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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

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Application for resource consent

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

1. Pre-Lodgement discussion

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

Have you consulted Council's Infrastructure Officer regarding infrastructure capacity to service the development?
◯ **Yes** ☑ **No** ☑ **N/A**

Have you consulted the Roading Officer regarding any road to vest or departure from District Plan / Engineering standards?
◯ **Yes** ☑ **No** ☑ **N/A**

**Contact details of who and how to engage in pre lodgement discussions can be found on the Resource Consent pages of the FNDC website.*

2. Type of consent being applied for

(more than one circle can be ticked):

- ☑ **Land Use**
- ◯ **Fast Track (Land Use - Controlled Activity)**
- ◯ **Change of Consent Notice (s.221(3))**
- ◯ **Certificate of Compliance (s.139)**
- ◯ **Extension of time (s.125)**
- ◯ **Discharge:** Total voume = _____ m³
  Note; volumes >3m³ requires NRC Consent 3m³
- ◯ **Subdivision**
- ◯ **Existing Use Certificate (s.139A)**
- ◯ **Consent under National Environmental Standard**
  (e.g. Assessing and Managing Contaminants in Soil)
- ◯ **Other (please specify)** _____

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

◯ **Yes** ☑ **No**

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s: Catherine Bew

Email:

Phone number:

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

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

If yes, please provide details:

6. Address for correspondence

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

Name/s: Williams & King, Attention: Natalie Watson

Email:

Phone number:

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

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

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

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

Name/s: As per applicant.

Property address/ location:

Postcode

8. Application site details

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

Name/s:

Site address/ location: 81 Waihuka Road,
Omapere
Postcode 0444

Legal description: Lot 1 DP 347395 **Val Number:** 00619-42525

Certificate of title: 194721

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 phone applicant to arrange site visit.

9. Description of the proposal

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

Proposed second dwelling in the Rural Production Zone, Coastal Environment and High Natural Character Area,
involving earthworks for deep pile foundations and located less than 20m from surrounding vegetation.

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

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

○ **2009** ☑ **2023**

10. Would you like to request public notification?

○ **Yes** ☑ **No**

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

(more than one circle can be ticked):

- [x] **Building Consent** EBC-2027-58/0
- [ ] **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**
- [x] **Disturbing, removing or sampling soil**
- [ ] **Changing the use of a piece of land**
- [ ] **Removing or replacing a fuel storage system**

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

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

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

- [ ] **Flooding**
- [ ] **Active Faults**
- [x] **Landslips**
- [ ] **Liquefaction**
- [ ] **Coastal Erosion**
- [ ] **Tsunami**
- [ ] **Coastal Inundation**

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

14. Assessment of environmental effects:

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

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

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full) CATHERINE BEW

Email:

Phone number:

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

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

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

Name: (please write in full) CATHERINE BEW.

Signature:
(signature of bill payer)

Date 8/10/2026.

17. Important Information:

Note to applicant
You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

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

18. Declaration

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

Name (please write in full) catherine Bew.

Signature

Date 8/10/2026

See overleaf for a checklist of your information...

Checklist of your information

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
- [x] Applicant / agent / property owner / bill payer details provided
- [x] Location of property and description of proposal
- [x] Assessment of Environmental Effects
- [x] 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
- [x] 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

Catherine Bew

Land Use Consent for Residential Dwelling

Waihuka Road, Omapere

Williams & King, Kerikeri[1]
15 October 2026



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

1. OVERVIEW

1.1 Summary of proposal

Catherine Bew proposes to construct a new dwelling on Lot 3 of approved subdivision RC 2260397-RMASUB. The subdivision consent has not yet had Section 223 or 224c certification, and therefore, at this point in time, the "site" remains the underlying parcel of land (Lot 1 DP 347395 held in record of title 194721), which already contains a residential dwelling. The site is located at 81 Waihuka Road in Omapere.

The new dwelling comprises a timber floor located upon timber pile foundations. Earthworks required to complete the proposal will be limited to excavations for the deeply piled foundations and formation of a walkway between the parking area and the dwelling.

The building has a 75m² floor area, and its exterior cladding and roof will use recessive and low reflectivity colours to assist with the integration of the building into the surrounding indigenous vegetation setting.

A new onsite aerated wastewater treatment system and disposal area will be established. Stormwater will be collected from the roof area in a new water tank, with overflow dispersed via spreader bar or to an attenuation pit. Onsite water storage for fire-fighting purposes is proposed.

Vehicle access to the dwelling will remain unchanged from the existing situation; using the existing unsealed driveway from Waihuka Road

Existing and proposed impermeable surfaces will cumulatively amount to less than 2% coverage of the application site.

Written approval has been obtained from Fire & Emergency New Zealand in relation to fire-fighting water supply.

1.2 District Plan zoning and activity status

Under the Far North Proposed District Plan – Appeals Version ("PDP-AV"), the site is zoned Rural Production with partial coastal environment and high natural character overlays. The proposed building site is within those overlay areas. The proposed activity requires consent under the rules RPROZ-R3 Residential Activity, NH-R5 Wild fire – Buildings used for a vulnerable activity (excluding accessory buildings), CE-R1 New buildings or structures …, CE-R2 Earthworks or indigenous vegetation clearance and EW-R1 Earthworks. An overall non-complying activity status has been assessed under the PDP-AV due to the residential intensity proposed in terms of Rule RPROZ-R3, only because the approved subdivision creating Lot 3 under RC 2260397-RMASUB has not yet received Section 223 and 224c certification.

The subject site is in the Rural Production Zone in the Far North Operative District Plan ("ODP"). As the Far North Proposed District Plan – Appeals Version rules for the Rural Production Zone and for maximum earthworks thresholds have been appealed, equivalent rules of the ODP have been assessed. The proposed development requires resource consent for infringement of rules 8.6.5.1.1 Residential Intensity. The proposal has been assessed as being a restricted discretionary activity under the ODP.

1.3 Statutory framework

This report and its appendix accompany the Resource Consent application made by the Applicant and is provided in accordance with the requirements set out in Schedule 4 of the Resource Management Act 1991 ("RMA"). It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal, including any actual or potential effects the proposed activity may have on the environment, any proposed or agreed to measure to ensure positive effects, and the relevant matters specified under Section 104 of the RMA. As the application is for a non-complying activity, Section 104B and 104D of the RMA are relevant:

104B Determination of applications for discretionary or non-complying activities
After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—
(a) may grant or refuse the application; and
(b) if it grants the application, may impose conditions under section 108.

104D Particular restrictions for non-complying activities
(1) Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—
(a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or
(b) the application is for an activity that will not be contrary to the objectives and policies of—
(i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or
(ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or
(iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.
(2) To avoid doubt, section 104(2) applies to the determination of an application for a non-complying activity.

2. DESCRIPTION OF PROPOSAL

2.1 Proposed dwelling

The purpose of the proposal is to construct a new two-bedroom dwelling on the site. Refer to the Coast to Coast Homes Plan Set in **Appendix 1**. **Figure 1** below depicts the Location Plan.

The new house has floor area of approximately 75m² plus 43m² of timber decking.

The maximum height of the building above the corresponding existing ground level is 7m, excluding the 1m high chimney flue.

The dwelling will be clad in rusticated vinyl material ("Mitten Weatherboards") which are manufactured to be at or below 30% light reflectance value – refer to the manufacturers confirmation regarding light reflectance value.

The proposed roof is Colorsteel trapezoidal roofing, with the selected colour being Windsor Grey (Light Reflectance Value 7) or similar.

The deck will be constructed of timber with a combination of glass and timber balustrade, minimum of 1m high.

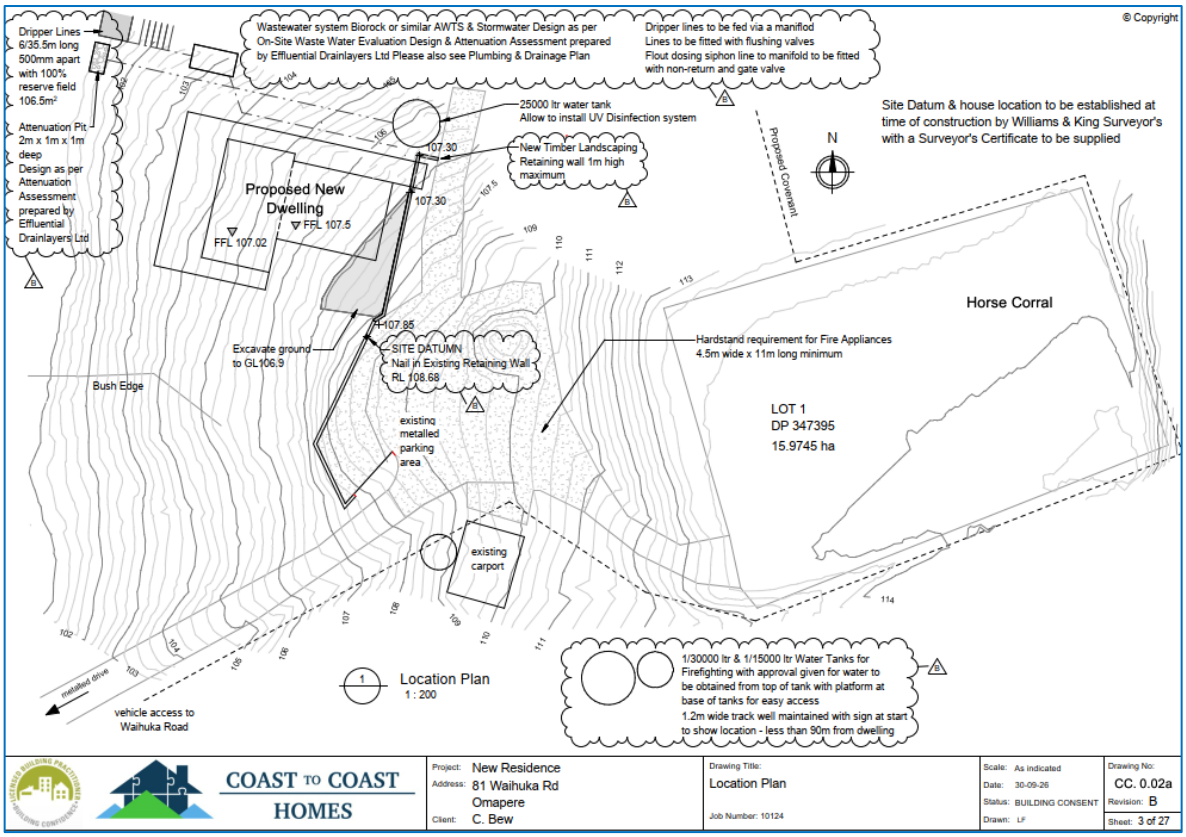


Figure 1: Location Plan (Source: Coast to Coast Homes)

2.2 Property access arrangements

Vehicle access to the proposed building site from Waihuka Road is already formed by way of a concreted vehicle crossing and unsealed driveway. From the property entrance off the eastern / cul de sac end of Waihuka Road, a driveway veers towards the south and east to provide access as far as the equestrian corral located above the proposed building site.

2.3 Earthworks

The proposed building involves a timber floor on standard pile foundations. The elevation plans in **Appendix 1** show that the timber pile foundations will be 275mm diameter SED piles set in concrete, and 3.9m deep. This takes into account the recommendation of the RS Eng Geotechnical Report that "*timber pile foundations shall be specifically designed by a suitably experienced Chartered Professional Engineer to account for the lateral forces associated with at least 2.0m of loss of passive support below original ground level…*" and that "*Given the steep sloping terrain and risk of surface failures, pile foundations shall be designed to account for the effects of 2.0m depth of soil creep*" – refer to **Appendix 2**.

Given the foundation type, and the existing access and parking area to be used, minimal further earthworks are proposed. These comprise excavation to ground level 106.9 (0 – 1m deep) over an area of approximately 18m², amounting to approximately 6m³ at the south west corner of the site, and a small area of fill over approximately 10m² to ground level 107.4 (0 – 0.7m high) amounting to approximately 3.5m³ to provide access onto the deck. A retaining wall no more than 1m high will be formed to support these earthworks. A site plan showing proposed earthworks is included in **Appendix 1**.

Resultantly there is little risk of sediment laden stormwater runoff migrating beyond the works area. Typical construction management techniques to be implemented to avoid, remedy and mitigate adverse environmental effects, include the following principles.

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

- A copy of the Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol (ADP) will be made available to all contractors working on site.

2.4 Impermeable surface coverage and stormwater management

Impermeable surface coverage on the overall site will remain low, comprising existing roof area, driveways, and hardstand areas.

Rainwater runoff from the new roof area will be collected in a new 25,000 litre rainwater tank with overflow directed to either a 6m long spreader bar, located so as to not run over the wastewater disposal field or foundations or a new attenuation soakage pit.

2.5 Onsite wastewater treatment and disposal

A new onsite wastewater management system is proposed and is detailed in the On-Site Wastewater Design Report prepared by Effluential DrainLayers Ltd, which is attached in **Appendix 3**. This outlines the proposed use of a Biorock or similar aerated wastewater treatment with 64m² of surface laid dripper irrigation. An equally sized reserve disposal area is available.

2.6 Fire-fighting water supply

Onsite water storage has been designed to be suitable for fire-fighting use. Two 25,000 litre water tanks with suitable accessible to to fire-fighting equipment will be installed on the metalled parking area, which will also provide a 4.5m wide by 11m long hard stand area for fire appliances to park on. This water supply is in addition to the proposed 25,000 litre water tank to collect roof water for potable use. This has been approved by Fire & Emergency New Zealand – refer to their written approval in **Appendix 4**.

2.7 Vegetation clearance

The building site is located on an existing grassed area with selected removal of highly flammable vegetation having been removed from a 10m wide perimeter of the building. No further vegetation clearance is proposed at this stage. Large scale removal of vegetation to provide an increased buffer is not proposed, as the existing vegetation has ecological and visual value, assists with stability on the sloping land, and minimises weed invasion.

3. APPLICATION SITE DETAILS AND DESCRIPTION

3.1 Location

The application site is located at 81 Waihuka Road, in Omapere. The property is located at the eastern end of Waihuka Road (with access off the cul-de-sac at Waihuka Road's termination) and occupies land on the hill slope to the east of the coastal settlement of Omapere, overlooking Hokianga Harbour. Omapere Stream forms the southern boundary of the site. Refer to the Location and Cadastral Maps in **Figures 2** and **3**.



Figure 2: Location Map (Source: QuickMap)

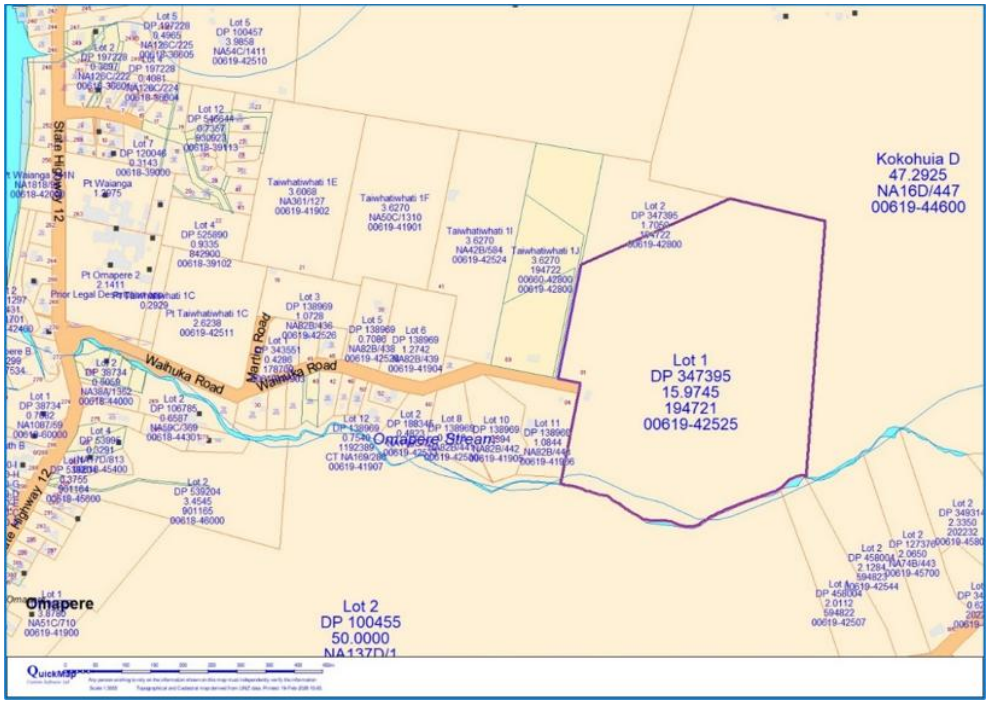


Figure 3: Cadastral Map Highlighting the Application Site (Source: QuickMap).

3.2 Legal details

Legal details of the application site are summarised below and in the Record of Title (**Appendix 5**).

Record of Title Identifier	194721
Legal Description	Lot 1 DP 347395
Area	15.9745 hectares more or less
Registered Owner	Catherine Jane Bew
Interests / Encumbrances	9370025.5 Conservation Covenant Pursuant to Section 77 Reserves Act 1977 (Limited as to Duration). 9370025.6 Statutory Land Charge Pursuant to Section 87 Local Government (Rating) Act 2002 - Relates to rates postponement for conservation covenant.

3.3 Existing land use and development

The proposed dwelling is to be located within Lot 3 of approved subdivision consent RC 2260397-RMASUB, which is in the completion process, but has not yet had Section 223 and 224c certification issued as yet. RC2260397 is attached in **Appendix 6**.

The overall property contains an existing dwelling, located on Lot 1 of the approved subdivision, and is otherwise in grass and regenerating indigenous vegetation.

An existing metalled driveway provides access to a fenced horse corral, small hardstand area and shed, which are located above the proposed building site.

Refer to **Photographs 1** - **4** below.



Photograph 1: Equestrian corral.



Photograph 3: Existing driveway, carport, metalled parking area.



Photograph 2: View west over proposed building site.



Photograph 4: Hardstand area / proposed building site in grass.

3.4 Natural and recorded features

3.4.1 Regional Policy Statement for Northland

The site is within the coastal environment and includes an area of high natural character, as recorded in the Regional Policy Statement for Northland. Refer to Section 6.3 of this Report.

3.4.2 Recorded Ecological Features

Vegetation on the site was described in an ecological report, which was prepared by a contractor engaged by Council as part of the Conservation Covenant process. Refer to **Appendix 7**. The vegetation on the site is within the south-western extent of an ecological unit mapped by the Department of Conservation 'Natural areas of Tutamoe Ecological District Reconnaissance Survey Report for the Protected Natural Areas Programme' as Waiotemarama Gorge Forest.[2]

The site is recorded as being a wider kiwi habitat in the Far North Maps "Species Distribution (DoC)" Map ("kiwi present" zoning).[3]

The maps and reports relating to kiwi distribution and protected natural areas are non-statutory documents.

3.4.3 Geological description

The RS Eng Geotechnical Investigation Report in **Appendix 2** describes the geological setting of the proposed building site as being *'located atop moderate slopes (<18°) falling to the west. The proposed works are located on ground underlain by Otueka Formation; it is expected that this geology extends to significant depths, likely greater than 10m, and most likely has a relatively high rock mass strength, being less susceptible to weathering and slope instability, represented by the typically steeper slopes.'*

3.4.4 Cultural and heritage features

An earlier version of Far North Maps showed the wider environment containing archaeological sites such as O06/462, O06/391 and O06/392 on adjacent properties, and sites of cultural significance in the wider environment, but nothing on the subject site. Refer to **Figure 4**. Current mapping of archaeological sites within the Heritage Layers in Far North Atlas attaches a 100m x 100m square polygon to the southwest corner of the co-ordinate shown in the earlier Far North Maps and ArchSite versions.

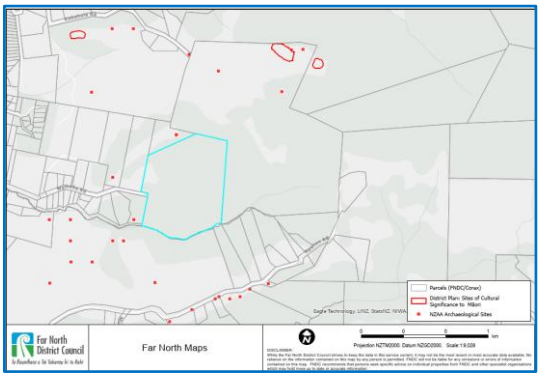


Figure 4: Far North Maps Historic Sites Map.

[2] Miller, N. & Holland, W. (2008): *Natural areas of Tutamoe Ecological District Reconnaissance Survey Report for the Protected Natural Areas Programme.* Department of Conservation, Whangarei New Zealand.
[3] A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): *Call count monitoring of Northland brown kiwi 2019.* Department of Conservation, Whangarei, New Zealand.

4. DISTRICT PLAN ASSESSMENT

4.1 Far North Proposed District Plan – Appeals Version ("PDP-AV")

The application site is zoned Rural Production in the PDP-AV. The building site is located within coastal environment and high natural character overlays. The proposal is assessed against the relevant rules of the PDP-AV as follows.

4.1.1 Area-Specific Matters – Rural Production Zone

Rule	Discussion	Compliance
RPROZ-R1 New buildings or structures …	PER-2 is met as outlined below under S1 – S4.	Complies – permitted activity
RPROZ-R2 Impermeable Surface Coverage	Less than 10% impermeable surface coverage is proposed.	Complies – permitted activity
RPROZ-R3 Residential Activity	The "site" associated with Lot 3 RC 2260397-RMASUB has not yet had s 223 and 224c certification. The underlying site area is 15.9745ha, so a site area per residential unit of 40ha (permitted activity) and 8ha (discretionary activity) is not achieved.	Does not comply – non-complying activity
RPROZ-S1 Maximum Height	The new dwelling does not exceed a height of 12m.	Complies
RPROZ-S2 Height in Relation to Boundary	The dwelling is contained within a building platform defined by the specified recession planes.	Complies
RPROZ-S3 Setback	The dwelling is setback more than 10m from site boundaries.	Complies
RPROZ-S4 Building or structure coverage.	Less than 15% building coverage proposed	Complies

4.1.2 District-Wide Matters – Hazards and Risks – Natural Hazards

Rule	Discussion	Compliance
NH-R5 Wild fire – Buildings used for a vulnerable activity (excluding accessory buildings)	The new dwelling will not be set back at least 20m from the dripline of surrounding contiguous shrubland.	Does not comply – restricted discretionary activity

4.1.3 District-Wide Matters – General District-Wide Matters – Coastal Environment

Rule	Discussion	Compliance
CE-R1 New buildings or structures …	PER-2 is not met, as the building is to be used for a residential activity. The proposed dwelling is not provided for through remaining standards. Activity status where compliance not achieved with CON-1, CON-2, PER-3, PER-4, RDIS-1 or RDIS-2 is specified as discretionary (within a high natural character area)	Does not comply - discretionary activity

CE-R2 Earthworks or indigenous vegetation clearance	Earthworks are not for the listed purposes.	Does not comply - restricted discretionary activity
CE-S3 Earthworks or indigenous vegetation clearance	Earthworks for will not exceed 50m². Foundation earthworks will exceed a cut depth of 1m, other earthworks will not.	Does not comply

4.1.4 District-Wide Matters – General District-Wide Matters – Earthworks

Rule	Discussion	Compliance
EW-R1 Earthworks	Relevant standards are complied with except for EW-S2.	Does not comply – restricted discretionary activity
EW-S1 Maximum earthworks thresholds	Less than 5000m³ / 2,500m² proposed.	Complies
EW-S2 Maximum depth	Foundation depth will exceed 3m.	Does not comply
EW-S3 Accidental Discovery Protocol	Will be complied with.	Complies
EW-S4 Site reinstatement	Will comply.	Complies
EW-S5 Erosion & sediment control	Will comply.	Complies
EW-S6 Setback	Complies	Complies
EW-S7 Land stability	Complies	Complies

4.1.5 Summary of Activity Status under the PDP-AV

The proposal is a non-complying activity overall, requiring consent for infringement of Rules RPROZ-R3, NH-R5, CE-R1, CE-R2 and EW-R1.

4.2 Far North Operative District Plan ("ODP")

The application site is zoned Rural Production. The proposal is assessed against the relevant rules of the Operative District Plan (being any equivalent provisions to appealed provisions of the Proposed District Plan) as follows.

4.2.1 Rural Production Zone

Rule	Discussion	Compliance
PERMITTED ACTIVITIES		
8.6.5.1.1 Residential Intensity	Residential intensity exceeds one dwelling per 12ha of land.	Does not comply
8.6.5.1.2 Sunlight	The proposed building complies.	Complies – permitted activity
8.6.5.1.3 Stormwater Management	Impermeable surface coverage does not exceed 15%.	Complies – permitted activity

8.6.5.1.4 Setback from Boundaries	Proposed building is more than 10m from proposed boundaries.	Complies – permitted activity
8.6.5.1.10 Building Coverage	Building coverage will not exceed 12.5%.	Complies – permitted activity
RESTRICTED DISCRETIONARY ACTIVITIES		
8.6.5.3.6 Residential Intensity	Residential intensity does not exceed one dwelling per 4ha of land.	Complies – restricted discretionary activity

4.2.2 Natural & Physical Resources

Rule	Discussion	Activity Status
12.3.6.1.1 Excavation and/or filling … in the … Rural Production … zones	Earthworks volumes and cut and fill depths comply. The ODP definition of excavation excludes "excavation for building foundations", so the 3.9m deep excavations for pole foundations can be excluded.	Permitted

4.2.3 Summary of Activity Status under the ODP

The proposal is a restricted discretionary activity in terms of the ODP, requiring consent under Rule 8.6.5.3.6.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

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

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

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

5.1 Effects on visual amenity and natural character

The proposed new residential built development is located upon and adjacent to an existing modified area and avoids the need for large-scale disturbance of existing vegetation or earthworks. The building is also located where access is readily available from the existing driveway.

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

The site retains ample undeveloped area, with the shrubland and forest covered hill slopes remaining as the dominant feature of the environment. Minimal earthworks are required to prepare foundations and level entry into the building, within a small part of the overall site.

The proposed built development will be modest in size and will use a recessive colour palette with low reflectivity. The existing surrounding foreground and backdrop vegetation to the east and west, as well as adjacent vegetation to the north and south, assists with visually integrating the proposed built development into the landscape and minimises the potential adverse landscape and visual effects of the proposed activity. It is considered that the built development will not be visually obtrusive, and with the darkened colour palette, cumulative effects are avoided.

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

There are no boundary activities resulting from the proposal (for example, setback and sunlight rule infringements).

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

5.2 Stormwater management effects

Total impermeable surface coverage remains very low, and within the permitted activity standard, and effects related to impermeable surface coverage and stormwater can be disregarded. The impermeable area is located within a small portion of the overall site leaving the majority of the site permeable and able to absorb stormwater. It is noted that new water storage tanks are proposed, which will capture stormwater runoff from roof surfaces and discharge overflow in a controlled manner via a spreader bar or to an attenuation soakage pit.

5.3 Effects of fire risk

The proposed dwelling will be located less than 20m away from the areas of surrounding vegetation. It will be located within an existing cleared area. In addition, a thinned 10m buffer around the perimeter of the built development achieved through removal of selected highly flammable vegetation to reduce the risk of fire spreading is completed.

Omapere Volunteer Fire Brigade is located approximately 2km, or a less than five minute drive to or from the subject site. Fire-fighting water supply will comprise use of the proposed water storage tanks, which are to be located on the existing parking area. Written approval has been obtained from FENZ – refer to **Appendix 4**.

Overall, it is considered that the fire risk generated by the proposal is mitigated to an appropriate level so as to be less than minor.

5.4 Effects of earthworks

The building site uses an existing accessway and parking area, so as to minimise earthworks. A small volume of earthworks is required at the eastern side of the building to facilitate access into the building, comprising cut and fill which are to be retained by a landscaping retaining wall less than 1m high. Otherwise, excavation for the pole foundations is required to achieve stability.

The proposed earthworks affect a small area of the site and avoid adverse effects of the life supporting capacity of soils, which are not highly productive. The earthworks primarily comprise foundation work, so as to avoid potential off-site effects associated with the runoff of sediment laden stormwater.

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

5.5 Landuse compatibility

There are no nearby primary production or other activities that would lead to an adverse effect in terms of land use compatibility or reverse sensitivity as a result of the proposed residential dwelling.

5.6 Natural hazards

Site specific geotechnical investigation has resulted in the proposed foundation design, which requires pile foundations to be installed to account for the highly expansive soils and soil creep.

5.7 Ecological effects

The building site is located on an existing cleared area to avoid disturbance to the advanced shrubland vegetation cover surrounding the site and avoids creating a new “edge effect” that could detract from the ecological values of the site.

The remainder of the vegetated cover over the site will be retained, this occupies the majority of the property and includes a more secondary broadleaf forest on the steeper southern slopes. This is part of a ‘limited as to duration’ conservation covenant, with the covenant area (or alternatively, an area protected via consent notice condition) to be updated as part of the subdivision process which is occurring in parallel with this proposal. The updated covenant area is shown on the Location Plan in **Appendix 1**. The potential adverse ecological effects of the proposed activity are considered to be no more than minor.

6. STATUTORY ASSESSMENT

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

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *Resource Management (National Environmental Standards for Freshwater) Regulations 2020*
- *New Zealand Coastal Policy Statement 2010 with 2025 Amendment*
- *National Policy Statement for Indigenous Biodiversity 2023*
- *National Policy Statement for Natural Hazards 2025*
- *Regional Policy Statement for Northland*
- *Far North Proposed District Plan – Appeals Version*
- *Far North Operative District Plan*
- *Regional Plan for Northland March 2026*

6.1 National Environmental Standards

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

The subject site is not recorded on Northland Regional Council's Selected Landuse Register. The land is not known to be currently, or historically, used for any activity or industry on the Hazardous Activities and Industries List, and the activity is not subject to the above regulations.

6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

The proposed activity does not involve work in or in close proximity to any freshwater features, including any earthworks or vegetation disturbance within 10m of a wetland, or earthworks and diversion of stormwater within a 100m setback from a natural inland wetland. Therefore, consent is not considered necessary pursuant to these regulations.

6.2 National Policy Statements

6.2.1 New Zealand Coastal Policy Statement 2010 with 2025 Amendment

Relevant policies of the NZCPS are commented on below.

In relation to Policy 6.1, the proposal is not urban in nature and avoids sprawling or sporadic patterns of development in the coastal environment. The scale of the activity is no greater than the density of development of surrounding land, and exterior colours have been selected to avoid the development being a prominent or obtrusive feature of the environment.

In terms of Policy 13, the subject site does not have outstanding natural character, and significant adverse effects on the remaining area of high natural character can be avoided through minimising the need for clearance of indigenous vegetation (this being the characteristic that contributes to the high natural character unit), use of recessive and low reflectivity exterior colours and using existing vegetation to provide integration of the new building.

6.2.2 National Policy Statement for Indigenous Biodiversity 2023

The objective of the above policy statement is set out in 2.1, as copied below:

(1) The objective of this National Policy Statement is:

(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and

(b) to achieve this:

(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and

(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and

(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and

(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.

There are seventeen listed policies to achieve this objective. At this time, there are no SNAs mapped in the Operative or Proposed District Plan. Therefore, Policies 8, 13 and 15 are most relevant.

Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.
Policy 13: Restoration of indigenous biodiversity is promoted and provided for.

Policy 15: Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved

Part 3 guides the implementation of the NPS-IB. Of relevance is the following approach to implementing the NPS-IB.

3.16 Indigenous biodiversity outside SNAs
(1) If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.
(2) All other adverse effects of any activities that may adversely affect indigenous biodiversity that is outside an SNA (other than indigenous biodiversity on specified Māori land (see clause 3.18)), must be managed to give effect to the objective and policies of this National Policy Statement.

Effects Management Hierarchy is defined as follows:
effects management hierarchy means an approach to managing the adverse effects of an activity on indigenous biodiversity that requires that:
(a) adverse effects are avoided where practicable; then
(b) where adverse effects cannot be avoided, they are minimised where practicable; then
(c) where adverse effects cannot be minimised, they are remedied where practicable; then
(d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible; then
(e) where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then
(f) if biodiversity compensation is not appropriate, the activity itself is avoided.

The proposed activity generally avoids adverse effects by locating the new dwelling on an existing cleared area, where vehicle access provisions are already established.

Potential effects arising from the proposed building and residential development can be avoided and mitigated through continued observation of the existing conservation covenant, either in its current form or as consent notice conditions if the covenant is concluded – this will be formalised through the subdivision conditions of RC 2260397-RMASUB. This includes provisions for the protection of a large area of existing indigenous vegetation, exclusion of grazing stock from the areas of indigenous vegetation and limitations on the keeping of pets. As such, the proposal achieves (a) and (b) of the above hierarchy.

There are no adverse effects which are more than minor or require remediation or biodiversity offsetting. It is therefore considered that the proposal is consistent with the above National Policy Statement.

Referring back to the objective and relevant policies of the NPS-IB; the effects of the proposal are such that indigenous biodiversity can be maintained, while providing for the social wellbeing of the property owners. The habitats of specified highly mobile fauna within the site can be maintained. It is therefore considered that the proposal is consistent with the NPS-IB.

6.2.3 National Policy Statement for Natural Hazards 2025

Risk Matrix

When undertaking an assessment of natural hazard risk, the following risk matrix and associated tables must be applied to enable assessment of the consequence level and likelihood level and to determine the level of natural hazard risk applicable.

There are no recorded natural hazards that affect the building site as shown on the NRC Natural Hazard mapping; and liquefaction vulnerability assessment shows either undetermined or unlikely liquefaction vulnerability in the Far North Atlas Hazards Map.

The RS Eng Geotechnical Investigation Report concludes a low level of instability risk provided that the recommendations of the report are adhered to. Therefore, the likelihood level (using Table 1) has been classified as 'Unlikely', the consequence level (Table 2) can be described as minor, and the level of natural hazard risk is considered to be low.

Part 2: Objective and policies

2.1 Objective

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

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

2.2 Policies

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

Comment: A low level of natural hazard risk has been assessed. Refer to the RS Eng Geotechnical Investigation Report, which states that:

- *Provided the recommendations in this report are complied with, RS Eng considers the proposed building works to be at low risk of slope instability*.
- *The proposal is positioned on land underlain by the Otueka Formation, consisting of soils that are cohesive in nature and therefore unlikely to liquefy when subjected to seismic shaking. RS Eng considers the risk of liquefaction to be low*.
- *The clayey soils encountered on-site are likely to be subject to volumetric change with seasonal changes in moisture content (wet winters / dry summers); this is known as expansive or reactive soils…. Based on a visual tactile assessment made during the subsoil investigation, and laboratory test results in this geology within similar terrain, RS Eng considers the soils as being Class H1 (Highly Expansive) as per AS 2870.*
- *Shallow soil creep was evident on the moderate slopes near the building area. Foundations shall be specifically designed by a Chartered Professional Engineer to account for at least 2.0m of soil creep below ground level.* Detailed foundation recommendations are made in the Geotechnical Investigation Report.

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

Comment: Refer to the RS Eng Geotechnical Investigation Report.

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

Not applicable.

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

Not applicable.

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

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

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

Not applicable.

6.3 Regional Policy Statement for Northland ("RPS")

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region.

The site is predominantly within the coastal environment, and is part of an area of high natural character – 'ID 66/09 Catchment of lower Hokianga'. The proposed building site is located within the coastal environment and high natural character overlays. Refer to **Figure 5**.

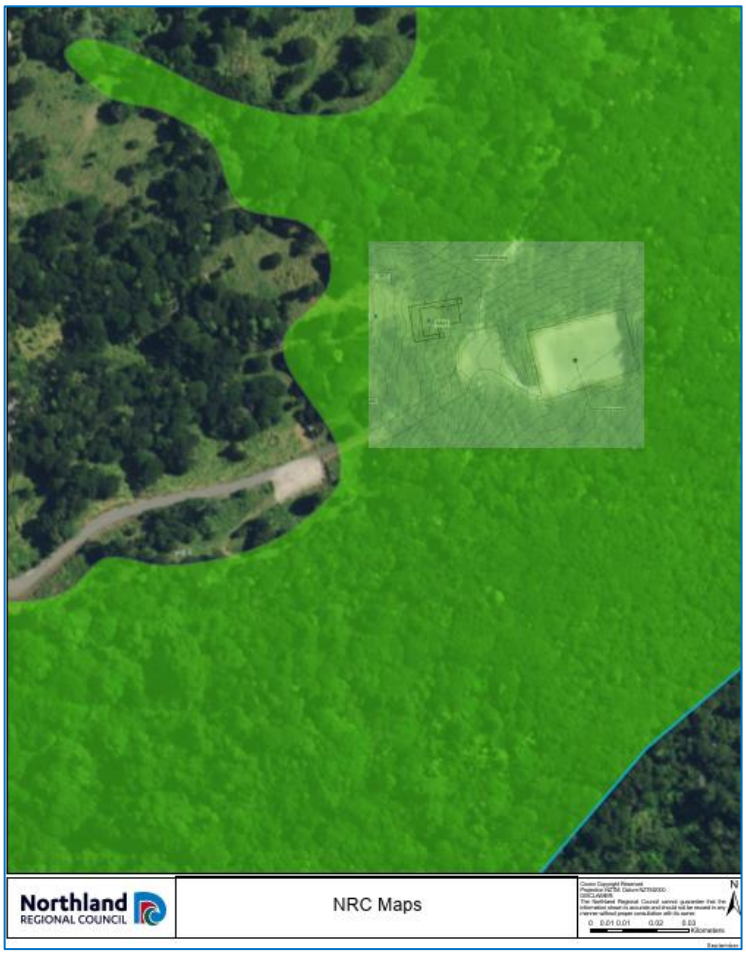


Figure 5: NRC Regional Policy Statement Map showing building location in relation to high natural character area.

The natural character unit is described as "*Hill slopes with mature mixed broadleaved forest on upper slopes; kahikatea/mixed broadleaved forest on valley floors and lowest slopes; kanuka-manuka dominant shrubland & forest; introduced grasses. Patches of introduced grasses have been excluded as much as possible. There is some tracking and several houses.".* Contributing values are identified as "*Largely indigenous vegetation with some introduced grasses. Includes mature indigenous forest over about half the unit. Minimal human-mediated hydrological or landform change. Few obvious human structures.".*

Relevant policies from the Regional Policy Statement are addressed beneath the applicable heading below.

Policy 4.4.1 – Maintaining and protecting significant ecological areas and habitats

This policy specifies that, in the coastal environment, subdivision, use and development activities should avoid adverse effects so that they are no more than minor on threatened or at-risk indigenous taxa and significant indigenous vegetation and habitats. Significant adverse effects must be avoided, and other adverse effects avoided, remedied and mitigated, on areas of predominantly indigenous vegetation, important habitats of indigenous species, and vulnerable indigenous ecosystems and habitats. The proposed development avoids adverse effects on ecological values to the extent practicable, by locating the proposed building within the existing cleared area and minimising the extent of vegetation clearance required. Overall, adverse effects are not considered to be more than minor.

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

As the building site is within the coastal environment and area of high natural character, but not within an area of outstanding natural character, outstanding natural features and outstanding natural landscapes, clause (1)(b) applies. This requires significant adverse effects to be avoided, and other adverse effects to be remedied or mitigated, on natural character, natural features and natural landscapes.

The location of the proposed building is such that it is located on a hill slope and will not protrude above the ridgeline. It is located in an existing grassed area, to minimise the need for vegetation clearance. The foundation type avoids the need for large volumes of excavation and filling; however, this results in the building being higher where longer pole foundations are used. This is offset by the retention of foreground and backdrop vegetation, which will provide a vegetated setting for the new building, as well as the proposed recessive and low reflectivity exterior colour scheme.

4.6.2 Policy – Maintaining the integrity of heritage resources

An Advice Note setting out the Accidental Discovery Protocol can be added to the consent to ensure that the correct procedures are followed in the event that any unrecorded archaeological evidence is uncovered.

5.1.1 Policy – Planned and coordinated development

The new residential building will not be in close proximity to any existing incompatible activities and is not anticipated to generate any incompatible land uses in close proximity or encourage reverse sensitivity effects commensurate with policy 5.1.1(e).

Policy 5.1.1(g) requires subdivision, use or development to "*maintain or enhance the sense of place and character of the surrounding environment except where changes are anticipated by approved council growth strategies and/or plan provision*". The character of the environment can be maintained through the overall retention of the bush cover, a low level of residential intensity, and use of recessive and low reflectivity colours.

Policy 5.1.1(h) requires subdivision, use and development to be, or be able to be, serviced by necessary infrastructure. In terms of this policy, appropriate servicing with onsite water, wastewater and stormwater disposal is feasible.

5.1.2 Policy – Development in the coastal environment

The application site is partly within the coastal environment but is set back more than 800m from the coastal marine area of Hokianga Harbour. The proposed building will not impact on the natural functioning of coastal processes and ecosystems. The development is not urban in nature and is neither sprawling nor sporadic. The proposed building has no implications in terms of public access to the steep vegetated margins of Omapere Stream, which is to be provided for by way of the subdivision consent.

6.4 District Plan Objectives and policies

6.4.1 Far North Proposed District Plan – Appeals Version

Relevant objectives and policies are assessed below. It is concluded that the proposal will be consistent with the relevant strategies.

Rural Production Zone

Objectives

RPROZ-O1 The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-O2 The Rural Production zone is used for primary production activities, ancillary activities that support primary production, lawfully established existing activities and other compatible activities that have a functional need to be in a rural environment.

RPROZ-O3 Land use and subdivision in the Rural Production zone:

a. *protects highly productive land from sterilisation and enables and prioritises it to be used for farming and forestry activities;*
b. *protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
c. *does not compromise the use of land for primary production activities, particularly farming and forestry activities on highly productive land;*
d. *does not exacerbate any natural hazards; and*
e. *is able to be serviced by on-site infrastructure.*

RPROZ-O4 The rural character and amenity values associated with a rural working environment are maintained.

Policies

RPROZ-P3 Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities, particularly the reverse sensitivity effects of rural lifestyle development on highly productive land.

RPROZ-P4 Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity values of the Rural Production zone, which includes:

a. *a predominance of primary production activities;*
b. *low density development with generally low site coverage of buildings or structures;*
c. *typical adverse effects such as odour, noise and dust associated with a rural working environment; and*
d. *a diverse range of rural environments, rural character and amenity values throughout the district.*

RPROZ-P5 Avoid land use that:

a. *is incompatible with the purpose, character and amenity values of the Rural Production zone;*
b. *does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*
c. *would result in the loss of availability and productive capacity of highly productive land, including consideration of the cumulative effects of such losses;*
d. *would exacerbate natural hazards; and*
e. *cannot provide appropriate on-site infrastructure.*

RPROZ-P7 Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Production Zone:

a. *whether the proposal will increase production potential in the zone;*

b. *whether the activity relies on the productive nature of the soil;*
c. *consistency with the scale and character of the rural environment;*
d. *location, scale and design of buildings or structures;*
e. *for subdivision or non-primary production activities:*
i. *scale and compatibility with rural activities;*
ii. *potential reverse sensitivity effects on primary production activities and existing infrastructure;*
iii. *the potential for loss of highly productive land, land sterilisation or fragmentation*
f. *at zone interfaces and the rail designation boundary:*
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;*
g. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*
h. *the adequacy of roading infrastructure to service the proposed activity;*
i. *Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
j. *Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The proposed building site is located in a vacant lot of an approved subdivision consent, which is currently being completed. The land is not highly productive, is not currently used for a primary production purpose, and is not located near any primary production activity insofar as it would result in any reverse sensitivity or land use incompatibility effect arising.

Natural hazards are avoided through site specific foundation design to achieve a low level of risk. Water, wastewater and stormwater can be managed on site.

Rural character and amenity values can be retained, although the existing character is not a rural working environment, but rather is related to the bush setting and overall low density of buildings and structures.

Relevant adverse effects of the proposed activity will be avoided and mitigated, as described previously.

Earthworks

OBJECTIVES

EW-O1 Earthworks are enabled where they are required to facilitate the efficient subdivision and development of land, while managing adverse effects on waterbodies, the coastal marine area, public safety, surrounding land and infrastructure.

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-O3 Earthworks are undertaken in a manner which does not compromise the stability of land, infrastructure and public safety.

POLICIES

EW-P4 Require earthworks to be of a type, scale and form that is appropriate for the location having regards to the effects of the activity, and:
a. *existing site constraints, opportunities and specific engineering requirements;*
b. *the impact on existing natural landforms, features, historic heritage and indigenous biodiversity;*
c. *compatibility with the visual amenity and character values of the area;*
d. *changes in the natural landform that will lead to instability, erosion and scarring;*
e. *impacts on natural drainage patterns and overland flow paths;*
f. *using materials for retaining structures that are compatible with the visual amenity and the characteristics and qualities of the surrounding area;*
g. *minimising adverse visual effects associated with any exposed cut faces or retaining structures, including with the use of screening, landscaping and/or planting; and*
h. *loss of flood storage within flood hazard areas.*

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. *the stability of land, buildings and infrastructure;*
j. *visual amenity, natural character, natural features and landscape values,*
k. *historic heritage values, and whether any assessment or advice from a suitably qualified and experienced heritage expert is required;*
l. *any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;*
m. *the life-supporting capacity of soils;*
n. *the extent of indigenous biodiversity clearance and its effect on biodiversity values;*
o. *the location, operational and functional needs and use of infrastructure;*
p. *temporary or permanent nature of any adverse effect; and*
q. *traffic and noise effects.*

The piled foundation design avoids the need for large quantities of earthworks, however, involves a deep foundation to ensure that stability is maintained. The proposed design enables efficient development of the building site, in a manner that is consistent with the relevant objectives and policies which require avoidance of adverse effects on natural and physical resources, as well as the maintenance of site stability.

Natural Hazards

Objectives

NH-O1 The risks from natural hazards to people, infrastructure and property are managed, including taking into account the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.

NH-O2 Land use and subdivision does not increase the risk from natural hazards or risks are mitigated …

Policies

NH-P9 Manage land use and subdivision that may be susceptible to wildfire risk by requiring:

(a) Setbacks from any contiguous scrub or shrubland, woodlot or forestry;'
(b) Access for emergency vehicles; and
(c) Sufficient accessible water supply for fire-fighting purposes.

The proposal includes measures to reduce the risk of fire, having adequate water supply to minimise the spread of fire. Other steps to minimise fire risk include using a thinned buffer area where highly flammable tree and plant species have been removed immediately between the residential dwelling and the surrounding areas of continuous native vegetation. Access to the fire-fighting water connection point will be provided via the existing upgraded driveway and hardstand area.

The proposal is considered to be consistent with the above objectives and policies, as it avoids and mitigates wildfire risk to the extent practicable.

6.4.2 Far North Operative District Plan ("ODP")

The proposal achieves a restricted discretionary activity status in the ODP, with the relevant matters having been addressed in Section 5 of this Report. No further consideration of the objectives and policies of the ODP is required.

6.5 Regional Plan for Northland (March 2026)

The discharge of sewage effluent onto land is controlled by the permitted activity rules C.6.1.3 of the Regional Plan for Northland. A feasible design that complies with that standard has been devised.

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

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

6.6 Part 2 of the Resource Management Act 1991

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

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-

(a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

6 Matters of national importance

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

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

(h) the management of significant risks from natural hazards.

7 Other matters

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

(b) The efficient use and development of natural and physical resources;

(c) The maintenance and enhancement of amenity values;

(f) Maintenance and enhancement of the quality of the environment;

8 Treaty of Waitangi

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

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by enabling the construction of a new residential dwelling, on a site that has been approved by way of subdivision consent.

The new dwelling can be adequately serviced in terms of the disposal of wastewater and stormwater, and the collection and supply of water. The scale of the proposed dwelling, together with the retention of surrounding vegetation to the extent possible (while taking into account the need to mitigate fire hazard risk) will ensure that adverse visual amenity effects are appropriately avoided and mitigated, to retain the existing character of the site and its surroundings. The proposal provides for the economic and social well-being of the owners of the property by allowing them to construct

a new dwelling which will soon have a separate title, resulting in physical changes to the site that are consistent with the nature and scale of development anticipated in the surrounding area. The proposed development can be completed in such a way that avoids, remedies and mitigates actual and potential adverse effects arising from earthworks, new built development and impermeable areas.

In terms of Section 6 matters, the property is within the coastal environment - accordingly, recessive coloured exterior building materials are proposed, and the building is located on an existing cleared area, to retain the current level of natural character. A low risk of slippage is assessed provided that the recommendations of the geotechnical report are adhered to. Fire risk is mitigated to an appropriate extent.

The proposal has regard to Section 7 Matters and represents an efficient and anticipated use of the land, which will retain existing amenity values and maintain the quality of the environment.

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

7. OTHER MATTERS

Section 104(1)(c) requires the consent authority, subject to Part 2 of the Act, to have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application.

7.1 Precedent effect

The precedent resulting from granting a resource consent is an 'other matter' that Council can have regard to in considering an application for consent for a non-complying activity. The non-complying activity status does not of itself create a precedent effect; however, a relevant consideration is whether granting this consent, and the anticipation that like cases will be treated alike, will contribute to an adverse cumulative effect that follows from this activity.

Case law has indicated that although precedent effects are relevant, they should not be attributed too much weight, as every application must be considered on its own merits and against the relevant provisions of the District Plan (Berry v Gisborne District Council [2010] NZEnvC 71).

Considering the circumstances of this application, where the non-complying activity status arises from the intensity of residential dwellings only due to the fact that approved subdivision RC 2260397-RMASUB has not been certified pursuant to Sections 223 and 224c of the Resource Management Act 1991, it is considered that the proposed development will not set a precedent.

8. CONSULTATION & NOTIFICATION ASSESSMENT

8.1 Summary of consultation

Fire & Emergency New Zealand
Fire & Emergency New Zealand have provided written approval to the submitted 'Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application' for the proposed development. Refer to **Appendix 4**.

8.2 Public notification

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

Step 2: Public notification is not precluded.

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

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

8.3 Limited notification

Step 1: The site is not in the marine and coastal area or common marine and coastal area. There are no affected protected customary rights groups or affected customary marine title groups. The land is not subject to a statutory acknowledgement.

Step 2: Limited notification is not precluded.

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

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

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

We are therefore of the opinion that there are no persons who will be adversely affected by the proposal for the following reasons:

- The proposal is for a new dwelling, which is to be located centrally on a site approved via subdivision consent.
- There are no rule infringements that will affect any of the property boundaries.
- Stormwater and wastewater will be managed on site, without generating any off site effects that would affect any other property owner.
- Earthworks are very limited in their extent, and will not generate any offsite effects during construction or in the long term that would affect any person.
- Additional traffic will use the existing driveway, which is not located near any property boundary.

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

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

8.4 Summary of Notification Assessment

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

9. CONCLUSION

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

- the proposed activity achieves both limbs of the gateway test set out in Section 104D(1) as:
    - the adverse effects of the activity on the environment resulting from the proposed activity are not more than minor and
    - the proposal is not contrary to the objectives and policies of the ODP or the PDP, particularly as the proposal will not generate an incompatible non-productive land use and is not located on highly productive land.
- The proposal is considered to be consistent with the objectives and policies of the National Policy Statement for Indigenous Biodiversity, the New Zealand Coastal Policy Statement, the National Policy Statement for Natural Hazards and the Regional Policy Statement.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

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

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed
Natalie Watson,
Resource Planner

Date: 15 October 2026
WILLIAMS & KING
Kerikeri

10. APPENDICES

Appendix 1	Coast to Coast Homes Architectural Plans
Appendix 2	RS Eng Geotechnical Investigation Report
Appendix 3	Effluential DrainLayers Limited On-site Wastewater Design Report
Appendix 4	Fire & Emergency NZ FFWS Written Approval
Appendix 5	Record of Title
Appendix 6	RC2260397
Appendix 7	Conservation Covenant Ecological Report
Appendix 8	Confirmation of Light Reflectance Value of Cladding

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Dripper Lines
6/35.5m long
500mm apart
with 100%
reserve field
106.5m²

Attenuation Pit
2m x 1m x 1m
deep
Design as per
Attenuation
Assessment
prepared by
Effluential
Drainlayers Ltd

B

Wastewater system Biorock or similar AWTS & Stormwater Design as per On-Site Waste Water Evaluation Design & Attenuation Assessment prepared by Effluential Drainlayers Ltd Please also see Plumbing & Drainage Plan

Dripper lines to be fed via a maniflod
Lines to be fitted with flushing valves
Flout dosing siphon line to manifold to be fitted with non-return and gate valve

B

25000 ltr water tank
Allow to install UV Disinfection system

New Timber Landscaping
Retaining wall 1m high
maximum

B

Site Datum & house location to be established at time of construction by Williams & King Surveyor's with a Surveyor's Certificate to be supplied

N

Proposed Covenant

Proposed New Dwelling

FFL 107.02

FFL 107.5

107.30

107.30

107.85

Excavate ground
to GL106.9

SITE DATUMN
Nail in Existing Retaining Wall
RL 108.68

B

Hardstand requirement for Fire Appliances
4.5m wide x 11m long minimum

Horse Corral

LOT 1
DP 347395
15.9745 ha

Bush Edge

existing
metalled
parking
area

existing
carport

metalled drive

vehicle access to
Waihuka Road

102 103 104 105 106 107 108 109 110 111 112 113 114

1 Location Plan
1 : 200

1/30000 ltr & 1/15000 ltr Water Tanks for Firefighting with approval given for water to be obtained from top of tank with platform at base of tanks for easy access

1.2m wide track well maintained with sign at start to show location - less than 90m from dwelling

B

COAST TO COAST HOMES

Project: New Residence Address: 81 Waihuka Rd Omapere Client: C. Bew	Drawing Title: Location Plan Job Number: 10124	Scale: As indicated Date: 30-09-26 Status: BUILDING CONSENT Drawn: LF	Drawing No: CC. 0.02a Revision: B Sheet: 3 of 27

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DURABILITY NOTES :

Site is in Durability Exposure Zone D
All structural fixings and fastenings
SHELTERED - Type 304 stainless steel
EXPOSED - Type 304 stainless steel

CLADDING & ROOFING COLOURS
Mitten Vinyl Cladding - Stratus LVR 30%
Roofing - Colorsteel Windsor Grey LVR 7%

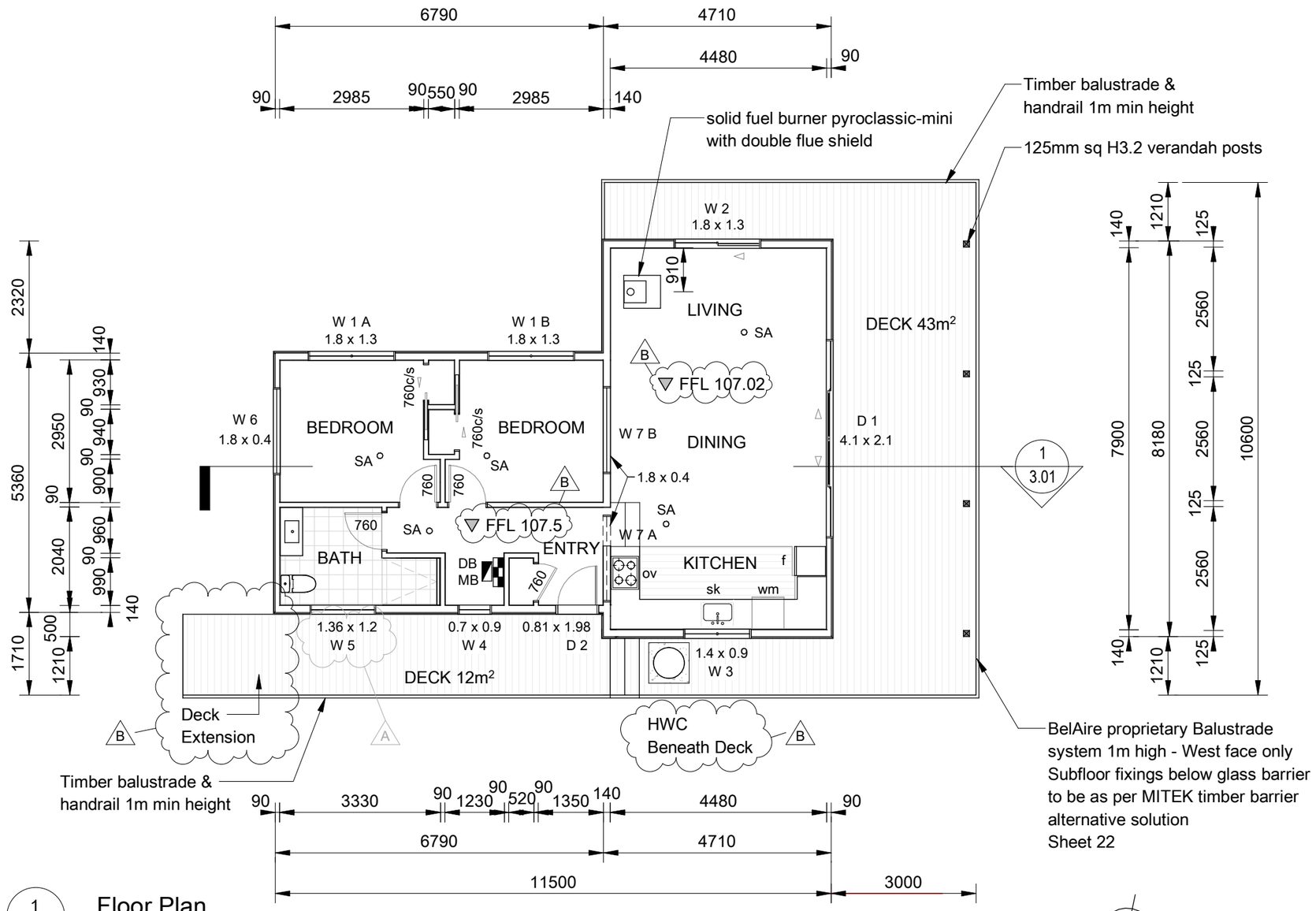
DECKING
BiForm Solid Composite Decking 130x19mm slip resistance classification of R11 equivalent of the rating specified in D1/AS1 Paragraph 2.1.2(a), i.e. an SRV classification of not less than 39.

10mm thick Bamboo flooring over 3mm EVA underlay to have 2 coats Sika Plus to water slash areas

Tile floor covering as selected by client

SA Smoke Alarm

Formica benchtops with melamine lined 18mm MDF carcass



1 Floor Plan
1 : 100

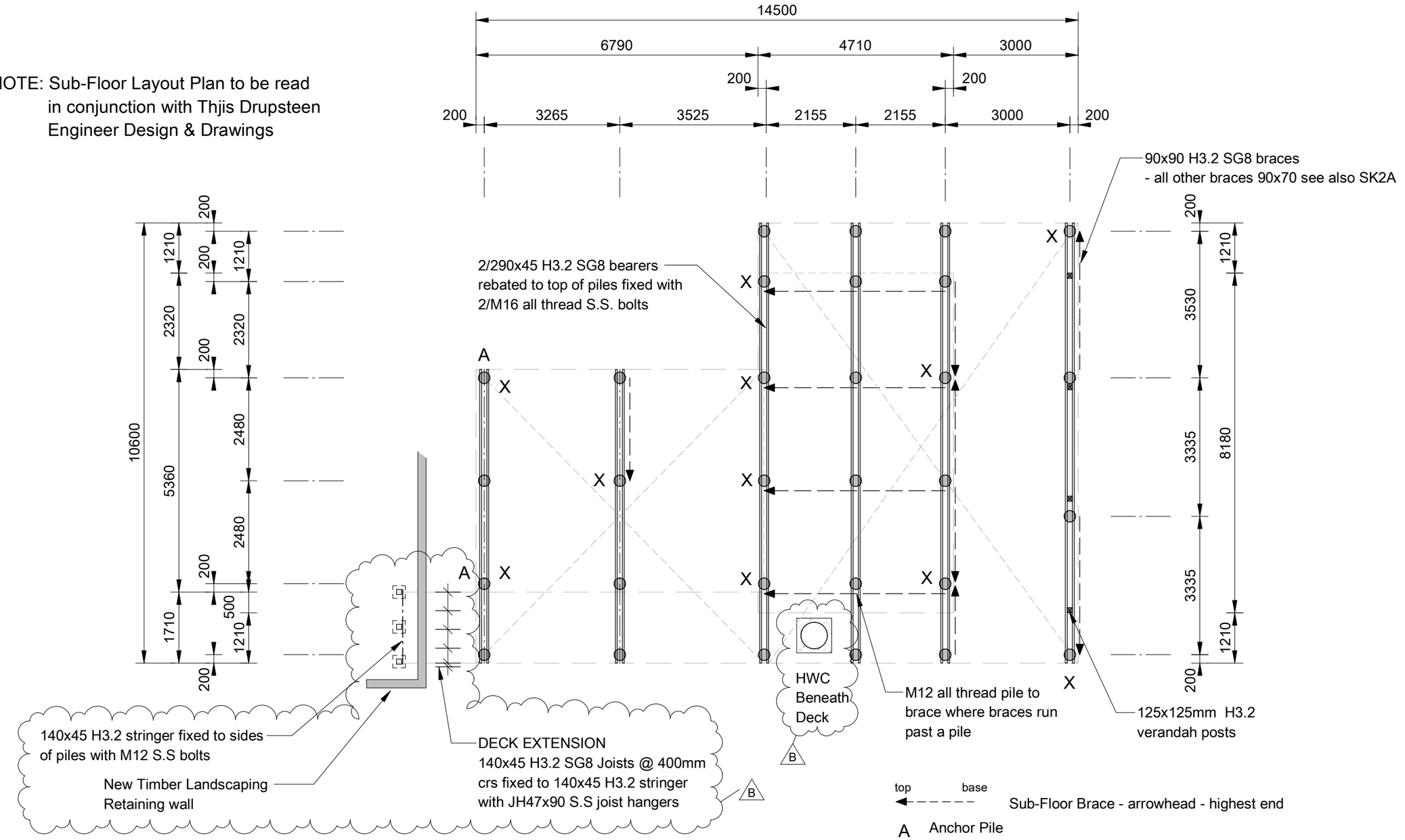
Floor Area 75 m²

N

COAST TO COAST HOMES	Project: New Residence Address: 81 Waihuka Rd Omapere Client: C. Bew	Drawing Title: Floor Plan Job Number: 10124	Scale: As indicated Date: 30-09-26 Status: BUILDING CONSENT Drawn: LF	Drawing No: CC. 0.03 Revision: B Sheet: 4 of 27

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NOTE: Sub-Floor Layout Plan to be read in conjunction with Thjis Drupsteen Engineer Design & Drawings



1 Sub-Floor Framing Plan
1 : 100

NOTE :
Stainless Steel fixings to be used within 600mm of ground
Piles to be 300mm min high from FGL or 150mm min high when DPC with 6mm min overhang placed between pile & framing timber

top base — Sub-Floor Brace - arrowhead - highest end

A Anchor Pile

275mm Ø SED High-density H5 NZS:3605 piles in 600mm Ø 17.5 MPa concrete surround (small end uppermost) 3.9m below ground

125mm sq H3.2 SG8 verandah posts slotted thru bearers with 2/M16 bolts

X 12 kN floor joist connector set as per SK3

125mm sq H5 SG8 timber piles to Deck Extension
300mm sq x 200mm deep 25 MPa concrete footing

COAST TO COAST HOMES

Project:	New Residence
Address:	81 Waihuka Rd Omapere
Client:	C. Bew

Drawing Title: Sub-Floor Layout Plan

Job Number: 10124

Scale: 1 : 100
Date: 30-09-26
Status: BUILDING CONSENT
Drawn: LF

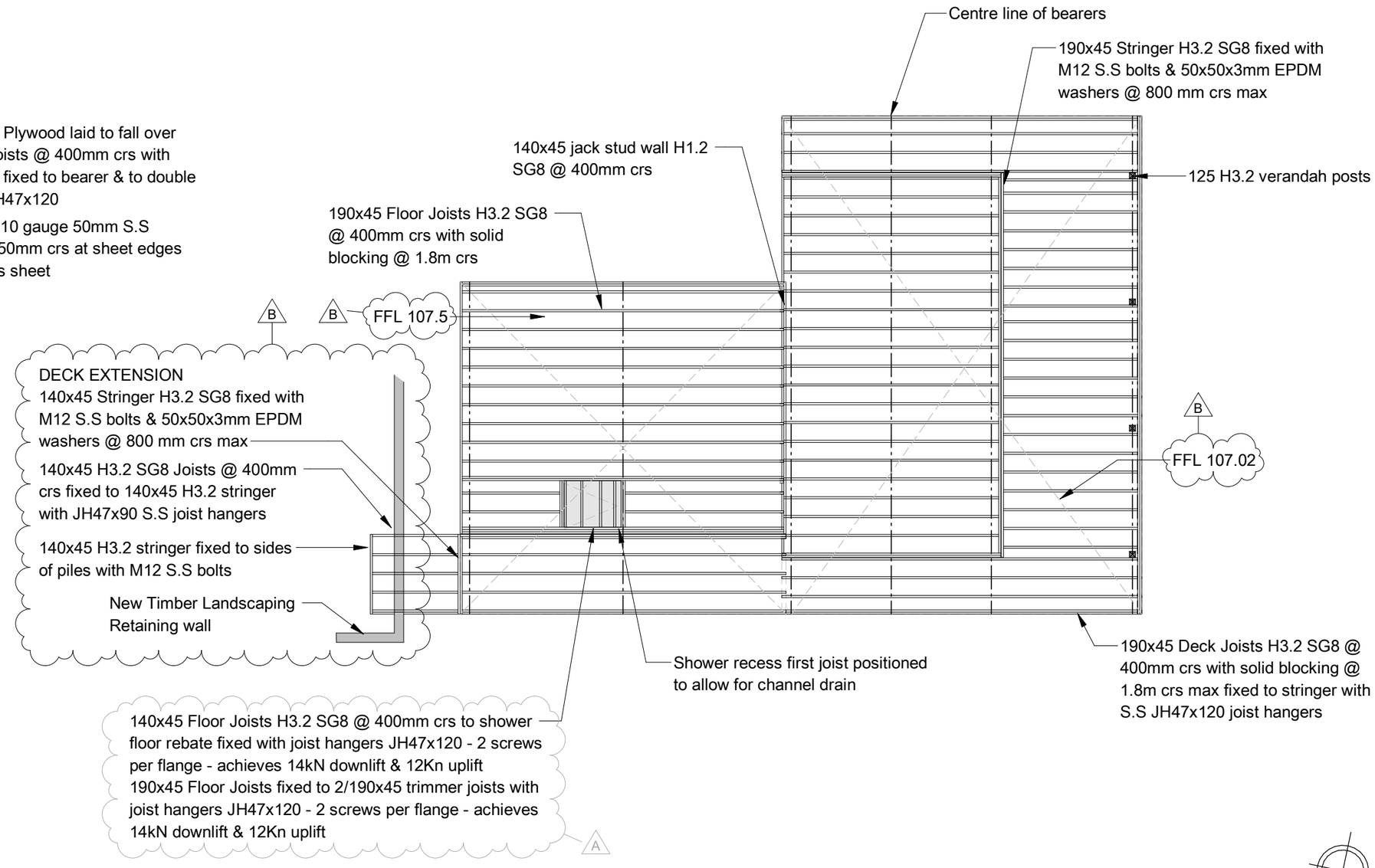
Drawing No: CC. 0.04
Revision: B
Sheet: 5 of 27

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Shower Floor

19mm H3.2 CCA treated Plywood laid to fall over 140x45 H3.2 SG8 floor joists @ 400mm crs with solid blocking @ 400mm fixed to bearer & to double 190x45 joists with S.S JH47x120

Plywood to be fixed with 10 gauge 50mm S.S countersunk screws at 150mm crs at sheet edges & 200mm crs max across sheet



1 Floor Joist Layout Plan

1 : 100

N

COAST TO COAST HOMES	Project: New Residence Address: 81 Waihuka Rd Omapere Client: C. Bew	Drawing Title: Floor Joist Layout Plan Job Number: 10124	Scale: As indicated Date: 30-09-26 Status: BUILDING CONSENT Drawn: LF	Drawing No: CC. 0.04a Revision: B Sheet: 6 of 27

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25mm HDPE pipe from water connection on site to accessible isolation valve at dwelling

All Hot water pipes to be insulated as per H1/AS1 & NZS 4305

All Plumbing & Drainage to be installed & tested by a registered tradesperson in accordance with G13/AS1 & Local Authority Guidelines

Allow for 2 water taps installed to exterior locations to be confirmed with client

Hot water supply to plumbing fittings to be restricted to 50°C Maximum with a tempering valve complying with NZS:4617

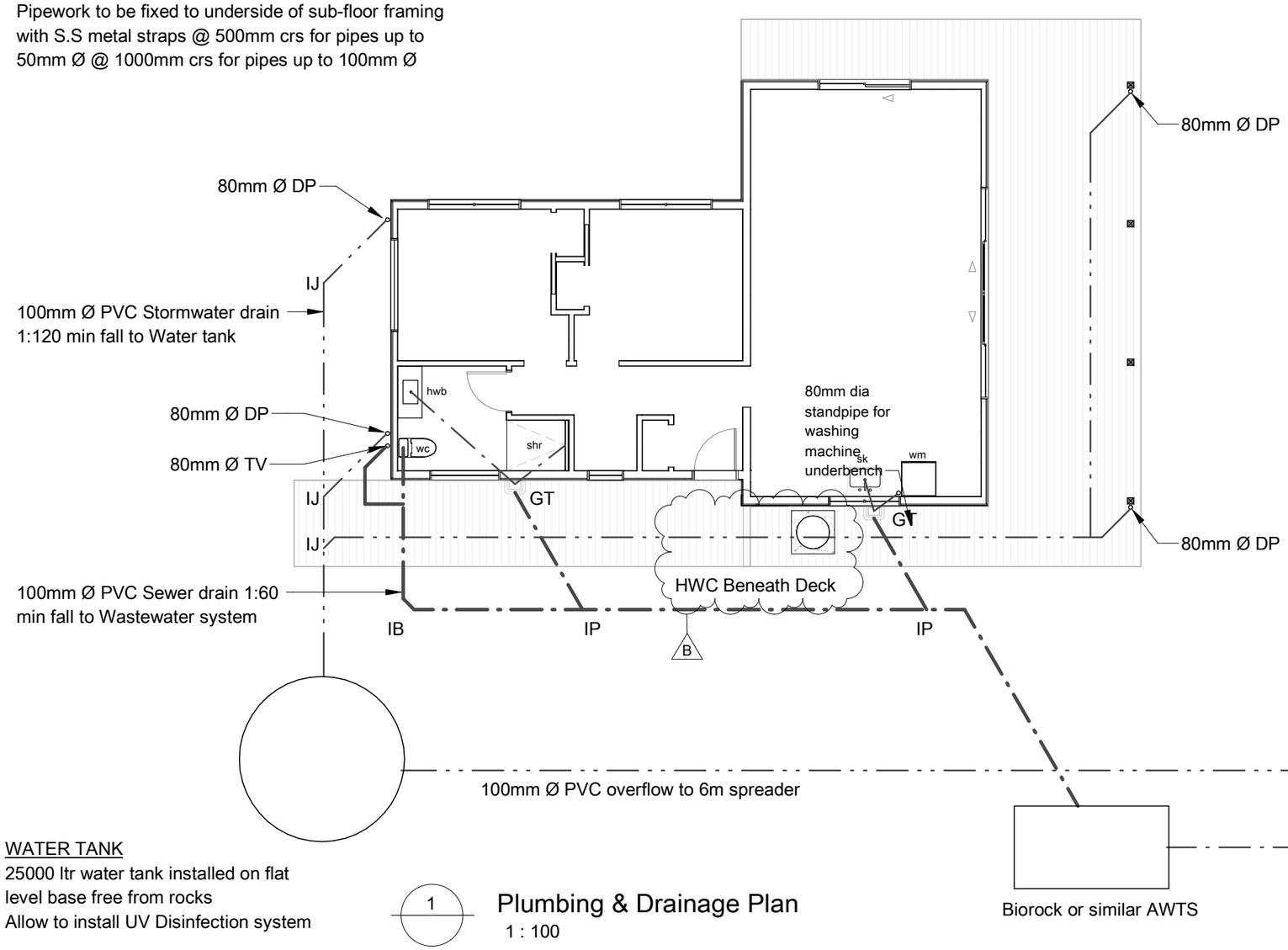
Storage Water Heater control thermostat shall be set at a temperature of not less than 60°C to prevent the growth of Legionella Bacteria

Hot Water Cylinder
Daikin Co_2 250l Hot Water Heat Pump — B

valve drain to discharge through 20mm Ø copper pipe to safe location
Install on 200mm thick 840mm sq 25MPa concrete pad reinforced with SE62 mesh on 100mm min compacted hardfill

Water supply system pressure tested to 1500 kPa for a period of not less than 15 minutes, inspect to ensure there are no leaks prior to concealing pipework

NOTE
Pipework to be fixed to underside of sub-floor framing with S.S metal straps @ 500mm crs for pipes up to 50mm Ø @ 1000mm crs for pipes up to 100mm Ø



WATER TANK
25000 ltr water tank installed on flat level base free from rocks
Allow to install UV Disinfection system

1 Plumbing & Drainage Plan
1 : 100

Wastewater & Stormwater Design as per On-Site Waste Water Evaluation Design & Attenuation Assessment prepared by Effluential Drainlayers Ltd

DRAINAGE SCHEDULE G13/AS1
Waste Pipe Sizes, Falls & Unvented Length

Fixture	Min Ø	Min Fall	Max unvented
Basin	40mmØ	1:40	3.5m
Dishwasher	40mmØ	1:40	3.5m
Washing Machine	50mmØ	1:40	3.5m
Shower	65mmØ	1:40	3.5m
Sink	65mmØ	1:40	3.5m
WC	100mmØ	1:60	6.0m

COAST TO COAST HOMES

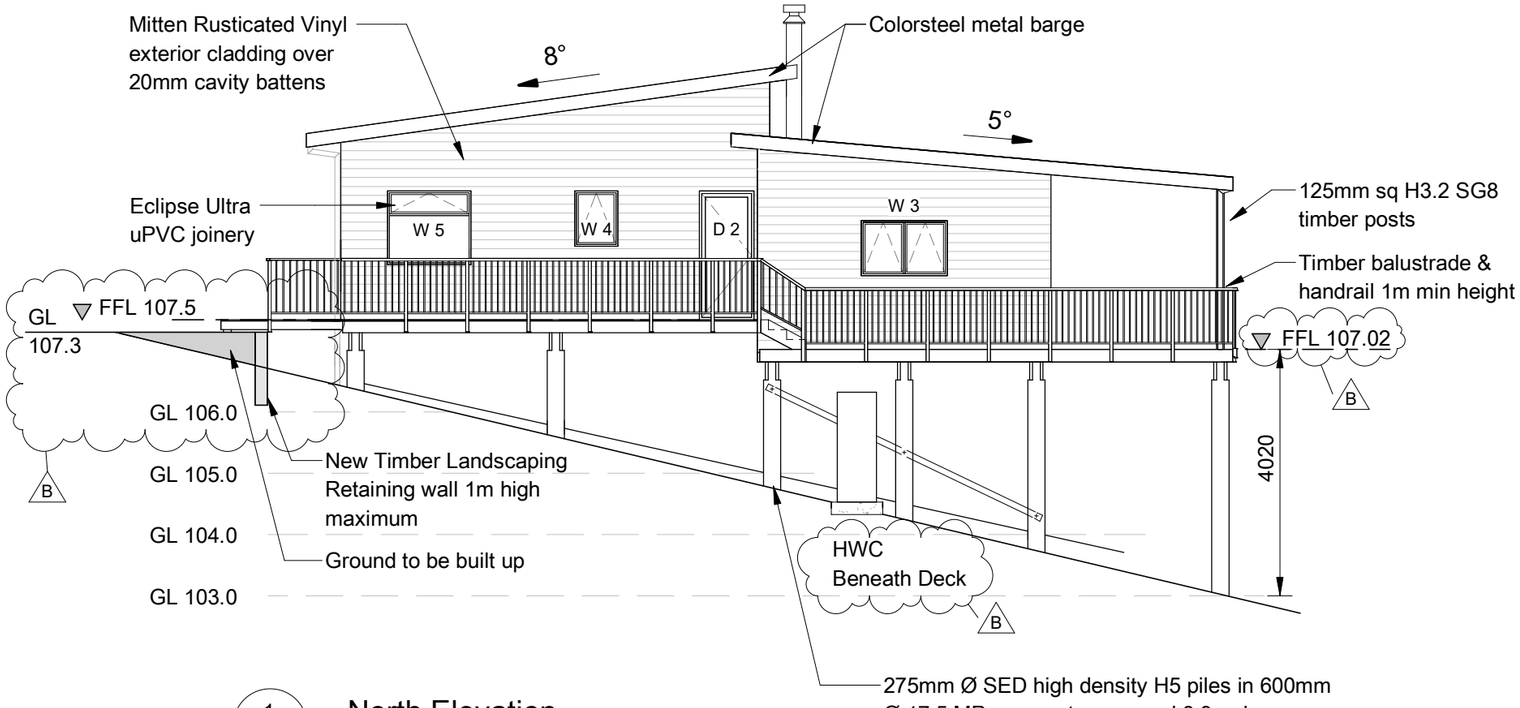
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Address: 81 Waihuka Rd Omapere
Client: C. Bew

Drawing Title: Plumbing & Drainage Plan
Job Number: 10124

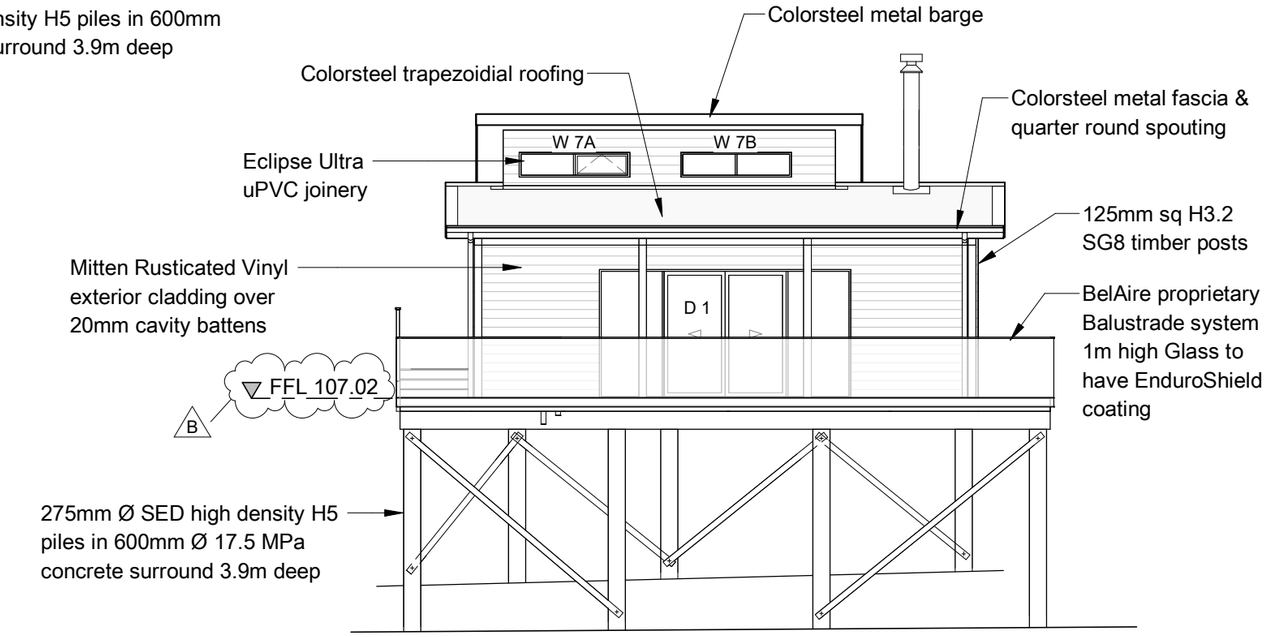
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Revision: B
Sheet: 7 of 27

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1 North Elevation
1 : 100



2 West Elevation
1 : 100

COAST TO COAST HOMES

Project:	New Residence
Address:	81 Waihuka Rd Omapere
Client:	C. Bew

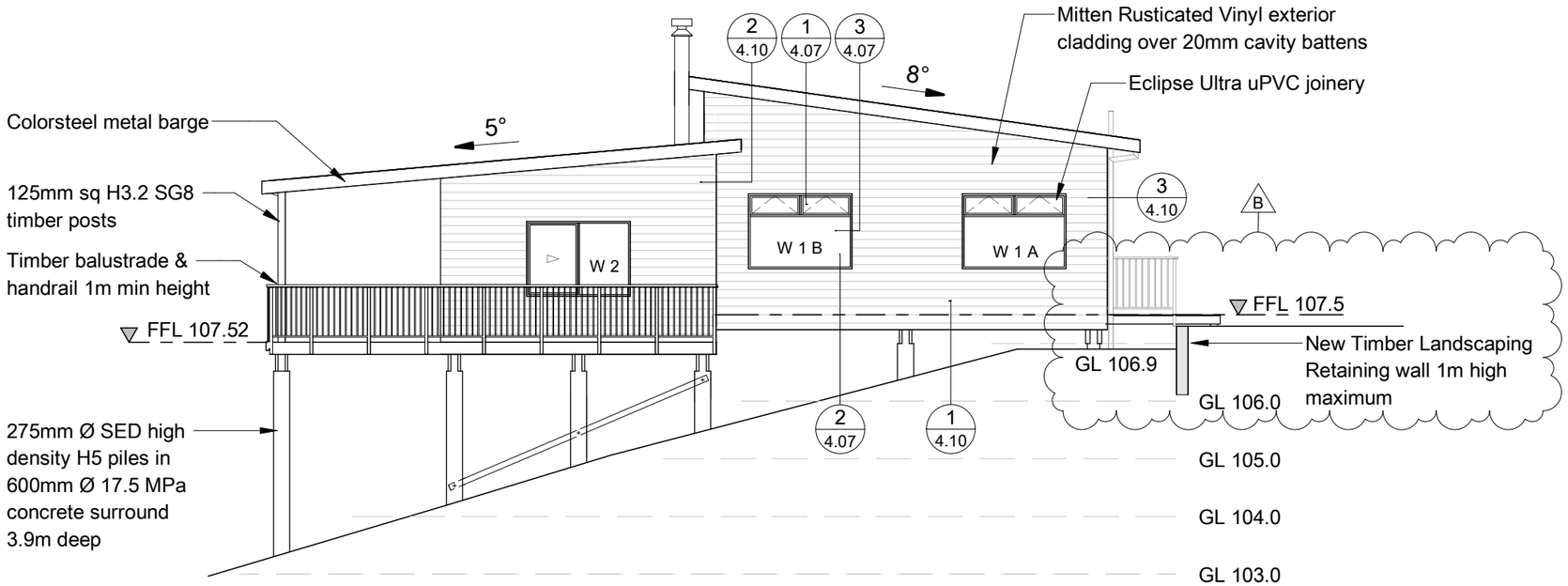
Drawing Title: Elevations

Job Number: 10124

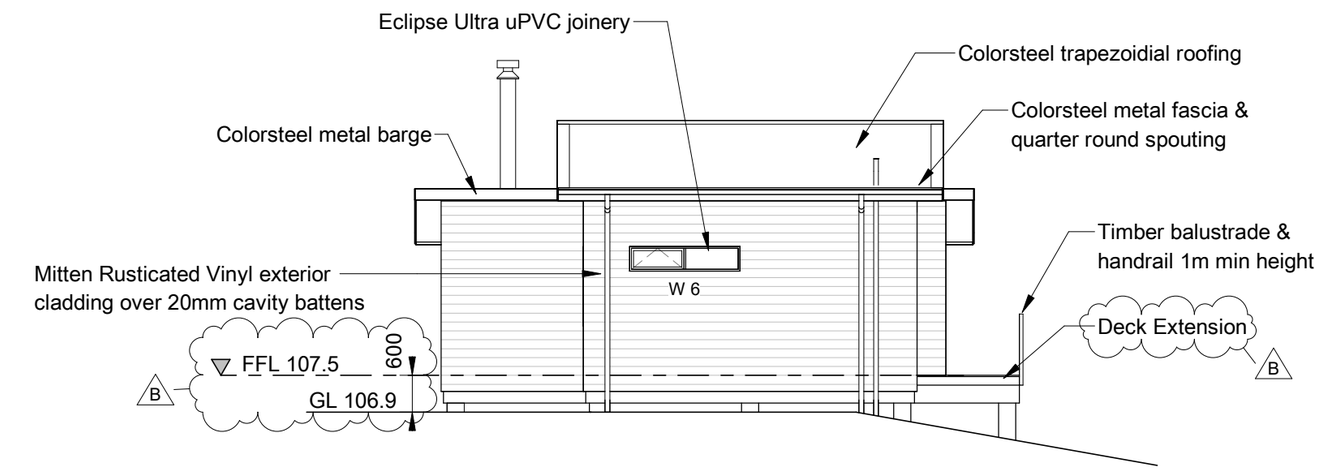
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Date: 30-09-26
Status: BUILDING CONSENT
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Drawing No: CC. 2.01
Revision: B
Sheet: 14 of 27

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1 South Elevation
1 : 100



2 East Elevation
1 : 100

COAST TO COAST HOMES

Project:	New Residence
Address:	81 Waihuka Rd Omapere
Client:	C. Bew

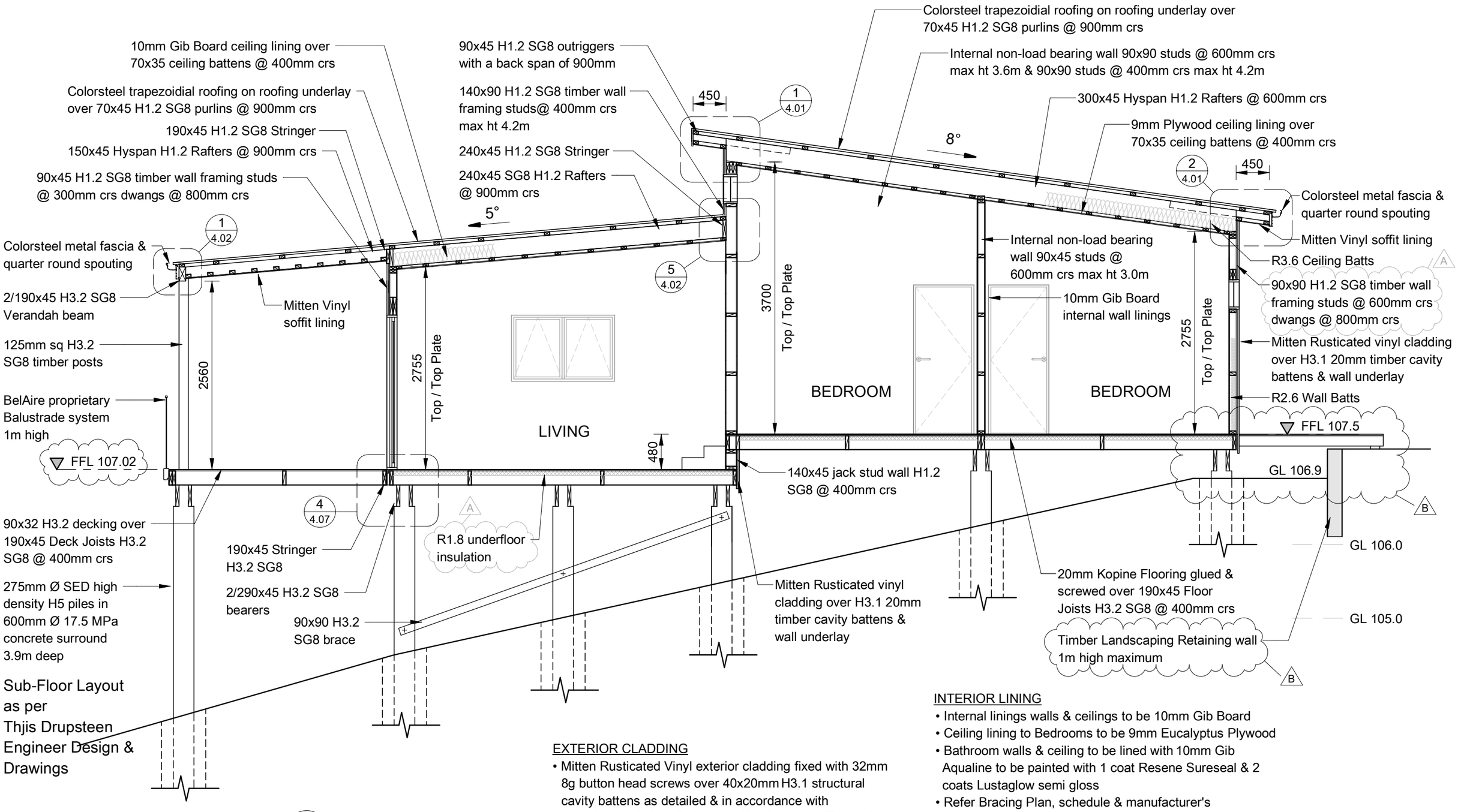
Drawing Title: Elevations

Job Number: 10124

Scale:	1 : 100
Date:	30-09-26
Status:	BUILDING CONSENT
Drawn:	LF

Drawing No: CC. 2.01a
Revision: B
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1 Cross Section A
1 : 50

EXTERIOR CLADDING

- Mitten Rusticated Vinyl exterior cladding fixed with 32mm 8g button head screws over 40x20mm H3.1 structural cavity battens as detailed & in accordance with maunfacturer's installation specifications over Thermakraft Watergate Plus wall underlay
- Structural battens @ 300mm crs vertically fixed with 90x3.1mm flat head nails

INTERIOR LINING

- Internal linings walls & ceilings to be 10mm Gib Board
- Ceiling lining to Bedrooms to be 9mm Eucalyptus Plywood
- Bathroom walls & ceiling to be lined with 10mm Gib Aqualine to be painted with 1 coat Resene Sureseal & 2 coats Lustaglow semi gloss
- Refer Bracing Plan, schedule & manufacturer's requirements for location of GIB bracing elements & fixings
- Selected beveled pine skirtings & architraves
- Impervious surfaces to kitchen & bathroom joinery
- Bathroom door to be undercut by 20mm

LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

COAST TO COAST HOMES

Project:	New Residence
Address:	81 Waihuka Rd Omapere
Client:	C. Bew

Drawing Title: Cross Section A

Job Number: 10124

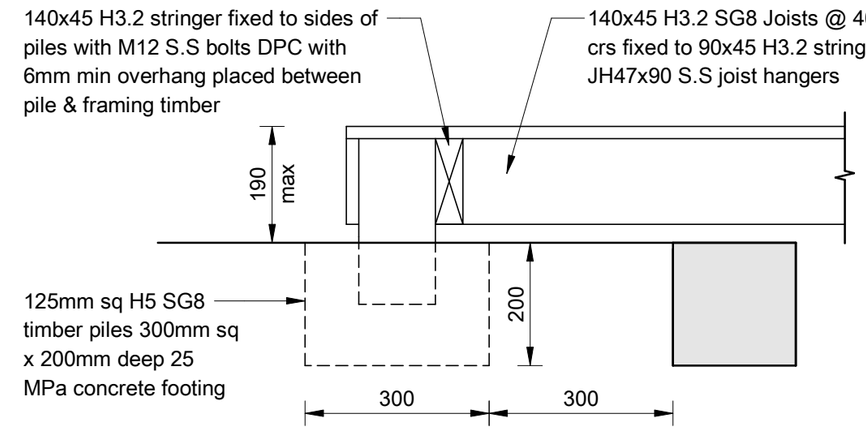
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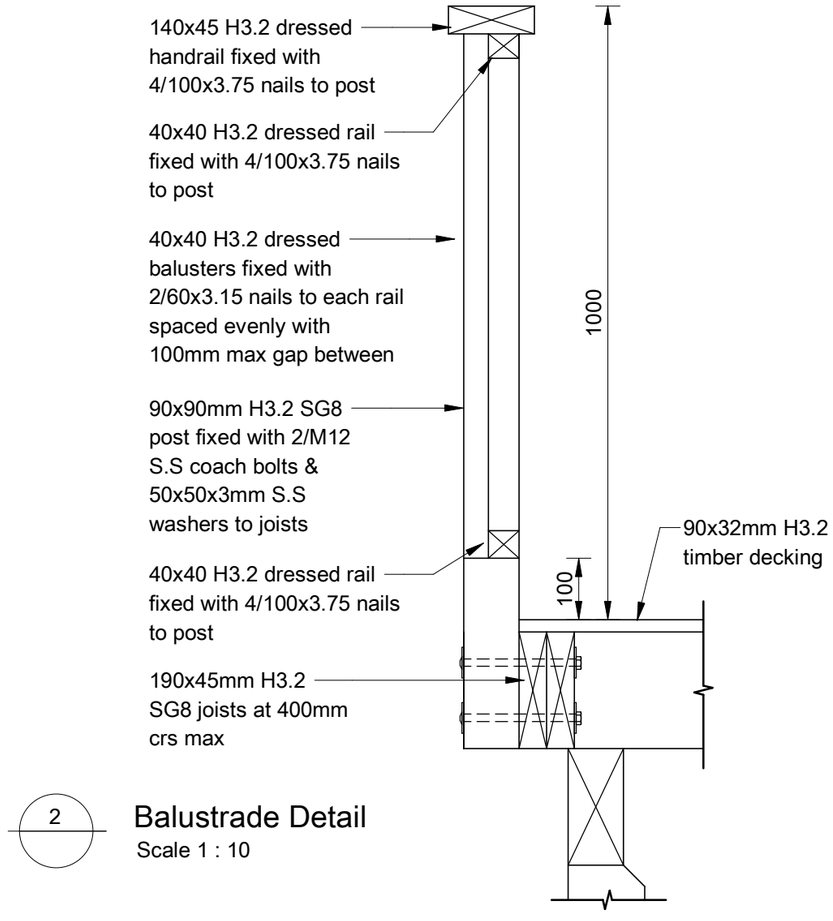
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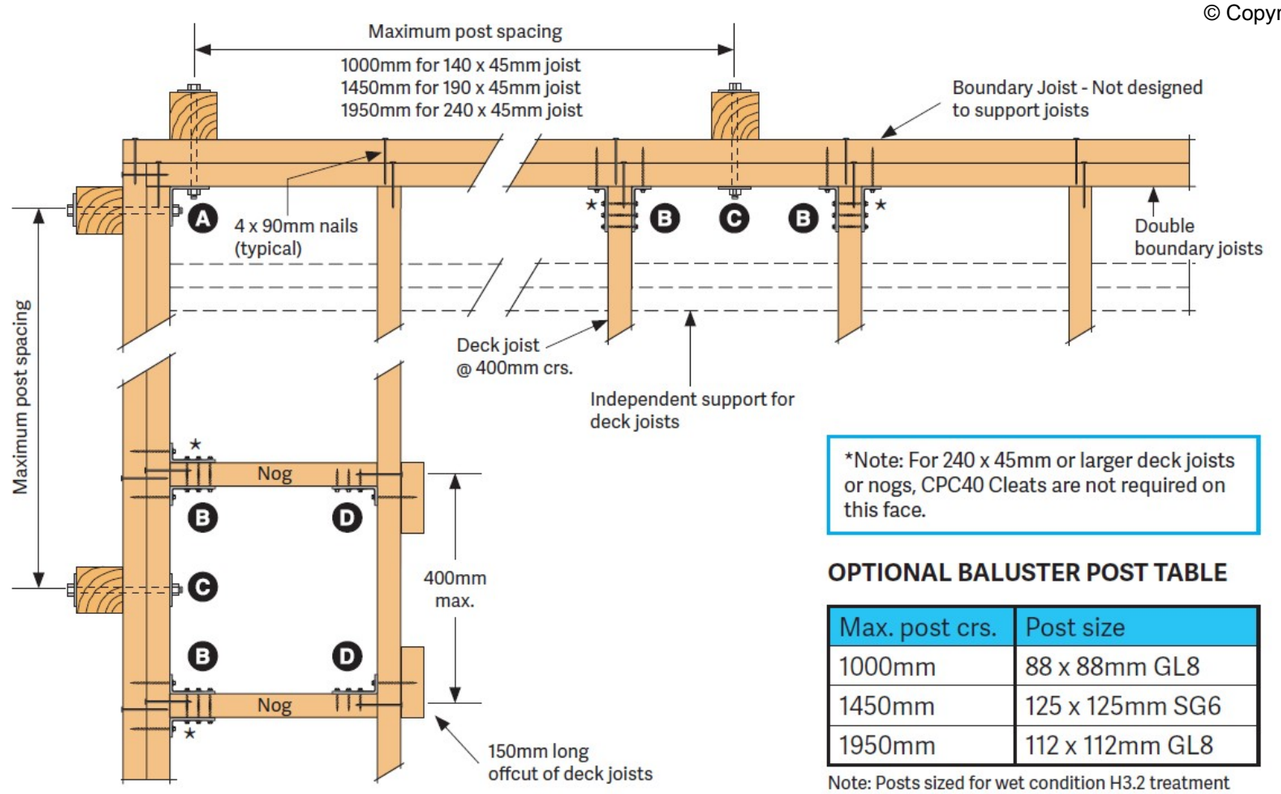
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1 Deck Extension Detail
1 : 10



2 Balustrade Detail
Scale 1 : 10

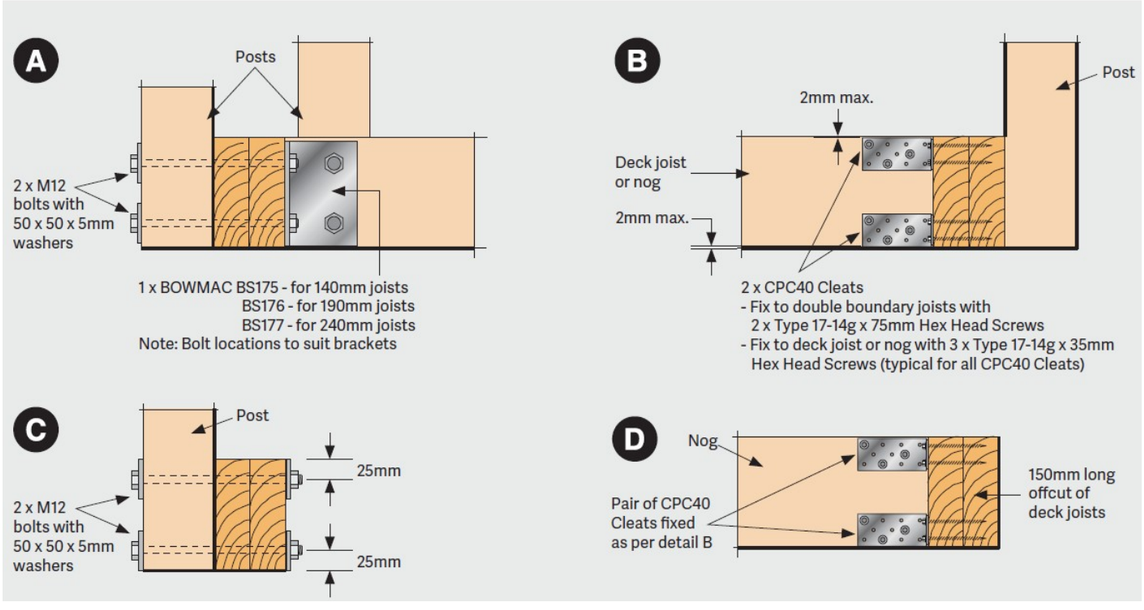


*Note: For 240 x 45mm or larger deck joists or nogs, CPC40 Cleats are not required on this face.

OPTIONAL BALUSTER POST TABLE

Max. post crs.	Post size
1000mm	88 x 88mm GL8
1450mm	125 x 125mm SG6
1950mm	112 x 112mm GL8

Note: Posts sized for wet condition H3.2 treatment



FACE FIXED BALUSTER POSTS

MiTek LUMBERLOK

LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE

COAST TO COAST HOMES

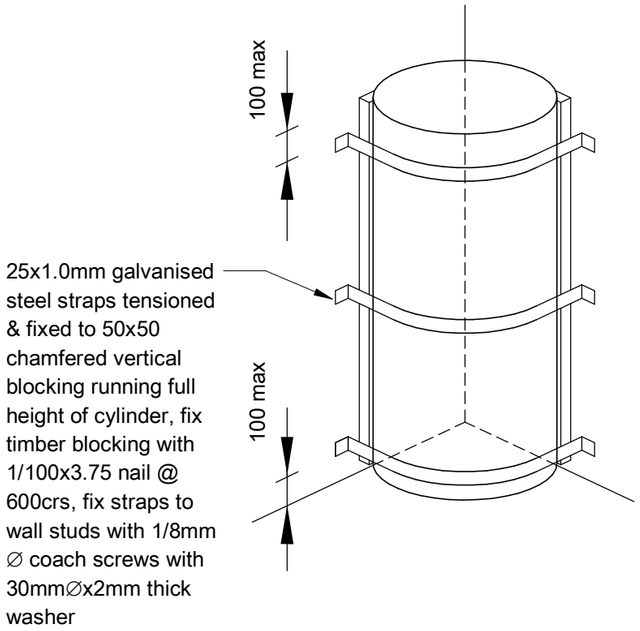
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Address:	81 Waihuka Rd Omapere
Client:	C. Bew

Drawing Title: Deck Extension Balustrade
Job Number: 10124

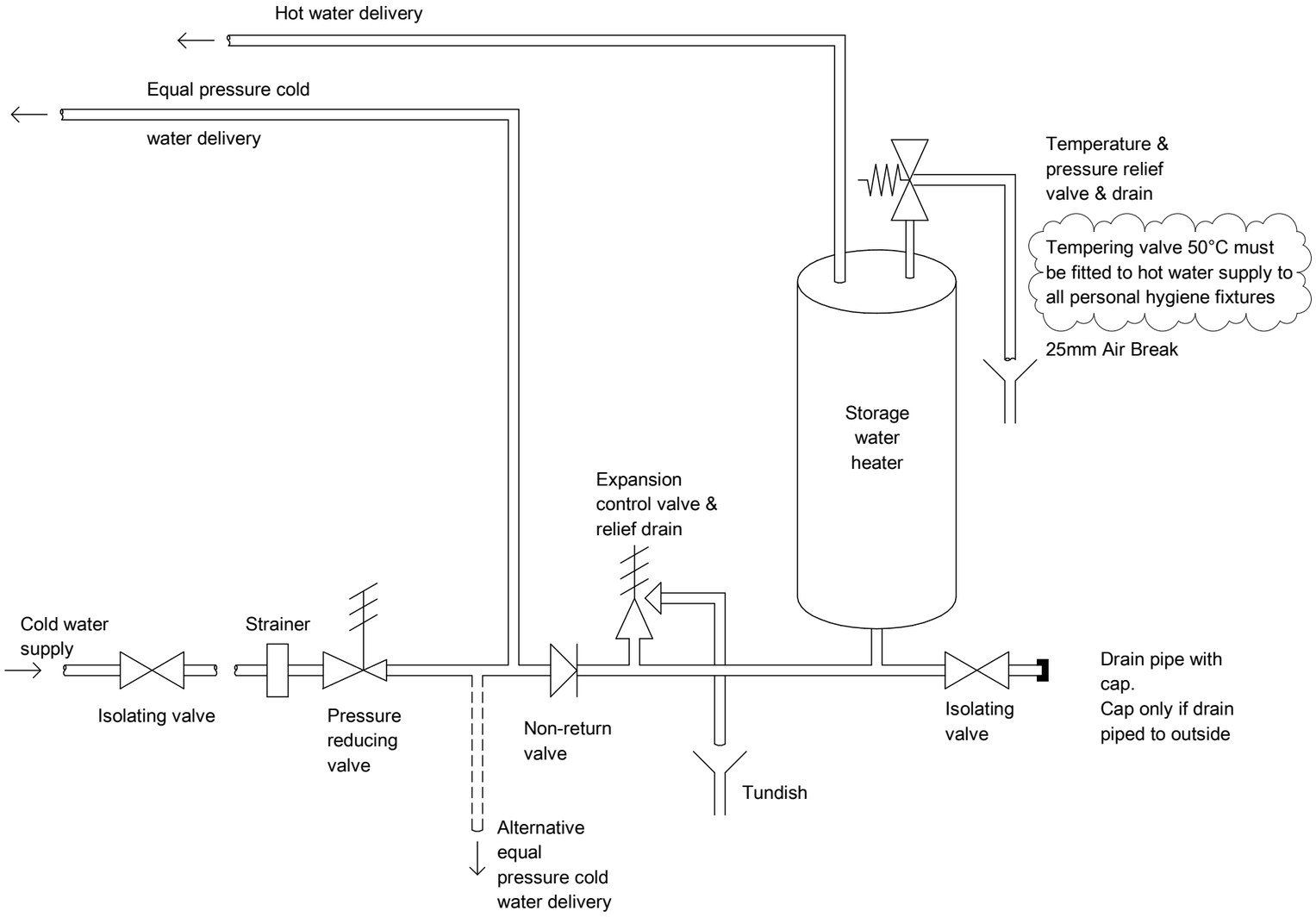
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Revision: B
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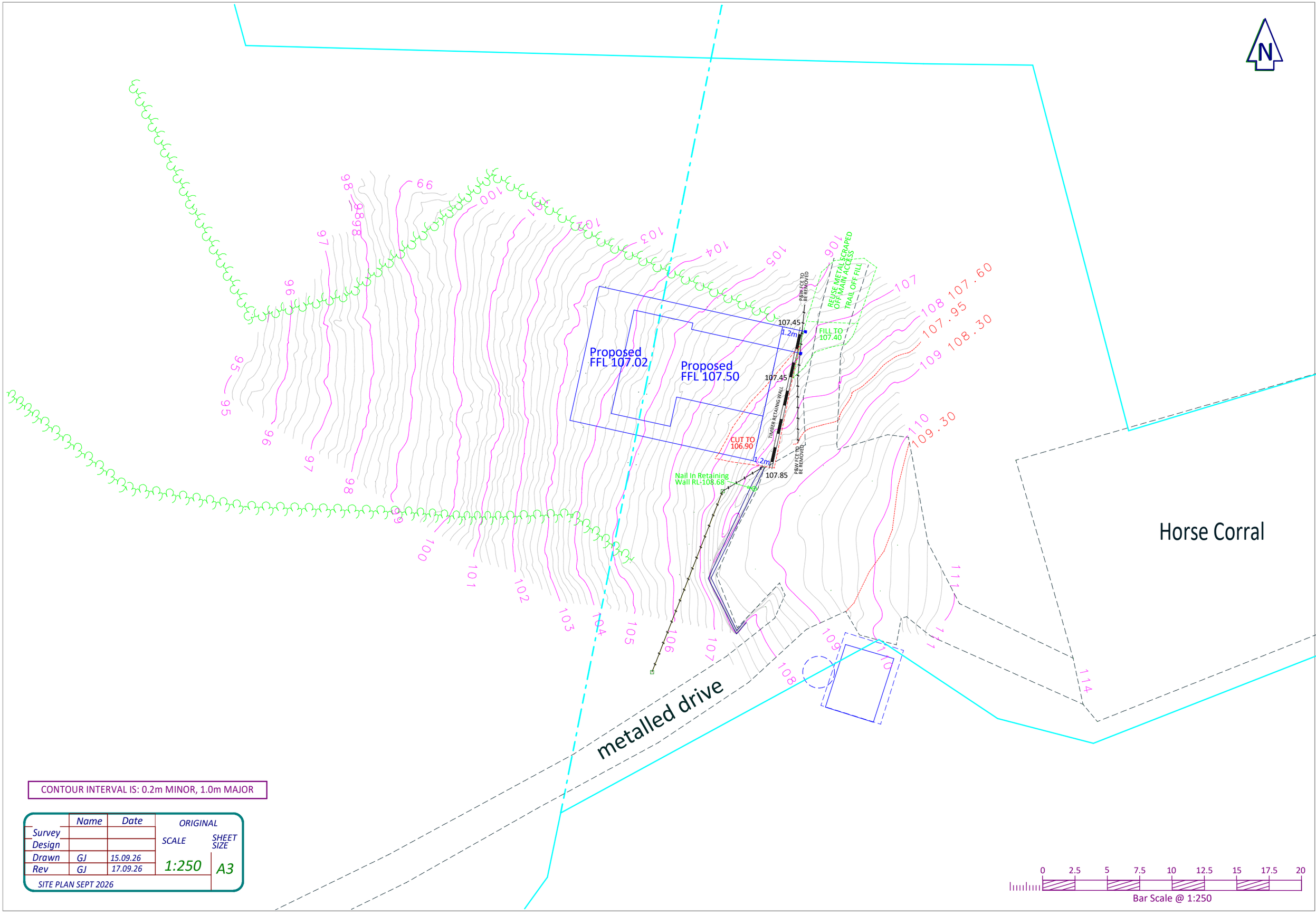
1 Typical HWC restraints
1 : 20



2 Temperature / Pressure Reducing Valve
Scale 1 : 20

COAST TO COAST HOMES

Project: New Residence Address: 81 Waihuka Rd Omapere Client: C. Bew	Drawing Title: Hot Water Cylinder System Job Number: 10124	Scale: 1 : 20 Date: 30-09-26 Status: BUILDING CONSENT Drawn: LF	Drawing No: CC. 4.16a Revision: B Sheet: 26 of 27



CONTOUR INTERVAL IS: 0.2m MINOR, 1.0m MAJOR

	Name	Date	ORIGINAL	
Survey			SCALE	SHEET SIZE
Design				
Drawn	GJ	15.09.26	1:250	A3
Rev	GJ	17.09.26		

SITE PLAN SEPT 2026

GEOTECHNICAL INVESTIGATION REPORT

81 Waihuka Road

Omapere

(Lot 3 of Subdivision of Lot 1 Deposited Plan 347395)

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

GEOTECHNICAL INVESTIGATION REPORT

81 Waihuka Road

Omapere

(Lot 3 of Subdivision of Lot 1 Deposited Plan 347395)

Report prepared for: Catherine Bew

Report reference: 20232

Date: 21 May 2026

Revision: 1

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
21/05/2026	1	Building Consent Issue	A S Tudor	S Scott Compton	M Jacobson

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Appendices

A Drawings

B Subsurface Investigations

File: 20232
21 May 2026
Revision: 1

GEOTECHNICAL INVESTIGATION REPORT

81 Waihuka Road, Omapere

(Lot 3 of Subdivision of Lot 1 Deposited Plan 347395)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Catherine Bew to investigate the suitability of the property (Lot 3 of Subdivision of Lot 1 Deposited Plan 347395) for residential construction. The purpose of this report is to assess the suitability of the building site making foundation and earthworks recommendations and comments on stormwater disposal.

The client proposes to construct a timber-framed dwelling on timber pile foundations.

2.0 Site Description

The property is accessed at the end of Waihuka Road, approximately 830m from its intersection of Hokianga Harbour Drive. Lot 3 can be accessed off a shared accessway. Lot 3 is generally moderately to steeply sloping (<18°) towards the west. The ground cover at the building location consists of bush and pasture. The Omapere Stream runs adjacent to the southern boundary.

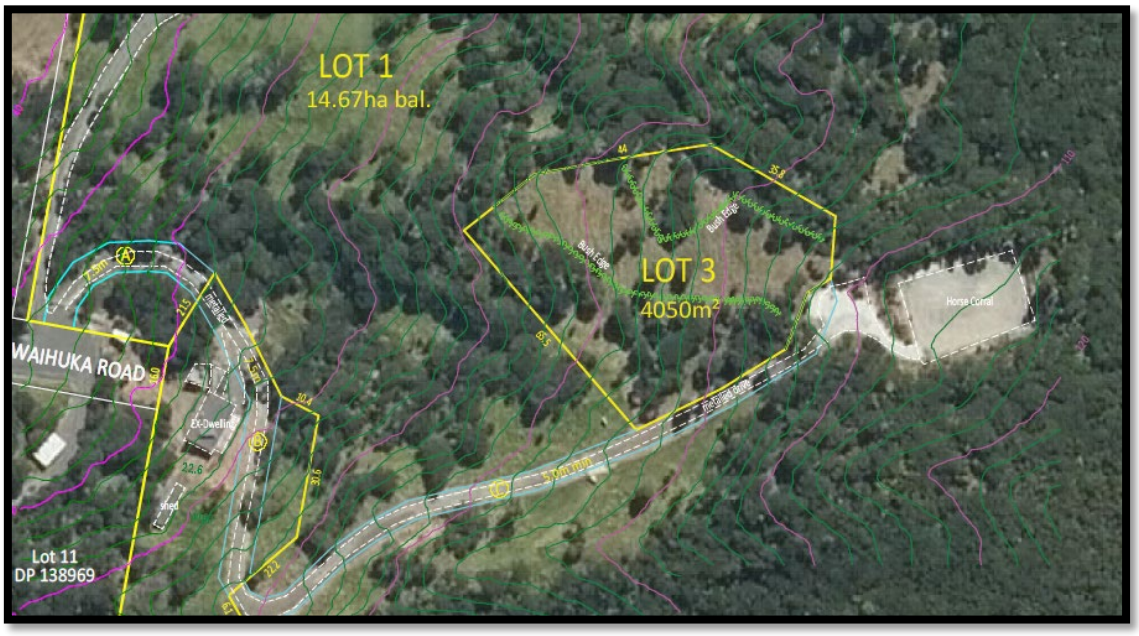


Figure 1: Lot 3 of Subdivision of Lot 1 Deposited Plan 347395 *(RS Eng GIS).*

3.0 Desk Study

3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology of The Kaitaia Area – Edbrooke & Brook – 1996.
- RS Eng Ltd – Subdivision Suitability Report – 81 Waihuka Road, Omapere – 23 June 2022.

3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Otueka Formation, which has been described as follows: *"Conglomerate and sandstone derived from the Northland Allochthon."*

3.3 Subdivision Report

The underlying subdivision was reported on by this office in a report entitled *"Subdivision Suitability Report – 81 Waihuka Road, Omapere"* dated *23 June 2022.* The following recommendations were made in relation to the property in question:

- *"Ground slopes appear to be hummocky, forming shallow ridge and gully features, with several water courses eventually discharging to the Omapere Stream.*
- *Lot 3 is split by a rounded ridge-like feature, trending in a western direction. The topography consists of moderate to steep hummocky and undulating ground slopes generally falling in the western direction. Ground cover is rank pasture and shrubbery, becoming dense on the steeper slopes north and south of the ridge-like feature. Overland flow paths were noted to run outside the northern boundary and in the southern area of Lot 3*
- *RS Eng expect that significant site works will be required to create level building areas. Such earthworks could be detrimental to the overall stability of the site. Therefore, it is recommended that any site works proposed on the lots is subject to a specific assessment from a suitably experienced Chartered Professional Engineer.*
- *Provided careful consideration is given to earthworks and a project geotechnical assessment is completed by a suitably experienced Chartered Professional Engineer, RS Eng considers the risk of slope instability as low. Site development recommendations have been given in Section 6.0.*
- *Based on the experience of RS Eng in similar materials, we expect the soils to be classified as Class M to H (Moderately to Highly Reactive), in accordance with AS 2870:2011. To demonstrate compliance with the New Zealand Building Code (NZBC) B1, site specific testing will be required at the Building Consent stage to confirm the classification of expansive soils.*
- *Where cuts are required (including existing cuts), RS Eng recommends specifically designed retaining walls providing a net stabilising affect to suitably develop the building area.*

- *RS Eng assess that natural ground conditions are not consistent with 'good ground' as defined in the New Zealand Building Code due to the presence of expansive clays. Ultimate Bearing Capacities are expected to vary between 250-300kPa.*
- *All foundations shall be specifically designed by a Chartered Professional Engineer familiar with the site, mitigating potential soil creep and localised erosional slope instability. For light timber framed structures, foundations are expected to extend 5mbgl and consist of 250-275SED piles, although will required specific engineering design."*

4.0 Field Investigation

Technicians from this office visited the property on 10 December 2021, 17 May 2022 and 4 May 2026 to undertake a walkover inspection and two hand augers at the proposed dwelling location.

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

The hand augers were dug to a maximum depth of 4.5m below ground level (BGL). Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

5.0 Subsoil Conditions

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

- Topsoil was recorded at the ground surface to a depth of 0.3m BGL.
- Residual soils of Otueka Formation were recorded in the hand augers below topsoil to a maximum depth of 4.5m BGL. Residual soils consisted of stiff silty clays and clayey silts with some sand. In-Situ Undrained Shear Strengths ranged from 74kPa to greater than 200kPa.
- Completely weathered sandstone of Otueka Formation was recorded below residual soils in HA01 to the investigated depth of 4.5m BGL. Completely weathered sandstone consisted of very stiff silty sand with some gravel and stiff silty clay with some sand and gravel. In-Situ Undrained Shear Strengths ranged from 111kPa to greater than 200kPa.
- Groundwater was recorded below ground level in HA02 at a depth of 4.2m BGL.

6.0 Geotechnical Assessment

6.1 Slope Stability

The proposed building location is located atop moderate slopes (<18°) falling to the west. The proposed works are located on ground underlain by Otueka Formation; it is expected that this geology extends to significant depths, likely greater than 10m, and most likely has a relatively high rock mass strength, being less susceptible to weathering and slope instability, represented by the typically steeper slopes.

The geomorphic features observed on the land and adjacent to the building area does not display any features consistent with deep-seated slope instability, though areas of local shallow erosional slope failures and soil creep were observed.

RS Eng expect that minor site works will be required for the proposed timber floored dwelling. Given the steep sloping terrain and risk of surface failures, pile foundations shall be designed to account for the effects of 2.0m depth of soil creep.

Provided the recommendations in this report are complied with, RS Eng considers the proposed building works to be at low risk of slope instability.

6.2 Liquefaction

The proposal is positioned on land underlain by the Otueka Formation, consisting of soils that are cohesive in nature and therefore unlikely to liquefy when subjected to seismic shaking. RS Eng considers the risk of liquefaction to be low.

6.3 Expansive Soils

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

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

Based on a visual tactile assessment made during the subsoil investigation, and laboratory test results in this geology within similar terrain, RS Eng considers the soils as being Class H1 (Highly Expansive) as per AS 2870.

6.4 Shallow Soil Creep

Seasonal changes in moisture content of clayey soils cause shrink/swell effects (expansive soils). On slopes generally more than 14° the cyclic shrink/swell characteristics combined with gravity forces cause the surface soil to displace downslope over time. This can be accelerated and exaggerated by stock. Soil creep can affect shallow slope angles where underlain by weaker materials but may not affect steeper slopes when soil strengths are high.

Shallow soil creep was evident on the moderate slopes near the building area. Foundations shall be specifically designed by a Chartered Professional Engineer to account for at least 2.0m of soil creep below ground level. Detailed recommendations have been made in the following sections of this report.

7.0 Engineering Recommendations

7.1 Site Subsoil Class

In accordance with NZS 1170.5:2004, Section 3.12.3 the site has been assessed for its Site Subsoil Class. Based on the observations listed above RS Eng considers the site soils lie within Site Class C "*Shallow Soil Site."*

7.2 Earthworks

To form access to and create a building platform for the proposed building, minor earthworks are proposed. To suitably develop the building area, RS Eng recommend as follows.

- Cuts and fills shall be limited to 1.0 and 0.5m, respectively, without further geotechnical review.
- Cuts and fills greater than 0.5m shall be retained by a suitably designed retaining structure designed by a suitably qualified Chartered Professional Engineer and limited to 1.0m of cuts and 0.5m of fills.
- Cut and fill batter should be sloped at angles less than 1V to 3H.
- Site works shall generally be completed in accordance with NZS 4431.
- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.
- Surface water cut-off drains are to be installed upslope of the building platform and/or any retaining walls.

7.3 Shallow Foundations

It is proposed to construct a timber floor dwelling on standard pile foundations. To suitably found the proposed construction, RS Eng make the following recommendations.

- All foundations shall be designed for Class H1 soils.
- Timber pile foundations shall be specifically designed by a suitably experienced Chartered Professional Engineer to account for the lateral forces associated with at least 2.0m of loss of passive support below original ground level using the assessed parameters listed in Table 1, for an effective retained width of 3x pile diameters.

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

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

7.4 Timber Pole Retaining Walls

Retaining walls shall be specifically designed by a suitably experienced Chartered Professional Engineer familiar with the contents of this report, using the assessed soil parameters presented in Table 1. Retaining walls shall be designed for at-rest earth pressures.

Where retaining walls are incorporated in buildings or located adjacent to buildings and property boundaries, the effects of deformation should be considered.

Table 1: Assessed Retaining Wall Design Parameters.

Parameter	Residual Soils	Weathered Otueka Formation
Soil Density (kN/m³)	18	19
Friction Angle (°)	26	29
Drained Cohesion, (kPa)	0	5
Undrained Shear Strength (kPa)	50	60

7.5 Stormwater Disposal

All stormwater should be collected from roofs and paved surfaces and discharged in a controlled manner. RS Eng recommends stormwater is collected where possible and piped to the slopes to the west with a spreader bar discharging into the bush. Under no circumstances shall uncontrolled stormwater be discharged to sloping ground.

8.0 Construction Monitoring and Producer Statements

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

- Pile foundation excavations pre-pour.
- Retaining wall foundations (if required).

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

9.0 Conclusions

It is the conclusion of RS Eng Ltd that the building area is suitable for the proposal provided the recommendations and limitations stated within this report are adhered to.

RS Eng Ltd also concludes that subject to the recommendations of this report, in terms of Section 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 slippage or subsidence 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 slippage or subsidence.

10.0 Limitations

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

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

Construction site safety is the responsibility of the builder/contractor. The recommendations included herein should not be construed as direction of the contractor's methods, construction sequencing or procedures. RS Eng can provide recommendations if specifically engaged to, upon request.

Prepared by:

Ariel Seux Tudor
Graduate Engineer
BE(Hons)(Civil), MEngNZ

Reviewed by:



Sarah Scott Compton
Senior Technician
NZDE(Civil)

Approved by:

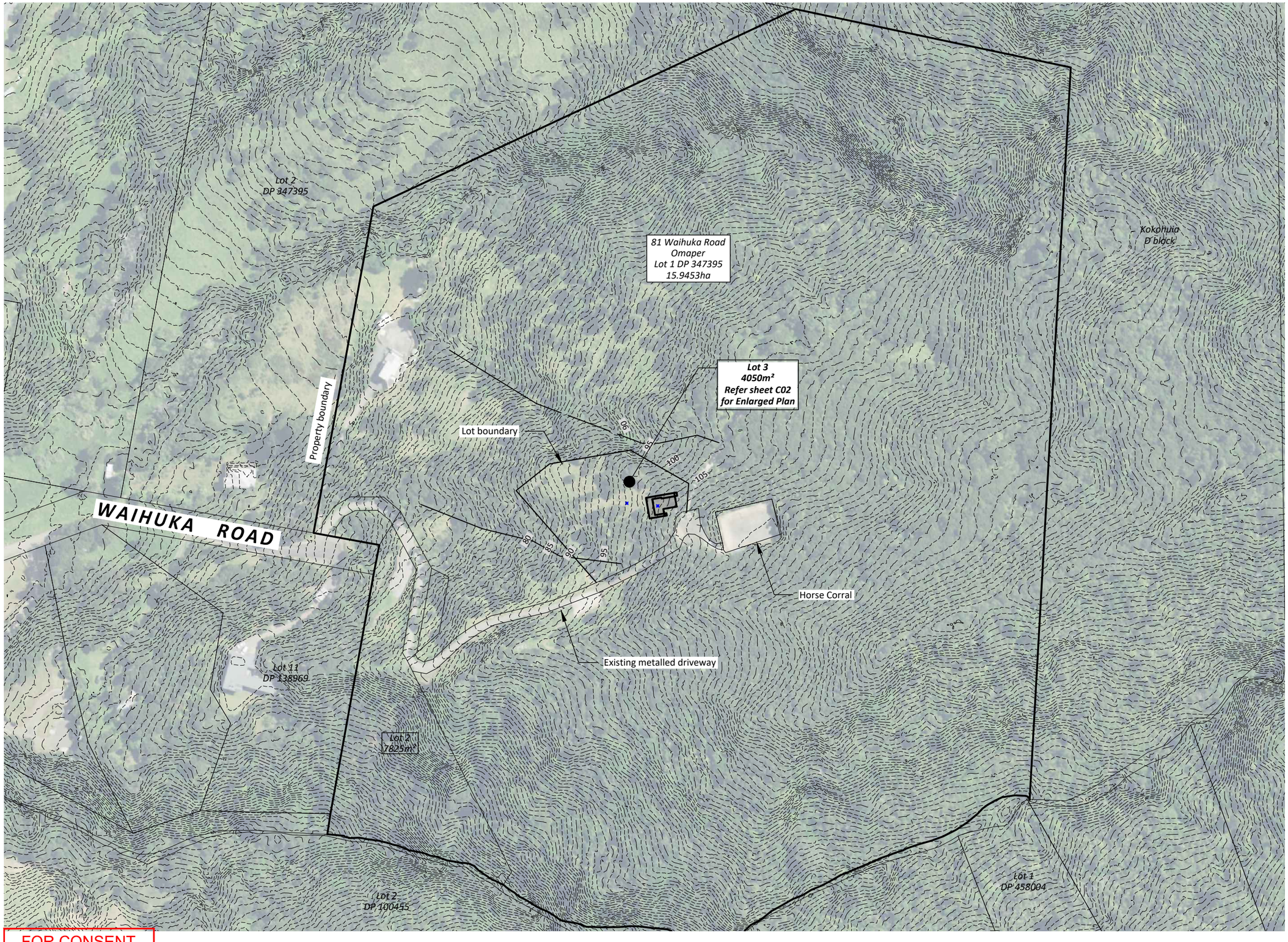


Matthew Jacobson
Director
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

RS Eng Ltd

Appendix A

Drawings



NOTES:

- If any part of these drawings are unclear, please contact RS Eng.
- These plans are indicative only and shall not be used for construction set-out or scaled off.
- All services shall be identified on-site prior to construction.
- It is the responsibility of the lead designer/project manager to complete the design coordination and clash detection.
- This plan is copyright to RS Eng Ltd and should not be reproduced without prior permission.

LEGEND

- Hand Auger Location
- Overland Flow Path
- Proposed Dwelling

Contour Interval:	1.0m
Vertical Datum:	NZVD2016
Survey Data Source:	LiDAR (2024)

0 20 40
PLAN 1:2000

FOR CONSENT

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

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If any part of these documents are unclear, please contact RS Eng Ltd.

PROPOSED DWELLING
GEOTECHNICAL REPORT
SITE INVESTIGATIONS

Client: CATHERINE BEW

Location: 81 WAIHUKA ROAD
OMAPERE

Date	Rev	Notes		
20/05/2026	A	Report issue 1		
Drawn by: VDT			Reviewed by: NW	Approved by: MJ

Scale	1:2000
Original	A3
Job No.	20232
Rev No.	#
Sheet No.	C01

\\192.168.1.7\data\02 Projects\Jobs 20000\20232 C & M Bew - 81 Waihuka Road Omapere\CAD\DWG\20232 Site Plan 2026-05-20.dwg



NOTES:

- If any part of these drawings are unclear, please contact RS Eng.
- These plans are indicative only and shall not be used for construction set-out or scaled off.
- All services shall be identified on-site prior to construction.
- It is the responsibility of the lead designer/project manager to complete the design coordination and clash detection.
- This plan is copyright to RS Eng Ltd and should not be reproduced without prior permission.

LEGEND

- Hand Auger Location
- Overland Flow Path
- Proposed Dwelling

Contour Interval: 1.0m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2024)

0 5 10
PLAN 1:500

FOR CONSENT

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09 438 3273
office@RSEng.co.nz
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Whangarei 0110

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PROPOSED DWELLING
GEOTHECNICAL REPORT
ENLARGED PLAN - LOT 3

Client: CATHERINE BEW
Location: 81 WAIHUKA ROAD OMAPERE

Date	Rev	Notes
20/05/2026	A	Report issue 1

Drawn by: VDT | Reviewed by: NW | Approved by: MJ

Scale: 1:500
Original: A3
Job No.: 20232
Rev No.: A
Sheet No.: C02

\\192.168.1.7\data\02 Projects\Jobs 20000\20232 C & M Bew - 81 Waihuka Road Omapere\CAD\DWG\20232 Site Plan 2026-05-20.dwg

Appendix B

Subsurface Investigations

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

HAND AUGER LOG

HOLE NO.: HA01

CLIENT: Catherine Bew
PROJECT: Geotechnical Investigations
JOB NO.: 18100

SITE LOCATION: 81 Waihuka Road, Omapere
CO-ORDINATES: 1636286mE, 6068005mN (NZTM)
ELEVATION: 103m (NZVD2016)
START DATE: 10/12/2021
END DATE: 10/12/2021
LOGGED BY: BV

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO200	WATER
TS	Silty TOPSOIL, with some sand; brown. Stiff; dry; non-plastic.		0.0 – 0.2	TS			
Otaua Group	Silty CLAY, with trace rootlets and sand. Stiff; moist; high plasticity; sand, fine to medium.		0.2 – 1.2			120, 49; 123, 50	
	Orange, grey.		1.2 – 1.4				
	Light brown, grey, orange veins.		1.4 – 2.0			109, 51	
	Clayey SILT, with some sand; brown, orange, grey, iron oxide staining. Stiff; moist; high plasticity; sand, fine to coarse.		2.0 – 2.6			143, 43	Groundwater Not Encountered
	Completely weathered; SANDSTONE; Intermittent pockets. Silty SAND, with some gravel; orange, red. Very stiff; moist; non-plastic; gravel, fine to medium, angular.		2.6 – 3.0			143, 37	
	Completely weathered; SANDSTONE. Silty SAND, with some gravel; black, grey, brown, orange mottled. Very stiff; moist; non-plastic; sand, fine to coarse; gravel, fine to medium, angular.		3.0 – 3.2			149, 36	
	Completely weathered; orange, red, black; SANDSTONE; intermittent pockets. Silty CLAY, with some sand and gravel; light grey, brown. Stiff; moist; high plasticity; sand, fine to coarse, gravel, fine to medium, angular.		3.2 – 4.0			174, 47; 200+, -	
	End Of Hole: 4.50m		4.0 – 4.5			111, 31	

PHOTO(S)



REMARKS

Target Depth
No groundwater encountered

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

Generated with CORE-GS by Geroc - Hand Auger - RS Standard scala & vane bars - 23/12/2021 11:27:06 AM

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

HAND AUGER LOG

HOLE NO.: HA02

CLIENT: Catherine Bew
PROJECT: Geotechnical Investigations
JOB NO.: 18100

SITE LOCATION: 81 Waihuka Road, Omapere
CO-ORDINATES: 1636272mE, 6068010mN (NZTM)
ELEVATION: 98m (NZVD2016)
START DATE: 10/12/2021
END DATE: 10/12/2021
LOGGED BY: BV

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO200	WATER
TS	Silty TOPSOIL, with some sand; brown. Stiff; dry; non-plastic.		0.0 – 0.2	TS			
Otaua Group	Silty CLAY; orange, brown, grey mottled. Stiff; moist; high plasticity.		0.2 – 1.8			74, 31, 100, 49, 100, 50	
	With some sand; orange veins - iron oxide staining. Sand, fine to medium.		1.8 – 2.0			86, 36	
	Clayey SILT, with minor sand; orange, grey mottled. Stiff; moist; low plasticity; sand, fine.		2.0 – 2.2				
	Clayey SILT, with some sand, with trace gravel; brown, orange. Stiff; moist; low plasticity; sand, fine to coarse; gravel, fine to medium, angular, breaking down to silt.		2.2 – 2.4				
	Clayey SILT, with trace sand; grey, white/orange streaking. Stiff; moist; high plasticity; sand, fine.		2.4 – 2.6			200+, -	
	Iron oxide staining. Stiff; low plasticity.		2.6 – 3.0			189, 53	
	Clayey SILT, with some sand, with trace gravel; bluish grey. Very stiff; moist; low plasticity; sand, fine to medium; gravel, fine to medium, angular.		3.0 – 3.4			200+, -	
	Gravel ceases.		3.4 – 4.0			200+, -	
	End Of Hole: 4.50m		4.0 – 4.5			200+, -	◁

PHOTO(S)



REMARKS

Target Depth
Groundwater seepage at 4.2m

WATER

- ▼ Standing Water Level
- ▷ Out flow
- ◁ Hand Auger

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

Generated with CORE-GS by Geroc - Hand Auger - RS Standard scala & vane bars - 23/12/2021 11:27:11 AM

TP58 & TP10

Catherine Bew & Michael Barackman

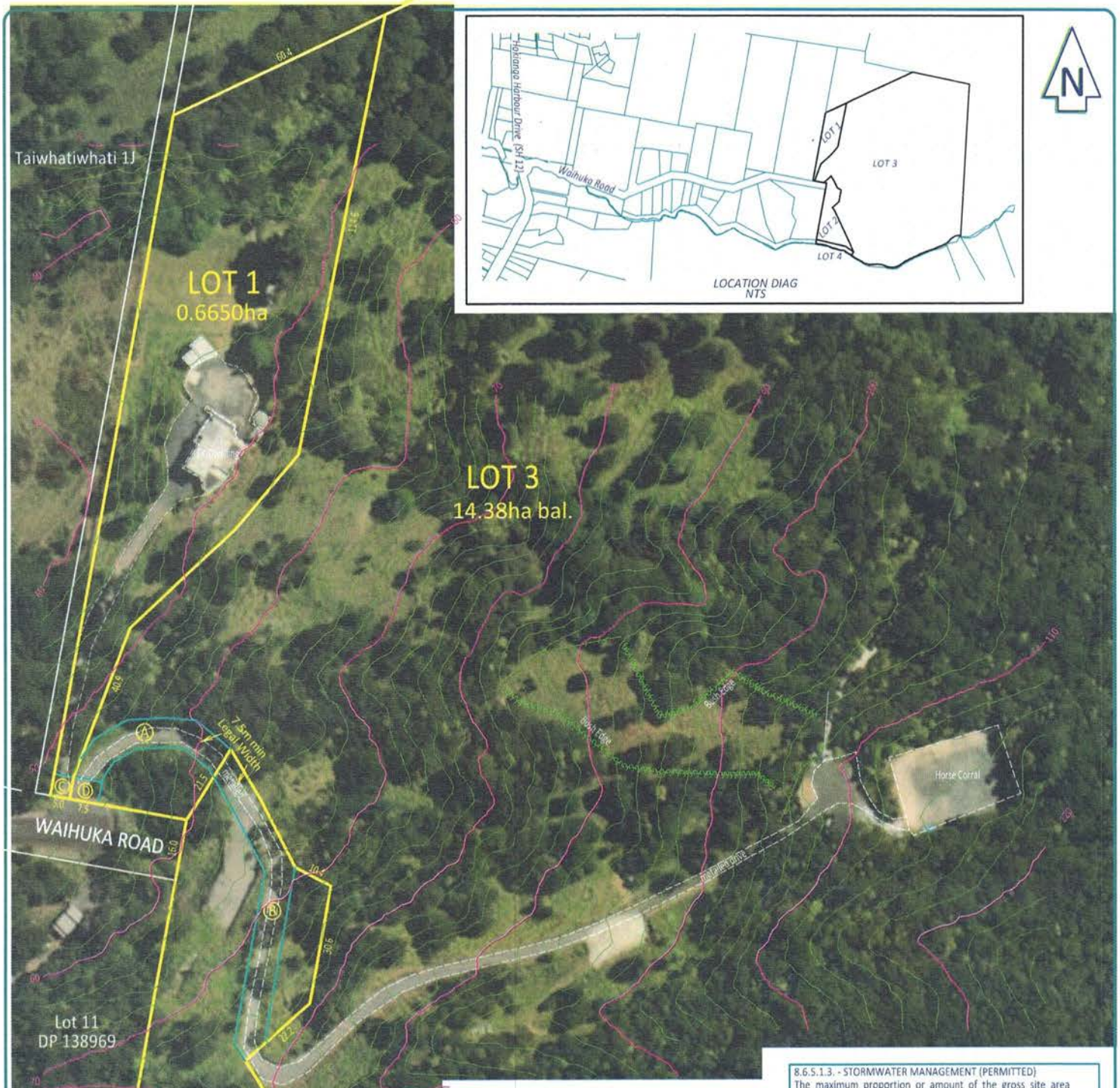
81 Waihuka Road Omapere

On Site Waste Water Evaluation

Design

And Attenuation Assessment

May 2026



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY & TELECOM-MUNICATIONS	Ⓒ	LOT 1 HEREON	LOTS 2 & 3 HEREON
	Ⓑ	LOT 2 HEREON	LOT 3 HEREON
	Ⓐ	LOT 3 HEREON	LOT 2 HEREON
	Ⓓ		LOTS 1 & 2 HEREON

8.6.5.1.3. - STORMWATER MANAGEMENT (PERMITTED)
The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15%

LOT 1 HEREON Area:0.6650ha	LOT 2 HEREON Area:0.780ha	LOT 3 HEREON Area:14.38ha
METALLED ROW : 20m²	METALLED ROW 290m²	METALLED DRV 450m²
DRIVE & ACCESS: 720m²	Hard surface 230m²	Hard surface 220m²
SHEDS: 45m²	(dwelling remo.)	(likely hse site.)
DWELLING 180m²	miscl 20m²	Horse corall 580m²
miscl: 20m		
TOT. IMP AREA = 985m²	TOT. IMP AREA = 540m²	TOT. IMP AREA = 1340m²
% IMP . AREA = 14.8%	% IMP . AREA = 6.9%	% IMP . AREA = 1%
PASS.. within limits	PASS.. within limits	

0 10 20 30 40 50 60 70 80

ORIGIN OF LEVELS: EVKB_SM2 DP 493170 = RL 3.76m NZVD
LIDAR CONTOUR INT: 10.0m MAJOR / 2.0m MINOR

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL
SURVEY BLOCK & DISTRICT: VII HOKIANGA

COMPRISED IN:RoT 194721
TOTAL AREA: 15.9745 ha
VAL REF:00619-42525

ZONE: RURAL PRODUCTION (ZONE MAP 111)
FEATURES: NIL (RESOURCE MAP 44)

PROPOSED SUBDIVISION OF LOT 1 DP 347395

No. 81 WAIHUKA ROAD, OMAPERE

NOTE
THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

	Name	Date
Survey	GJ	2021.02.01
Design		
Drawn	BK	2021.03.08
Rev	C	2026.02.17

ORIGINAL
SCALE 1:1000
SHEET SIZE A3
23114_BEW_SCHEME_CONTOURS_Feb 2026.lcd

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

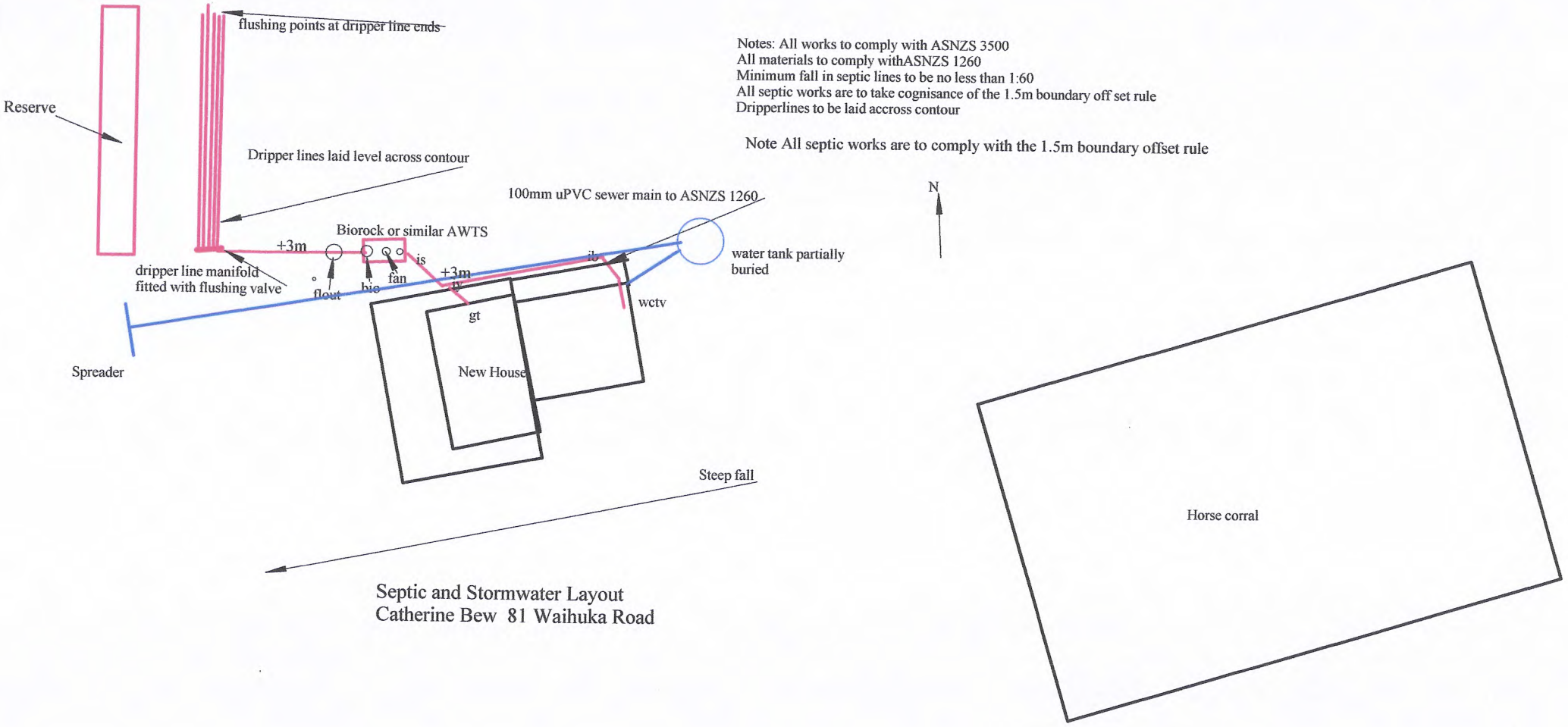
AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

AERIAL IMAGE VIA LINZ DATA SERVICE (NZ Aerial Imagery) - Northland - 03m-rural-aerial-photos-2023-2025

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6356
Fax: (09) 407 6232
Email: kerikeri@wkgs.co.nz
27 Hobson Ave, PO Box 937, Kerikeri

Surveyors Ref. No: 23114_BEW

Sheet 1 / 1



Notes: All works to comply with ASNZS 3500
All materials to comply withASNZS 1260
Minimum fall in septic lines to be no less than 1:60
All septic works are to take cognisance of the 1.5m boundary off set rule
Dripperlines to be laid accross contour

Note All septic works are to comply with the 1.5m boundary offset rule

Septic and Stormwater Layout
Catherine Bew 81 Waihuka Road

PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY:.....*Eric Wagener*.....(approved qualified design professional)

TO:.....*Catherine Bew & Michael Barackman*.....(owner)

TO BE SUPPLIED TO: .....*Far North District Council*.....

PROPERTY LOCATION:... 81 WaiHuka Road Omapere.....
....
LEGAL DESCRIPTION .....*Lot 1 DP 347395* .....

TO PROVIDE : Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity
Insurance (Design) to a minimum value of $200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:
(1) The site verification of the soil types.
(2) All proprietary products met the performance requirements.
The proposed design will met the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.

.....(Signature of approved design professional)

.....*Certifying Registered Drainlayer*.....(Professional qualifications)

.....*05877*.....(Licence Number or professional Registration number)

Address .....*3778 Far North Rd, RD4 Kaitaia*.....

Phone Number.....*09 4098 854*.....

Fax Number .....

Cell Phone .....*0274 885 584*.....

Date .....*3/5/2026*.....

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

On-site Wastewater Disposal Site Evaluation Investigation Checklist

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

Part A –Owners Details

1. Applicant Details:

Applicant Name	*Catherine Bew & Michael Barickman*	
Company Name		
	First Name(s)	Surname
Property Owner Name(s)	*Catherine*	*Bew*
Nature of Applicant*	*Owner*	

*(*i.e. Owner, Leasee, Prospective Purchaser, Developer)*

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	*Eric Wagener & Robert Wagener*			
Site Evaluator Name				
Postal Address	*3778 Far North Rd*			
	RD4			
	Kaitaia			
Phone Number	Business	*094098854*	Private	
	Mobile	*0274885584*	Fax	
Name of Contact Person	*Eric Wagener*			
E-mail Address	*ewagener@xtra.co.nz*			

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

Yes	X	No		(Please tick)

If yes give Reference Numbers and Description	
Existing house has a complying septic system installed	

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted

If so, specify Application Details and Consent No.

(eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

See CT

Part B- Property Details

1. Property for which this application relates:

Physical Address of Property	*Lot 1 DP347395*
	81 Waihuka Road Omapere
Territorial Local Authority	*FAR NORTH DISTRICT COUNCIL*
Regional Council	*NORTHLAND REGIONAL COUNCIL*
Legal Status of Activity	Permitted: X Controlled: Discretionary:
Relevant Regional Rule(s) (Note 1)	
Total Property Area (m²)	*Proposed Lot 3 14.3800m2*
Map Grid Reference of Property If Known	

2. Legal description of land (as shown on Certificate of Title)

Lot No.		DP No.		CT No.	
1		*347395*			
Other (specify)					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)
Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes	X	No		(Please tick one)

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

There are no HAIL issues recorded, and no flood, or ecology issues noted. The property has been urban/rural lifestyle for many years. There are no known recorded hazards

1. Has a Slope Stability Assessment been carried out on the property?

Yes	X	No		Please tick

If No, why not?

.

If Yes, please give details of report (and if possible, please attach report):

Author	
Company/Agency	
Date of Report	
Brief Description of Report Findings:-	

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:
Performance of Adjacent Systems:
Systems are working within design limitsl
Estimated Rainfall and Seasonal Variation:
Information available from **N.I.W.A MET RESEARCH**
1100-1300mm/yr
Vegetation / Tree Cover:
Grass , native bush
Slope Shape: (Please provide diagrams)
As per site plan has quite steep slopes.. See topographical
Slope Angle:
Slope 12>15 degrees
Surface Water Drainage Characteristics:
Surface water will be alleviated by the natural contour of the land.
Flooding Potential: YES/NO
Unlikely to flood at proposed building, or disposal field location.
If yes, specify relevant flood levels on appended site plan, I.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
Surface Water Separation:
+20m
Site Characteristics: or any other limitation influencing factors

3. Site Geology Check Rock Maps

Soil is predominately Whirinaki clay loam Well to moderately well drained

Geological Map Reference Number	*NZMS 290*

4. What Aspect(s) does the proposed disposal system face? (please tick)

North		**West**	
North-West	X	**South-West**	
North-East		**South-East**	
East		**South**	

5. Site clearances,(Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	*+30m*	Check Council requirements *+15m*
Surface water, rivers creeks, drains etc	*+20m*	*+20m*
Groundwater	*N/A*	*N/A*
Stands of Trees/Shrubs	*+5m*	*+5m*
Wells, water bores	*N/A*	*N/A*
Embankments/retaining walls	*N/A*	*N/A*
Buildings	*+3m*	*+3m*
Other (specify):	*N/A*	*N/A*

PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)
Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		Depth_____m	No of Test Pits	
Bore Hole		Depth__2.4+_____m	No of Bore Holes	*2*
Other (specify):				

Soil Report attached?

Yes	X	No		Please tick

2. Was fill material intercepted during the subsoil investigation?

Yes		No	√	Please tick

If yes, please specify the effect of the fill on wastewater disposal

3. Percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method
Constant Head

Test Report Attached?	Yes	√	No		Please tick

4. Are surface water interception/diversion drains required?

Yes		No	√	Please tick

If yes, please show on site plan

4a Are subsurface drains required

Yes		No	√

If yes enter details

5. Please state the depth of the seasonal water table:

Winter	*Not found*	Measured		Estimated	√
Summer	*Not found*	Measured		Estimated	√

6. Are there any potential storm water short circuit paths?

Yes		No	√	Please tick

If the answer is yes, please explain how these have been addressed

7. Based on results of subsoil investigation above, please indicate the disposal field soil category *(Refer TP58 Table 5.1)*

Is Topsoil Present?	*Yes*	If so, Topsoil Depth? (m)	*70> 150mm*

Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay-loam & silty clay-loam	Moderate to slow drainage	X
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

Onsite soil tests put this soil into category 5
.
Category was corroborated by soil maps.

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	√
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available
(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	2	
Design Occupancy	4	(Number of People)
Per capita Wastewater Production	160	(Litres per person per day)
Other – specify		
Total Daily Wastewater Production	640	(Litres per day)

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	Yes		No	√	(Please tick)
b) Water Recycling - what %?	%				(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Yes		(Please tick)
No	X	(Please tick)

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required
Note This is greywater only

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	143800	m^2
Total Daily Wastewater Production	640	(Litres per day)(from above)
Lot Area to Discharge Ratio	224	

7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?

Yes	√	No		(Please tick)

8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	√	(Please tick)

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, dual chamber explain why not

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, dual chamber explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1	*secondary*	
	Total Capacity	*6500L*

2. Type of Septic Tank Outlet Filter to be installed?

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary Treatment	X		
Home aeration plant			
Commercial aeration plant			
Intermediate sand filter			
Recirculating sand filter			
Recirculating textile filter			
Clarification tank			
Tertiary Treatment			
Ultraviolet disinfection			
Chlorination			
Other		Specify	

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	X
Dosing Siphon	
Pump	

2.High water level alarm to be installed in pump chambers

Yes	X	No	

If not to be installed, explain why

3. If a pump is being used, please provide the following information:

Total Design Head	*>12m*	(m)
Pump Chamber Volume		(Litres)
Emergency Storage Volume		(Litres)

4. Please identify the type(s) of land disposal method proposed for this site: (please tick)

(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation	X		
Sub-surface Dripper irrigation			
Standard Trench			
Deep Trench			
Mound			
Conventional bed			
Other		Specify	

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rat

Loading Rate	*Ksat 10*		(Litres/m^2/day)
Disposal Area	Design	*64*	(m^2)
	Reserve	*64*	(m^2)

Explanation *(Refer TP58 Sections 9 and 10)*

DWF 160L/D = 640/10 = 64m2 = area of disposal
Dripper line at 3L/M = 640/3 =213 lin meteres

6. What is the available reserve wastewater disposal area *(Refer TP58 Table 5.3)*

Reserve Disposal Area (m^2)	*64m2*
Percentage of Primary Disposal Area (%)	*100%*

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

See Design Site Plan

Plan Attached?	Yes	√	No	

If not, explain why not

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Yes	X	No		(Please tick)

Name of Suppliers

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes	√	No		(Please tick)

If Yes, list and explain possible effects

All development has effects however these are seen to be minimal given the mitigation measures

---

PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	√
Include a *Location Plan* and *Site Plan* (with Scale Bars)	√
Attach an Assessment of Environmental Effects (AEE)	√

1. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name	Eric Wagener	Signature	
Position	Certifying Reg Drainlayer	Date	5/05/2026

Note

Any alteration to the site plan or design after approval will result in non compliance.

Managing Northland Soils factsheet viewer

Northland Reg



60m

1,636,015.136 6,068,018.083 Meters

Drainage classes

Soil symbol	Full name	Drainage class
PUHOI SUITE Basement rock: banded sandstone		
ANS	Atuanui clay steepland soil	4 - Well drained
TM, TMH	Taumata clay loam	4⇌3 - Moderately well drained
WR, WRH	Whangaripo clay loam	3 - Moderately drained
PBu, PBuH	Puhoi light brown clay loam	3⇌2 - Moderately to imperfectly drained
OF, OFH	Omahuta clay	3⇌2 - Moderately to imperfectly drained
WRe, WReH	Whangaripo clay	2⇌1 - Imperfectly to poorly drained
PB, PBH	Puhoi clay loam	1 - Poorly drained
OMANAIA SUITE Basement rock: sandstone–mudstone complex		
AE, AEH	Autea clay loam/silty clay loam	3 - Moderately drained
WN, WNH	Whirinaki clay loam	3⇌2 - Moderately to imperfectly drained
ON, ONH	Omanaia clay loam	3⇌2 - Moderately to imperfectly drained
AEe, AEeH	Autea clay	2⇌1 - Imperfectly to poorly drained
ONe	Omanaia clay loam with coarse-structured subsoil	1 - Poorly drained
WAIOTIRA SUITE Basement rock: massive sandstone		
WCS	White Cone sandy clay loam steepland soil	4 - Well drained
YCgH	Waiotira gravelly sandy loam	3 - Moderately drained
YC, YCH	Waiotira clay loam	3 - Moderately drained
YCr, YCrH	Waiotira brown clay loam	3⇌2 - Moderately to imperfectly drained
YCe, YCeH	Waiotira clay	2 - Imperfectly drained
PURUA SUITE Basement rock: shattered sandstone		
TLS	Tautoro clay loam steepland soil	4 - Well drained
PU	Purua silt loam	3 - Moderately drained
TN, TNH	Tanoa sandy clay loam	3 - Moderately drained
TNa, TNaH	Tanoa sandy clay loam	3 - Moderately drained
PUeH	Purua clay loam	3⇌2 - Moderately to imperfectly drained



BIOROCK'S MONOBLOCK SEWAGE TREATMENT PLANT

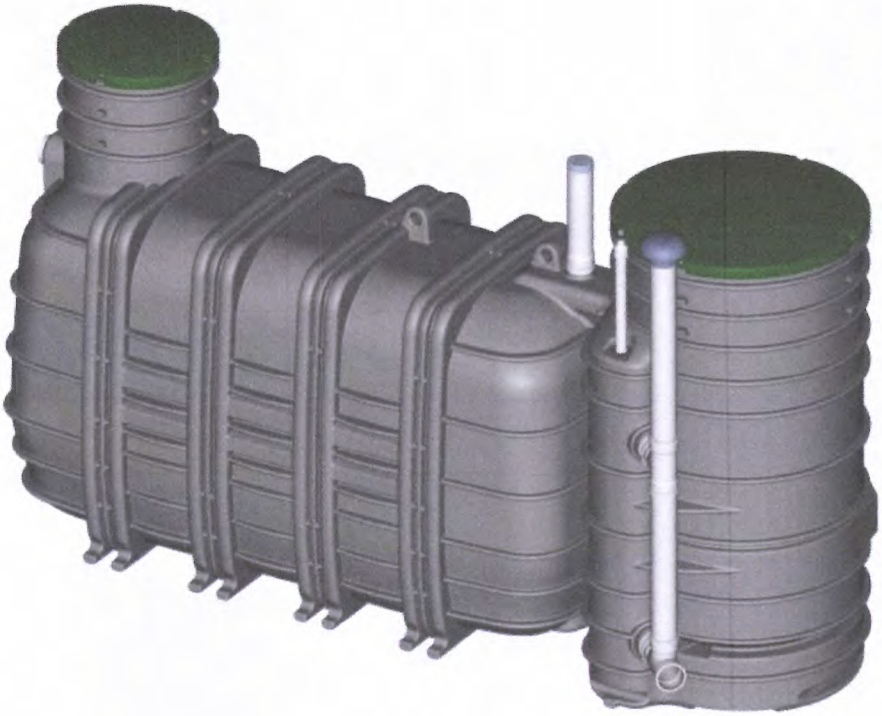
FOR SMALL / MEDIUM HOUSEHOLDS

The All-In-One Wastewater Treatment Solution

The **MONOBLOCK sewage treatment plant is** designed for rural dwellings, permanent and seasonal, which are not connected to the mains. This **extremely compact purification unit is completely pre-assembled and ready for speedy installation**. The MONOBLOCK unit is available with a 3000 Liters Primary Tank and available in a Gravity Outlet (Low Outlet) or a Pumped Outlet (High Outlet).

LEARN MORE ABOUT MONOBLOCK

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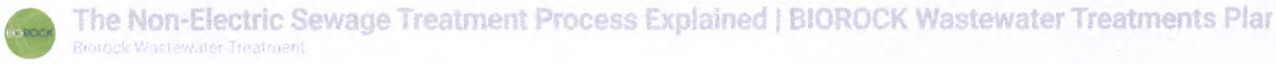
RESIDENTIAL ON-SITE WASTEWATER TREATMENT PLANTS

BIOROCK offers a complete range of compact and non-electric residential waste water treatment plants, denominated into 4, 5, 6, 8, 10, 15 & 30 person systems. If installed in parallel the treatment units can also cater for 60, 90, 120 people and so on. BIOROCK power-free Waste Water Treatment Plants offers an ideal solution for residential, domestic wastewater treatment.

Our Wastewater Treatment systems offer a simple yet effective process that requires no electricity, has no moving parts, and needs minimal annual maintenance.

One of the main benefits of having a BIOROCK wastewater treatment plant is that it's a longterm sustainable and economic investment.

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Effluential DrainLayers Ltd
3778 Main North Road
R.D.4
Kaitaia 0484

Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

Catherine Bew
81 Waihuka Road
Omapere

Report on Storm Water Attenuation

Purpose
To control/assist the management of the effects of stormwater runoff from building developments and mitigate the impact this has on infrastructural assets.

Considerations
It needs to be accepted that the impact is greater in densely populated areas and less in urban/rural.
The definition of soakage is the process where a permeable substance receives a liquid, in this case where storm water is disposed of into ground, or effective runoff slowed so as to minimize effects on the environment or infrastructure.
The infiltration factor ksat assessment, assists in mitigating runoff impact.
Characteristics that determine permeability are soil structure, soil particle size, and geomorphology.
The flow rate of the soakage discharge is also dependent upon the soakage area and the hydraulic pressure forcing water into the absorbent media.

Site Description
The property is located off Wiahuka Road it is 143800m2

This is a large section predominantly covered in grass and native trees.
Natural surface water is directed away from buildings via the contours of the land.

The soil type is listed as Whirinaki Clay. Soil maps class this as moderately well drained.

Effluential DrainLayers Ltd
3778 Main North Road
R.D.4
Kaitaia 0484

Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

Design Criteria
Soakage devices must be 3m from dwellings.

The Far North District Council aligns storm water attenuation requirements with other authorities.
The Whangarei District Council requires site attenuation when the percentage of impermeable surfaces exceeds 2%.
The Auckland Regional Council prepared TP10 as a reference on a similar basis and ASNZS 1547 is also structured in the same manner.
The spread sheet used in calculating Attenuation requirements has been developed in conjunction with the FNDC stormwater Engineer.

The Far North District Council information was designed specifically to enable storm water design to be expedited quickly. The ARC prepared TP10 on the same basis. ASNZS1547 is also structured in the same manner.

Therefore, attenuation is only required when the ratio of impermeable surfaces to total property area exceeds 2%. However other factors can influence the requirement to attenuate.

Design Calculations
All calculations submitted are via Stormwater calculation spread sheet. It is a given that new calculations may be required should future development take place.

Run off from impervious surfaces on a total land area of 143800m^2 is of marginal concern. In this case TP10 requirements do not apply

Devices which discharge water via infiltration through soil provide a storm water quality benefit to the receiving environment and the in-situ soil acts as a filter media for removing contaminants. This is a known beneficial factor and provides for infiltration devices to be used as storm water quality treatment.

On site observation indicates that there is not, and is unlikely to be, any erosion from this source.

It is most unlikely given the percentage of impervious surfaces that there will be any environmental effect which cannot be contained within the boundaries with this proposed change in effluent development. All run off travels over grass land to a valley which is removed from any effect on infrastructure.

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This combination of circumstance lessens the impact on the downstream environment while providing for the maximum soil absorption as proposed by TP10, again lessening the potential impact on infrastructure.

Regional Plan:
The Northland Regional Council proposed rule C6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network, provided that (amongst other conditions) the discharge or diversion does not cause or increase nuisance or damage to other property. In this case there will be no affected neighbouring properties.

Therefore, this proposal is in accordance with NRC Rule C6.4.2.

Conclusion:
Any stormwater overflow from this proposed building will be discharged via a spreader bar to the surrounding environment at the south-east of the building site. There will be no cumulative effect on FNDC infrastructure.

Eric Wagener Certifying Registered Drainlayer 05877
Robert Wagener (Engineer) Effluential Drainlayers Associate

Assessment of environmental effects and mitigation measures:

Prepared for
Catherine Bew & Michael Barackman
Omapere

The subject property is off Waihuka Road Omapere It would best be described as Rural lifestyle. There is an existing fully serviced house located some distance from the new development. This new development will have no effect on the existing buildings.

Risk Assessment:
All development has an effect, the key is to minimise and mitigate.. There are no ecological risks. No Hail issues have been identified with this area. The sewerage & effluent disposal system has been placed so that separation is achieved from any assessed risk area.
The treatment and effluent systems are located well away from buildings.

Impact on surface water:
Visual evaluation of the site showed that the effluent disposal area will not be affected by surface water. The effluent field has a buffer area from any areas of concern.

Impact on groundwater:
On site exploration and extensive testing has shown:

- Tests carried out on the site indicate that the soil falls into a category 5-6 This is also confirmed by the listed soil type.
- The area chosen for disposal allows for even distribution of effluent through dripper lines.
- The soil loading rates used for stormwater were as a result of Ksat tests, those recommended in T.P58, and ASNZS 1547 standards.
- Having taken all of the above factors into consideration it is believed that there will be little possibility of any effect on groundwater. There is a large buffer between the effluent site and any risk area.
- The natural overflow path is over a large vegetated area.

Impact on the soil:
It is generally accepted that the degree of nitrogen leaching increases with higher soil carriage water (rain fall and effluent loading rate). Therefore low effluent loading rates can assist in the mitigation of nitrogen leaching. Where most of the waste generated is of a urban/rural nature with a reliance on rainwater, the potential effects of human occupation are minimised, and the nitrogen effect to a degree mitigated. In this case the new structure has minimal facilities and so the impact will be minor.

It is a given that future development will require further evaluation.

The soil is classified as being Whirinaki clay This soil type is classed as being moderately well drained. The poorer drainage during winter is mitigated by the secondary treatment which is not entirely reliant on the parent soil for effluent treatment, vegetation and transpiration assist.

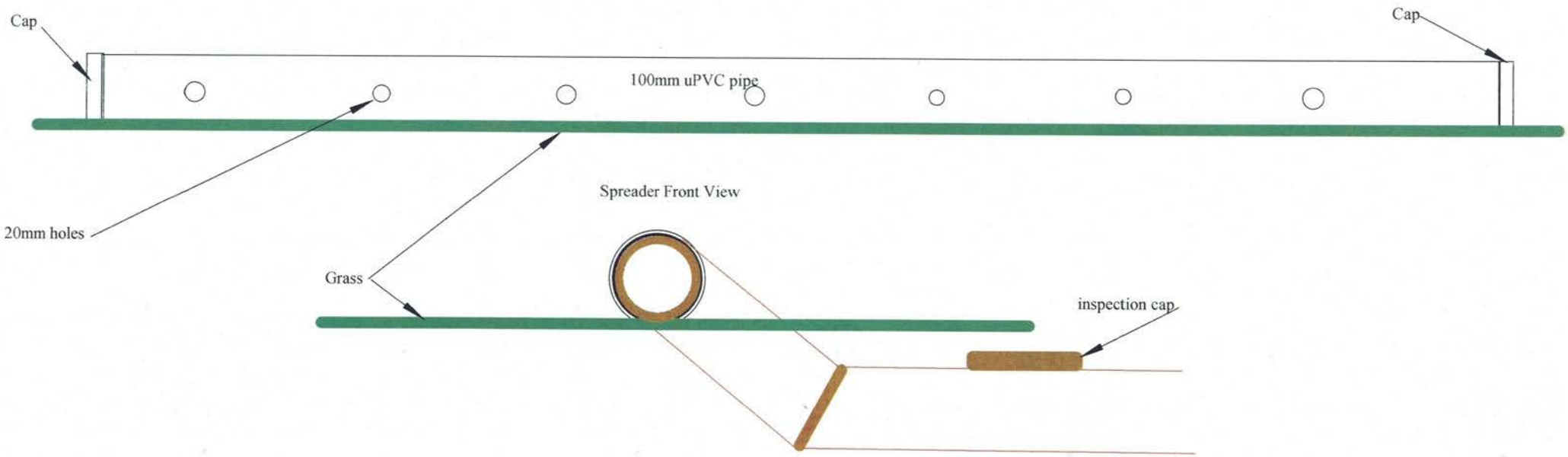
Storm Water:
Storm water overflow from impervious surfaces is calculated by assuming that the new stand alone cottage, is the main effect. The flow charts for determining whether there is a requirement for attenuation use the impervious to land mass ratio of >2%. The ratio here is less than that and as the drive/road was existing before TP10 requirements stormwater attenuation is not an issue. Further the property due to location will have no effect on FNDC infrastructure.

Design mitigation measures:
The system designed for waste disposal has been planned so as to maximise the potential for mitigating effects.
The separation distance of wastewater distribution from potential groundwater aquifers, minimises the opportunity for any aquifer contamination. Stormwater and storm water treatment is managed so that there will be no impact on effluent disposal, or community assets.
Attenuation is not required.

Amenity Values:
An in-depth study of the immediate areas of impact indicates that this proposal will have little more impact on the surrounding land users or occupiers than that currently existing.

Conclusion:
The summary of factors taken into consideration leads to the conclusion that there are few environmental effects which are not mitigated by enclosed design.

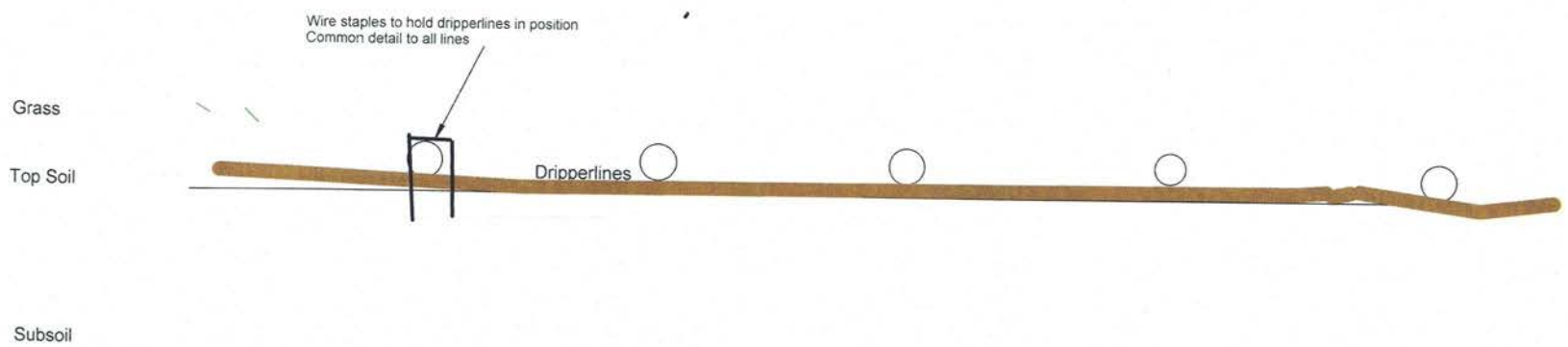
E.J.Wagener Certifying Registered Drainlayer 05877
Robert Wagener Associate Engineer



Spreader Cross section

Spreader Detail Catherine Bew & Michael Barackman 81 Waihuka Road

E.J.Wagener Certifying Registered Drainlayer 05877



2 bed room 4 person
4 x 160 = 640L
allow 3L/m = 640/3
= 213 m dripper line

Note: Dripper lines to be fed via a manifold
Lines to be fitted with flushing valves
flout dosing siphon line to manifold to be fitted with non return and gate valve

Catherine Bew & Michael Barackman Dripper Line Ex Secondary Treatment

Note Dripper line to be pressure compensating, and root inhibited

Section B – Applicant Information

Applicants Information	
Name:	Catherine Bew.
Address:	81 WAIHUKA RD. OMAPERE.
Contact Details:	Click or tap here to enter text. 021608907.
Return Email Address:	Click or tap here to enter text. osteocath53@gmail.com

Section C – Property Details

Property Details	
Address of Property:	81 WAIHUKA RD OMAPERE
Lot Number/s:	Click or tap here to enter text. Pt Lot 1 DP 347395.
Dwelling Size: (Area = Length & Width)	Click or tap here to enter text. 74 sq mtres
Number of levels: (Single / Multiple)	Click or tap here to enter text. 1

1. Fire Appliance Access to alternative firefighting water sources - Expected Parking Place & Turning circle

Fire and Emergency have specific requirements for fire appliance access to buildings and the firefighting water supply. This area is termed the hard stand. The roading gradient should not exceed 16%. The roading surface should be sealed, able to take the weight of a 14 to 20-tonne truck and trafficable at all times. The minimum roading width should not be less than 4 m and the property entrance no less 3.5 metres wide. The height clearance along access ways must exceed 4 metres with no obstructions for example; trees, hanging cables, and overhanging eaves.

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	☑YES ☐NO
Is the access at least 4 metres wide?	☑YES ☐NO
Is the surface designed to support a 20-tonne truck?	☑YES ☐NO
* Are the gradients less than 16%	☐YES ☑NO
Fire Appliance parking distance from the proposed water supply is Click or tap here to enter text. metres 30	

If access to the proposed firefighting water supply is not achievable using a fire appliance, firefighters will need to use portable fire pumps. Firefighters will require at least a one-metre wide clear path / walkway to carry equipment to the water supply, and a working area of two metres by two metres for firefighting equipment to be set up and operated.

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? ☑YES ☐ NO
Comments: Well maintained track at least 1.2 wide through bush.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

* Recent roadwork done to comply with council requirements for shared access, now 20° or less grade. Before this was done, fully loaded concrete truck and tank delivery no problem.

2. Firefighting Water Supplies (FFWS)

What are you proposing to use as your firefighting water supply?

2 (a) Water Supply Single Dwelling	
Tank	☐ Concrete Tank ☑ Plastic Tank 5 ☐ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500 mm above ground) ☐ Fully Buried (access through filler spout) Volume of dedicated firefighting water litres 45. 1 x 30,000 1 x 15,000.

2 (b) Water Supply Multi-Title Subdivision Lots / Communal Supply	
Tank Farm	☐ Concrete Tank ☐ Plastic Tank ☐ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500mm above ground) ☐ Fully Buried (access through filler spout). Number of tanks provided Click or tap here to enter text. Number of Tank Farms provided Click or tap here to enter text. Water volume at each Tank Farm Click or tap here to enter text. Litres Volume of dedicated firefighting water Click or tap here to enter text. litres

2 (c) Alternative Water Supply	
Pond:	Volume of water: Click or tap here to enter text.
Pool:	Volume of water: Click or tap here to enter text.
Other:	Specify: Click or tap here to enter text.

45000 L	**Volume of water:** Click or tap here to enter text.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3. Water Supply Location

The code requires the available water supply to be at least 6 metres from a building for firefighter safety, with a maximum distance of 90 metres from any building. This is the same for a single dwelling or a Multi-Lot residential subdivision. Is the proposed water supply within these requirements?

3 (a) Water Supply Location	
Minimum Distance:	*Is your water supply at least 6 metres from the building?* ☑ YES ☐ NO
Maximum Distance	*Is your water supply no more than 90 metres from the building?* ☑ YES ☐ NO

3 (b) Visibility
How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.
Comments: Sign to show track to water tanks

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: Water to be obtained from top of tank. Platform at base of tank for easy access if approved.

Internal FENZ Risk Reduction comments only:
Click or tap here to enter text.

4. Adequacy of Supply

The volume of storage that is reserved for firefighting purposes must not be used for normal operational requirements. Additional storage must be provided to balance diurnal peak demand, seasonal peak demand and normal system failures, for instance power outages. The intent is that there should always be sufficient volumes of water available for firefighting, except during Civil Défense emergencies or by prior arrangement with the Fire Region Manager.

4 (a) Adequacy of Water supply
Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*
Comments: The tanks are fed by a water ram which provides water at the rate of 1 litre per minute year round.

Internal FENZ Risk Reduction comments only:
Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

If Table 1 + 2 from the Code of Practice is not being used for the calculation of the Firefighting Water Supply, a competent person using appendix H and J from the Code of Practice can propose an alternative method to determine firefighting water supply adequacy.

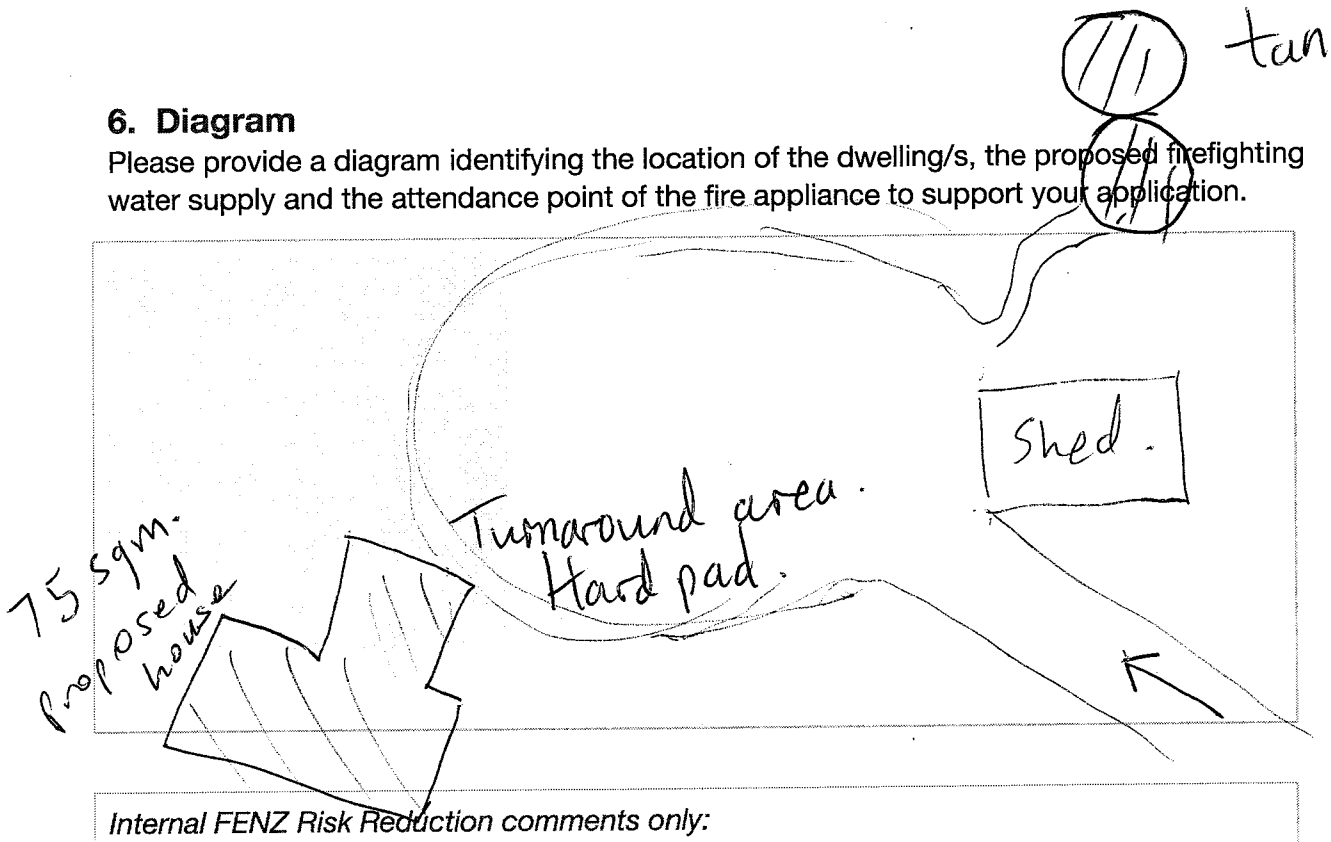
Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

5 (a) Alternative Method Appendix H & J	
If an alternative method of determining the FFWS has been proposed, who proposed it? Name: Click or tap here to enter text.	
Contact Details: Click or tap here to enter text.	
Proposed volume of storage?	Litres: Click or tap here to enter text.
Comments: Click or tap here to enter text. * *Please provide a copy of the calculations for consideration.*	

Internal FENZ Risk Reduction comments only: Click or tap here to enter text.

6. Diagram

Please provide a diagram identifying the location of the dwelling/s, the proposed firefighting water supply and the attendance point of the fire appliance to support your application.



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

7. Vegetation Risk Reduction - Fire + Fuel = Why Homes Burn

Properties that are residential, industrial or agricultural, are on the urban–rural interface if they are next to vegetation, whether it is forest, scrubland, or in a rural setting. Properties in these areas are at greater risk of wildfire due to the increased presence of nearby vegetation.

In order to mitigate the risk of fire spread from surrounding vegetation to the proposed building and vice-versa, Fire Emergency New Zealand recommends the following;

I. *Fire safe construction*

Spouting and gutters – Clear regularly and consider screening with metal mesh. Embers can easily ignite dry material that collects in gutters.

Roof – Use fire resistant material such as steel or tile. Avoid butanol and rubber compounds.

Cladding – Stucco, metal sidings, brick, concrete, and fibre cement cladding are more fire resistant than wood or vinyl cladding.

II. *Establish Safety Zones around your home.*

Safety Zone 1 is your most import line of defence and requires the most consideration. Safety Zone 1 extends to 10 metres from your home, you should;

a) *Mow lawn and plant low-growing fire-resistant plants; and*
b) *Thin and prune trees and shrubs; and*
c) *Avoid tall trees close to the house; and*
d) *Use gravel or decorative crushed rock instead of bark or wood chip mulch; and*
e) *Remove flammable debris like twigs, pine needles and dead leaves from the roof and around and under the house and decks; and*
f) *Remove dead plant material along the fence lines and keep the grass short; and*
g) *Remove over hanging branches near powerlines in both Zone 1 and 2.*

III. *Safety Zone 2 extends from 10 – 30 metres of your home.*

a) *Remove scrub and dead or dying plants and trees; and*
b) *Thin excess trees; and*
c) *Evenly space remaining trees so the crowns are separated by 3-6 metres; and*
d) *Avoid planting clusters of highly flammable trees and shrubs*
e) *Prune tree branches to a height of 2 metres from the ground.*

IV. *Choose Fire Resistant Plants*

Fire resistant plants aren't fire proof, but they do not readily ignite. Most deciduous trees and shrubs are fire resistant. Some of these include: poplar, maple, ash, birch and willow. Install domestic sprinklers on the exterior of the sides of the building that are less 20 metres from the vegetation. Examples of highly flammable plants are: pine, cypress, cedar, fir, larch, redwood, spruce, kanuka, manuka.

For more information please go to https://www.fireandemergency.nz/at-home/the-threat-of-rural-fire/

If your building or dwelling is next to vegetation, whether it is forest, scrubland, or in a rural setting, please detail below what Risk Reduction measures you will take to mitigate the risk of fire development and spread involving vegetation?

7 (a) Vegetation Risk Reduction Strategy

We have already cleared scrub around house site, especially flammable vegetation: ie: manuka kanuka.

There is at least 10 m clearance to house site. We are willing to do more if neccesary.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
☐	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
☐	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Catherine Rew Dated: 14/09/2026.

Contact No.: 021/6089907

Email: osteocath53@gmail.com.

Signature: Click or tap here to enter text.

9. Approval

In reviewing the information that you have provided in relation to your application being approximately a Click or tap here to enter text. square metre, Choose an item. *dwelling/sub division, and non-sprinkler protected.*

The Area Manager of Fire and Emergency New Zealand under delegated authority from the Fire Region Manager, Te Hiku, has assessed the proposal in relation to firefighting water supplies and the vegetation risk strategy. The Manager Choose an item. *agree with the proposed alternate method of Fire Fighting Water Supplies. Furthermore; the Manager agrees with the Vegetation Risk Reduction strategies proposed by the applicant.*

Name: Click or tap here to enter

Signature: Click or tap here to e

P.P on behalf of the Area Manag

Fire and Emergency New Zealand
Te Tai Tokerau / Northland District

APPROVED
By GoffinJ at 12:29 pm, Sep 15, 2026

Jason Goffin- Advisor Risk Reduction

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **194721**

Land Registration District **North Auckland**

Date Issued 30 March 2005

Prior References
NA8D/738

Estate Fee Simple

Area 15.9745 hectares more or less

Legal Description Lot 1 Deposited Plan 347395

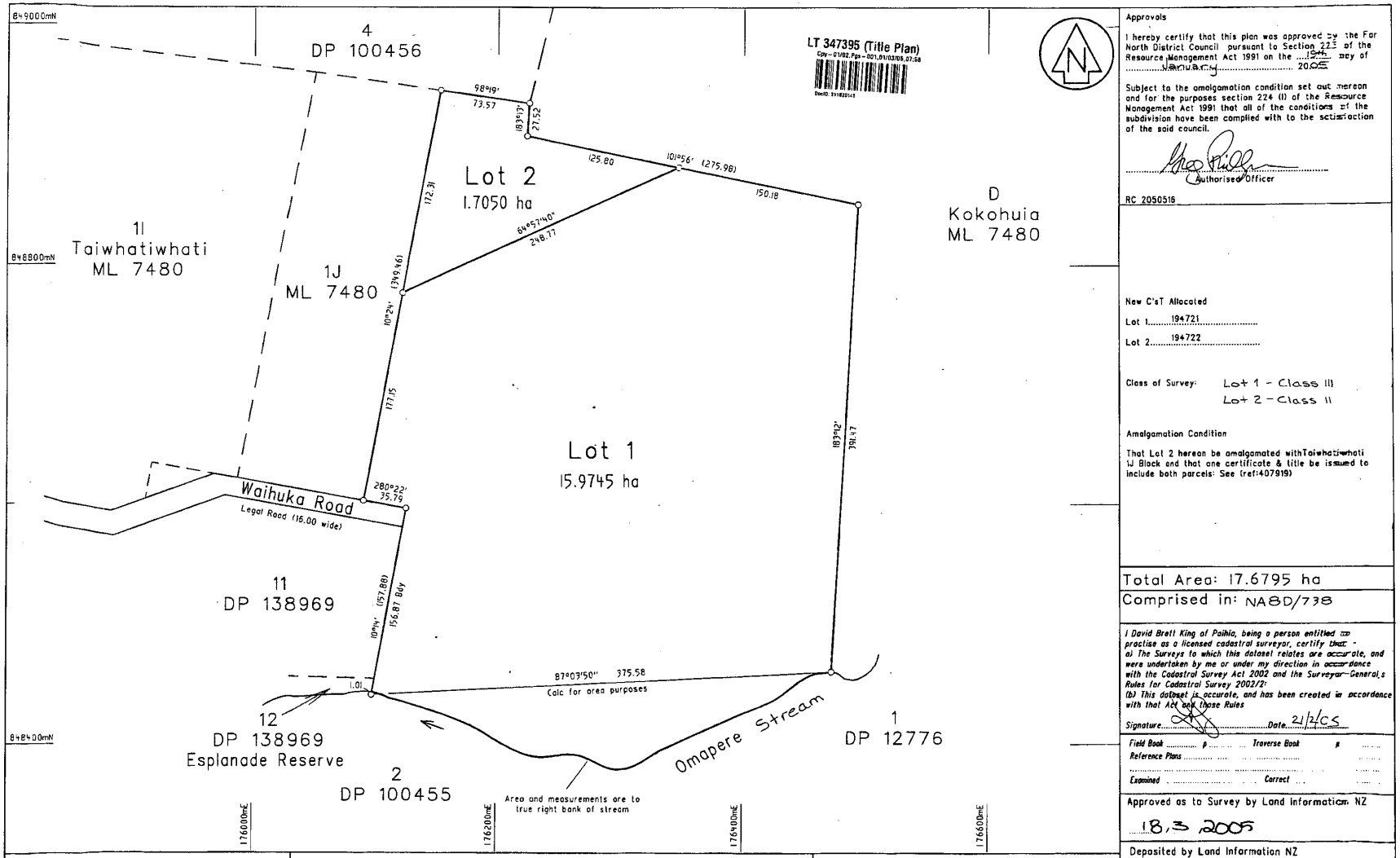
Registered Owners
Catherine Jane Bew

Interests

9370025.5 Conservation Covenant pursuant to Section 77 Reserves Act 1977 (Limited as to duration) - 16.4.2013 at 7:00 am

9370025.6 STATUTORY LAND CHARGE PURSUANT TO SECTION 87 LOCAL GOVERNMENT (RATING) ACT 2002 - 16.4.2013 at 7:00 am

Transaction ID 96033840
Client Reference
Search Copy Dated 14/07/26 4:30 pm, Page 2 of 2
Register Only



Approvals

I hereby certify that this plan was approved by the Far North District Council pursuant to Section 223 of the Resource Management Act 1991 on the 15th day of March 2005

Subject to the amalgamation condition set out hereon and for the purposes section 224 (I) of the Resource Management Act 1991 that all of the conditions of the subdivision have been complied with to the satisfaction of the said council.

Authorised Officer

RC 2050516

New C'sT Allocated

Lot 1 194721

Lot 2 194722

Class of Survey: Lot 1 - Class III
Lot 2 - Class II

Amalgamation Condition

That Lot 2 hereon be amalgamated with Taiwhatiwhati 1J Block and that one certificate & title be issued to include both parcels: See (ref:407919)

Total Area: 17.6795 ha

Comprised in: NA8D/738

I David Brett King of Paihia, being a person entitled to practise as a licensed cadastral surveyor, certify that -
a) The Surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2:
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules

Signature ..... Date 21/2/05

Field Book ..... p ..... Traverse Book # .....
Reference Plans .....
Examined ..... Correct .....

Approved as to Survey by Land Information NZ
18.3.2005

Deposited by Land Information NZ
30.3.2005

File 20089 Negro
Received - 1 MAR 2005
Instructions

DP 347395

Approved LM 00702

LAND DISTRICT: NORTH AUCKLAND

Lots 1 & 2 Being a Subdivision of Taiwhatiwhati Block IM9

LOCAL AUTHORITY: Far North District
Surveyed by: Williams & King
Scale: 1 : 2000 Date: December 2004

COV 9370025.5 Covenar
Cpy - 01/01, Pgs - 004, 30/04/13, 11:43
DocID: 513962564
DocID 513962564

CONSERVATION COVENANT
(Section 77 Reserves Act 1977)

BETWEEN **CATHERINE JANE BEW**
("the Landowners")

AND **FAR NORTH DISTRICT COUNCIL**
("Council")

WHEREAS:

A. Section 77 of the Reserves Act 1977 provides that:

(i) The Minister, any local authority, or any other body approved by the Minister, is satisfied that any private land or any Crown land held under Crown lease should be managed so as to preserve the natural environment, or landscape amenity, or wildlife or freshwater-life or marine-life habitat, and that the particular purpose or purposes can be achieved without acquiring the ownership of the land, or, as the case may be, of the lessee's interest in the land, for a reserve, may treat and agree with the owner or lessee for a covenant to provide for the management of that land in a manner that will achieve the particular purpose or purposes of conservation.

(ii) Any covenant under this section may be in perpetuity or for any specific term.

B. The Far North District Council's Rates Postponement Policy provides that:

(i) Land that has been set aside to protect particular outstanding landscape, historical, ecological or cultural values, under a formal protection agreement, in a form acceptable to Council and for a term of not less than ten years will be eligible to receive a postponement of rates for the period during which the protection remains in place.

C. Catherine Jane Bew (hereinafter called "the Landowners") are the registered proprietors of the land described in the schedule ("the land"), consisting of mainly of advanced shrubland and regenerating native bush and forest.

D. The Landowner and the Council have agreed that the land be managed with the following conservation objectives:

(i) *To preserve and protect the regenerating bush and native forest.*

E. The Landowner and the Council have agreed that:

(i) That the Landowner may reside on, occupy or use an area of 3.9 ha, as delineated on the attached *aerial/map*. This area of land (hereinafter referred to as "the excluded area") will not receive any benefit of rates relief and will be defined as a separate division of the Rating Unit pursuant to Section 45(3) of the Local Government (Rating) Act.

15.9745
-3.9000
12.0745

NOW THEREFORE THIS DEED WITNESSES that in accordance with Section 77 of the Reserves Act 1977 the Landowner and the Council **MUTUALLY COVENANT** that the land shall be managed for the purposes and objectives listed in recital D above, and in particular on the following conditions:

1. The Landowner covenants that:

   (a) *The living indigenous vegetation on the land shall not be cut down, damaged or destroyed (except for the maintenance of roadways and walking tracks, and tracks for pest control operations) without prior written consent of the Council. Such consent may be given in the form of resource consent. The landowner shall be deemed not to be in breach of this prohibition if any such vegetation dies from natural causes, which are not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.*

   (b) *There shall be no intrusion of grazing stock (including cows, sheep, goats and pigs) into any areas of indigenous vegetation on the land.*

   (c) *No occupier of the land shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as ferrets, cats or dogs) which have the potential to be Kiwi predators.*

   (d) *Exotic vegetation which could adversely affect natural regeneration or local forest health is not to be introduced to the land. This includes the introduction of invasive plant species, including those currently listed on the nationally-banned-for-sale list (see Northland Regional Pest Management Strategy). Species such as Agapanthus which have already exhibited a tendency to naturalise in coastal areas should be avoided.*

   (e) *Dead wood and vegetation may be removed by the owners for their own use on the land.*

   (f) *Any predator/pest control work carried out is to be done in a manner which will not endanger Kiwi or other indigenous fauna and flora.)*

2. The Landowner shall pay the costs of preparation and registration of this Covenant.

3. Subject to Council continuing to provide for the postponement of rates pursuant to a policy adopted in terms of Section 110 of the Local Government Act 2002, Council shall postpone the rates on all of "the land" with the exception of the area of land defined as "the excluded area" so long as this Covenant remains in force.

4. The duration of this covenant is for a period of ten years. It is understood that it is the intention of the parties to renew this covenant every ten years on the anniversary of its initial signing.

5. As provided for in Section 88 of the Local Government Rating Act 2002, Council will add a postponement fee to the accumulated postponed rates each year. This postponement fee will not exceed the administrative cost together with the cost of financing the postponed rates.

6. Subject to this covenant remaining in force, Council will remit any postponed rates together with any accumulated postponement fees upon the tenth anniversary of those rates and fees being assessed on the land.

SCHEDULE

Certificates of Title 194721 (North Auckland Registry)

DATED this 21 day of October 2011

SIGNED by

Landowner

in the presence of:

Witness Signature

Witness Name

Witness Address

THE COMMON SEAL OF THE FAR NORTH DISTRICT COUNCIL was hereunto affixed in the presence of:

Chief Executive

THE FAR NORTH DISTRICT COUNCIL The Common Seal of

Adele Thomson
C/- FNDC
Memorial Avenue
Kaikohe 0440.

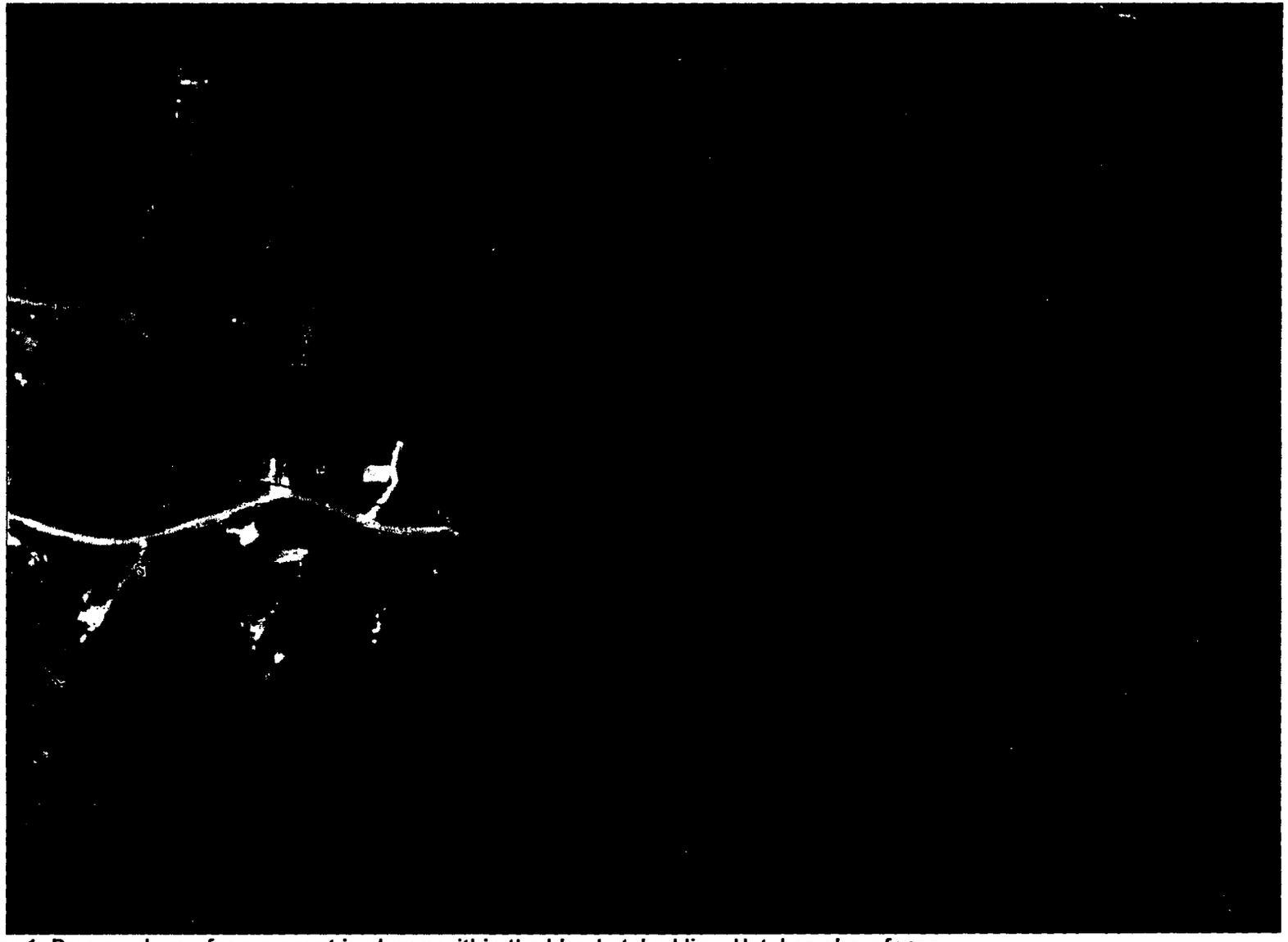


Figure 1: Proposed area for covenant is shown within the blue hatched line. Hatches show fence-lines that are fenced. The area that needs fencing is the reverse 'c' shape with the bite out of it

NOTICE OF LAND CHARGE FOR POSTPONED RATES

TO: Land Information New Zealand

SLC 9370025.6 Statutor
Cpy - 01/01, Pgs - 001, 15/04/13, 13:23
Doc ID: 5139625

TAKE NOTICE that the land hereinafter described is subject to a charge on account of the total amount of rates from time to time payable to the Far North District Council, the payment of which has been postponed by the local authority pursuant to Section 87 of the Local Government (Rating) Act 2002 and that you are hereby required to register the charge.

DESCRIPTION OF LAND AFFECTED BY CHARGE:

Name of Registered Proprietor:	**Catherine Jane Bew**
Situation of Land:	**81 Waihuka Road, Omapere 0473**
Area of Land:	**15.9745 hectares more or less**
Legal Description of Land:	**Lot 1 Deposit Plan 347395**
Computer Freehold Register No:	**194721**

DATED at Kaikohe this 4th day of March Month 2013.

SIGNED for and on behalf of the
FAR NORTH DISTRICT COUNCIL
By:

W D Edmunds

DAVID EDMUNDS,
Chief Executive Officer

Witnessed By: Adele Thomson.

Witness Signature:

Witness Occupation: Executive Assistant.

Full name of Witness: Adele Tracey Thomson

Witness Address: C/- FNDC
Memorial Avenue
Kaikohe 0440.

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

DECISION ON RESOURCE CONSENT APPLICATION

UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34A(1) and sections 104, 104B,104D, 106 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council grants subdivision resource consent for a non-complying activity, subject to the conditions listed below, to:

Applicant:	Catherine Jane Bew
Council Reference:	2260397-RMASUB
Property Address:	81 Waihuka Road, Omapere 0473
Legal Description:	Lot 1 DP 347395

The activity to which this decision relates is listed below:

To subdivide land in the Rural Production Zone to create three additional allotments, including an esplanade reserve allotment, where the proposal does not comply with the minimum lot size standards for subdivision in the zone, requires a waiver to reduce the esplanade reserve width to 10m, and requires a dispensation in relation to Waihuka Road carriageway width.

Conditions

1. Pursuant to sections 108 and 220 of the Act, this subdivision consent is granted subject to the following conditions:

   a) The subdivision must be carried out in general accordance with the approved plan of subdivision prepared by Williams and King, referenced 23114_BEW, Rev E dated 27 March 2026 Sheet 1/1, scale 1:1000, and attached to this consent with the Council's "Approved Stamp" affixed to it.

   b) This consent must be carried out in general accordance with the Application Form and Assessment of Environmental Effects prepared by Natalie Watson, Williams and King, dated 27 February 2026, and the Subdivision Suitability Report prepared by RS Eng Ltd, dated 23 June 2022, submitted with the application.

2. 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.

Survey plan approval (s223) conditions

3. Prior to approval of the survey plan pursuant to section 223 of the Act, the consent holder must:
    (a) Provide written confirmation from a Licensed Cadastral Surveyor that the existing access carriageway is fully contained within the proposed easement areas.
    (b) Show easements A, B, C and D for right of way and the right to convey water, electricity and telecommunications, in favour of the relevant lots as shown on the approved Scheme Plan;
    (c) Lot 4 as Esplanade Reserve to vest in Far North District Council pursuant to section 237 of the RMA, adjacent to Omapere Stream, with a minimum width of 10m;
    (d) The area of indigenous vegetation subject to the consent notice conditions imposed under Condition 11, identified as the area covered by Conservation Covenant 9370025.5 (12.0745ha) as depicted on the Scheme Plan.
4. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:

    (a) Provide written confirmation from a Licensed Cadastral Surveyor to the satisfaction of the Council's Resource Consent Engineer or their delegated representative that that any portion of the access within ROW A and B exceeding a gradient of 1V:5H, must be sealed or constructed in concrete. Note: The access must not exceed a gradient of 1V:4H. Any portion of the access that exceeds a gradient of 1V:5H must be sealed.

    (b) Provide evidence to the satisfaction of the Resource Consent Team Leader or duly delegated officer (planning_technicians@fndc.govt.nz) that Lot 4 (Esplanade Reserve, minimum 10m width, adjacent to Omapere Stream) is to be vested in the Far North District Council free of all structures, fences, rubbish, invasive weeds and other encumbrances, pursuant to section 237 of the RMA.

5. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall secure the following conditions by way of Consent Notices issued under section 221 of the Act, to be registered against the titles of the affected allotments. The costs of preparing, checking and executing the notices shall be met by the consent holder:

    (a) Permanent Vegetation Protection – Lots 1, 2 and 3:

If the Conservation Covenant pursuant to Section 77 of the Reserves Act 1977 (instrument 9370025.5) ceases to apply to any lot, then the lot owner shall permanently protect indigenous vegetation within areas X, Y and Z and the following shall apply to Lots 1,2 & 3:

i. the living indigenous vegetation shall not be cut down, damaged or destroyed without Council's prior written consent except for maintenance of roadways, walking tracks and tracks for pest control operations;

ii. There shall be no intrusion of grazing stock (including cows, sheep, goats and pigs) into any areas of indigenous vegetation on the land.

iii. No exotic vegetation that could adversely affect regeneration or forest health shall be introduced;

iv. Dead wood and vegetation may be removed by the owners for their own use on the land; and any predator and pest control work shall be undertaken in a manner that will not endanger kiwi or other indigenous fauna and flora.

(b) Domestic Predator Controls – Lots 1, 2 and 3:

If the Conservation Covenant pursuant to Section 77 of the Reserves Act 1977 (instrument 9370025.5) ceases to apply to any lot, then the following shall apply to Lots 1, 2 and 3:

i. No occupier of, or visitor to, the lot shall keep or introduce any cat,

ii. Maximum of two dogs may be kept on the lot only if each dog is microchipped and registered with Far North District Council,

iii. Any dog must be kept within a dog-proof fenced area when outside the dwelling except when on a lead and under effective control,

iv. At night, any dog must be kept inside the dwelling, inside a secure kennel, or tied up at night, and

v. Prior to any dog being kept on the lot the lot owner provides a photograph of the dog and written confirmation that the dog has been microchipped to the Resource Consent Team Leader or duly delegated officer [Lots 1.2 & 3]

(c) Wastewater Design – Lots 2 and 3:

In conjunction with the construction of any building on the lot which requires a wastewater treatment and effluent disposal system, the lot owner shall submit a TP58 report prepared by a Chartered Professional Engineer or an approved TP58 writer for Council approval with the building consent application, and the wastewater treatment and effluent disposal system shall be designed and installed in accordance with the approved TP58 report [Lots 2 & 3].

(d) Firefighting Water Supply – Lots 2 and 3: In conjunction with the construction of any dwelling on the lot, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tanks or other approved means and positioned so that it is safely accessible for this purpose in accordance with SNZ PAS 4509 [Lots 2 and 3]

(e) Geotechnical Assessment – Lots 2 and 3: In conjunction with any building consent application for a building on the lot, a geotechnical assessment must be carried out by a Chartered Professional Engineer (geotechnical practice area) which addresses ground conditions within the proposed building platform, sets out the specific foundation design, and assesses subsidence, landslip and inundation risk, having regard to the recommendations of the RS Eng Ltd Subdivision Suitability Report dated 23 June 2022.[Lots 2 & 3].

(f) Stormwater Management – Lots 2 and 3: At the time of any building consent application for a building on the lot, the lot owner must provide for the approval of Council's Resource Consents Engineer or duly delegated officer a stormwater management system design prepared by a Chartered Professional Engineer demonstrating that peak stormwater runoff from the developed lot will not exceed pre-development runoff levels during a design 10-year and 100-year storm event, with a recognised allowance for climate change, including outlet protection for Lot 3 and provision of a stormwater connection to the existing right of way system for Lot 2, and the system shall be installed and maintained in accordance with the approved design [lots 2 & 3].

(g) Build development is to be constructed of materials and/or finished such that the reflectance value of the exterior does not exceed 40% and have an exterior finish within Groups A, B or C as defined within the BS5252 [Lot 3].

(h) In conjunction with any building consent application for a building located within, or partially within, the area of High Natural Character as mapped by the Northland Regional Policy Statement, the lot owner must provide to the Resource Consent Monitoring Officer or duly delegated officer a landscape plan and report prepared by a suitably qualified landscape architect showing retention of existing indigenous vegetation within and adjacent to the building site, proposed new planting to mitigate adverse visual effects, a plant schedule, and a maintenance programme for a minimum of five years, and the approved landscaping must be implemented within 12 months of approval and thereafter maintained [Lot 3].

(i) Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner [All Lots].

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) a survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; 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.

Section 224 Certification

2. A section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other costs associated with the resource consent, have been paid in full.

General

3. This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced for infrastructure and access.[file:6]

4. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. In the event of an accidental discovery of archaeological material or human remains during any works on the site, all works must cease immediately, the site must be secured, and Heritage New Zealand Pouhere Taonga, tangata whenua, and Far North District Council must be notified immediately. If human remains are found, the New Zealand Police must also be notified.

5. The site is identified as kiwi habitat. All occupiers and visitors are encouraged to keep dogs under effective control at all times, not introduce pest animals or plants, and carry out any pest control in a manner that does not endanger kiwi or other indigenous wildlife.

6. The consent holder is advised to liaise with Council's Parks and Reserves team regarding vesting requirements for Lot 4 and any fencing or management arrangements for the reserve land.

7. Permits are required for drilling any bores in Northland. If a bore is to be constructed, resource consent may be required from Northland Regional Council and all areas used for sewage effluent disposal and reserve effluent disposal must be at least 20 metres away from any groundwater bore.

8. Building consents may be required for retaining structures.

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

Reasons for the Decision

1. By way of an earlier report 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 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 non-complying activity resource consent, and as such under section 104 of the Act Council can consider all relevant matters.[file:6][file:1] The proposal is non-complying because the subdivision does not comply with the Rural Production minimum lot size standards and because Waihuka Road does not achieve the required carriageway width standard, while a waiver is also required to reduce the width of the esplanade reserve.

3. In regard to section 104(1)(a) of the Act, the actual and potential effects of the proposal on the environment will be acceptable for the following reasons:

    (a) The proposal uses existing vehicle crossings and an existing internal driveway, and the Council engineer has advised that the existing vehicle crossings are generally compliant with Council engineering standards, with no upgrades or modifications required to the crossings themselves.[file:3]

    (b) While Waihuka Road does not meet the required carriageway width standard, the additional traffic generation is limited to the potential for two further dwellings on a low-volume no-exit road, and the non-compliance is an existing environmental condition rather than a new effect created by the proposal.[file:1]

    (c) Engineering matters relating to access gradients, wastewater, firefighting water supply, geotechnical suitability and stormwater management can be appropriately managed by the recommended section 224(c) conditions and consent notices applying to the future lots.[file:3][file:4]

    (d) The Parks and Reserves Planner supports the proposed 10m esplanade reserve because it will provide a continuous corridor consistent with the purposes of esplanade reserves, and because the wider forested area of the site will remain protected.

(e) Ecological and natural character effects are appropriately managed because the subdivision itself does not require vegetation clearance, the site contains substantial indigenous vegetation and kiwi habitat, and title-based conditions are proposed to protect vegetation, control predators, and manage future building appearance and landscaping.

(f) Iwi and hapū with a potential interest in the site were contacted during processing and no response was received.

(g) Positive effects will arise from formalising access and service easements, securing vesting of the esplanade reserve, and providing a permanent or backstop mechanism for ecological protection over the site.

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 beyond the mitigation and protection mechanisms embedded in the proposal and conditions.

5. In regard to section 104(1)(b) of the Act, the following statutory documents are relevant to the application:

   (a) New Zealand Coastal Policy Statement 2010, because the site is within the coastal environment and issues of natural character are relevant.

   (b) National Policy Statement for Indigenous Biodiversity 2023, because the site contains indigenous vegetation and kiwi habitat.

   (c) National Policy Statement for Natural Hazards Decision-making 2025, because geotechnical and hazard matters are relevant to subdivision suitability.

   (d) Northland Regional Policy Statement 2016, particularly in relation to high natural character, indigenous biodiversity and natural hazards.

   (e) Operative Far North District Plan 2009.

   (f) Proposed Far North District Plan 2022.

The activity is considered to be generally consistent with these documents because the adverse effects are localised and can be avoided, remedied or mitigated through the proposed conditions, particularly those securing esplanade reserve vesting, engineering servicing, geotechnical controls, ecological protection and natural character mitigation.

Operative Far North District Plan

The following objectives and policies of the Operative District Plan are relevant to the application and the proposal is assessed against them below.

Objectives 8.3.1 and 8.6.3.1 seek the sustainable management of natural and physical resources in the Rural Production Zone. The proposal is a non-complying subdivision in that zone, arising from minimum lot size non-compliance and a carriageway width deficiency. However, the site contains substantial areas of indigenous vegetation and kiwi habitat that will be protected through conditions and consent notices. The subdivision does not require vegetation clearance and the productive capacity of the parent title is not materially diminished. The proposal is considered broadly consistent with these objectives because it manages the environmental values of the site through title-based mechanisms rather than through a larger, undivided lot.

Policy 8.3.4 seeks to protect areas of significant indigenous vegetation and significant habitats of indigenous fauna. The site contains 12.0745ha of land subject to Conservation Covenant 9370025.5 and is identified as kiwi habitat. The proposal does not disturb that vegetation, and the consent notice conditions imposed under Condition 11 replicate the covenant's protections if it ceases to apply. Policy 8.4.6 reinforces this, requiring the protection of significant indigenous vegetation as an integral part of managing the rural environment. The conditions address this directly. Policy 8.4.8 requires particular regard to be given to ecological, landscape, amenity and natural character values when considering rural subdivision. Those matters have been assessed and managed through the conditions, including the landscape plan consent notice applying to Lot 3 within the area of High Natural Character mapped by the RPS.

Objectives 13.3.1 and 13.3.2 require subdivision to be consistent with the purpose of the relevant zone and to avoid, remedy or mitigate adverse effects on the environment. Policy 13.4.1 requires allotment sizes and distribution to be determined having regard to ecological, landscape, amenity, cultural and heritage values. The proposed lots are sized to contain building platforms on existing disturbed land and retain the covenant area largely intact. Policy 13.4.2 requires safe and effective vehicular access to new properties. The existing access arrangement, utilising existing vehicle crossings, has been confirmed by the Council engineer as generally compliant with engineering standards. Policy 13.4.3 requires natural hazards to be taken into account. The RS Eng Ltd Subdivision Suitability Report has assessed the site and concluded that the proposed lots are capable of accommodating buildings subject to implementation of its recommendations, which are captured in the geotechnical and stormwater consent notice conditions. Policy 13.4.6 requires protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, natural character of the coastal environment and outstanding natural features where appropriate. The conditions address each of these matters. On balance, the proposal is considered consistent with the relevant Operative District Plan objectives and policies.

Proposed Far North District Plan

Objectives RPROZ-O1 and RPROZ-O3 of the Proposed District Plan seek to manage the Rural Production zone for primary production and to ensure that subdivision does not compromise farming activities, exacerbate natural hazards, or result in lots that cannot be serviced by on-site infrastructure. Policy RPROZ-P6 directs avoidance of subdivision that fragments land into parcels unable to support farming activities or that provides for rural lifestyle living unless an environmental benefit is obtained. The proposal creates two additional rural lots and one esplanade reserve lot from a site of approximately 16ha. The lots are relatively small by rural standards (0.665ha and 0.78ha for Lots 1 and 2), are residential in character, and do not support farming activities in their own right. This represents a tension with RPROZ-O3 and RPROZ-P6. However, the conservation covenant and the consent notice conditions secure ecological protection over 12.0745ha of the site in perpetuity, and the balance lot (Lot 3 at approximately 14.38ha) retains the majority of the parent title's land area. The environmental benefit secured through the title-based protections provides a basis for giving effect to the intent of RPROZ-P6(c) and SUB-P8, notwithstanding that the site has not been scheduled as a Significant Natural Area under the PDP.

Objectives SUB-O1 and SUB-O2 seek subdivision that achieves the objectives of the relevant zone and overlay provisions and protects outstanding natural features, natural character, wetland and river margins, and areas of high natural character. The proposal is consistent with these objectives to the extent that it secures vesting of an esplanade reserve adjacent to Omapere Stream (giving effect to SUB-O4 and SUB-P7) and manages future development on Lot 3 through consent notice conditions addressing landscape, stormwater, wastewater and geotechnical matters. The tension with SUB-P8 (which directs avoidance of rural lifestyle subdivision in the Rural Production zone unless a qualifying SNA is protected in perpetuity) is acknowledged. The site has not been formally scheduled as a Significant Natural Area under the PDP, however, the ecological area subject to the covenant (12.0745ha) demonstrates values consistent with SNA criteria and is effectively protected in perpetuity through the consent notice conditions. In these specific circumstances, that outcome is considered to substantially achieve the environmental intent of SUB-P8 and is given moderate weight in favour of consent. Objectives IB-O1 and IB-O2 and Policy IB-P9 are relevant given the site's kiwi habitat. Policy IB-P9 specifically requires landowners to manage pets and pest species, including dogs and cats, to avoid risks to threatened indigenous species in kiwi-present areas. The domestic predator consent notice condition gives direct effect to this policy. On balance, the proposal is considered generally consistent with the relevant Proposed District Plan objectives and policies, with the tension around SUB-P8 and formal SNA scheduling acknowledged but not determinative given the equivalent environmental protection secured through conditions.

As the outcomes sought under the operative and proposed planning frameworks are broadly aligned in terms of managing ecological, access, servicing and natural character effects, no separate weighting exercise alters the outcome of this decision.[file:1][file:6]

6. In regard to section 104(1)(c) of the Act, the following other matters are relevant and reasonably necessary to determine the application:

   (a) The comments from the Parks and Reserves Planner support the reduced-width esplanade reserve subject to vesting conditions and reserve clean-up requirements.[file:2]

   (b) The engineering memorandum confirms that the proposal can be appropriately serviced and developed subject to conditions.[file:3]

   (c) The non-compliance is largely technical and site-specific in nature, and approval of the application will not undermine the integrity of the District Plan because the proposal will produce only localised and not more than minor adverse effects and will not set an undesirable precedent.

7. In regard to section 104D of the Act, the activity meets both tests because any adverse effects arising from the proposed activity will not be more than minor, and the activity will not be contrary to the objectives and policies of the Operative District Plan. Therefore, consent can be granted for this non-complying activity.

8. In terms of section 106 of the Act, the proposal is not considered to give rise to a significant risk from natural hazards such that subdivision consent should be refused, and sufficient provision has been made for legal and physical access to the proposed allotments through the existing access arrangements and proposed easements. Accordingly, Council is able to grant this subdivision consent subject to the conditions above.

9. Based on the assessment above, the activity will be consistent with Part 2 of the Act because it will avoid, remedy or mitigate potential adverse effects on the environment while enabling the sustainable management of natural and physical resources on the site. The proposal maintains environmental protection over the significant indigenous vegetation on the site, secures an esplanade reserve, and manages the future development potential of the new allotments through enforceable conditions.

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

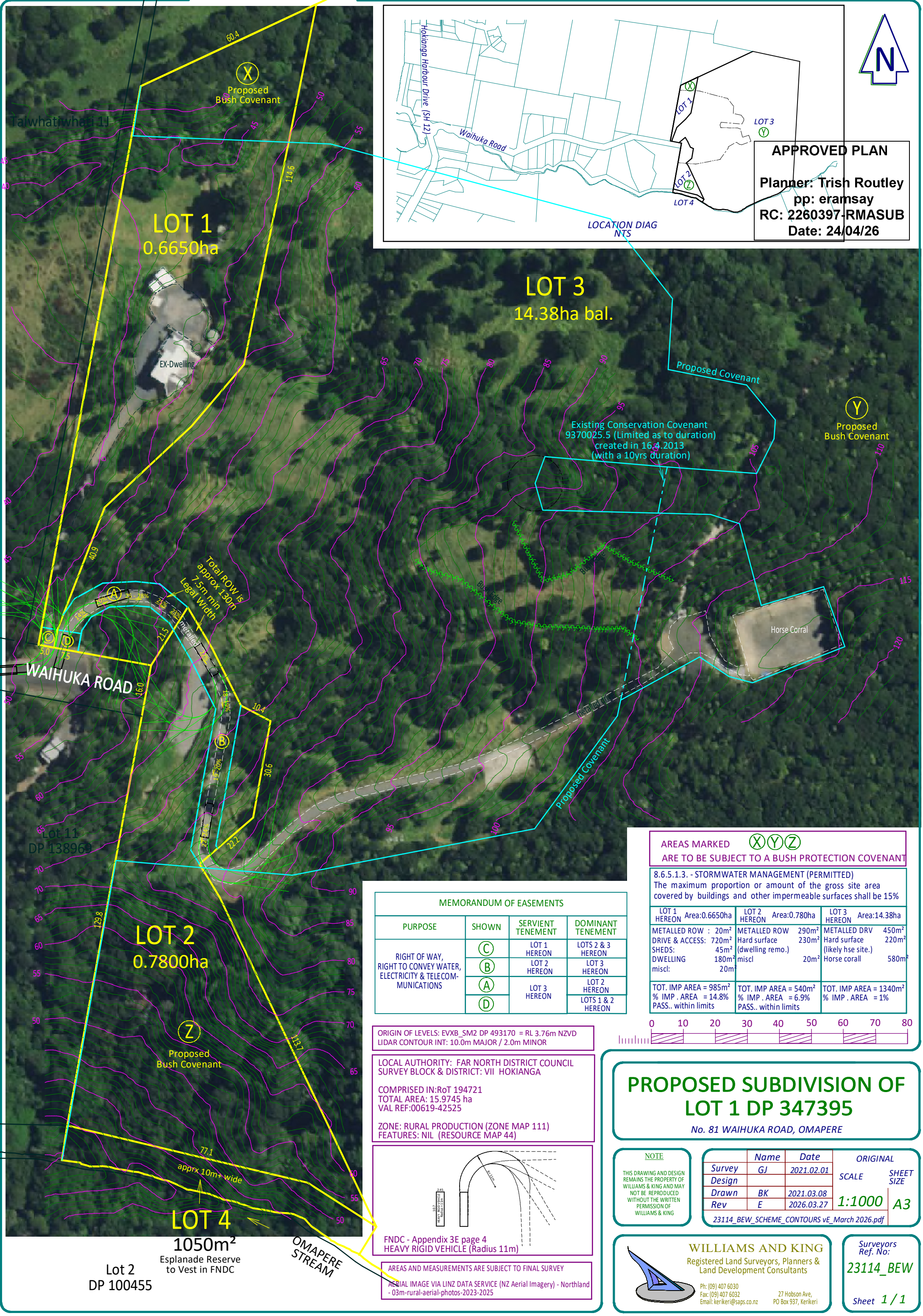
Approval

This resource consent has been prepared by Trish Routley, Manager Resource Consents. Having reviewed the associated information, and for the reasons and subject to the conditions above, and under delegated authority, this resource consent is granted.



Name: Pat Killalea Date:24th April 2026

Title: Independent Commissioner



AREAS MARKED (X)(Y)(Z)
ARE TO BE SUBJECT TO A BUSH PROTECTION COVENANT

8.6.5.1.3. - STORMWATER MANAGEMENT (PERMITTED)
The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15%

LOT 1 HEREON Area:0.6650ha	LOT 2 HEREON Area:0.780ha	LOT 3 HEREON Area:14.38ha
METALLED ROW : 20m² DRIVE & ACCESS: 720m² SHEDS: 45m² DWELLING 180m² miscl: 20m²	METALLED ROW 290m² Hard surface (dwelling remo.) 230m² miscl 20m²	METALLED DRV 450m² Hard surface (likely hse site.) 220m² Horse corall 580m²
TOT. IMP AREA = 985m² % IMP . AREA = 14.8% PASS.. within limits	TOT. IMP AREA = 540m² % IMP . AREA = 6.9% PASS.. within limits	TOT. IMP AREA = 1340m² % IMP . AREA = 1%

0 10 20 30 40 50 60 70 80

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY & TELECOM-MUNICATIONS	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON
	(B)	LOT 2 HEREON	LOT 3 HEREON
	(A)	LOT 3 HEREON	LOT 2 HEREON
	(D)		LOTS 1 & 2 HEREON

ORIGIN OF LEVELS: EVXB_SM2 DP 493170 = RL 3.76m NZVD
LIDAR CONTOUR INT: 10.0m MAJOR / 2.0m MINOR

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL
SURVEY BLOCK & DISTRICT: VII HOKIANGA

COMPRISED IN:RoT 194721
TOTAL AREA: 15.9745 ha
VAL REF:00619-42525

ZONE: RURAL PRODUCTION (ZONE MAP 111)
FEATURES: NIL (RESOURCE MAP 44)

FNDC - Appendix 3E page 4
HEAVY RIGID VEHICLE (Radius 11m)

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

AERIAL IMAGE VIA LINZ DATA SERVICE (NZ Aerial Imagery) - Northland - 03m-rural-aerial-photos-2023-2025

PROPOSED SUBDIVISION OF LOT 1 DP 347395

No. 81 WAIHUKA ROAD, OMAPERE

NOTE

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

	Name	Date
Survey	GJ	2021.02.01
Design		
Drawn	BK	2021.03.08
Rev	E	2026.03.27

ORIGINAL
SCALE 1:1000
SHEET SIZE A3
23114_BEW_SCHEME_CONTOURS vE_March 2026.pdf

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030
Fax: (09) 407 6032
Email: kerikeri@saps.co.nz
27 Hobson Ave,
PO Box 937, Kerikeri

Surveyors Ref. No: 23114_BEW

Sheet 1 / 1

SARAH ROBSON

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

Catherine Bew
PO Box 102
OMAPERE 0444

Wednesday, January 21, 2009

Kia Ora

RE: PROTECTION OF INDIGENOUS FLORA AND FAUNA REPORT

Thank you for allowing our ecologist to carry out a site visit, with you, to your property. The Far North District Council appreciates your time and effort in helping to maintain, enhance and protect flora and fauna in the Far North.

Please find enclosed a copy of the report with recommendations prepared by Councils contracted ecologist.

If you would like to progress with the Covenanting process you will need to undertake the following actions:

- Fill in or delete where applicable, those sections in the Conservation Covenant template (previously sent to you) that have been highlighted,
- Acquire legal assistance to write up your covenant.
- Provide to the Council, 3 signed copies of your Conservation Covenant.

If you have any enquiries regarding this report, or in general please contact me on 0800 920 029.

A te wa

Harirewa Watene-Te Haara
SUPPORT OFFICER / DISTRICT PLAN & MAORI DEVELOPMENT

Site Name:	Bew; Waihuka Road, Omapere
Registration Number:	VP2008-0074
Grid Reference:	NZMS No. 260 472 303
Legal Descriptions:	Lot 1 DP 347395
Valuation Numbers:	00619-42525
Owners:	Catherine and Michael Bew
Contact numbers:	09 405 8145
Aerial Photograph:	Attached
Area:	15.9 ha
Ecological District:	Tutamoe

PROTECTED AREA: ~12 Ha

Description

The property is located at the end of Waihuka Road approximately one kilometre east of Omapere School and with the Omapere Stream forming the southern boundary and another unnamed stream forming the north-western boundary. The land is zoned Rural Production. The landform is coastal dissected hill country underlain by Tangihua complex igneous rock units (Holland, 2008). It ranges from 60 to 140 m asl. The property is mainly rolling but moderately steep near the stream and has a westerly aspect. It also forms part of the south-western arm of the Waiotemarama gorge forest which has an area of 421 ha and ranges from 10 to 414 m asl.

An ecological assessment was carried out on 13 January 2009. Representative areas were walked with the owners who have owned the property for approximately two years.

Vegetation and Fauna

The area was cleared for farming but has been regenerating for approximately 50 years. The vegetation on the area proposed for covenant (Figure 1) contains kanuka/ taraire/ towai; manuka/ cabbage tree/ mamangi; rewarewa/ puriri/ taraire/ tawa/ rata forest on hillslope; and karaka/ kowhai vegetation associations. It is contiguous with the Waiotemarama gorge forest on the three main boundaries but on a small proportion of the land along the western boundary, and within the property a few horses are grazed.

Through the middle of the property advanced shrubland forms the dominant ecological unit; on the northern flank kowhai forest features, while on the southern flank, adjacent the Omapere Stream, diverse secondary broadleaf forest is the dominant ecological unit. Here emergent northern rata, rimu, puriri, taraire and rewarewa are present reaching heights greater than 12 metres. Unusually individual native broom trees were seen in the canopy. Small areas of localized dieback were present in the canopy and localized browse in the understorey. The understorey shows good diversity with an abundance of plants preferred by possums and goats and a considerable number of seedlings and saplings around the edge of the canopy. Ground cover is abundant and birdsong present some of the time but with extended breaks (mid-morning, cool and overcast). Kauri snails are present. The riparian margin is intact and aquatic habitat in good health with banded kokopu (*Galaxias fasciatus*) and koura (*Paranephrops planifrons*) present.

The forest interior was virtually weed-free. A few isolated ginger plants (*Hedychium flavescens*) were seen. Near the edge a number of pasture grasses occur with very small patches of Mexican devilweed and the occasional gorse and pampas plant. Outside the area proposed for covenant there are three invasive species of note: goats rue, Japanese honey suckle, pampas and ragwort.



Plates 1 to 4: Representative photographs of the vegetation in the proposed covenant area

Significance

This property is part of the Waiotemarama gorge forest SNA O06/013 which was identified as significant in that it comprises a large forested habitat supporting threatened and regionally significant species, within close proximity to the Waima forest (O06/001) including kukupa, kauri snail and possibly the tusked weta. It contains representative examples in an ecological district of at least three particular habitat types, has a high diversity of taxa for the ecological district and serves as an ecological linkage to other areas of significant habitats of indigenous fauna. It also has an important function for soil and water protection in the catchment. It is visible from both the land and mouth of the Hokianga Harbour. The property is ranked highly (Table 1) for its habitat values, soil and water protection and landscape values.

Table 1: Summary of Ecological Assessment

Evaluation Table	Protection Ranking		
	High	Medium	Low
Ecological Criteria	√		
Representativeness	√		
Sustainability	√		
Rarity		√	
Diversity and pattern	√		
Distinctiveness	√		
Size and shape		√	
Connectivity	√		
Overall Ecological Ranking	√		
Overall Other Criteria		√	
Overall Ranking	√		
Aerial extent	12 hectares		
Ecological value	High		

Threats and Management

The main threat to the protection of this area is habitat loss through development and grazing stock. The highest priority is to permanently fence off the grazing area from the regenerating forest. The next priority is to remove isolated weeds from within the forest identified above and discussed during the site visit. The most invasive weeds on the farmed area, outside the 'Covenant' should also be tackled promptly as the longer they are left the larger the effort will be required. Once the weeds are controlled then more rigorous pest control needs to be undertaken to improve the habitat for birds and other fauna as discussed.

Table 2: Summary of Threats and Priorities for Active Management

Threats	Threat	Priority	Aim
Animal species	Possums	High	Control
	Dogs	High	Control
	Rabbits	Low	Control
	Cats	High	Control
	Stoats	Medium	Control
	Rats	Medium	Control
Weed species			
	Pampas	High	Progressive control
	Japanese honeysuckle	High	Progressive control
	Yellow ginger	High	Progressive control
	Goat's rue	Moderate	Progressive control
	Gorse	Moderate	Progressive control
	Mexican devilweed	Moderate	Progressive control

The owners are seeking Conservation Covenant with the Far North District Council over approximately 70% of the land (Figure 1). The habitat is worthy of formal protection. Recommendations are provided below.

Incentives

Given that the landowners are passionate about, and committed to protecting and enhancing the forested habitat through removal of stock, fencing, weed and pest control together with the fact that it ranks as significant, securing a covenant and applying rates relief is appropriate here.

Recommendations

It is recommended that:

- Complete fencing around southern perimeter;
- Evaluate whether QEII or FNDC covenant is what you want;

- Poison the high priority weed species identified this autumn;
- Set possum traps now;
- Do kiwi listening this June – assistance can be obtained with this through FNDC, kiwi foundation or QEII Trust;
- Establish property wide pest control programme – consult with NRC and work in with neighbours;
- No carnivorous or omnivorous exotic animals be introduced or housed on the property (including cats and dogs);
- Any pest control work be done in a manner that is safe for kiwi which could potentially be present;
- Apply for funding such as the NRC Environment Fund to augment pest control work.

Summary

The property has high ecological values that would be enhanced with conscientious weed and pest management. The land has been farmed and could be farmed but for soil and water protection and the sustainability of the adjoining Waiotemarama Gorge Forest it would be far better to retain the current forest and promote natural regeneration. In summary, covenanting this land is endorsed, and restoration is desirable; rates postponement to achieve superior environmental outcomes as proposed here is consistent with the objectives in the District Plan.

Follow-up

January 2010.



Figure 1: Proposed area for covenant is shown within the blue hatched line. Hatches show fence-lines that are fenced. The area that needs fencing is the reverse 'c' shape with the bite out of it.

Consent Assessment Team.
The Local Building Authority

April 1st, 2026

Dear Madam/Sir

RE: LIGHT REFLECTANCE VALUE – MITTEN WEATHER BOARD COLOURS

The targeted light reflectance value of Mitten Weatherboard products is manufactured to be at or below 30%. This is for all colours within the manufactured colour spectrum and film laminated products.

We refer to the appended letter of Light reflectance confirmation from the International Sales Manager for Plygem/ Mitten.

If you should require any further information or clarification, please contact the writer.

Kind regards

Martin Hartley MBA, Grad Dip Bus Stud, Cert P2PM
Managing Director
PH: 0273876888 | martin@vinylcladding.co.nz

Appended document: LRV value – Manufacturer confirmation letter.

A: Confirmation Letter – LRV PRODUCT MANUFACTURER



July 19, 2017

Mr. Joe Taylor
Director
Vinyl Cladding New Zealand
Cromwell
Central Otago
New Zealand

Dear Joe,

This letter will serve to confirm that the gloss target for the Cambridge vinyl siding product manufactured in our Paris, Ontario, Canada facility shipped to Australia is 30%, as measured by a 75 degree gloss meter, as specified by ASTM 3679.

Yours sincerely,

Simon Osborne
International Sales Manager
Ply Gem Building Products / Mitten Siding & Accessories
20215 - 97th Ave Unit #1, Langley, BC V1M 4B9
Mobile: 604-649-4683 Skype: s.j.f.osborne
Email: Simon.Osborne@plygem.com
Website: www.mittensiding.com

PLY GEM BUILDING PRODUCTS