

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

Yes No

2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s:

Steve and Tricia Aschebrock

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.

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6. Address for correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

Email:

Phone number:

Postal address:

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

Postcode

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

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

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

Name/s:

MBT Limited, Patricia Louise Aschebrock and Steven William Aschebrock

Property address/
location:

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8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the proposal

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

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

10. Would you like to request public notification?

Yes No

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

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. 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

14. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. 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)

Email:

Phone number:

Postal address:

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

Postcode

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.

15. Billing details continued...

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)

Steven Aschebrock

Signature:

(signature of bill payer)

Date 07-Mar-2026

16. 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.

17. Declaration

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

Name (please write in full)

Steven Aschebrock

Signature

Date 07-Mar-2026

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

**Land-Use Consent for
Steve and Tricia Aschebrock
56 Tapeka Road, Russell**

Date: 16 April 2026

Attention: Liz Searle and Nick Williamson, Resource Consent Team Leaders

Please find attached:

- an application for a Land-use Resource Consent to erect a dwelling within the General Coastal Zone; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The application has been assessed as a **Discretionary Activity** under the Far North Operative District Plan and a **Permitted Activity** under the Proposed District Plan.

If you require further information, please do not hesitate to contact me.

Regards,

Alex Billot



Resource Planner

Reviewed by:

Rochelle Jacobs



Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Attachments:

1. **Far North District Council Application Form**
2. **Record of Title – LINZ**
3. **Easement Documents - LINZ**
4. **Plan Set – Design Group Architects h + k**
5. **Stormwater and Wastewater Management Report – RS Eng**
6. **Geotechnical Assessment – RS Eng**
7. **Sediment and Erosion Control Plan – RS Eng**
8. **Correspondence – Heritage NZ Pouhere Taonga**
9. **Approval – Fire & Emergency NZ**
10. **Assessment of Objectives and Policies – Northland Planning and Development 2020 Ltd**



Assessment of Environment Effects Report

1. Description of the Proposed Activity

- 1.1. The Applicants are seeking to construct a dwelling on their property at 56 Tapeka Road, Russell. There is an existing dwelling on the site which is to be demolished and replaced with the proposed new dwelling. The proposed dwelling will be located in the same location as the existing dwelling, although will be of different shape and dimensions (see **Figure 1**). The proposed dwelling is to be of single level, contain a master bedroom with ensuite, two additional bedrooms and one bunkroom, a separate bathroom, powder room and an open plan living/kitchen dining area as well as an attached garage, as per the plan set contained within **Appendix 4** of this application. The proposed dwelling will utilise the existing internal driveway which currently services the existing dwelling, with some upgrades proposed as per the site plan.

- 1.2. The site is located within the General Coastal zone under the ODP. The floor area of the dwelling will be over 50m² and therefore triggers consent under 10.6.5.1.1 Visual Amenity. The impermeable surfaces within the site will also amount to 1139m² or 14.6% of the site area, such that the permitted standard within Rule 10.6.5.1.6 Stormwater Management is breached. The dwelling will also be located within 20 metres of the existing bush and as such, consent under Rule 12.4.6.1.2 is required. Excavations associated with the proposal are expected to be 390m³ for the entire project. It is expected that these works would take place over a 18-24month period, however to cover all possibilities, an infringement of the permitted excavation volumes within a 12 month period will be sought under Rule 12.3.6.1.2.

- 1.3. The proposal has been assessed as a **Discretionary Activity** under the Operative District Plan (ODP).

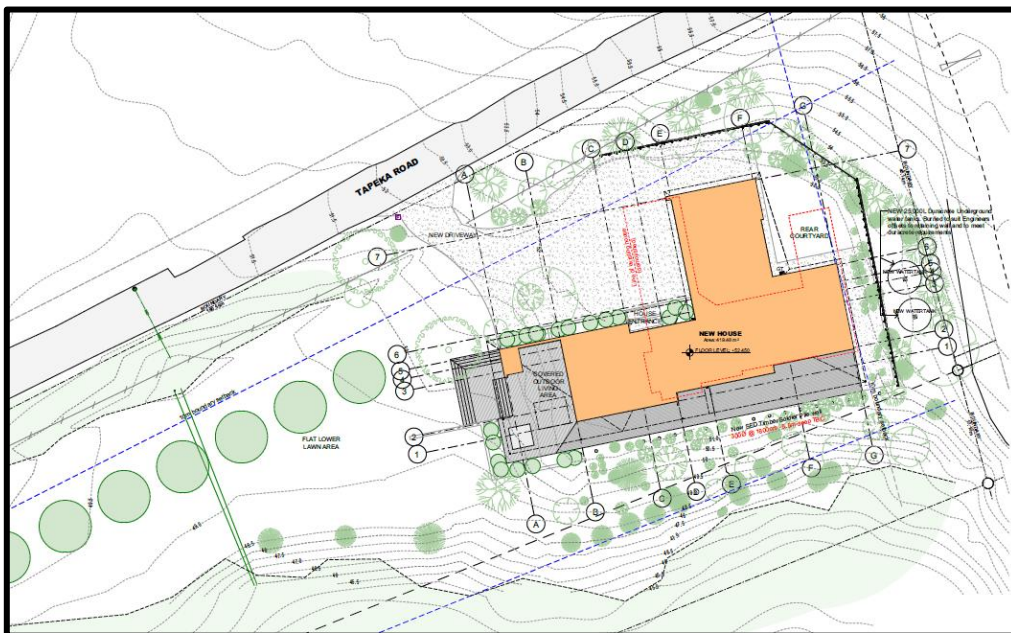


Figure 1: Site Plan showing proposed dwelling in block orange, with the existing dwelling outline in red. Outdoor areas shown in grey.



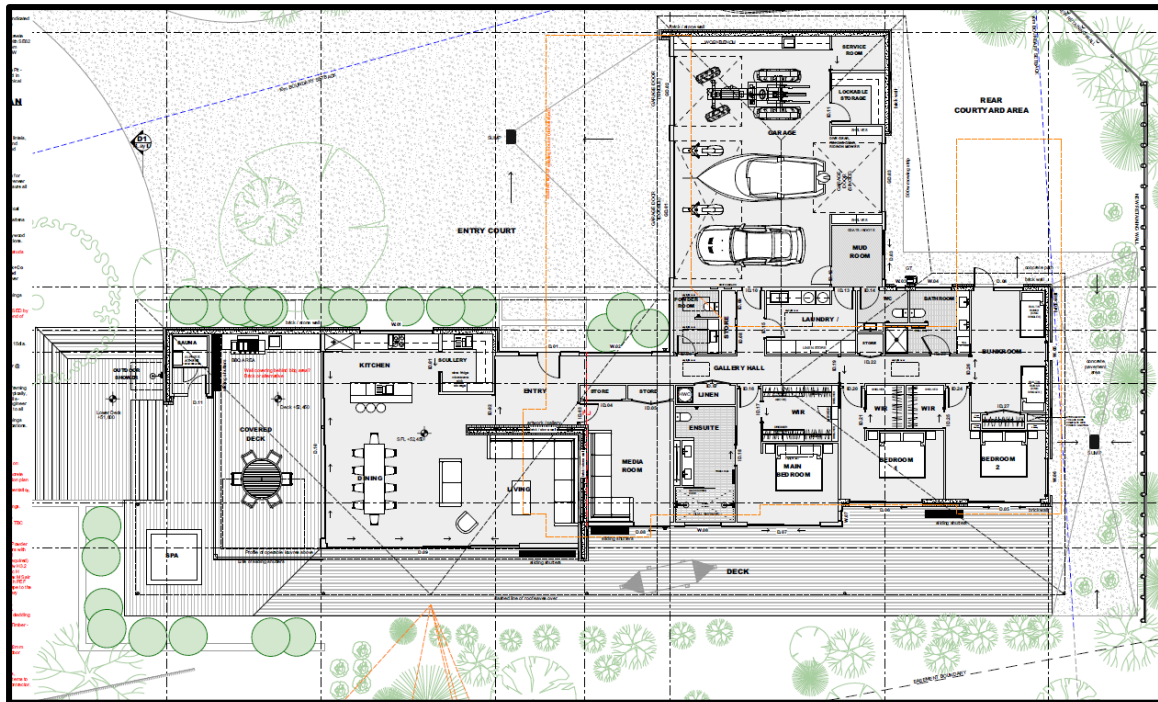


Figure 2: Proposed Floor Plan.

2. Description of the Site and Surrounds

- 2.1. The site is a 7790m² allotment located along a right of way from Tapeka Road. The right of way is shared with multiple other users, including Eagles Nest which is a retreat of luxury lodges. The site currently contains an existing dwelling with attached garage, which will be demolished and replaced with the proposed dwelling. The existing entrance to the site will be utilised, with the access, parking and manoeuvring areas being adjusted slightly to accommodate the proposed dwelling design. The site contains landscaped areas as well as areas of regenerating bush, which will not be affected by the proposed dwelling design. The site has views to Waihihi Bay to the west, which is filtered through existing vegetation. The dwelling has been designed to blend into the natural landscape.
- 2.2. Sites in the surrounding environment are similarly developed or remain as undeveloped bush blocks.

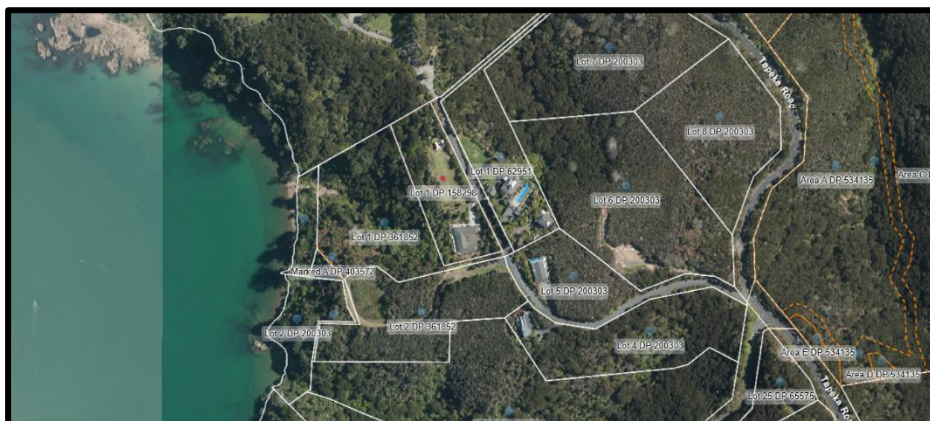


Figure 3: Aerial image of the site and surrounding environment.



Site Photos

2.3. A site visit was completed in January 2026, with an annotated image shown below depicting site images.



Title

2.4. The site is contained within Title Identifier NA95A/75, which is dated 12 August 1994. The site has a legal area of 7790m² and is legally described as Lot 1 DP 158298. There are multiple easements registered on the title, all of which will remain unaffected by the proposal. A copy of these easement documents are attached within **Appendix 3**.

Site Features

2.5. The applicant's site is zoned General Coastal within the Operative District Plan (ODP). The site is not subject to any resource overlays under the ODP.



- 2.6. The proposed zoning is Rural Production under Proposed District Plan (PDP) with a 'Coastal Environment' overlay. The northwestern portion of the site is also shown to be of 'High Natural Character (HNC)'. The proposed development is not known to be within the area noted as HNC.

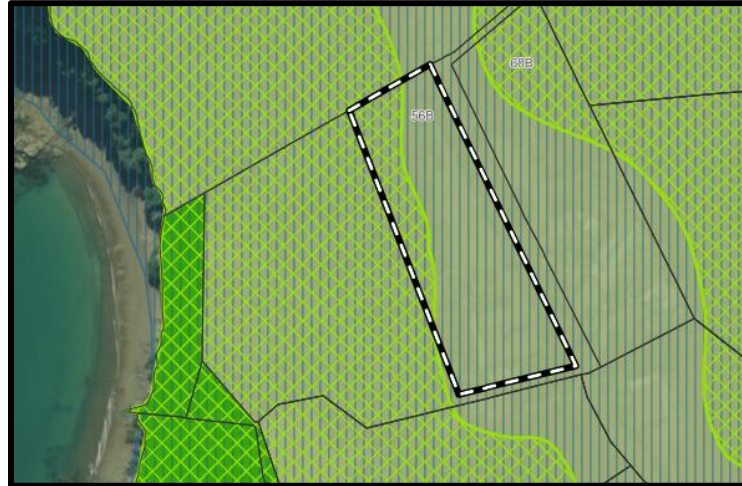


Figure 4: FNDC PDP zoning maps

- 2.7. The regional Policy Statement (RPS) Maps show the same HNC overlay as well as the site being within the Coastal Environment.
- 2.8. Council's reticulated services are not available at the site and therefore all services are managed on the property. A TP58 has been undertaken for the proposed new dwelling given the existing onsite system will be relocated or decommissioned.
- 2.9. The site is not a known HAIL site as shown on the Far North Maps or by any historic photographic record.
- 2.10. The site is not shown to contain any archaeological sites within the FNDC database. The proposal has been sent to Heritage NZ who advised the proposal is to proceed under the guidance of an ADP.
- 2.11. Soil types mapped on the property are LUC6. This is not classified as highly versatile by the Regional Policy Statement for Northland (RPSN) nor as Highly Productive by the NPS Highly Productive Land (NPS-HPL).
- 2.12. Given the high elevation of the site, there is no susceptibility shown for coastal or river flood hazards.

- 2.13. The site is shown to be within PNA Tapeka Point Coastal Habitat, as well as being within an area where kiwi are known in high densities. The proposal will not involve any clearing of indigenous vegetation given the development will occur within already cleared areas of the site.

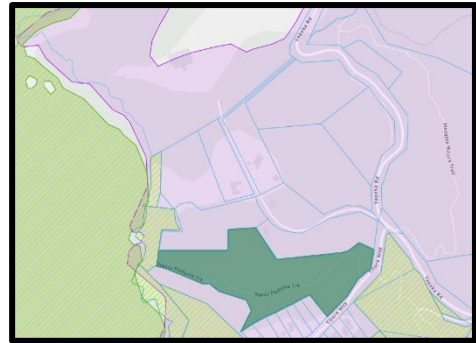


Figure 5: Map showing PNA extent which includes the subject site.

3. Reasons for Consent

Weighting of Plans

- 3.1. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023.
- 3.2. A large number of comprehensive submissions were received across the board such that the Council has confirmed that other than the rules which were initially identified as having immediate legal effect no additional rules will have legal effect until such time as a decision is made on those provisions.
- 3.3. District Plan hearings on submissions have recently concluded, however no decisions on the PDP have been issued. For this reason, PDP rules which do not have immediate legal effect are not considered.
- 3.4. Recent advice from Council is that objectives and policies of the PDP are now given more weighting.

Operative District Plan (ODP)

- 3.5. The application site is zoned General Coastal under the ODP. An assessment against the relevant District Plan rules is out in the Tables 1 & 2 below:

Table 1 - Assessment of the Permitted Section 10.6.5.1 General Coastal Zone		
Plan Reference	Rule	Performance of Proposal
10.6.5.1.1	Visual Amenity	Restricted Discretionary. The dwelling will have a floor area over 25m ² and therefore triggers consent under this rule. There is no approved building envelope within the site.
10.6.5.1.2	Residential Intensity	Permitted.



		The existing dwelling will be demolished, with the proposed dwelling being constructed in its place, such that there will only be one dwelling on the site.
10.6.5.1.3	Scale of Activities	Permitted. No non-residential activities are proposed.
10.6.5.1.4	Building Height	Permitted. The maximum height of the building is 5.7m (shown on Sheet A305 of the Plan Set) which is well within the permitted height of 8m.
10.6.5.1.5	Sunlight	Permitted. The dwelling is located at least 10 metres from every boundary such that it is anticipated to comply with the sunlight provisions.
10.6.5.1.6	Stormwater Management	Controlled The permitted impermeable surface coverage for the General Coastal zone is 10% of the total site area, which amounts to 779m ² for the subject site. RS Eng Ltd have completed a Stormwater Assessment for the site which found that the total impermeable surface coverage amounts to 1139m ² . As such consent is required.
10.6.5.1.7	Setback from Boundaries	Permitted. As shown on the site plan (Sheet A103), the dwelling will be located at least 10 metres from the boundaries. The water tanks will be within the 10m setback, however these will be buried such that they will be less than 2.7m in height and are therefore exempt from the setback requirements.
10.6.5.1.8	Transportation	Permitted. <u>Traffic</u> The proposal will not change the existing traffic movements. <u>Parking</u> Parking will be provided for on site for the residential activity. <u>Access</u> Access will be provided for via existing provisions.



10.6.5.1.9	Keeping of Animals	Not applicable. No keeping of animals is proposed.
10.6.5.1.10	Noise	Permitted.
10.6.5.1.11	Helicopter Landing Area	Not applicable. No helicopter landing area is proposed

Table 2 - Assessment against District-Wide Natural & Physical Resources Rules

Plan Reference	Rule	Performance of Proposal
12.1	Landscape and Natural Features	Permitted The site is not within any mapped outstanding natural landscape or outstanding natural feature.
12.2	Indigenous Flora and Fauna	Permitted No clearance of indigenous vegetation is sought as part of this application.
12.3.6.1.2	Excavation and/or Filling	Restricted Discretionary The permitted volume of excavations in the General Coastal zone is 300m ³ and the maximum cut/fill face is 1.5m or combined cut and fill height of 3m. The Architect has advised that the total excavation volume for the project will be 390m ³ . This will be carried out over an expected 18-24 month timeframe, however an infringement of this rule is sought to cover the possibility that all excavations are completed within a 12 month period. No cut/fill areas higher than 1.5m are expected.
12.4.6.1.2	Fire Risk to Residential Units	Discretionary The proposed dwelling will be located within 20 metres of the dripline of the areas of bush surrounding the site. FENZ have been contacted as part of this proposal, with their approval attached within Appendix 9 .
12.5	Heritage	Permitted The site does not contain any scheduled heritage items listed in the ODP. The site is not identified in the ODP as a site of cultural significance to Māori. There are no notable trees on the site. There are no listed archaeological sites. The site is not within any identified Heritage Precinct.



12.7.6.1.1	Setback from Lakes, Rivers and the Coastal Marine Area	<p>Permitted.</p> <p>The required setback from the coastal marine area or any river (where the average width of the riverbed is 3m or more) is 30m in General Coastal Zone.</p> <p>The dwelling will be set back in excess of 100 metres from the CMA boundary.</p>
12.8	Hazardous Substances	Not applicable
12.9	Renewable Energy	Not applicable.

ODP District Plan Activity Status

3.6. The assessment above has identified the following infringements to the District Plan Rules:

- 10.6.5.1.1 Visual Amenity
- 10.6.5.1.6 Stormwater Management
- 12.4.6.1.2 Fire Risk to Residential Units
- 12.3.6.1.2 Excavation and/or filling in the General Coastal zone

3.7. The proposal is therefore assessed as a **Discretionary Activity** overall under the ODP provisions.

Proposed District Plan

3.8. Within the Proposed District Plan, the site is zoned Rural Production. It is also subject the Coastal Environment Overlay and partially subject to the High Natural Character overlay. Assessment of the rules in the Proposed District Plan that have immediate legal effect, has been undertaken below:

Table 3 - Proposed Far North District Plan Rules – (with current legal effect)		
Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	<p>The following rules have immediate legal effect:</p> <p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource</p> <p>Rules HS-R5, HS-R6, HS-R9</p>	<p>Not applicable.</p> <p>The site does not contain any hazardous substances to which these rules would apply.</p>
Heritage Area Overlays	<p>All rules have immediate legal effect (HA-R1 to HA-R14)</p> <p>All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p>Not applicable.</p> <p>The site is not located within a Heritage Area Overlay.</p>



Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10). Schedule 2 has immediate legal effect.	Not applicable. The site does not contain any areas of mapped historic heritage.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Māori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	Permitted. The site does not contain any mapped sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Permitted Activity The proposal does not include any indigenous vegetation clearance.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable. The proposal is not for subdivision.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted. Earthworks as part of this proposal will proceed under the guidance of an ADP. Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (GD-005) will be given effect to with the minor works in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not applicable. No signs are proposed as part of this application.



Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.
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3.9. The proposal is therefore considered to be **Permitted** in terms of the notified PDP.

National Environmental Standards

National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

3.10. The site is not identified as HAIL on the Council database of HAIL sites. A review of historic aerials indicates that there are no known HAIL activities that have previously occurred or are currently occurring on the site. For this reason, the proposed activities are not subject to NESCS (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health).

National Environmental Standard for Freshwater

3.11. The proposed activities do not involve farming, nor would they impact on any natural inland wetlands or waterways. As such, this national standard is not relevant to the application.

Other National Environmental Standards

3.12. There are no other National Environmental Standards considered applicable to this development.

4. Statutory Assessment under the Resource Management Act 1991 (RMA)

Section 104B of the RMA

4.1. Section 104B governs decisions on applications for Discretionary Activities. A consent authority may grant or refuse the application. If it grants the application, it may impose conditions under Section 108.

Section 104(1) of the RMA

4.2. Section 104(1) of the Act states that when considering an application for resource consent –

“the consent authority must, subject to Part II, have regard to –

- (a) any actual and potential effects on the environment of allowing the activity;*
- and*



- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of –*
 - i. a national environmental standard:*
 - ii. other regulations:*
 - iii. a national policy statement:*
 - iv. a New Zealand Coastal Policy Statement:*
 - v. a regional policy statement or proposed regional policy statement:*
 - vi. a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

- 4.3. Actual and potential effects arising from the development as described in 104(1)(a) can be both positive and adverse (as described in Section 3 of the Act). The proposed dwelling will replace an existing dwelling. A natural recessive colour scheme will be utilised as well as other features which will aid in blending the dwelling into the natural environment. Superior outcomes are achieved by providing a more visually appealing and recessive dwelling as well as upgraded onsite infrastructure to support the proposed dwelling.
- 4.4. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. In this case, the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment.
- 4.5. Section 104(1)(b) requires that the consent authority consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment is set out below.
- 4.6. Section 104(1)(c) states that consideration must be given to ‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.’ There are no other matters that are relevant to the assessment of this application.

Section 104(1)(a) – Assessment of Environmental Effects

- 4.7. The proposal is to be assessed as a Discretionary Activity under District Plan Rule 10.6.5.4 and 12.4.6.3. The Council has full discretion to consider the broad range of policy matters relating to land use activities in the General Coastal zone.



- 4.8. Having reviewed the relevant plan provisions and taking into account the matters to be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects are identified as being relevant to this application. These include matters relating to the construction of the dwelling, in particular the effects of the visual amenity, stormwater management and fire risk that require a Discretionary Activity resource consent. Potential adverse effects arising from other built development activities are within the permitted thresholds of the ODP.

Visual Amenity

- 4.9. The proposal involves demolishing of the existing dwelling and replacement with a new proposed dwelling which has an area of 419.48m². Given the dwelling has a floor area over 25m², consent is required. A natural recessive colour scheme is proposed as well as a design which compliments the surrounding area and blends into the natural background, rather than being obtrusive.
- 4.10. Given the proposal is a Discretionary Activity, assessment of Chapter 11.5 has been undertaken below.

(a) The size, bulk, height and siting of the building or addition relative to skyline, ridges, areas of indigenous vegetation and habitat of indigenous fauna, or outstanding landscapes and natural features.

(b) The extent to which landscaping of the site, and in particular the planting of indigenous trees, can mitigate adverse visual effects.

(c) The location and design of vehicle access, manoeuvring and parking areas.

(d) The means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.

(e) The degree to which the landscape will retain the qualities that give it naturalness and visual value as seen from the coastal marine area.

(f) Where a building is in the coastal environment and it is proposed to be located on a ridgeline, whether other more suitable sites should be used and if not, whether landscaping, planting or other forms of mitigation can be used to ensure no more than minor adverse visual effects on the coastal environment.

(g) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.

(h) the extent to which private open space can be provided for future uses ;

(i) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;

(j) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.



4.11. The proposed dwelling is to be located in a similar position to the existing dwelling which will be demolished and removed from site. The size, bulk and height of the dwelling complies with the permitted rules for building height, setback and sunlight within the General Coastal zone. The proposed location is considered to be the most suitable and practical location given it will be in a similar location to the existing dwelling; therefore only minimal excavation will be required and nil vegetation clearance. The dwelling will be located in excess of 100 metres from the CMA. The dwelling has been designed to complement the surrounding environment whilst not being obtrusive. The roof line is low with a small degree of varying elevation to portray a relatively flat roof, which will blend into the existing foreground and background vegetation. The use of a natural and recessive colour scheme will be utilised. The Applicants are incorporating Marziale brick and Dulux scoria (LRV 9%) joinery and aluminium cladding with a coloursteel sandbar roof (LRV 34%). Although the LRV of some of the colours exceeds 30%, they have been chosen as they will create harmony with the surrounding landscape. The Marziale brick incorporates gold and moss green tones, with a weathered look, which will blend well with the existing vegetation on the site. The selected colours provide a natural feel, and this incorporated with the low roofline, will ensure that the dwelling is harmonious with the surrounding environment whilst not creating an intrusive building. Below are some concept images of the colours and how these will look on the proposed dwelling design, for visualisation.



Figure 6: Proposed colours - left is Marziale Brick, middle is dulux scoria for joinery and aluminium cladding and right is coloursteel sandbar for the roof.



Figure 7: Proposed colour scheme. Landscaping is AI generated and does not reflect actual landscaping on site.

- 4.12. The site already contains dense, mature vegetation which will remain unchanged as part of this application (see images below). No additional landscaping is proposed given the extensive vegetation already on the site, as well as the use of a natural recessive colour scheme and materials which are considered to adequately mitigate visual effects to a less than minor degree. The proposed colour scheme is considered to be of low reflective value and add to the natural amenity of the site and surrounding environment.



Figure 9: Existing vegetation to the south of the dwelling.



Figure 8: Existing vegetation to the west of the dwelling, towards the CMA.



Figure 11: Existing landscaping to the north of the dwelling.



Figure 10: Vegetation surrounding the cleared area within the northern portion of the site (where wastewater disposal will be located).

- 4.13. In terms of vehicle access, the existing crossing and driveway will be utilised with parking and manoeuvring provided for as per the plan set.
- 4.14. No permanent screening is proposed given the use of a natural recessive colour scheme as well as the existing vegetation on site providing adequate screening.



- 4.15. The naturalness and visual value will be amended slightly given the existing dwelling will be demolished and a new dwelling proposed. However, this is considered to result in a superior outcome given the current dwelling does not utilise recessive colours and has not been designed to complement the landscape. The proposed dwelling has utilised the topography of the site and enabled a design which will work with the existing landscape by providing a natural recessive colour scheme and maintaining a large separation distance from the CMA.
- 4.16. The proposed building is not considered to be located on a ridgeline. The proposed dwelling location is not shown to be susceptible to natural hazards. There is ample area within the site which can be utilised private open space.
- 4.17. The proposed dwelling is not considered to create visual dominance on landscapes, adjacent sites or the surrounding environment. The design of the dwelling is modest and used in conjunction with a natural recessive colour scheme and the existing vegetation on the site, the proposed dwelling is not considered to be visually obtrusive.
- 4.18. The proposed dwelling complies with the setback and sunlight provisions for the zone. The dwelling will be orientated towards the CMA such that the enjoyment of private open spaces on adjoining sites will not be adversely affected.
- 4.19. Overall, it is considered that the proposed dwelling will not create any adverse effects in terms of visual dominance or adversely impact existing landscape qualities of the surrounding environment. The dwelling is not objectionable with other built development on the site or within the surrounding environment and is setback a sufficient distance from all boundaries, including the CMA, such that no adverse effects on the surrounding environment are anticipated. The site has already been modified from its natural state, given there is an existing dwelling on the site and the proposal will see this replaced with a dwelling which complements the surrounding environment. The existing vegetation along the boundaries and within the site will adequately obscure the dwelling from view. Heritage NZ Pouhere Taonga have been contacted as part of the pre-application process with their support received.

Stormwater Management

- 4.20. The proposal will see an impermeable surface coverage within the site of 1139m² which is less than 15% of the total site area. RS Eng have completed a stormwater assessment for the site which is contained within **Appendix 5** of this application. It has been recommended that stormwater be managed by directing roof runoff to water tanks on site with restricted outlets which reduce peak flows to the permitted threshold. RS Eng have recommended that the existing stormwater overflow is maintained, with riprap lined outlet structure, or alternatively stormwater overflow is piped to a dispersal structure.
- 4.21. Runoff from driveway and hardstand areas will be directed to the existing overland flow paths. Given the large area of the site and the setback distance of over 100 metres from the



coastal marine area, the proposal is not considered to create any adverse effects in relation to runoff, with stormwater being able to be adequately managed within the site boundaries.

- 4.22. Given the proposal is a Discretionary Activity, assessment of Section 11.3 of the ODP has been undertaken below.

<p><i>(a) The extent to which building site coverage and impermeable surfaces result in increased stormwater runoff and contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.</i></p>	<p>The total impermeable surface coverage for the site is less than 15%, with the building coverage being less than 10% of the total site area. The threshold for impermeable surfaces in the General Coastal Zone is 10% of the site area. There will be three water tanks onsite which will capture roof runoff from the dwelling. Stormwater from the drive will be directed to the existing overland flow paths. There are no known catchment or drainage plans for the site.</p>
<p><i>(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.</i></p>	<p>Water storage in tanks onsite is considered to be of Low Impact Design.</p>
<p><i>(c) Any cumulative effects on total catchment impermeability.</i></p>	<p>Given effects will be adequately managed within site boundaries, it is considered that there will not be any cumulative effects on total catchment impermeability.</p>
<p><i>(d) The extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.</i></p>	<p>The proposed dwelling is to be constructed in the location of the existing dwelling which is to be demolished. Access will also be via the existing drive on the site.</p> <p>Given this, minimal excavations are required and as such, the natural contours are not anticipated to significantly alter from what is currently in existence. Drainage patterns will remain relatively unchanged. The ability of the ground to absorb water is not anticipated to change from what is currently in existence.</p>
<p><i>(e) The physical qualities of the soil type.</i></p>	<p>Unknown.</p>
<p><i>(f) Any adverse effects on the life supporting capacity of soils.</i></p>	<p>The life supporting capacity of soils is not considered to be adversely affected given stormwater will be managed on site and a new consented onsite wastewater disposal system will be provided for.</p>
<p><i>(g) The availability of land for the disposal of effluent and stormwater on the site without</i></p>	<p>The site is over 7790m² in area. There is ample area for disposal of effluent and stormwater</p>



<i>adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.</i>	within the site without adverse effects on the water quantity and quality being affected. The proposed dwelling is set back in excess of 100 metres from the CMA boundary.
<i>(h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.</i>	The proposed impermeable surfaces are considered necessary for residential development.
<i>(i) The extent to which landscaping may reduce adverse effects of run-off.</i>	No additional landscaping is proposed given the existing mature vegetation/landscaping will remain on site.
<i>(j) Any recognised standards promulgated by industry groups.</i>	Unknown.
<i>(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.</i>	The proposed collection of runoff into three water tanks on site is considered adequate to mitigate stormwater runoff.
<i>(l) The extent to which the proposal has considered and provided for climate change.</i>	Climate change effects can be accounted for with the proposed tank storage volume.
<i>(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.</i>	These methods are not considered required given the proposed collection of runoff to water tanks on site is considered adequate to manage stormwater.

Excavations

- 4.23. The Architect has advised that due to poor ground on site, excavations and disturbance to find good ground requires more work than originally thought. It is anticipated that 390m³ of ground will be moved over a 18–24-month period for the project. Although it is possible that only 300m³ will be moved within a 12-month period, an infringement is applied for to allow for the possibility of all excavations being completed within a 12-month period. Cut/fill heights are anticipated to be less than 1.5m in height.
- 4.24. RS Eng have completed a Geotechnical Report, and a sediment and erosion control plan has also been provided (see **Appendices 6 & 7**).
- 4.25. An assessment of the criteria within Section 12.3.7 has been undertaken below:
- (a) the degree to which the activity may cause or exacerbate erosion and/or other natural hazards on the site or in the vicinity of the site, particularly lakes, rivers, wetlands and the coastline;*
- (b) any effects on the life supporting capacity of the soil;*



- (c) any adverse effects on stormwater flow within the site, and stormwater flow to or from other properties in the vicinity of the site including public roads;*
- (d) any reduction in water quality;*
- (e) any loss of visual amenity or loss of natural character of the coastal environment;*
- (f) effects on Outstanding Landscape Features and Outstanding Natural Features (refer to Appendices 1A and 1B in Part 4, and Resource Maps);*
- (g) the extent to which the activity may adversely affect areas of significant indigenous vegetation or significant habitats of indigenous fauna;*
- (h) the extent to which the activity may adversely affect heritage resources, especially archaeological sites;*
- (i) the extent to which the activity may adversely affect the cultural and spiritual values of Maori, especially Sites of Cultural Significance to Maori and waahi tapu (as listed in Appendix 1F in Part 4, and shown on the Resource Maps);*
- (j) any cumulative adverse effects on the environment arising from the activity;*
- (k) the effectiveness of any proposals to avoid, remedy or mitigate any adverse effects arising from the activity;*
- (l) the ability to monitor the activity and to take remedial action if necessary;*
- (m) the criteria in Section 11.20 Development Plans in Part 2.*
- (n) the criteria (p) in Section 17.2.7 National Grid Yard.*

- 4.26. The proposed activity is not anticipated to cause or exacerbate erosion and/or other natural hazards on the site. An SECP has been provided which includes a decanting earth bund around the excavation area to ensure sediment is contained within the site. The life supporting capacity of soil is not anticipated to be affected given the proposal will result in a replacement dwelling within the same area as the existing dwelling which will be removed. Stormwater will be controlled as per the Geotechnical Report completed by RS Eng. Water quality is not anticipated to be affected given the SECP in place. No loss of visual amenity or loss of natural character of the coastal environment is anticipated given that the excavations will be temporary and will not be seen once the build is completed. No effects on OLF or ONF are anticipated. Indigenous vegetation within the site will remain unaffected with the proposed building being located in place of the existing building. The proposal will proceed under the guidance of an ADP. Cumulative effects are not anticipated given effects will be managed within the site boundaries. The proposed SECP is considered effective to mitigate effects to a less than minor degree. Monitoring can be easily undertaken as well as remedial action. The site is not located within the National Grid Yard.

Fire Risk to Residential Units

- 4.27. Due to the existing vegetation and topography of the site, the proposed development within the site will be located within the 20m buffer to the tree dripline. An assessment of the relevant assessment criteria within 12.4.7(f) has been carried out below;

- (j) in respect of fire risk to residential units:*
 - (i) the degree of fire risk to dwellings arising from the proximity of the woodlot or forest and vice versa; and*



- (ii) any mitigation measures proposed to reduce the fire risk; and*
- (iii) the adequacy of the water supply; and*
- (iv) the accessibility of the water supply to fire service vehicles*

- 4.28. The proposed dwelling will be located within 20m of the dripline of existing vegetation on the site and therefore triggers consent for Fire Risk to Residential Units. The proposal has been discussed with FENZ, with 20,000L of water volume being offered to be set aside for firefighting purposes. This will be provided for within the proposed water tanks on the site. The tanks are easily accessible with parking being provided near to the dwelling. Access can also be provided via the driveway along the southern boundary of the site if required. FENZ have provided approval to the proposal which is contained within **Appendix 9**.
- 4.29. Overall, given approval has been obtained by FENZ, effects of fire risk are considered to be mitigated to a less than minor degree.

Section 104(1)(b) – Relevant Provisions of Any Statutory Planning Document

- 4.30. In accordance with Section 104(1)(b) of the Act, the following statutory policy statements and plans are relevant to this application.

National Policy Statements (section 104(1)(b)(iii))

- 4.31. There are currently 10 operative National Policy Statements. These are as follows:
- National Policy Statement on Urban Development
 - National Policy Statement for Freshwater Management
 - National Policy Statement for Renewable Electricity Generation
 - National Policy Statement for Electricity Networks
 - New Zealand Coastal Policy Statement
 - National Policy Statement for Highly Productive Land
 - National Policy Statement for Indigenous Biodiversity.
 - National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023
 - National Policy Statement for Infrastructure 2025
 - National Policy Statement for Natural Hazards 2025
- 4.32. The NZCPS is relevant to the assessment of this application because the site is within the Coastal Environment as mapped by the RPSN. The objectives and policies of the NZCPS are high level and given effect to in the Northland context by the RPSN. No other national policy statements are relevant to this application.

New Zealand Coastal Policy Statement 2010

- 4.33. An assessment of the relevant objectives and policies of the NZCPS has been undertaken and contained within **Appendix 10**. The proposal is considered to be consistent with the relevant



objectives and policies of the NZCPS and is considered to safeguard the integrity, amenity and naturalness of the Coastal Environment.

Regional Policy Statement for Northland (RPSN)

- 4.34. The role of the RPSN is to promote sustainable management of Northland's natural and physical resources. The RPSN gives effect to the NZCPS in the Northland context.
- 4.35. The RPSN provides an overview of the regions' resource management issues and sets out policies and methods to achieve integrated management of Northlands natural and physical resources. Of relevance to this application are policy measures to manage the use and development of land within the mapped coastal environment. The site is not known to hold any cultural significance. A portion of the site is shown as being HNC, however this area of the site will remain unchanged from what is currently in existence.
- 4.36. At a local site scale, the following objectives and policies are considered relevant to the proposed activity:
- *Objective 3.2 – Region-wide water quality*
 - *Objective 3.4 – Indigenous ecosystems and biodiversity*
 - *Objective 3.5 – Enabling economic wellbeing*
 - *Objective 3.12 – Tangata whenua role in decision making*
 - *Objective 3.13 – Natural Hazard Risk*
 - *Objective 3.14 – Natural character, outstanding natural features, outstanding natural landscapes and historic heritage*
 - *Policy 4.2 – Region-wide water quality management*
 - *Policy 4.4 – Maintaining and enhancing indigenous ecosystems and species*
 - *Policy 4.6 – Managing effects on natural character, features / landscapes and heritage*
- 4.37. Given the nature of the works is to replace the existing dwelling on the site, the fact that no vegetation clearance will be undertaken, natural hazards have been considered, historic heritage has been investigated with no known adverse effects on archaeological sites, it is considered the proposal can meet the objectives and policies of this document.

Operative Far North District Plan (ODP)

- 4.38. The relevant objectives and policies of the Plan are those related to the Coastal Environment and the General Coastal Zone. The proposal would generate no more than minor adverse effects on the Coastal environment. Given the proposal will result in the replacement of an existing dwelling with a new dwelling, the proposal is considered to be consistent with the character of the area and is considered to have less than minor adverse effects on coastal amenity values. The proposal is considered consistent with the objectives and policies of the Plan. Those relevant objectives and policies are detailed and assessed with **Appendix 10**.



Proposed District Plan (PDP)

- 4.39. Under the PDP, the site is zoned Rural Production and is within the Coastal Environment overlay. The proposal is considered to create no more than minor adverse effects on the surrounding environment. While little weight is given to the PDP Objectives and Policies an assessment of the relevant objectives and policies has been undertaken. The proposal has been assessed to be consistent with the new plan. Those relevant objectives and policies are detailed and assessed within **Appendix 10**.

Summary

- 4.40. As detailed within **Appendix 10**, it is considered that the proposal is consistent with the relevant objectives and policies of the relevant Policy Documents detailed within this assessment.

5. Notification Assessment – Sections 95A to 95G of the Act

Public Notification Assessment

- 5.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

Step 1 Mandatory public notification in certain circumstances

An application must be publicly notified if, under section 95A(3), it meets any of the following criteria:

- (a) the applicant has requested that the application be publicly notified;*
- (b) public notification is required under [section 95C](#);*
- (c) the application is made jointly with an application to exchange recreation reserve land under [section 15AA](#) of the Reserves Act 1977.*

- 5.2. It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore Step 1 does not apply and Step 2 must be considered.

Step 2: Public Notification precluded in certain circumstances

(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—

- (a) if the answer is yes, go to step 4 (step 3 does not apply); and*
- (b) if the answer is no, go to step 3.*

(5) The criteria for step 2 are as follows:

- (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:*



(b) the application is for a resource consent for 1 or more of the following, but no other, activities:

(i) a controlled activity:

(ii) [Repealed]

(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.

(iv) [Repealed]

(6) [Repealed]

- 5.3. Public Notification is not precluded as the proposal is a Discretionary Activity and is not solely a boundary activity. Therefore Step 3 must be considered.

Step 3: Public Notification required in certain circumstances

(7) Determine whether the application meets either of the criteria set out in subsection (8) and, —

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:

(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

- 5.4. The proposal is not subject to a rule or NES requiring public notification and the proposal does not have effects that will be more than minor. Therefore, public notification is not required, and Step 4 must be considered.

Step 4: Public notification in special circumstances

- 5.5. Section 95A(9) states that a council must publicly notify an application for resource consent if it considers that 'special circumstances' exist, notwithstanding that Steps 1 – 3 above do not require or preclude public notification. Special circumstances are not defined in the Act.

- 5.6. There are no special circumstances that exist to justify public notification of the application because the proposal is not considered to be controversial or of significant public interest, particularly given that the proposal involves demolition of the existing dwelling, to enable construction of a replacement dwelling, which is considered as neither exceptional nor unusual.

Public Notification Summary

- 5.7. From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.



Limited Notification Assessment

- 5.8. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

Step 1: Certain affected groups and affected persons must be notified

- (2) Determine whether there are any—*
(a) affected protected customary rights groups; or
(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).
(3) Determine—
(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and
(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.
(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

- 5.9. There are no protected customary rights groups or customary marine title groups that are relevant to this application. The site is not mapped as adjoining a Statutory Acknowledgement Area.

- 5.10. Therefore Step 1 does not apply and Step 2 must be considered.

Step 2: Limited notification precluded in certain circumstances

- (5) Determine whether the application meets either of the criteria set out in subsection (6) and,—*
(a) if the answer is yes, go to step 4 (step 3 does not apply); and
(b) if the answer is no, go to step 3.
(6) The criteria for step 2 are as follows:
(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;
(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

- 5.11. There is no rule in the plan or national environmental standard that precludes notification. The application is not for a controlled activity. Therefore Step 2 does not apply and Step 3 must be considered.

Step 3: Certain other affected persons must be notified

- (7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.*



(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

(9) Notify each affected person identified under subsections (7) and (8) of the application. The proposal is not for a boundary activity nor is it a prescribed activity.

5.12. The proposal does not involve a boundary activity.

In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

5.13. A council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval.

5.14. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 4 of this report, which found that the potential adverse effects on the environment will be no more than minor.

5.15. Regarding potential adverse effects on persons, the assessment in Section 4 is also relied on and the following comments made:

- The proposed activity involves the demolition of the existing dwelling which will be replaced with a new dwelling as per the Plan Set attached with this application. The proposed dwelling meets the permitted standards for building height, setback and sunlight within the zone.
- Heritage NZ Pouhere Taonga have also provided support to the application with the proposal to proceed under the guidance of an ADP.
- The proposal will involve minimal excavation and no vegetation clearance.
- The proposed location and design is such that the dwelling will not be visually dominant or obtrusive.
- The proposed activities would not be contrary to the objectives and policies of the ODP, PDP, NZCPS or the RPSN.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

5.16. Therefore, no other persons will be affected to a minor or more than minor degree.

5.17. Therefore Step 3 does not apply and Step 4 must be considered.



Step 4: Further notification in special circumstances

(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons),

- 5.18. The proposal is to construct a dwelling on the site in place of the existing dwelling, which will be demolished. Consent is required for an infringement of the permitted rules for visual amenity, stormwater management and fire risk. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

- 5.19. Overall, from the assessment undertaken Steps 1, 2, 3 & 4 do not apply and as such limited notification is not deemed necessary.

6. Part 2 Assessment

- 6.1. For completeness, the application is assessed in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 6.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. The proposal will avoid adverse effects on the environment and will maintain the character of the site and surrounding environment.
- 6.3. Section 6 of the Act includes matters of national importance. The proposal will aid in preserving the natural character of the coastal environment by ensuring no vegetation is removed as part of this proposal. Public access is not considered relevant. The relationship of Māori and their culture and traditions is not considered to be adversely affected. The proposal is not considered to exacerbate natural hazards.
- 6.4. Section 7 identifies several “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains and amenity values by retaining the existing vegetation on site which screens the proposed dwelling as well as utilising a natural, recessive colour scheme.
- 6.5. Section 8 requires Council to ‘take into account’ the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.



- 6.6. Overall, the application is consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by section 5 of the Act.

7. Conclusion

- 7.1. The Applicants seek to construct a new dwelling on the site, which will be located in place of an existing dwelling which is to be demolished.
- 7.2. The proposed activity is Discretionary under the ODP and Permitted under PDP rules that have immediate legal effect. The assessment of effects on the environment has concluded that potential adverse effects will be no more than minor.
- 7.3. The proposed activities are consistent with the objectives and policies of the NZCPS, RPSN and the ODP and PDP.
- 7.4. It is considered that there are no other persons affected by the proposed activities.
- 7.5. It is considered appropriate for consent to be granted on a non-notified basis.

8. Limitations

- 8.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 8.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 8.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 8.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





**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

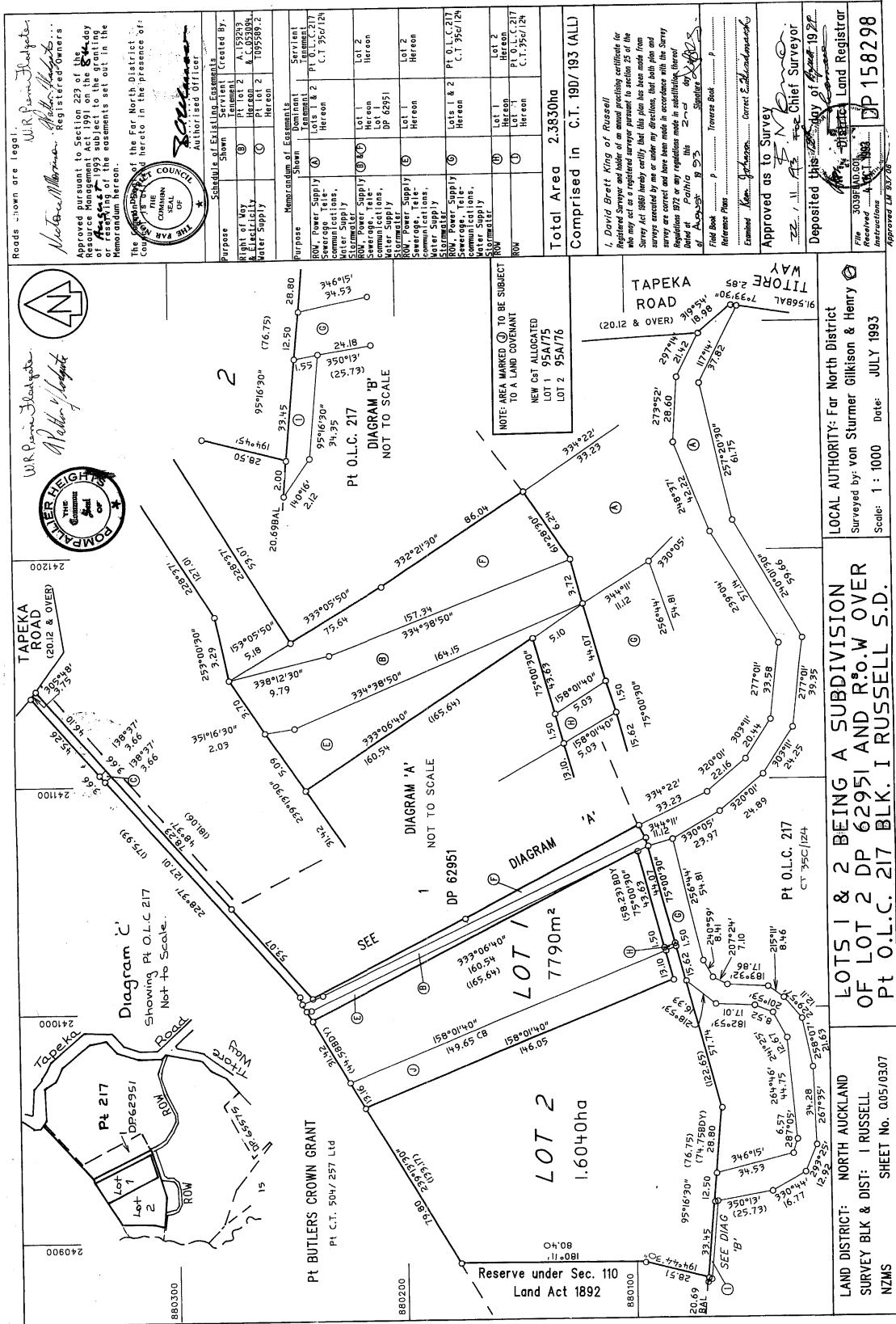
Identifier **NA95A/75**
Land Registration District **North Auckland**
Date Issued 12 August 1994

Prior References
NA19D/193

Estate Fee Simple
Area 7790 square metres more or less
Legal Description Lot 1 Deposited Plan 158298
Registered Owners
Steven William Aschebrock, Patricia Louise Aschebrock and MBT Limited

Interests

Appurtenant hereto is a right of way specified in Easement Certificate A507141
The easements specified in Easement Certificate A507141 are subject to Section 37 (1) (a) Counties Amendment Act 1961
C640215.3 Certificate pursuant to Section 321(3)(c) Local Government Act 1974 - 12.8.1994 at 9.42 am
Appurtenant hereto are rights of way and power supply, telecommunications, water supply and stormwater and sewerage
rights specified in Easement Certificate C640215.6 - 12.8.1994 at 9.42 am
The easements specified in Easement Certificate C640215.6 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto are rights of way and power supply, sewerage, telecommunications, water supply and stormwater rights
created by Transfer C640215.7 - 12.8.1994 at 9.42 am
The easements created by Transfer C640215.7 are subject to Section 243 (a) Resource Management Act 1991
12310783.2 Mortgage to Bank of New Zealand - 10.12.2021 at 3:47 pm



W.R. Dennis & Associates
 Registered Owners
 Victoria Morrison, Heather McLeod

Approved pursuant to Section 229 of the Resource Management Act 1993 subject to the granting or reserving of the easements set out in the Memorandum hereon.

The boundaries of the Far North District Council are shown hereon in the presence of the Council's Surveyor.

ROMAN COUNCIL
 AUTHORIZED OFFICER

Approved as to Survey by **David Brett King of Russell**, Registered Surveyor and holder of an annual practicing certificate for the Survey Act 1980 hereby certify that this plan is a true and correct copy of the survey executed by me and has been made in accordance with the Survey Regulations 1972 or any regulations made in substituting thereof.

Field Book: P 255
 Traverse Book: P
 Reference Plans: Corrected E.L. 100/100/100/100

Examined by: **John G. Johnson**, Chief Surveyor

Deposited this 19th day of August 1993

File No. 30386/NA95A
 Received: **John G. Johnson**, Chief Surveyor
 Instructions: A.C.T. 193
 Approved L.M. 837/28

LAND DISTRICT: NORTH AUCKLAND
 SURVEY BLK & DIST: I RUSSELL
 NZMS

LOCAL AUTHORITY: Far North District
 Surveyed by: von Stummer Gilkison & Henry
 Scale: 1 : 1000 Date: JULY 1993

LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2 DP 62951 AND R.O.W OVER Pt O.L.C. 217 BLK. I RUSSELL S.D.



894

A507141 EC

L. & D. 82
New Zealand

(T)

EASEMENT CERTIFICATE

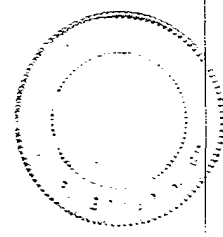
(IMPORTANT—Registration of this certificate does not of itself create any of the easements specified herein.)

I, NANCY LOUISE FLADGATE of Russell Married Woman

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the 22nd day of April 1970 under No. 62951 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE DEPOSITED PLAN No.

Nature of Easement (e.g., Right of Way, etc.)	SERVIENT TENEMENT		Dominant Tenement Allotment No(s).	Title Reference
	Allotment No.	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of way	Part O.L.C.217	Blue	Lots 1 & 2	} Part Certificates of Title Volume 558 Folio 264 and Volume 512 Folio 17
Right of way	Part Lot 2	Blue	Lot 1	
Right of way	Part Lot 2	Yellow	Lot 1	
Water Supply Easement	Part Lot 2	Sepia	Part 504/257	Part Certificate of Title Volume 512 Folio 17



1. Rights and powers:

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

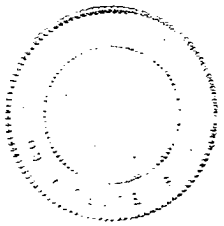
of Auckland Widow
ALICE JEAN SMITH and THE COSTLEY TRAINING INSTITUTION TRUST BOARD a
duly incorporated Charitable Body having its office at Auckland the
Mortgagees of (inter alia) the land in Certificates of Title Volume 658
Folio 264 and Volume 512 Folio 17 North Auckland Registry under and by
virtue of Memorandum of Mortgage No. A470056 DO HEREBY CONSENT to the
registration of the within Easement Certificate and the creation of the
easements specified therein.

DATED this 21st day of September 1970

SIGNED by the said ALICE JEAN SMITH } A. J. Smith
in the presence of [Signature]

[Signature]
[Signature]
Auckland

THE COMMON SEAL of THE COSTLEY
TRAINING INSTITUTION TRUST BOARD
was hereunto affixed by the authority
and in the presence of :-



[Signature]
[Signature]

DECLARATIONS OF NON-REVOICATION

I, DAVID JOSEPH VERNON HADDOW of Kawakawa, farmer do hereby solemnly and sincerely declare as follows:

1. THAT together with BARRY MAXWELL ATKINS of Whangarei, solicitor I am the duly appointed attorney of LEONARD BENTLEY HADDOW, MARJORIE JILL GASCOMBE, MARLENE NORAH JACKSON, SHIRLEY ISOBEL CAMERON, AUDREY RITA HADDOW and HENI FLORENCE BETTRIDGE under Powers of Attorney copies of which have been deposited in the Land Registry Office on 16th December 1968 under Numbers A.332290, A.332291, A.332292, A.332293, A.332294 and A.332295.

2. THAT I have not received any notice or information of the revocation of any of the said Powers of Attorney by death or otherwise.

3. THAT I have executed the attached document under and by virtue of the said Powers of Attorney.

DECLARED at _____ by the said)
DAVID JOSEPH VERNON HADDOW this ...)
day of _____ 1971)
before me: _____)

A Solicitor of the Supreme Court of New Zealand

I, BARRY MAXWELL ATKINS of Whangarei, solicitor do hereby solemnly and sincerely declare as follows:

1. THAT together with DAVID JOSEPH VERNON HADDOW of Kawakawa, farmer I am the duly appointed attorney of LEONARD BENTLEY HADDOW, MARJORIE JILL GASCOMBE, MARLENE NORAH JACKSON, SHIRLEY ISOBEL CAMERON, AUDREY RITA HADDOW and HENI FLORENCE BETTRIDGE under Powers of Attorney copies of which have been deposited in the Land Registry Office on 16th December 1968 under Numbers A.332290, A.332291, A.332292, A.332293, A.332294 and A.332295.

2. THAT I have not received any notice or information of the revocation of any of the said Powers of Attorney by death or otherwise.

3. THAT I have executed the attached document under and by virtue of the said Powers of Attorney.

DECLARED at _____ by the said)
BARRY MAXWELL ATKINS -this _____ day)
of _____ 1971 before me: _____)

A Solicitor of the Supreme Court of New Zealand

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

The Rights of Way specified in the foregoing schedule are subject to the following conditions:-

- (a) That no fence or fences shall be erected on the lateral boundaries of any rights of way except such fence or fences (if any) as the Grantor may wish to erect for the purposes of her use of the land adjoining the right of way
- (b) That any and all necessary gate or gates now or hereafter erected across or at the ends of any right of way shall be properly closed by the Grantee or other persons lawfully using the right of way immediately after passing through the gateway or gateways.
- (c) That the Grantor shall not be liable to maintain or contribute towards the cost of maintenance of the surface of any right of way.
- (d) That if the Grantor shall at any time desire to dedicate any right of way or any part of a right of way as a public road and highway the Grantee shall contemporaneously with such dedication but at the expense of the Grantor surrender his right of way over the land so dedicated.
- (e) That the rights of the Grantee in respect of any right of way shall be used in common with the Grantor and such other person or persons as the Grantor may from time to time authorise or appoint.

SIGNED by LEONARD BENTLY HADDOW, HENI FLORENCE BETTRIDGE, SHIRLEY ISOBEL CAMERON, AUDREY PITA HADDOW, MARJORIE JILL GASCOMBE and MARLENE NORAH JACKSON by their attorneys DAVID JOSEPH VERNON HADDOW and BARRY MAXWELL ATKINS in the presence of:

SIGNED by DAVID JOSEPH VERNON HADDOW
in the presence of:

Dated this 29 day of May 1970

Signed by the above-named NANCY LOUISE FLADGATE
in the presence of

Nancy L. Fladgate

Witness:.....

Occupation:.....

Address:.....

B. Sargent
Postmaster
Morrisville



307

No.

EASEMENT CERTIFICATE

situated in

Correct for the purposes of the Land Transfer Act.

[Signature]
Solicitor for the Registered Proprietor.

RIGHTS AND POWERS OF GRANTEES IMPLIED IN CERTAIN EASEMENTS BY SECTION 90D OF THE LAND TRANSFER ACT 1952

"1. RIGHT OF WAY

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his servants, tenants, agents, workmen, licensees, and invitees (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times by day and by night to go pass and repass, with or without horses and domestic animals of any kind and with or without carriages, vehicles, motor vehicles, machinery, and implements of any kind, over and along the land over which the right of way is granted or created.

"2. RIGHT TO CONVEY WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to take, convey, and lead water in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights, from the source of supply or point of entry, as the case may be, and following the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"3. RIGHT TO DRAIN WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain and discharge water (whether rain, tempest, spring, soakage, or seepage water) in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule (or, where open drains are provided for, similar rights in regard to those drains, with the necessary modifications as are provided for in respect of pipe lines in the additional rights so set out).

"4. RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain, discharge, or convey sewage and other waste material and fluid in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"5. ADDITIONAL RIGHTS ATTACHING TO EASEMENTS OF RIGHT TO CONVEY WATER AND OF RIGHT TO DRAIN WATER AND OF RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) for the purposes of the easement concerned—

- (a) To use any line of pipes already laid on the stipulated course or any pipe or pipes in replacement or in substitution for all or any of those pipes:
- (b) Where no such line of pipes exists, to lay, place, and maintain, or to have laid, placed, and maintained, a line of pipes of a sufficient internal diameter and of suitable material for the purpose under or over the surface (as the parties decide) of the land over which the easement is granted or created and along the line defined for the purpose where such a line has been so defined:
- (c) In order to construct or maintain the efficiency of any such pipe line, the full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his tenants, servants, agents, and workmen, with any tools, implements, machinery, vehicles, or equipment of whatsoever nature necessary for the purpose, to enter upon the land over which the easement is granted or created (or, where only the position of the pipe line is defined in the easement, upon such part of the land of the grantor and by such route as is reasonable in the circumstances) and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining, and renewing the pipe line or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired."

Particulars entered in the Register-book,

Vol. 658, folio 264 190/192
512 17 190/193
514 16 287
the 28th day of October 1970
o'clock.



[Signature]

Deputy Land Registrar.

of the District of NORTH AUCKLAND

Registration of Transfer A 507142
creates the within easements
28. 10. 1970 (relating to ~~Plot 7~~)

[Signature]
The within easements were created by
will be subject to date 37 (1) (a) 9th
County Ordinance Act 1964
[Signature]

(2)

LAND & DEEDS	
From:	Easement
To:	Jackson
Date:	25 SEP 1970
Fee:	2-00
	2-
	10895

LIST

JACKSON, RUSSELL, TUNKS & WEST
Solicitors,
AUCKLAND.

(2)

LAND & DEEDS	
Rep:	Jackson
Date:	28 OCT 1970
Time:	11.50
Fee:	\$
Abstract No.:	12710



FAR NORTH DISTRICT COUNCIL


KAWAKAWA SERVICE CENTRE

**CERTIFICATE PURSUANT TO SECTION 321(3)(C)
OF THE LOCAL GOVERNMENT ACT 1974**

IN THE MATTER OF:

Resource Consent: No 4182 being subdivision of Lot 2 DP 62951 at Tapeka Road, Russell it is hereby certified that Pursuant to Section 321 (3)(c) of the Local Government Act 1974, adequate access is provided to Lot 1 and 2 and that Section 321(l) of the Act therefore does not apply.

Approved under delegated authority:



MANAGER OF PLANNING

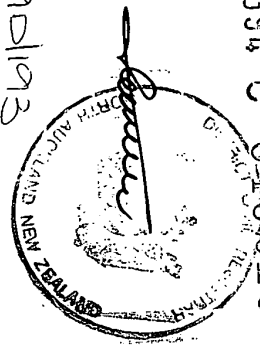
RESOURCE PLANNER

25 March 1994

9.42 12.AUG94 C 640215. 3

11 11
11 11

192193



C640215-6EC

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

EASEMENT CERTIFICATE

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

I/We WILLIAM RICHARD PIERRE FLADGATE, Farmer and CHARMIAN DAWN FLADGATE, Nurse, both of Otorohanga (jointly inter se) as to an undivided 1/3rd share and VICTORINE MARGARET MORRISON of Putaruru, Married Woman as to an undivided 1/3rd share and JOHN PATTON FLADGATE of Tirau, Farmer as to an undivided 1/3rd share as tenants in common in the said shares and WALTER HURNI of Arlesheim, Switzerland, Businessman

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey/deposited in the Land Registry Office at Auckland on the to be day of 19 under No. 158298 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE DEPOSITED PLAN NO.

	Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
		Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
A.	Right of Way Power Supply Sewerage Telecommunications Water Supply Stormwater	Part Old Land Claim 217	marked "A"	Lots 1 & 2 DP 158298	95A/75 95A/76 35C/124
B.	Right of Way Power Supply Sewerage Telecommunications Water Supply Stormwater	Lot 2 DP 158298	marked "B" & "F"	Lot 1 DP 158298 Lot 1 DP 62951	95A/75 19D/192 95A/76
C.	Right of Way Power Supply Sewerage Telecommunications Water Supply Stormwater	Lot 2 DP 158298	marked "E"	Lot 1 DP 158298	95A/75 95A/76
D.	Right of Way Power Supply Sewerage Telecommunications Water Supply Stormwater	Part old Land Claim 217	marked "C"	Lots 1 & 2 DP 158298	95A/75 95A/76 35C/124
E.	Right of Way	Lot 2 DP 158298	marked "H"	Lot 1 DP 158298	95A/75 95A/76
F.	Right of Way	Part Old Land Claim 217	marked "I"	Lot 1 DP 158298	95A/75 35C/124

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

1. ~~Rights and powers:~~

~~POWER SUPPLY AND TELECOMMUNICATIONS EASEMENT~~

The following provisions shall apply to each power supply Easement and each Telecommunications Easement:

(a) The right for the Grantee and other authorised persons (in common with the Grantor and other authorised persons) to take, convey and lead cables in a free and unimpeded manner (except when the service is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights through under and across the power supply area and the Telecommunications Area.

(b) The Grantor and the Grantee and in this certificate Grantor and Grantee where there are more than one shall include all Grantors, Grantees, shall be responsible for:

- (i) The maintenance and upkeep of any cables or associated structures located on the power supply area and the telecommunications supply area.
- (ii) The reasonable costs of complying with the requirements of subclause (i) shall be borne by the Grantor and Grantee in such fair and reasonable proportion as is reflected by the usage and benefit of the cables or such parts of the same as are regularly used by the Grantor and other authorised persons and the Grantee and other authorised persons from time to time PROVIDED FURTHER that should any damage or destruction be caused to any part of the power supply area and/or the telecommunications supply area or the cables or associated structures located thereon by any one Grantee and/or other authorised persons then such damage and destruction shall be forthwith repaired, or in the case of destruction replaced, at the sole cost of the Grantee and/or other authorised persons causing such damage and destruction aforesaid.

DATED this day of 1994.

SIGNED by the abovenamed)
WILLIAM RICHARD PIERRE)
FLADGATE in the presence of:)

SIGNED by the abovenamed)
CHARMIAN DAWN FLADGATE)
in the presence of:)



Rights and Powers:

The rights and powers in respect of the easements specified in the foregoing schedule are as follows:

A. Right of Way:

The rights and powers set out in the "Right of Way" provisions of the Seventh Schedule.

B. Water Supply Easement:

The rights and powers set out in the "Right to Convey Water" provisions of the Seventh Schedule.

C. Sewerage Easement:

The rights and powers set out in the "Right to Drain Sewage" provisions of the Seventh Schedule.

D. Stormwater Easement:

The rights and powers set out in the "Right to Drain Water" provisions of the Seventh Schedule.

E. Power Supply and Telecommunications Easements:

The full, free, uninterrupted and unrestricted right, liberty and privilege for the Grantee and his tenants (in common with the Grantor, his tenants and any other person lawfully entitled so to do), from time to time and at all times to convey and lead electrical and telephonic impulses in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights along the land over which the easement is granted or created and for that purpose to lay, place and maintain suitable cables from the source of supply or point of entry as the case may be under the surface of the land over which the easement is granted or created with the full, free, uninterrupted and unrestricted right, liberty, and privilege for the Grantee and his tenants, servants, agents, and workmen, with any tools, implements, machinery, vehicles, or equipment of whatsoever nature necessary for the purpose, to enter upon the land over which the easements are granted or created and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining and renewing the cables or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the Grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired.

[Hladgate.rp]

hm

COF

W.R.P.F.

NMM

PPA

[Handwritten mark]

~~WALTER HURNI~~ the registered proprietor of the land in Certificate of Title
~~19D/192~~ HEREBY CONSENTS to the creation of the easements specified
herein.

D A T E D this 3rd day of March 1994.

EXECUTED by the said
WALTER HURNI in
the presence of:

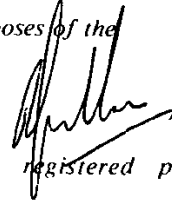
)
) *W. Hurni*
)

.....
[Signature]
.....
[Signature]
.....
[Signature]
.....

EASEMENT CERTIFICATE

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

*Correct for the purposes of the
Land Transfer Act*

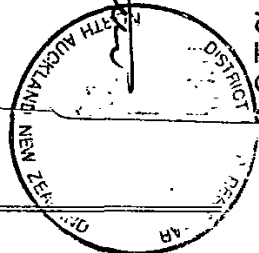


Solicitor for the registered proprietor

9.42 12.AUG94 C 640215

924175-76
AD1192

JACKSON RUSSELL
DIGNAN ARMSTRONG
SOLICITORS
P.O. BOX 3451
AUCKLAND



480



Memorandum of Transfer

C640215.7 TE

A. **POMPALLIER HEIGHTS LIMITED** at Auckland ("the Grantor")

(herein called "the Transferor") being registered as proprietor of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in the piece or pieces of land situated in the Land District of North Auckland containing hectares more or less being part Old Land Claim 217 and being all the land in Certificate of Title 35C/124 (North Auckland Registry)

Subject to: Rights of Way created by Transfers and
and specified in Easement Certificate A.507141
Electricity Easements created by Transfer C.053094.2

("the servient tenement")

B. **WILLIAM RICHARD PIERRE FLADGATE** of Otorohanga, Farmer and **CHARMIAN DAWN FLADGATE** of Otorohanga, Nurse jointly inter se as to an undivided one-third share, **VICTORINE MARGARET MORRISON** of Putaruru, Married Woman as to an undivided one-third share and **JOHN PATTON FLADGATE** of Tirau, Farmer as to an undivided one-third share ("the Grantees") being registered as proprietors of an estate in fee simple subject as aforesaid in all the pieces of land:

First containing 7790m² more or less being Lot 1 Deposited Plan 158298 and being all the land in Certificate of Title 95A/75 (North Auckland Registry) Having Appurtenant the easements specified in Easement Certificates A.507141 and ("the first servient tenement")

And Secondly containing 1.6040 hectares more or less being Lot 2 Deposited Plan 158298 and being all the land in Certificate of Title 95A/76

Subject to: The rights of way created by Transfers 517314 and A.153243 and by Easement Certificate A.507141 and Transfer A.507142
Water Easement created by Transfer 095589.2
Electricity Easement created by Transfer 053094.1
Rights of Way specified in Easement Certificate No

And Having Appurtenant the easements specified in Easement Certificate A.507141 ("the second servient tenement")

C. The Grantor has agreed in consideration of the payment to it of \$1.00 to grant to the Grantees the easements shown in the Memorandum of Easements contained in Deposited Plan 158298

KON.

NOW THEREFORE IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00) paid by the Grantees to the Grantor (the receipt of which is hereby acknowledged) the Grantor DOES HEREBY TRANSFER AND GRANT:

(a) unto the Grantees and their executors, administrators and assigns and the registered proprietors for the time being of the first dominant tenement:

(1) The right of way over those parts of the servient tenement marked "A", "G" and "I" on Deposited Plan 158298 with the rights and powers set out in the First Schedule hereto and upon the terms, conditions, covenants and restrictions set out in the Second Schedule hereto.

(2) Power Supply, Sewerage, Telecommunications, water supply and stormwater easements over those parts of the servient tenement marked "A" and "G" on Deposited Plan 158298 with the rights and powers in respect of such easements being those set out in the First Schedule hereto and the easements being subject to the terms, conditions, covenants and restrictions set out in the Second Schedule hereto.

(b) Unto the Grantees and their executors, administrators, assigns and registered proprietors for the time being of the second dominant tenement of:

(1) The right of way over those parts of the servient tenement marked "A" and "G" on Deposited Plan 158298 with the rights and powers set out in the First Schedule hereto and upon the terms, conditions, covenants and restrictions set out in the Second Schedule hereto.

(2) Power Supply, Sewerage, Telecommunications, water supply and stormwater easements over those parts of the servient tenement marked "A" and "G" on Deposited Plan 158298 with the rights and powers in respect of such easements being those set out in the First Schedule hereto and the easements being subject to the terms, conditions, covenants and restrictions set out in the Second Schedule hereto.

FIRST SCHEDULE

The rights and powers in respect of the easements created by this transfer are as follows:

A. Right of Way:

The rights and powers set out in the "Right of Way" provisions of the Seventh Schedule of the Land Transfer Act 1952

B. Water Supply Easement:

The rights and powers set out in the "Right to Convey Water" provisions of the Seventh Schedule of the Land Transfer Act 1952.

C. Sewerage Easement:

The rights and powers set out in the "Right to Drain Sewage" provisions of the Seventh Schedule of the Land Transfer Act 1952.

D. Stormwater Easement:

The rights and powers set out in the "Right to Drain Water" provisions of the Seven Schedule of the Land Transfer Act 1952.

E. Power Supply and Telecommunications Easements:

The full, free, uninterrupted and unrestricted right, liberty and privilege for the Grantee and his tenants (in common with the Grantor, his tenants and any other person lawfully entitled so to do), from time to time and at all times to convey and lead electrical and telephonic impulses in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights along the land over which the easement is granted or created and for that purpose to lay, place and maintain suitable cables from the source of supply or point of entry as the case may be under the surface of the land over which the easement is granted or created with the full, free, uninterrupted and unrestricted right, liberty, and privilege for the Grantee and his tenants, servants, agents, and workmen, with any tools, implements, machinery, vehicles, or equipment of whatsoever nature necessary for the purpose, to enter upon the land over which the easements are granted or created and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining and renewing the cables or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the Grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired.

[13.rw]

WRPF [signature] COF

APP [signature] NMM [signature]

SECOND SCHEDULE

The terms, conditions, covenants, or restrictions in respect of the easements created by this transfer are as follows:

- (i) All the legal, survey and other costs of creating the easements shall be paid by the Grantees.
- (ii) The cost of constructing the right of way over area "A" will be borne by the Grantees as the registered proprietors of the second dominant tenement.
- (iii) The costs of maintenance of the rights of way will be borne by the registered proprietors of the dominant and servient tenements in such fair and reasonable shares having regard to their use thereof as they shall agree upon and failing agreement as is determined by an arbitrator appointed by the President for the time being of the Auckland District Law Society upon a request for such appointment being made by any one or more of such registered proprietors **PROVIDED THAT** where the need for maintenance is directly attributable to the actions of one or other of the registered proprietors the cost shall in that case be borne wholly by that proprietor.
- (iv) If a registered proprietor for the time being of any servient tenement shall at any time desire to dedicate the land over which an easement is created as a public road and highway the registered proprietors for the time being of the dominant tenements shall contemporaneously with such dedication surrender their easements over the land so dedicated **PROVIDED THAT** the registered proprietor for the time being of the servient tenement shall at his own expense provide alternative services for the owners for the time being of the servient tenements together with appropriate easements to the extent that they are required for such alternative services.
- (v) It is the intent of the parties that the rights of way created by this transfer shall be forever appurtenant to the dominant tenements for all purposes connected with the use and occupation thereof.

[13.rw]

< W.R.P.F. ✓

Loxch

COF ✓

gpf
S.P. ✓

N.M.M.
S.P. ✓

In Consideration of the sum of

paid to the Transferor by

(herein called "the Transferee") the receipt of which sum is hereby acknowledged Hereby Transfers to the Transferee all the Transferor's estate and interest in the said piece or pieces of land

In witness whereof these presents have been executed this 11th day of July 19 94

Signed by the Transferor
POMPALLIER HEIGHTS LIMITED



(by the affixing of its common seal)

in the presence of: *W.R. Pierre Fladgate* Director

Victorine M Morrison Director

Signed by the Grantees **WILLIAM RICHARD PIERRE FLADGATE** and **CHARMIAN DAWN FLADGATE** in the presence of:

John Patton
PHARMACIST
OTOROHANGA
28 GRADARA AVENUE,
OTOROHANGA

Signed by the Grantee **VICTORINE MARGARET MORRISON** in the presence of:

Mellane J.P.
Pharmacist
20 Prince St Putaruru

Signed by the Grantee **JOHN PATTON FLADGATE** in the presence of:

Mellane J.P.
Pharmacist
20 Prince St Putaruru

GORDON DOUGLAS PELLOWE, JP
PHARMACIST
C/- 20 PRINCES ST., PUTARURU
Phone Bus. 07 883 7799
Res. 07 883 8486

W.R. Pierre Fladgate
co Fladgate

Victorine M Morrison

John Patton

MEMORANDUM OF TRANSFER

Correct for the purposes of the Land Transfer Act 1952

POMPALLIER HEIGHTS LTD Transferor

[Signature]
SOLICITOR FOR THE TRANSFEREE

W R P & C D FLADGATE Transferee
V M MORRISON & J P FLADGATE

I hereby certify that this transaction does not contravene the provisions of Part IIA of the Land Settlement Promotion and Land Acquisition Act 1952.

[Signature]
SOLICITOR FOR THE TRANSFEREE

Particulars entered in the Register as shown herein on the date and at the time endorsed below.

I hereby certify for the purposes of the Stamp and Cheque Duties Act 1971 that no conveyance duty is payable on this instrument by reason of the application of Section 24(1) of the Act and that the provisions of subsection (2) of that section do not apply.

Assistant / District Land Registrar of the

SOLICITOR FOR THE TRANSFEREE

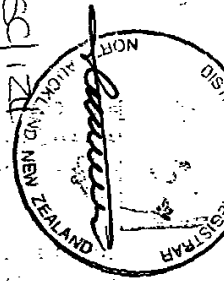
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**JACKSON RUSSELL
DIGNAN ARMSTRONG
SOLICITORS
P.O. BOX 3451
AUCKLAND**

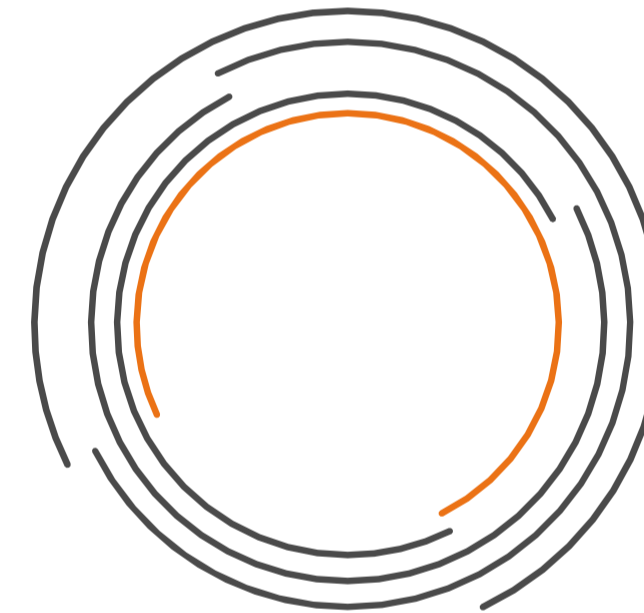


Sheet ID	Issue ID	Layout Name
A101	RC03	LOCALITY PLAN
A102	RC03	SITE PLAN - EXISTING
A103	RC03	SITE PLAN - PROPOSED
A201	RC03	PROPOSED FLOOR PLAN
A202	RC03	DIMENSION PLAN
A203	P09	FOUNDATION PLAN
A204	P09	FLOOR FRAMING PLAN
A205	P09	FLOOR SLAB PLAN
A206	P09	ROOF FRAMING PLAN
A207	P09	ROOF PLAN
A208	P09	PLUMBING AND DRAINAGE PLAN
A209	P09	RETICULATION PLAN
A210	P09	REFLECTED CEILING PLAN
A211	P09	ELECTRICAL PLAN
A212	P09	PROPOSED FLOOR PLAN 1:100
A213	P09	PROPOSED FLOOR PLAN 1:50
A301	RC03	NORTH AND SOUTH ELEVATIONS
A302	RC03	EAST AND WEST ELEVATIONS
A303	RC03	LONG SECTIONS A, B & C
A304	RC03	LONG SECTION D
A305	RC03	CROSS SECTIONS V, W & X
A306	RC03	CROSS SECTIONS Y & Z
A401	P09	FOUNDATION ASSEMBLIES
A402	P09	TYPICAL CLADDING ASSEMBLIES
A403	P09	ROOF ASSEMBLIES
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A407	P09	PLAN VIEW ASSEMBLIES
A408	P09	GARAGE DOOR ASSEMBLIES
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A410	P09	INTERIOR DETAILS
A501	P09	BEDROOM 1 INTERIOR ELEVATIONS
A502	P09	BEDROOM 2 INTERIOR ELEVATIONS
A503	P09	MAIN BEDROOM INTERIOR ELEVATIONS
A504	P09	BUNKROOM AND HALL INTERIOR ELEVATIONS
A505	P09	BATHROOM INTERIOR ELEVATIONS
A506	P09	GALLERY HALL INTERIOR ELEVATIONS
A507	P09	GARAGE INTERIOR ELEVATIONS
A508	P09	GARAGE INTERIOR ELEVATIONS
A509	P09	LAUNDRY / WC / HALL INTERIOR ELEVATIONS
A510	P09	MEDIA ROOM & SCULLERY INTERIOR ELEVATIONS
A511	P09	LIVING / DINING NORTH AND EAST INTERIOR ELEVATIONS
A512	P09	LIVING / DINING WEST & SOUTH INTERIOR ELEVATIONS
A601	P09	DOOR SCHEDULE
A602	P09	DOOR SCHEDULE
A603	P09	DOOR & WINDOW SCHEDULE



GENERAL NOTES

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- 0.4 If in doubt, consult the Architect.



designgroup
architects h + k

STEVE & TRICIA ASCHEBROCK

56 TAPEKA ROAD, RUSSELL, FAR NORTH

WAIHIHI - NEW HOUSE

for Resource Consent

RevID	CHD	Revision	Date
P01			14/04/2025
P02			09/06/2025
P03			29/07/2025
P04			25/09/2025
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designgroup
architects h + k

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title
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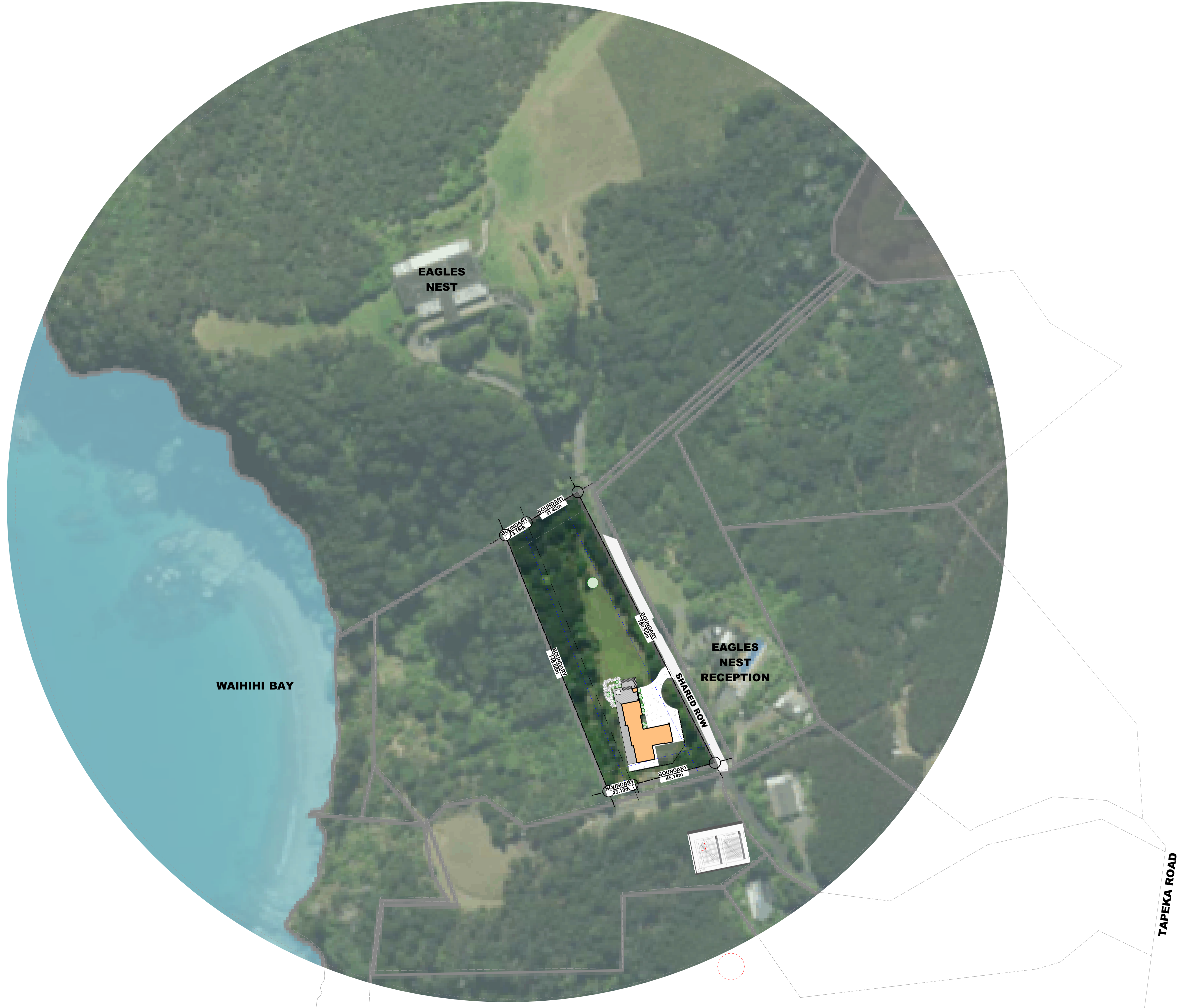
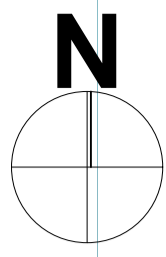
WAIHIHI - NEW HOUSE
56 TAPEKA ROAD
RUSSELL
FAR NORTH

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A001 **RC03**

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 FAR NORTH

sheet title
Site
LOCALITY PLAN

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 sheet no.
A101 issue
RC03

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LOCALITY PLAN 1:1000

SITE INFORMATION

Earthquake Zone: Zone 1
 Wind Zone: Extra High
 Exposure Zone: Zone D
 Building Importance Level: Level 2
 Design Life: 50 years
 Rainfall Intensity: 105-147mm/hr

LEGAL DESCRIPTION

Lot 1 DP158298
 Site Area: 7790 m² more or less

DEVELOPMENT CONTROLS

Environment:
 Operative Plan: General Coastal Zone
 Proposed Plan: Rural Production Zone

EASEMENTS:

H-
 J-

FNDC GIS Maps Info:
 -General District Wide Matter - Coast Environment
 -LUCAS Land Use Map 2020 - Mixture of 71 Natural Forest and 81 Settlements of Built up areas.
 -NZLR Land Use Capability V3, 1 - 6e72?
 -Natural Environment: High Natural Character along NE Edge of site (not in proposed building area)
 -Tsunami Hazard Zone: Small portion NE corner of site
 YELLOW: Rest of site SAFE AREA.

Building Controls as defined in the General Coastal Zone Rules:

Visual Amenity
 - Exterior is to be coloured within the BSS252 standard colour palette range with a reflectance value of 30% or less or are constructed with natural materials which fall within this range.
 -As the proposed gross floor area of the proposed work is for human habitation, and exceeds 25m² a resource consent with be required.

Residential Amenity
 Residential development shall be limited to one unit per 20ha.

Scale of Activities

Check this one

Building Height

Maximum 8m

Sunlight

No part of any building shall project beyond a 45 degree recession plan as measured inwards from any point 2m vertically above ground level on any site boundary, except where a site boundary adjoins a legally established entrance strip, private way, access lot or access way serving a rear site. The measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot or access way.

Stormwater management

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 10%

Setback from boundaries

- No building shall be erected within 10m of any site boundary.
 - No Building for residential purposes shall be erected within 100m from the boundary of the Minerals Zone (TBC)

Transportation - refer chapter 15

Noise

All activities shall be conducted to ensure noise from site shall not exceed the following noise limits at or within the boundary of any other site in this zone.
 0700 to 2200 55dBA L₁₀
 2200 to 0700 45dBA L₁₀ and 70dBA L₁₀

Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with NZS 6803P:1984

Excavation Volume

The total excavation volume over the entire programme is expected to be approximately 390m³

ABBREVIATIONS

The following abbreviations may be used throughout the drawing set.

General

E Existing item to remain
 ER Existing item removed for re-use in new location
 R Item to be removed
 C/W Complete with
 NIC Not in contract
 TBC To be confirmed
 HL High level
 LL Low level
 O/H Over head
 U/G Underground
 Sim Similar
 UNO Unless noted otherwise
 Typ Typical

Dimensions

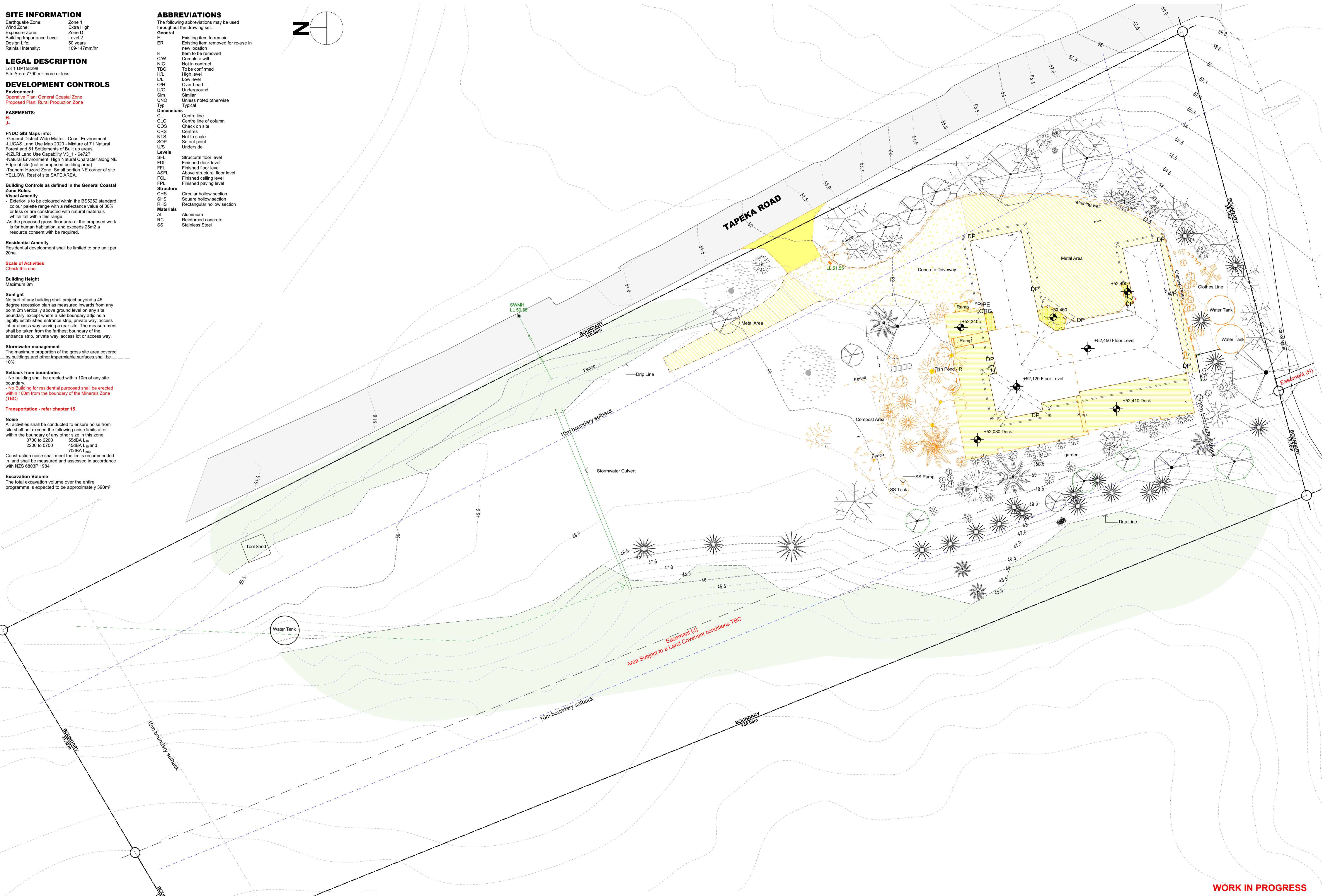
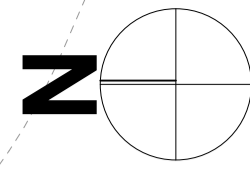
CL Centre line
 CLC Centre line of column
 COS Check on site
 CRS Centres
 NTS Not to scale
 SOP Setout point
 US Underside

Levels

SFL Structural floor level
 FDL Finished deck level
 FFL Finished floor level
 ASFL Above structural floor level
 FCL Finished ceiling level
 FPL Finished paving level

Structure

CHS Circular hollow section
 SHS Square hollow section
 RHS Rectangular hollow section
Materials
 Al Aluminium
 RC Reinforced concrete
 SS Stainless Steel



GENERAL NOTES

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RC01		11/01/2026
P04		25/09/2025
P03		29/07/2025
P02		6/06/2025
P01		14/04/2025

SITE PLAN - EXISTING 1:200

title
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 WAIHIHI - NEW HOUSE
 56 TAPEKA ROAD
 RUSSELL

sheet title
SITE PLAN - EXISTING

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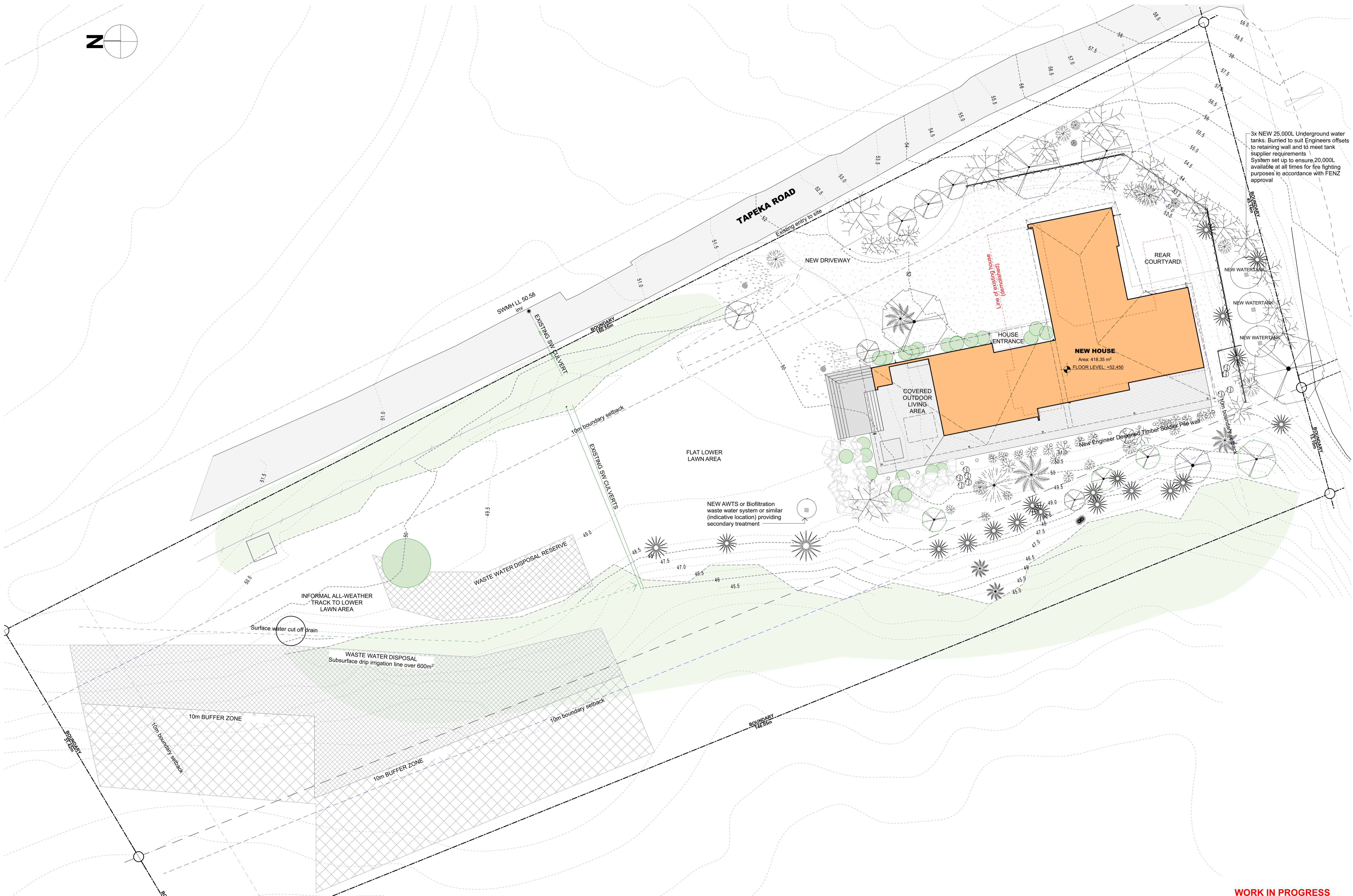
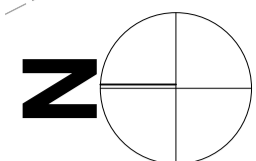
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3x NEW 25,000L Underground water tanks. Buried to suit Engineers offsets to retaining wall and to meet tank supplier requirements. System set up to ensure 20,000L available at all times for fire fighting purposes in accordance with FENZ approval

- GENERAL NOTES**
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RC01		13/01/2026
P04		25/09/2025
P03		29/07/2025
P02		09/06/2025

SITE PLAN PROPOSED 1:200

this drawing and the design it covers shall remain the property and copyright of the Architects

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WAIHIHI - NEW HOUSE
56 TAPEKA ROAD
RUSSELL

sheet title **SITE PLAN - PROPOSED**

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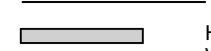

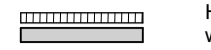

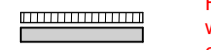






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PROPOSED FLOOR PLAN

LEGEND

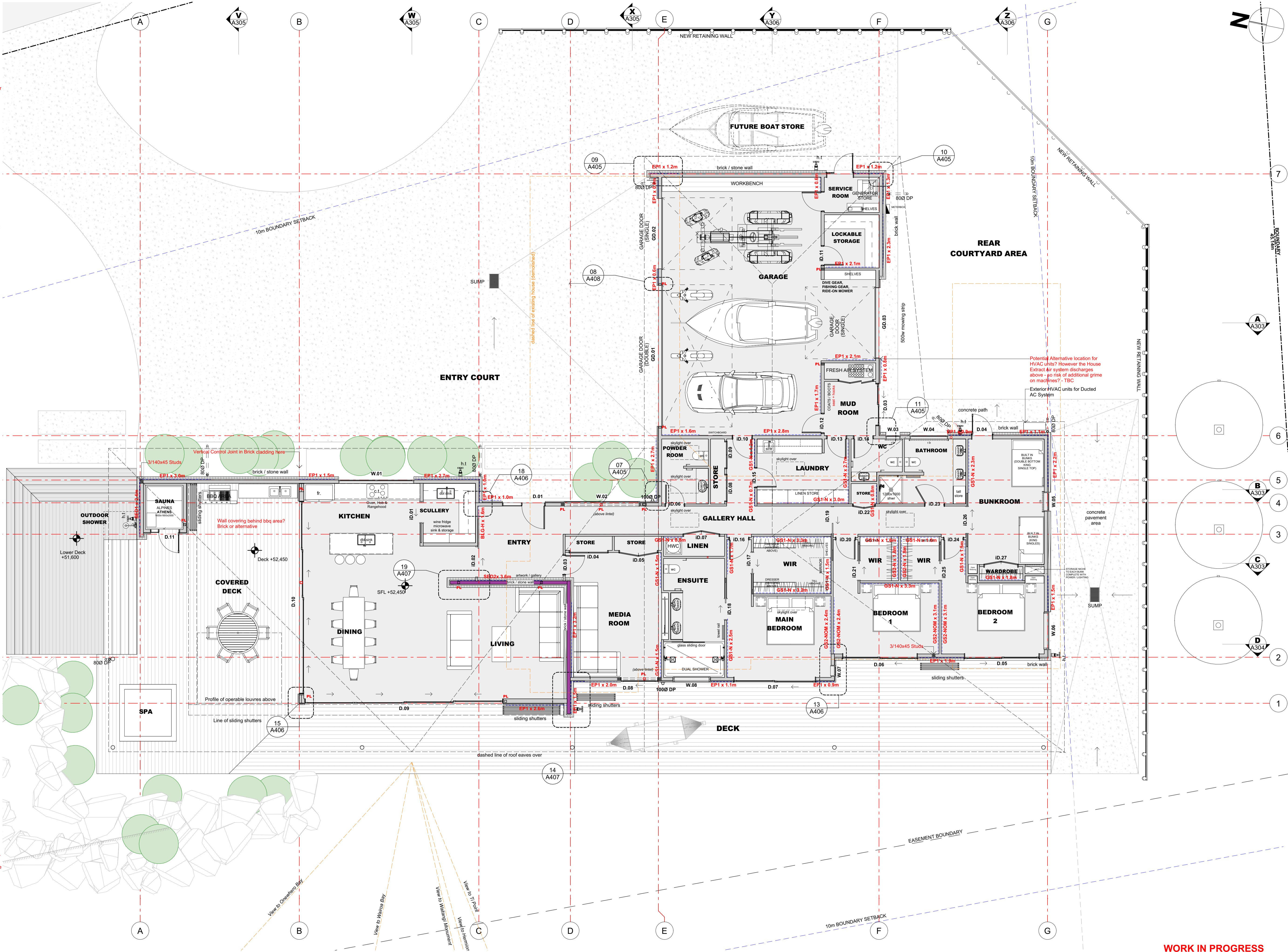
-  H3.2 Radiata timber framed walls - with Vertical Aluminium cladding over cavity
-  H3.2 Radiata timber framed exterior walls with Brick Veneer Cladding over cavity
-  H3.2 Radiata timber framed interior walls with Brick - to follow line of exterior brick veneer where they connect. Ensure Cavity between interior and exterior wall is separated
-  Double Brick veneer Wall - Studs to be 2/140x45 H3.2 SGB radiata @ max. 400crs, nogs @ max. 800crs
-  Exterior Structural Columns. Size / Spacing / Material / Finish TBC
-  Door / Window ID (number)
-  Selected Tile Floor Covering
-  Timber Decking. Fill Direction indicated direction to run decking boards
-  Min. 100mm thick 25MPa concrete exterior surfacing, reinforced with SE62 mesh TBC. With Falls away from building / structure towards SW sumps
-  ACO Type 95 Grated Drainage Pit - Catchment area TBC - Installed in accordance with Product Technical requirements
-  Indicative location of automated roller blinds - Refer also interior elevations and reflected ceiling plan

PROPOSED FLOOR PLAN NOTES

- 1.0 **ASSOCIATED DOCUMENTS**
- 1.1 Refer to the Engineering Consultant's documents and calculations for bracing, lintels, beams etc. concrete floor construction and reinforcing, floor framing construction and geotech report
- 1.2 Refer to Sections for further detail.
- 1.3 Refer to the Electrical Plan for wiring requirements.
- 1.4 Refer to Foundation and Plumbing Plan for reinforcing to slab, door rebates, brick veneer rebates, plumbing requirements etc. ensure all drainage is located below slab.
- 2.0 **EXTERIOR WALLS**
- 2.1 **Timber Frame Construction with Vertical Archmax Standing Seam Cladding**
Vertical Archmax Cladding over cavity battens over EcoPly RAB board
Thermal insulation to all exterior walls.
10mm GIB wall linings with L4 finish / Plywood wall linings typically. Refer interior elevations.
WALL FRAMING:
140x45 H3.2 SGB radiata wall framing - studs centres / nog centres tbc.
- 2.2 **Timber Frame Construction with Brick+Co Marziale WF Brick Veneer - Stack Bond**
Marziale WF Brick Veneer over Cavity over EcoPly RAB board
Thermal insulation to all exterior walls.
10mm GIB Wall linings / Plywood wall linings typically. Refer to interior elevations
WALL FRAMING:
140x45 H3.2 SGB radiata wall framing - SED by Structural Engineer to allow for Stack Bond of bricks.
FIXINGS:
Stud to double top plate.
Single Studok SL170 plus 2/90mm x 3.15dia. nails.
Bottom plate to concrete slab:
M12 bolt with 50x50x3.0 square washer @ 600 crs
- 3.0 **INTERIOR WALLS**
- 3.1 90x45/140x45 H3.2 radiata timber wall framing Studs @ 600crs, nogs @ max. 800crs typically, except for internal load bearing high walls
Locations/Design TBC with Structural Engineer Supply & install acoustic insulation batts to all interior wall framing cavities
10mm GIB Wall linings / Plywood wall linings typically. Refer interior elevations for locations.
- 4.0 **FLOOR CONSTRUCTION**
- 4.1 **Firth Ribraft Floor Construction with Selected Floor Finishes**
Firth Ribraft floor construction TBC.
Thermakraft Thermathene Orange DPM on 25mm sand blinding over
150mm layers of hardfill with 25mpa concrete footings as set out and sized on foundation plan and reinforced as per details.
Refer also to structural engineers documentation for all SED footings etc.
- 4.2 **Timber Exterior Deck**
125sq H5 Sention Plats into 25MPa footings.
2/190x45 H3.2 SGB radiata bearers
140x45 H3.2 SGB radiata joist @ 400crs
Premium Timber Wide Decking Boards - TBC
- 5.0 **DOOR & WINDOW**
- 5.1 APL Architectural Series Dulux Duratec Powder coated Aluminium framed windows / doors with matching powdercoated aluminium head flashings and sill tray flashings (where required) with min. slope 15 deg and stop ends with H3.2 radiata jamb liners with proprietary plastic H packer to suit with water resistant Sikaflex MS air seal continuous around joinery frame with PEF backing rod behind on flexible flashing tape to the window / door opening - refer to the joinery details and Door and Window Schedule for further details.
Powdercoated Aluminium Garage Doors.
Prestige Sectional doors - clad to match cladding and active hidden door detail
Sliding Shutters on Deck, Aluminium or Timber - TBC. Supplier TBC
- 5.2 **INTERIOR DOORS**
- 6.1 Prehung interior doors (Solid core with 32mm frames) Refer to the Door Schedule for door sizes, materials and finishes.
- 7.0 **BUILT-IN FITTINGS**

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PROPOSED FLOOR PLAN 1:75

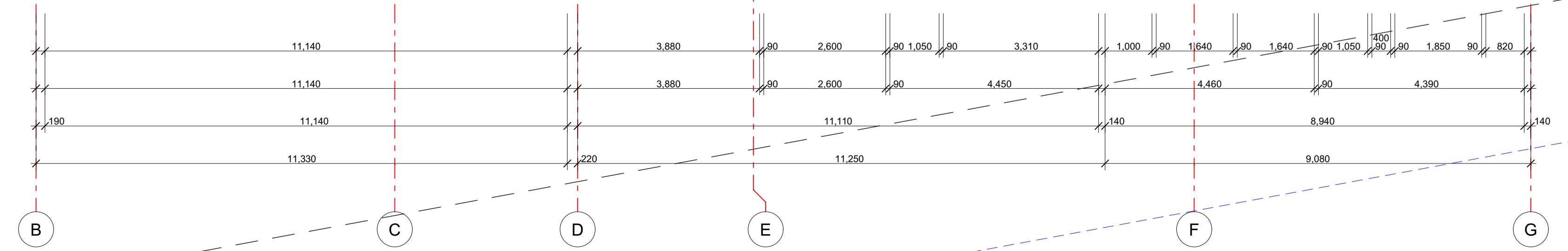
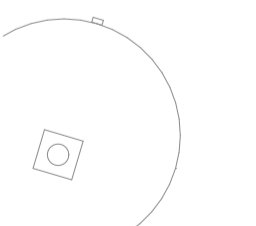
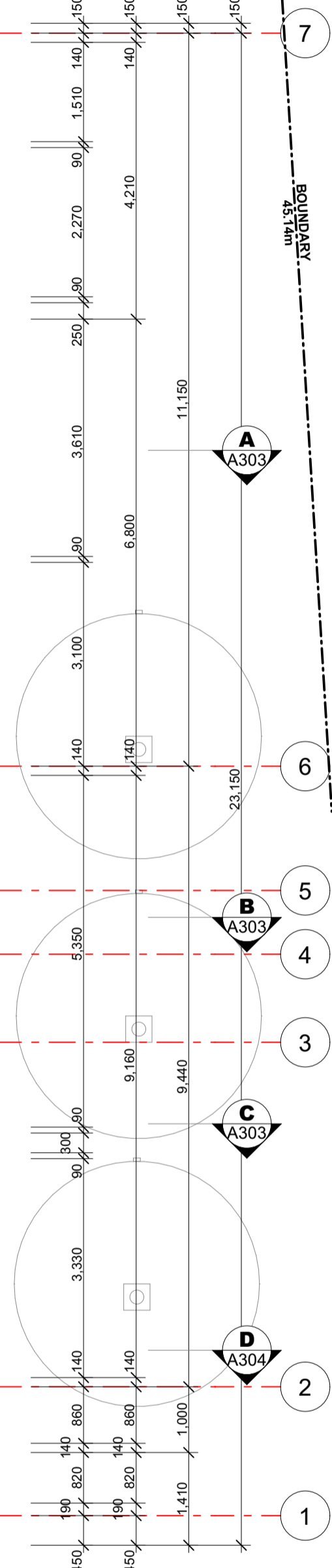
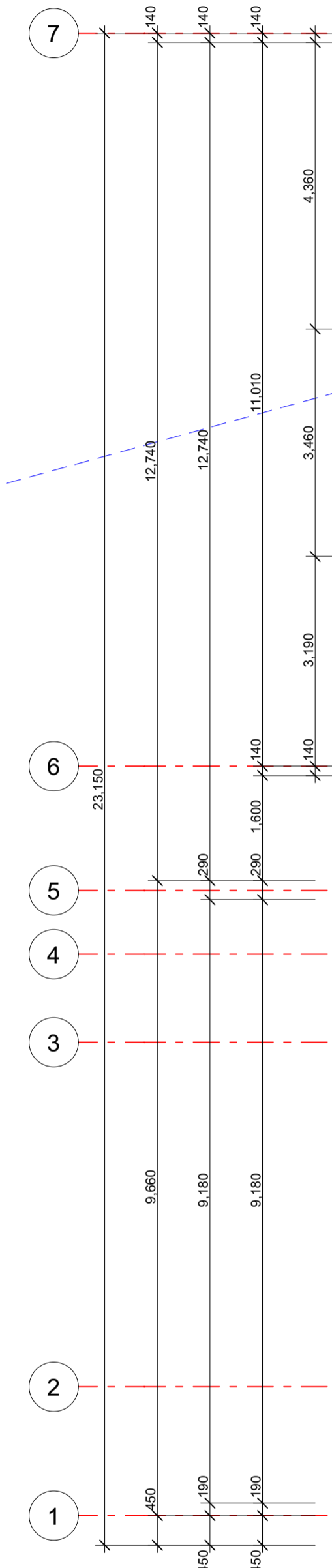
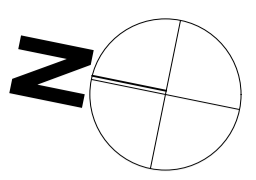
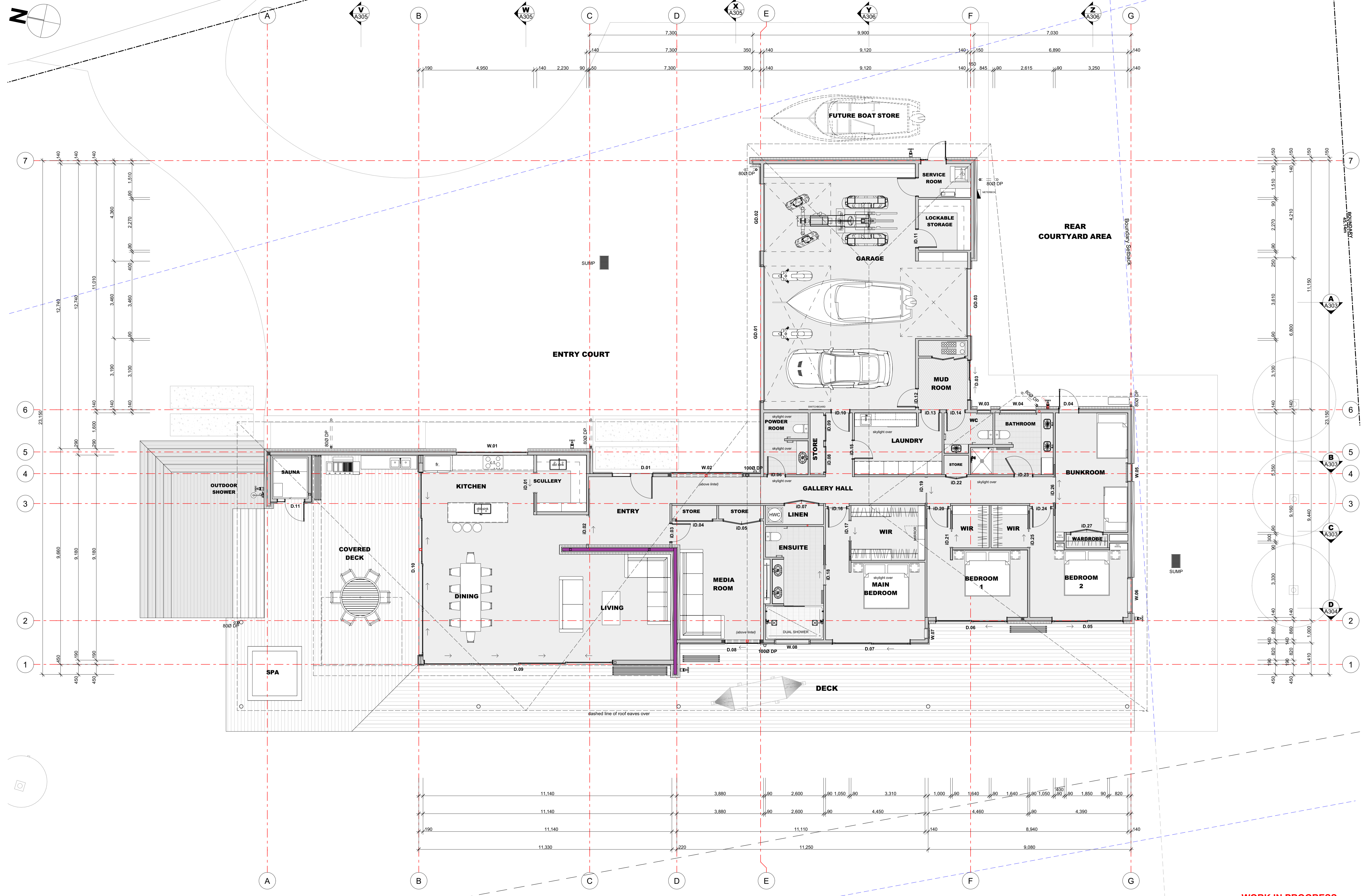
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P06			22/01/2026
P05			14/01/2026
RC01			13/01/2026
P04			25/09/2025

WORK IN PROGRESS

<p>title STEVE & TRICIA ASCHEBROCK WAIHIKI - NEW HOUSE 56 TAPEKA ROAD RUSSELL</p>	<p>sheet title PROPOSED FLOOR PLAN</p>	<p>drawn RM scale As marked at A1 sheet no. A201 checked RM job no. 09 / 24 / 01 issue RC03 printed Tuesday, 14 April 2026 for Resource Consent</p>
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- GENERAL NOTES**
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RevID	CHD	Revision	Date
RC03			14/04/2026
P09			13/04/2026
RC02			12/03/2026
P05			14/01/2026
RC01			13/01/2026
P04			25/09/2025

DIMENSION PLAN 1:75

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title **STEVE & TRICIA ASCHEBROCKians**
 WAIHIHI - NEW HOUSE
 56 TAPEKA ROAD
 RUSSELL

sheet title **DIMENSION PLAN**

WORK IN PROGRESS

drawn **A202**
 n. **RC03**
 scale **As marked at A1**
 sheet no. **09 / 24 / 01**
 issue

checked **RM**
 job no. **09 / 24 / 01**
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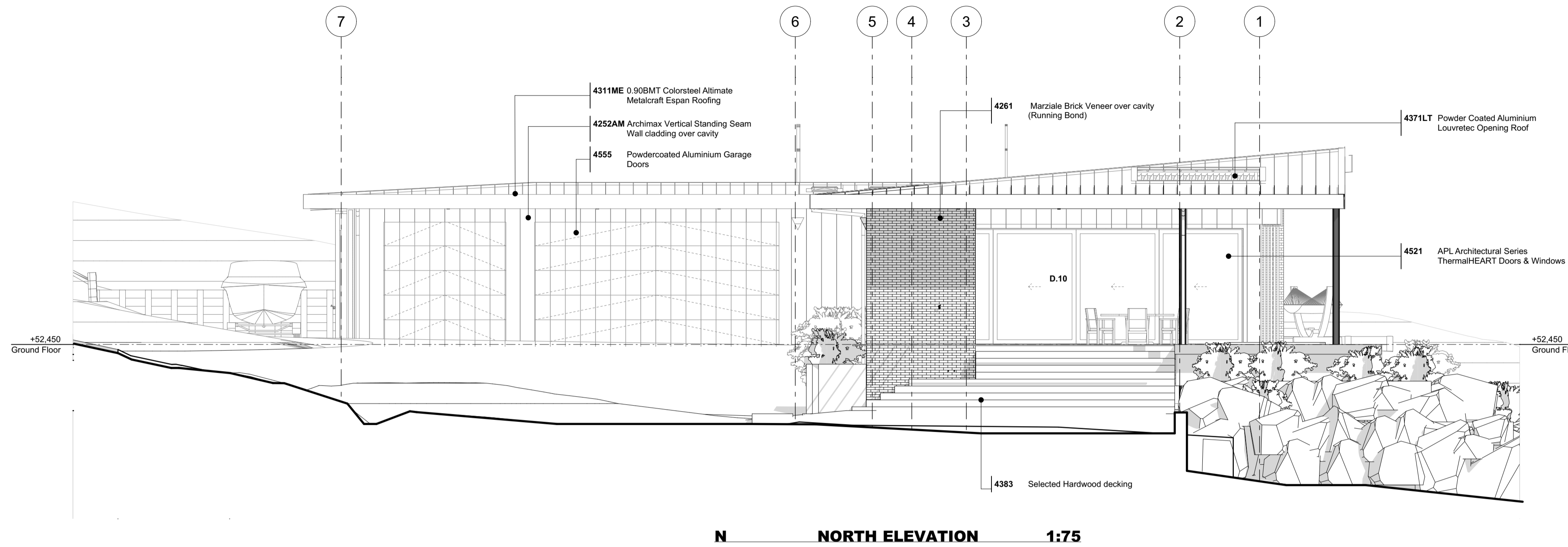
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SECTION / ELEVATION NOTES

- 1.0 **ASSOCIATED DOCUMENTS**
- 1.1 Refer to the Engineering Consultant's documents and calculations for bracing, beams and posts, speciality lintels, and geotech report.
- 1.2 Refer to Sections for further detail.
- 1.3 Refer to the Electrical Plan for wiring requirements.
- 1.4 Refer to Foundation and Plumbing Plan for reinforcing to slab, door rebates plumbing requirements etc. ensure all drainage is located below site.

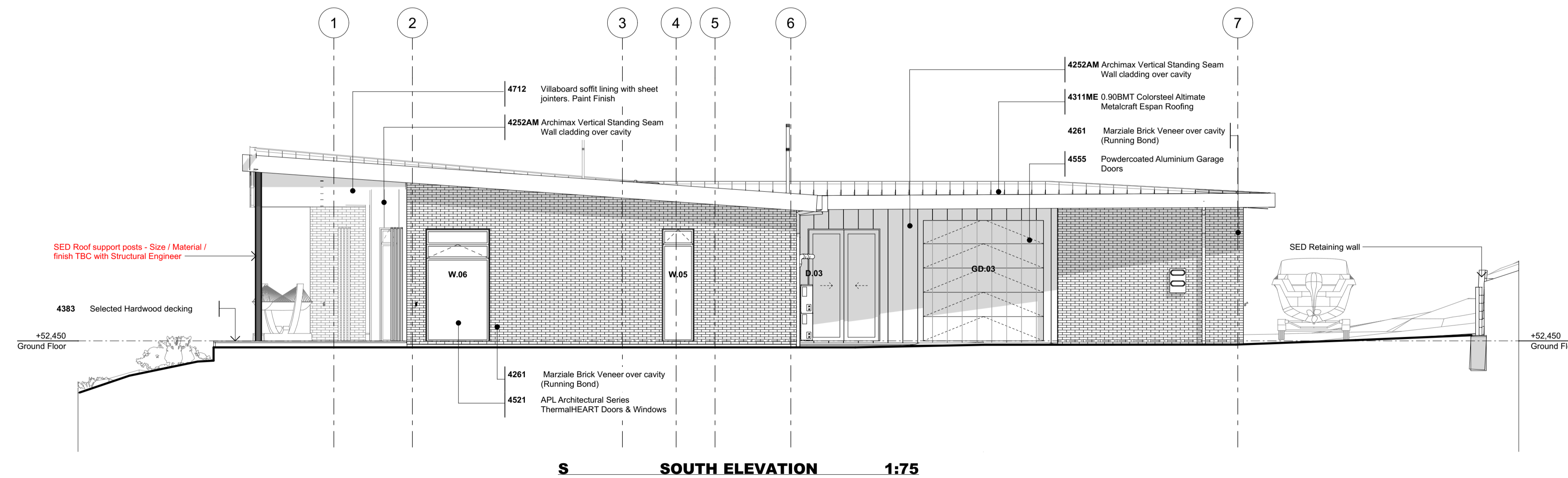
- 2.0 **FLOOR CONSTRUCTION**
- 2.1 **Fifth Fibrafit Floor Construction with Selected Floor Finishes**
- 2.2 **Timber Deck - Pile / Masonry Block Construction**

- 3.0 **EXTERIOR WALLS & CLADDING**
- 3.1 **Timber Frame Construction with Brick+Co Marziale WF Brick Veneer - Stack Bond**
Selected brick veneer over cavity over RAB. 140x45 H3.2 SCS radiata wall framing - SED. Thermal Wall insulation
- 3.2 **Timber Frame Construction with Vertical Archimax Standing Seam Cladding**
Vertical Archimax Aluminium Standing seam cladding over cavity over RAB. 140x45 H3.2 SCS radiata wall framing. Studs @ 400cns. nogs @ max. 800cns. Thermal Wall insulation
- 4.0 **INTERIOR WALLS**
90x45 / 140x45 H3.2 radiata timber wall framing
- 5.0 **CEILING**
- 5.1 13mm GIB Ultralite ceiling linings with Level 4 paint finish fixed to GIB rondo ceiling battens cns in accordance with the technical installation manual
- 5.2 13mm GIB Aqualine ceiling linings with Level 4+ Paint finish fixed to all wet area spaces fixed to GIB rondo ceiling battens cns in accordance with the technical installation manual
- 5.3 Raking Ceiling to be selected decortech or similar decorative timber ceiling lining
- 5.4 Autex Green Stuff ceiling insulation throughout.
- 5.5 Refer to electrical plan for electrical fittings within ceiling plane.
- 6.0 **ROOFING**
- 6.1 Metalcraft Colorsteel Altimate Espan Long Run Roofing
- 6.2 Louvretech Powdercoated Aluminium Louvre Panel in roof over deck - Refer Roof plan for location.
- 6.3 Metalcraft Colorsteel External Box Gutter or Archimax gutter - TBC
- 6.4 Viking Enviroclad TPO Internal Gutter
- 6.5 800 Marley Stratus uPVC downpipes on stand off brackets @ 1000cns max.
- 6.6 Velux double glazed Powdercoated Aluminium Skylights - complete with 1.6mm Aluminium Cricket Flashings with fully welded diverters & Colorsteel Altimate Watershed flashing taken to ridge.
- 6.6 **IMPORTANT NOTE:**
All roof areas to be ventilated, refer roof details / junctions.
- 7.0 **DOORS & WINDOWS**
- 7.1 APL Aluminium Doors and Windows matching powder coat aluminium head flashings and sill tray flashings (where required) with min. slope 1:5 diag. and stop ends c/w H3.2 radiata jamb liners with proprietary plastic H packer to suit with water resistant Sikaflex MS air seal continuous around joinery frame with PEF backing rod behind on flexible flashing tape to the window / door opening - refer to the joinery details and Door and Window Schedule for further details.
- 7.2 Sliding Shutters in areas noted on floor plan.
- 7.3 Prestige Garage doors - clad to match hwall and create hidden door detail
- 8.0 **INTERIOR DOORS**
- 8.1 Prehung interior doors. Refer to the Door Schedule for door sizes, materials and finishes.
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BUILDING ENVELOPE RISK MATRIX		
NORTH ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Medium risk	1
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		9

N NORTH ELEVATION 1:75



BUILDING ENVELOPE RISK MATRIX		
SOUTH ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Medium risk	1
Envelope complexity	Very high risk	6
Deck design	Low risk	0
Total Risk Score:		12

S SOUTH ELEVATION 1:75

GENERAL NOTES

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P04			25/09/2025

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<p>196a BANK STREET PO BOX 1206, WHANGAREI 0140, NEW ZEALAND P. 09 438 8426 F. 09 438 4178 E. office@ahk.co.nz</p>	<p>title STEVE & TRICIA ASCHEBROCK WAIHIHI - NEW HOUSE 56 TAPEKA ROAD RUSSELL</p>	<p>sheet title Elevations, Sections NORTH AND SOUTH ELEVATIONS</p>	<p>drawn n. scale As marked at A1 sheet no. A301 printed Tuesday, 14 April 2026 for Resource Consent</p>	<p>checked RM job no. 09 / 24 / 01 issue RC03</p>
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WORK IN PROGRESS

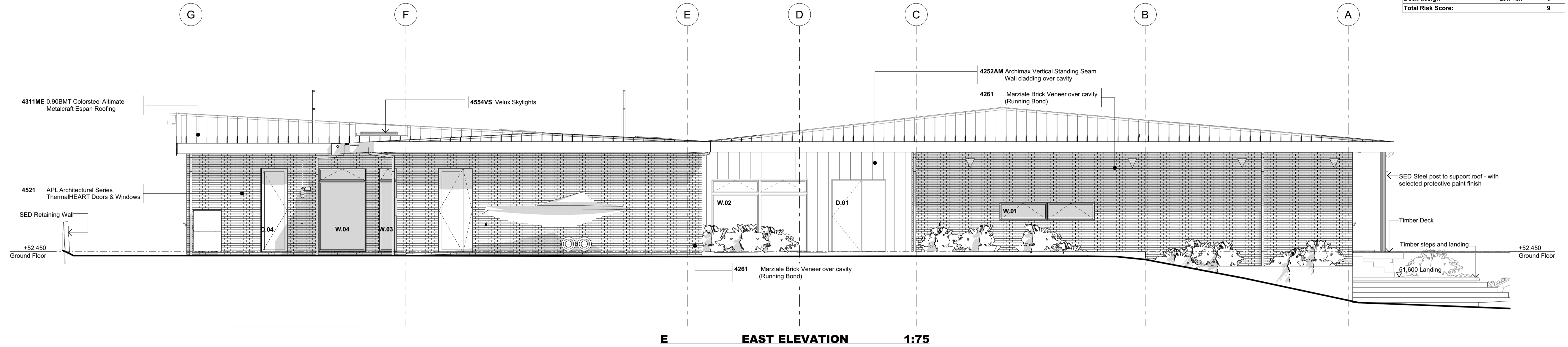
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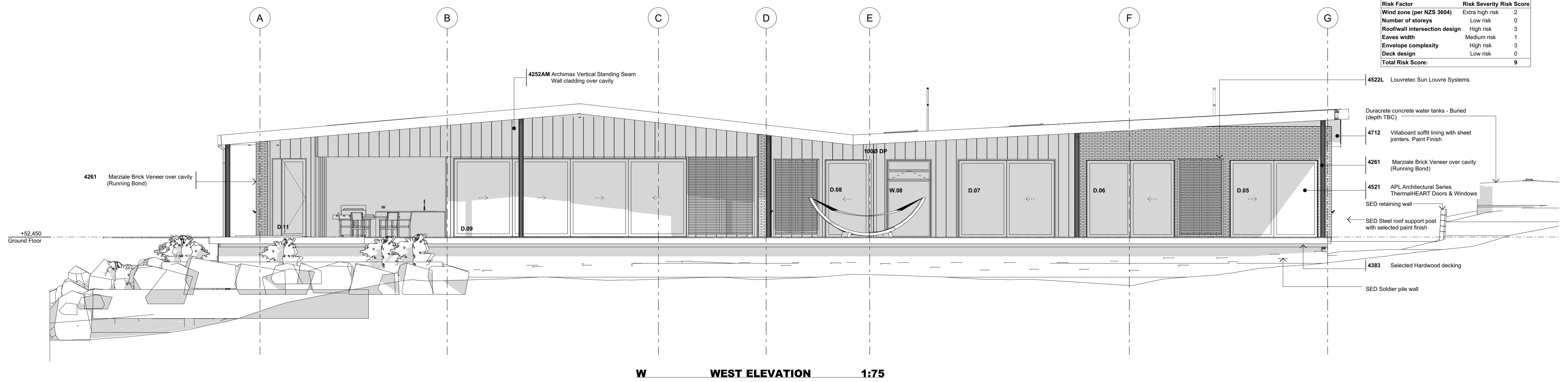
- 2.0 **FLOOR CONSTRUCTION**
- 2.1 **Fifth Fibrafrt Floor Construction with Selected Floor Finishes**
- 2.2 **Timber Deck - Pile / Masonry Block Construction**

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- 4.0 **INTERIOR WALLS**
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- 5.0 **CEILING**
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- 5.2 13mm GIB Aqualine ceiling linings with Level 4+ Paint finish fixed to all wet area spaces fixed to GIB rondo ceiling battens crs in accordance with the technical installation manual
- 5.3 Raking Ceiling to be selected decortech or similar decorative timber ceiling lining
- 5.4 Autex Green Stuff ceiling insulation throughout.
- 5.5 Refer to electrical plan for electrical fittings within ceiling plane.
- 6.0 **ROOFING**
- 6.1 Metalcraft Colorsteel Ultimate Espan Long Run Roofing
- 6.2 Louvretch Powdercoated Aluminium Louvre Panel in roof over deck - Refer Roof plan for location.
- 6.3 Metalcraft Colorsteel External Box Gutter or Archimax gutter - TBC
- 6.4 Viking Enviroclad TPO Internal Gutter
- 6.5 800 Marley Stratus uPVC downpipes on stand off brackets @ 1000crs max.
- 6.6 Velux double glazed Powdercoated Aluminium Skylights - complete with 1.6mm Aluminium Cricket Flashings with fully welded diverters & Colorsteel Ultimate Watershed flashing taken to ridge.
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- 7.0 **DOORS & WINDOWS**
- 7.1 APL Aluminium Doors and Windows matching powder coat aluminium head flashings and sill tray flashings (where required) with min. slope 15 deg and stop ends c/w H3.2 radiata jamb liners with proprietary plastic H packer to suit with water resistant Sikaflex MS air seal continuous around joinery frame with PEF backing rod behind on flexible flashing tape to the window / door opening - refer to the joinery details and Door and Window Schedule for further details.
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BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Medium risk	1
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		9



BUILDING ENVELOPE RISK MATRIX		
WEST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Medium risk	1
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		9



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RC02			12/03/2026
P08			03/03/2026
P05			14/01/2026
RC01			13/01/2026
P04			25/09/2025

WORK IN PROGRESS

<p>title STEVE & TRICIA ASCHEBROCK Elevations, Sections</p> <p>WAIHIHI - NEW HOUSE 56 TAPEKA ROAD RUSSELL</p>	<p>sheet title EAST AND WEST ELEVATIONS</p> <p>drawn RM</p> <p>scale As marked at A1</p> <p>A302</p> <p>printed Tuesday, 14 April 2026 for Resource Consent</p>	<p>checked RM</p> <p>job no. 09 / 24 / 01</p> <p>issue RC03</p>
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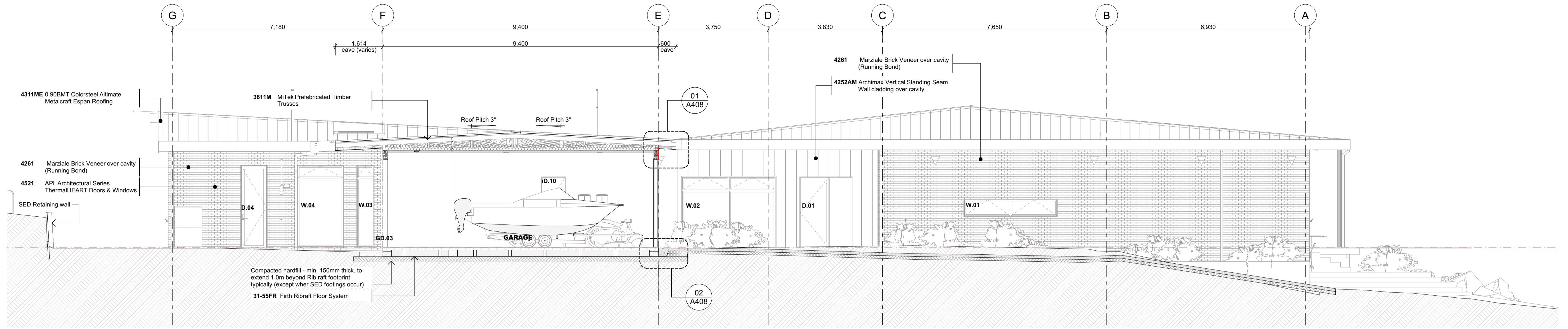
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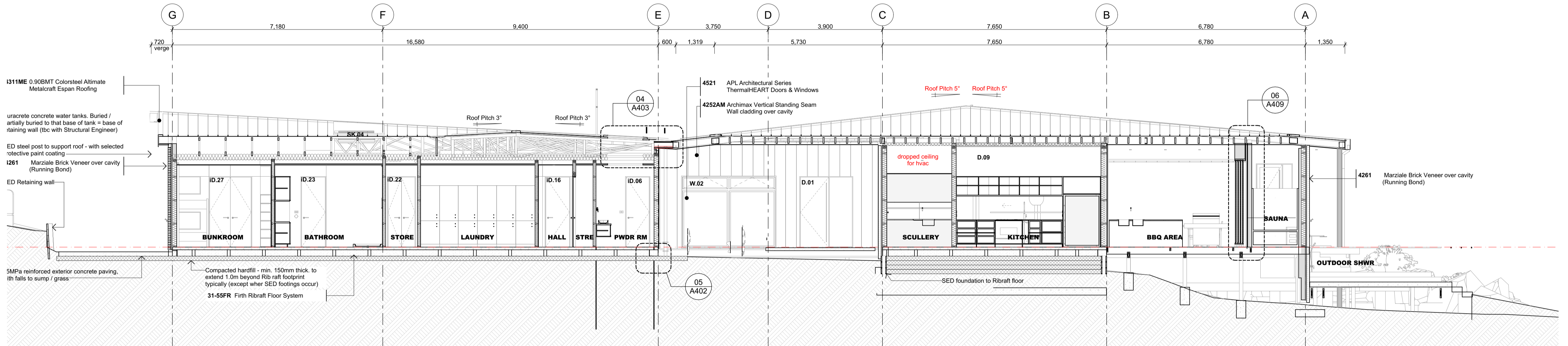
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SECTION / ELEVATION NOTES

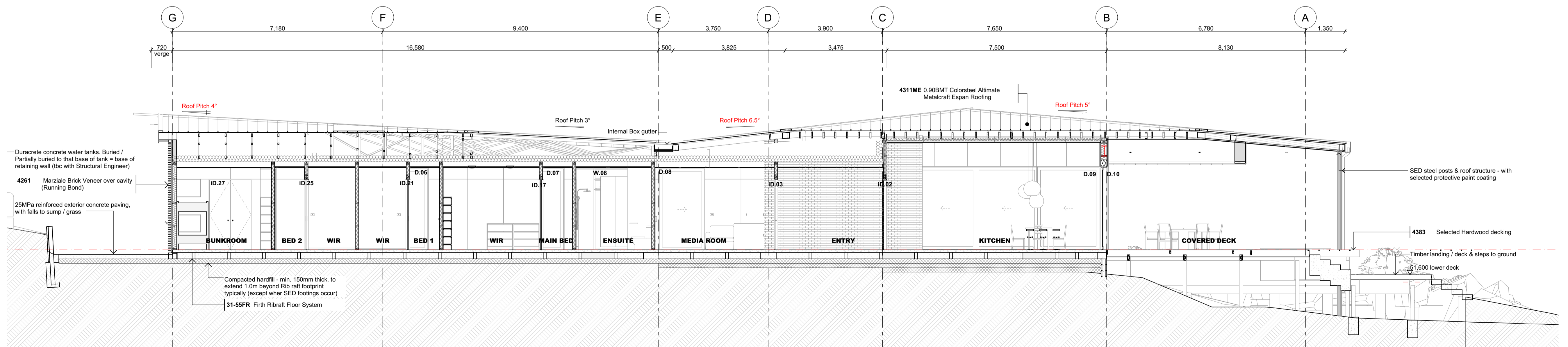
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A SECTION 1:75



B SECTION 1:75



C SECTION 1:75

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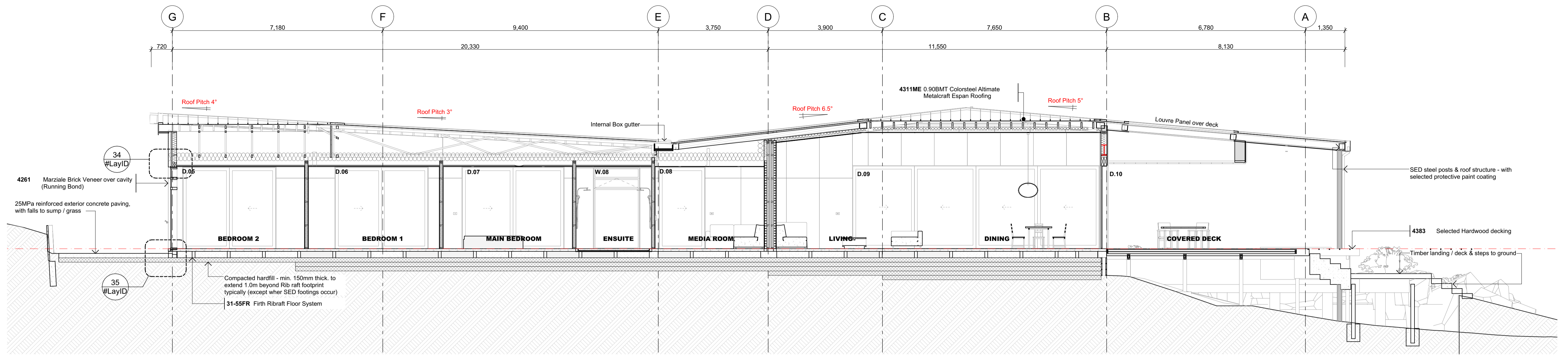
<p>196a BANK STREET PO BOX 1206, WHANGAREI 0140, NEW ZEALAND P. 09 438 8426 F. 09 438 4178 E. office@ahk.co.nz</p>	<p>title STEVE & TRICIA ASCHEBROCK WAIHIH - NEW HOUSE 56 TAPEKA ROAD RUSSELL</p>	<p>sheet title Elevations, Sections LONG SECTIONS A, B & C</p>	<p>drawn n. scale As marked at A1 sheet no. A303</p>	<p>checked RM job no. 09 / 24 / 01 issue RC03</p>
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SECTION / ELEVATION NOTES

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- 1.1 Refer to the Engineering Consultant's documents and calculations for bracing, beams and posts, speciality inlets, and geotech report.
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D SECTION 1:75

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title
STEVE & TRICIA ASCHEBROCK Elevations, Sections
WAIHIHI - NEW HOUSE LONG SECTION D
56 TAPEKA ROAD
RUSSELL

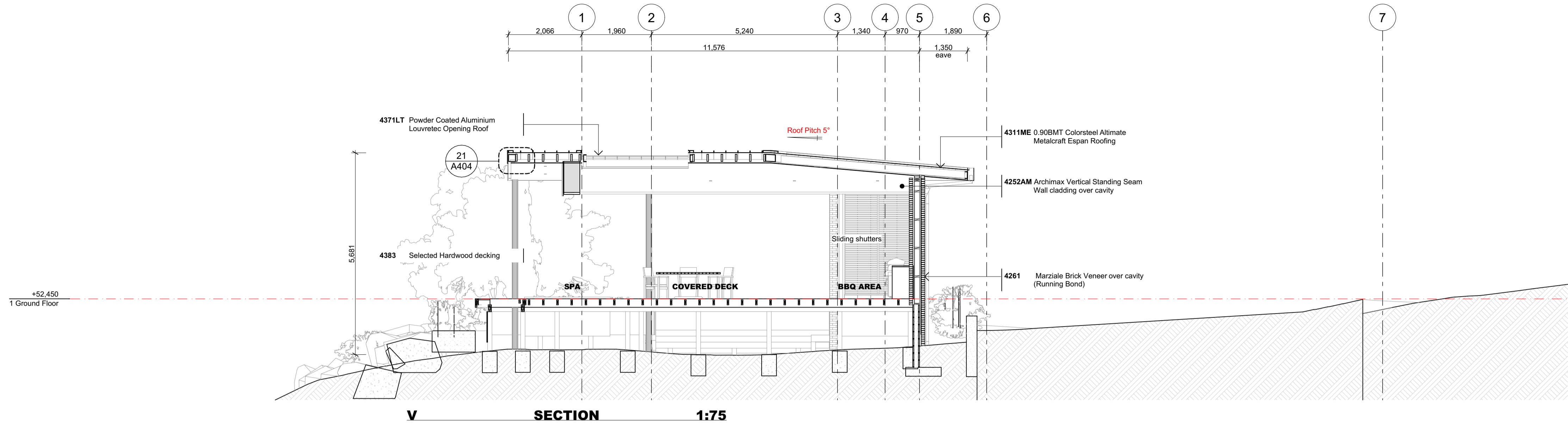
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job no. 09 / 24 / 01
sheet no. issue
A304 RC03
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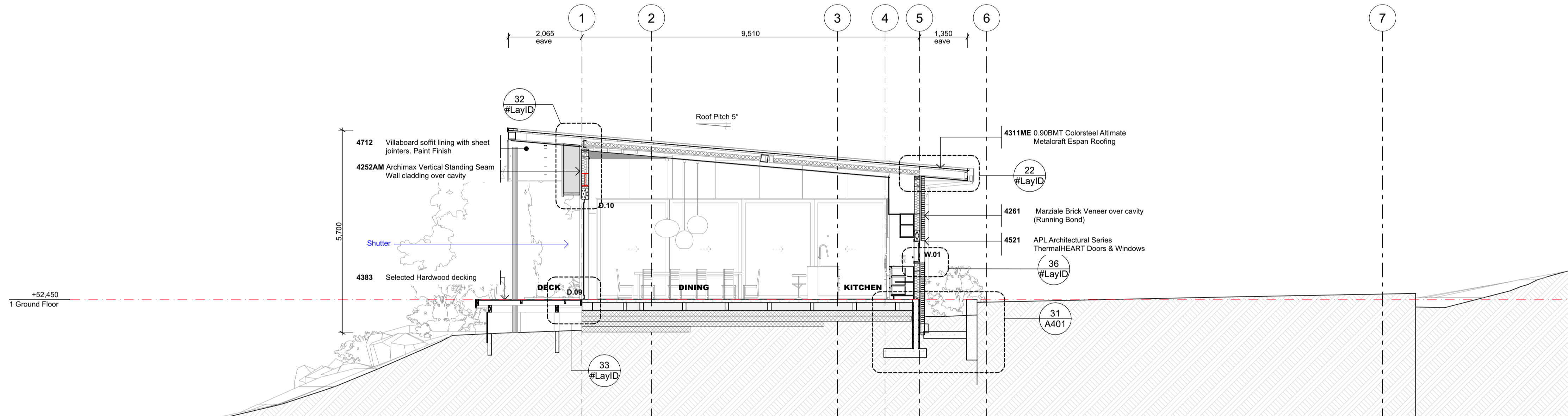
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SECTION / ELEVATION NOTES

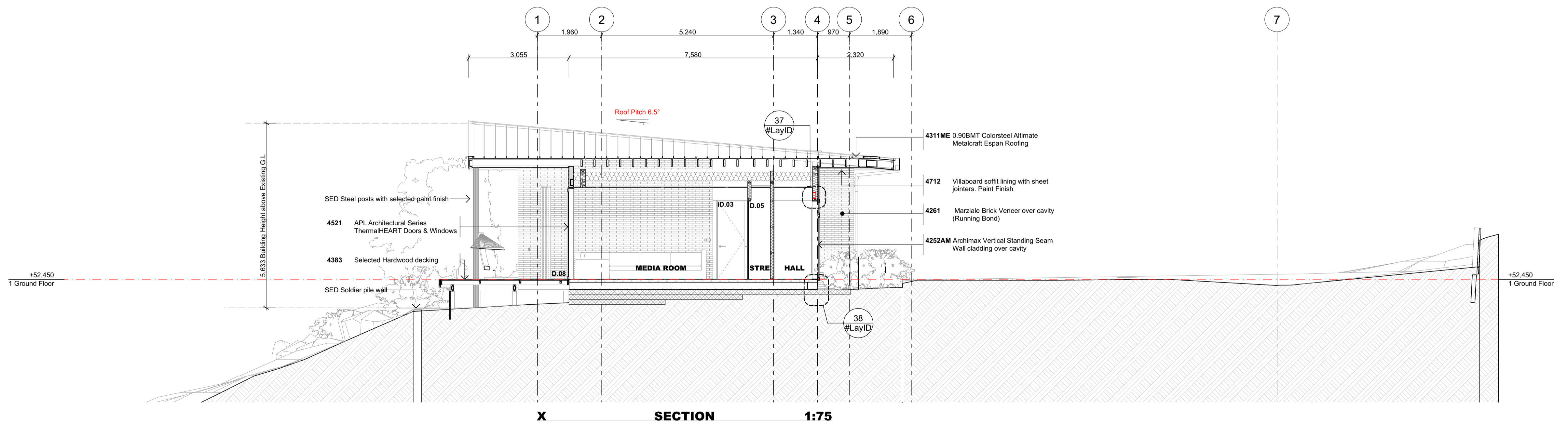
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- 5.0 **CEILING**
- 5.1 13mm GIB Ultraline ceiling linings with Level 4 paint finish fixed to GIB rondo ceiling battens cns in accordance with the technical installation manual
- 5.2 13mm GIB Aqualine ceiling linings with Level 4+ Paint finish fixed to all wet area spaces fixed to GIB rondo ceiling battens cns in accordance with the technical installation manual
- 5.3 Raking Ceiling to be selected decortech or similar decorative timber ceiling lining
- 5.4 Autex Green Stuff ceiling insulation throughout.
- 5.5 Refer to electrical plan for electrical fittings within ceiling plane.
- 6.0 **ROOFING**
- 6.1 Metalcraft Colorsteel Altimate Espan Long Run Roofing Louvretach Powdercoated Aluminium Louvre Panel in roof over deck - Refer Roof plan for location.
- 6.2 Metalcraft Colorsteel External Box Gutter or Archimax gutter - TBC
- 6.3 Viking Enviroclad TPO Internal Gutter
- 6.4 800 Marley Stratus uPVC downpipes on stand off brackets @ 1000cns max.
- 6.5 Velux double glazed Powdercoated Aluminium Skylights - complete with 1.6mm Aluminium Cricket Flashings with fully welded diverters & Colorsteel Altimate Watershed flashing taken to ridge.
- 6.6 **IMPORTANT NOTE:**
All roof areas to be ventilated, refer roof details / junctions.
- 7.0 **DOORS & WINDOWS**
- 7.1 APL Aluminium Doors and Windows
matching powder coat aluminium head flashings and sill tray flashings (where required) with min. slope 1% diag. and stop ends c/w H3.2 radiata jamb liners with proprietary plastic H packer to suit with water resistant Sikaflex MS air seal continuous around joinery frame with PEF backing rod behind on flexible flashing tape to the window / door opening - refer to the joinery details and Door and Window Schedule for further details.
- 7.2 Sliding Shutters in areas noted on floor plan.
- 7.3 Prestige Garage doors - clad to matc hwall and create hidden door detail
- 8.0 **INTERIOR DOORS**
- 8.1 Prehung interior doors. Refer to the Door Schedule for door sizes, materials and finishes.
- 9.0 **BUILT-IN FITTINGS**
- 9.1 Refer to the Internal Elevations, Sections, Cabinetry /joinery drawings, for Joinery items to be supplied and installed by the Main Contractor. Some of which include kitchen cabinetry, built in storage unit to laundry and storage cupboards.



V SECTION 1:75



W SECTION 1:75



X SECTION 1:75

GENERAL NOTES

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RC03			14/04/2026
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RC02			12/03/2026
P08			06/03/2026
P05			14/01/2026
RC01			13/01/2026
P04			25/09/2025

0 50mm

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title
STEVE & TRICIA ASCHEBROCK
WAIHIHI - NEW HOUSE
56 TAPEKA ROAD
RUSSELL

sheet title
Elevations, Sections
CROSS SECTIONS V, W & X

WORK IN PROGRESS

drawn
n.
scale
As marked at A1

checked
RM
job no.
09 / 24 / 01
issue

A305

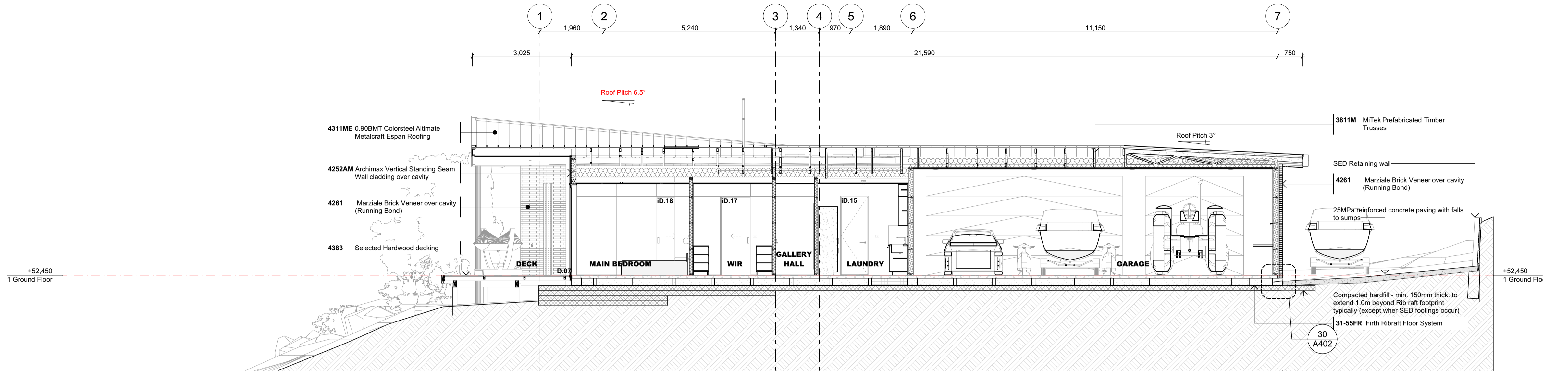
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RC03

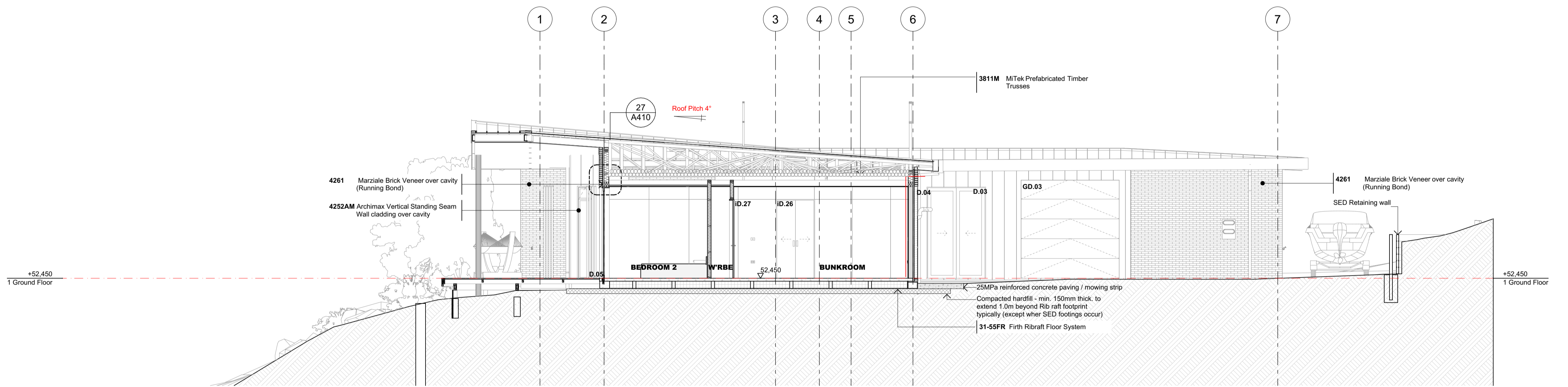
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SECTION / ELEVATION NOTES

- 1.0 **ASSOCIATED DOCUMENTS**
- 1.1 Refer to the Engineering Consultant's documents and calculations for bracing, beams and posts, speciality inlets, and geotech report.
- 1.2 Refer to Sections for further detail.
- 1.3 Refer to the Electrical Plan for wiring requirements.
- 1.4 Refer to Foundation and Plumbing Plan for reinforcing to slab, door rebates plumbing requirements etc. ensure all drainage is located below slab.
- 2.0 **FLOOR CONSTRUCTION**
- 2.1 Firth Ribraft Floor Construction with Selected Floor Finishes
- 2.2 Timber Deck - Pile / Masonry Block Construction
- 3.0 **EXTERIOR WALLS & CLADDING**
- 3.1 Timber Frame Construction with Brick+Co Marziale WF Brick Veneer - Stack Bond
Selected brick veneer over cavity over RAB. 140x45 H3.2 SCS radiata wall framing - SED. Thermal Wall insulation
- 3.2 Timber Frame Construction with Vertical Archimax Standing Seam Cladding
Vertical Archimax Aluminium Standing seam cladding over cavity over RAB. 140x45 H3.2 SCS radiata wall framing. Studs @ 400cirs. nogs @ max. 800cirs. Thermal Wall insulation
- 4.0 **INTERIOR WALLS**
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Y SECTION 1:75



Z SECTION 1:75

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P05			14/01/2026
RC01			13/01/2026
P04			25/09/2025

title
STEVE & TRICIA ASCHEBROCK Elevations, Sections
WAIHIHI - NEW HOUSE CROSS SECTIONS Y & Z
 56 TAPEKA ROAD
 RUSSELL

WORK IN PROGRESS

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 scale As marked at A1
A306
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 job no. 09 / 24 / 01
RC03
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P04			25/09/2025
RC01			13/01/2026
P05			14/01/2026
RC02			12/03/2026
RC03			14/04/2026



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WAIHI - NEW HOUSE
 56 TAPEKA ROAD
 RUSSELL
 FAR NORTH

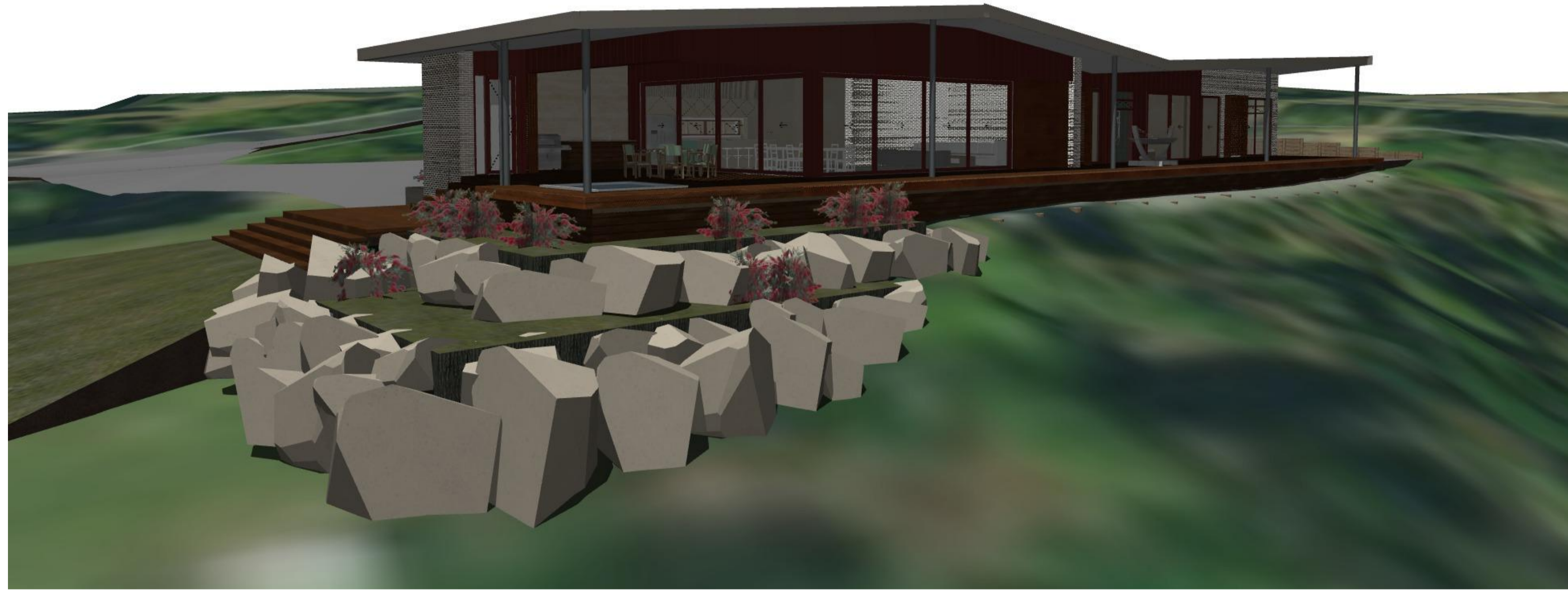
sheet title
Additional Information
3D PERSPECTIVE - EXTERIOR

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scale	job no.
As marked at A1	09 / 24 / 01
sheet no.	issue

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P02			6/06/2025
P03			29/07/2025
P04			25/09/2025
RC01			13/01/2026
RS			14/01/2026
RC02			12/03/2026
RC03			14/04/2026



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 RUSSELL
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sheet title
Additional Information
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As marked at A1	09 / 24 / 01
sheet no.	issue

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STORMWATER AND WASTEWATER MANAGEMENT REPORT

**56B Tapeka Road,
Russell
(Lot 1 DP 158298)**

STORMWATER AND WASTEWATER MANAGEMENT REPORT

56B Tapeka Road,

Russell

(Lot 1 DP 158298)

Report prepared for: Steve Aschebrock

Report reference: 19431

Date: 10 April 2026

Revision: 2

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
19/12/2025	1	First Issue	C Hay	S Scott Compton	M Jacobson
10/04/2026	2	Building Consent Issue	C Hay	S Scott Compton	M Jacobson



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consulting and
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Contents

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7.2	Disposal	6
8.0	Limitations	7

Appendices

A	Drawings
B	Subsurface Investigations
C	On-site Wastewater Disposal Details
D	Stormwater Attenuation Design and Details

STORMWATER AND WASTEWATER MANAGEMENT REPORT

56B Tapeka Road, Russell

(Lot 1 DP 158298)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Steve Aschebrock to investigate the suitability of the property (Lot 1 DP 158298) for residential construction. The purpose of this report is to provide stormwater recommendations and an on-site wastewater disposal design to service the new dwelling.

The client proposes to construct a new dwelling in place of the existing dwelling on the property.

2.0 Site Description

This 7790m² property is located on the western side of a private right-of-way, accessed from Tapeka Road, approximately 20m northwest of the intersection between Tapeka Road and Titore Way. The existing dwelling and proposed building site are located on the southern side of the property, generally comprising of a gentle building area (currently occupied by the existing dwelling) and slopes to the west side of the building site being steep to very steep (20-35°). Ground cover over the property is currently varies between paving, gravel areas, lawn, and bush.

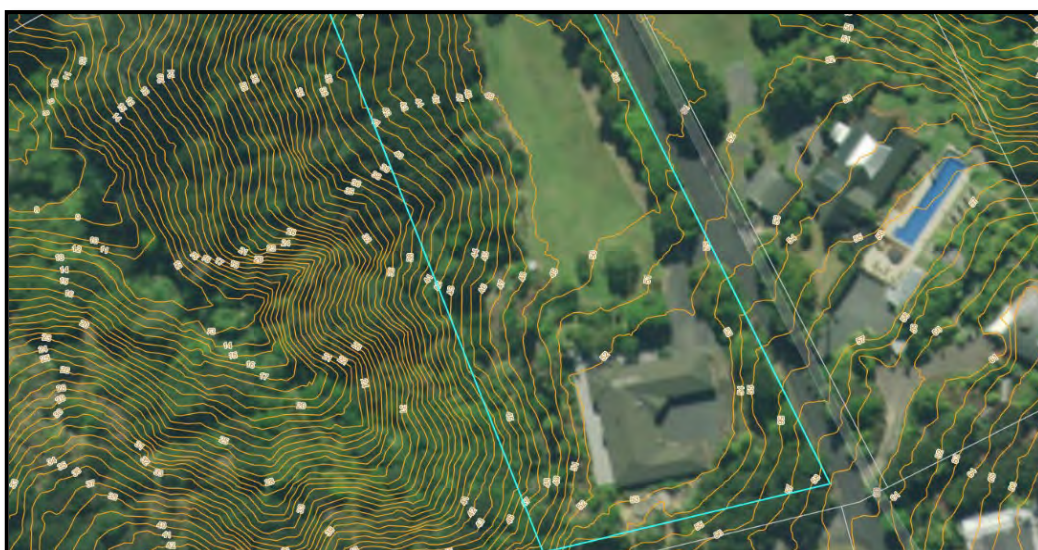


Figure 1: Lot 1 DP 158298 (NRC GIS).

3.0 Desk Study

3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology of The Whangarei Area – Edbrooke & Brook – 2009.
- RS Eng – Geotechnical Investigation Report – 56B Tapeka Road, Russell – 28 February 2025.

3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Waipapa Group, which has been described as follows: *“Volcaniclastic sandstone and argillite with tectonically included basalt, chert and siliceous argillite.”*

4.0 Field Investigation

A Technician, Geologist and a Graduate Engineer from this office visited the property on 2 December 2024 and 31 January 2025 to undertake a walkover inspection and eight hand augers.

The hand augers were dug to a maximum depth of 3.0m below ground level (BGL). Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

A further three Cone Penetration Tests (CPTs) were completed by Geo Data Solutions (GDS) on the 16 January 2025 to tests up to a maximum of 17.1m BGL.

5.0 Subsoil Conditions

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

- Topsoil was encountered at the surface to depths of approximately 0.1m BGL.
- Fill was encountered at the building area, away from the effluent disposal field area which appears to be in an area not modified.
- Buried topsoil was encountered underlying the fill material, being 0.2m to 0.5m thick.
- Residual soils consisting of very stiff clayey silt and silty clay was encountered underlying the fill and buried topsoil to depths between 1.2m to 2.5m BGL. This is expected to underly the topsoil from near ground level.
- Completely weathered greywacke consisting of very stiff silt with some clay, clayey silts, sandy silts, and clayey sands to a tested depth of 3.0m BGL.

- Groundwater was not encountered during the investigation. RS Eng assess groundwater to be likely greater than 5m BGL.

6.0 On-site Wastewater Disposal

6.1 Site Evaluation

The land available for effluent disposal is steeply sloped (less than 20°) within dense bush. RS Eng recommend the use of a secondary treatment system loading surface pressure compensating drip irrigation line pinned to the surface and laid in bush. Planting will be required where the bush is lacking undergrowth, refer to the further details in Appendix C.

We have assessed the soil as Category 5 as per AS/NZS 1547:2012. Using a daily loading rate of 3.0mm/day, applying a 20% DIR slope reduction factor (=2.4mm/day), a field of 450m² is required, see Section 5.2 below.

Disposal fields laid on ground slopes over 10° require a 10m vegetated buffer zone downslope of the lowest irrigation line to be included as part of the disposal field area, complying with the relevant Northland Regional Council Regional Plan Rules for discharge of treated effluent to land. Where the buffer zone is located within the existing bush, planting is required where undergrowth within the bush is lacking. The 10m buffer zone has been indicated on Sheet 1 of Appendix A.

6.2 Design

The proposed dwelling has four bedrooms and an enclosed media room which could be utilised as a bedroom in the future. The design calculations are presented in Table 1 below.

Table 1: Wastewater Disposal Calculations.

Number of Bedrooms	5	No.
Number of Persons	8	No.
Flow Allowance	180	L/person/Day
Total Flow	1440	L/Day
Irrigation Rate (DIR)	3.0	L/m ² /day
Slope Reduction Factor	20	%
Design Irrigation Rate	2.4	L/m ² /day
Irrigation Area Required	600	m ²
Irrigation Line Spacing	1.0	m
Reserve Area (30%)	180	m ²

6.3 Northland Regional Council Discharge Compliance

Table 2 below demonstrates compliance with the Northland Regional Council’s New Regional Plan.

Table 2: NRC Permitted Discharge Compliance.

Feature	Proposed Regional Plan	Available
Identified Stormwater Flow Path	5m	>5m
River, Lake, Pond, Stream, Dam or Wetland	15m	>15m
Existing Water Supply Bore	20m	>20m
Property Boundary	1.5m	>1.5m
Groundwater	0.6m	>0.6m
10m Buffer Zone	Slopes >10°	>10° (buffer zone required)
Reserve area	30%	30%

7.0 Stormwater Assessment

The Far North District Council (FNDC) District Plan shows the property within the General Coastal Zone. A permitted activity under the District Plan states the following regarding stormwater management within this zone: *“The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 10%.”*

The new dwelling is proposed to have a roof and driveway/paved area (excluding under eaves) of 676m² and 453m², respectively, and an additional water tank (10m²). The proposed impermeable surfaces therefore total 1139m², which exceeds the permitted activity threshold (779m²) so falls into the controlled activity.

A controlled activity under the District Plan states the following regarding stormwater management within this zone:

- *“The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 4,000m², whichever is the lesser.*
- *In order for an activity to be regarded as a controlled activity, a report must be prepared to demonstrate the likely effects of the activity on stormwater run-off and the means of mitigating run-off to no more than the levels that would result from the permitted threshold of buildings and other impermeable surface coverage in Rule 10.6.5.1.6. Any report required by this rule shall be prepared by a Chartered Professional Engineer or other suitably qualified person and must be provided to Council with an application for resource consent.”*

The total allowable impermeable coverage is 1168m² (15% gross site area), therefore the proposed impermeable surfaces (1139m²) complies with the controlled activity for stormwater management. However, the proposed impermeable surfaces shall be attenuated so that post-development peak flows are less than the peak flows from impervious surfaces under the permitted activity threshold.

7.1 Attenuation

Impervious surfaces allow little or no infiltration of stormwater into the ground, causing a greater volume and peak flow of rainfall runoff. As a result, attenuation of the stormwater runoff is required. This minimises any potential adverse effects on downstream properties and council assets.

The FNDC district plan for a general coastal zone requires attenuation of stormwater runoff from any increase in impervious areas so that post-development peak flows are less than the allowable peak flows from impervious surfaces under the permitted activity threshold. The FNDC ES specifies that the flows be attenuated for the 20% and 1% Annual Exceedance Probability (AEP) events.

It is proposed to direct stormwater runoff from the roof of the new dwelling into rainwater storage tanks with restricted outlets which reduce the peak flows to the permitted activity threshold.

The pre-development and post-development runoff flows were modelled using HydroCAD. The United States Department of Agriculture Technical Release 55 (TR55) Type 1A method was adopted for calculating the run-off flow, using rainfall depths from HIRDS 4 (High Intensity Rainfall Design System, NIWA) including an additional 20% rainfall depth to account for climate change as required by FNDC ES. Table 3 includes a summary of the stormwater attenuation modelling.

The FNDC ES Section 4.3.21.2 states that when stormwater is being re-used (i.e. water supply from rainwater tanks) then a reduction in attenuation volume is allowed. Table 4-12 of the FNDC ES specifies a 20% reduction in attenuation for roof areas greater than 500m² using 25,000L water tanks. Included below is the calculation of storage adjustment used to account for this in HydroCAD.

$$\text{Storage adjustment} = 1 / \left[1 - \left(\text{Reduction} * \frac{\text{Roof Area}}{\text{Total Area}} \right) \right]$$

Table 3: Stormwater Attenuation Design Summary.

	Pre-development		Post-development	
Permeable Area (m ²) Grassed	360		–	
Impervious Area (m ²) Permitted Area	779		–	
Roof			676	
Drive/paving			453	
Additional Water Tank			10	
Peak flow l/s	20% AEP	1% AEP	20% AEP	1% AEP
From surfaces	8.91	16.96	+20% 12.27	+20% 22.07
Total attenuated flows			8.82	16.80
Tank storage required			9.2m ³	16.8m ³
Attenuation Tank Summary				
Tank	3x 25,000L Water Tanks			
Tank Diameter	3.6m			
	Diameter		Depth from Overflow	
Primary Orifice	63mm		0.55m	
Secondary Orifice	52mm		0.25m	

7.2 Disposal

Currently an overflow from the existing water tanks is piped downslope near the western boundary. RS Eng recommends that the existing stormwater overflow is maintained, with a riprap lined outlet structure/apron implemented at the outlet of the overflow pipe to dissipate the stormwater outflow.

Alternatively, stormwater overflow from the proposed water tanks is piped to a dispersal structure. A dispersal trench detail and sizing chart has been attached in Appendix D.

8.0 Limitations

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

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

Prepared by:



Codie Hay
Technician
NZDE(Civil)

Reviewed by:



Sarah Scott Compton
Technician
NZDE(Civil)

Approved by:



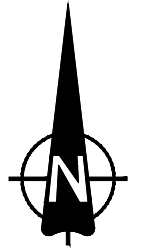
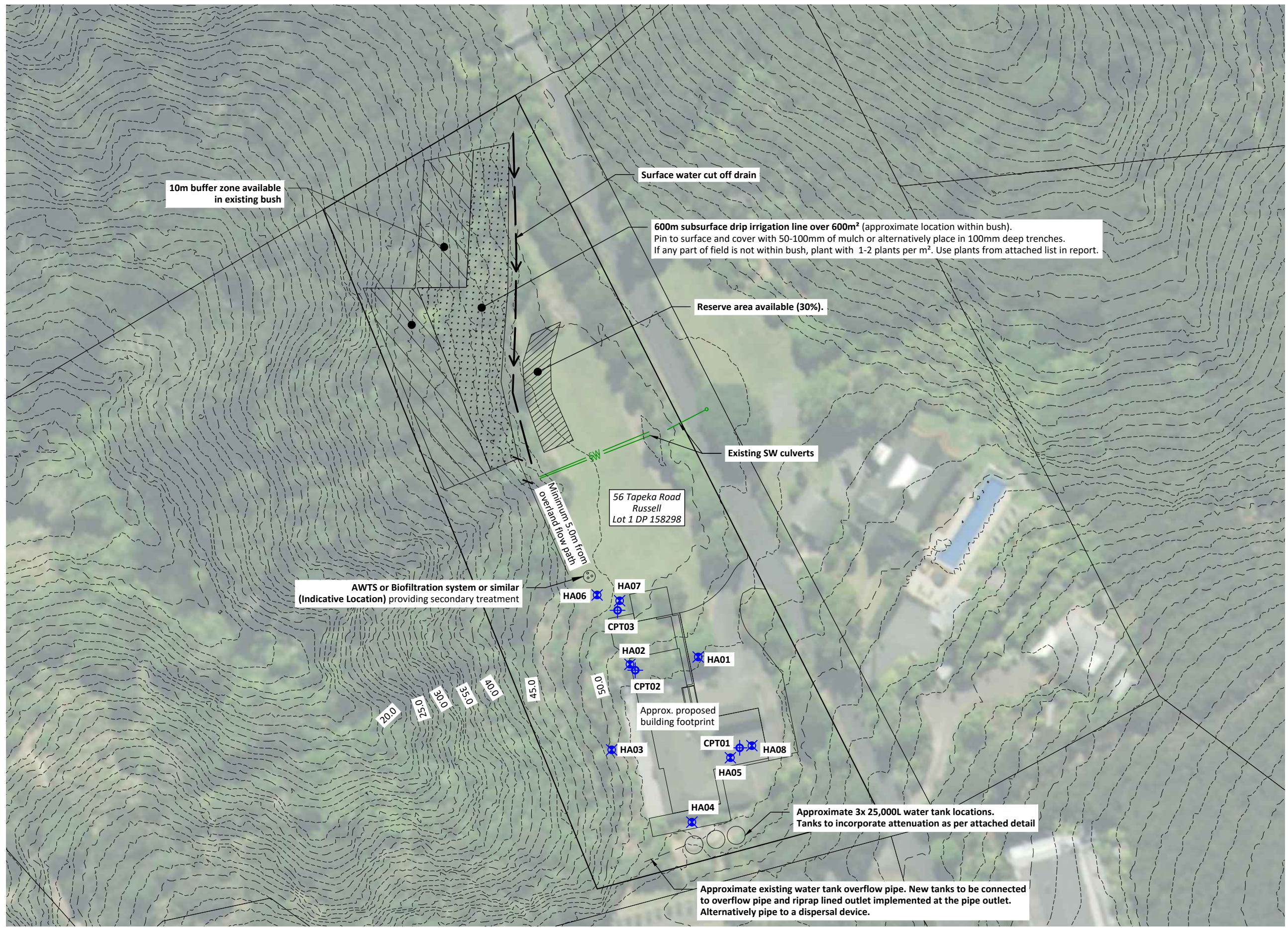
Matthew Jacobson
Director
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

RS Eng Ltd

Appendix A

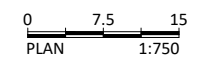
Drawings

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- LEGEND**
- Hand Auger Location
 - Cone Penetration Test Location
 - SW Stormwater Pipe
 - Effluent Disposal Field
 - Reserve Area Available
 - 10m Buffer Zone Available
 - Surface water cutoff drain

Contour Interval: 1.0m
 Vertical Datum: OTP64
 Survey Data Source: LiDAR (2018)



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

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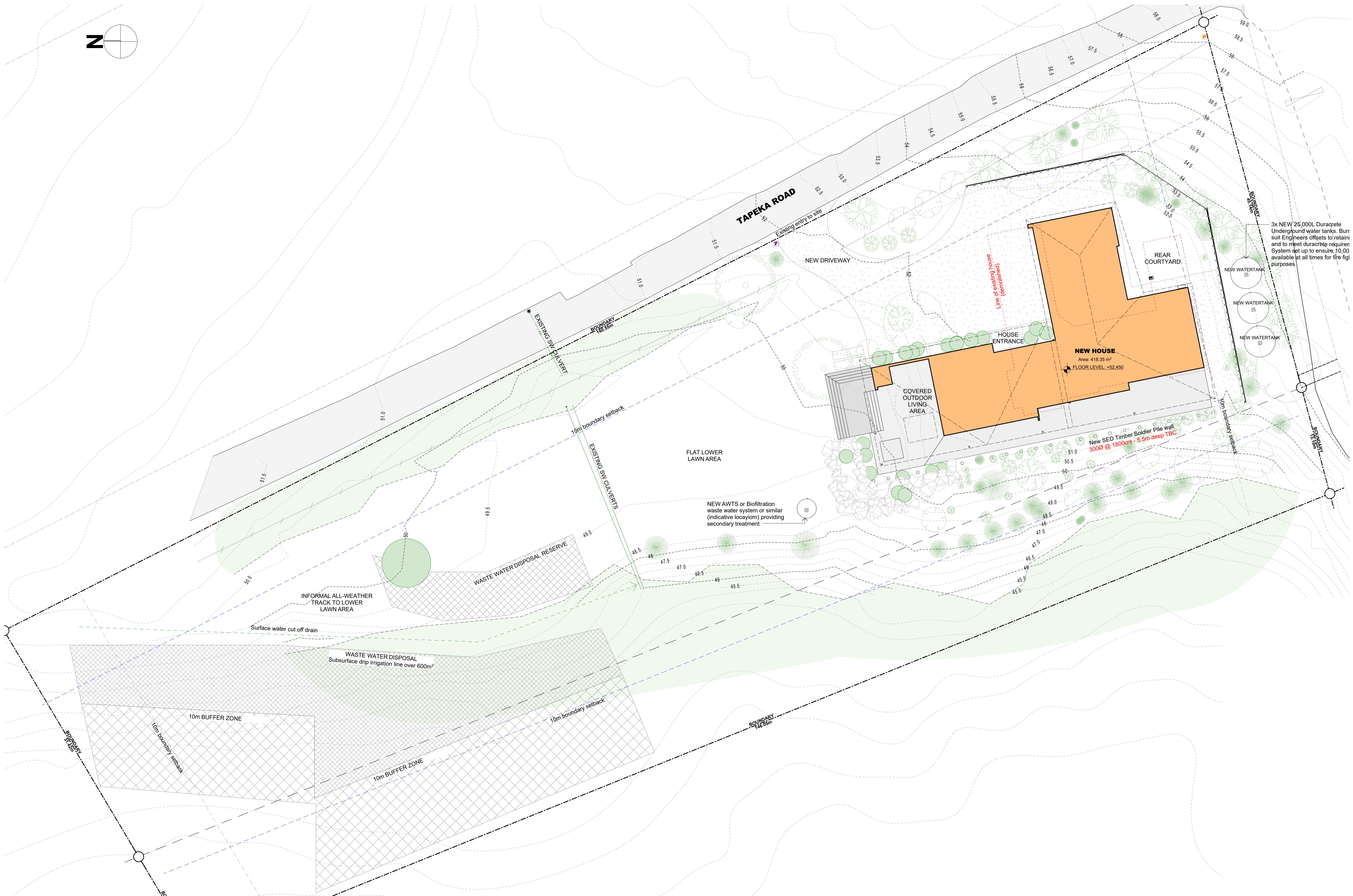
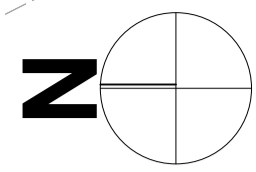
STORMWATER AND WASTEWATER REPORT
SITE PLAN

Client: Steve Aschebrock
 Location: 56 Tapeka Road, Russell

Date	Rev	Notes
25/03/2026	B	Revised Issue
20/11/2025	A	Original Issue

Drawn by: AST Reviewed by: CH Approved by: MJ

Scale	1:750	Rev No.	B
Original	A3	Sheet No.	C01
Job No.	19431		



3x NEW 25,000L Duracrete Underground water tanks. Burr suit Engineers offsets to retaini and to meet duracrete requirem System set up to ensure 10.00 available at all times for fire figl purposes

NEW HOUSE
Area: 418.35 m²
FLOOR LEVEL: +52.450

COVERED OUTDOOR LIVING AREA

REAR COURTYARD

HOUSE ENTRANCE

NEW DRIVEWAY

TAPEKA ROAD

FLAT LOWER LAWN AREA

NEW AWTS or Biofiltration waste water system or similar (indicative locayiom) providing secondary treatment

WASTE WATER DISPOSAL RESERVE

INFORMAL ALL-WEATHER TRACK TO LOWER LAWN AREA

Surface water cut off drain

WASTE WATER DISPOSAL Subsurface drip irrigation line over 600m²

10m BUFFER ZONE

10m BUFFER ZONE

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P05		14/01/2026
RC01		25/11/2025
P04		25/09/2025
P03		29/07/2025
P02		6/06/2025
P01		14/04/2025

SITE PLAN PROPOSED 1:200

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WAIHIHI - NEW HOUSE
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RC02

196a BANK STREET
PO BOX 1206, WHANGAREI 0140, NEW ZEALAND
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E. office@ahk.co.nz

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Appendix B

Subsurface Investigations



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

HAND AUGER LOG

HOLE NO.:
HA01

CLIENT: Steve Aschebrock
PROJECT: Geotechnical Investigations

JOB NO.:
19431

SITE LOCATION: 56 Tapeka Road, Russell
CO-ORDINATES:

ELEVATION: Ground

START DATE: 02/12/2024
END DATE: 02/12/2024
LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)											VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER		
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values				
TS	TOPSOIL.		0.0	TS																		
FILL	SILT, with some clay; brown/grey. Stiff; dry to moist; non-plastic; (Fill).		0.2	TS																		
	SAND, with some clay, with trace silt; brown/grey/white/pinkish mottling. Very stiff; dry to moist; non-plastic.		0.4	TS																		
	Silty CLAY; orange some brown. Very stiff; moist; low plasticity.		0.6	TS																	181	
	Silty SAND, with trace clay; orange/white. Very stiff; dry; non-plastic; sand, fine to coarse.		0.8	TS																	17	
Waipapa Gr	Silty CLAY, with trace sand; orange some white. Very stiff; moist; low plasticity.		1.0	TS																		
	Completely weathered; extremely weak; GREYWACKE.		1.2	TS																		
	Silty GRAVEL, with some clay; white. Very stiff.		1.4	TS																	201+	
			1.6	TS																		
			1.8	TS																		
			2.0	TS																	201+	
		2.2	TS																			
		2.4	TS																	201+		
		2.6	TS																			
		2.8	TS																			
		3.0	TS																	201+		
	End Of Hole: 3.00m		3.0	TS																		
			3.2	TS																		

Groundwater Not Encountered

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit

HAND AUGER LOG

HOLE NO.:
HA02

CLIENT: Steve Aschebrock
 PROJECT: Geotechnical Investigations

JOB NO.:
19431

SITE LOCATION: 56 Tapeka Road, Russell
 CO-ORDINATES:

ELEVATION: Ground

START DATE: 02/12/2024
 END DATE: 02/12/2024
 LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER			
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values				
FILL	TOPSOIL. Completely weathered; yellow/orange/white; SANDSTONE. Clayey SILT, with some sand. Stiff; moist; low plasticity.		0.0	TS																		
	Clayey sandy SILT.		0.2																		189	23
FILL	Clayey sandy SILT.		1.0																		116	15
			1.6																		203+	-
TS	BURIED TOPSOIL; dark grey. Firm; low plasticity.		1.6	TS																		
Waipapa Gr	Clayey SILT; orangeish brown. Very stiff; moist; low plasticity.		1.8	TS																	203+	-
			2.0																			-
			2.4																		203+	-
	Completely weathered; orange/brown mottling; GREYWACKE. SILT, with some clay, with minor sand. Very stiff; moist; low plasticity. White/brown mottling.		2.6																			-
	End Of Hole: 3.00m		3.0																		203+	-
			3.2																			-

Groundwater Not Encountered

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit

HAND AUGER LOG

HOLE NO.:
HA03

CLIENT: Steve Aschebrock
 PROJECT: Geotechnical Investigations

JOB NO.:
19431

SITE LOCATION: 56 Tapeka Road, Russell
 CO-ORDINATES:

ELEVATION: Ground

START DATE: 02/12/2024
 END DATE: 02/12/2024
 LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER			
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values				
FILL	SILT, with some clay; brown/grey. Firm; dry; non-plastic.		0.2	[Cross-hatch pattern]																		
TS	BURIED TOPSOIL.		0.4	[TS symbol]																	99	
			0.6	[TS symbol]																		26
Waipapa Gr	Silty CLAY; orange/whiteish/pinkish mottling. Dry to moist; low plasticity.		1.0	[X symbol]																	201+	
	Completely weathered; orange some white; GREYWACKE. Sandy SILT. Very stiff; moist; non-plastic.		1.2	[X symbol]																	-	
			1.4	[X symbol]																	201+	
	Clayey sandy SILT. Low plasticity.		1.8	[X symbol]																	-	
	Becoming too dense to auger. End Of Hole: 2.00m		2.0	[X symbol]																	201+	
			2.2																			
			2.4																			
			2.6																			
			2.8																			
			3.0																			
			3.2																			

Groundwater Not Encountered

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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HAND AUGER LOG

HOLE NO.:
HA04

CLIENT: Steve Aschebrock
PROJECT: Geotechnical Investigations

JOB NO.:
19431

SITE LOCATION: 56 Tapeka Road, Russell
CO-ORDINATES:

ELEVATION: Ground

START DATE: 02/12/2024
END DATE: 02/12/2024
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER			
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values				
FILL 0.1 - Weedmat. Clayey SILT; yellowish brown. Very stiff; moist; low plasticity. SILT, with some clay, with trace sand; pink/white/orange mottling. Very stiff; moist; low plasticity. Very stiff to hard.	SCORIA GRAVELS; purplish red. Medium dense; dry; non-plastic.		0.0																			
	Waipapa Gr		0.2																		201+	
			0.4																		-	
			0.6																		201+	
			0.8																		-	
		1.0																		201+		
		1.2																		-		
		1.4																		201+		
		1.6																		-		
		1.8																		201+		
		2.0																		-		
	Becoming too dense to auger. End Of Hole: 2.00m		2.2																			
			2.4																			
			2.6																			
			2.8																			
			3.0																			
			3.2																			

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



HAND AUGER LOG

HOLE NO.:
HA06

CLIENT: Steve Aschebrock
PROJECT: Geotechnical Investigations

JOB NO.:
19431

SITE LOCATION: 56 Tapeka Road, Russell
CO-ORDINATES:

ELEVATION: Ground

START DATE: 02/12/2024
END DATE: 02/12/2024
LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)									VANE SHEAR STRENGTH (kPa)				WATER		
					2	4	6	8	10	12	14	16	18	50	100	150	200		Values	
FILLITS	TOPSOIL.		0.0	TS																
	SILT, with some clay; brown/grey. Firm; dry; non-plastic.		0.2																	
	Unable to penetrate further. End Of Hole: 0.15m		0.4																	
			0.6																	
			0.8																	
			1.0																	
			1.2																	
			1.4																	
			1.6																	
			1.8																	
			2.0																	
			2.2																	
			2.4																	
			2.6																	
			2.8																	
		3.0																		
		3.2																		

PHOTO(S)

REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit

Appendix C

On-site Wastewater Disposal Details

Irrigation Field Installation Details

- Use a system producing secondary treated effluent.
- **Use 600m (minimum) of Surface Pressure Compensating Drip irrigation line**, with Arkal filters, flushing and air release valves fitted.
- Irrigation line is to be pinned to the surface or laid in a 100mm (minimum) trench (sub surface).
- Where the irrigation lines are pinned to the surface they should be covered in mulch.
- Irrigation line is to be laid parallel with the contour.
- Disposal field is to be laid in bush. Where any of the field is not within the bush or the field is laid in the bush lacking in undergrowth, the field should be planted with 1-2 plants per m².
- System to be installed and maintained as per manufacturer's recommendations including regular de-sludging of the primary treatment tank.
- Disposal area to be protected from stock and vehicles.
- Refer to "How to look after your septic tank" (published by the Northland Regional Council) when protecting the disposal area.
- The system will benefit from the use of water reduction fixtures, i.e. dual flush 6/3 litre water closets, shower-flow restrictors, aerator tap fittings and water conserving automatic washing machines.

Irrigation Line Specification

- Distribution is to be via drip irrigation line with self-compensating pressure drip emitters.
- Install an Arkal disc filter at the outlet of the treatment system. Install pressure checkpoints on either side of the filter to allow for gauges to check for blockages. Install pressure checkpoints at the end of each lateral.
- Install either manual or automatic flushing valves at the end of each lateral. Install air release valves in the high points of the irrigation field.
- Allow 5m head loss from semi-blocked filter and ensure 12m of end pressure for the lowest emitter in the field.
- Ensure there is laminar flow through all lines in the field. Ensure flushing velocity is greater than 0.5m/s.
- **Use drip irrigation line with 1.0m dripper spacing and 1.0m spacing between laterals.**

Suitable Plant Species for Evapo – Transpiration Systems

(Source: NRC *“Looking after your household Sewerage System”*)

Native Shrubs and Trees

- Coprosma
- Hebe
- Manuka
- Weeping Mapou
- Flax (Fast)
- Pokaka (slow)
- Cabbage Tree (fast)
- Rangiora (fast)
- Lacebark (fast)
- Ribbonwood (fast)
- Poataniwha
- Heketara
- Poataniweta
- Kohuhu (fast)

Grasses

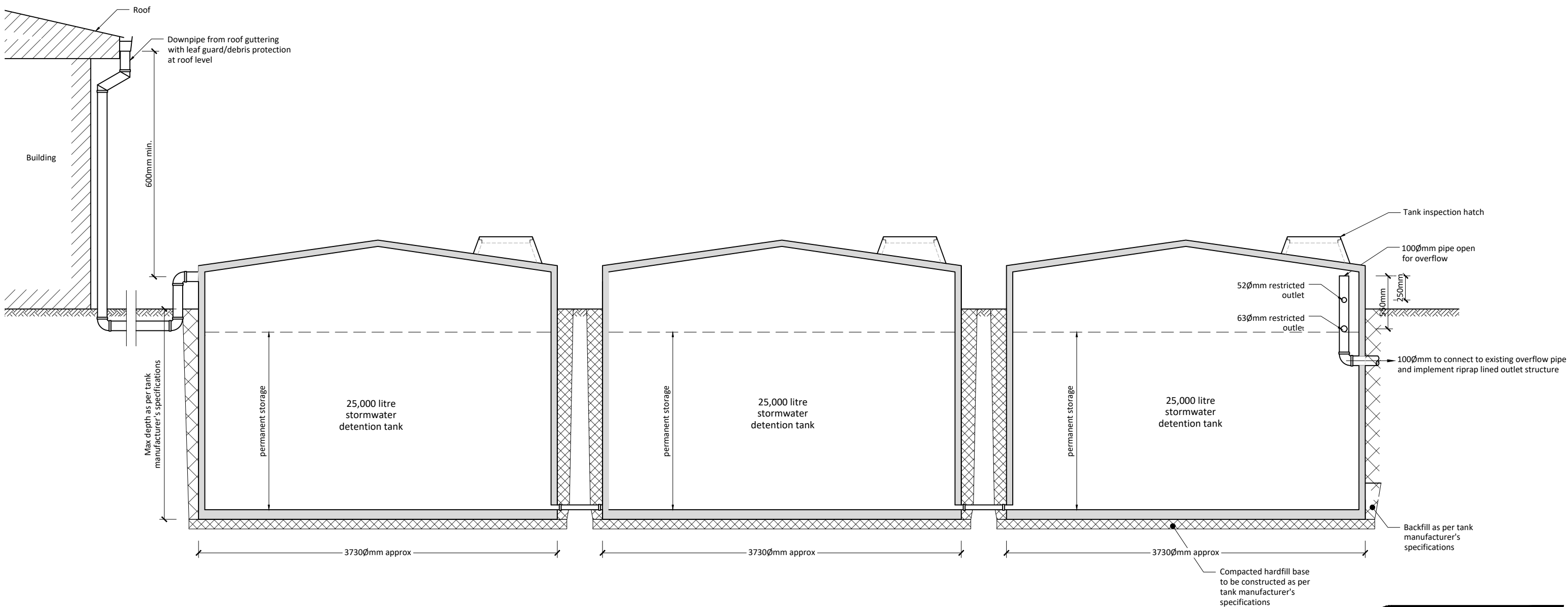
- Jointed Twig Sedge
- Longwood Tussock
- Pukio
- Toetoe (native species)
- Umbrella Sedge
- Oioi
- Hooksedge

Introduced Species

- Canna Lilies
- Taro
- Aralia
- Fuschia
- Philodendrons
- Begonias

Appendix D

Stormwater Attenuation Design and Details



STORMWATER ATTENUATION 3/25,000L TANK DETAIL

1:40

- NOTES:**
- All services should be located on-site prior to commencement of works.
 - All works to comply with all relevant local authority by-laws and council regulations where applicable.
 - Contractors to confirm all dimensions on site prior to commencing any work.
 - Do not scale off drawings.
 - These drawings are to be read in conjunction with specifications - plans take precedence.
 - If any part of these documents are unclear, please contact RSEng Ltd.
 - This plan is copyright to RSEng Ltd and should not be reproduced without prior permission.
 - Tank installation and footing to manufacturers instructions.
 - All tank penetrations and pipe connections to manufacturers instructions.
 - Leaf guard/debris protection to manufacturers instructions.

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 Whangarei 0110

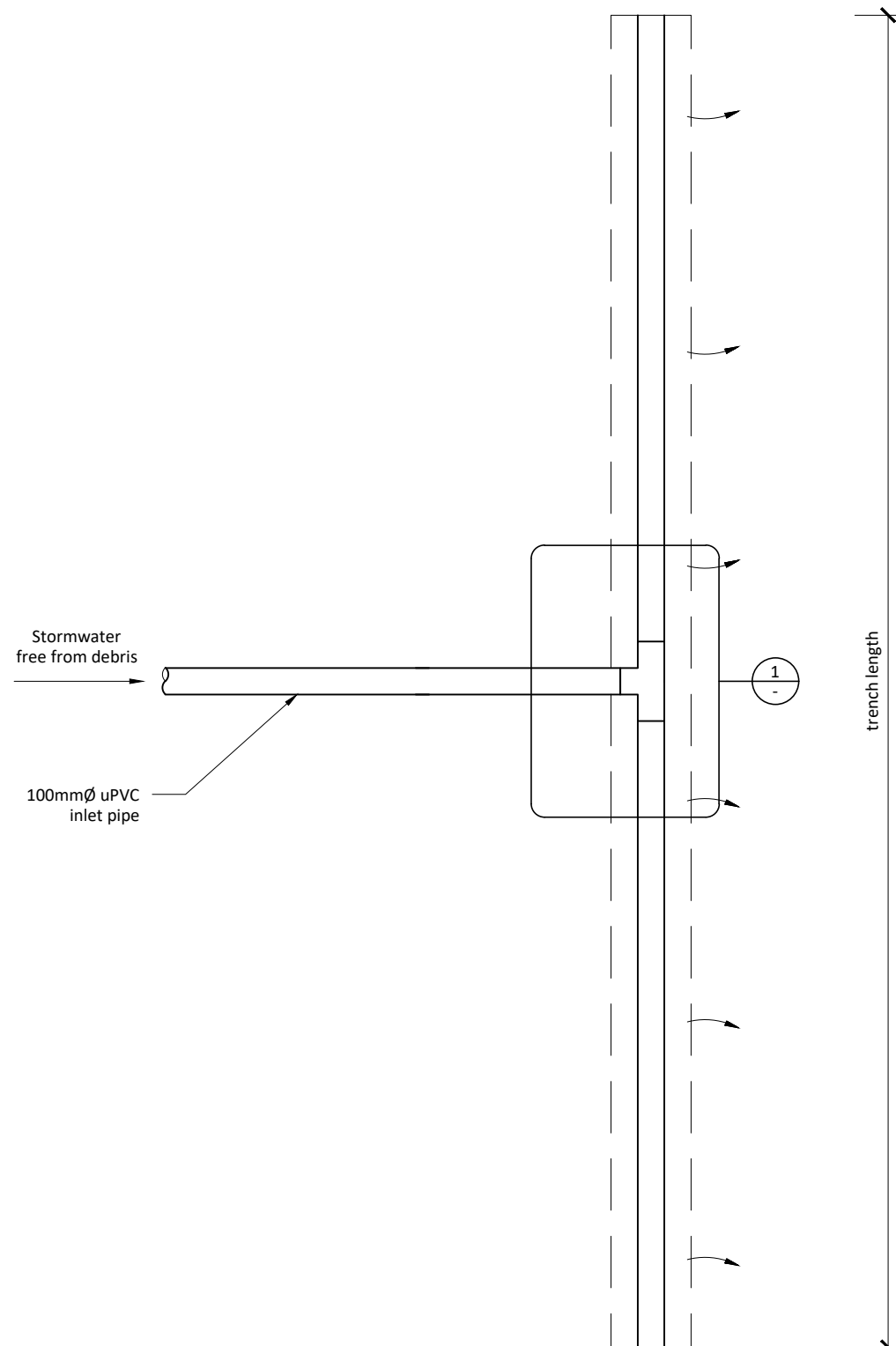
Title
STORMWATER ATTENUATION TANK DETAIL

Client
Steve Aschebrock

Location
**56 Tapeka Road
 Russell**

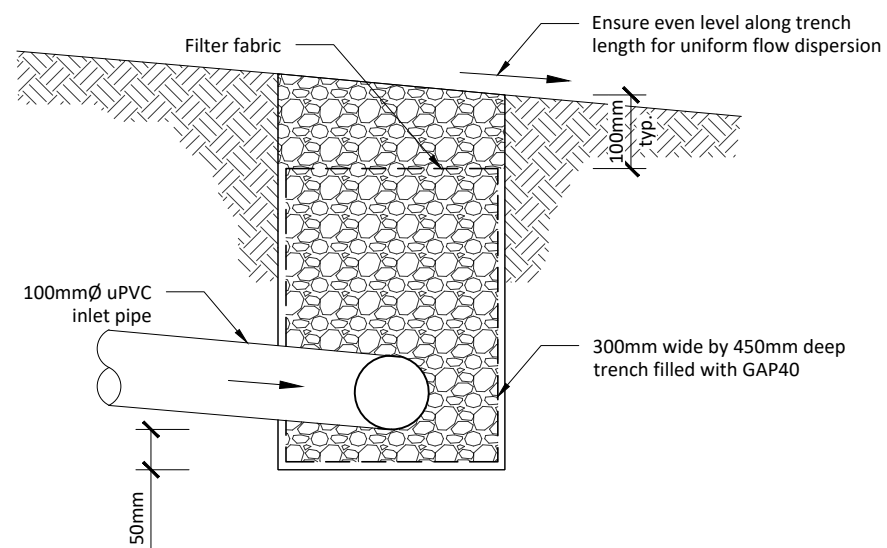
Date	Rev	Notes
25/03/2026	B	Updated Issue
26/11/2025	A	Original Issue

Scale	Original	Rev
1:40	A3	A
Drawn	Approved	File #
CH	MJ	19431
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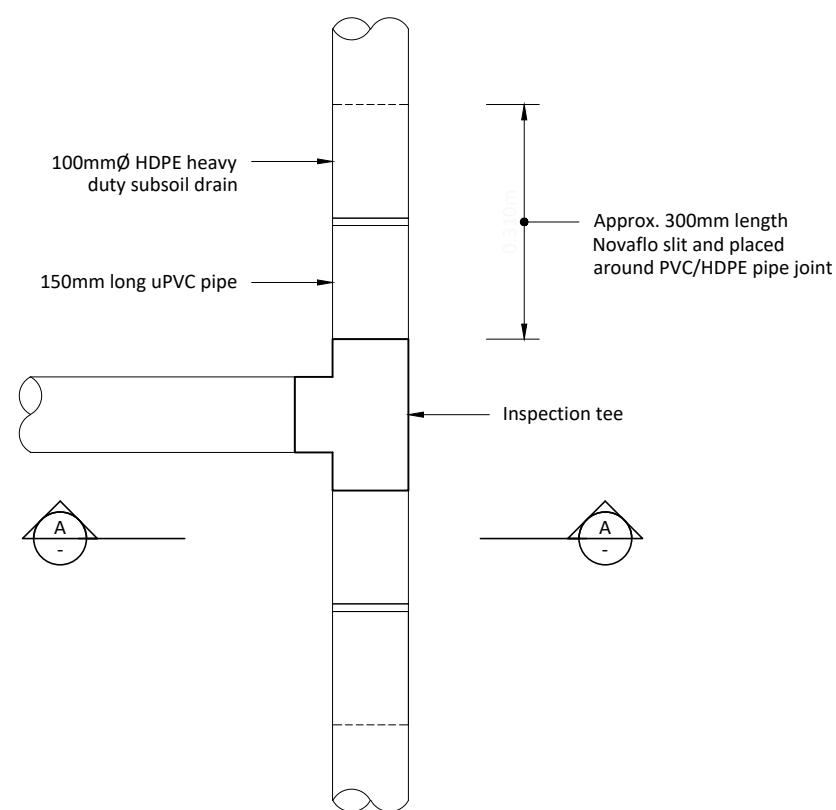


NOTE:
Keep dispersal trench 3.0m clear of property boundary

PLAN
1:25



SECTION A
1:10




PIPE CONNECTION DETAIL
1:10

NOTES:

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

EFFECTIVE CATCHMENT AREA DRAINED (m ²)	TRENCH LENGTH (m)
100	11
200	16
300	19
400	22
500	24
600	27



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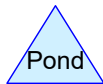
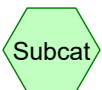
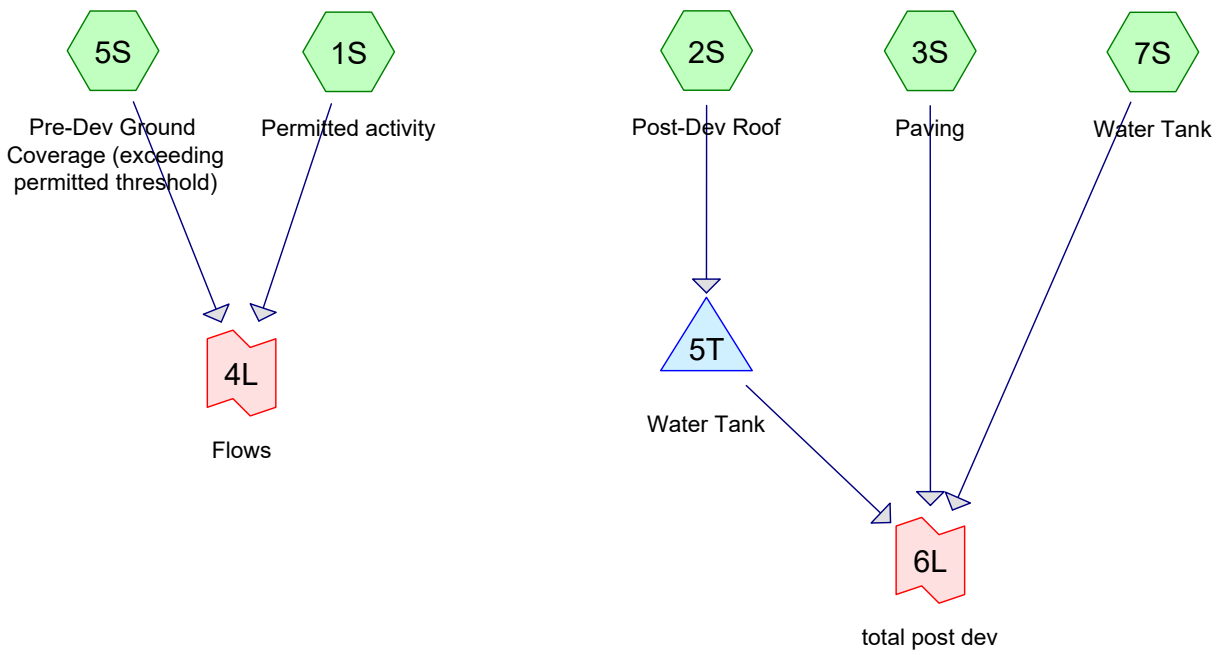
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**STANDARD DISPERSAL DRAIN
TYPICAL DETAIL**

Client
Steve Aschebrock

Location
**56B Tapeka Road
Russell**

Date	Rev	Notes
19/12/2025	A	Original Issue

Scale	Original	Rev
AS SHOWN	A3	A
Drawn	Approved	File #
MYH	MJ	19431
		Sheet
		2



Summary for Subcatchment 1S: Permitted activity

Runoff = 12.57 l/s @ 7.94 hrs, Volume= 186.4 m³, Depth> 239 mm

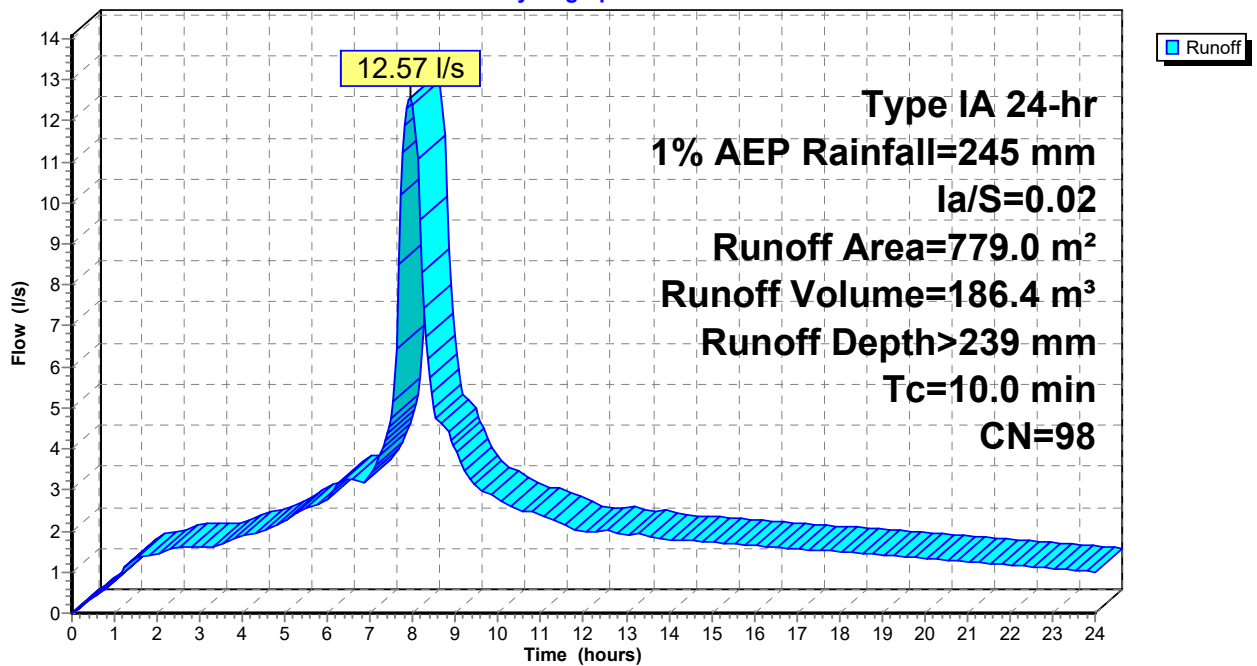
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1% AEP Rainfall=245 mm, Ia/S=0.02

Area (m ²)	CN	Description
779.0	98	Unconnected roofs, HSG D
779.0		100.00% Impervious Area
779.0		100.00% Unconnected

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 1S: Permitted activity

Hydrograph



Summary for Subcatchment 5S: Pre-Dev Ground Coverage (exceeding permitted threshold)

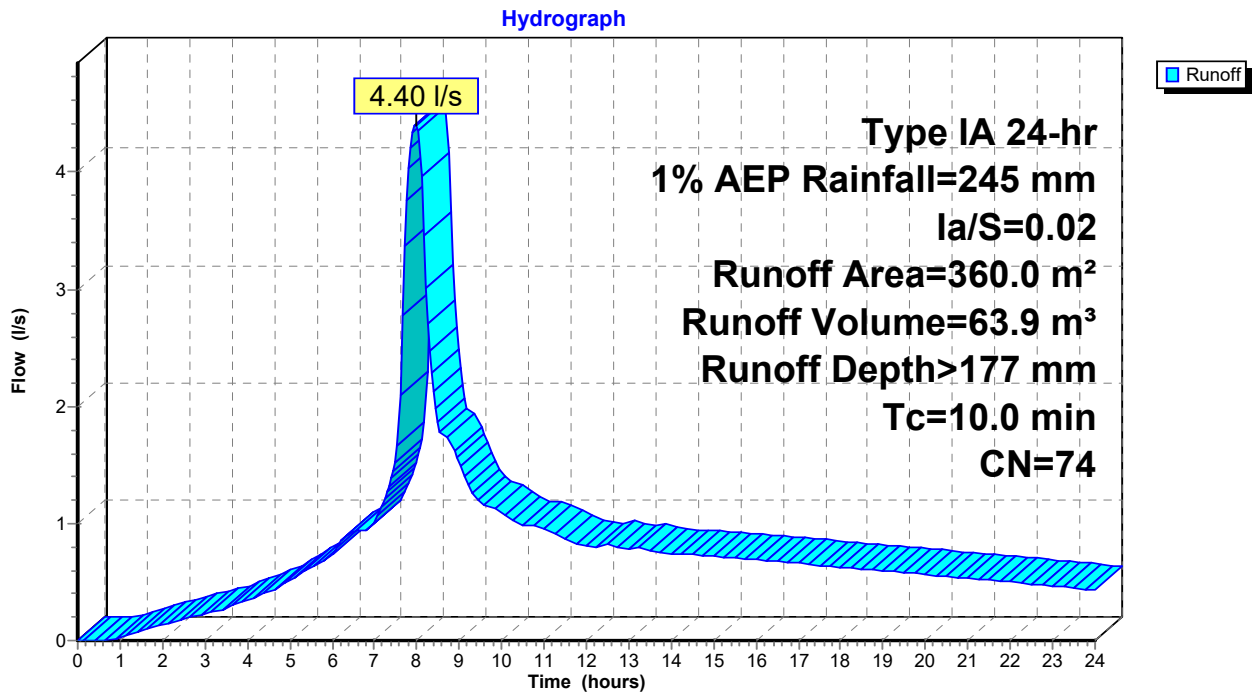
Runoff = 4.40 l/s @ 7.98 hrs, Volume= 63.9 m³, Depth> 177 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1% AEP Rainfall=245 mm, Ia/S=0.02

Area (m ²)	CN	Description
360.0	74	>75% Grass cover, Good, HSG C
360.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 5S: Pre-Dev Ground Coverage (exceeding permitted threshold)



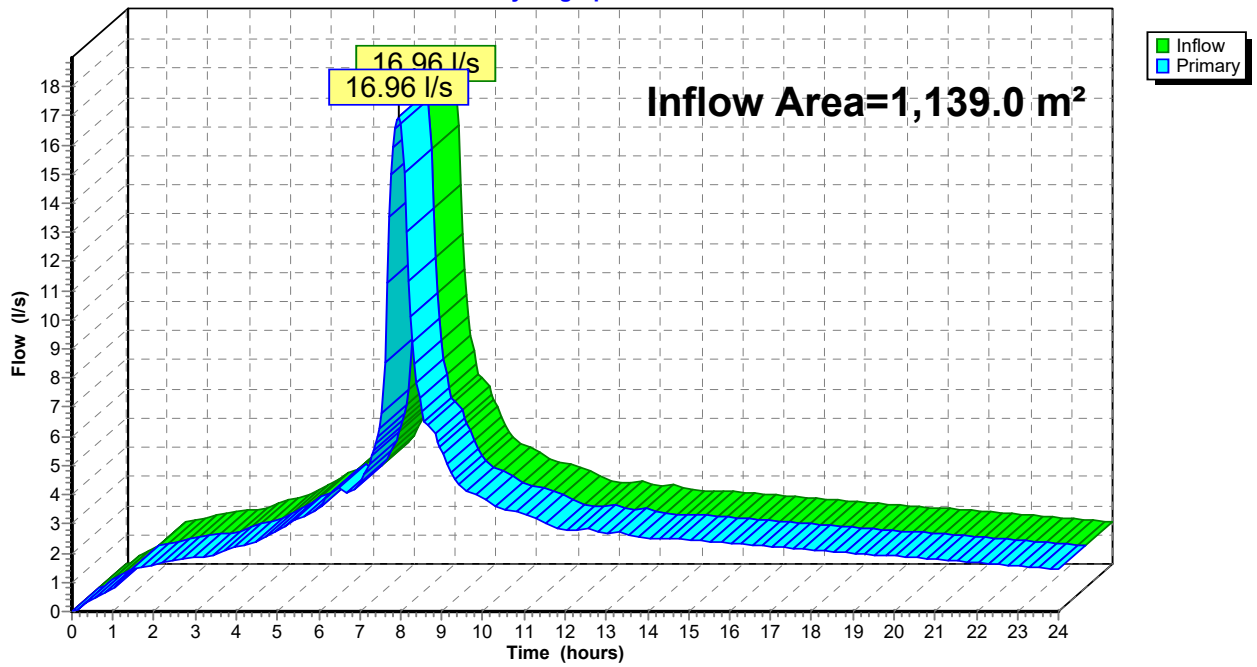
Summary for Link 4L: Flows

Inflow Area = 1,139.0 m², 68.39% Impervious, Inflow Depth > 220 mm for 1% AEP event
Inflow = 16.96 l/s @ 7.95 hrs, Volume= 250.2 m³
Primary = 16.96 l/s @ 7.95 hrs, Volume= 250.2 m³, Atten= 0%, Lag= 0.0 min

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

Link 4L: Flows

Hydrograph



Summary for Subcatchment 1S: Permitted activity

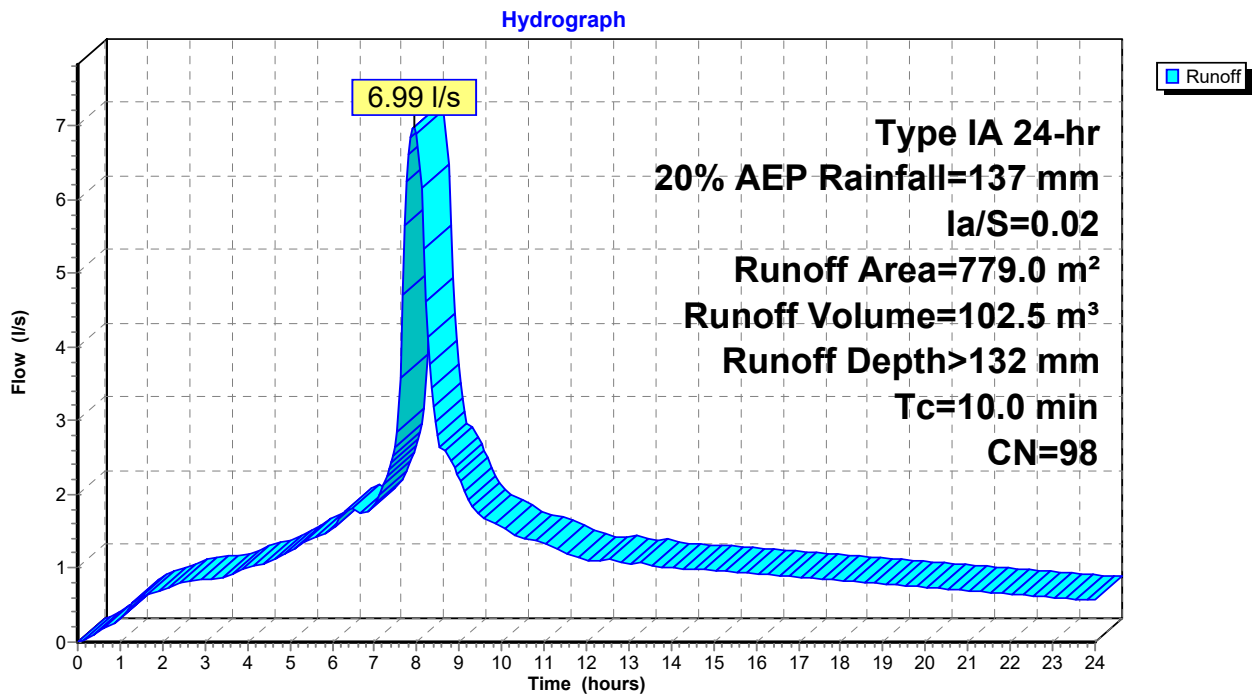
Runoff = 6.99 l/s @ 7.94 hrs, Volume= 102.5 m³, Depth> 132 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 20% AEP Rainfall=137 mm, Ia/S=0.02

Area (m²)	CN	Description
779.0	98	Unconnected roofs, HSG D
779.0		100.00% Impervious Area
779.0		100.00% Unconnected

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

Subcatchment 1S: Permitted activity



Summary for Subcatchment 5S: Pre-Dev Ground Coverage (exceeding permitted threshold)

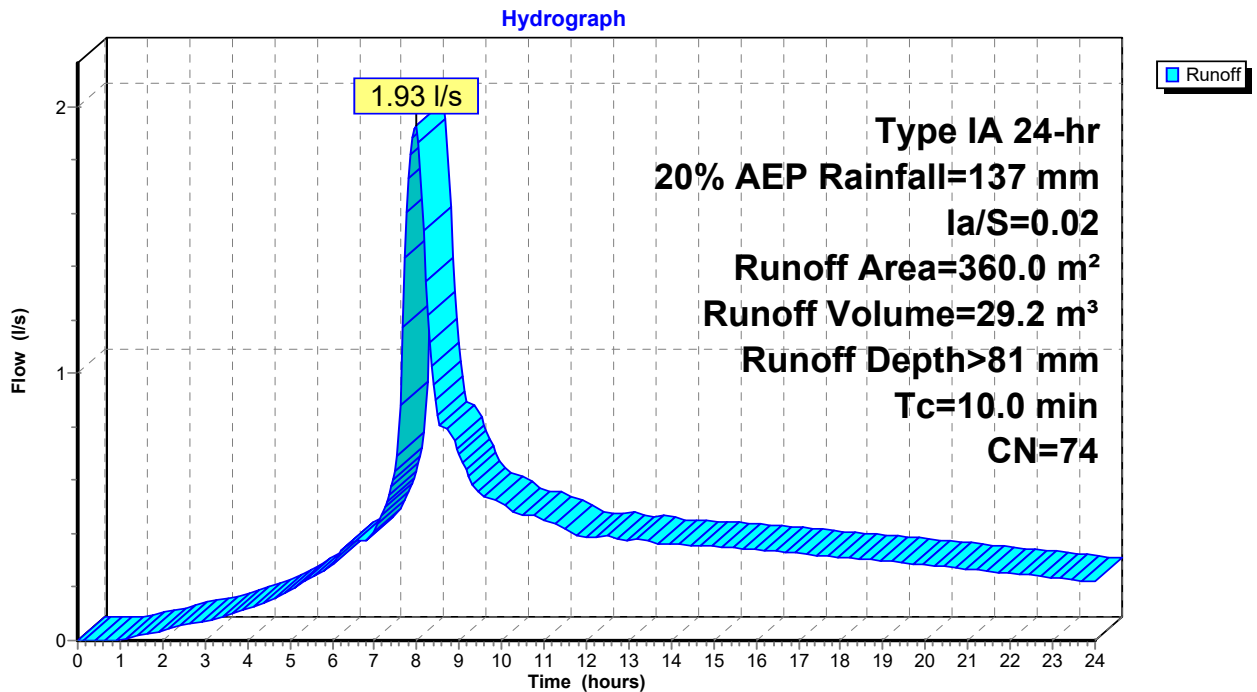
Runoff = 1.93 l/s @ 7.99 hrs, Volume= 29.2 m³, Depth> 81 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 20% AEP Rainfall=137 mm, Ia/S=0.02

Area (m ²)	CN	Description
360.0	74	>75% Grass cover, Good, HSG C
360.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 5S: Pre-Dev Ground Coverage (exceeding permitted threshold)



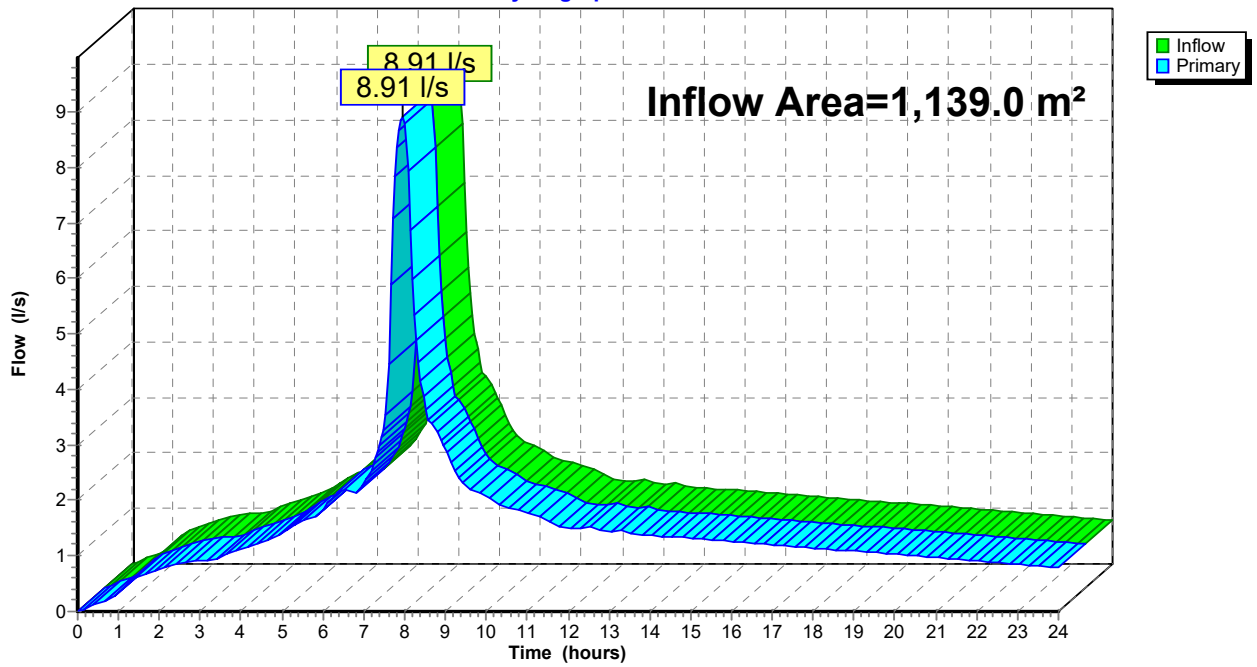
Summary for Link 4L: Flows

Inflow Area = 1,139.0 m², 68.39% Impervious, Inflow Depth > 116 mm for 20% AEP event
Inflow = 8.91 l/s @ 7.95 hrs, Volume= 131.7 m³
Primary = 8.91 l/s @ 7.95 hrs, Volume= 131.7 m³, Atten= 0%, Lag= 0.0 min

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

Link 4L: Flows

Hydrograph



Summary for Subcatchment 2S: Post-Dev Roof

Runoff = 13.10 l/s @ 7.94 hrs, Volume= 194.7 m³, Depth> 288 mm

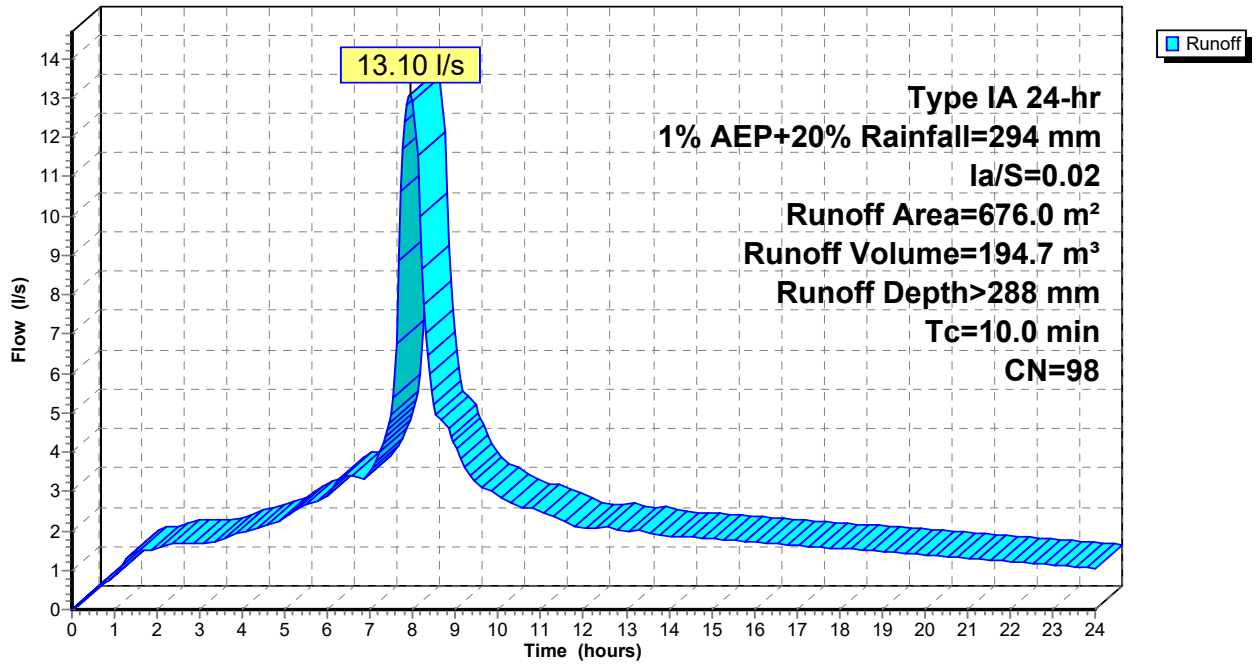
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1% AEP+20% Rainfall=294 mm, Ia/S=0.02

Area (m ²)	CN	Description
* 676.0	98	House roof
676.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 2S: Post-Dev Roof

Hydrograph



Summary for Subcatchment 3S: Paving

Runoff = 8.78 l/s @ 7.94 hrs, Volume= 130.5 m³, Depth> 288 mm

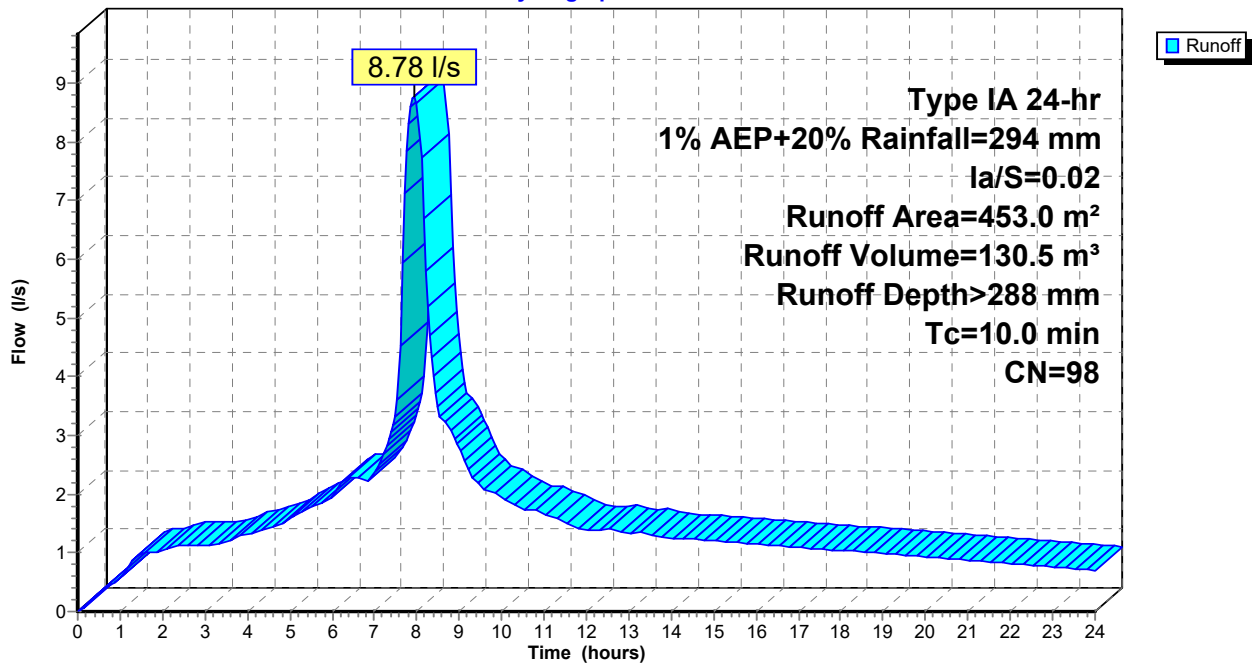
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1% AEP+20% Rainfall=294 mm, Ia/S=0.02

Area (m ²)	CN	Description
453.0	98	Paved parking, HSG D
453.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 3S: Paving

Hydrograph



Summary for Subcatchment 7S: Water Tank

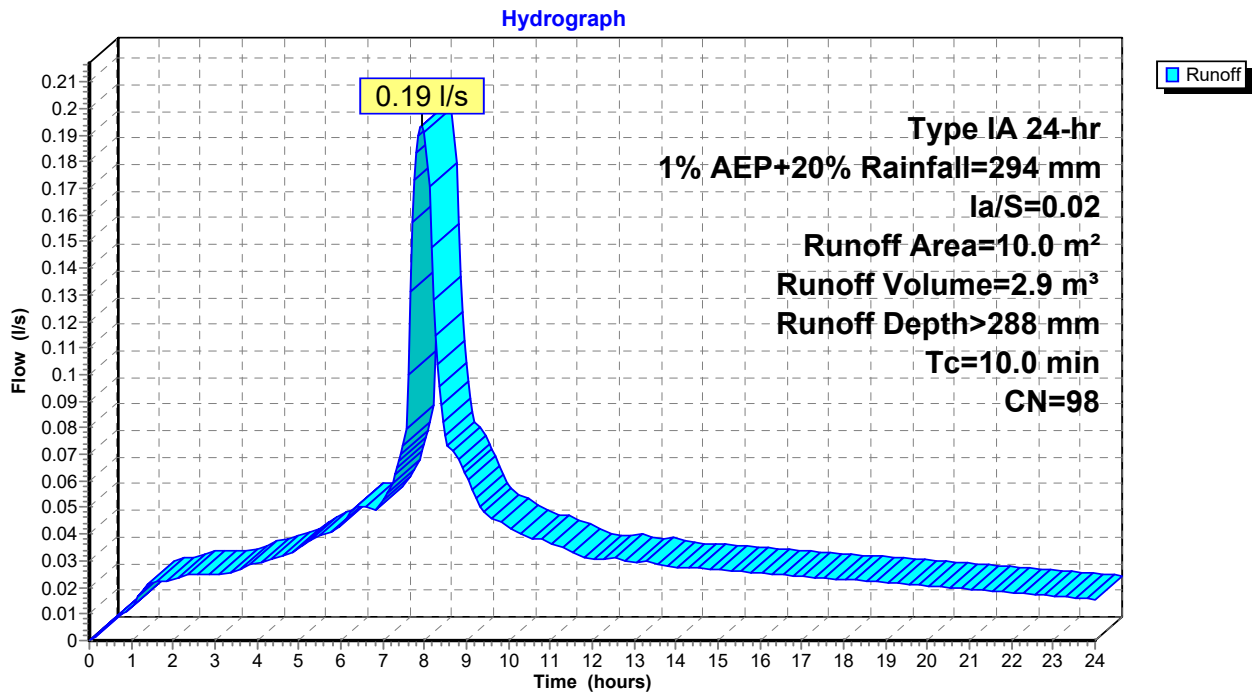
Runoff = 0.19 l/s @ 7.94 hrs, Volume= 2.9 m³, Depth> 288 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1% AEP+20% Rainfall=294 mm, Ia/S=0.02

Area (m ²)	CN	Description
10.0	98	Paved parking, HSG D
10.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 7S: Water Tank



Summary for Pond 5T: Water Tank

Inflow Area = 676.0 m², 100.00% Impervious, Inflow Depth > 288 mm for 1% AEP+20% event
 Inflow = 13.10 l/s @ 7.94 hrs, Volume= 194.7 m³
 Outflow = 8.56 l/s @ 8.21 hrs, Volume= 193.0 m³, Atten= 35%, Lag= 16.3 min
 Primary = 8.56 l/s @ 8.21 hrs, Volume= 193.0 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 0.544 m @ 8.21 hrs Surf.Area= 34.6 m² Storage= 18.8 m³

Plug-Flow detention time= 30.0 min calculated for 192.6 m³ (99% of inflow)
 Center-of-Mass det. time= 23.1 min (665.6 - 642.5)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	83.1 m ³	3.60 mD x 2.40 mH Vertical Cone/Cylinder x 3.4

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	63 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.300 m	52 mm Vert. Orifice/Grate C= 0.600

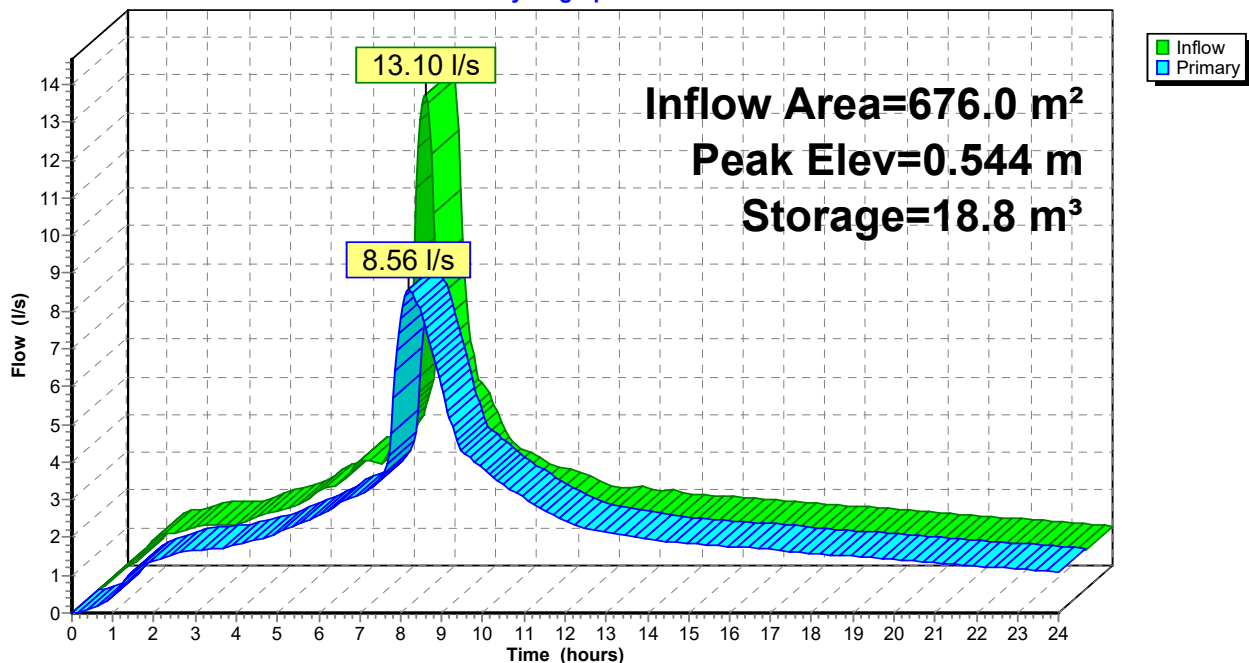
Primary OutFlow Max=8.56 l/s @ 8.21 hrs HW=0.544 m (Free Discharge)

1=Orifice/Grate (Orifice Controls 5.93 l/s @ 1.90 m/s)

2=Orifice/Grate (Orifice Controls 2.63 l/s @ 1.24 m/s)

Pond 5T: Water Tank

Hydrograph



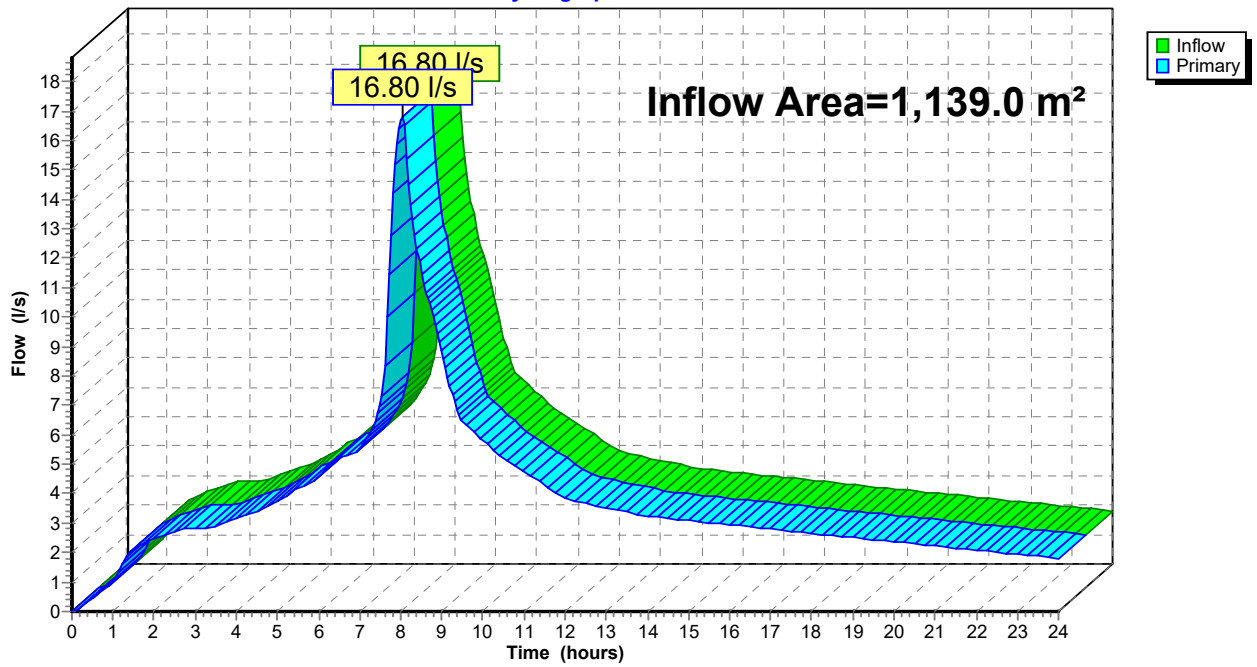
Summary for Link 6L: total post dev

Inflow Area = 1,139.0 m², 100.00% Impervious, Inflow Depth > 287 mm for 1% AEP+20% event
Inflow = 16.80 l/s @ 8.03 hrs, Volume= 326.4 m³
Primary = 16.80 l/s @ 8.03 hrs, Volume= 326.4 m³, Atten= 0%, Lag= 0.0 min

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

Link 6L: total post dev

Hydrograph



Summary for Subcatchment 2S: Post-Dev Roof

Runoff = 7.28 l/s @ 7.94 hrs, Volume= 107.1 m³, Depth> 158 mm

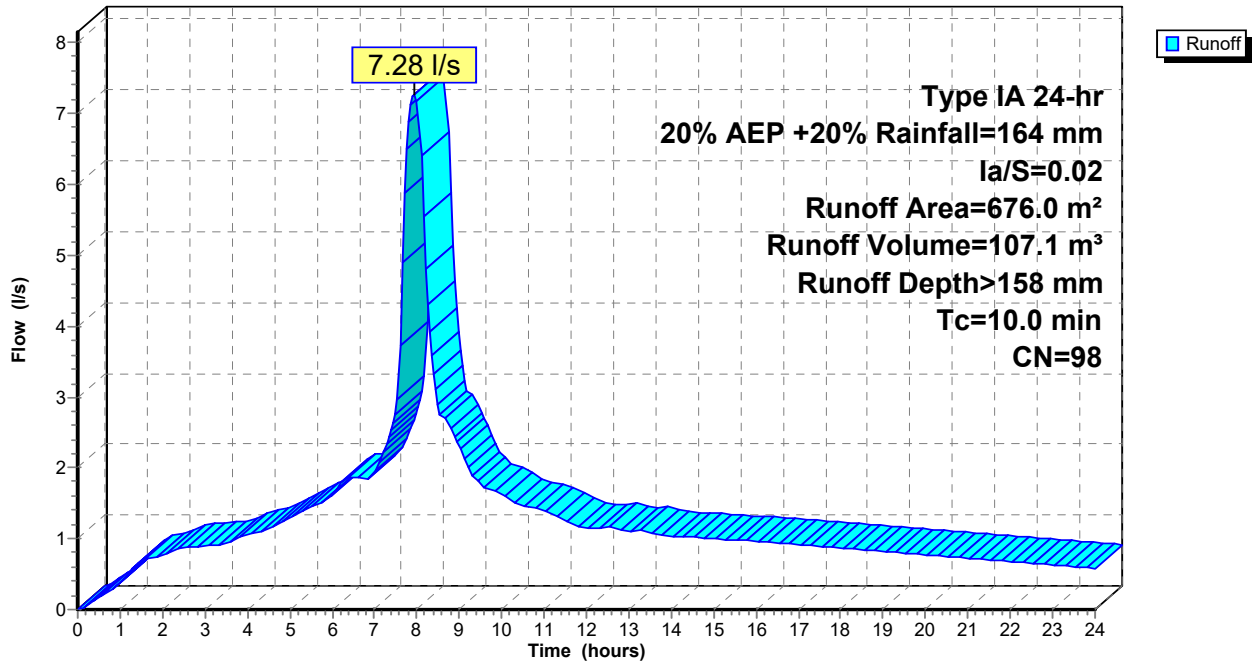
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 20% AEP +20% Rainfall=164 mm, Ia/S=0.02

Area (m ²)	CN	Description
* 676.0	98	House roof
676.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 2S: Post-Dev Roof

Hydrograph



Summary for Subcatchment 3S: Paving

Runoff = 4.88 l/s @ 7.94 hrs, Volume= 71.8 m³, Depth> 158 mm

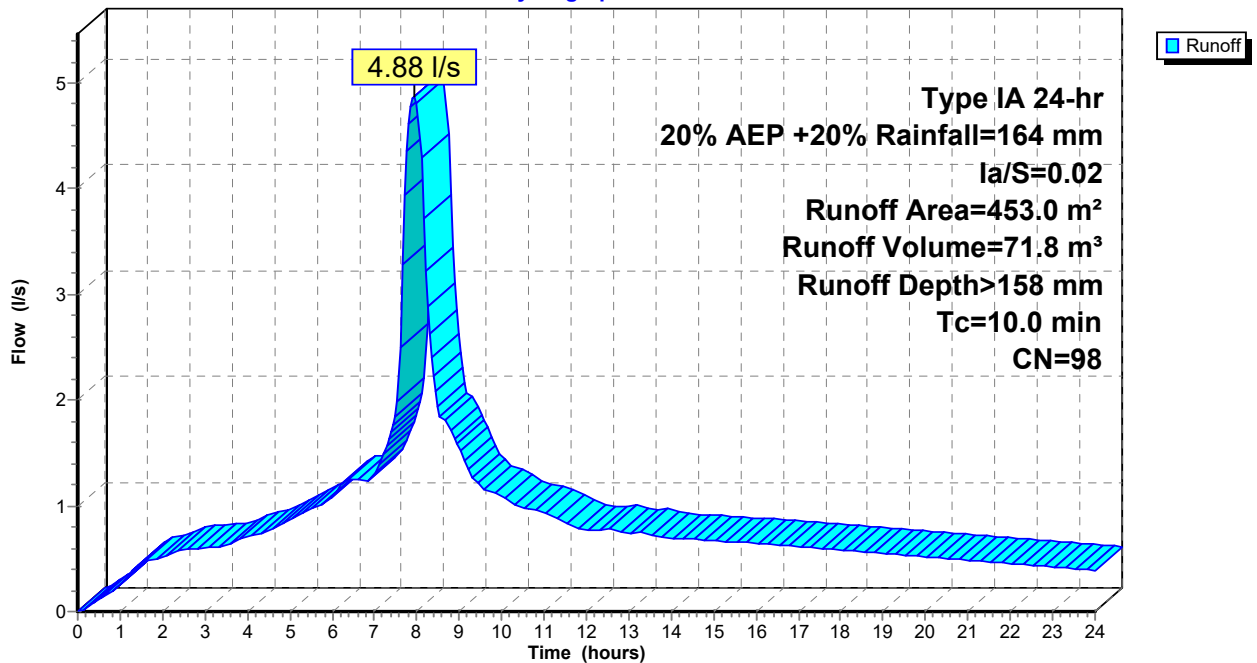
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 20% AEP +20% Rainfall=164 mm, Ia/S=0.02

Area (m ²)	CN	Description
453.0	98	Paved parking, HSG D
453.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 3S: Paving

Hydrograph



Summary for Subcatchment 7S: Water Tank

Runoff = 0.11 l/s @ 7.94 hrs, Volume= 1.6 m³, Depth> 158 mm

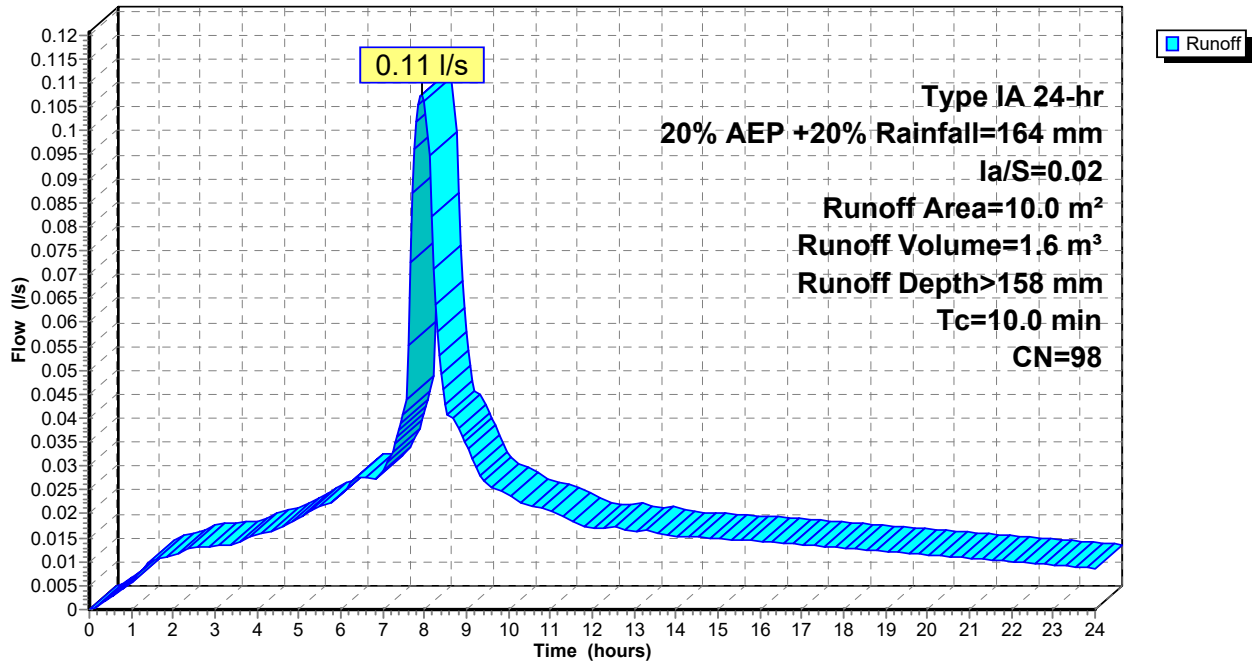
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 20% AEP +20% Rainfall=164 mm, Ia/S=0.02

Area (m ²)	CN	Description
10.0	98	Paved parking, HSG D
10.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 7S: Water Tank

Hydrograph



Summary for Pond 5T: Water Tank

Inflow Area = 676.0 m², 100.00% Impervious, Inflow Depth > 158 mm for 20% AEP +20% event
 Inflow = 7.28 l/s @ 7.94 hrs, Volume= 107.1 m³
 Outflow = 4.24 l/s @ 8.26 hrs, Volume= 106.0 m³, Atten= 42%, Lag= 19.3 min
 Primary = 4.24 l/s @ 8.26 hrs, Volume= 106.0 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 0.294 m @ 8.26 hrs Surf.Area= 34.6 m² Storage= 10.2 m³

Plug-Flow detention time= 29.0 min calculated for 105.8 m³ (99% of inflow)
 Center-of-Mass det. time= 20.6 min (669.3 - 648.7)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	83.1 m ³	3.60 mD x 2.40 mH Vertical Cone/Cylinder x 3.4

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	63 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.300 m	52 mm Vert. Orifice/Grate C= 0.600

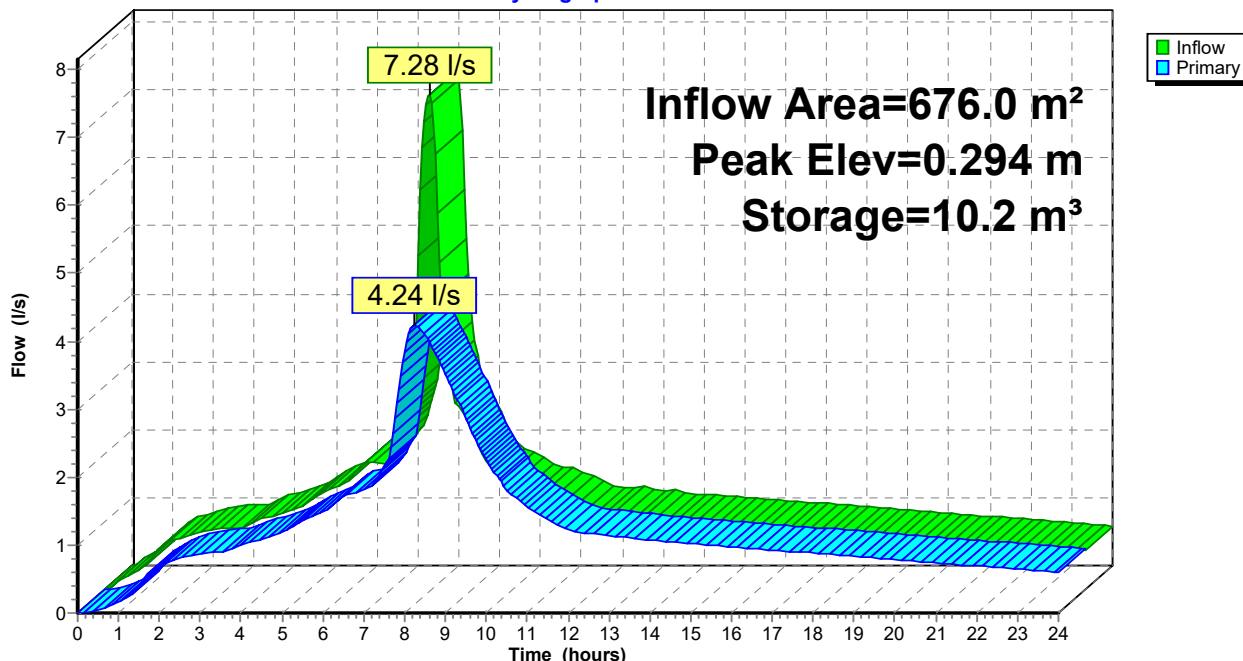
Primary OutFlow Max=4.24 l/s @ 8.26 hrs HW=0.293 m (Free Discharge)

1=Orifice/Grate (Orifice Controls 4.24 l/s @ 1.36 m/s)

2=Orifice/Grate (Controls 0.00 l/s)

Pond 5T: Water Tank

Hydrograph



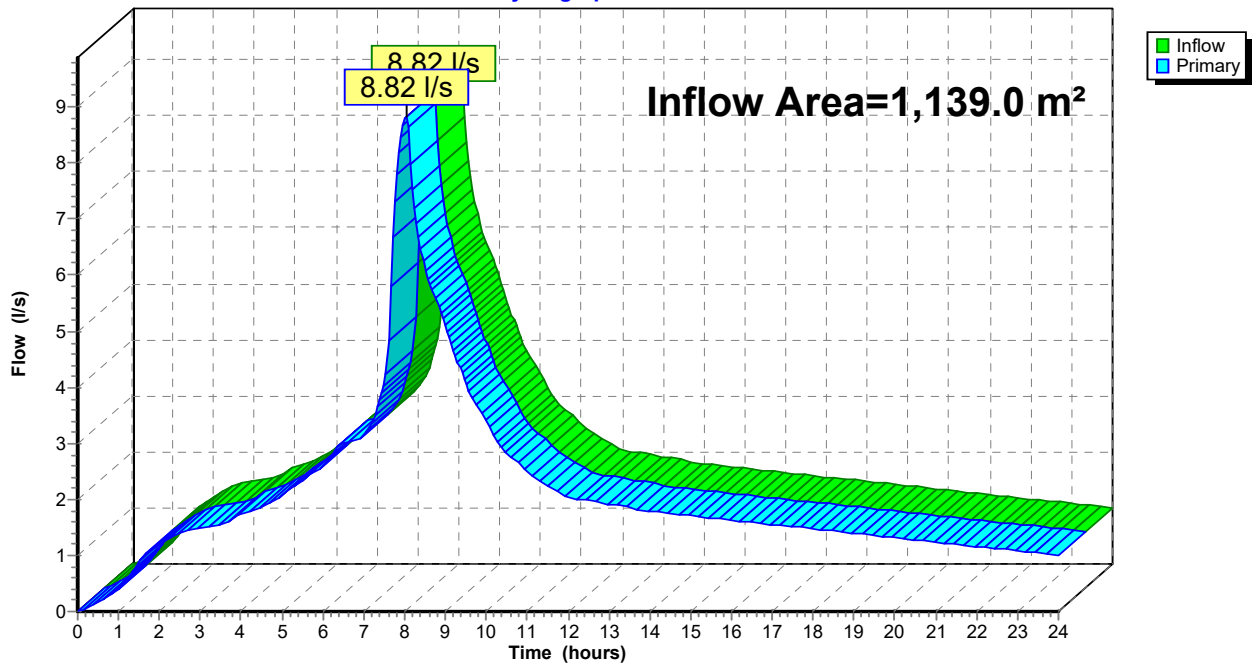
Summary for Link 6L: total post dev

Inflow Area = 1,139.0 m², 100.00% Impervious, Inflow Depth > 157 mm for 20% AEP +20% event
Inflow = 8.82 l/s @ 8.03 hrs, Volume= 179.3 m³
Primary = 8.82 l/s @ 8.03 hrs, Volume= 179.3 m³, Atten= 0%, Lag= 0.0 min

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

Link 6L: total post dev

Hydrograph





GEOTECHNICAL INVESTIGATION REPORT

**56B Tapeka Road
Russell
(Lot 1 DP 158298)**

GEOTECHNICAL INVESTIGATION REPORT

56B Tapeka Road

Russell

(Lot 1 DP 158298)

Report prepared for: Steve Aschebrock

Report reference: 19431

Date: 10 April 2026

Revision: 2

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
28/02/2025	1	First Issue	C Hay	S Scott	M Jacobson
10/04/2026	2	Building Consent Issue	C Hay	S Scott	M Jacobson



association of
consulting and
engineering

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Appendices

A	Drawings
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GEOTECHNICAL INVESTIGATION REPORT

56B Tapeka Road, Russell

(Lot 1 DP 158298)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Steve Aschebrock to investigate the suitability of the property (Lot 1 DP 158298) for residential construction. The purpose of this report is to assess the suitability of the building site making foundation and earthworks recommendations.

The client proposes to construct a new dwelling in place of the existing dwelling on the property.

2.0 Site Description

This 7790m² property is located on the western side of a private right-of-way, accessed from Tapeka Road, approximately 20m Northwest of the intersection between Tapeka Road and Titore Way. The existing dwelling and proposed building site are located on the southern side of the property, generally comprising of a gentle building area (currently occupied by the existing dwelling) with slopes on the western side of the building site being steep to very steep (20-35°). Ground coverage currently varies between paving, gravel areas, lawn, and bush.



Figure 1: Aerial view of property, orange marker indicating proposed building area.

3.0 Desk Study

3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology of The Whangarei Area – Edbrooke & Brook – 2009.

3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Waipapa Group, which has been described as follows: *“Volcaniclastic sandstone and argillite with tectonically included basalt, chert and siliceous argillite.”*

3.3 Aerial Photography

RS Eng has undertaken a review of historical aerial photography, specifically images, from 1951 to 1981. See Figure 2 below of the 1981 image. Several notable features were observed, listed below.

- Soil creep and slope instability is difficult to identify due to vegetation.
- Small outbuildings occupy the area where the existing dwelling is currently in place and the proposed building area.



Figure 2: 1981 Aerial Image (Source: www.retrolens.nz).

4.0 Field Investigation

A Technician, Geologist and a Graduate Engineer from this office visited the property on 2 December 2024 and 31 January 2025 to undertake a walkover inspection and eight hand augers. The walkover inspection did not observe any signs of concern at the building site in relation to the proposal.

The hand augers were dug to a maximum depth of 3.0m below ground level (BGL). Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

A further three Cone Penetration Tests (CPTs) were completed by Geo Data Solutions (GDS) on the 16 January 2025 to tests up to a maximum of 17.1m BGL.

5.0 Subsoil Conditions

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

- Topsoil was encountered at the surface to depths of approximately 0.1m BGL.
- Fill was encountered at the building area, adjacent to the existing dwelling. The fill consisted of stiff to very stiff clayey silts and sandy silts derived of being cut material of completely weathered greywacke and fine to coarse gravel, varying in depths between 0.4m to 1.6m BGL.
- Buried topsoil was encountered underlying the fill material, being 0.2m to 0.5m thick.
- Residual soils consisting of very stiff clayey silt and silty clay was encountered underlying the fill and buried topsoil to depths between 1.2m to 2.5m BGL.
- Completely weathered greywacke consisting of very stiff silt with some clay, clayey silts, sandy silts, and clayey sands to a tested depth of 3.0m BGL.
- The CPTs recorded up to 4.5m of fill to the north of the building area, at the existing lawn area.
- Groundwater was not encountered during the investigation. RS Eng assess groundwater to be likely greater than 5m BGL.

6.0 Geotechnical Assessment

6.1 Slope Stability

The Waipapa Group rock mass material is considered as generally stable on slope angles up to and greater than 30°. The effects of shallow soil creep generally become apparent on slopes over 14°. As slope angles increase the common mechanism of slope instability is translational failure, where the residual clay soils become saturated during periods of heavy rainfall and slide over the underlying weathered greywacke. The risk of failure increases as a result of surcharge loading on slopes, and improper development (steep cuts and uncontrolled stormwater discharge).

The building area is expected to be situated over the existing near level to gently sloping building platform where the existing dwelling is located. No signs of recent or active slope instability were noted at the building area, however the steep to very steep slopes adjacent to the building area exhibit signs of soil creep and historic shallow slope instability.

The steep to very steep slopes are located on the western side of the building area/existing dwelling and are in the order of 20-35°. Signs of soil creep and historic shallow slope instability were evident over the steep slopes, with the existing effluent dripper lines observed across the western slope. The proposed dwelling is to be located adjacent to the western slope, and therefore shall be protected from the effects of slope instability and soil creep along the western side of the building area.

A soldier pile wall shall be implemented along the crest of the western slopes. The soldier pile wall shall be specifically designed by a Chartered Professional Engineer accounting for a potential evacuation depth of 2.5m, being 1.8m fill and 0.7m of residual soils. The depth of fill and residual soils is expected to vary along the length of the soldier pile wall.

Given the near level to gently sloping building area, and the proposed soldier piles, RS Eng consider that the risk of slope instability to be low, provided the following recommendations within this report are adhered to.

6.2 Liquefaction

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

6.3 Expansive Soils

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

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

Based on a visual tactile assessment made during the subsoil investigation, shallow depth to the weathered greywacke, laboratory test results in this geology within similar terrain, RS Eng considers the soils as being Class M (moderately expansive) as per AS 2870.

7.0 Engineering Recommendations

7.1 Further Work

Once the building plans and location are finalised, RS Eng may require further investigation, and recommendations of this report may need to be amended.

7.2 Site Subsoil Class

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

7.3 Earthworks

To form a level building platform for the proposed dwelling, earthworks are proposed. To suitably develop the building area, RS Eng recommend as follows.

- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.
- Additional cuts at the building area shall be limited to a maximum of 1.0m without further geotechnical assessment.
- Fills shall be limited to a maximum of 0.5m above existing ground level.
- No fills shall be placed over slopes $>14^\circ$, without further geotechnical assessment.
- All retaining walls shall be specifically designed by a Chartered Professional Engineer.
- Cut and fill batters should be sloped at angles less than 1V to 3H.
- Steep temporary excavations should not be left unsupported with impending bad weather or for extended periods of time, typically less than 3 days.
- The existing retaining walls surrounding the building area shall be upgraded or replaced. Alternatively, a minimum setback between the existing retaining walls and proposed dwelling shall be taken as twice the height of the wall.
- Site works shall generally be completed in accordance with NZS 4431.

7.4 Shallow Foundations

The foundation system is currently unknown, however RS Eng have made the following recommendations for various foundation options.

7.3.1 Timber Pile Foundations

- Timber pile type foundations designed to NZS 3604 shall extend a minimum of 0.6m below ground level or 0.5m into original ground (extending below fill and buried topsoil).

7.3.2 Concrete Slabs

- All existing fill and buried topsoil shall be removed from the building envelope and replaced with compacted granular hardfill. RS Eng has not confirmed the depth of fill beneath the existing dwelling, however fill depths of up to 1.8m were observed beyond the existing building.
- RibRaft concrete slabs or similar shall be specifically designed for Class M soil and be placed on a minimum of 150mm compacted granular hardfill extending 1.0m beyond the building envelope.

7.3.3 General

All foundation options shall be protected by a soldier pile wall between the existing steep western slope and the proposed dwelling. Recommendations have been made in Section 7.4 below.

The existing unsuitable fill material was encountered to a maximum depth of 1.8m BGL, however varies across the building area. Further investigations can be undertaken once the existing dwelling is removed, and definitive building envelope is known to confirm the fill depths and extents.

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

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

7.5 Timber Pole Retaining Walls / Soldier Pile Walls

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

The soldier pile wall shall be specifically designed by a suitably experienced Chartered Professional Engineer to account for the lateral forces associated with a minimum of 2.5m of shallow soil creep below existing ground level, plus or minus new fills or the removal of existing fills. The piles shall be designed for an effective retaining width of 3 x pile diameters (unless spaced closer), using the assessed parameters listed in Table 1.

Table 1: Assessed Retaining Wall Design Parameters.

Parameter	Uncontrolled Fill	Residual Soil	Completely weathered greywacke
Soil Density (kN/m ³)	18	18	19
Friction Angle (°)	25	28	30
Drained Cohesion, (kPa)	0	0	0
Undrained Shear Strength (kPa)	40	60	80

A strength reduction factor of 0.5 shall be adopted for limit state design of the lateral capacity of cantilever retaining wall pile foundations.

7.6 Stormwater Disposal

Uncontrolled and concentrated stormwater discharges can result in erosion and slope instability. Currently an overflow from the existing water tanks is piped downslope near the western boundary. RS Eng recommends that the existing stormwater overflow is maintained, or alternatively stormwater is collected where possible and piped to a dispersal structure. A dispersal trench detail and sizing chart has been attached in Appendix A.

8.0 Drawing Review

It is recommended that RS Eng Ltd carry out a review of final development drawings prior to submittal for building consent and / or resource consent. The review is to confirm that the recommendations outlined in this report have been applied in full and correctly to the design.

9.0 Construction Monitoring and Producer Statements

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

- Stripped site once all topsoil and existing fill is removed from the building envelope (if applicable).
- Hardfill compaction (multiple inspections may be required depending on fill depth).
- Soldier pile wall excavations to confirm ground conditions and depths.
- Foundation excavations to confirm ground conditions.

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

10.0 Conclusions

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

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

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

(b) the land is neither subject to nor likely to be subject to slippage or subsidence.

11.0 Limitations

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

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

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

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

Prepared by:



Codie Hay
Technician
NZDE(Civil)

Reviewed by:



Sarah Scott
Technician
NZDE(Civil)

Approved by:



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

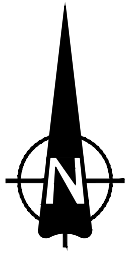
RS Eng Ltd

Appendix A

Drawings

NOTES:

- If any part of these documents are unclear, please contact RSEng Ltd.
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WORK IN PROGRESS

Contour Interval: 1.0m
 Vertical Datum: NZVD2016
 Survey Data Source: LiDAR (2018)

0 7.5 15
 PLAN 1:750

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

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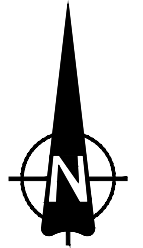
**PROJECT DESCRIPTION
 PROPOSED NEW DWELLING
 OVERVIEW PLAN**

Client
STEVE ASCHEBROCK
 Location
**56 TAPEKA ROAD
 RUSSELL**

12/02/2025	A	ORIGINAL ISSUE	Scale 1:750	Rev No. A
Date	Rev	Notes	Original A3	Sheet No.
Drawn by: CH	Reviewed by: SS	Approved by: MJ	Job No. 19431	01



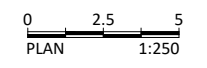
- NOTES:**
- If any part of these documents are unclear, please contact RSEng Ltd.
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LEGEND

- Hand Auger Location
- Cone Penetration Test Location
- Existing Fill
- Soldier Pile Wall

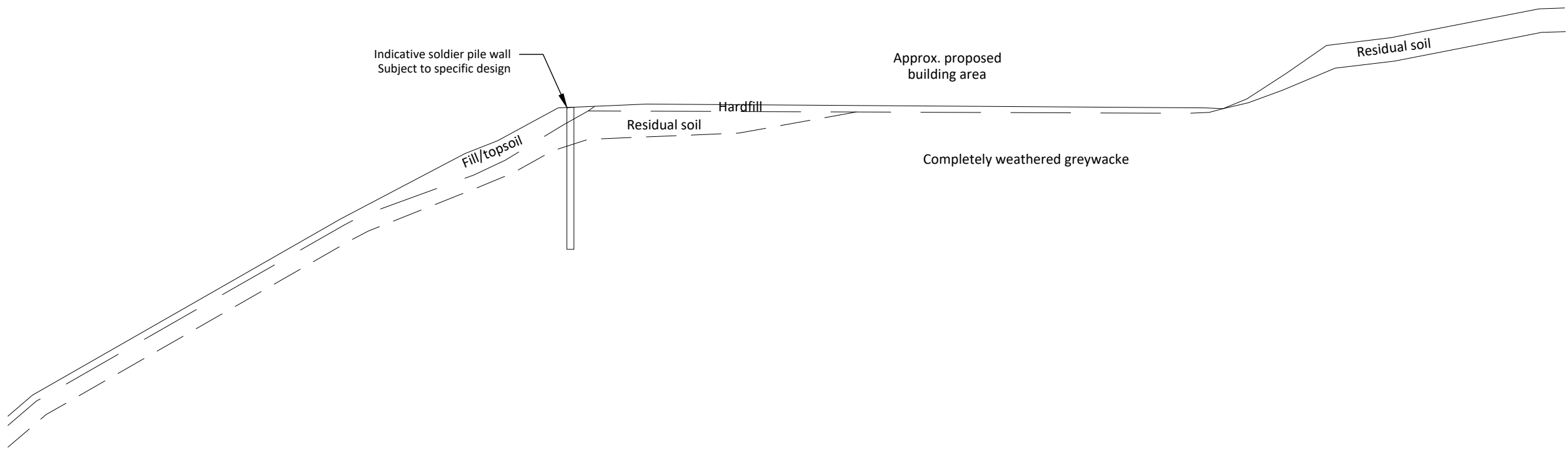
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 Vertical Datum: NZVD2016
 Survey Data Source: LiDAR (2018)



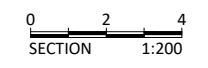
WORK IN PROGRESS

<p>RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110</p>	<p>These drawings are copyright to RS Eng Ltd and should not be reproduced without prior permission.</p> <p>If any part of these documents are unclear, please contact RS Eng Ltd.</p>	<p>PROJECT DESCRIPTION PROPOSED DWELLING INVESTIGATION PLAN</p>	Client	STEVE ASCHEBROCK	Scale	1:250	Rev No.	A
			Location	56 TAPEKA ROAD RUSSELL	Original	A3	Sheet No.	02
			Date	12/02/2025	Rev	A	Notes	ORIGINAL ISSUE
			Drawn by:	CH	Reviewed by:	SS	Approved by:	MJ


- NOTES:**
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Contour Interval: 1.0m
 Vertical Datum: OTP64
 Survey Data Source: LiDAR (2018)

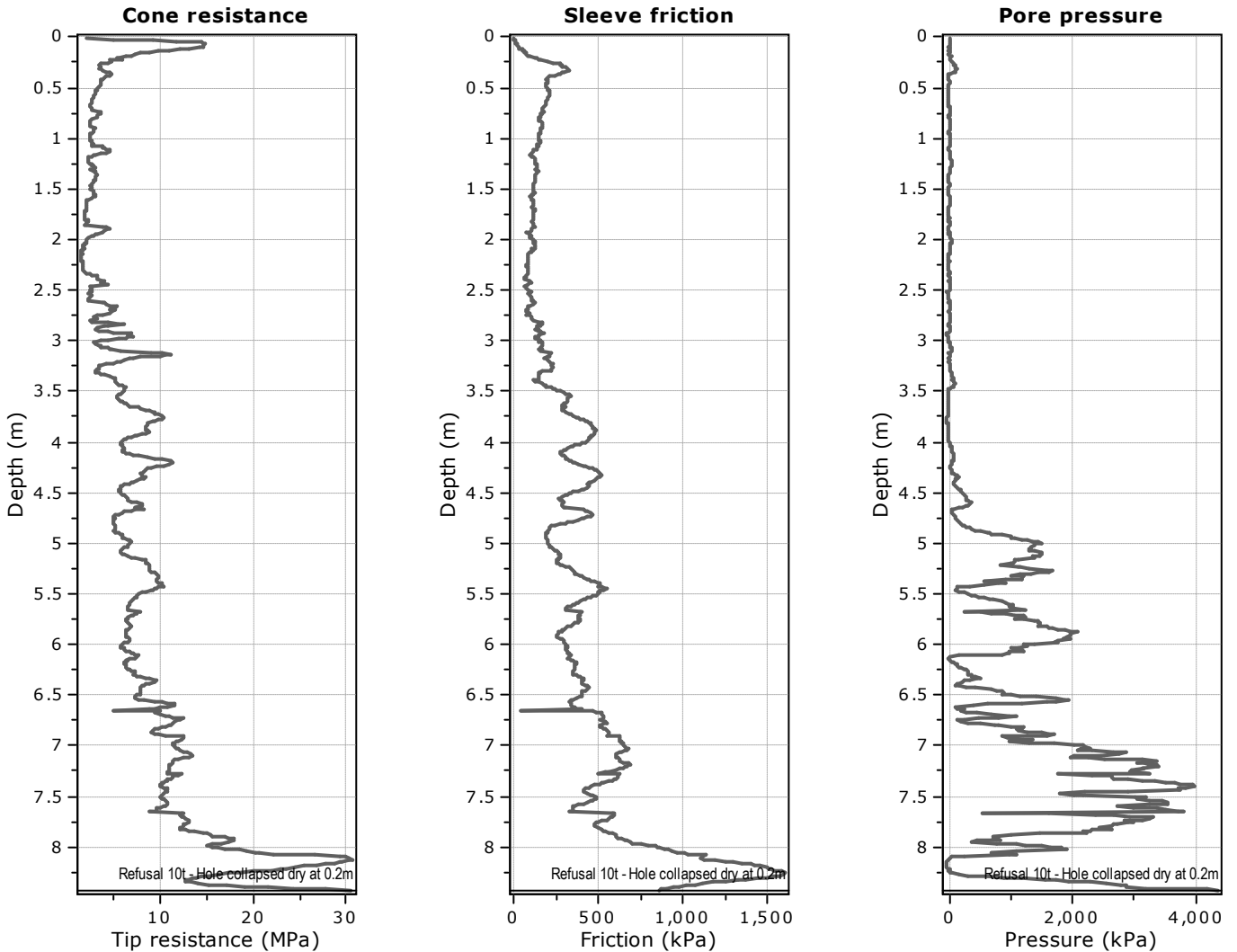


WORK IN PROGRESS

 RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110	These drawings are copyright to RS Eng Ltd and should not be reproduced without prior permission. If any part of these documents are unclear, please contact RS Eng Ltd.	PROJECT DESCRIPTION PROPOSED DWELLING CROSS-SECTION	Client	STEVE ASCHEBROCK			Scale	1:200	Rev No.	A	
			Location	56 TAPEKA ROAD RUSSELL			Original	A3	Sheet No.	03	
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			Job No.	19431			Drawn by:	CH	Reviewed by:		SS

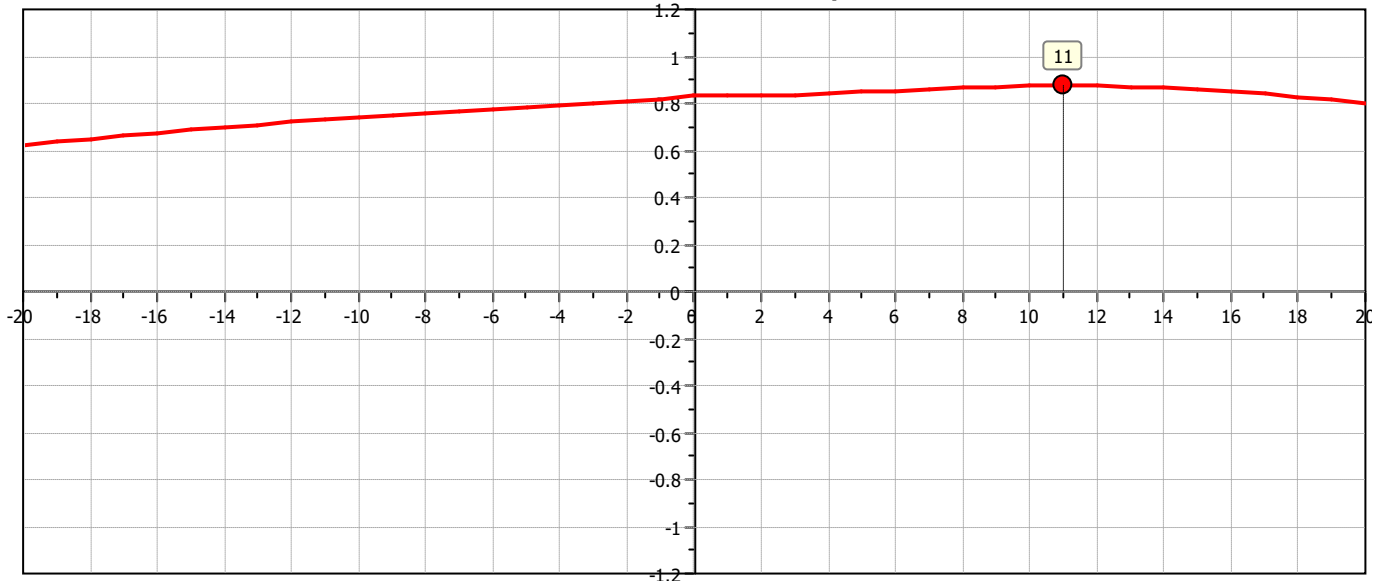
Appendix B

Subsurface Investigations



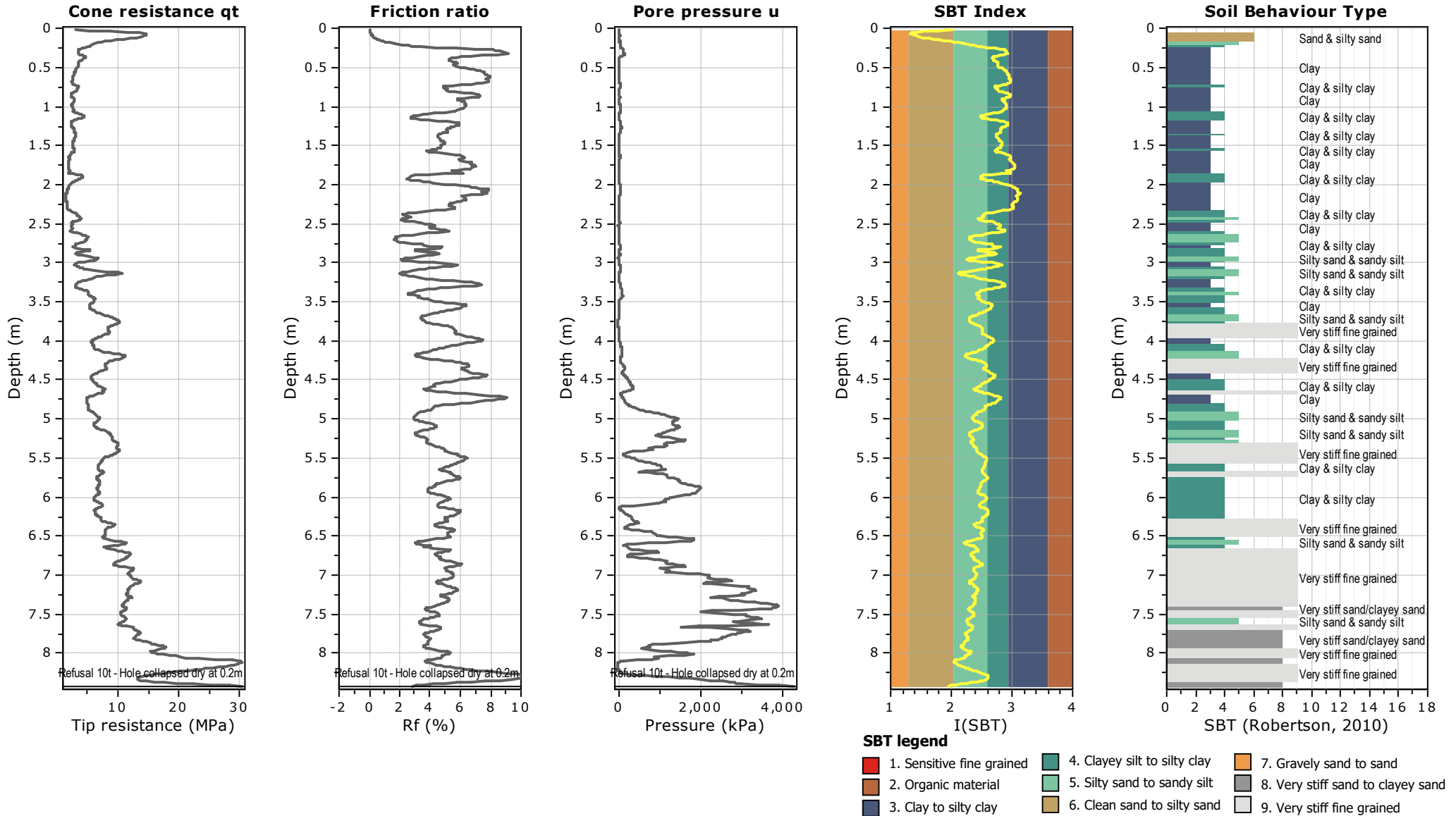
The plot below presents the cross correlation coefficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two successive CPT measurements).

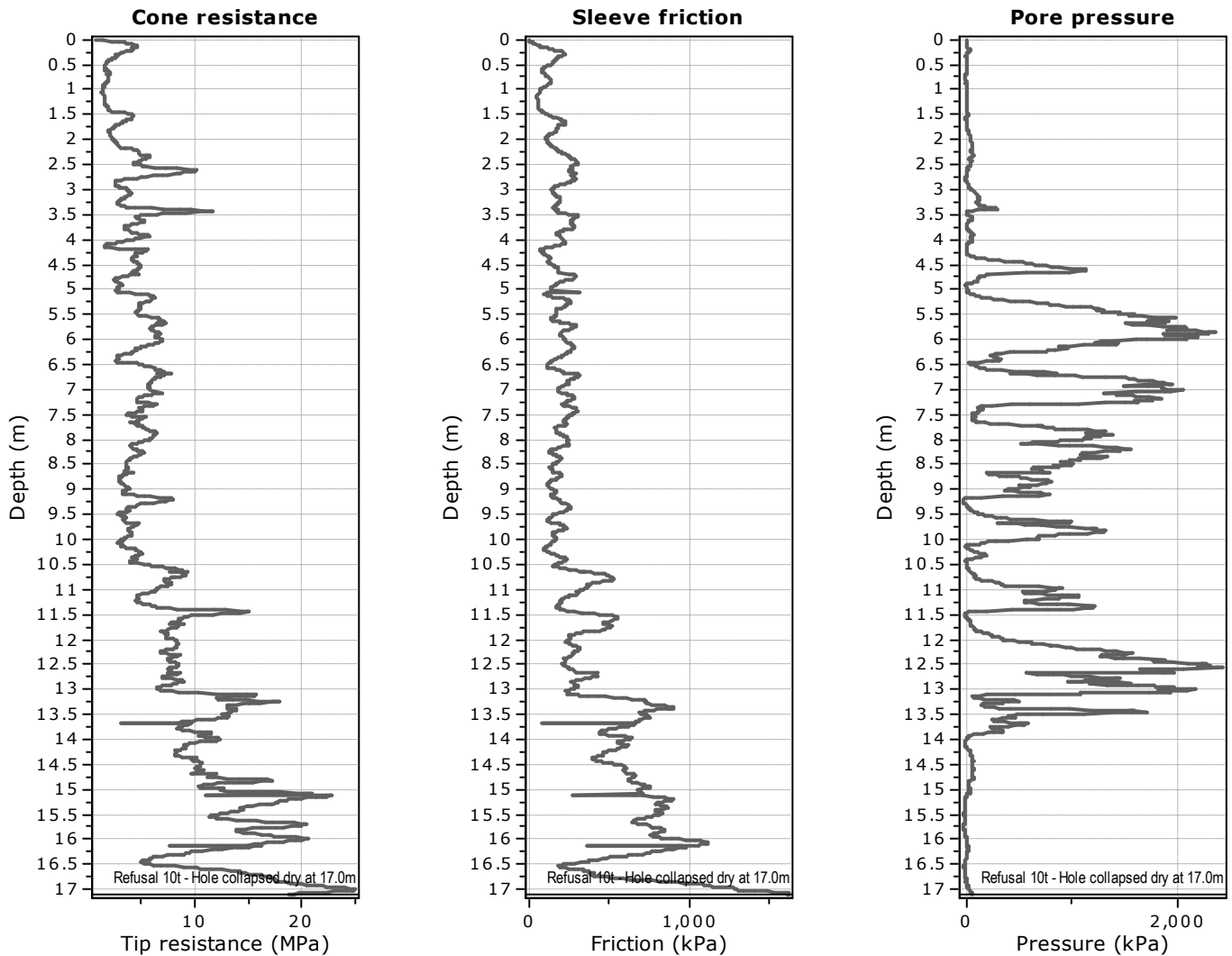
Cross correlation between qc & fs



Project: RS Eng | 19431 | GDS NZ Ltd

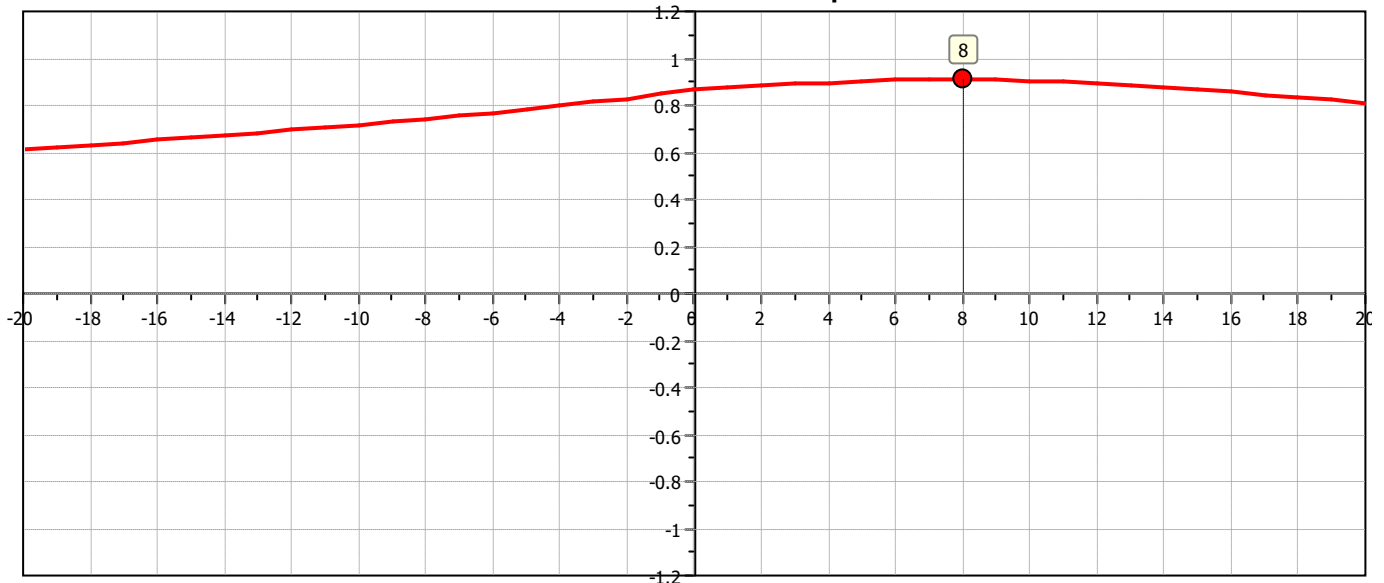
Location: 56 Tapeka Road, Russell | Holes dipped onsite using Dipmeter





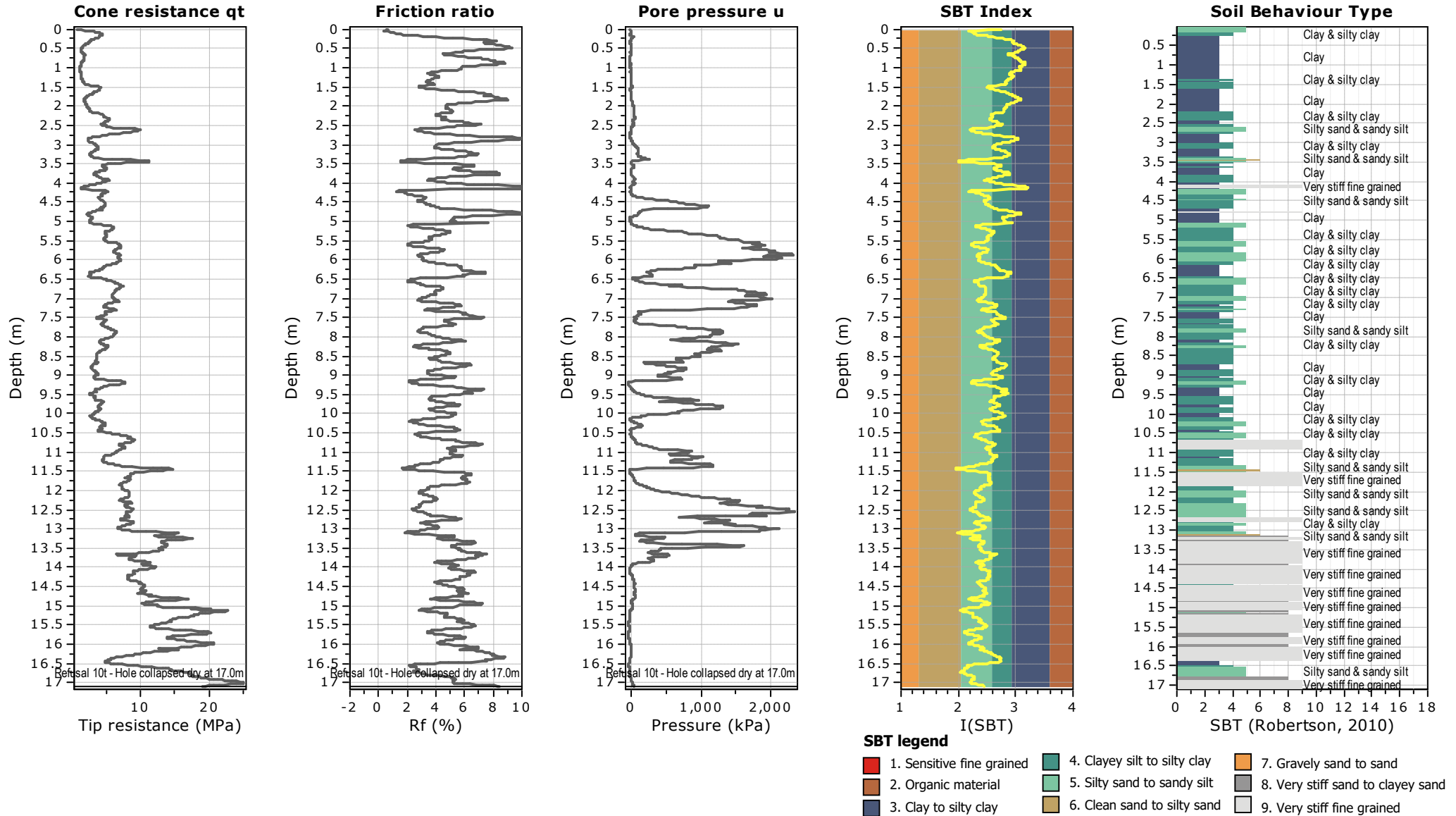
The plot below presents the cross correlation coefficient between the raw q_c and f_s values (as measured on the field). X axes presents the lag distance (one lag is the distance between two successive CPT measurements).

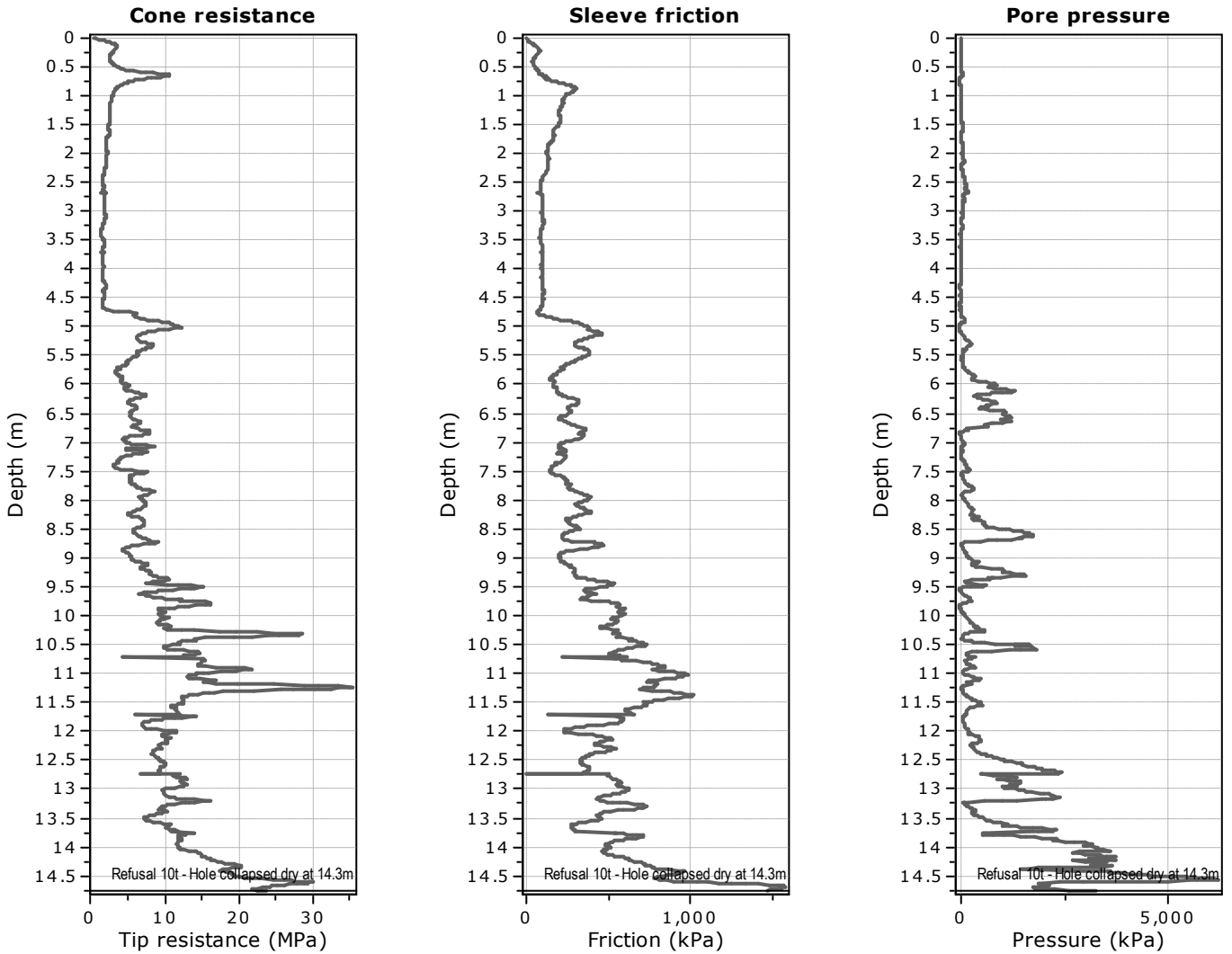
Cross correlation between q_c & f_s



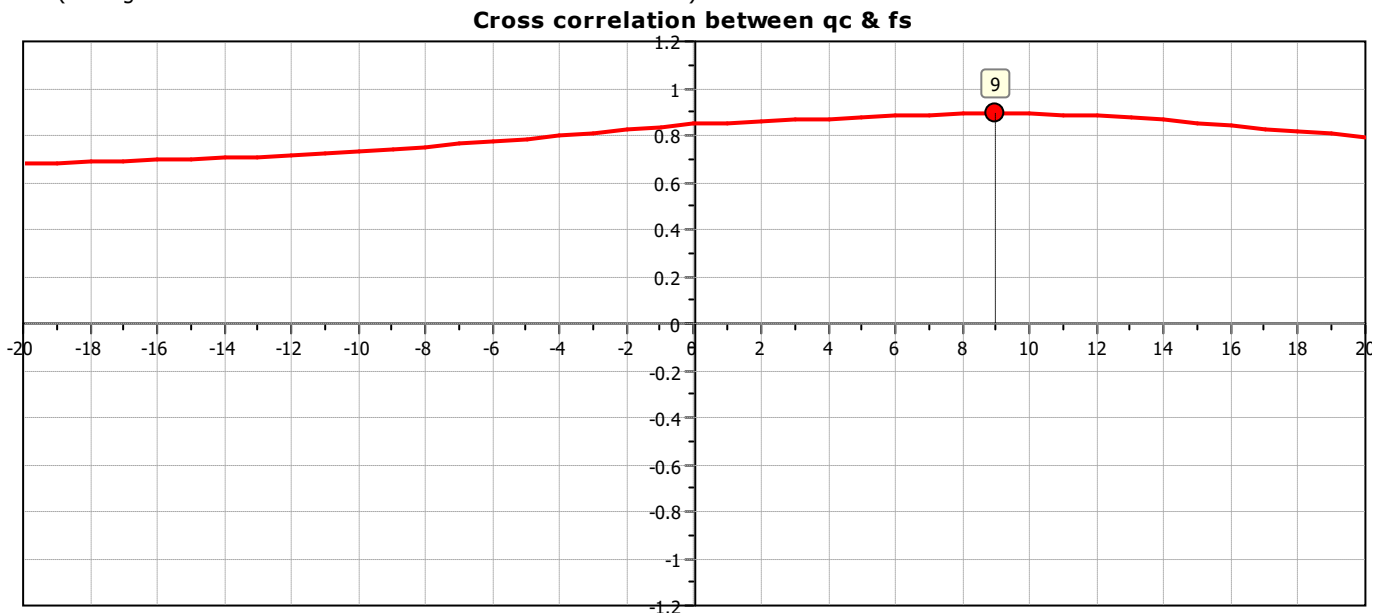
Project: RS Eng | 19431 | GDS NZ Ltd

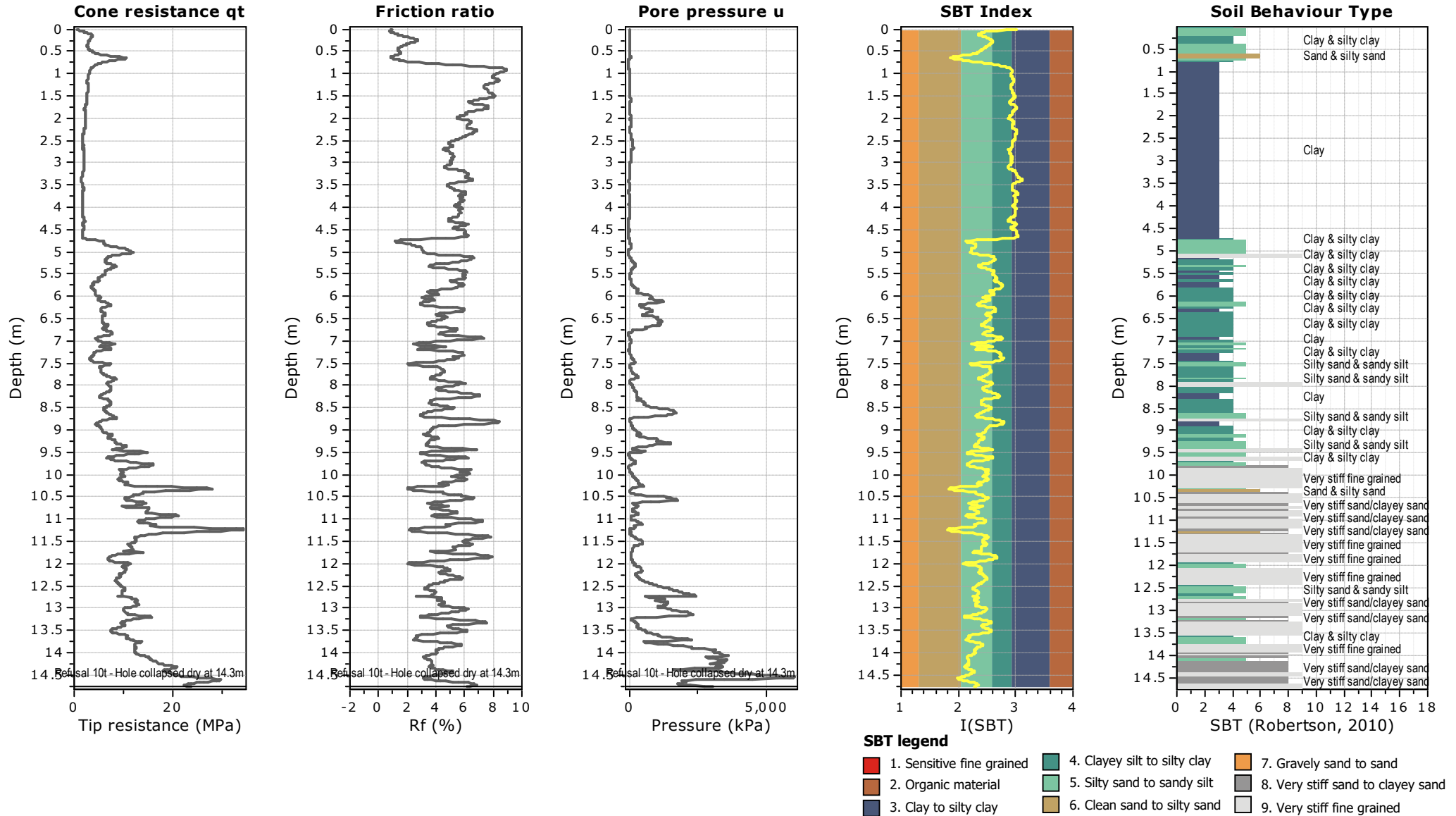
Location: 56 Tapeka Road, Russell | Holes dipped onsite using Dipmeter





The plot below presents the cross correlation coefficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two successive CPT measurements).







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

HAND AUGER LOG

HOLE NO.:
HA01

CLIENT: Steve Aschebrock
PROJECT: Geotechnical Investigations

JOB NO.:
19431

SITE LOCATION: 56 Tapeka Road, Russell
CO-ORDINATES:

ELEVATION: Ground

START DATE: 02/12/2024
END DATE: 02/12/2024
LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)											VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER		
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values				
TS	TOPSOIL.		0.0	TS																		
FILL	SILT, with some clay; brown/grey. Stiff; dry to moist; non-plastic; (Fill).		0.2	TS																		
	SAND, with some clay, with trace silt; brown/grey/white/pinkish mottling. Very stiff; dry to moist; non-plastic.		0.4																			
	Silty CLAY; orange some brown. Very stiff; moist; low plasticity.		0.6																		181	
	Silty SAND, with trace clay; orange/white. Very stiff; dry; non-plastic; sand, fine to coarse.		0.8																		17	
Waipapa Gr	Silty CLAY, with trace sand; orange some white. Very stiff; moist; low plasticity.		1.0																			
	Completely weathered; extremely weak; GREYWACKE.		1.2																			
	Silty GRAVEL, with some clay; white. Very stiff.		1.4																	201+		
			1.6																	-		
			1.8																	201+		
			2.0																	-		
		2.2																	201+			
		2.4																	201+			
		2.6																	-			
		2.8																	201+			
	End Of Hole: 3.00m		3.0																-			
			3.2																			

Groundwater Not Encountered

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit

HAND AUGER LOG

HOLE NO.:
HA02

CLIENT: Steve Aschebrock
 PROJECT: Geotechnical Investigations

JOB NO.:
19431

SITE LOCATION: 56 Tapeka Road, Russell
 CO-ORDINATES:

ELEVATION: Ground

START DATE: 02/12/2024
 END DATE: 02/12/2024
 LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER			
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values				
FILL	TOPSOIL. Completely weathered; yellow/orange/white; SANDSTONE. Clayey SILT, with some sand. Stiff; moist; low plasticity.		0.0	TS																		
	Clayey sandy SILT.		1.0																		189	23
TS	BURIED TOPSOIL; dark grey. Firm; low plasticity.		1.6	TS																		
	Clayey SILT; orangeish brown. Very stiff; moist; low plasticity.		1.8																		203+	
Waipapa Gr	Completely weathered; orange/brown mottling; GREYWACKE. SILT, with some clay, with minor sand. Very stiff; moist; low plasticity. White/brown mottling.		2.0																		203+	
	End Of Hole: 3.00m		3.0																		203+	

Groundwater Not Encountered

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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09 438 3273
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2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA04

CLIENT: Steve Aschebrock
PROJECT: Geotechnical Investigations

JOB NO.:
19431

SITE LOCATION: 56 Tapeka Road, Russell
CO-ORDINATES:

ELEVATION: Ground

START DATE: 02/12/2024
END DATE: 02/12/2024
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER			
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values				
FILL	SCORIA GRAVELS; purplish red. Medium dense; dry; non-plastic.		0.0																			
	0.1 - Weedmat.		0.1																			
	Clayey SILT; yellowish brown. Very stiff; moist; low plasticity.		0.2																			201+
			0.4																			-
			0.6																			201+
Waipapa Gr			0.8																		-	
			1.0																		201+	
	SILT, with some clay, with trace sand; pink/white/orange mottling. Very stiff; moist; low plasticity.		1.2																		-	
			1.4																		201+	
	Very stiff to hard.		1.6																		-	
			1.8																		-	
			2.0																		201+	
	Becoming too dense to auger. End Of Hole: 2.00m		2.2																		-	
			2.4																		-	
			2.6																		-	
			2.8																		-	
			3.0																		-	
			3.2																		-	

PHOTO(S)



REMARKS

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

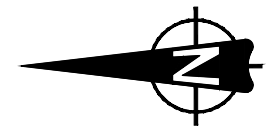
- Hand Auger
- Test Pit



Indicative Wash down area for machinery

Sediment / erosion control works are likely to be within the kauri tree hygiene areas, therefore requiring machinery/tolls involved in of setting out / constructing the controls to be washed done following the works. Earthworks involved with the dwelling building platform, soldier piles, and retaining is considered to outside of the kauri hygiene areas and wont require washing down following each day of works

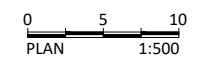
- NOTES:**
- If any part of these drawings are unclear, please contact RS Eng.
 - These plans are indicative only and shall not be used for construction set-out or scaled off.
 - All services shall be identified on-site prior to construction.
 - It is the responsibility of the lead designer/project manager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



NRC/FNDC to be notified of Start and End of earthwork

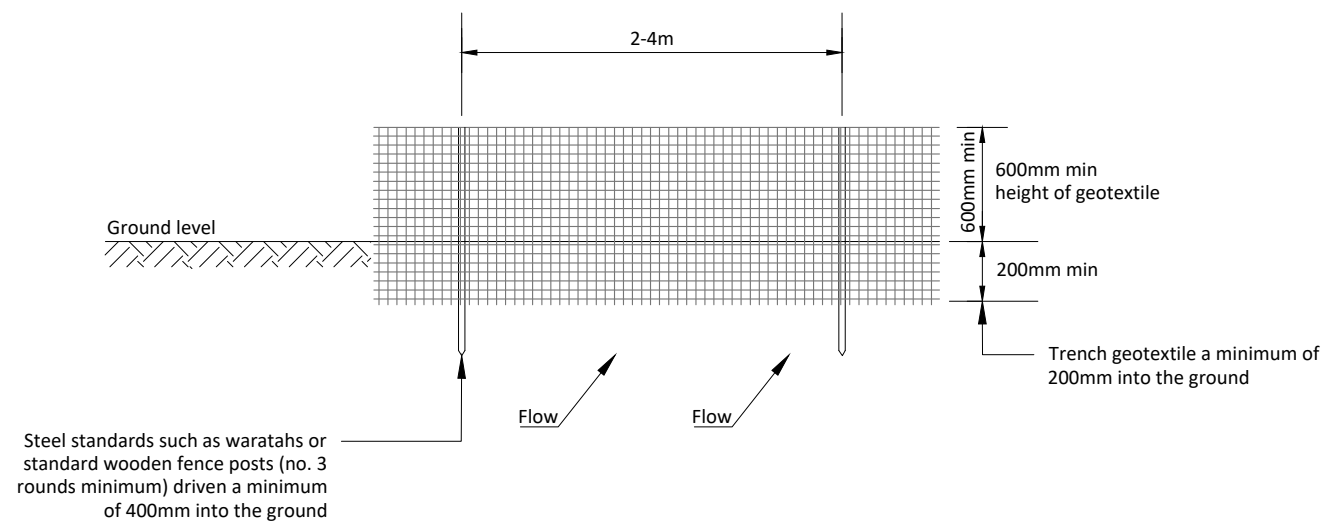
- LEGEND**
- Clean Water Cutoff Drain
 - Dirty Water Cutoff Drain
 - Temporary overland flow path
 - Silt Fence
 - Boundary of Earthworks
 - pr Retaining Wall
 - pr Soldier Pile Wall
 - Approx ex Kauri Tree, indicative 3x dripline (hygiene zone)

Contour Interval: 0.5m
 Vertical Datum: NZVD2016
 Survey Data Source: LiDAR (2024)



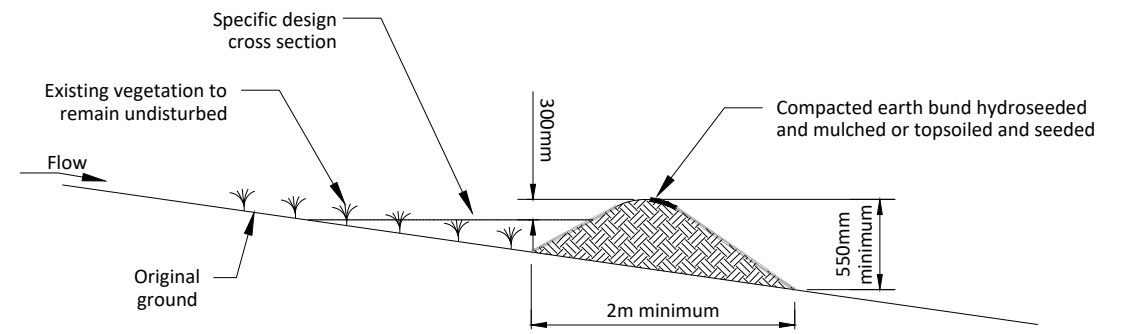
WORK IN PROGRESS

<p>RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110</p>	<p>These drawings are copyright to RS Eng Ltd and should not be reproduced without prior permission.</p> <p>If any part of these documents are unclear, please contact RS Eng Ltd.</p>	<p>PROPOSED DWELLING SEDIMENT AND EROSION CONTROL SEDIMENT AND EROSION CONTROL PLAN</p>	Client	STEVE ASCHEBROCK	Scale	1:500	Rev No.	A				
			Location	56 TAPEKA ROAD RUSSELL	Date	08/04/2026	Rev	A	Notes	Original Issue		
			Drawn by:	NW	Reviewed by:	CH	Approved by:	MJ	Job No.	19431	Sheet No.	SECP1
									Job No.	19431	Sheet No.	SECP1



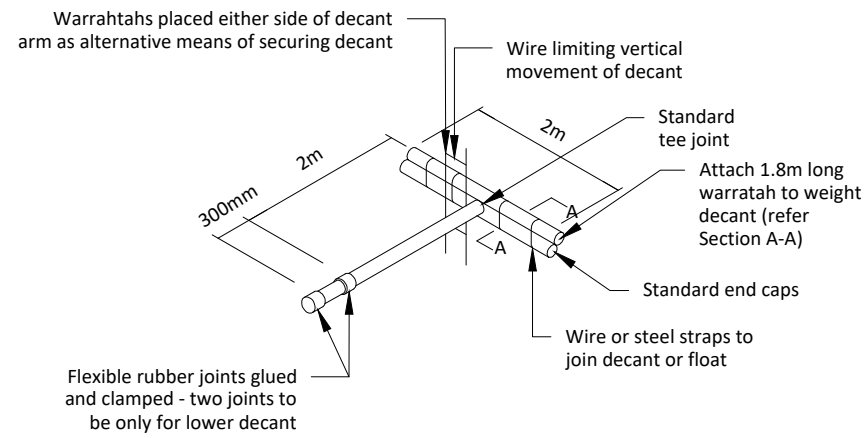
SILT FENCE - ELEVATION

1:1000

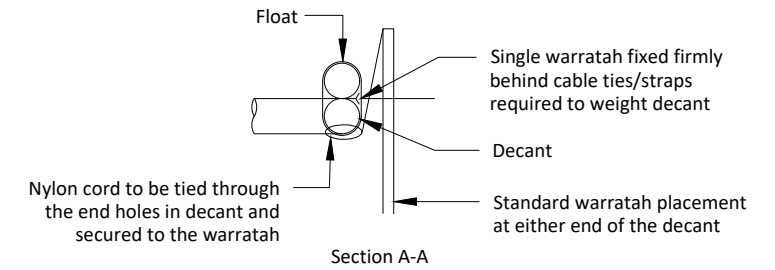


RUN-OFF DRAIN DETAIL

1:1000

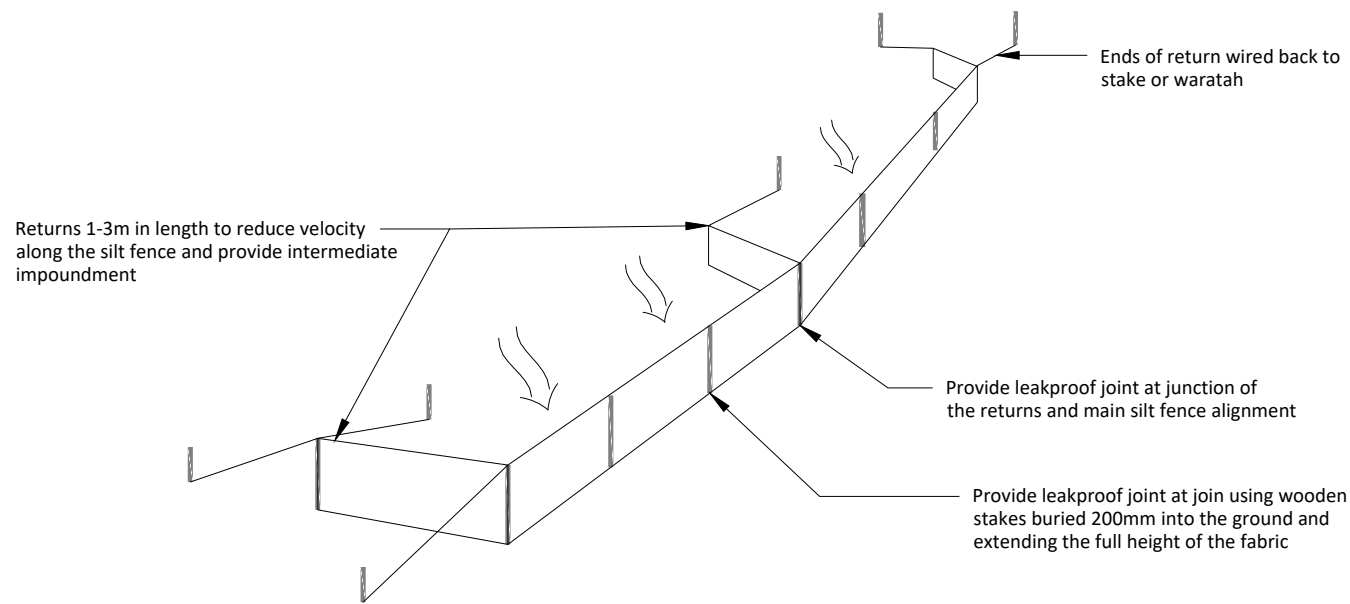


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POND DECANT DETAIL

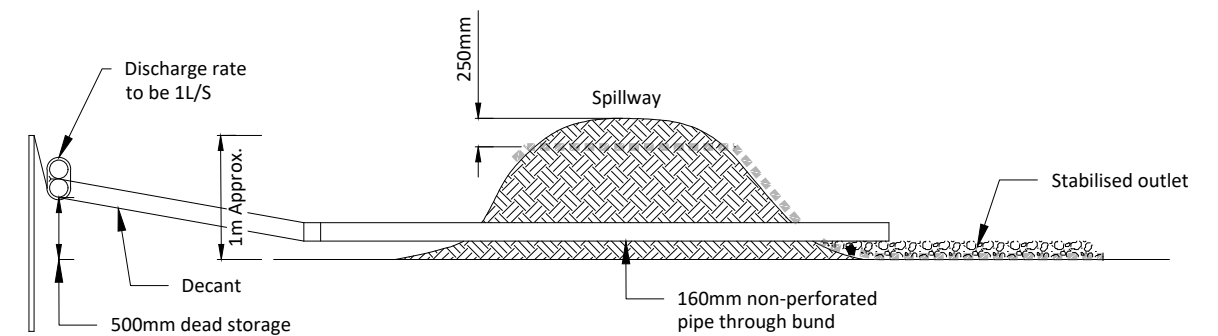
1:1000



SILT FENCE WITH RETURNS AND SUPPORT WIRE

1:1000

Figure 82: Schematic of a silt fence



EARTH BUND

1:1000

WORK IN PROGRESS

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			Location	56 TAPEKA ROAD RUSSELL	Date	08/04/2026	Rev	A	Notes	Original Issue
			Drawn by:	NW	Reviewed by:	CH	Approved by:	MJ	Job No.	19431
			Sheet No.	A3	Sheet No.	SECP2				

Alex Billot

From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Tuesday, 24 February 2026 2:59 pm
To: Alex Billot
Cc: Bill Edwards; Atareiria Heihej; Lisa Ahn; James Robinson
Subject: RE: Request for comments - new dwelling 56 Tapeka Road, Russell - HNZPT comments

Hi Alex,

Thank you for the opportunity for HNZPT to consider this application prior to lodgement. I confirm that HNZPT has reviewed the plans provided and advise an ADP approach will be suitable for this redevelopment proposal.

Cheers,
Stuart

Stuart Bracey | Kaiwhakamāhere | Heritage Planner | Northern Region | Heritage New Zealand Pouhere Taonga | L10 SAP Tower 151 Queen Street Auckland CBD | Private Box 105 291 Auckland City 1143 | mobile 027 684 0833 | visit www.heritage.org.nz and learn more about NZ's heritage places.

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: Alex Billot <Alex@northplanner.co.nz>
Sent: Monday, 16 February 2026 1:45 pm
To: Stuart Bracey <SBracey@heritage.org.nz>
Subject: Request for comments - new dwelling 56 Tapeka Road, Russell

Good afternoon Stuart,

We are in the process of preparing a landuse resource consent application for a new build at 56 Tapeka Road, Russell.

There is an existing dwelling on the site which is to be demolished and replaced with the proposed new dwelling. The proposed dwelling will be located in the same location as the existing dwelling, although will be of different shape and dimensions (slightly larger).

The proposed dwelling will utilise the existing internal driveway which currently services the existing dwelling, with some upgrades proposed as per the site plan.

Only minimal excavations will be required given that the dwelling will be located in place of the existing dwelling. Some excavations for a new onsite wastewater system will be required (see plan).

I have attached the Plan Set for your perusal.

Can you please advise if HNZPT have any comments in regards to the application?

Let me know if you require any further information.

Thanks for your time.

Kind regards,



*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*

Alex Billot

Resource Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866

Northland Planning & Development 2020
Limited



WHAKARATONGA IWI

FIRE
EMERGENCY

NEW ZEALAND

Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application for New and Existing Residential Dwellings and Sub-Divisions



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Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver

“Fire and Emergency New Zealand strongly recommends the installation of automatic fire detection system devices such as smoke alarms for early warning of a fire and fire suppression systems such as sprinklers in buildings (irrespective of the water supply) to provide maximum protection to life and property”.

Waiver Explanation Intent

Fire and Emergency New Zealand [FENZ] use the New Zealand Fire Service [NZFS] Code of Practice for firefighting water supplies (SNZ PAS 5409:2008) (The Code) as a tool to establish the quantity of water required for firefighting purposes in relation to a specific hazard (Dwelling, Building) based on its fire hazard classification regardless if they are located within urban fire districts with a reticulated water supply or a non-reticulated water supply in rural areas. The code has been adopted by the Territorial Authorities and Water Supply Authorities. The code can be used by developers and property owners to assess the adequacy of the firefighting water supply for new or existing buildings.

The Area Manager under the delegated authority of the Fire Region Manager is responsible for approving applications in relation to firefighting water supplies. The Area Manager may accept a variation or reduction in the amount of water required for firefighting for example; a single level dwelling measuring 200^m² requires 45,000L of firefighter water under the code, however the Area Managers in Northland have excepted a reduction to 10,000L.

This application form is used for the assessment of proposed water supplies for firefighting in non-reticulated areas only and is referenced from (Appendix B – Alternative Firefighting Water Sources) of the code. This application also provides fire risk reduction guidance in relation to vegetation and the 20-metre dripline rule under the Territorial Authority’s District Plan. Fire and Emergency New Zealand are not a consenting authority and the final determination rests with the Territorial Authority.

For more information in relation to the code of practice for Firefighting Water supplies, Emergency Vehicle Access requirements, Home Fire Safety advice and Vegetation Risk Reduction Strategies visit www.fireandemergency.nz

Section B – Applicant Information

Applicants Information	
Name:	Steve and Tricia Aschebrock
Address:	56 Tapeka Road, Russell
Contact Details:	Click or tap here to enter text.
Return Email Address:	info@northplanner.co.nz

Section C – Property Details

Property Details	
Address of Property:	56 Tapeka Road, Russell
Lot Number/s:	Lot 1 DP158298
Dwelling Size: (Area = Length & Width)	419.6m ²
Number of levels: (Single / Multiple)	Single

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

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

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the access at least 4 metres wide?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the surface designed to support a 20-tonne truck?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Are the gradients less than 16%	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Fire Appliance parking distance from the proposed water supply is Parking will be available immediately outside the location of the proposed dwelling. metres	

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

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Comments: Fire fighting water supply is available via access to the site or via the adjoining access leg directly behind the tanks

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

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

2 (a) Water Supply Single Dwelling	
Tank	<input checked="" type="checkbox"/> Concrete Tank <input type="checkbox"/> Plastic Tank <input type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input type="checkbox"/> Part Buried (max exposed 1.500 mm above ground) <input checked="" type="checkbox"/> Fully Buried (access through filler spout) Volume of dedicated firefighting water 20,000L litres

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

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

Internal FENZ Risk Reduction comments only:

[Click or tap here to enter text.](#)

3. Water Supply Location

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

3 (a) Water Supply Location	
Minimum Distance:	Is your water supply at least 6 metres from the building? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Maximum Distance	Is your water supply no more than 90 metres from the building? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

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

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: This is not of a concern

<i>Internal FENZ Risk Reduction comments only:</i> Click or tap here to enter text.
--

4. Adequacy of Supply

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

4 (a) Adequacy of Water supply

Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*

Comments:

Tanks will be feed by runoff from the roof of the dwelling and can be topped up by water deliveries if required.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

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

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

5 (a) Alternative Method Appendix H & J

If an alternative method of determining the FFWS has been proposed, who proposed it?

Name: Click or tap here to enter text.

Contact Details: Click or tap here to enter text.

Proposed volume of storage?

Litres: Click or tap here to enter text.

Comments:

Click or tap here to enter text.

** Please provide a copy of the calculations for consideration.*

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

6. Diagram

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



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

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

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

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

I. Fire safe construction

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

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

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

II. Establish Safety Zones around your home.

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

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

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

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

IV. Choose Fire Resistant Plants

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

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

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

7 (a) Vegetation Risk Reduction Strategy

Three 25,000L duracrete water tanks will be provided for onsite. The distance from the dwelling is less than 6m (5.3 metres) but the tanks are concrete and will be buried as per the site plan. 20,000L supply for fire fighting purposes will be reserved.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
<input checked="" type="checkbox"/>	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
<input checked="" type="checkbox"/>	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Rochelle Jacobs Dated: 5/03/2025

Contact No.: 027 449 8813

Email: info@northplanner.co.nz

Signature: Rochelle Jacobs

9. Approval

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

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

Name: [Click or tap here to enter text](#)

Signature: [Click or tap here to enter](#)

P.P on behalf of the Area Manager

Fire and Emergency New Zealand
Te Tai Tokerau / Northland District

APPROVED
By GoffinJ at 8:47 am, Mar 03, 2026

Jason Goffin- Advisor Risk
Reduction

New Zealand Coastal Policy Statement 2010

1.1. An assessment of the relevant objectives and policies are commented on below:

<p>Objective 1</p>	<p><i>To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by:</i></p> <ul style="list-style-type: none"> • <i>maintaining or enhancing natural biological and physical processes in the coastal environment and recognizing their dynamic, complex and interdependent nature;</i> • <i>protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna; and</i> • <i>maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity.</i>
<p>Policy 1</p>	<ol style="list-style-type: none"> 1. <i>Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.</i> 2. <i>Recognise that the coastal environment includes:</i> <ol style="list-style-type: none"> a. <i>the coastal marine area;</i> b. <i>islands within the coastal marine area;</i> c. <i>areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;</i> d. <i>areas at risk from coastal hazards;</i> e. <i>coastal vegetation and the habitat of indigenous coastal species including migratory birds;</i> f. <i>elements and features that contribute to the natural character, landscape, visual qualities or amenity values;</i> g. <i>items of cultural and historic heritage in the coastal marine area or on the coast;</i> h. <i>inter-related coastal marine and terrestrial systems, including the intertidal zone; and</i> i. <i>physical resources and built facilities, including infrastructure, that have modified the coastal environment.</i>

1.1.1. The proposed dwelling is not contrary to the NZCPS objectives and policies that seek to safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems.

<p>Objective 2</p>	<p><i>To preserve the natural character of the coastal environment and protect natural features and landscape values through:</i></p> <ul style="list-style-type: none"> • <i>recognizing the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;</i> • <i>identifying those areas where various forms of subdivision, use and</i>
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	<p><i>development would be inappropriate and protecting them from such activities; and</i></p> <ul style="list-style-type: none"> • <i>encouraging restoration of the coastal environment.</i>
Policy 13	<p><i>Preservation of natural character</i></p> <ol style="list-style-type: none"> 1. <i>To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:</i> <ol style="list-style-type: none"> a. <i>avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and</i> b. <i>avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment; including by:</i> c. <i>assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character; and</i> d. <i>ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.</i> 2. <i>Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:</i> <ol style="list-style-type: none"> a. <i>natural elements, processes and patterns;</i> b. <i>biophysical, ecological, geological and geomorphological aspects;</i> c. <i>natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;</i> d. <i>the natural movement of water and sediment;</i> e. <i>the natural darkness of the night sky;</i> f. <i>places or areas that are wild or scenic;</i> g. <i>a range of natural character from pristine to modified; and</i> h. <i>experiential attributes, including the sounds and smell of the sea; and their context or setting.</i>
Policy 14	<p><i>Restoration of natural character</i></p> <p><i>Promote restoration or rehabilitation of the natural character of the coastal environment, including by:</i></p> <ol style="list-style-type: none"> a. <i>identifying areas and opportunities for restoration or rehabilitation;</i> b. <i>providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;</i> c. <i>where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include:</i> <ol style="list-style-type: none"> i. <i>restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or</i> ii. <i>encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or</i> iii. <i>creating or enhancing habitat for indigenous species; or</i>

	<ul style="list-style-type: none"> iv. <i>rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or</i> v. <i>restoring and protecting riparian and intertidal margins; or</i> vi. <i>reducing or eliminating discharges of contaminants; or</i> vii. <i>removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or</i> viii. <i>restoring cultural landscape features; or</i> ix. <i>redesign of structures that interfere with ecosystem processes; or</i> x. <i>decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area.</i>
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1.1.2. The application site is an existing modified coastal environment that contains existing buildings and driveway areas. The natural character values of the existing site are considered to be low to high, with an area of HNC within the western portion of the site which will remain unchanged as part of this proposal. NZCPS objective 2 seeks to preserve the natural character of the coastal environment and protect it from inappropriate development.

1.1.3. The proposal is demolish the existing dwelling within the site and construct a new dwelling in its place. There will be no vegetation clearance and only minimal excavations as a result of this proposal.

Objective 3	<p><i>To take account of the principles of the Treaty of Waitangi, recognize the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:</i></p> <ul style="list-style-type: none"> • <i>recognizing the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources;</i> • <i>promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act;</i> • <i>incorporating mātauranga Māori into sustainable management practices; and</i> • <i>recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.</i>
Policy 2	<p><i>The Treaty of Waitangi, tangata whenua and Maori</i></p> <p><i>In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment:</i></p> <ul style="list-style-type: none"> a. <i>recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations;</i>

- b. involve iwi authorities or hapū on behalf of tangata whenua in the preparation of regional policy statements, and plans, by undertaking effective consultation with tangata whenua; with such consultation to be early, meaningful, and as far as practicable in accordance with tikanga Māori;*
- c. with the consent of tangata whenua and as far as practicable in accordance with tikanga Māori, incorporate mātauranga Māori¹ in regional policy statements, in plans, and in the consideration of applications for resource consents, notices of requirement for designation and private plan changes;*
- d. provide opportunities in appropriate circumstances for Māori involvement in decision making, for example when a consent application or notice of requirement is dealing with cultural localities or issues of cultural significance, and Māori experts, including pūkenga², may have knowledge not otherwise available;*
- e. take into account any relevant iwi resource management plan and any other relevant planning document recognised by the appropriate iwi authority or hapū and lodged with the council, to the extent that its content has a bearing on resource management issues in the region or district; and*
 - i. where appropriate incorporate references to, or material from, iwi resource management plans in regional policy statements and in plans; and*
 - ii. consider providing practical assistance to iwi or hapū who have indicated a wish to develop iwi resource management plans;*
- f. provide for opportunities for tangata whenua to exercise kaitiakitanga over waters, forests, lands, and fisheries in the coastal environment through such measures as:*
 - i. bringing cultural understanding to monitoring of natural resources;*
 - ii. providing appropriate methods for the management, maintenance and protection of the taonga of tangata whenua;*
 - iii. having regard to regulations, rules or bylaws relating to ensuring sustainability of fisheries resources such as taiāpure, mahinga mātaimai or other non commercial Māori customary fishing;*
- g. in consultation and collaboration with tangata whenua, working as far as practicable in accordance with tikanga Māori, and recognising that tangata whenua have the right to choose not to identify places or values of historic, cultural or spiritual significance or special value:*
 - i. recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and*
 - ii. provide for the identification, assessment, protection and management of areas or sites of significance or special value to*

	<i>Māori, including by historic analysis and archaeological survey and the development of methods such as alert layers and predictive methodologies for identifying areas of high potential for undiscovered Māori heritage, for example coastal pā or fishing villages.</i>
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1.1.4. Given the proposal is to demolish an existing dwelling and replace it with a new, slightly larger dwelling, it is considered that the proposal would not create any adverse cultural effects. The site is an already modified landscape and the proposal will not alter the underlying use of the site. Heritage NZ have been contacted with their advice to proceed under the guidance of an ADP. The proposal is consistent with development on other allotments in the area.

Objective 5	<p><i>To ensure that coastal hazard risks taking account of climate change, are managed by:</i></p> <ul style="list-style-type: none"> • <i>locating new development away from areas prone to such risks;</i> • <i>considering responses, including managed retreat, for existing development in this situation; and</i> • <i>protecting or restoring natural defences to coastal hazards.</i>
Policy 24	<p><i>Identification of coastal hazards</i></p> <p><i>1. Identify areas in the coastal environment that are potentially affected by coastal hazards (including tsunamis), giving priority to the identification of areas at high risk of being affected. Hazard risks, over at least 100 years, are to be assessed having regard to:</i></p> <ul style="list-style-type: none"> <i>a. physical drivers and processes that cause coastal change including sea level rise;</i> <i>b. short-term and long-term natural dynamic fluctuations of erosion and accretion;</i> <i>c. geomorphological character;</i> <i>d. the potential for inundation of the coastal environment, taking into account potential sources, inundation pathways and overland extent;</i> <i>e. cumulative effects of sea level rise, storm surge and wave height under storm conditions;</i> <i>f. influences that humans have had or are having on the coast;</i> <i>g. the extent and permanence of built development; and</i> <i>h. the effects of climate change on:</i> <ul style="list-style-type: none"> <i>i. matters (a) to (g) above;</i> <i>ii. storm frequency, intensity and surges; and</i> <i>iii. coastal sediment dynamics;</i> <p><i>taking into account national guidance and the best available information on the likely effects of climate change on the region or district.</i></p>

1.1.5. The site is not shown to be susceptible to coastal or natural hazards.

Objective 6	<p><i>To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognizing that:</i></p> <ul style="list-style-type: none"><i>• the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;</i><i>• some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities;</i><i>• functionally some uses and developments can only be located on the coast or in the coastal marine area;</i><i>• the coastal environment contains renewable energy resources of significant value;</i><i>• the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities;</i><i>• the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land;</i><i>• the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an important means by which the natural resources of the coastal marine area can be protected;</i><i>• historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development.</i>
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1.1.6. The proposal is to construct a dwelling within the site boundaries, which will replace the existing dwelling which is to be demolished. The proposal will only require minimal excavations, and no vegetation clearance is proposed. The dwelling location is located outside of any areas of HNC and is not considered to create any adverse effects on historic heritage, as detailed earlier in this section. A natural recessive colour scheme will be utilised to mitigate visual effects. The proposed dwelling is considered consistent with other development in the coastal environment.

Operative Far North District Plan (ODP)

- 1.2. The relevant objectives and policies of the Plan are those related to the Coastal Environment and the General Coastal Zone. The proposal would generate no more than minor adverse effects on the Coastal environment. Given the proposal will result in the replacement of an existing dwelling with a new dwelling, the proposal is considered to be consistent with the character of the area and is considered to have less than minor adverse effects on coastal amenity values. The proposal is considered consistent with the objectives and policies of the Plan. Those relevant objectives and policies are detailed and assessed below.

Coastal Environment: Objectives

- 10.3.1 *To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.*
- 10.3.2 *To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:*
- (a) the natural character of the coastline and coastal environment;*
 - (b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
 - (c) outstanding landscapes and natural features;*
 - (d) the open space and amenity values of the coastal environment;*
 - (e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).*
- 10.3.3 *To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.*
- 10.3.4 *To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.*
- 10.3.5 *To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.*
- 10.3.6 *To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.*
- 10.3.7 *To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.*
- 10.3.8 *To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.*
- 10.3.9 *To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.*

- 1.2.1. The proposal is not considered to create adverse effects. Mitigation measures have been utilised to ensure that the amenity of the coastal environment is not adversely affected. The proposal will not result in loss of indigenous vegetation nor create any adverse effects on outstanding landscapes and natural features. Given the proposal will not result in a change of use of the site, no cultural effects are considered to arise. Public access is not considered relevant. The proposal does not involve activities which cross the CMA boundary. Water storage is provided for onsite. Natural and physical resources are not considered to be adversely affected with the proposal providing a superior outcome with a naturally recessive dwelling which compliments the surrounding environment replacing an existing dwelling.

Coastal Environment: Policies

10.4.1 *That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:*

- (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and*
- (b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and*
- (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and*
- (d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and*
- (e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and*
- (f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and*
- (g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and*
- (h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.*

10.4.2 *That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.*

- 10.4.3 *That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.*
- 10.4.4 *That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.*
- 10.4.5 *That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".*
- 10.4.6 *That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.*
- 10.4.7 *To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:*
- (a) parking;*
 - (b) rubbish disposal;*
 - (c) waste disposal;*
 - (d) dinghy racks.*
- 10.4.8 *That development avoids, remedies or mitigates adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.*
- 10.4.9 *That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.*
- 10.4.10 *To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.*
- 10.4.11 *To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.*
- 10.4.12 *That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:*
- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;*
 - b) the number of buildings and intensity of development;*
 - (c) the colour and reflectivity of buildings;*

(d) the landscaping (including planting) of the site;

(e) the location and design of vehicle access, manoeuvring and parking areas.

- 1.2.2. In terms of Policy 10.4.1, it is considered this has been addressed within the accompanying AEE and the proposal is consistent with the relevant matters within Policy 10.4.1. The proposal is not considered to be sprawling or sporadic development given the proposed dwelling will be in place of the existing dwelling. Coastal vegetation is not anticipated to be adversely affected. Public access is not applicable. Access by tangata whenua to sites of significance and areas listed within Policy 10.4.5 are not considered to be affected. The proposal is considered to result in a superior outcome as the existing dwelling will be replaced with a dwelling which offers mitigation measures to ensure the development maintains the coastal character and amenity of the surrounding environment. No maritime facilities are proposed. The proposed dwelling location is not shown to be susceptible to natural hazards. Water supply will be provided for onsite. Erosion and sediment controls will be in place during demolition of the existing dwelling and construction of the proposed dwelling. Natural character and amenity of the coastal environment are considered to be maintained as detailed within the accompanying AEE.

General Coastal Zone: Objectives

10.6.3.1 To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.

10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.

10.6.3.3 To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations;

- 1.2.3. The proposal is considered to preserve the natural character by providing a dwelling which complements the surrounding environment. The proposal is not considered inappropriate development given it will replace an existing dwelling and enable the continued use of the site. Natural and physical resources are not considered to be adversely affected.

General Coastal Zone: Policies

10.6.4.1 That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.

10.6.4.2 That the visual and landscape qualities of the coastal environment be protected from inappropriate subdivision, use and development.

10.6.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:

(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

(d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District. (Refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives (2004)");

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

10.6.4.4 That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.

10.6.4.5 Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

10.6.4.6 The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.

- 1.2.4. The proposal is considered compatible in terms of preservation of natural character. Visual and landscape qualities are considered to be enhanced by providing a more visually appealing dwelling compared to what is currently in existence. The design of the dwelling has been such to complement the surrounding environment rather than being obtrusive. No adverse effects are anticipated as detailed within the accompanying AEE. The relationship of Māori and their culture and traditions is not considered to be adversely affected. Earthworks are anticipated to be minimal given the dwelling will be in the same location as the existing dwelling.

Chapter 12.3 Soils & Minerals – Objectives

12.3.3.1 To achieve an integrated approach to the responsibilities of the Northland Regional Council and Far North District Council in respect to the management of adverse effects arising from soil excavation and filling, and minerals extraction.

12.3.3.2 To maintain the life supporting capacity of the soils of the District.

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

12.3.3.4 To enable the efficient extraction of minerals whilst avoiding, remedying or mitigating any adverse environmental effects that may arise from this activity.

- 1.2.5. The proposal does not result in an infringement of the NRC rules given the minor volume of earthworks. Life supporting capacity of soil will be maintained. Adverse effects will be mitigated via appropriate soil and erosion control methods. Extraction of minerals is not applicable.

Chapter 12.3 – Soils & Minerals – Policies

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

12.3.4.2 That the development of buildings or impermeable surfaces in rural areas be managed so as to minimise adverse effects on the life supporting capacity of the soil.

12.3.4.3 That where practicable, activities associated with soil and mineral extraction be located away from areas where that activity would pose a significant risk of adverse effects to the environment and/or to human health. Such areas may include those where:

(a) there are people living in close proximity to the site or land in the vicinity of the site is zoned Residential, Rural Living, Coastal Residential or Coastal Living;

(b) there are significant ecological, landscape, cultural, spiritual or heritage values;

(c) there is a potential for adverse effects on lakes, rivers, wetlands and the coastline;

(d) natural hazards may pose unacceptable risks.

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

12.3.4.5 That soil conservation be promoted.

12.3.4.6 That mining tailings that contain toxic or bio-accumulative chemicals are contained in such a way that adverse effects on the environment are avoided.

12.3.4.7 That applications for discretionary activity consent involving mining and quarrying be accompanied by a Development Plan.

12.3.4.8 That as part of a Development Plan rehabilitation programmes for areas no longer capable of being actively mined or quarried may be required.

12.3.4.9 That soil excavation and filling in the National Grid Yard are managed to ensure the stability of National Grid support structures and the minimum ground to conductor clearances are maintained.

12.3.4.10 To ensure that soil excavation and filling are managed appropriately, normal rural practices as defined in Chapter 3 will not be exempt when determining compliance with rules relating to earthworks, except if the permitted standards in the National Grid Yard specify that activity is exempt.

- 1.2.6. Adverse effects will be mitigated. Life supporting capacity of soils will be maintained. In terms of Policy 12.3.4.3, the proposal will not create significant risk to any of these areas. Effects on people and the environment will be mitigated to a less than minor degree via appropriate sediment and erosion control within the site. Policies 12.3.4.6 - 12.3.4.9 are not applicable. Soil excavation and filling will be managed appropriately as detailed within the Engineering Assessment attached with this application.

Chapter 12.4 – Natural Hazards – Objectives & Policies

Objectives

12.4.3.1 To reduce the threat of natural hazards to life, property and the environment, thereby to promote the well being of the community.

12.4.3.2 To ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.

12.4.3.3 To ensure that natural hazard protection works do not have adverse effects on the environment.

12.4.3.4 To ensure that the role in hazard mitigation played by natural features is recognised and protected.

12.4.3.5 To improve public awareness of natural hazards as a means of helping people to avoid them.

12.4.3.6 To take into account reasonably foreseeable changes in the nature and location of natural hazards.

12.4.3.7 To avoid fire risk arising from the location of residential units in close proximity to trees, or in areas not near fire fighting services.

Policies

12.4.4.1 That earthworks and the erection of structures not be undertaken in areas where there is a significant potential for natural hazards unless they can be carried out in such a way so as to avoid being adversely affected by the natural hazards, and can avoid exacerbating natural hazards.

12.4.4.2 That the natural character of features, such as beaches, sand dunes, mangrove areas, wetlands and vegetation, which have the capacity to protect land values and assets from natural coastal hazards, is protected and enhanced.

12.4.4.3 That protection works for existing development be allowed only where they are the best practicable option compatible with sustainable management of the environment.

12.4.4.4 That the sea level rise, as predicted by the Intergovernmental Panel of Climate Change or Royal Society of NZ, be taken into account when assessing development in areas potentially affected.

12.4.4.5 That information on known natural hazards be made available in order that the public can make informed resource management decisions.

12.4.4.6 That the adverse effects on people, property and the environment from coastal hazards in Coastal Hazard Areas, as identified by the Northland Regional Council, are avoided.

12.4.4.7 That the risk to adjoining vegetation and properties arising from fires be avoided.

12.4.4.8 That the location, intensity, design and type of new coastal subdivision, use and development be controlled so that the need for hazard protection works is avoided or minimised.

12.4.4.9 That the role of riparian margins in the mitigation of the effects of natural hazards is recognised and that the continuing ability of riparian margins to perform this role be assured.

- 1.2.7. The threat of fire risk is reduced by providing ample water storage on site for firefighting supply. The effects of natural hazards will not be exacerbated. Given the proposal will replace an existing dwelling, the risk is not considered to be increased. The proposal includes adequate measures to mitigate the threat of fire risk. Approval from FENZ has been obtained.

Proposed District Plan (PDP)

- 1.3. Under the PDP, the site is zoned Rural Production and is within the Coastal Environment overlay. The proposal is considered to create no more than minor adverse effects on the surrounding environment. While little weight is given to the PDP Objectives and Policies an assessment of the relevant objectives and policies has been undertaken. The proposal has been assessed to be consistent with the new plan. Those relevant objectives and policies are as detailed below.

Rural Production: Objectives

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

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

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

(a) protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;

(b) protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;

(c) does not compromise the use of land for farming activities, particularly on highly productive land;

(d) does not exacerbate any natural hazards; and

(e) is able to be serviced by on-site infrastructure.

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

- 1.3.1. The site is not of a size nor does the current use and existing overlays enable primary production activities. The proposal will not change the current use of the site. The site does not contain highly versatile soils. No reverse sensitivity effects are anticipated given the use of the site will remain unchanged and the existing character of the surrounding environment. The proposal is not considered to exacerbate natural hazards. Onsite infrastructure will be provided for. The existing character and amenity will be maintained.

Rural Production: Policies

RPROZ-P1 - Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:

- (a) enabling primary production activities as the predominant land use;*
- (b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.*

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

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

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

RPROZ-P5 - Avoid land use that:

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

RPROZ-P6 - Avoid subdivision that:

- (a) results in the loss of highly productive land for use by farming activities.*
- (b) fragments land into parcel sizes that are no longer able to support farming activities, taking into account:
 - 1. the type of farming proposed; and*
 - 2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.**
- (c) provides for rural lifestyle living unless there is an environmental benefit.*

RPROZ-P7 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- (a) whether the proposal will increase production potential in the zone;*
- (b) whether the activity relies on the productive nature of the soil;*
- (c) consistency with the scale and character of the rural environment;*
- (d) location, scale and design of buildings or structures;*
- (e) for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities;*
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;*
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation**
- (f) at zone interfaces:
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;**

- ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
- (g) the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*
- (h) the adequacy of roading infrastructure to service the proposed activity;*
- (i) Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
- (j) Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

1.3.2. No primary production activities are proposed. The use of the site will remain unchanged and therefore will not be introducing a new sensitive activity given the proposed dwelling will replace an existing dwelling. Amenity and character will be maintained. The proposal is not considered incompatible land use given the use of the site will remain unchanged. The proposal does not include subdivision. In terms of RPROZ-P7, items (c), (d), (g), (h), (i) and (j) are the only items considered applicable. The proposal is considered to be consistent with the scale and character of the surrounding environment. Infrastructure will be provided for onsite. The proposal will not alter the number of traffic movements. No adverse effects on historic heritage or cultural values are anticipated and no effects on association held by Tangata Whenua.

PDP Coastal Environment – Objectives and policies

CE-O1 - The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.

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

- a. preserves the characteristics and qualities of the natural character of the coastal environment;*
- b. is consistent with the surrounding land use;*
- c. does not result in urban sprawl occurring outside of urban zones;*
- d. promotes restoration and enhancement of the natural character of the coastal environment; and*
- e. recognises tangata whenua needs for ancestral use of whenua Māori.*

CE-O3 - Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.

CE-P1 - Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.

CE-P2 - Avoid adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment identified as:

- a. outstanding natural character;*
- b. ONL;*
- c. ONF.*

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

- a. outstanding natural character;*
- b. ONL;*
- c. ONF.*

CE-P4 - Preserve the visual qualities, character and integrity of the coastal environment by:

- a. consolidating land use and subdivision around existing urban centres and rural settlements; and*
- b. avoiding sprawl or sporadic patterns of development.*

CE-P5 - Enable land use and subdivision in urban zones within the coastal environment where:

- a. there is adequacy and capacity of available or programmed development infrastructure; and*
- b. the use is consistent with, and does not compromise the characteristics and qualities.*

CE-P6 - Enable farming activities within the coastal environment where:

- a. the use forms part of the values that established natural character of the coastal environment; or*
- b. the use is consistent with, and does not compromise the characteristics and qualities.*

CE-P7 - Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where:

- a. the use is consistent with the ancestral use of that land; and*
- b. the use does not compromise any identified characteristics and qualities.*

CE-P8 - Encourage the restoration and enhancement of the natural character of the coastal environment.

CE-P9 - Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.

CE-P10 - Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. the presence or absence of buildings, structures or infrastructure;*
- b. the temporary or permanent nature of any adverse effects;*
- c. the location, scale and design of any proposed development;*
- d. any means of integrating the building, structure or activity;*
- e. the ability of the environment to absorb change;*
- f. the need for and location of earthworks or vegetation clearance;*
- g. the operational or functional need of any regionally significant infrastructure to be sited in the particular location;*
- h. any viable alternative locations for the activity or development;*
- i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;*
- j. the likelihood of the activity exacerbating natural hazards;*
- k. the opportunity to enhance public access and recreation;*

- l. the ability to improve the overall quality of coastal waters; and*
- m. any positive contribution the development has on the characteristics and qualities.*

1.3.3. As detailed within the accompanying AEE, the natural character of the coastal environment is considered to be maintained. The site does not contain any areas identified as ONC, ONL or ONF. Visual qualities are considered to be preserved via the mitigation measures proposed. No farming activities are proposed. The site is not identified as Māori Purpose or Treaty Settlement Land. Consideration of the matters within CE-P10 has been had within the accompanying AEE with no adverse effects anticipated.

Summary

1.4. Overall, it is considered that the proposal is consistent with the relevant objectives and policies of the relevant Policy Documents detailed within this assessment.