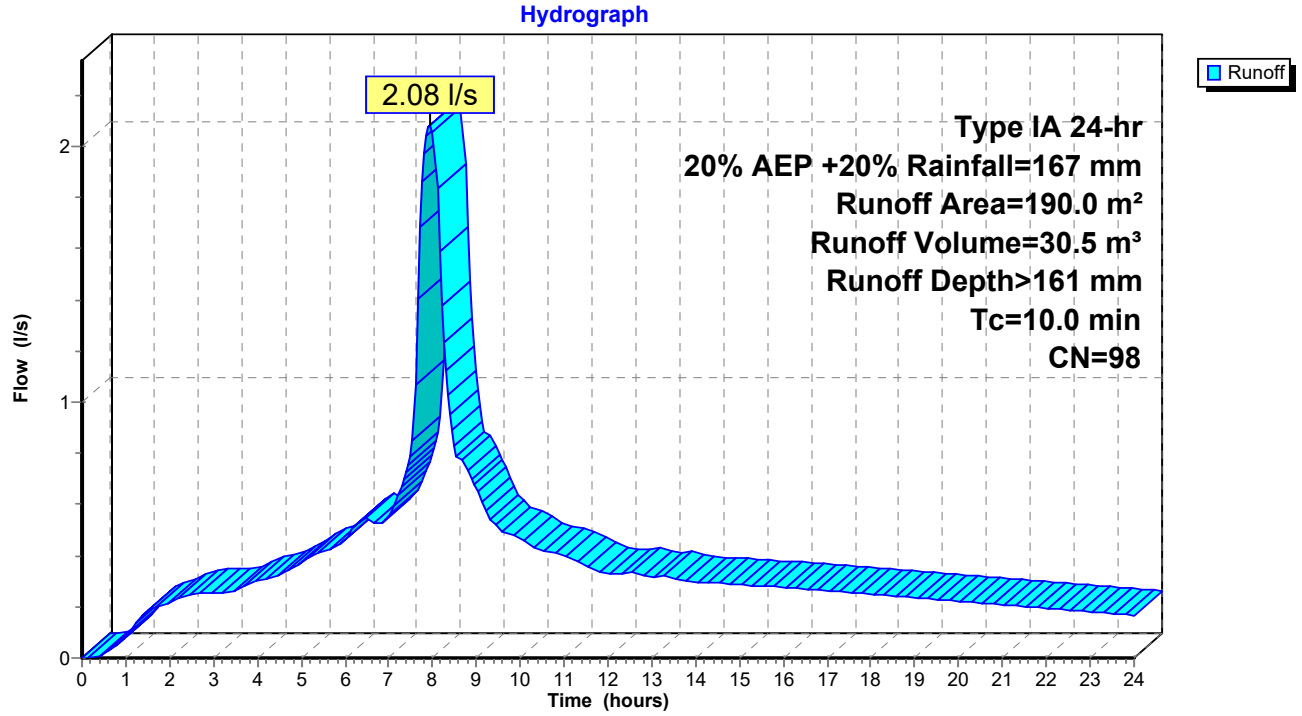
Runoff = 2.08 l/s @ 7.94 hrs, Volume= 30.5 m³, Depth> 161 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP +20% Rainfall=167 mm

	Area (m²)	CN	Description
*	190.0	98	House roof
	190.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Dwelling Roofs



Summary for Pond 7P: Tank

Inflow Area = 190.0 m²,100.00% Impervious, Inflow Depth > 161 mm for 20% AEP +20% event
Inflow = 2.08 l/s @ 7.94 hrs, Volume= 30.5 m³
Outflow = 0.54 l/s @ 9.35 hrs, Volume= 28.9 m³, Atten= 74%, Lag= 84.8 min
Primary = 0.54 l/s @ 9.35 hrs, Volume= 28.9 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.800 m @ 9.35 hrs Surf.Area= 9.6 m² Storage= 7.7 m³

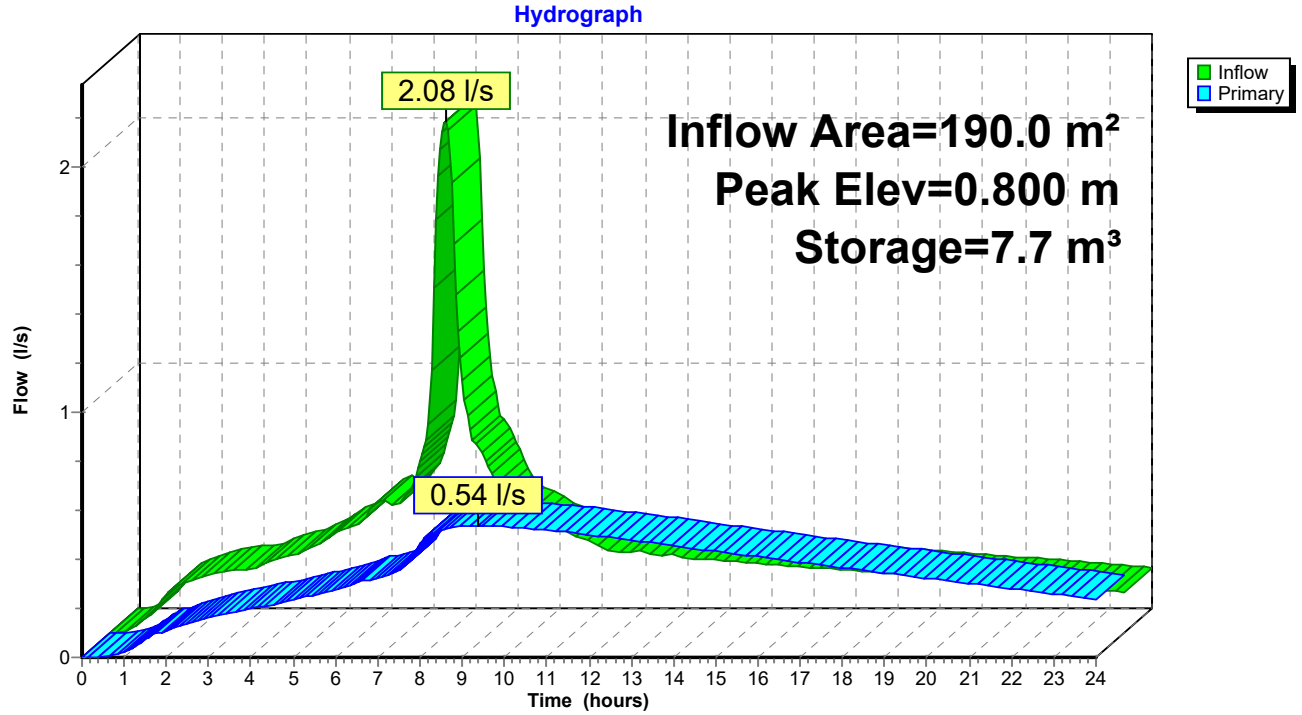
Plug-Flow detention time= 174.0 min calculated for 28.9 m³ (95% of inflow)
Center-of-Mass det. time= 134.9 min (786.6 - 651.7)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	24.1 m³	**3.50 mD x 2.50 mH Vertical Cone/Cylinder**

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**17 mm Vert. Orifice/Grate** C= 0.600
#2	Primary	0.900 m	**24 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.54 l/s @ 9.35 hrs HW=0.800 m (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.54 l/s @ 2.36 m/s)
└**2=Orifice/Grate** (Controls 0.00 l/s)

Pond 7P: Tank

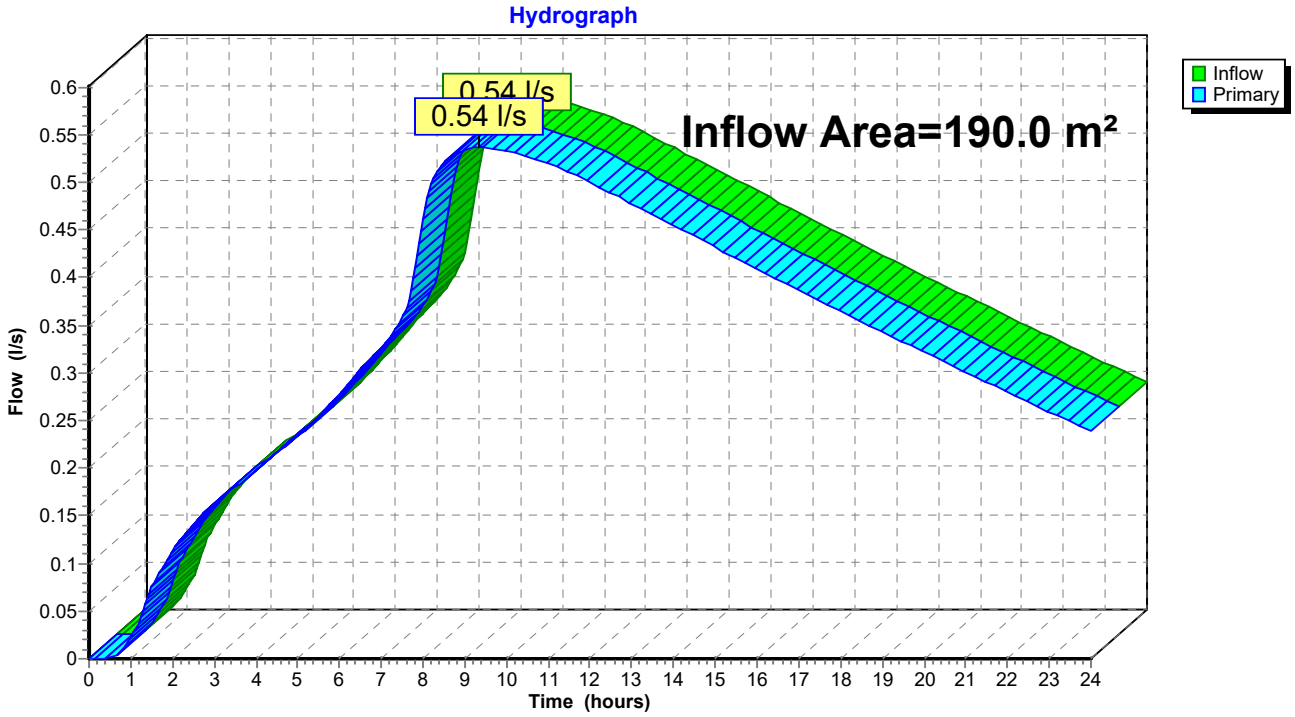


Summary for Link 6L: Total post dev

Inflow Area = 190.0 m²,100.00% Impervious, Inflow Depth > 152 mm for 20% AEP +20% event
Inflow = 0.54 l/s @ 9.35 hrs, Volume= 28.9 m³
Primary = 0.54 l/s @ 9.35 hrs, Volume= 28.9 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 6L: Total post dev



Appendix C

Stormwater Soakage Pit Design

PROJECT	Dwelling	Page No.	1
CLIENT	Advance Build	Job No.	19780
LOCATION	3 Te kemara	Calculated by:	SS
		Checked by:	MJ
		Date	31/07/2025

Falling Head Percolation Test

Test ID.	1		Pre-test groundwater level	0
Test No.	1		Elevation	4.4
Hole Dia.	0.075	m		
Hole Depth	0.25	m		
Duration	5	min		

Test Duration (Min)	Interval (min)	Water Depth (mbgl)	Water Drop (m)	gradient (m/min)
0	0	0		
0.3	0.33	0.05	0.05	0.152
0.7	0.33	0.07	0.02	0.061
1	0.34	0.09	0.02	0.059
1.3	0.3	0.11	0.02	0.067
2	0.7	0.14	0.03	0.043
3	1	0.17	0.03	0.030
4	1	0.19	0.02	0.020
5	1	0.24	0.05	0.050

Minimum gradient 0.02

Soakage Rate

Soakage Rate	0.02	m/min
	1200	mm/hr
FoS	4	(FNDC ES)
Design Soakage Rate	300	mm/hr

PROJECT	Dwelling	Page No.	2
CLIENT	Advance Build	Job No.	19780
LOCATION	15 Te kemara	Calculated by:	SS
		Checked by:	MJ
		Date	31/07/2025

Falling Head Percolation Test

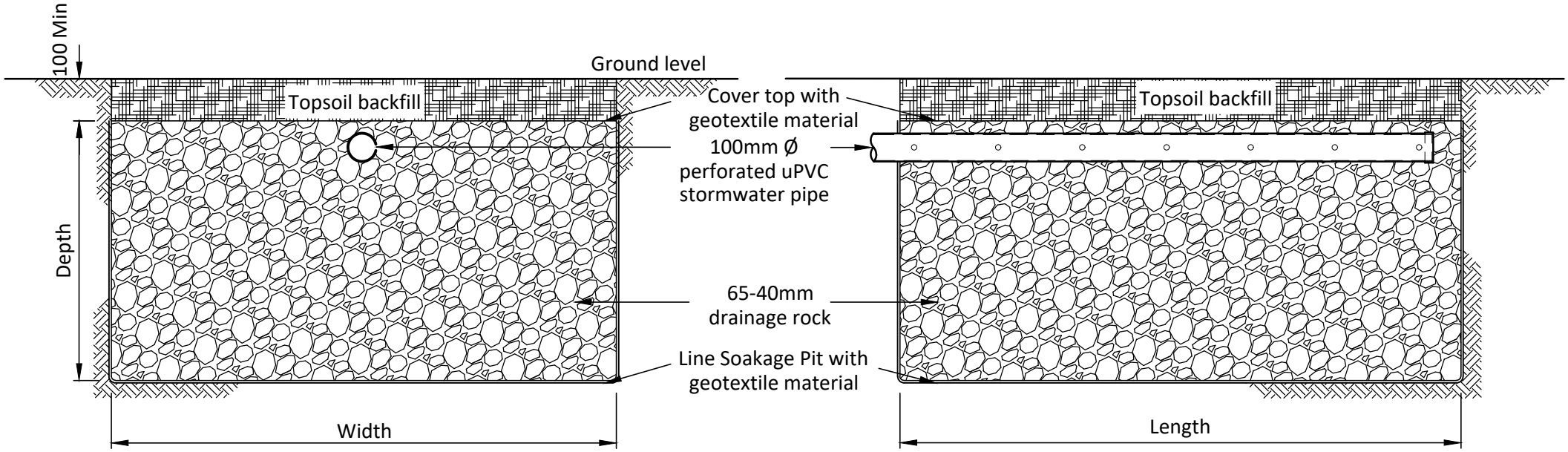
Test ID.	2		Pre-test groundwater level	0
Test No.	2		Elevation	4.5
Hole Dia.	0.1	m		
Hole Depth	0.5	m		
Duration	8	min		

Test Duration (Min)	Interval (min)	Water Depth (mbgl)	Water Drop (m)	gradient (m/min)
0	0	0		
1	1	0.17	0.17	0.170
2	1	0.24	0.07	0.070
3	1	0.28	0.04	0.040
4	1	0.32	0.04	0.040
5	1	0.38	0.06	0.060
6	1	0.4	0.02	0.020
7	1	0.44	0.04	0.040
8	1	0.46	0.02	0.020

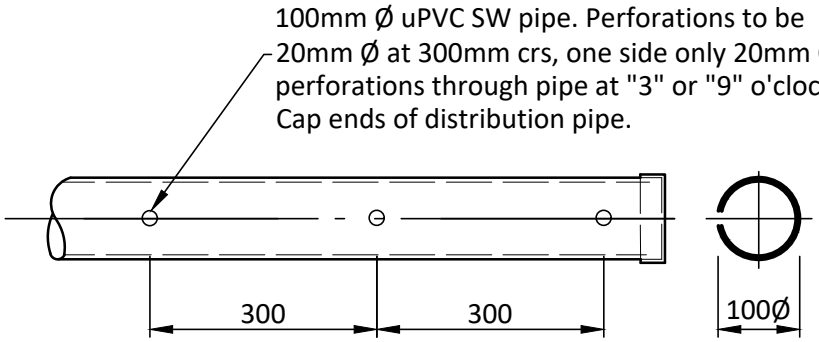
Minimum gradient 0.02

Soakage Rate

Soakage Rate	0.02	m/min
	1200	mm/hr
FoS	4	(FNDC ES)
Design Soakage Rate	300	mm/hr



Stormwater Soakage Pit Detail 1:20



Distribution Pipe Detail 1:10

Notes:
- All dimensions are in mm
- Geotextile material to comply with AS 3706.1 (140g/m² and 0.48mm min thickness)
- Distribution pipe to be laid level and provide 50mm cover to filter fabric
- 65-40 drainage rock to be free from all fines
- Any smeared and/or compacted surfaces of trench to be removed carefully
- This plan is copyright to RS Eng Ltd and should not be reproduced without prior permission.

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

Title
STORMWATER SOAKAGE PIT DETAIL

Client
STANDARD DETAIL

Location

Date	Rev	Notes

Scale	Original	Rev
1:10, 1:20	A4	A

Drawn by	Approved by	File	Sheet
GT			1/1

Location

Address search	15 te kemara

Site Information

To generate a set of results, either click on an existing data point, or a new location and enter a site name, then press the Generate Report button.

Latitude	-35.27693536264775
Longitude	174.08114939775456
Site Name	Custom Location

Site Id	

Output Table Format

- ○ Depth - Duration - Frequency
- ◉ Intensity - Duration - Frequency

Generate Report

Results Spreadsheet Download

Site Details | Historical Data | RCP2.6 Scenario | RCP4.5 Scenario | RCP6.0 Scenario | RCP8.5 Scenario

Rainfall intensities (mm/hr) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	66.1	47.2	38.7	27.3	18.9	10.1	6.49	4.02	2.38	1.71	1.34	1.10
2	0.500	72.5	51.8	42.4	29.9	20.7	11.1	7.13	4.43	2.62	1.89	1.47	1.21
5	0.200	94.0	67.3	55.2	39.0	27.1	14.5	9.35	5.81	3.45	2.48	1.94	1.60
10	0.100	110	78.6	64.5	45.6	31.7	17.0	11.0	6.84	4.06	2.93	2.29	1.88
20	0.050	126	90.2	74.1	52.4	36.5	19.6	12.7	7.90	4.70	3.39	2.65	2.18
30	0.033	135	97.1	79.7	56.5	39.4	21.1	13.7	8.53	5.08	3.66	2.87	2.36
40	0.025	142	102	83.8	59.4	41.4	22.2	14.4	8.98	5.35	3.86	3.02	2.49
50	0.020	147	106	86.9	61.6	43.0	23.1	15.0	9.34	5.56	4.01	3.15	2.59
60	0.017	151	109	89.5	63.4	44.3	23.8	15.4	9.63	5.74	4.14	3.24	2.67
80	0.013	158	114	93.5	66.3	46.3	24.9	16.2	10.1	6.01	4.34	3.40	2.80
100	0.010	163	118	96.6	68.6	47.9	25.8	16.7	10.4	6.23	4.49	3.52	2.90
250	0.004	184	133	109	77.6	54.2	29.2	19.0	11.9	7.10	5.13	4.02	3.31

Intensity standard error (mm/hr) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	8.3	4.9	3.8	2.6	1.7	1.1	0.79	0.61	0.38	0.29	0.23	0.19
2	0.500	9.1	5.3	4.1	2.8	1.9	1.2	0.87	0.68	0.42	0.32	0.26	0.21
5	0.200	13	7.8	5.9	4.1	2.7	1.7	1.2	0.93	0.57	0.43	0.35	0.28

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
10	0.100	16	10	7.9	5.3	3.6	2.2	1.6	1.1	0.69	0.51	0.42	0.34
20	0.050	21	14	10	7.0	4.7	2.9	2.0	1.3	0.81	0.61	0.49	0.40
30	0.033	24	16	12	8.3	5.6	3.4	2.4	1.5	0.89	0.66	0.54	0.44
40	0.025	27	18	14	9.3	6.3	3.8	2.6	1.6	0.95	0.71	0.58	0.46
50	0.020	29	19	15	10	6.9	4.2	2.9	1.7	0.99	0.75	0.61	0.49
60	0.017	31	21	16	11	7.4	4.5	3.1	1.7	1.0	0.78	0.64	0.51
80	0.013	34	23	18	12	8.2	5.0	3.5	1.9	1.1	0.83	0.68	0.54
100	0.010	37	25	19	13	9.0	5.5	3.8	2.0	1.2	0.88	0.72	0.57
250	0.004	51	35	27	19	13	8.0	5.5	2.4	1.4	1.1	0.89	0.69

File: 19780
21 August 2025
Issue: 1

COASTAL EROSION HAZARD

ASSESSMENT

3, 15 and 19 Te Kemara Avenue, Waitangi

(Lots 12, 14 & 20 DP 43841)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Advance Build assess the coastal erosion hazard at 3, 15 and 19 Te Kemara Avenue, Waitangi for residential construction.

The client proposes to construct two dwellings on each property being single-storey made up of timber framing on timber piled foundations.

2.0 Coastal Erosion Hazard

These properties are situated on the northern side of Te Kemara, being located beyond one row of properties which face the beachfront of Te Ti Bay. The buildings are to be located on near level topography.

The Northland Regional Council coastal hazard zones are based on the Tonkin & Taylor October 2020 Report "*Coastal Erosion Hazard Zone Assessment for Selected Northland Sites*" where:

- CEHZ1 (orange) is a zone likely to be subject to coastal erosion within a 50 year period.
- CEHZ2 (yellow) is a zone potential to be subject to erosion within a 100 year period.
- CEHZ3 (green) is a zone potential to be subject to erosion within a 100 year period including rapid sea level rise scenario.

Figure 2: Coastal Erosion Mapping NRC (arrows of approx. sites)

Table 1: Tonkin & Taylor October 2020 Report CEHZ summary

	Timeframe	Probability of exceedance	RCP scenario	Sea level rise[1]
CEHZ1	2080	66% *(likely)*	8.5M	0.33
CEHZ2	2130	5% *(potential)*	8.5M	0.85
CEHZ3	2130	5% *(potential)*	8.5H+	1.17

The Tonkin and Taylor Coastal Erosion Report which includes this site *"Te Ti Bay (Waitangi)"* shows the property within cell E. Table 19-1 shows that T+T assessed this cell to have a long term erosion rate of nil from historic aerial images, see attached. Aerial imagery from 1951, 1971 and 1981 has been reviewed, see 1951 imagery below. Reviewing these images, it was noted that the grassed reserve north of Te Karuwha Parade has remained unchanged since 1971 imagery and since 1951 imagery to present day with exception to further north of Te Karuwha Parade where erosion protection measures have been put in place.

Figure 3: 1951 Imagery (Source:Retrolens) (arrows of approx. sites)

To demine the Coastal Erosion Hazard, Tonkin and Taylor assessed a range of probabilities. The Tonkin and Taylor CEHZ2 erosion width is based on the 5% probability of exceedance which is considered suitable for a hazard zone, however, not when considering if a property is subject to a natural hazard. Section 71-72 of the Building Act and Section 106 of the Resource Management Act refers to the land as being likely subject to a Natural Hazard. To assess if the property is "likely" to be subject to a natural hazard, RS Eng have reviewed the 2130 coastal erosion width for a 66% probability of exceedance. Table 199-4 (attached) shows the projections and probability for 100 years of Coastal Erosion for each cell. For a period to 2130, the likely (66% probability) scenario RCP8.5 gives a coastal erosion width of 67m. Refer Appendix A, the likely 100yr coastal erosion width has been indicated.

Table 2: Summary of Assessed Projected Coastal Erosion

Likely Erosion Projected (yr)	Erosion Width Projection (m)
2130	67

Given the lack of coastal erosion occurring in over the last 70 years, the properties seaward of the properties in question along Te Karuwha Parade, the adjoining state highway, RS Eng considers the proposed building works are not likely to be subject to the natural hazard of coastal erosion over a 100yr period.

3.0 Conclusion

RS Eng Ltd also concludes that subject to the recommendations of this report, in terms of Section 71-72 of the Building Act 2004;

(a) the building work to which an application for a building consent relates will not accelerate, worsen, or result in coastal erosion on the land on which the building work is to be carried out or any other property; and

(b) the land is neither subject to nor likely to be subject to coastal erosion.

4.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to comment on the Coastal Erosion Hazard in relation to the proposed development. The reliance by other parties on the information or opinions contained therein shall, without our prior review and agreement in writing, do so at their own risk. Recommendations and opinions in this report are based on data obtained as previously detailed.

Prepared by:

Sarah Scott Compton
Engineering Technician
NZDE(Civil)
RS Eng Ltd

Reviewed by:

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

Appendix A

Drawings

NOTES:

- If any part of these documents are unclear, please contact RSEng Ltd.
- This plan is copyright to RSEng Ltd and should not be reproduced without prior permission.

N

LEGEND

- Coastal Erosion Zone (100 years)
- Proposed Driveway
- Proposed Deck

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

0 12.5 25
PLAN 1:1250

FOR CONSENT

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

PROPOSED DWELLINGS
SITE PLAN
COASTAL EROSION

Client: ADVANCE BUILD

Location: 3, 15, 19 TE KEMARA ROAD PAIHIA

Date	Rev	Notes
01/08/2025	A	Original Issue

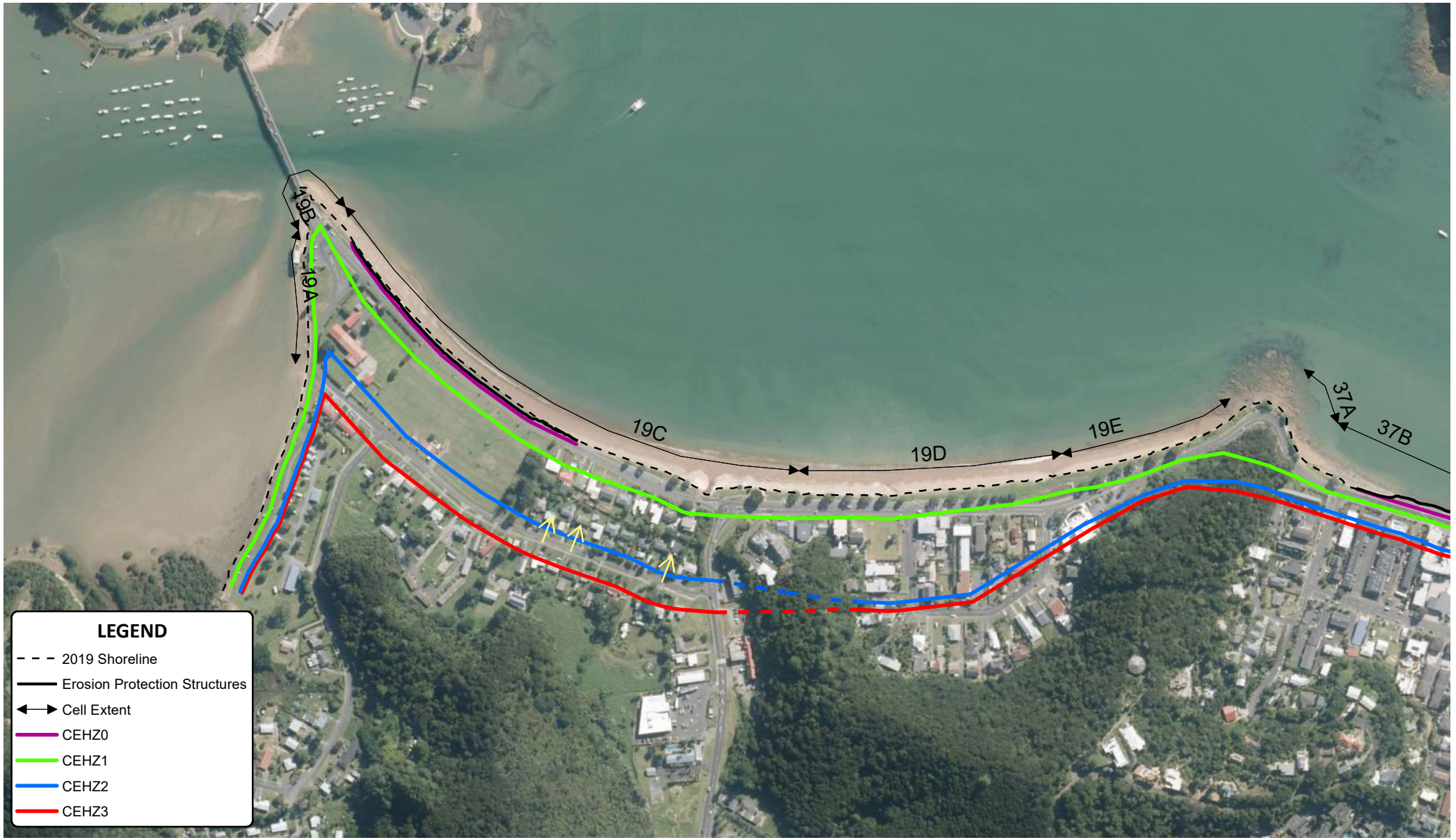
Drawn by: LMC | Reviewed by: SSC | Approved by: MJ

Scale	1:750
Original	A3
Job No.	19780
Rev No.	A
Sheet No.	C01

Table 199-4 Coastal Erosion Hazard Zone Widths Projected for 2130

Site		19. Waitangi																			
Cell		19A				19B				19C				19D				19E			
RCP scenario		2.6	4.6	8.5	8.5+	2.6	4.6	8.5	8.5+	2.6	4.6	8.5	8.5+	2.6	4.6	8.5	8.5+	2.6	4.6	8.5	8.5+
Probability of CEHZ (m) Exceedance	Min	-3	-3	-4	-4	-7	-7	-8	-9	-13	-20	-38	-52	-1	-7	-26	-40	-15	-15	-16	-17
	99%	-3	-4	-5	-6	-8	-9	-10	-10	-18	-25	-45	-60	-6	-13	-34	-49	-17	-18	-19	-19
	95%	-4	-5	-6	-7	-9	-10	-11	-12	-21	-29	-50	-66	-9	-17	-39	-55	-19	-19	-21	-21
	90%	-5	-5	-7	-8	-10	-10	-12	-13	-23	-31	-54	-71	-12	-20	-43	-60	-20	-21	-22	-23
	80%	-5	-6	-8	-9	-10	-11	-13	-14	-26	-34	-60	-78	-15	-23	-49	-67	-21	-22	-24	-24
	70%	-6	-7	-9	-11	-11	-12	-14	-16	-28	-37	-65	-85	-17	-26	-54	-74	-22	-23	-25	-25
	66%	-6	-7	-10	-11	-11	-12	-15	-16	-29	-38	-67	-88	-18	-27	-56	-77	-22	-23	-25	-26
	60%	-7	-8	-10	-12	-12	-13	-15	-17	-30	-40	-70	-92	-19	-29	-59	-81	-23	-24	-26	-27
	50%	-7	-8	-11	-13	-12	-13	-16	-18	-32	-42	-75	-100	-21	-32	-64	-89	-24	-25	-27	-28
	40%	-8	-9	-12	-14	-13	-14	-17	-19	-33	-45	-81	-107	-23	-34	-70	-97	-24	-25	-28	-29
	33%	-8	-10	-13	-15	-13	-15	-18	-20	-35	-47	-85	-113	-24	-37	-75	-103	-25	-26	-28	-29
	30%	-8	-10	-13	-15	-13	-15	-18	-20	-35	-48	-87	-116	-25	-37	-76	-105	-25	-26	-29	-30
	20%	-9	-11	-14	-16	-14	-16	-19	-21	-38	-51	-93	-125	-28	-41	-83	-115	-26	-27	-30	-31
	10%	-10	-12	-16	-18	-15	-17	-21	-23	-41	-56	-101	-135	-31	-45	-91	-125	-28	-29	-31	-33
	5%	-11	-13	-17	-20	-16	-18	-23	-25	-43	-59	-106	-142	-34	-49	-96	-131	-29	-30	-33	-34
	1%	-12	-14	-19	-22	-17	-19	-25	-28	-47	-63	-113	-151	-38	-53	-102	-140	-31	-32	-35	-37
	Max	-13	-16	-22	-26	-18	-21	-27	-31	-53	-71	-123	-162	-43	-60	-112	-151	-33	-35	-39	-41
	CEHZ2	-17*				-23				-106				-96				-33			
	CEHZ3	-20*				-25				-142				-131				-34			

*Cliff projection method has been used, so distance to future cliff toe position has been tabulated. Actual CEHZ width will be greater depending on cliff height and stable slope angle.



Notes: Dashed CEHZ indicates greater uncertainty around stream mouths and backshore topography.
Northland 0.4m Rural Aerial Photos (2014-2016).

A4 SCALE 1:6,000

0 0.1 0.2 0.3 (km)

Tonkin+Taylor
105 Carlton Gore Rd, Newmarket, Auckland
www.tonkintaylor.co.nz

DRAWN	JJOU	May.20
CHECKED		
APPROVED		
ARCFILE	1012360_CEHZ001_v2.mxd	
SCALE (AT A4 SIZE)	1:6,000	
PROJECT No.	1012360	

NORTHLAND REGIONAL COUNCIL

Coastal Erosion Hazard Assessment
Te Ti Bay (Waitangi)
Site: 19

FIGURE No. Figure 19-6

Rev. 1

Path: P:\1012360\WorkingMaterial\GIS\CEHZ maps\1012360_CEHZ001_v2.mxd Date: 29/05/2020 Time: 5:17:11 PM

Te Tii (Waitangi) B3 Trust

22 Te Kemara Avenue, Waitangi, 0200
PO BOX 273, Paihia, 0200
administrator@tetiiwaitangi.co.nz

Te Tii (Waitangi) B3 Trust
Friday 10 October 2025

Confirmation of Appointment as Agent
Te Tii (Waitangi) B3 Trust

To Whom It May Concern,

This letter serves as formal confirmation of the appointment of Mrs. Pania Sigley, Company Secretary of Te Tii Limited Partnership (a subsidiary of Te Tii (Waitangi) B3 Trust), as an authorised agent acting on behalf of the Trust.

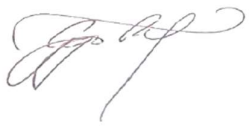
Mrs. Sigley is granted full authority to represent Te Tii (Waitangi) B3 Trust in all matters relating to land files associated with the Te Tii B3 Block, including relevant documentation held by the Far North District Council. This authority includes, but is not limited to, receiving and responding to correspondence and submitting documentation on behalf of the Trust.

Please direct all relevant communications, queries, and documentation requests to Mrs. Sigley in the first instance.

Should you require any further information or supporting documentation, you may contact Mrs. Sigley directly:

Email: secretary@tetiiwaitangi.co.nz
Phone: 027 687 8548

Yours sincerely,



George Riley

Trust Chair– Te Tii (Waitangi) B3 Trust