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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fndc.govt.nz

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: Angela Vujcich

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: Advance Build Ltd

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: Grant Sydney McFlinn and Vanessa Margaret McFlinn

Property address/ location: 7 Flame Tree Lane, Taipa

Postcode 0420

8. Application site details

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

Name/s: McFlinn Dwelling

Site address/ location: 7 Flame Tree Lane, Taipa

Postcode 0420

Legal description: LOT 7 DP 334672 **Val Number:**

Certificate of title: 141935

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

New Factory built dwelling to be delivered to site:
3 bedrooms, office, 2 bathrooms, living area, dining, kitchen and laundry
metal vehicle circulation area, vehicle crossing to connect to private road

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-2027-467/0
- [ ] **Regional Council Consent (ref # if known)** Ref # here (if known)
- [ ] **National Environmental Standard Consent** Consent here (if known)
- [ ] **Other (please specify)** Specify 'other' here

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

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

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

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

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

13. 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:

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

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) Advance Build Ltd

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) Angela Vujcich

Signature:
(signature of bill payer)

Date 24-Nov-2026

MANDATORY

17. Important Information:

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

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

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

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

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

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

18. Declaration

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

Name (please write in full) Angela Vujcich

Signature

Date 25-Nov-2026

ication is made by electronic means

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
- [ ] Written approvals / correspondence from consulted parties
- [x] Reports from technical experts (if required)
- [ ] 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



LAND USE RESOURCE CONSENT APPLICATION

& ASSESSMENT OF ENVIRONMENTAL EFFECTS

FOR A SINGLE DWELLING

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7 FLAME TREE LANE, TAIPA

LOT 7 DP 334672

PREPARED FOR:

Grant Sydney McFlinn and Vanessa Margaret McFlinn

Rev A

24 November 2026

CONTENTS

1. APPLICANT & PROPERTY DETAILS 3
2. PROPOSAL & REASONS FOR APPLICATION 4
3. SITE, TITLE AND RECEIVING ENVIRONMENT 6
4. STATUTORY AND PLANNING ASSESSMENT 9
5. ASSESSMENT OF ENVIRONMENTAL EFFECTS 12
6. NOTIFICATION & CONSULTATION 16
7. SECTION 104 ASSESSMENT 17
8. CONCLUSION 17

APPENDICES:

- Appendix A – Application Form
- Appendix B – Site, Floor and Elevation Plans
- Appendix C – Record of Title and Deposited Plan
- Appendix D – Relevant Consent Notices
- Appendix E – Site Suitability (by T&A Structures Ltd., dated 16th August 2023)
- Appendix F - Natural Hazard Letter (by RS Eng Ltd., dated 18th August 2026)
- Appendix G - Flood Assessment (by RS Eng Ltd., dated 18th August 2026)
- Appendix H - Confirmation of FFL (email by Haigh Workman, dated 14th September 2023)

1. APPLICANT & PROPERTY DETAILS

1.1 APPLICANT AND OWNER DETAILS

Applicant:	Advance Manufacturing Limited trading as Advance Build on behalf of Redcliffs Nominees Limited
Address for service:	Advance Build Attn: Katerina Dvorakova 2077 State Highway 10 Waipapa, 0295
Site owner/s:	Grant Sydney McFlinn and Vanessa Margaret McFlinn

1.2 PROPERTY DETAILS

Site address:	7 Flame Tree Lane, Taipa
Legal description:	Lot 7 DP 334672, together with a 1/28 share in Lot 29 DP 334672
Record of Title:	141935
Site area:	792m^2 more or less
Territorial authority:	Far North District Council
Operative zone:	Residential
Proposed zone:	General Residential (Appeal version of PDP)
Mapped overlays, controls, designations and features:	ODP: Coastal Hazard 2 Area, PDP: River Flood Hazard Area, Coastal Environment overlay, and archaeological features recorded in the surrounding area

1.3 PLANNING FRAMEWORK

This Assessment of Environmental Effects (AEE) has been prepared in accordance with section 88 and Schedule 4 of the Resource Management Act 1991.

The proposal has been assessed against the relevant provisions of the Operative Far North District Plan and Proposed Far North District Plan – Appeals Version, having regard to their current legal effect.

Particular consideration has been given to the coastal and river flood hazard provisions and the National Policy Statement for Natural Hazards 2025.

2. PROPOSAL & REASONS FOR APPLICATION

2.1 DESCRIPTION OF THE PROPOSAL

The proposal is to establish a new single-storey, factory-built, three-bedroom dwelling with a study, associated decks, driveway and service connections.

The dwelling will have a floor area of approximately 126 m^2 and will be supported on timber pile foundations, with a proposed finished floor level of 4.30 m NZVD, in accordance with the recommendations of the supporting Flood Assessment.

The dwelling will occupy an existing vacant residential allotment within an established subdivision. The existing mature flame trees and boundary fencing will be retained.

2.2 PRINCIPAL DEVELOPMENT INFORMATION

Residential units	One
Bedrooms	Three bedrooms plus study
Floor area	126 m^2
Roof area	152.15 m^2
Deck area	46.48 m^2, slatted
Driveway area	39.49 m^2
Total impermeable surfaces	191.64 m^2 (24.2%)
Maximum building height	Approximately 4.41 m max.
Roof pitch	3 degrees
Finished floor level	4.30 m NZVD
Foundations	Timber piles *
Driveway earthworks	Approximately 5.9 m^3 *
Water supply	Doubtless Bay Water
Wastewater	Council reticulated network
Stormwater	Council reticulated network
Existing buildings	Nil

* Earthworks will be limited to localised pile excavations and stripping of approximately 150 mm of topsoil to establish the proposed driveway and vehicle crossing. No substantial site filling or landform modification is proposed.

2.3 REASONS RESOURCE CONSENT IS REQUIRED

Resource consent is required for the following identified infringements.

2.3.1 Operative Far North District Plan

Rule 12.4.6.1.1 – Coastal Hazard 2 Areas

The property is identified within a Coastal Hazard 2 Area on the Operative District Plan maps. The establishment of a new dwelling requires resource consent as a Controlled Activity pursuant to Rule 12.4.6.2.1.

2.3.2 Proposed Far North District Plan – Appeals Version

NH-R3 and NH-R7 – New Buildings within a River Flood Hazard Area

The dwelling does not comply with the permitted activity requirements of NH-R3 within the mapped River Flood Hazard Area. The proposal is therefore assessed under NH-R7 as a Restricted Discretionary Activity.

GRZ-S2 – Height in Relation to Boundary

The proposed roof overhang infringes the GRZ-S2 height-in-relation-to-boundary standard adjoining Flame Tree Lane by a maximum of 558 mm horizontally over a length of approximately 6.274 m. The infringement is confined to the roof overhang, with the building wall remaining compliant.

The associated effects are assessed in Section 5.5.

Other standards noted in PIM – compliance achieved

- The proposal complies with the applicable impermeable surface coverage requirements under ODP Rule 7.6.5.1.6 and PDP Rule GRZ-R2.
- The proposed exterior colours and materials comply with CE-S2.
- The earthworks are limited in scale and are expected to comply with EW-S6 and EW-S9.
- RS Eng identifies compliance with the coastal hazard provisions under CE-R10 PER-2 and CE-S5.

2.4 OVERALL ACTIVITY STATUS

The proposal requires resource consent for the establishment of a new dwelling within the Operative District Plan Coastal Hazard 2 Area and the proposed-plan River Flood Hazard Area.

The proposed-plan natural hazard provisions establish a Restricted Discretionary Activity pathway under NH-R7.

A minor infringement of GRZ-S2 is also identified. Subject to confirmation of the applicable General Residential Zone activity rule, the overall application is expected to be assessed as a **Restricted Discretionary Activity**.

2.5 OTHER ACTIVITIES FORMING PART OF THE PROPOSAL

Associated works include the installation of timber pile foundations, construction of the driveway and vehicle crossing, and connection to existing reticulated services.

No significant excavation, filling, retaining walls or alteration to existing floodwater flow paths is proposed.

2.6 OTHER CONSENTS AND APPROVALS

The proposed dwelling will be subject to the necessary building consent and service connection requirements. Stormwater and wastewater connections will be arranged through Council's reticulated infrastructure, while the water connection is being arranged through Doubtless Bay Water.

The property's private covenant requirements have been addressed directly by the owners with the subdivision developer.

2.7 SUPPORTING INFORMATION

The supporting application documents are identified in the Appendices and provided with this application.

3. SITE, TITLE AND RECEIVING ENVIRONMENT

3.1 SITE LOCATION AND EXISTING ENVIRONMENT

The subject property is located at 7 Flame Tree Lane, Taipa, within an established residential subdivision near the Taipa coastal environment.

The property has an area of 792 m^2 and is bounded by Mamaru Road to the west, Flame Tree Lane to the east, and neighbouring residential allotments to the north and south.

The site is vacant, relatively flat and predominantly grassed, with mature flame trees which are proposed to be retained.

3.2 SURROUNDING ENVIRONMENT

The subdivision comprises predominantly detached dwellings, many of which are used as holiday homes. The dwellings are generally modest in scale and surrounded by established gardens and landscaping.

Flame Tree Lane is a shared private accessway serving the subdivision. It is a relatively quiet residential environment with limited traffic movements associated with the existing dwellings.

The proposed dwelling is consistent with the established residential character and use of the area. Existing mature flame trees and boundary fencing will be retained, maintaining the property's established appearance and providing visual screening.



Fig.: View from rear boundary to Flame Tree Ln (South)



Fig.: View from rear boundary to Flame Tree Ln (North)



Fig.: View from side boundary to North-West

3.3 EXISTING BUILDINGS AND ACTIVITIES

The property is currently vacant, with no existing buildings.

3.4 TOPOGRAPHY AND LANDFORM

The property comprises relatively level ground, with approximate existing ground levels of 3.2 m NZVD.

The Site Suitability Report identifies suitable founding conditions beneath the near-surface soils, subject to the recommended foundation requirements.

The proposed dwelling will be supported on timber piles, avoiding the need for significant earthworks or changes to the existing landform.

3.5 VEGETATION, WATERCOURSES AND WET AREAS

The site is predominantly maintained grassland with mature flame trees, which will be retained.

No significant indigenous vegetation clearance is proposed, and no watercourse or natural wetland has been identified within the proposed building area.

3.6 ACCESS, PARKING AND SERVICING

Vehicle access will be provided from Flame Tree Lane, a shared private accessway serving the established subdivision.

Wastewater and stormwater will connect to the Council reticulated networks.

Water supply will be provided through Doubtless Bay Water, with the connection being arranged from the existing network near the entrance to Lot 8, as previously indicated by the service provider.

3.7 NATURAL-HAZARD CONTEXT

The Operative District Plan identifies the property within a Coastal Hazard 2 Area, while the Proposed District Plan identifies the proposed building location within a River Flood Hazard Area.

The current NRC mapping shows the proposed dwelling location outside the mapped coastal inundation and coastal erosion hazard extents. Earlier GHD 2007 modelling also shows the mapped floodplain outside the property. However, more recent regional river flood modelling identifies potential inundation during the 1% AEP plus climate-change event.

The supporting Flood Assessment evaluates both coastal and river flooding and establishes appropriate mitigation, including the proposed minimum finished floor level of 4.30 m NZVD.

Other relevant natural hazards are addressed in the accompanying NPS Natural Hazards Assessment.

3.8 RECORD OF TITLE AND REGISTERED INTERESTS

The property is held in Record of Title 141935 and is legally described as Lot 7 DP 334672, together with a 1/28 share in Lot 29 DP 334672.

The title is subject to Consent Notice 6174276.2, registered pursuant to section 221 of the Resource Management Act 1991, which requires a minimum ground floor level of RL 4.20.

The proposed finished floor level is 4.30 m NZVD, subject to confirmation of the relevant datum and survey certification.

The title records various service easements associated with the subdivision; however, no easement area is shown traversing Lot 7 on DP 334672.

Private covenant obligations have been addressed directly by the property owners.

3.9 EXISTING AND UNIMPLEMENTED RESOURCE CONSENTS

The property was created as part of subdivision RC 2000992, with the associated minimum floor-level requirement recorded in Consent Notice 6174276.2.

No further existing land-use consent is relied upon for the proposed dwelling.

4. STATUTORY AND PLANNING ASSESSMENT

4.1 OPERATIVE DISTRICT PLAN

4.1.1 Applicable Zone, Overlays and District-Wide Provisions

The property is located within the Residential Zone under the Operative Far North District Plan.

The proposal complies with the relevant Residential Zone development standards, including Rule 7.6.5.1.5 – Sunlight, applying the measurement provision for private accessways under clause (b).

Resource consent is required under the district-wide Coastal Hazard 2 provisions.

4.1.2 Coastal Hazard 2 Areas – Rules 12.4.6.1.1 and 12.4.6.2.1

The property is identified within a Coastal Hazard 2 Area, and the establishment of a new dwelling requires resource consent under Rule 12.4.6.2.1.

The supporting Flood Assessment considers coastal inundation, wave run-up and sea-level-rise scenarios, establishing that the proposed dwelling can be appropriately protected through the recommended floor level and building design. The proposed finished floor level of 4.30 m NZVD exceeds the assessed coastal design flood level of 3.40 m NZVD.

The detailed technical findings are contained in the Flood Assessment provided in Appendix G.

4.1.3 Sunlight – Rules 7.6.5.1.5 and 7.6.5.3.4

Rule 7.6.5.1.5(b) provides that where a site boundary adjoins a legally established entrance strip, private way, access lot or accessway serving a rear site, the recession-plane measurement is taken from the farthest boundary of that accessway.

The eastern boundary of the subject property adjoins Flame Tree Lane, a shared private accessway serving the subdivision. Applying this measurement provision, the proposed dwelling complies with the operative sunlight standard. No resource consent is therefore required for infringement of Rule 7.6.5.1.5.

4.1.4 Other Residential Zone Standards

The proposal otherwise complies with the relevant Residential Zone development standards.

4.1.5 Relevant Objectives and Policies

The relevant operative objectives and policies seek to enable appropriate residential development while maintaining amenity values and managing natural-hazard risks. The proposal is consistent with the anticipated residential use of the site and incorporates the mitigation recommended by the supporting engineering assessments.

It is therefore considered generally consistent with the applicable operative objectives and policies.

4.2 PROPOSED FAR NORTH DISTRICT PLAN – APPEALS VERSION

4.2.1 General Residential Zone

The property is zoned General Residential under the Proposed District Plan.

The proposed single dwelling is consistent with the residential activity anticipated by the zone and generally complies with the relevant development standards, except for the identified GRZ-S2 roof-overhang infringement.

4.2.2 Natural Hazards – NH-R3, NH-R7 and NH-S1

The proposed building does not comply with the permitted activity requirements of NH-R3 within the mapped River Flood Hazard Area and is therefore assessed under NH-R7 as a **Restricted Discretionary Activity**.

In accordance with NH-S1, the application is supported by a Flood Assessment prepared by a suitably qualified engineer.

Section 6 and Table 4 of the report specifically address the matters of discretion under NH-R7, including building resilience, floodwater flow paths, effects on surrounding land, safe access and mitigation of risk to people and property.

The assessment concludes that the proposal can be appropriately accommodated within the mapped flood hazard area, subject to implementation of the engineering recommendations.

4.2.3 Coastal Hazard Provisions – CE-R10 and CE-S5

The Flood Assessment identifies compliance with CE-R10 PER-2 and CE-S5, including the minimum floor-level requirements for coastal inundation.

The detailed assessment is contained within the engineering report and is not repeated here.

4.2.4 Other Relevant Standards

The proposal otherwise complies with the relevant General Residential Zone and district-wide development standards, including impermeable surface coverage, earthworks and CE-S2 – Colours and Materials.

The exterior finishes comprise Resene Bokara Grey cladding, black roofing, flashings and downpipes, and white soffits and fascias (Resene Sea Fog), consistent with the interpretation confirmed by Council.

A minor infringement of GRZ-S2 is identified along the Flame Tree Lane boundary and is assessed in Section 5.5.

4.2.5 Relevant Objectives and Policies

The relevant General Residential Zone, Natural Hazards and Coastal Environment objectives and policies seek to enable appropriate residential development while maintaining amenity values and managing risks to people, property and the environment.

The proposed dwelling is consistent with these outcomes, with the identified natural-hazard risks addressed through site-specific engineering assessment and design mitigation.

4.3 NATIONAL POLICY STATEMENT FOR NATURAL HAZARDS 2025

The National Policy Statement for Natural Hazards 2025 applies to the proposed development.

The accompanying NPS Natural Hazards Assessment considers the seven identified hazards using the Appendix 1 likelihood and consequence framework, drawing on the supporting Site Suitability Report and Flood Assessment.

The results are summarised below.

Natural hazard	Likelihood	Consequence	Risk
Landslips	Rare	Minor	Low
Coastal inundation	Possible	Negligible	Low
Flooding	Possible	Negligible	Low
Liquefaction	Unlikely	Minor	Low
Active faults	Unlikely	Minor	Low
Coastal erosion	N/A	N/A	N/A
Tsunami – property	Rare	Catastrophic	Medium

The assessment incorporates the relevant climate-change and sea-level-rise considerations, including the 100-year coastal planning horizon.

Subject to implementation of the engineering recommendations, the proposal is considered to appropriately manage the identified natural-hazard risks without increasing risk on surrounding properties.

The full assessment and risk matrix are provided in Appendix F.

4.4 BUILDING ACT 2004 – SECTIONS 71 AND 72

Sections 5.2 and 7 of the Flood Assessment specifically consider the application of sections 71 and 72 of the Building Act 2004.

The engineer concludes that material damage to the land intimately connected with the proposed dwelling is unlikely and that the building can be designed to remain stable during the assessed design flood event.

The applicant considers that the proposed protection measures support assessment under section 71(2) of the Building Act, **without reliance on the alternative section 72 pathway**.

It is therefore requested that the Building Consent Authority have regard to the engineering findings when determining whether a section 72 natural-hazard notification is necessary.

4.5 OTHER NATIONAL DIRECTION AND STATUTORY REQUIREMENTS

4.5.1 NES for Assessing and Managing Contaminants in Soil

The available information does not identify any known HAIL activity affecting the proposed building area. No significant soil disturbance is proposed, and no additional consent requirement under the NES-CS has been identified.

4.5.2 NES for Freshwater

No natural wetland or watercourse has been identified within the proposed building area, and no activities triggering consent under the NES for Freshwater are proposed.

4.5.3 National Policy Statement for Indigenous Biodiversity

No significant indigenous vegetation or identified indigenous habitat will be removed or directly affected by the proposal.

4.5.4 New Zealand Coastal Policy Statement

The proposal is within an existing residential subdivision in the wider coastal environment. The principal coastal consideration is inundation risk, which has been assessed and addressed through the supporting engineering recommendations.

The proposal is considered consistent with the relevant coastal risk-management provisions.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 ASSESSMENT APPROACH

This assessment has been prepared in accordance with section 88 and Schedule 4 of the Resource Management Act 1991.

The assessment is proportionate to the scale of the proposed single dwelling and focuses on the actual and potential effects associated with the identified consent requirements.

Detailed technical findings concerning natural hazards are contained within the supporting engineering reports provided in the Appendices and are not duplicated in this assessment.

5.2 NATURAL HAZARDS – COASTAL INUNDATION AND RIVER FLOODING

The principal environmental consideration is the site's exposure to coastal inundation and river flooding.

The supporting Flood Assessment provided in Appendix G addresses both hazards, including their potential effects on the dwelling, surrounding land, floodwater flow paths and occupant safety.
The proposed dwelling incorporates the recommended finished floor level of 4.30 m NZVD and

timber pile foundations. No significant filling or alteration to existing floodwater flow paths is proposed.

The Flood Assessment concludes that the identified coastal and river flood hazards can be appropriately managed, subject to implementation of the engineering recommendations. During the 1% AEP plus climate-change river flood event, external flooding may temporarily restrict safe access and egress. The elevated dwelling is designed to provide refuge during this event.

Subject to the supporting engineering assessment, the adverse effects associated with coastal inundation and river flooding are considered appropriately managed and acceptable.

5.3 OTHER NATURAL HAZARDS

Other natural hazards, including landslips, liquefaction, active faults, coastal erosion and tsunami, have been assessed in the accompanying Site Suitability and NPS Natural Hazards reports. The assessments identify generally Low risks, except for tsunami risk to property, which is assessed as Medium.

The property is within a tsunami evacuation zone, and occupant safety will rely on appropriate response to emergency warnings and evacuation procedures.

The supporting reports provide the detailed assessment of these hazards, and no further site-specific mitigation is proposed beyond their recommendations.

5.4 RESIDENTIAL CHARACTER AND VISUAL AMENITY

The surrounding subdivision is characterised by detached residential dwellings, including holiday homes, within an established landscaped environment.
The proposed dwelling is single-storey, with a low-pitched roof and modest residential-scale architectural form consistent with the surrounding development.
The exterior finishes are predominantly dark and recessive, comprising Resene Bokara Grey cladding with black roofing, flashings and downpipes, complemented by white soffits and fascias.

The existing mature flame trees and boundary fencing will be retained, preserving the established character of the property and providing visual screening.

The proposal will not result in significant visual dominance, glare or adverse changes to the residential streetscape. Adverse visual amenity effects are considered less than minor.

5.5 NEIGHBOURING AMENITY AND HIRB

The proposed roof overhang infringes the GRZ-S2 height-in-relation-to-boundary standard adjoining Flame Tree Lane.

As illustrated on the architectural plans in Appendix B, the infringement extends a maximum of 558 mm horizontally over a length of approximately 6.274 m. The infringement is confined to the roof overhang, while the building wall remains compliant.
The affected boundary adjoins a shared private accessway rather than a neighbouring

residential allotment. Flame Tree Lane serves an established subdivision characterised by low traffic volumes and predominantly residential and holiday-home use.

Given the location of the infringement, it will not result in direct shading or loss of privacy to an adjoining residential property, nor will it materially affect the use or operation of the accessway. The building is of a modest single-storey scale, and the existing mature trees and fencing will provide additional visual screening.

The infringement is therefore considered to result in **negligible adverse effects** on neighbouring amenity, streetscape character and visual dominance.

5.6 EARTHWORKS AND LANDFORM MODIFICATION

Earthworks will be limited to localised pile excavations and approximately 5.9 m^3 of topsoil stripping for the driveway and vehicle crossing. No significant cut, fill, retaining walls or changes to existing ground levels are proposed. Appropriate erosion and sediment controls will be implemented during construction.

Given the limited scale of disturbance, adverse earthworks and landform effects are considered negligible.

5.7 STORMWATER MANAGEMENT

The proposal complies with the applicable impermeable surface coverage requirements. Stormwater from the proposed dwelling and paved areas will be collected and directed to the Council reticulated stormwater network. The proposed development will not rely on uncontrolled concentrated discharge to adjoining land.

Subject to appropriate connection and drainage design, adverse stormwater effects are considered less than minor.

5.8 WASTEWATER AND WATER SUPPLY

The dwelling will connect to the Council reticulated wastewater network. Water supply will be provided through Doubtless Bay Water, with the connection being arranged from the existing subdivision infrastructure.

No on-site wastewater treatment or disposal system is proposed.

5.9 TRANSPORT, ACCESS AND PARKING

Vehicle access will be provided from Flame Tree Lane, using the proposed driveway and vehicle crossing shown on the site plan. Flame Tree Lane is a quiet shared private accessway serving an established residential subdivision.

The additional traffic movements associated with one dwelling will be consistent with the existing residential use of the subdivision and are not expected to affect the safety or efficiency of the accessway.

5.10 CULTURAL AND ARCHAEOLOGICAL EFFECTS

Recorded archaeological features are identified within the wider locality but are located away from the proposed building and associated earthworks.

No known archaeological feature is proposed to be disturbed.

An archaeological discovery protocol will be adopted during construction. In the event of a suspected archaeological discovery, works in the affected area will cease and the relevant authorities and tangata whenua will be contacted.

Adverse archaeological effects are considered unlikely and less than minor.

5.11 CONSTRUCTION EFFECTS

Construction effects will be temporary and associated with normal residential building works, including foundations, delivery and installation of the factory-built dwelling, service connections and driveway construction. Appropriate controls will be implemented to manage construction noise, dust, sediment and access.

Given the limited on-site construction requirements, adverse construction effects are expected to be temporary and less than minor.

5.12 OVERALL ASSESSMENT OF ENVIRONMENTAL EFFECTS

The principal environmental effects relate to natural-hazard exposure and the minor height-in-relation-to-boundary infringement. The natural-hazard risks have been assessed by suitably qualified engineers, with appropriate mitigation incorporated into the proposed development.

The minor GRZ-S2 infringement is confined to the roof overhang adjoining a shared private accessway and will not materially affect neighbouring residential amenity.

Other effects are limited in scale and consistent with the anticipated residential use of the site.

Overall, the adverse environmental effects are considered acceptable, subject to implementation of the supporting engineering recommendations.

6. NOTIFICATION & CONSULTATION

The proposal involves one residential dwelling within an established residential subdivision.

The principal natural-hazard effects have been assessed through specialist engineering reports and are not expected to materially increase risk to surrounding properties.

The minor roof-overhang infringement of GRZ-S2 adjoins a shared private accessway and will not result in material adverse effects on neighbouring residential properties.

No specific affected persons have been identified.

Accordingly, the application is requested to be processed on a non-notified basis, subject to Council's statutory assessment under sections 95A–95E of the Resource Management Act 1991.

7. SECTION 104 ASSESSMENT

The proposal has been assessed having regard to the relevant District Plan provisions, applicable national direction and actual and potential environmental effects.
The proposed dwelling is consistent with the anticipated residential use and character of the site.
The identified natural-hazard risks have been addressed through site-specific engineering assessment and appropriate building design.
The minor roof-overhang infringement of GRZ-S2 will result in negligible adverse amenity effects.
The proposal is considered generally consistent with the relevant planning framework, and its adverse environmental effects are acceptable.

8. CONCLUSION

Resource consent is sought to establish a new single-storey residential dwelling at 7 Flame Tree Lane, Taipa.

The principal consent requirements relate to the mapped coastal and river flood hazard areas and a minor roof-overhang infringement of the proposed-plan height-in-relation-to-boundary standard.

The dwelling complies with the Operative District Plan sunlight requirements, applying the provision for private accessways under Rule 7.6.5.1.5(b).

The development is supported by site-specific engineering assessments demonstrating that the identified natural-hazard risks can be appropriately managed through the proposed design and recommended mitigation measures.

Other adverse environmental effects are considered negligible or less than minor.

It is therefore requested that resource consent be **granted on a non-notified basis**.

Author

Katerina Dvorakova
Registered Architect NZRAB / Pre-construction Manager / Advance Build Planning Team



24 November 2026

Proposed New Project

7 Flame Tree Lane, Taipa

For: Grant Sydney & Vanessa Margaret McFlinn



CONTENTS

P01 SITE LOCATION PLAN
P01A SITE PLAN
P02 FLOOR PLAN
P03 ELEVATIONS
P04 ELECTRICAL PLAN
P05 FITTING PLAN
P06 KITCHEN PLAN

Concept Plans

Concept 4
October 2026

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

REVISION:	C04
PROJECT NO.	1207
DRAWN BY:	JBD
HC:	TMS



NB: Boundary Lines are Indicative Only

REVISION:	BY:	DATE:
Drawn	JBD	Aug 7 2023

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

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Proposed New Project for:
Grant & Vanessa McFlinn
7 Flame Tree Lane
Taipa

SHEET TITLE:
Site Location Plan

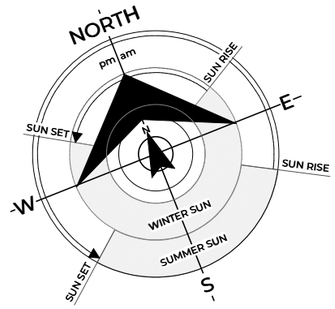
SCALE: NTS

PROJECT #:	PAGE:	REVISION:
1207	01	C0 4

Site Information

7 Flame Tree Lane, Taipa
Lot 7
DP 334672
High Wind Zone
Corrosion Zone D
Earthquake Zone 1
ODP Zone: Residential
PDP Zone: General Residential

Site area: 792m2
Driveway area: 39.49m2
New buildings area:
Floor Area(excl. slatted Deck): 126m2
Roof Area: 152.15m2
Existing buildings are: NIL
Total impermeable surfaces: 191.64m2 = 24.2%
Total Deck Area(slatted): 46.48m2
Earthworks:
Total Driveway Cut Volume= 5.9m3
(topsoil strip for driveway 150mm deep max)



MAMARU ROAD

PEG RL 3.25
PEG RL 3.20
PEG RL 3.30
PEG RL 3.40
PEG RL 3.05
PEG RL 3.31
Power plinth
1.2m Setback
23.92
78°52'
169°06'
18.29
LOT 7
DP 334672
Tree drip line
Tree drip line
Tree drip line
3 000
20.00
18°52'30"
FENCE
3m Setback
Proposed New Dwelling
FFL: 4.30m
Indicative Driveway
DISH DRAIN
EDGE OF CONCRETE
Connection to Local SW Network
MANHOLE LID 3.33
21.04
29°51'
1.2m Setback
12 867
1 200
Elevation 3A
STAKE GL 3.20
5 826
Connection to Local Sewer Network
MANHOLE LID 3.41
Connection to Local Water Network
118°55'
26.20
1.2m Setback
FENCE
New Water Meter

REVISION:	BY	DATE:
Drawn	JBD	Jul 25 2023
Rev	JBD	Aug 17 2023
Rev	JBD	Sep 28 2023
Rev	JBD	Jul 9 2026
Rev	JBD	Jul 13 2026
Rev	JBD	Aug 12 2026

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Proposed New Project for:
Grant & Vanessa McFlinn
7 Flame Tree Lane
Taipa

SHEET TITLE:
Site Plan

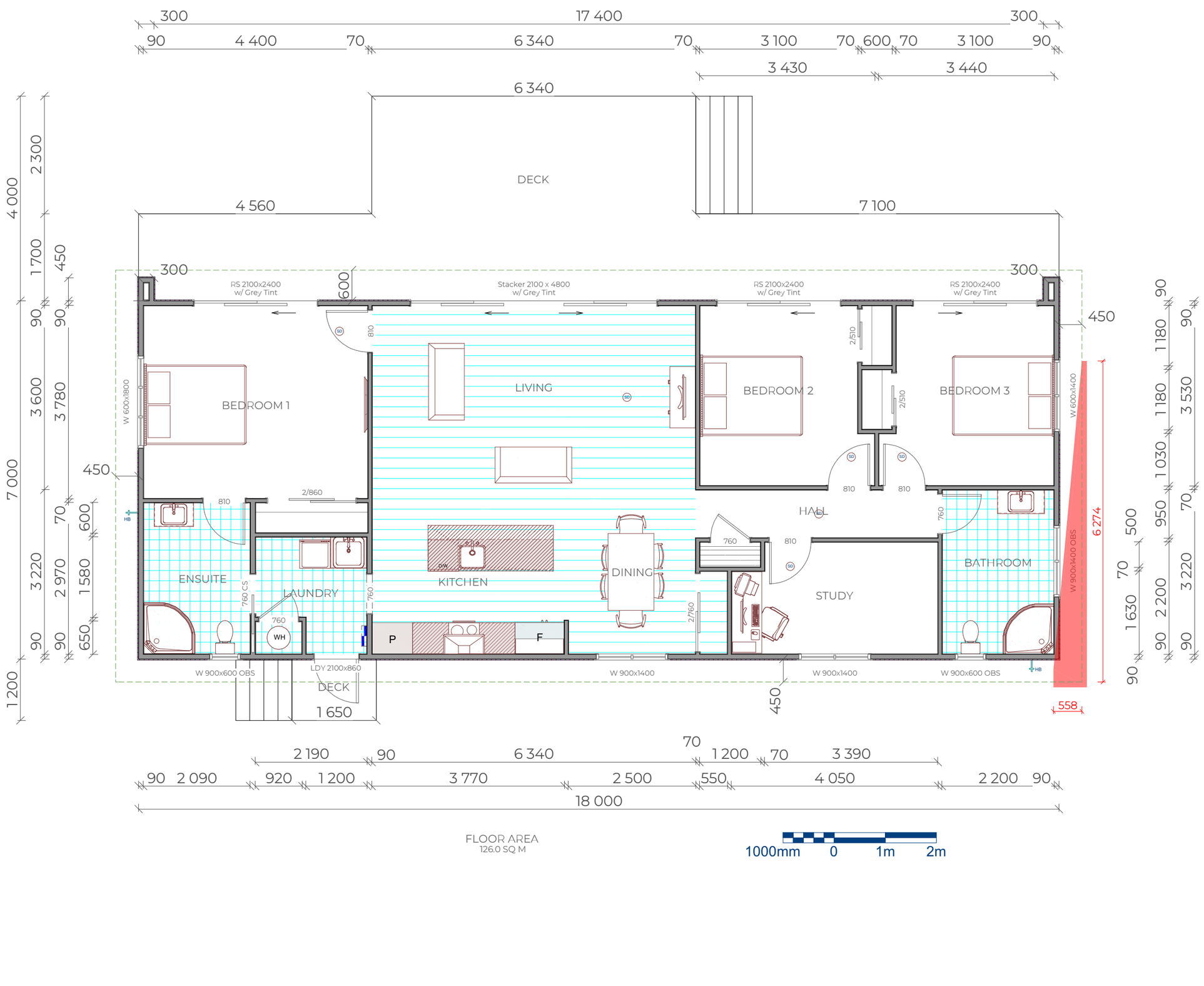
SCALE: 1 : 150 (A3 Original)

PROJECT #:	PAGE:	REVISION:
1207	01A	C0 4

Roof Pitch 3 deg
Stud height - 2.4m Flat Throughout

1
4 2
3

Elevations



REVISION:	BY	DATE:
Drawn	HCA	Jun 21 2023
Rev	HCA	Jun 22 2023
Rev	HCA	Jul 18 2023
Rev	JBD	Aug 17 2023
Rev	JBD	Sep 28 2023
Rev	HCA	Jun 26 2026
Rev	JBD	Jul 9 2026
Rev	JBD	Jul 13 2026
Rev	JBD	Aug 7 2026
Rev	JBD	Aug 12 2026
Rev	JBD	Aug 24 2026
Rev	JBD	Oct 21 2026
Rev	JBD	Oct 28 2026
Rev	JBD	Oct 29 2026

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Proposed New Project for:
Grant & Vanessa McFlinn
7 Flame Tree Lane
Taipa

SHEET TITLE:
Floor Plan

SCALE: 1 : 75 (A3 Original)

PROJECT #:	PAGE:	REVISION:
1207	02	C0 4

Armorsteel 5-Rib, Coastal roofing or similar

Weathertex 200mm weatherboard cladding - direct fix

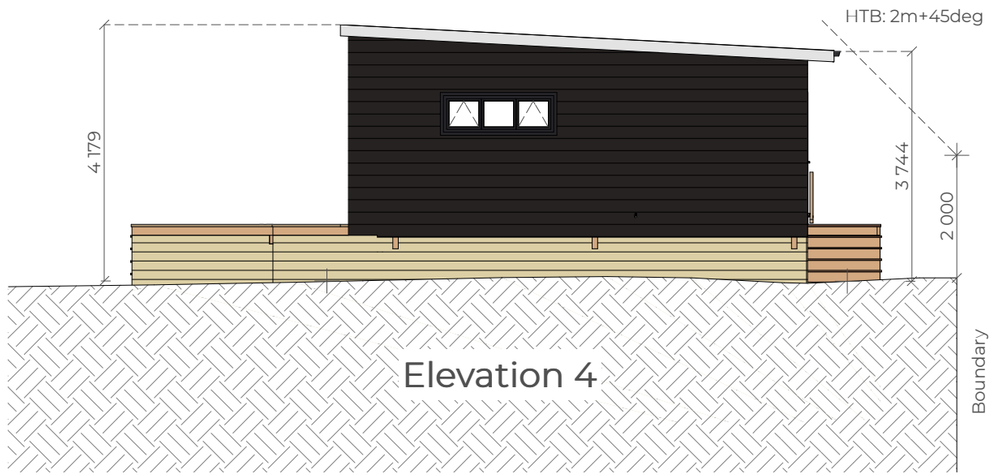
Grey Tint to Elevation 1 Doors



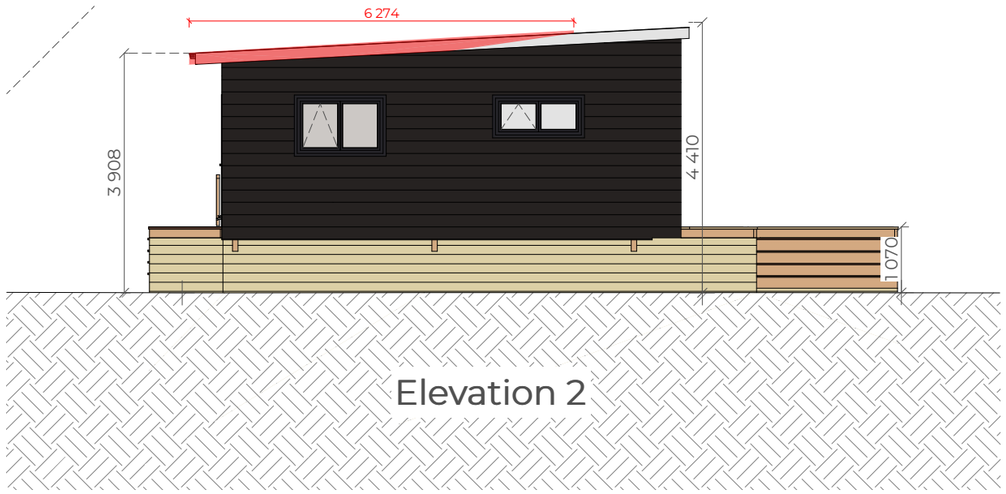
Elevation 1

NOTE:
selected colour comply with CE-S2: constructed of natural materials and cladding paint has an exterior finish within Groups A, B or C as defined within the BS5252 standard colour palette in Appendix 6 or equivalent

Roof Pitch 3 deg
Stud height 2.4m



Elevation 4



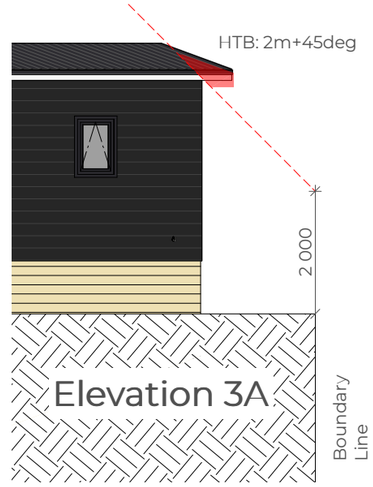
Elevation 2

Double glazed windows

140mm H3 baseboards, 25mm gap



Elevation 3



Elevation 3A

REVISION:	BY	DATE:
Drawn	JBD	Aug 7 2023
Rev	JBD	Aug 17 2023
Rev	JBD	Sep 28 2023
Rev	JBD	Jul 14 2026
Rev	JBD	Aug 7 2026
Rev	JBD	Aug 20 2026
Rev	JBD	Oct 21 2026

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Proposed New Project for:
Grant & Vanessa McFlinn
7 Flame Tree Lane
Taipa

SHEET TITLE:
Elevations

SCALE: 1 : 100 (A3 Original)

PROJECT #:	PAGE:	REVISION:
1207	03	C0 4

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General
of Land

Identifier **141935**

Land Registration District **North Auckland**

Date Issued 07 October 2004

Prior References
NA106A/221

Estate Fee Simple
Area 792 square metres more or less
Legal Description Lot 7 Deposited Plan 334672
Registered Owners
Grant Sydney McFlinn and Vanessa Margaret McFlinn

Estate Fee Simple - 1/28 share
Area 9028 square metres more or less
Legal Description Lot 29 Deposited Plan 334672
Registered Owners
Grant Sydney McFlinn and Vanessa Margaret McFlinn

Interests

6174276.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.10.2004 at 9:00 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 334672)

Subject to a right (in gross) to convey telecommunications over part marked A on DP 334672 in favour of Telecom New Zealand Limited created by Easement Instrument 6174276.4 - 7.10.2004 at 9:00 am

The easements created by Easement Instrument 6174276.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to an electricity transmission easement (in gross) over part marked A on DP 334672 in favour of Top Energy Limited created by Easement Instrument 6174276.5 - 7.10.2004 at 9:00 am

The easements created by Easement Instrument 6174276.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey cablevision over part marked A on DP 334672 in favour of Far North Cable TV Limited created by Easement Instrument 6174276.6 - 7.10.2004 at 9:00 am

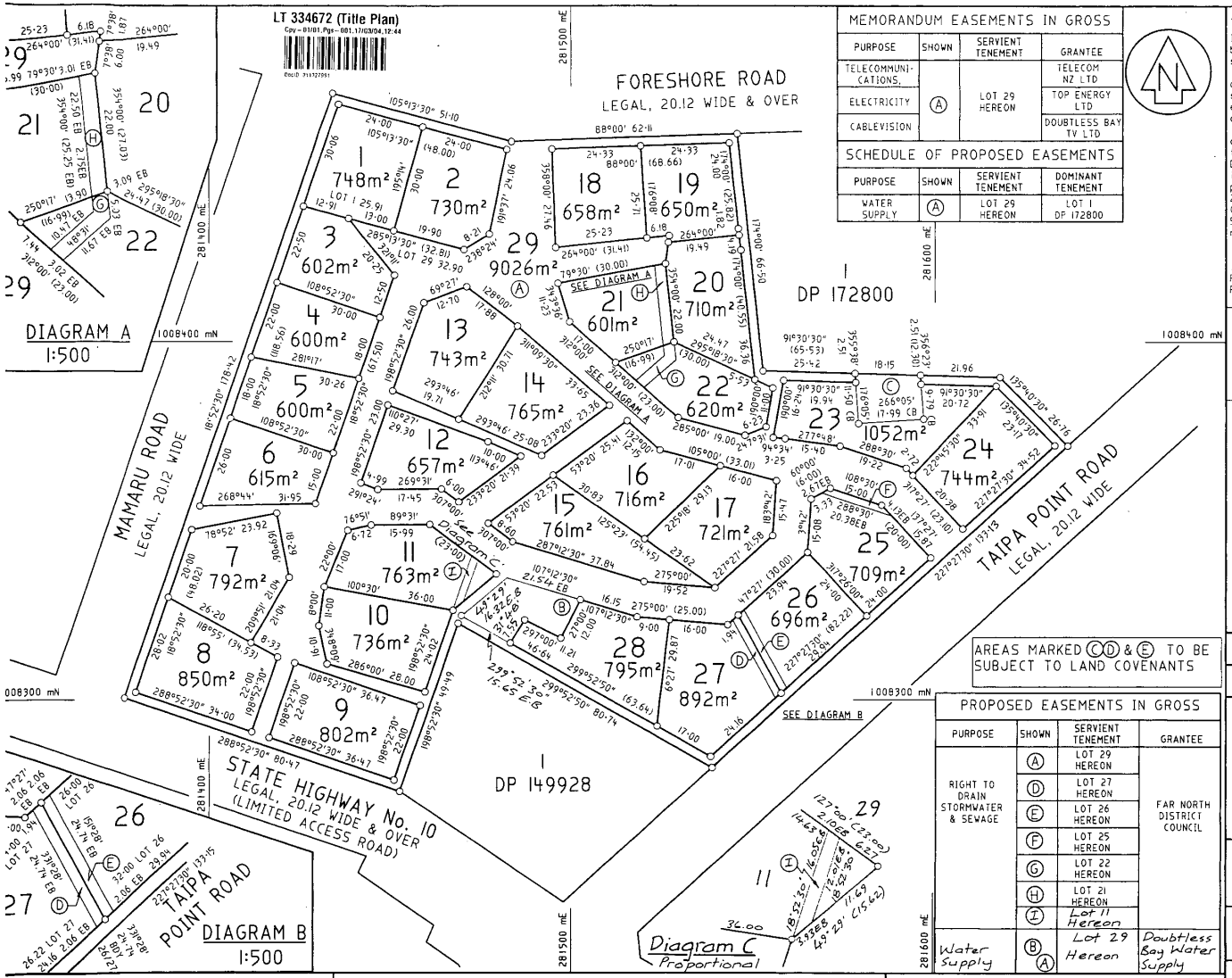
The easements created by Easement Instrument 6174276.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain stormwater and sewage over part marked A on DP 334672 in favour of Far North District Council created by Easement Instrument 6174276.7 - 7.10.2004 at 9:00 am

Subject to a right (in gross) to convey water over parts marked A and B on DP 334672 in favour of Doubtless Bay Water Supply Company Limited created by Easement Instrument 6174276.8 - 7.10.2004 at 9:00 am

Land Covenant in Transfer 6174276.9 - 7.10.2004 at 9:00 am

6258096.4 Mortgage to ASB Bank Limited - Produced 20.12.2004 at 9:00 am and Entered 10.1.2005 at 9:02 am



MEMORANDUM EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
TELECOMMUNICATIONS,	Ⓐ	LOT 29 HEREON	TELECOM NZ LTD
ELECTRICITY			TOP ENERGY LTD
CABLEVISION			DOUBTLESS BAY TV LTD

SCHEDULE OF PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
WATER SUPPLY	Ⓐ	LOT 29 HEREON	LOT 1 DP 172800

AREAS MARKED Ⓒ Ⓓ & Ⓔ TO BE SUBJECT TO LAND COVENANTS

PROPOSED EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO DRAIN STORMWATER & SEWAGE	Ⓐ	LOT 29 HEREON	FAR NORTH DISTRICT COUNCIL
	Ⓓ	LOT 27 HEREON	
	Ⓔ	LOT 26 HEREON	
	Ⓕ	LOT 25 HEREON	
	Ⓖ	LOT 22 HEREON	
	Ⓗ	LOT 21 HEREON	
	Ⓘ	Lot 11 Hereon	
Water Supply	Ⓑ Ⓐ	Lot 29 Hereon	Doubtless Bay Water Supply

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 16th day of December 2003 subject to the granting of reserving of the easements setout in the memorandum hereon and the amalgamation condition hereon.

and that pursuant to Section 321 (3) (c) of the Local Government Act 1974 the Far North District Council is satisfied that adequate access is provided to Lots 1-28 over other land pursuant to a condition imposed under Section 279(2)(e) of the Local Government Act 1974, and the Council resolves on that ground that the said Sub-section (1) of Section 321 of the Act shall not apply.

P.J. Killalea
Resource Consents Manager
RC 2000992

Amalgamation Condition

That Lot 29 Hereon (Legal Access) be held as to 28 undivided twenty eighth shares by the owners of Lots 1-28 hereon as tenants in common in the said shares, and that individual certificates of title be in accordance therewith (DLR Ref: A632839).

NEW C'sT ALLOCATED:

LOT 1: 141929	LOT 16: 141944
LOT 2: 141930	LOT 17: 141945
LOT 3: 141931	LOT 18: 141946
LOT 4: 141932	LOT 19: 141947
LOT 5: 141933	LOT 20: 141948
LOT 6: 141934	LOT 21: 141949
LOT 7: 141935	LOT 22: 141950
LOT 8: 141936	LOT 23: 141951
LOT 9: 141937	LOT 24: 141952
LOT 10: 141938	LOT 25: 141953
LOT 11: 141939	LOT 26: 141954
LOT 12: 141940	LOT 27: 141955
LOT 13: 141941	LOT 28: 141956
LOT 14: 141942	~~LOT 29: 141957~~
LOT 15: 141943	

CLASS I SURVEY:

Total Area 2.9354 Ha

Comprised in C.T. 106A/221

I, Byron Paul Carson, 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) Byron Carson
(Date) 9th March 20 04

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

Approved as to Survey by Land Information NZ on 06/5/04 20....

Deposited by Land Information NZ on 7.10.20 04

File REF: 6653
Received 17 MAR 2004
Instructions
Approved AKLM 00/02

DP 334672

LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: IV MANGONUI
NZMS SHEET No.

LOTS 1-29 BEING A SUBDIVISION OF LOT 2 DP 172800

LOCAL AUTHORITY: Far North District
Surveyed by: Thomson Survey Ltd
Scale: 1: 750 Date: JULY 2003

Advance build

Home Starter Pack

Authorisation for Council

As the legal owner of property at: 7 Flametree Lane, Taipa, Northland

I give authority and permission for the builder (Advance Manufacturing Ltd) or nominated designer to apply for a PIM Report, Resource Consent and Building Consents on my behalf.

Date: 21/07/2023 Home Consultant: Tyler Dixon

Client/s Name/s: Grant Sydney McFlinn & Vanessa Margaret McFlinn

Client/s Signature:

Approved by Registrar-General of Land under No. 2002/1026

Transfer instrument

Section 90, Land Transfer Act 1952

Approval 02/1026EF

T 6174276.9 Transfer

Cpy – 01/01, Pgs – 010, 07/10/04, 12:19

DocID: 311632217

Land registration district

NORTH AUCKLAND

Unique identifier(s) or C/T(s)	All/part	Area/description of part or stratum
See attached schedule A		

Transferor *Surname(s) must be underlined or in CAPITALS.*

TAIPA BAY DEVELOPMENTS LIMITED

Transferee *Surname(s) must be underlined or in CAPITALS.*

TAIPA BAY DEVELOPMENTS LIMITED

Estate or interest to be transferred, or easement(s) or *profit(s) à prendre* to be created
State if fencing covenant imposed.

Fee Simple subject to Land Covenants contained in attached Schedules C & D

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or *profit à prendre* is described above, that easement or *profit à prendre* is granted or created.

Dated this 22nd day of September **2004**

Attestation *(If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).*

	Signed in my presence by the Transferor
	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name G. W. SMITH
	Occupation SOLICITOR CHRISTCHURCH
Signature [common seal] of Transferor	**Address**

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Transferee

REF: 7002 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Registrar-General of Land Approval 02/5032EF A.D.L.S.

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Transfer	Dated		Page 1 of 1 pages

(Continue in additional Annexure Schedule, if required.)

Signed by the Transferee

in the presence of:

Witness Name: G. W. SMITH

Occupation: SOLICITOR
CHRISTCHURCH

Address:

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Registrar-General of Land Approval 02/5032EF A.O.L.S.

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

	Dated		Page 1 of 1 pages

(Continue in additional Annexure Schedule, if required.)

"Continuation of Interest or Easement to be created"

The Transferor as registered proprietor of the land contained in CT NA106A/221 subdivided the land into residential lots in the manner shown and defined on DP334672 AND WHEREAS it is the Transferor's intention to create for the benefit of the land in the Certificates of Title set out in Schedule A (hereinafter referred to as the "Dominant Lots") the land covenants set out in Schedule C and Schedule D over the land in the Certificates of Title set out in Schedule B (hereinafter referred to as the "Servient Lots") TO THE INTENT that the Servient Lots shall be bound by the stipulations and restrictions set out in Schedule C and Schedule D hereto and that the owners and occupiers for the time being of the Dominant Lots may enforce the observance of such stipulations against the owners for the time being of the Servient Lots.

AND AS INCIDENTAL to the Transfer of the fee simple so as to bind the Servient Lots and for the benefit of the respective Dominant Lots the Transferee DOTH HEREBY COVENANT AND AGREE in the manner set out in the Schedule hereto so that the covenants run with the Servient Lots for the benefit of the Dominant Lots as described in Schedule A.

Schedule A

Certificates of Title NA 141929 - NA 141956

Schedule B

Certificates of Title NA 141929 – NA 141956

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

SCHEDULE C

The Transferee shall:

1. At all times while registered proprietor of a servient lot for each servient lot of which the transferee is the registered proprietor hold 1 ordinary share in Taipa Bay Developments Management Limited ("TBDM") ("the share").

2. As a shareholder of TBDM, take all reasonable steps to ensure that TBDM carries out the services & functions contained in the Schedule attached with respect to Lot 29 on DP334672 and the services provided through and under it ("the property").

3. Duly and punctually pay all sums levied by TBDM against the transferee or otherwise payable to TBDM.

4. Contemporaneously with the transfer of the servient lot transfer the share to the proposed transferee of the servient lot and promptly notify TBDM of the said transfer in the manner required by the constitution of TBDM.

5. Not agree to any variation (whether by addition, deletion or otherwise howsoever) to covenants 1 – 6 contained herein or to any variation (whether by addition, deletion or otherwise howsoever) to the constitution of TBDM without the prior written consent of the Far North District Council which consent can not be unreasonably withheld.

6. For the avoidance of doubt, it is hereby expressly stated that the transferee shall be responsible for all sums previously payable to TBDM by the registered proprietor of the servient lot, notwithstanding that the said debts were incurred prior to the transferee becoming registered proprietor of the servient lot.

SCHEDULE OF SERVICES AND FUNCTIONS

INTERPRETATION

In this schedule:

"The company"	means Taipa Bay Developments Management Limited.
"The property"	means Lot 29 on Deposited Plan 334672 (North Auckland Land Registry) together with the services provided through and under the said lot.
"The sections"	means Lots 1-28 on the said Deposited Plan 334672, the registered proprietors of each section being required by covenants registered on the certificates of title to the sections to be the holder of 1 share in the company.
"The shareholders"	means the shareholders of the company.

The Company shall carry out the following services and functions:

1. Arrange, organise and supervise all maintenance and repairs required on or to the property so that it is maintained to a good and proper standard.

2. Arrange, supervise and control all service contracts for services provided through or under the property and at regular intervals review the composition, cost and appropriateness of such contracts.

3. Arrange and supervise all necessary cleaning, rubbish removal, lawn-mowing, pruning, trimming and caretaking contracts for the property to the intent that the property shall be kept in a proper clean and tidy condition at all times.

4. Prepare, arrange, review and programme preventative maintenance of the property.

5. Regularly carry out a thorough inspection of the property and the services and report in writing on the state and condition and repair thereof to the shareholders at the annual general meeting of the company.

6. Liaise with any insurance company or insurance broker and arrange insurances as appropriate.

7. Process any insurance claims required in respect of the property pursuant to any policy of insurance issued in respect of the property and complete and report in writing to the shareholders at the annual general meeting of the company on the completion of all such claims.

8. As and when required pursue and arrange collection from the shareholders of any levies due from the said shareholders to the company and, if necessary, instruct solicitors in respect of any legal action necessary to recover any payment or in respect of any legal action necessary to recover any payment or in respect of any legal action required to remedy any continuing breach or non-performance by any shareholder of any covenants registered on the title to the shareholder's section.

9. As and when required call for tenders for any major works or repairs required to be carried out on the property.

10. Bill and arrange for payment by the shareholders, as and when the same shall be due, of all outgoings payable in respect of the property which are recoverable from the shareholders pursuant to the covenants registered on the titles to the sections.

11. Provide a summary of accounts and report to the shareholders on the operation of the property at the annual general meeting of the company.

12. Take all practicable steps to ensure that, if any part of the property is used as a place of work, the property fully complies with the Health and Safety in Employment Act 1992.

13. Exercise the responsibilities and powers granted to the company pursuant to any restrictive covenants registered against the Certificates of Title to the sections.

SCHEDULE D

LAND COVENANTS

1. INTERPRETATION

In these covenants a reference to Taipa Bay Developments Management Limited ("The Manager") shall be deemed to be a reference to that company and to its successors and assigns.

2. NEGATIVE COVENANTS

The registered proprietor shall not:

(1) Erect or permit to be erected any building (including a structure not requiring a building consent from the local authority such as a garden shed) on any part of the land other than in accordance with the Schedule of Mandatory Specification Items appearing as Schedule I to this covenant.

(2) Erect or place upon the land any building other than a private dwelling house and usual garage and outbuildings in accordance with these covenants.

(3) Erect or permit to be erected on the land any building in other than new materials unless approved in writing by The Manager.

(4) Erect any building or fence on the land without first obtaining approval for relevant plans, specifications and site plans from The Manager or any other company nominated in writing by The Manager which may withhold approval of any plans or specifications which are considered to detract from the required standard of housing development on the land comprised in Schedule A **PROVIDED THAT** the approval of The Manager shall not be arbitrarily or unreasonably withheld in respect of any plans or specifications which comply with the design standards of The Manager.

(5) Allow the land to be occupied or used for residential purposes either by the erection of temporary structures or placing of caravans or any similar facility.

(6) Use the land as a residence otherwise than in a building which has been substantially completed in terms of these covenants.

(7) Allow any rubbish, plant or equipment and material, noxious substances, livestock, animals or birds on the land which may cause

objection to neighbouring owners or detract from the general appearance of the land or permit weeds, undergrowth or long or rank grass to accumulate on the land.

(8) Without the written consent of The Manager (for the withholding of which no reason shall required to be given) conduct any commercial activity on the land, or garage or store on the land any plant or equipment other than that normally required for residential use.

(9) Allow any advertisement, sign or hoarding to be erected on the land without the prior written consent of The Manager

(10) Carry out any landscaping works or plantings other than in accordance with a landscape plan approved by The Manager (such approval not to be unreasonably withheld or delayed).

3. POSITIVE COVENANTS

The registered proprietor shall:

(14) Maintain the land and all improvements to a high standard and in an attractive condition.

(15) Maintain any common land, driveway, paving or other sealed surfaces in good condition, keep all grounds in a tidy condition and keep all grassed areas mowed and all areas planted or with vegetation regularly maintained.

(16) Ensure that the use of the land complies with the written standards of Taipa Bay Developments Limited.

4. MANAGER'S REMEDIES

(17) In the event of any breach of or failure to observe any of the above covenants and without prejudice to any other liability that the registered proprietor may have to any other person having the benefit of this covenant the registered proprietor shall upon written demand being made by The Manager or any other party nominated by The Manager:

(a) Have removed or clear from the land or refrain from doing anything that contravenes any of the above covenants.

(b) Replace any materials used on the land that contravene any of the above covenants.

Schedule I

BUILDING COVENANTS

1 External walls are to be clad in one of, or a combination of the following materials:
Cedar wood finished or unfinished
Concrete
Weatherboard
Plaster
Brick
All other finishes need to be approved by The Manager.

2 All fencing is to be of a type approved by The Manager

3 All dwellings must be designed so that the ground floor level is at or above RL 4.2

4 The design of all buildings shall be submitted to The Manager for approval prior to lodging an application for Building Consent with the Far North District Council

FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

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DocID: 311632207

SECTION 221 : CONSENT NOTICE

REGARDING RC 2000992
The subdivision of Lot 2 DP 172800
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the title of Lots 1 – 28 DP 334672.

SCHEDULE

i. Any dwelling to be constructed on the allotment is to be designed so that the ground floor level is at or above R.L. 4.20, as specified in the engineers report for the site supplied by Riley Consultants Ltd. Evidence of compliance with this requirement (by way of a registered surveyors certification) is to be presented in conjunction with a building consent for any dwelling.

SIGNED: _____

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

DATED at **KAIKOHE** this 3rd day of September 2004

RC2000992
SRM\CERT\3221
4taipa221

SITE SUITABILITY REPORT

7 Flame Tree Lane, Taipa 0420



T&A Structures Ltd.

16 August, 2023

Table of Contents

1. PROJECT 3
2. SITE DESCRIPTION 3
3. GEOTECHNICAL INVESTIGATIONS 3
4. MATERIAL PROPERTIES 6
5. STORMWATER AND SEWERAGE 6
6. NATURAL HAZARD 6
7. ASSESSMENT 7
8. OTHER RECOMMENDATIONS 8
9. LIMITATIONS 9
10. APPENDIX 1: BORE LOGS 10

1. PROJECT

1.1 Project Details

Client's Name	:	Advance Build
Site Address	:	7 Flame Tree Lane, Taipa 0420
Lot Number	:	7
DP number	:	334672

1.2 Brief

T&A Structures were engaged by the Client to undertake a Site Suitability Report with the purpose of checking the suitability of the site for a proposed new dwelling. The site assessment was carried out on 3 August 2023.

This report addresses the suitability of the site for the proposed dwelling. As part of the assessment, the report undertakes to:

- Describe the soils at the site;
- Quantify sub-soil conditions to allow selection of foundation types;
- Note any pertinent features of the land;
- Make recommendations regarding further investigations if necessary.

It was understood that the Client proposes to manufacture a lightweight single level dwelling in the factory and then transport it to the site.

2. SITE DESCRIPTION

The property occupies a land area of about 791 square metres. There are no existing buildings in the property.

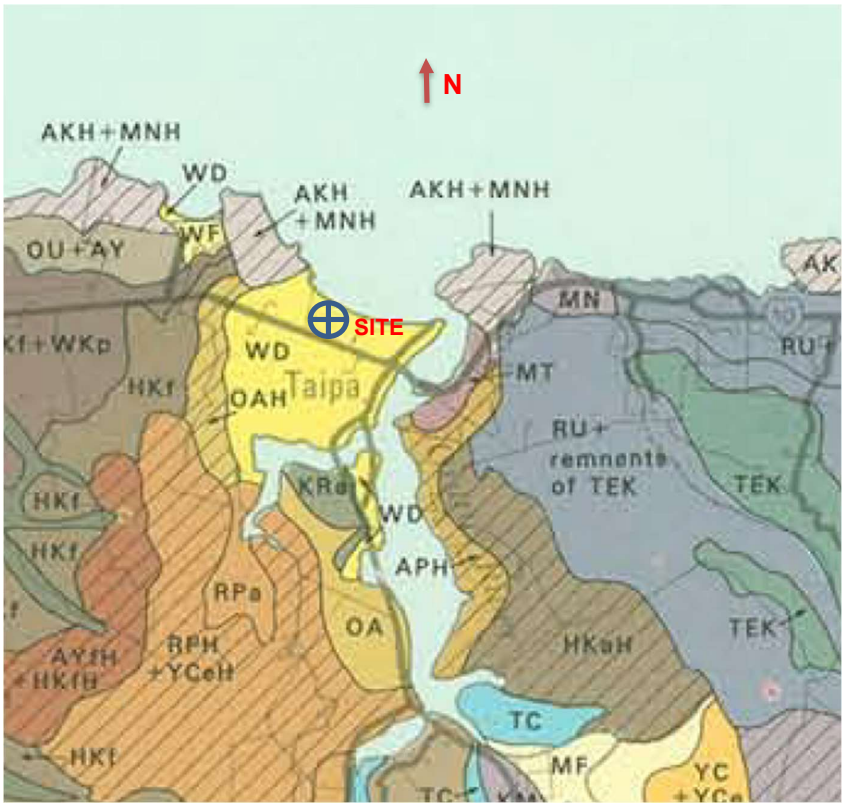
The property is bounded by Mamaru Road to the west, Flame Tree Lane to the east and neighbouring properties to the north and south. The property is relatively flat. And is currently covered with a well-maintained grass.

3. GEOTECHNICAL INVESTIGATIONS

3.1 Geology

The land is described in the New Zealand Land Inventory NZMS 290 series as Whananaki Sand (WD), belonging to the Soils of the Coastal Sand Dune Complex and

categorised as excessively to somewhat excessively drained soils. This has been found to be consistent with the results of the site investigation.



3.2 Subsurface Investigations

The investigations undertaken included a walkover inspection, one augered borehole and four Scala Penetrometer tests. The location plan of the test holes is attached below.

The borehole logs are attached as Appendix 1 to this report. The depths of strata on the Engineer's log are measured from ground levels at each exploratory hole.



3.4 Subsurface Findings

The subsoil materials were found to have the following bearing capacities 600mm below existing ground level:

	BEARING CAPACITY (kPa)	DESCRIPTION
Allowable bearing capacity	100	the reading the inspector obtained with any specialised equipment
Ultimate bearing capacity	300	value = 3 times the allowable bearing capacity
Ultimate dependable bearing capacity	150	value = 1.5 times the allowable bearing capacity

From the results of our preliminary investigations, we were able to establish that in the area of the proposed house site, the subsurface soils comprised of approximately 100mm thick topsoil underlain with stiff sand. Ground water was not encountered in any of the test holes. It should be noted however, that ground water table varies according to season.

The top 600mm of soil was soft and not suitable for foundation designed according to the NZS3604:2011 requirements. Below 600mm bgl, the subsoils were stiffer and consistent in strength.

The subsurface conditions are detailed on the borehole logs in Appendix 1. The observations noted in the investigations have been extrapolated between the various test locations to infer probable site conditions. It is noted that these inferences in no way guarantee the validity of these findings due to the inherent variability of natural soil deposits. The actual ground conditions discovered during excavation may vary from what is reported herein.

4. MATERIAL PROPERTIES

Soil shear strengths (measured with shear vane, BH5) range from 50kpa to 100kpa, with mean shear strength of about 80kpa.

The six Scala Penetrometer tests (BH1 to BH4) carried out within the proposed development generally reached 100 kpa (3.3 blows per 100mm) allowable soil bearing capacity at 0.60 mbgl and consistently have higher readings as the scala was driven down.

5. STORMWATER AND SEWERAGE

The FNDC 3 Waters Map indicated that both the council's wastewater and stormwater reticulated system are available in this site for the wastewater and stormwater disposal. It is anticipated that this development will no longer require any further engineering input with regards to the proper disposal and mitigation of wastewater and stormwater respectively.

Any site-specific stormwater management design and/or wastewater disposal system design, if required, is outside the scope of this report.

6. NATURAL HAZARD

The NRC Natural Hazards Map indicated that as of writing this report, the proposed development is within the 100-year event Coastal Hazard and River Flood Hazard Zones. The Resource Management Act 1991 Section 221 Consent Notice indicated that the proposed dwelling is to be designed so that the ground floor level is at or above R.L. 4.20.

7. ASSESSMENT

7.1 Expansiveness

Based on the results of our field investigation, along with our knowledge and experience with these kinds of soils, we classify the investigated site as not expansive in terms of AS2870:2011. Expansive soils are prone to shrinkage and swelling effects resulting from moisture changes from within the soil.

We note that no laboratory testing of the material to confirm the soil expansivity was undertaken.

7.2 Site Stability

The site did not appear to be subject to creep or instability. There appear to be no recent ground movement on the site. It is also anticipated that the proposed development will not affect or worsen the current stability of the site.

7.3 Earthworks and Retaining Structures

As mentioned earlier, the ground in the property where the proposed dwelling is to be built is relatively flat. We do not anticipate that this development will not require any considerable amount of earthworks and retaining. Cuts and fills in excess of 0.5m high and within 3.0 metres from any of the building footprints, if needed should be either battered back at no greater than 1v:3h or retained by a suitably designed retaining wall unless approved otherwise by an engineer. Any retaining wall should be specifically designed according to the following parameters:

- Unit weight of soil: 18 KN/m^3
- Angle of internal friction: 28°

7.4 Liquefaction Potential

Liquefaction occurs when the structure of a loose, saturated sand breaks down due to some rapidly applied loading such as earthquake shaking. As mentioned above, the soil in the site is stiff sand. The site assessment did not find any water in any of the five test holes. In addition, the site is in Northland where earthquake occurrence is considered unlikely. Hence, it is considered that liquefaction is unlikely to occur on this site.
A detailed liquefaction assessment for this site is outside the scope of this study.

7.5 Foundation System

The soils on this site are considered to be not expansive but soft. The soils appeared to have not complied with the definition of “good ground” as noted in NZS3604:2011. It

is however, considered that the site is suitable for the proposed development. The following are the recommended foundation options:

- Pile foundation designed according to the NZS3604:2011 requirements provided that the piles are embedded at least 900mm into the ground. At this depth, it is expected that the soil has at least 300kpa ultimate soil bearing capacity. This type of foundation does not need to be specifically designed.
- Where a shallow foundation is preferred, a specifically designed ribraft slab foundation is recommended. The top 600mm of soil, including topsoil should be taken out and be replaced compacted hardfill, preferably Gap 65 or 40. The compacted hardfill should extend at 1000mm from the building footprint. The foundation should be designed for a maximum allowable soil bearing pressure of 60Kpa.

8. OTHER RECOMMENDATIONS

- In case of shallow foundation, the exposed subsoils should be examined, and any potential soft spots are to be further examined and then removed as appropriate. Replacement fill shall be GAP 65 or GAP 40 placed in layers not exceeding 150mm thick and compacted with a suitable compactor. Any fill exceeding 600mm thick should be tested for compaction.
- All stormwater collected from roofed and paved surfaces together with discharges from retaining walls and other subsoil drains shall be controlled and piped away from the proposed building footprint. Ensure that no uncontrolled runoff or concentrated discharges are directed onto open ground, into soakage pits or into subsoil drainage systems.
- Fill materials beneath any on-ground slab shall be GAP 65 or GAP 40 placed and compacted in layers not exceeding 150mm thick. Any fill exceeding 600mm thick should be tested for compaction.
- In case of shallow foundation, an engineer should inspect the earthworks, building flatform construction and foundation, and in the case of concrete slab construction, prior to the concrete being poured to ensure that the actual soil parameters are as mentioned in this report or better. Producer Statements PS4 – Construction Review should be required for each of these stages.

9. LIMITATIONS

- Our responsibility for this report is limited to the Client named in this report. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of T&A Structures. T&A Structures reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to T&A Structures.
- Recommendations and opinions in this report are based on data obtained from the investigations and site observations as detailed in this report. The nature and continuity of subsoil conditions at locations other than the investigation bores and tests are inferred and it should be appreciated that actual conditions could vary from the assumed model.
- It is essential that this office be contacted if there is any variation in subsoil conditions from those described in this report as it may affect the design parameters recommended.
- This report was carried for the purpose of checking the ground with respect to the proposed development. This should not be taken as a full geotechnical report.
- Our professional services were performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at the time.



Teo Pilapil
Chartered Professional Engineer
Structural Engineer, CMEngNZ CPEng
T&A Structures Ltd.

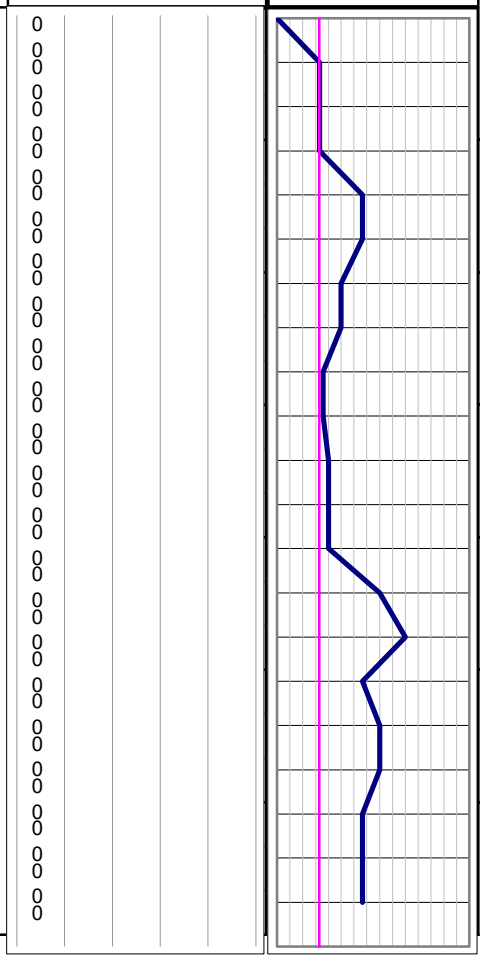
10. APPENDIX 1: BORE LOGS

BORE HOLE LOG BH1

Job No.	123-FND-23SD		
Address	7 Flame Tree Lane,Taipa 0420		
Client	**Advance Build**		
Borehole Location	Refer to site plan		
Surface elevation		Datum	Ground surface
Surface Condition	Grassed		

Fill **Topsoil** **Sand** **Clay** **Silt**

Depth mm	G.W.L	Geologic Unit	Graphic Log	Field Description	Undrained Shear Strength (kPa) Corrected (Per NZGS guideline) 50 100 150 200	Scala Penetrometer (blows/ 100 mm) 3 6 9 12
300						
600						
900						
1200						
1500						
1800						
2100						



Drill Method	Scala penetrometer
Date Drilled	3 August 2023
Drilled by	Teo
Shear Vane No	

NOTE : The subsurface data described above has been determined at this specific borehole location. Such data will not identify any variations away from this location

T&A STRUCTURES LTD
CHARTERED PROFESSIONAL ENGINEERS
www.tastructures.co.nz info.tastructures@gmail.com

Tests
- In situ shear vane reading
- Remoulded shear vane reading
- Scala Penetrometer
- 100 kPa reference line

BORE HOLE LOG BH2

Job No.	123-FND-23SD		
Address	7 Flame Tree Lane,Taipa 0420		
Client	**Advance Build**		
Borehole Location	Refer to site plan		
Surface elevation		Datum	Ground surface
Surface Condition	Grassed		

Fill **Topsoil** **Sand** **Clay** **Silt**

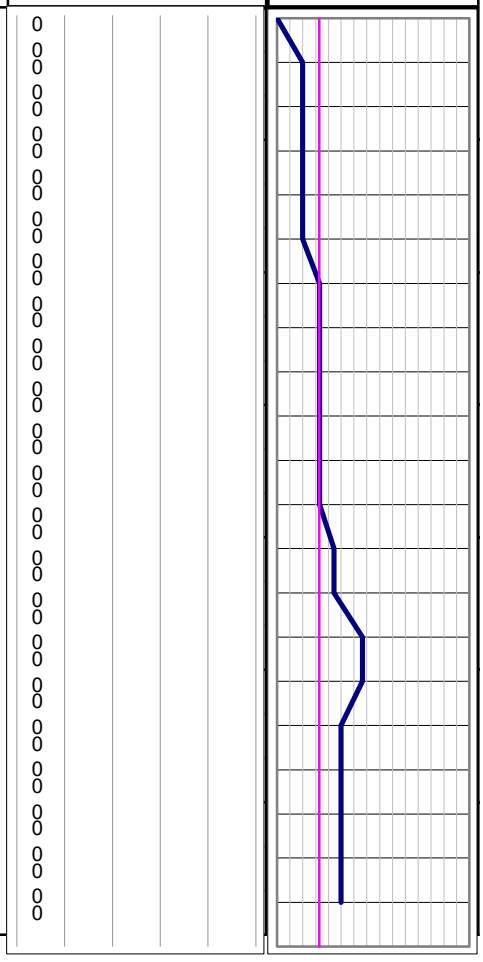
Depth mm	G.W.L	Geologic Unit	Graphic Log	Field Description	Undrained Shear Strength (kPa) Corrected (Per NZGS guideline) 50 100 150 200	Scala Penetrometer (blows/ 100 mm) 3 6 9 12
300					0 0 0

BORE HOLE LOG BH3

Job No.	123-FND-23SD		
Address	7 Flame Tree Lane,Taipa 0420		
Client	**Advance Build**		
Borehole Location	Refer to site plan		
Surface elevation		Datum	Ground surface
Surface Condition	Grassed		

Fill **Topsoil** **Sand** **Clay** **Silt**

Depth mm	G.W.L	Geologic Unit	Graphic Log	Field Description	Undrained Shear Strength (kPa) Corrected (Per NZGS guideline) 50 100 150 200	Scala Penetrometer (blows/ 100 mm) 3 6 9 12
300						
600						
900						
1200						
1500						
1800						
2100						



Drill Method	Scala penetrometer
Date Drilled	3 August 2023
Drilled by	Teo
Shear Vane No	

NOTE : The subsurface data described above has been determined at this specific borehole location. Such data will not identify any variations away from this location

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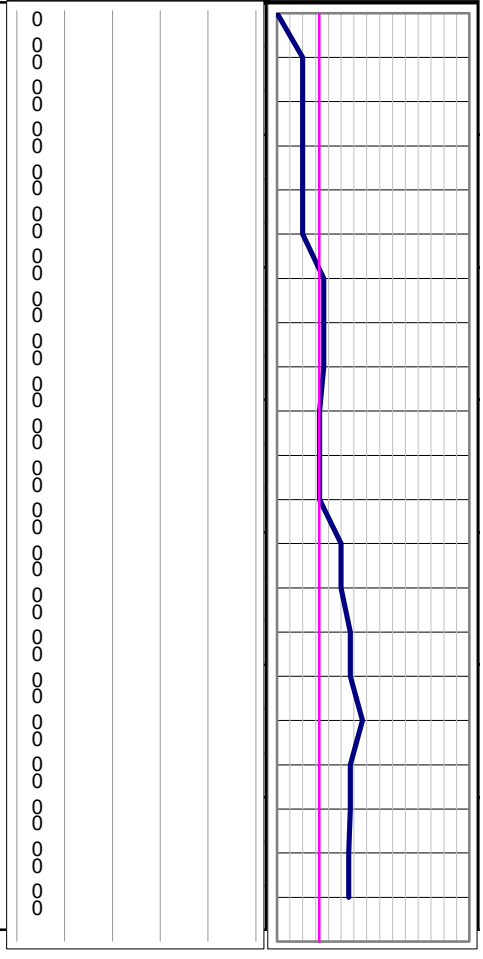
Tests
- In situ shear vane reading
- Remoulded shear vane reading
- Scala Penetrometer
- 100 kPa reference line

BORE HOLE LOG BH4

Job No.	123-FND-23SD		
Address	7 Flame Tree Lane,Taipa 0420		
Client	**Advance Build**		
Borehole Location	Refer to site plan		
Surface elevation		Datum	Ground surface
Surface Condition	Grassed		

Fill **Topsoil** **Sand** **Clay** **Silt**

Depth mm	G.W.L	Geologic Unit	Graphic Log	Field Description	Undrained Shear Strength (kPa) Corrected (Per NZGS guideline) 50 100 150 200	Scala Penetrometer (blows/ 100 mm) 3 6 9 12
300						
600						
900						
1200						
1500						
1800						
2100						



Drill Method	Scala penetrometer
Date Drilled	3 August 2023
Drilled by	Teo
Shear Vane No	

NOTE : The subsurface data described above has been determined at this specific borehole location. Such data will not identify any variations away from this location

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Tests
- In situ shear vane reading
- Remoulded shear vane reading
- Scala Penetrometer
- 100 kPa reference line

BORE HOLE LOG BH5

Job No.	123-FND-23SD		
Address	7 Flame Tree Lane,Taipa 0420		
Client	**Advance Build**		
Borehole Location	Refer to site plan		
Surface elevation		Datum	Ground surface
Surface Condition	Grassed		

Fill **Topsoil** **Sand** **Clay** **Silt**

Depth mm	G.W.L	Geologic Unit	Graphic Log	Field Description
300				topsoil, dark-brown sand
600				brown sand, stiff, fine
900				the same, but coarse
1200				brown sand, coarse w/ sme broken shells
1500				becomes fine sand
1800				
2100				EOB

Undrained Shear Strength (kPa) Corrected (Per NZGS guideline)

50 100 150 200

0 0 0 0 83 41 0 0 83 28 0 0 0 0 83 28 0 0 96 41 0 0 55 28 0 0 76 41 0 0 90 41 0 0 103 55 0 0 96 55 0 0 0

Scala Penetrometer (blows/ 100 mm)

3 6 9 12

Drill Method	50mm hand auger
Date Drilled	3 August 2023
Drilled by	Teo
Shear Vane No	

NOTE : The subsurface data described above has been determined at this specific borehole location. Such data will not identify any variations away from this location

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Tests

- In situ shear vane reading
- Remoulded shear vane reading
- Scala Penetrometer
- 100 kPa reference line

File: 20419
Date: 18 August 2026
Issue: 1

NPS NATURAL HAZARDS ASSESSMENT

7 Flame Tree Lane, Taipa

(Lot 7 DP 334672)

RS Eng Ltd has carried out an assessment of the new National Policy Statement (NPS) for Natural Hazards, for the proposed building works on Lot 7 DP 334672 as requested by Advance Build Ltd. This letter is prepared based on the opinions of the reports mentioned below. The purpose of the report is to only provide the hazard assessment based on those opinions.

A site specific site suitability report has been undertaken by T&A Structures Ltd, to assess the geotechnical suitability of the property dated 16 August 2023. A flood assessment of the property has been completed by this firm, (RS Eng Ltd) in a report dated 12 August 2026.

Provided the recommendations made in the above mentioned reports are adhered to, in accordance with the National Policy Statement for Natural Hazards 2025, RS Eng has assessed the risk of the listed natural hazards, based on Figure 1 and Tables 1-2 of the NPS. Our risk assessment is detailed in Table 1 below.

Table 1: NPS Natural Hazards Risk Matrix.

Natural Hazard		Likelihood	Consequence	Risk	Notes
Landslips		Rare	Minor	Low	Refer to site suitability report.
Coastal Inundation		Possible	Negligible	Low	Refer to flood assessment.
Flooding		Possible	Negligible	Low	Refer to flood assessment.
Liquefaction		Unlikely	Minor	Low	Refer to site suitability report.
Active Faults		Unlikely	Minor	Low	
Coastal Erosion		N/A	N/A	N/A	
Tsunami	Property	Rare	Catastrophic	Medium	
	People	Rare	Minor	Low	Mitigation provided by the national tsunami warning system.

Limitations

This letter has been prepared solely for the benefit of our client. The purpose is to assess the hazard risk posed to the proposed building, in relation to the above mentioned reports. 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.

Approved by:



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

RS Eng Ltd

FLOOD ASSESSMENT

7 Flame Tree Lane

Taipa

(Lot 7 DP 334672)

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

FLOOD ASSESSMENT

7 Flame Tree Lane

Taipa

(Lot 7 DP 334672)

Report prepared for:	Advance Build
Report reference:	20419
Date:	18 August 2026
Revision:	1

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
18/08/2026	1	Resource Consent Issue	R Beasley	S Scott Compton	M Jacobson

Contents

1.0 Introduction 1

2.0 Site Description 1

3.0 Flooding Assessment 2

3.1 Coastal Flooding 2

3.1.1 Static Inundation 2

3.1.2 Wave Run Up 3

3.2 River Flooding 3

3.3 Building 4

4.0 Tsunami Hazard 4

5.0 Natural Hazard 5

5.1 Access 5

5.2 Section 71-72 6

6.0 District Plan 6

7.0 Conclusions 8

8.0 Limitations 9

Appendices

A Drawings

B NRC Flood Level Report

File: 20419
18 August 2026
Revision: 1

FLOOD ASSESSMENT

7 Flame Tree Lane, Taipa

(Lot 7 DP 334672)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Advance Build, to undertake a flood assessment for the property (Lot 7 DP 334672) for the proposed dwelling.

The client proposes to construct a three-bedroom dwelling to be founded on timber pile foundations. A building consent has already been granted for the proposal subject to Resource Consent, this report has been prepared to supplement the application to the FNDC.

2.0 Site Description

The 792m² property is accessed west off Flame Tree Lane, some 150m southwest of the intersection with Foreshore Road. The property consists of near level ground (<2°). Ground coverage at the property consists of trees and lawn.



Figure 1: Lot 7 DP 334672.

3.0 Flooding Assessment

The Northland Regional Council and Far North District Council have mapped this property as being flood susceptible within the river and coastal storm events.

3.1 Coastal Flooding

3.1.1 Static Inundation

Tonkin and Taylor have undertaken a Coastal Flood Assessment for the Northland Region, dated March 2021. The report provides coastal flood levels and the associated sea level rise values, which have been detailed in Table 1 below and shown in Figure 2. The hazard map render on this property is considered to be demonstrated incorrectly as the property boards the open coast and estuary mapping.

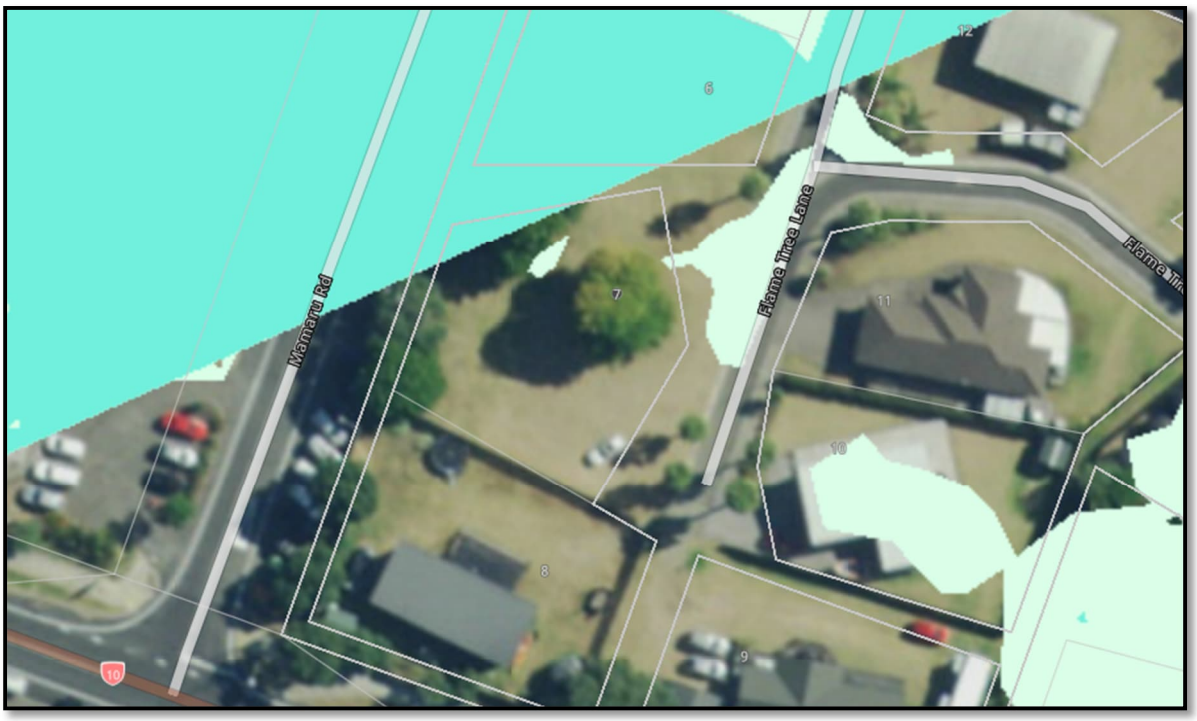


Figure 2: NRC Coastal Flood Mapping.

Table 1: Coastal Flood Levels.

	Event	Level (mNZVD)
T+T Report (2021)	50yr + 50yr (0.6m) SLR	2.9
	100yr + 100yr (1.2m) SLR	3.6
FNDC Requirements	100yr + 1.0m SLR	3.4

Based on the FNDC District Plan CE-S5, a flood level during the 1% AEP+CC (1.0m SLR) of 3.4mNZVD has been assessed and a minimum freeboard of 500mm above the flood level is required. It is noted the floor level detailed in Section 3.3 is above this level.

3.1.2 Wave Run Up

The property is situated in land from the Taipa Bay entrance and is not expected to experience the effects of wave action. Additionally, given the properties distance (>150m) from the shoreline, wave run up is not expected to affect the property.

3.2 River Flooding

The Northland Regional Council's Regionwide River model has mapped this property as being flood susceptible within the 1% AEP+CC flood event, refer to Figure 3 below.

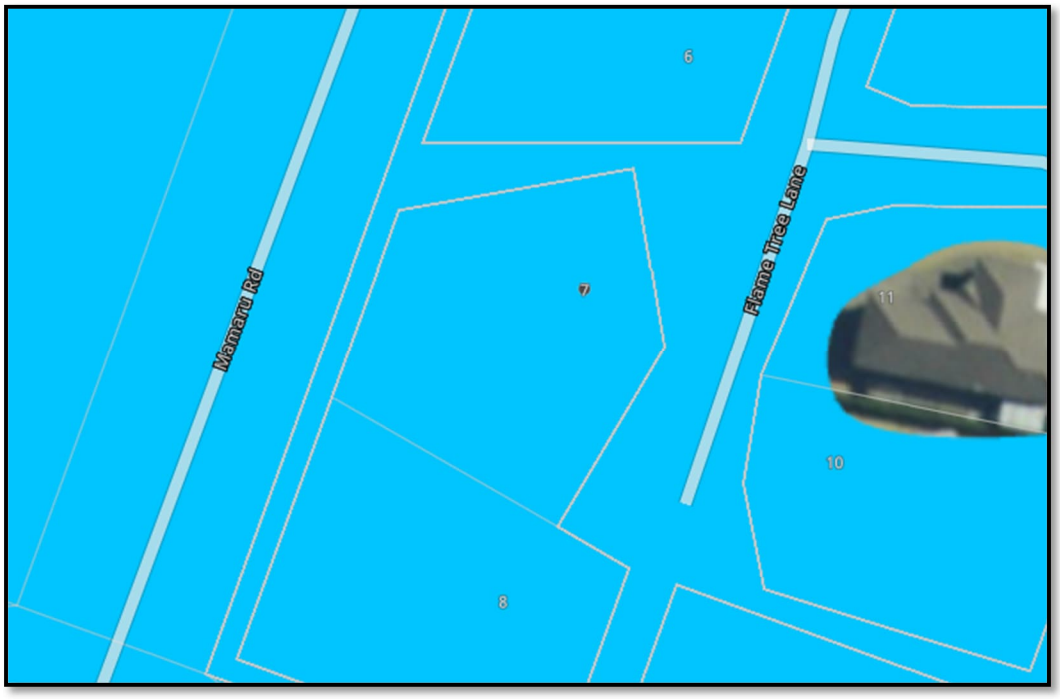


Figure 3: NRC River Flood Mapping.

The Northland Regional Council have provided the flood elevation for the 1% AEP+CC storm event. A flood level of 3.8m (NZVD) has been provided for this site. The approximate ground level at the site is 3.2mNZVD, therefore flood depths during this event are a maximum of 600mm. Velocities during this event are inferred to be low given the proximity to the coastal tail water conditions. Based on the coastal and river flooding assessment, river flooding is considered to govern for this property.

3.3 Building

To develop future buildings elevated above the 1%AEP+CC river storm event, minimum habitable floor levels shall have a freeboard of 0.5m. Minimum levels are recommended below in Table 2 based on the received flood levels. The minimum floor level also achieves 500mm freeboard above the 100yr coastal event plus 1.0m of sea level rise in accordance with the FNDC District Plan.

No filling above existing ground level is permitted unless a detailed effects assessment is undertaken. Subfloor cladding shall allow for up to 600mm of passing flood water.

Table 2: Recommended Minimum Levels.

1% AEP+CC Flood Level (mNZVD)	Min. Habitable Floor Level (mNZVD)
3.8m	4.3m

4.0 Tsunami Hazard

The property is mapped by the NRC as being in the "Blue" Tsunami evacuation zone, indicating areas that should be evacuated in the event of a tsunami. The zones represent a conservative evacuation zone and are not a hazard zone. RS Eng has reviewed the tsunami inundation modelling report for Northland, prepared by Orcas Consulting, dated 9 September 2024. Given the property's proximity to the coast and relatively low elevation, with a 1:2500yr wave height of 6-15m possible, the property is potentially exposed to a Tsunami hazard. Mapped safe areas are located both to the east and west of the property, accessible via public roads, shown in Figure 4 below.

A Tsunami warning siren is located on Taipa Point Road, some 380m from the property. Both the Tsunami warning siren and the national Emergency Mobile Alert system provide mitigation to life risk, providing an early warning system.

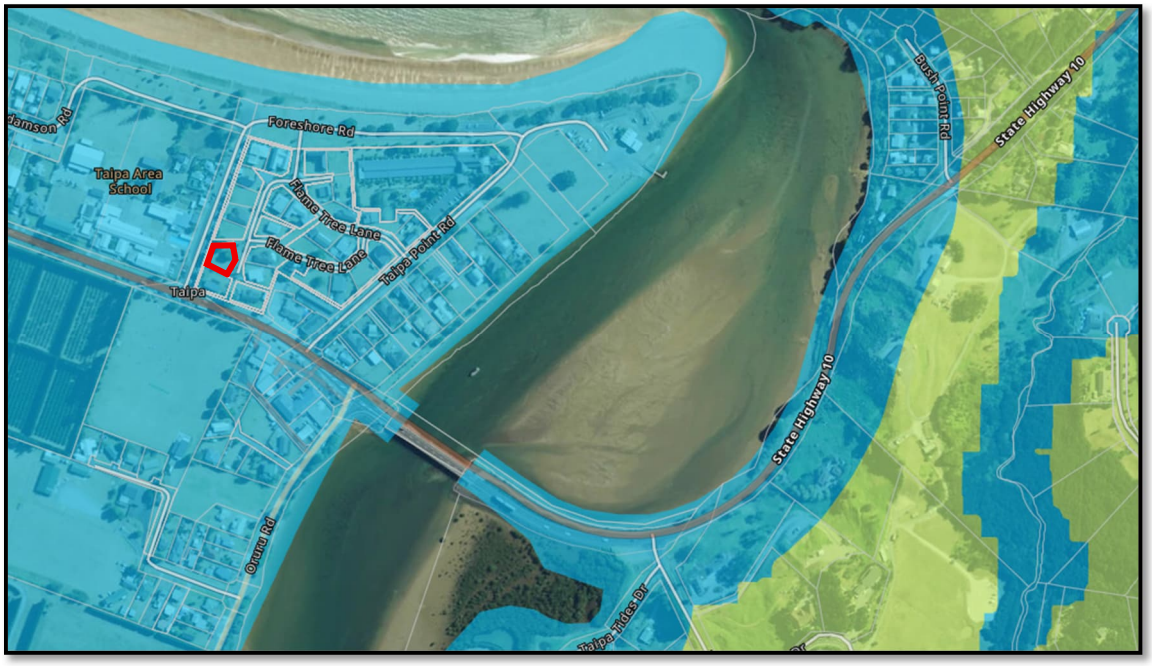


Figure 4: Tsunami Evacuation Zones (Blue) / Safe Area (Green).

5.0 Natural Hazard

5.1 Access

The land intimately connected to the proposed building area are not proposed to be raised, minimum ground level at the property has been assessed as 3.2mNZVD. As per Table 3 and Figure 5 below, safe access and egress is available during coastal events and river events, excluding the river 1%AEP+CC event, where the building will provide safe refuge.

Table 3: Flood Hazard Rating.

Event (ARI)	Flood Depth (m)	Hazard Rating (refer to Figure 5)
50yr + 0.6mSLR	0.0	Accessible
100yr + 0.6mSLR	0.0	Accessible
100yr + 1.0mSLR	0.2	H1 – Accessible.
100yr + 1.2mSLR	0.4	H2 – unsafe for small vehicles
100yr+CC river event	0.6	H3 – unsafe for vehicles, children and elderly

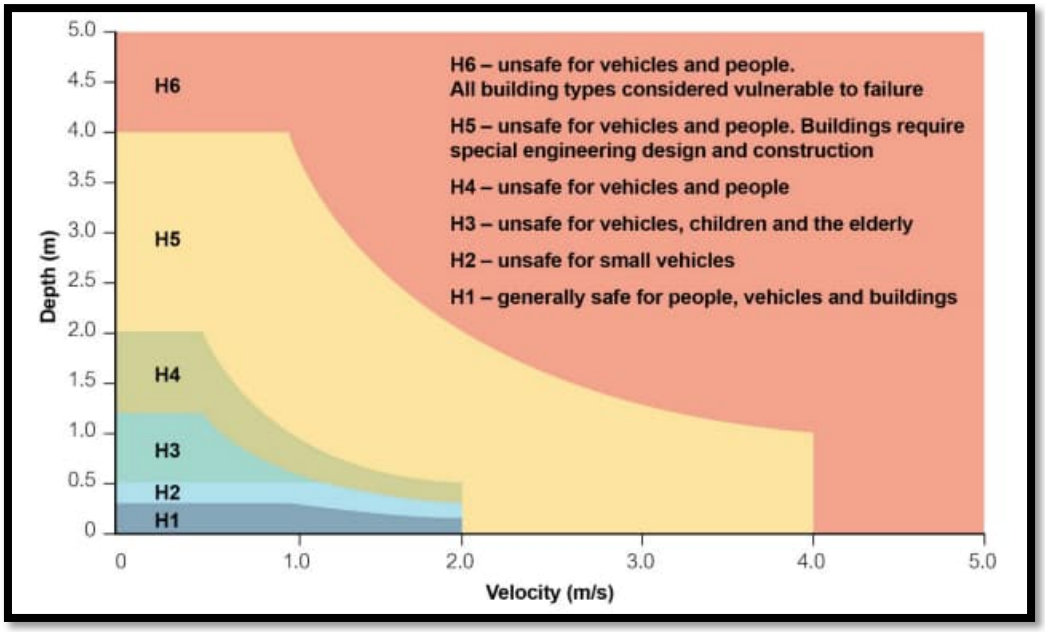


Figure 5: Flood Hazard Curve (Figure 6.7.9 Smith et al 2014).

5.2 Section 71-72

Flood depths increase up to depths of 0.6m with velocities inferred to be less than 1.0m/s during the 1%AEP+CC river event, being within H3 hazard rating. Safe access and egress is not available for the duration of this event, however the proposed dwelling is to be protected from inundation providing safe refuge. It should be appreciated that landscaping (mulch/loose material) and other outdoor contents will be subject to flooding, with the potential for displacement, or mobilisation as floodwaters pass through the site. However, erosion of damage caused by inundation to the land intimately connected to the building works is unlikely.

Given the damage to the land is not expected as a result of flooding, and that the proposed building works are to be designed to remain stable during the 1%AEP+CC flood event, we consider the flooding as minor or trivial and as such the building consent can be issued under normal circumstances.

6.0 District Plan

RS Eng have undertaken a limited review of the Far North District Council Natural Hazard Rules in the Proposed New District Plan which now have legal effect under Plan Change 1. The following table indicates compliance with the natural hazard rules specific to the proposal.

Compliance of NH-R3 is not met, due to the proposed building area being within a river flood zone (PER-2). Under NH-R7 the activity is considered as Restricted Discretionary. The works are permitted with CE-R10, PER-2 for Coastal Hazards.

Table 4: FNDC Proposed District Plan Review.

NH-S1 All Natural Hazards	
Any application for a resource consent in relation to an area that is located within a mapped River Flood Hazard Area must be accompanied by a report prepared by a suitably qualified and experienced engineer that addresses the matters identified in the relevant performance standards and matters of discretion.	Compliant – Flood Hazard Report completed.
NH-R7 New buildings, and extensions, and relocated buildings or alterations that increase the GFA of existing buildings (excluding buildings ancillary to farming activity) Matters of Discretion;	
a. the effects of flood hazards on the integrity of the building to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004;	Building works protected against the flood hazard, refer to Section 5.0.
b. whether the works are likely to accelerate, worsen or result in material damage to that land, other land or any building or structure through inundation;	Works are assessed to not have affect to flood hazard – refer to Section 3.0.
c. the effects of the development, including earthworks, on overland flow paths and flood depths, velocity or frequency within the site or on surrounding sites;	No effects from the development proposed.
d. the ability to relocate the building or structure or adapt to the flood hazard over time or in response to direct effects of the hazard;	The building is factory built, can be easily relocated.
e. the extent to which the risk to people and property from the flood hazard is avoided or managed;	Refer to Section 5.1, building works provide safe refuge.
f. the nature of the activity being undertaken and its vulnerability to the potential effects of flooding;	Minimum ground level to be set above 1% AEP+CC.
g. provision of safe access and egress to the building or structure during a flood event;	Refer to Section 5.1, building works provide safe refuge during 1%AEP+CC, during lesser storm events safe access and egress is available.
h. whether there is a functional or operational need for the building, structure or activity to be located within the flood hazard area;	Proposed new dwelling as per permitted residential land use.
i. the proposed use of, necessity for and design of engineering solutions (soft or hard) to mitigate the hazard;	Raised floor levels above the hazard.
j. the resilience of the buildings or structures to the effects of the hazard; and	As above.

k. the methods provided to manage activities and uses within the site, including safe egress from buildings or structures or the site and the management of people and property during a flood event.	Refer to Section 5.1, building works provide safe refuge during 1%AEP+CC lesser storm events safe access and egress is available.
CE-S5 Coastal Hazard Area – Minimum Floor Levels	
All activities occurring within buildings are designed so they will not be subject to inundation and/or material damage (including erosion) over a 100-year timeframe, and either:	
1. the finished floor level of any building accommodating a vulnerable activity must be at least 500mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise; or	Compliant – minimum floor level proposed 500mm above the 1% AEP+CC (1m SLR).
2. the finished floor level of any other building must be at least 300mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise.	N/A.

7.0 Conclusions

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

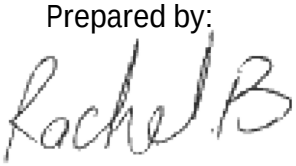
(a) the building work to which an application for a building consent relates will not accelerate, worsen, or result in or inundation on the land on which the building work is to be carried out or any other property; and

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

8.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to assess the coastal and flood hazard risk, 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.

Prepared by:



Rachel Beasley
Geologist
BSc(Geology)

Reviewed by:



Sarah Scott Compton
Senior Technician
NZDE(Civil)

Approved by:



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

RS Eng Ltd

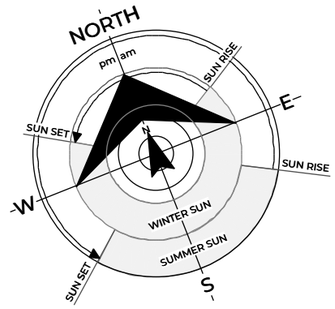
Appendix A

Drawings

Site Information

7 Flame Tree Lane, Taipa
Lot 7
DP 334672
High Wind Zone
Corrosion Zone D
Earthquake Zone 1
ODP Zone: Residential
PDP Zone: General Residential

Site area: 792m2
Driveway area: 39.48m2
New buildings area:
Floor Area(excl. slatted Deck): 126m2
Roof Area: 152.15m2
Existing buildings are: NIL
Total impermeable surfaces: 191.63m2 = 24.2%
Earthworks:
Total Driveway Cut Volume= 5.9m3
(topsoil strip for driveway 150mm deep max)



MAMARU ROAD

PEG RL 3.25
PEG RL 3.20
PEG RL 3.30
PEG RL 3.40
PEG RL 3.05
PEG RL 3.31
Power plinth
1.2m Setback
78°52' 23.92
169°06' 18.29
LOT 7 DP 334672
Tree drip line
Tree drip line
Tree drip line
3 000
Indicative Driveway & Turnaround Area
DISH DRAIN
EDGE OF CONCRETE
MANHOLE LID 3.33
Connection to Local SW Network
18°52'30" 20.00
FENCE
3m Setback
Proposed New Dwelling
FFL: 4.20m (TBC)
29°51' 21.04
1 200
Outdoor Shower
STAKE GL 3.20
1.2m Setback
Connection to Local Sewer Network
MANHOLE LID 3.41
118°55' 26.20
1.2m Setback
FENCE

Finished Floor Level is to be confirmed by the Flood Report

REVISION:	BY:	DATE:
Drawn	JBD	Jul 25 2023
Rev	JBD	Aug 17 2023
Rev	JBD	Sep 28 2023
Rev	JBD	Jul 9 2026
Rev	JBD	Jul 13 2026

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

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Advance build
A smarter move

Proposed New Project for:
Grant & Vanessa McFlinn
7 Flame Tree Lane
Taipa

SHEET TITLE:
Site Plan

SCALE: 1 : 150 (A3 Original)

PROJECT #:	PAGE:	REVISION:
1207	01A	C04

Appendix B

NRC Flood Level Report

Flood Level Report

Northland Regional Council
Te Kaunihera ā rohe o Te Taitokerau



Parcel ID: 6685973

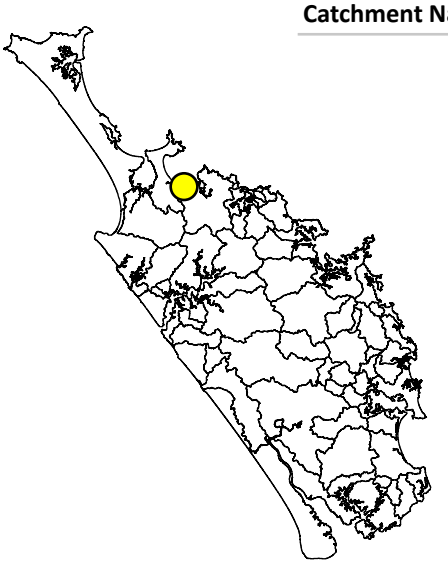
Title: 141935

Appellation: Lot 7 DP 334672

Survey Area: 792 m²

Catchment Name(s)

Oruru



Date Exported: 4/08/2026

Report Reference: 20260804_093041

Useful Flood Information Definitions

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

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

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

Coastal Flood Hazard Zones (CFHZ)

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

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

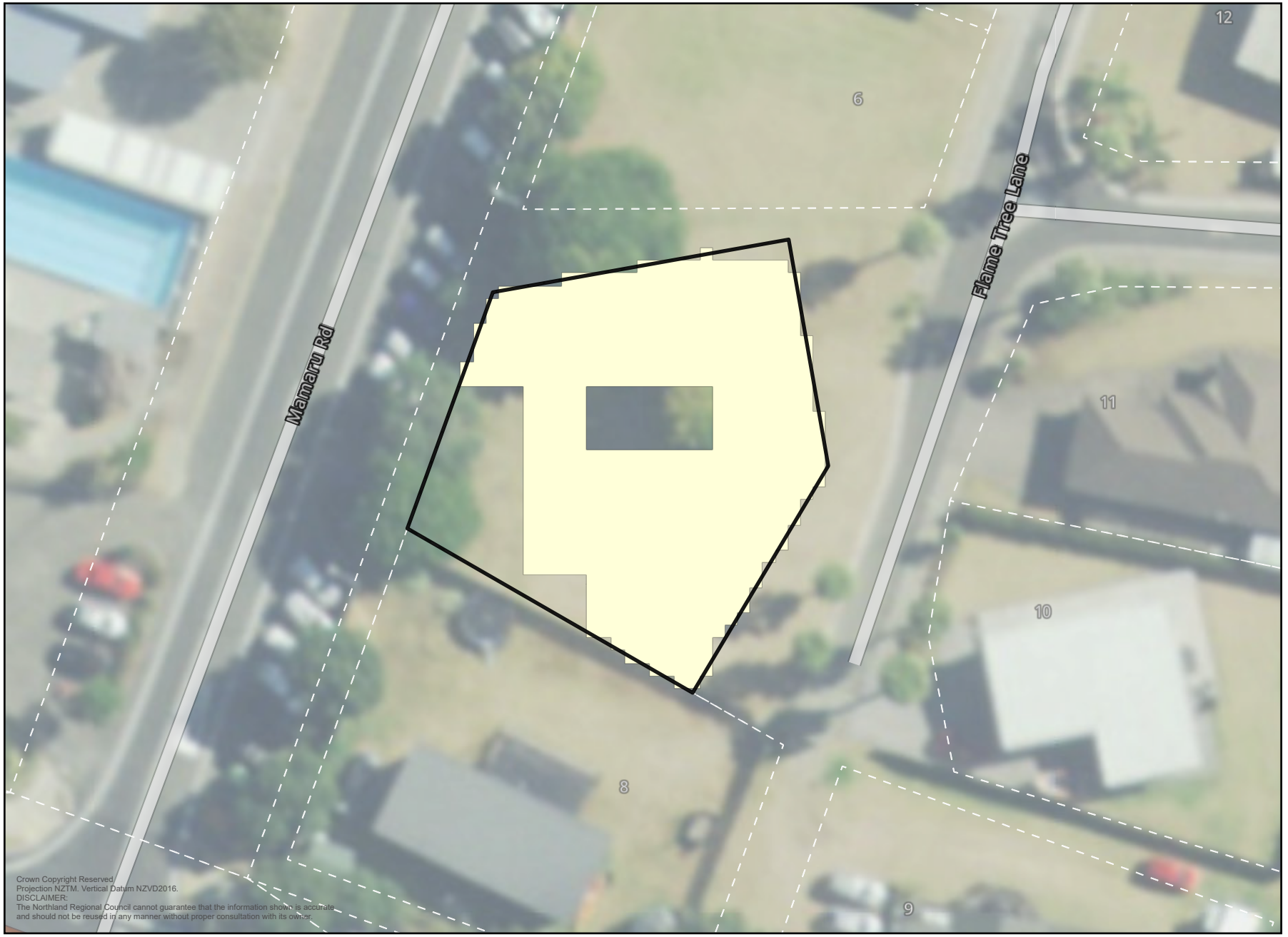
REGIONWIDE and PRIORITY - RIVER FLOOD HAZARD ZONES (RFHZ)

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

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

River Flooding

10 Year



Maximum	Minimum
3.38 m	3.37 m

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

10 Year

m NZVD

3.18 - 3.38

Parcel

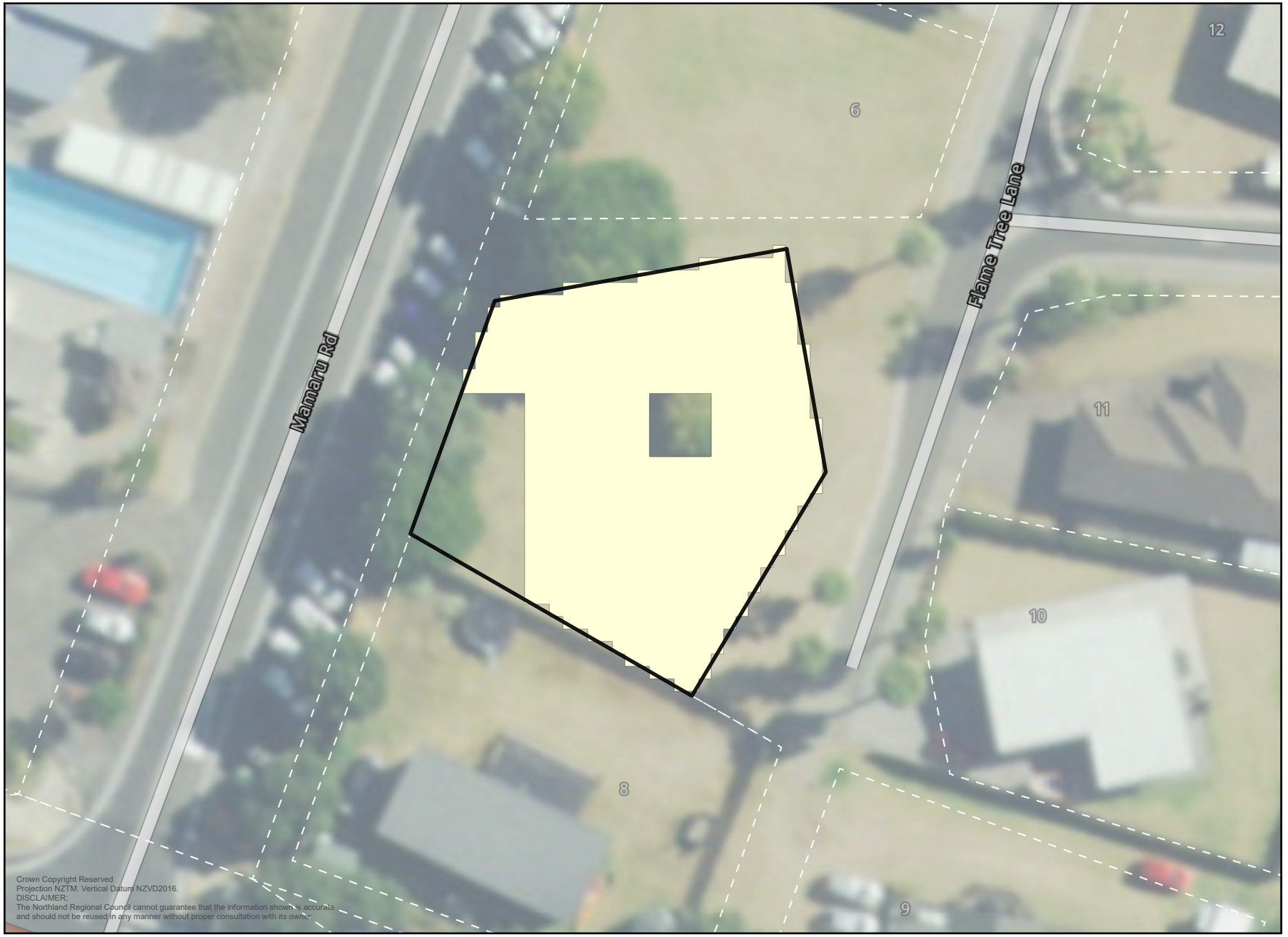
N

0 5 10 20 30 m

Report Reference:

River Flooding

50 Year



Maximum	Minimum
3.4 m	3.39 m

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

50 Year

m NZVD

3.20 - 3.40

Parcel

Crown Copyright Reserved
Projection NZTM. Vertical Datum NZVD2016.
DISCLAIMER:
The Northland Regional Council cannot guarantee that the information shown is accurate and should not be reused in any manner without proper consultation with its owner.

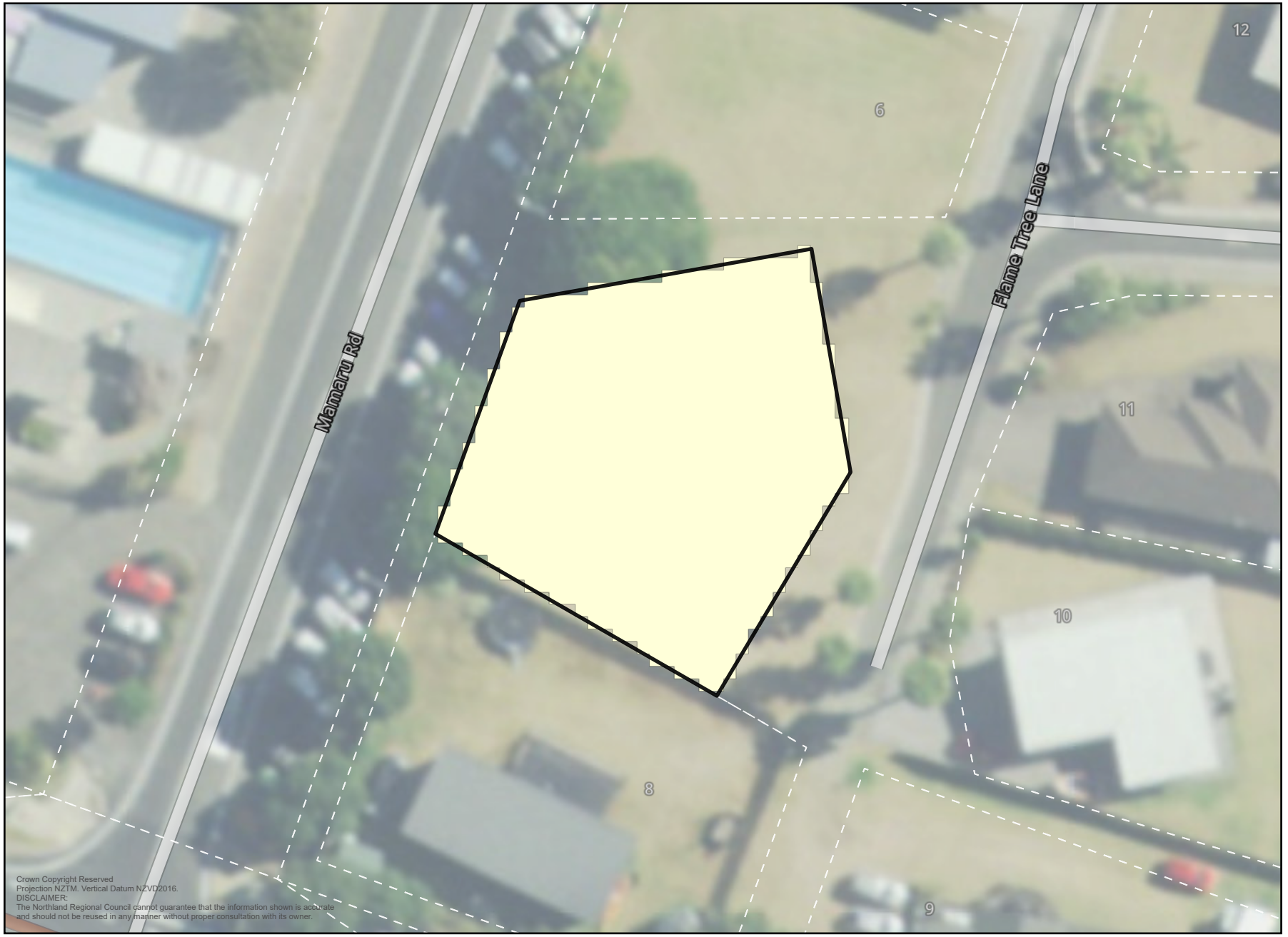
N

0 5 10 20 30 m

Report Reference: 20260804_093041

River Flooding

100 Year + CC



Maximum	Minimum
3.81 m	3.8 m

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

100 Year + CC

m NZVD

3.61 - 3.81

Parcel

N

0 5 10 20 30 m

Report Reference: 20260804_093041

Disclaimers

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

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

ARE YOU FLOOD READY?



01

Know your risk

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

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

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

02

Have a plan

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

03

Stay up to date

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

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

04

In an emergency

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

Angela Vujcich <angela@advancebuild.co.nz>

Flood Hazard Assessment - Flame Tree Lane

6 messages

Rory Howell <rory@haighworkman.co.nz> Thu, Sep 14, 2023 at 6:12 PM
To: Angela Vujcich <angela@advancebuild.co.nz>

Hi Angela

Please find attached the flood hazard assessment report for Flame Tree Lane.

Kind regards|Ngā mihi

Rory Howell

Civil/environmental engineer

(Please note my days of work are Monday to Thursday)

Phone: 09 407 8327 / 027 305 9778

Office address: 6 Fairway Drive, Kerikeri

HAIGH WORKMAN LTD
Civil & Structural Engineers

Website . LinkedIn . Careers

23 203 Flood Hazard Assessment.pdf
1803K

Angela Vujcich <angela@advancebuild.co.nz> Fri, Sep 15, 2023 at 8:51 AM
To: Regan Simpkin <regan@advancebuild.co.nz>, Mark Day <mark@advancebuild.co.nz>, Jared Dupa-An <jared@advancebuild.co.nz>, Tyler Dixon <tyler.dixon@advancebuild.co.nz>, Dave Perdon <dave@advancebuild.co.nz>

Hi All

Please see attached the Coastal Hazard report - we may need to double check the house level as per his report

Thanks
Ange
[Quoted text hidden]

3 attachments



image001.png
20K

image001.png
20K

23 203 Flood Hazard Assessment.pdf
1803K

Mark Day <mark@advancebuild.co.nz> Wed, Sep 20, 2023 at 4:44 PM
To: Angela Vujcich <angela@advancebuild.co.nz>
Cc: Regan Simpkin <regan@advancebuild.co.nz>, Jared Dupa-An <jared@advancebuild.co.nz>, Tyler Dixon <tyler.dixon@advancebuild.co.nz>, Dave Perdon <dave@advancebuild.co.nz>

Hi Guys,

FFL 4.1m as what is current is all good.

Cheers
[Quoted text hidden]
--

Mark Day | Advance Build | Architectural Technologist

Ph 09 408 7232 Mb 021 589 551 Free-Call 0800 327 828

Web www.advancebuild.co.nz



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Angela Vujcich <angela@advancebuild.co.nz> Mon, Oct 9, 2023 at 3:59 PM
To: Rory Howell <rory@haighworkman.co.nz>

Hey Rory

We are just getting ready to confirm things on our end and notice in your report you have 2 different FFL's so we want to make sure we will be ok if we stick with our FFL of 4.25m

Page 3 it mentions FFL of 4.3m
Page 10 (Section 5) that the FFL of 4.1m
Consent notice advises 4.2m

Sorry we are just a bit confused and need clarification

Thanks
Anbge

[Quoted text hidden]

---

image001.png
20K

Rory Howell <rory@haighworkman.co.nz> Tue, Oct 10, 2023 at 10:06 PM
To: Angela Vujcich <angela@advancebuild.co.nz>
Cc: John Papesch <johnp@haighworkman.co.nz>

Hi Angela

Yes, looking back over the report I see that there could easily be confusion.

I will try to explain. Our recommended FFL of 4.3m NZVD is based on best practise of being 0.5m above the flood level with 100 years of predicted sea level rise. We consider that this could be relaxed in this situation as the house could be raised or removed relatively easily. In that case we considered the FFL of 4.1 m NZVD shown on the plans was acceptable. This also means that, based on the information at hand, we endorse a FFL of 4.25 m NZVD.

[Quoted text hidden]
[Quoted text hidden]

> [Quoted text hidden]
>
> **Website** . **LinkedIn** . **Careers**

Angela Vujcich <angela@advancebuild.co.nz> Wed, Oct 11, 2023 at 8:18 AM
To: Joseph Simpkin <joseph@advancebuild.co.nz>

Hi Joe

Here is confirmation that we are able to continue with the FFL as per our plans for McFlinn

Thanks
Ange

---------- Forwarded message ---------
From: **Rory Howell** <rory@haighworkman.co.nz>
[Quoted text hidden]
[Quoted text hidden]

2 attachments



image001.png
20K



image001.png
20K