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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

- ☑ **Land Use**
- ☐ **Fast Track Land Use***
- ☐ **Subdivision**
- ☐ **Consent under National Environmental Standard** (e.g. Assessing and Managing Contaminants in Soil)
- ☐ **Discharge**
- ☐ **Change of Consent Notice (s.221(3))**
- ☐ **Extension of time (s.125)**
- ◉ **Other (please specify)** Amendment to 2250418-RMALUC

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

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

☐ **Yes** ☐ **No** If we qualify it will be great to have this.

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s: Angela Vujcich

Email: [redacted]

Phone number: W[redacted] Home

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

Po Box 111, Kerikeri

Postcode 0230

6. Address for Correspondence

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

Name/s: Advance Build Ltd

Email: [redacted]

Phone number: Work[redacted] Home

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

PO Box 111, Kerikeri

Postcode 0245

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

7. Details of Property Owner/s and Occupier/s

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

Name/s: Te Tii(Waitangi) B3 Trust

Property Address/ Location: 22 Te Kemara Ave, Waitangi

Postcode 0200

8. Application Site Details

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

Name/s: Te Tii(Waitangi) B3 Trust

Site Address/ Location: 44 Te Kemara Ave, Waitangi

Postcode

Legal Description: Lot 5 DP 49984 **Val Number:**

Certificate of title:

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

Site visit requirements:

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

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

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

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

9. Description of the Proposal:

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

Amendment to original RC to relocate 2 brand new duplex's to site and updating the SW provisisions
Please refer to the AEE for further details.

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

10. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

- ◯ **Building Consent** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard consent** Consent here (if known)
- ◯ **Other (please specify)** 2250418-RMALUC

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

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

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

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

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

13. Assessment of Environmental Effects:

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

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

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) Advance Build Ltd

Email: [redacted]

Phone number: Work [redacted] Home

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

PO Box 111, Kerikeri

Postcode 0230

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

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

Name: (please write in full) Angela Vujcich

Signature:
(signature of bill payer) [redacted]

Date 21-Nov-2025

MANDATORY

15. Important Information:

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

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

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

15. Important information continued...

Declaration

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

Name: (please write in full) Angela Vujcich

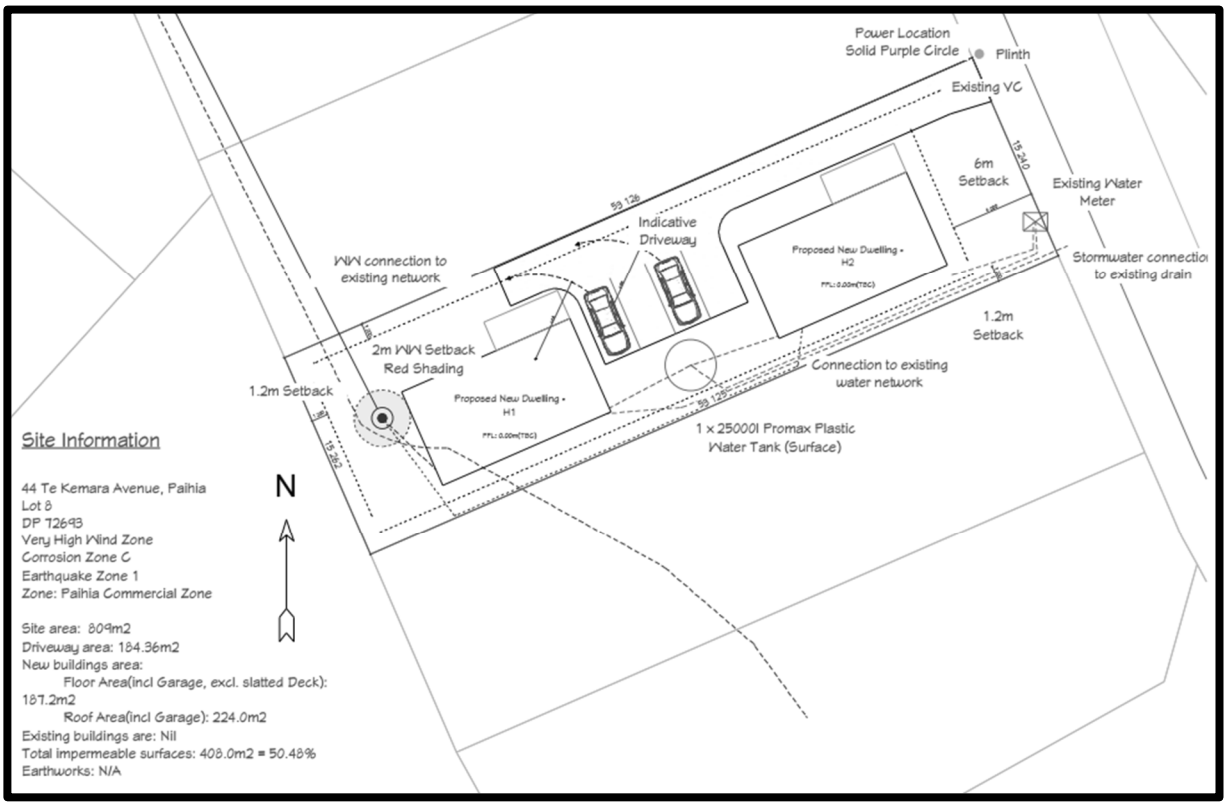
Signature: [redacted] **Date** 21-Nov-2025

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

Checklist (please tick if information is provided)

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

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



LANDUSE RESOURCE CONSENT APPLICATION

TO CONSTRUCT TWO DWELLINGS

44 TE KEMARA AVENUE, WAITANGI

LOT 5 DP 49984

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:

TE TII WAITANGI B3 TRUST

Rev B (Variation) Updated Stormwater Report

15 OCTOBER 2025

Advance build

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APPENDICES:

1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	44 Te Kemara Avenue, Waitangi
Applicant's name:	Te Tii Waitangi B3 Trust
Address for service:	Advance Build Attn: Mark Day 2077 State Highway 10 Waipapa, 0295
Legal description:	Lot 5 DP 49984
Site area:	809m^2
Site owner/s:	Te Tii (Waitangi) B3 Trust: Dr Maryann Baker George Frederick Riley Whati Rameka Melanie Jane Sweet Emma Hepi Marsha Elaine Davis Wiremu Leslue Tane
Operative District Plan:	Far North District Plan
Operative zoning:	Commercial Zone
Overlays/resource areas:	Commercial Zone: A1 Overlay
Proposed zoning/overlays:	Maori Purpose – Urban Coastal Erosion Hazard Zone (2 and 3) River Flood Hazard Zone (10/50/100 Year ARI Event) Coastal Flood Hazard Zone 3
Brief description of proposal:	To construct two residential dwellings in the Commercial Zone, breaching the following rules: • 7.7.5.1.5 Noise Mitigation for Residential Activities • 15.1.6C.1.2(c) Private Accessways in Urban Zones • 7.7.5.1.11 Stormwater
Summary of reasons for consent:	Overall, resource consent is required as a **Discretionary Activity** under the Far North District Plan.

AUTHOR

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

Date: 15 October 2025

2.0 PROPOSAL

The applicants, Te Tii Waitangi B3 Trust (The Trust), are an ahu whenua trust constituted under section 215 of the Te Ture Whenua Māori Act 1993. The Trust administers 70 freehold blocks located in Waitangi, including the subject site which is located at 44 Te Kemara Avenue and legally described as Lot 5 DP 49984.

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

- 7.7.5.1.5 Noise Mitigation for Residential Activities (APPROVED – 2250418-RMZLUC)
- 15.1.6C.1.2(c) Private Accessways in Urban Zones (APPROVED – 2250418-RMZLUC)
- 7.7.5.1.11 Stormwater (APPROVED – 2250418-RMZLUC) Requiring Variation

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

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

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

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

3.0 SITE CONTEXT

The subject site is located at 3 Te Kemara Avenue in the centre of the Waitangi township. The site is legally described as Lot 5 DP 49984 (NA69A/213) and is within Māori Freehold Land. A copy of the relevant Certificate of Title (CT) is attached as **Appendix B**.

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

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

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

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

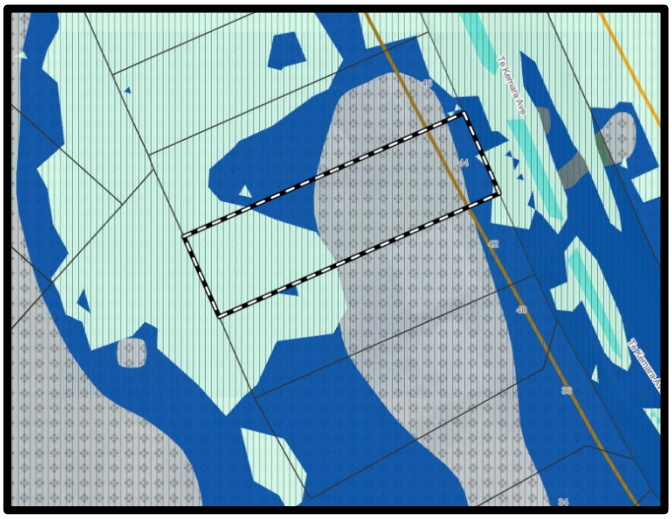


Figure 2: Map showing extent of flood susceptibility (Far North PDP Maps)

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

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

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

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

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

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

4.0 FAR NORTH DISTRICT PLAN ASSESSMENT

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

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

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

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

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

5.0 NES CONTAMINATED SOILS (NESCS)

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

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

6.0 NES FRESHWATER (NESFW)

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

7.0 NPS INDIGENOUS BIODIVERSITY (NPS-IB)

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

8.0 NPS HIGHLY PRODUCTIVE LAND (NPSHPL)

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

9.0 NOTIFICATION

Public Notification

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

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

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

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

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

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

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

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

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

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

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

Step 4: Public notification in special circumstances

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

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

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

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

Public Notification Conclusion

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

Limited Notification

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

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

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this land.

Step 2: If not required by step 1, limited notification precluded in certain circumstances Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).

None of the above apply in this instance.

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

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

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

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

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

Step 4: Further notification in special circumstances

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

As previously discussed, special circumstances are not considered to apply to this proposal.

Limited Notification Conclusion

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

10.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

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

Noise Mitigation for Residential Activities

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

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

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

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

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

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

Comment: As above.

Transportation

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

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

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

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

Stormwater

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

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

Conclusion

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

11.0 SECTION 104 ASSESSMENT

Assessment of Effects

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

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

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

National and Regional Planning Documents

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

Operative Far North District Plan – Objectives and Policies

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

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

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

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

Proposed Far North District Plan – Objectives and Policies

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

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

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

Other Matters

There are no other matters considered relevant to the proposal.

12.0 PART 2 ASSESSMENT

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

13.0 OVERALL CONCLUSION

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

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

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

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

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

AUTHOR

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

Date: 15 October 2025

APPENDICES:

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

Appendix A – Site, Floor and Elevation Plans

Proposed New Dwelling

44 Te Kemara Ave, Waitangi

For: Te Tii(Waitangi) B3 Trust

Concept Plans

Concept 1

August 2025

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

Advance build

A smarter move

CONTENTS

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

NB: Boundary Lines are Indicative Only

REVISION:	BY:	DATE:
Drawn	NMB	Feb 14 2025

Advance build

A smarter move

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

(Typology 1)

SHEET TITLE:
Site Location Plan

SCALE: NTS

PROJECT #:	PAGE:	REVISION:
1288	01	C01

61631
.0809

DP 49984
0.0809

Power Location
Solid Purple Circle
Plinth

New Power Connection to
supply H7 & H8

Existing VC

6m
Setback

155°15'
15.240
15.24

Existing Water
Meter

53.126
65°17' 53.12

Indicative
Driveway

Proposed New Dwelling - H8
(Typology 1)
FFL: +650 above GL

Stormwater connection
to existing drain

1.2m
Setback

WW connection to
existing network

Proposed New Dwelling - H7
(Typology 2)
FFL: +650 above GL

Connection to existing
water network

65°16' 53.12
53.125

1 x 25000l Promax Plastic
Water Tank (Surface)

155°15'
15.262
15.26

1.2m Setback

N

Site Information

44 Te Kemara Avenue, Waitangi
Lot 8
DP 72693
Very High Wind Zone
Corrosion Zone C
Earthquake Zone 1
Zone: Paihia Commercial Zone

Site area: 809m2
Driveway area: 184.36m2
New buildings area:
Floor Area(incl Garage, excl. slatted Deck): 187.2m2
Roof Area(incl Garage): 224.0m2
Existing buildings are: Nil
Total impermeable surfaces: 408.0m2 = 50.48%
Earthworks: N/A

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

Advance build
A smarter move

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

(Typology 1)

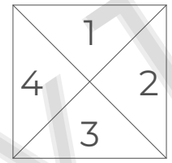
SHEET TITLE:
Site Plan

SCALE: 1 : 75 (A3 Original)

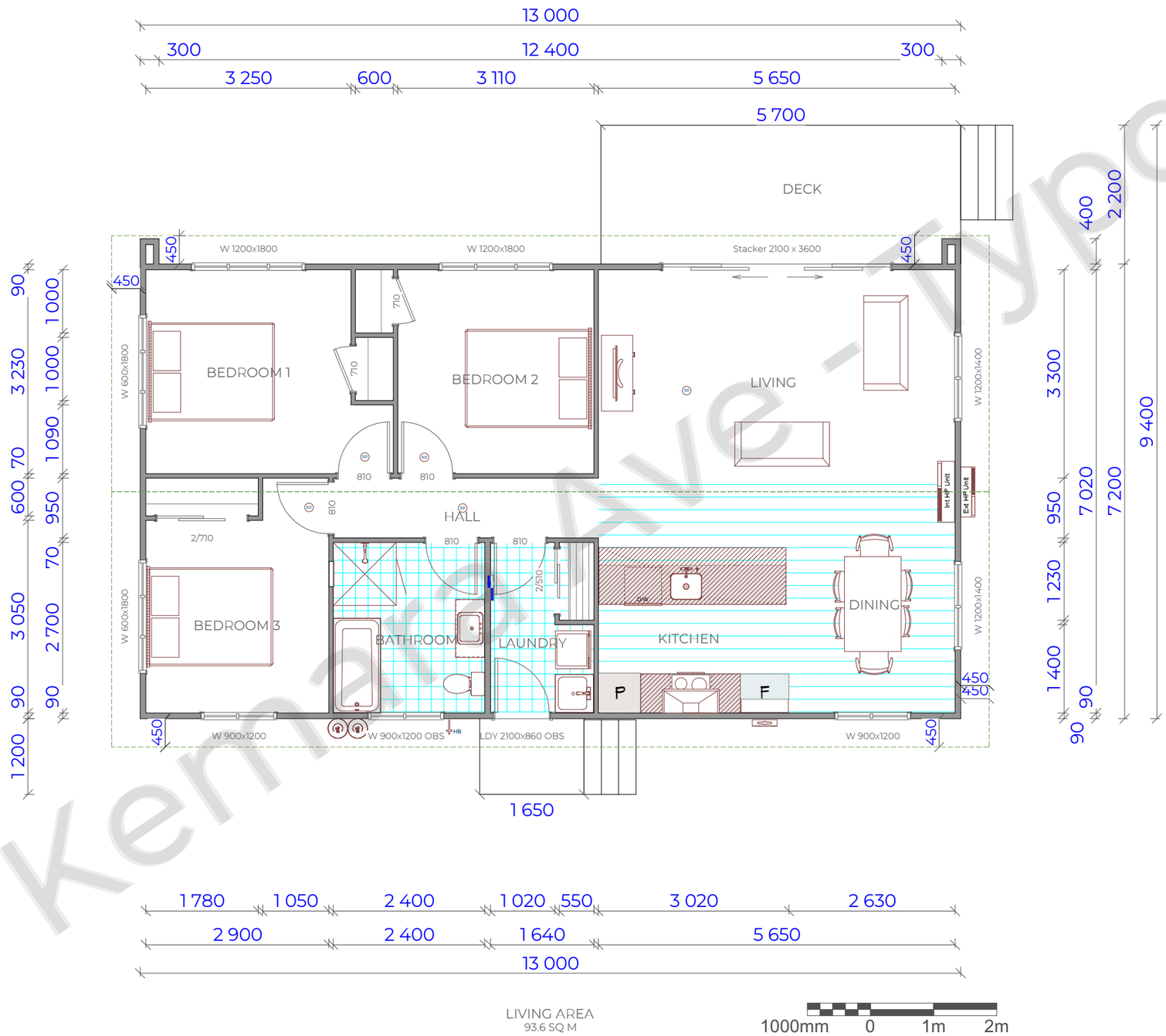
PROJECT #:	PAGE:	REVISION:
1288	01A	C01

Typology 1

Roof Pitch 15 deg
Stud height - 2.4m Flat Ceiling



Elevations



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

Advance build
A smarter move

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

(Typology 1)

SHEET TITLE:
Floor Plan

SCALE: 1 : 75 (A3 Original)

PROJECT #:	PAGE:	REVISION:
1288	02	P01

Roof Pitch 15 deg
Stud height - 2.4m Flat Throughout

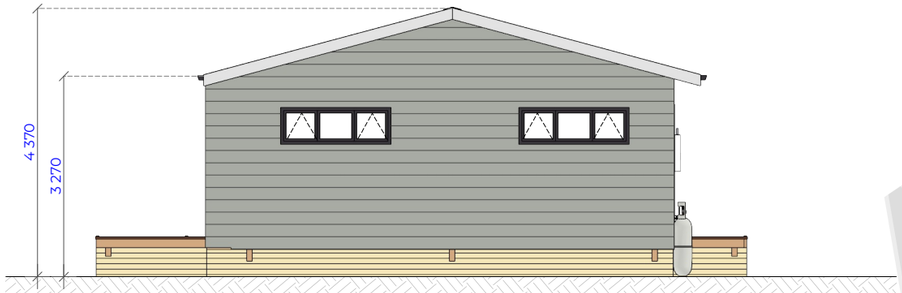
Weathertex Primelok Smooth
200mm - Main Cladding

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

Elevation 1

Armorsteel 5-Rib, UltraZen

Double glazed windows



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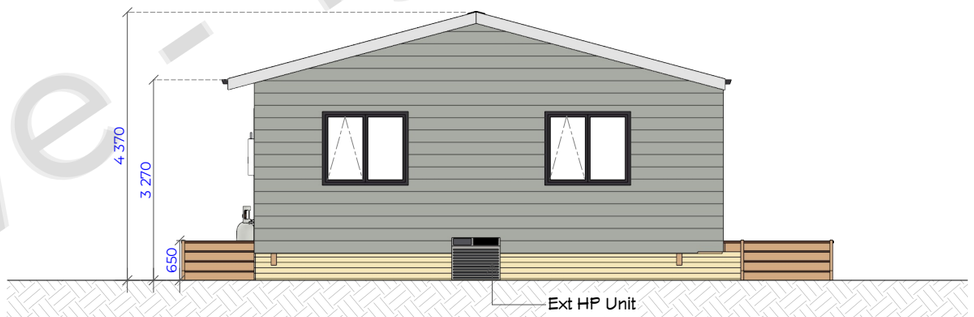
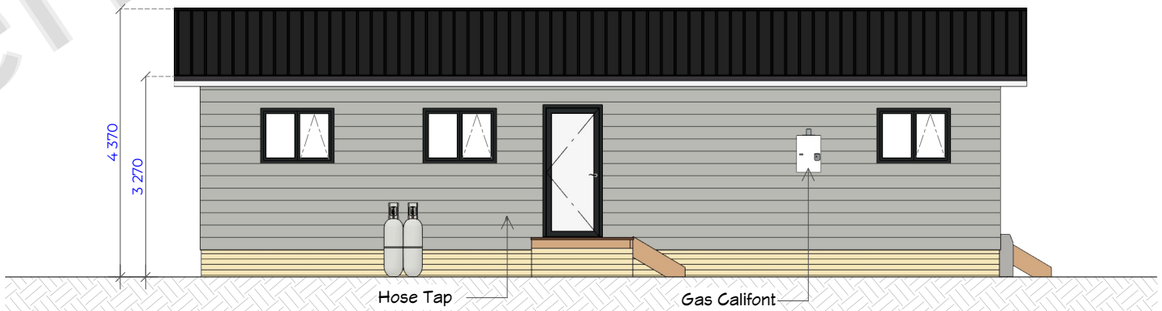


Elevation 2

Timber grabrail with baluster fixed to
house, unpainted

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

140x20 PG H3 Pine baseboards Unpainted



Elevation 3

REVISION:	BY	DATE:
Drawn	KAT	Aug 06 2025

Advance build
A smarter move

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

(Typology 1)

SHEET TITLE:
Elevations

SCALE: 1 : 100 (A3 Original)

PROJECT #:	PAGE:	REVISION:
1288	03	C01

Proposed New Dwelling

44 Te Kemara Ave, Waitangi

For: Te Tii(Waitangi) B3 Trust

Concept Plans

Concept 1
August 2025

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

Advance build

A smarter move

CONTENTS

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

NB: Boundary Lines are Indicative Only

REVISION	BY:	DATE
Drawn	NMB	Jul 04 2025

Advance build

A smarter move

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

(Typology 2)

SHEET TITLE:
Site Location Plan

SCALE: NTS

PROJECT #:	PAGE :	REVISION :
000	01	C01

t 19
51631
809

Lot 3
DP 49984
0.0809

New Power Connection to supply H7 & H8

Power Location
Solid Purple Circle
Plinth

Existing VC

6m
Setback

155°15' 15.240

Existing Water
Meter

53.126
65°17' 53.12

Indicative
Driveway

Proposed New Dwelling - H8
(Typology 1)
FFL: +650 above GL

Stormwater connection
to existing drain

1.2m
Setback

WW connection to
existing network

Connection to existing
water network

Proposed New Dwelling - H7
(Typology 2)
FFL: +650 above GL

155°15' 15.262

1.200

1.2m Setback

1 x 25000l Promax Plastic
Water Tank (Surface)

N

Site Information

44 Te Kemara Avenue, Waitangi
Lot 8
DP 72693
Very High Wind Zone
Corrosion Zone C
Earthquake Zone 1
Zone: Paihia Commercial Zone

Site area: 809m2
Driveway area: 184.36m2
New buildings area:
Floor Area(incl Garage, excl. slatted Deck): 187.2m2
Roof Area(incl Garage): 224.0m2
Existing buildings are: Nil
Total impermeable surfaces: 408.0m2 = 50.48%
Earthworks: N/A

REVISION:	BY:	DATE:
Drawn	NMB	Jul 04 2025

Advance build
A smarter move

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

(Typology 2)

SHEET TITLE:
Site Plan

SCALE: 1 : 250 (A3 Original)

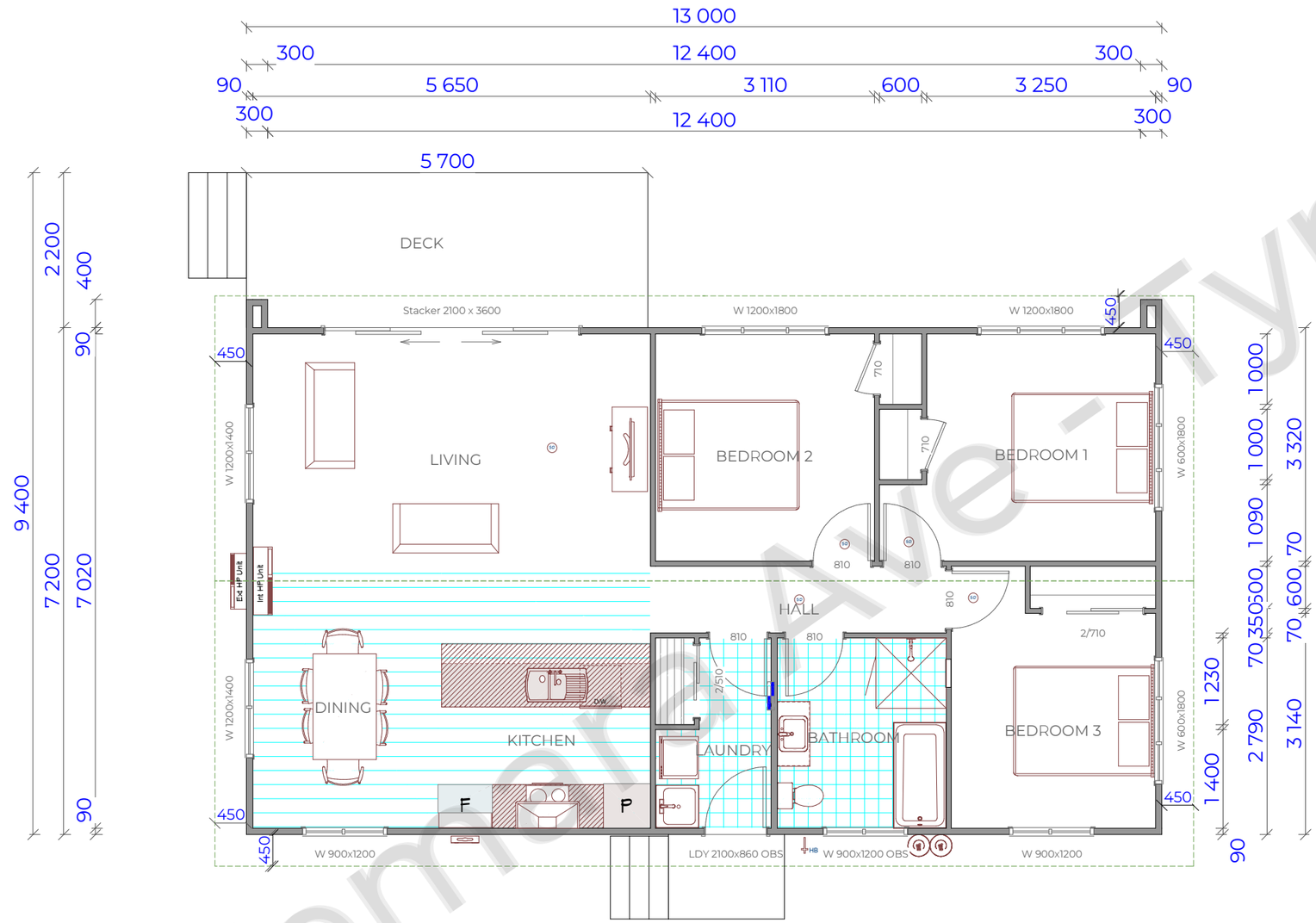
PROJECT #:	PAGE:	REVISION:
000	01A	C01

Typology 2

Roof Pitch 15 deg
Stud height - 2.4m Flat Ceiling

1
4 2
3

Elevations



LIVING AREA
93.6 SQ M

1000mm 0 1m 2m

REVISION:	BY:	DATE:
Drawn	NMB	Jul 09 2025

Advance build
A smarter move

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

(Typology 2)

SHEET TITLE:
Floor Plan

SCALE: 1 : 75 (A3 Original)

PROJECT #:	PAGE:	REVISION:
000	02	P01

Roof Pitch 15 deg
Stud height - 2.4m Flat Throughout

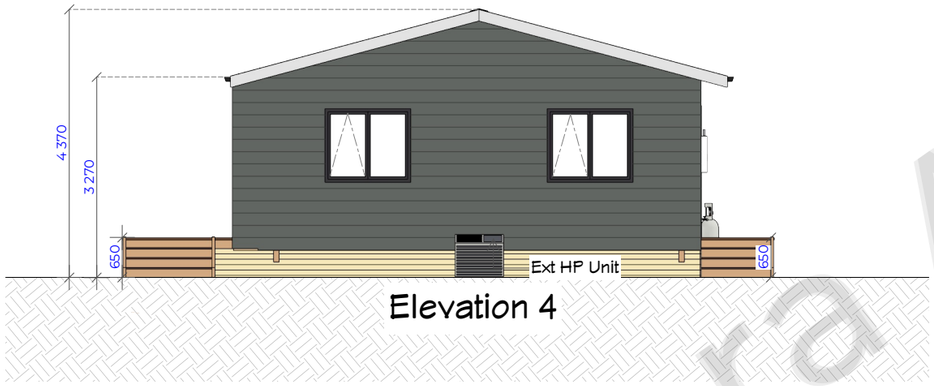
Weathertex Primelok Smooth
200mm - Main Cladding

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

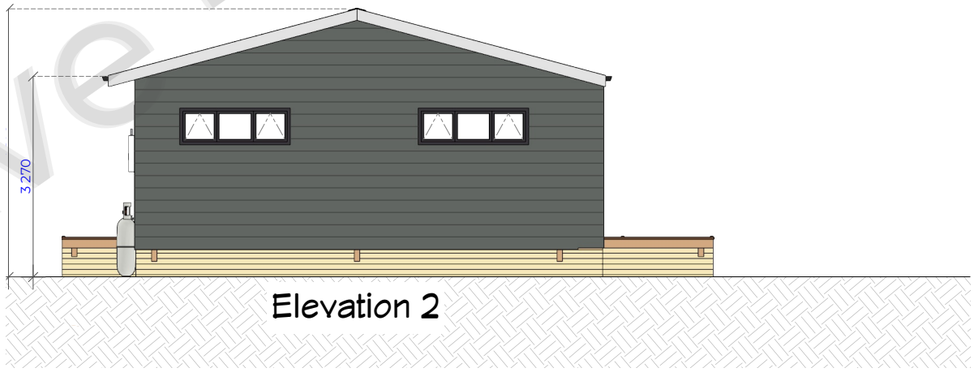
Elevation 1

Armorsteel 5-Rib, Standard 0.40mm

Double glazed windows



Elevation 4

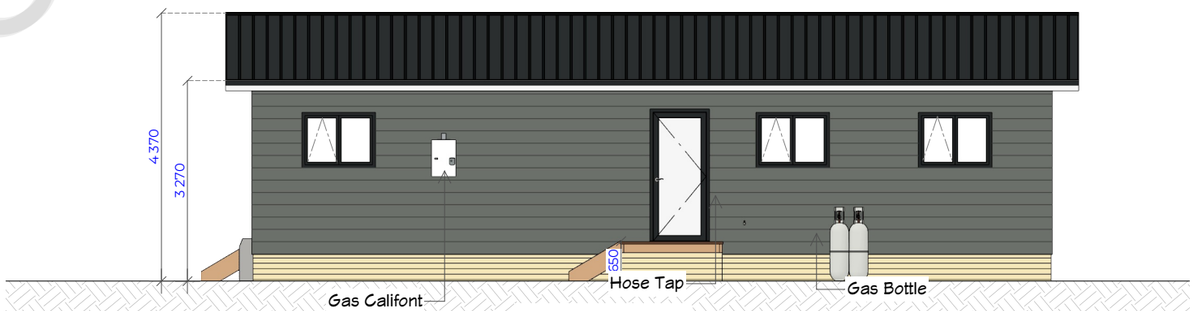


Elevation 2

Timber grabrail with baluster fixed to house, unpainted

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

140x20 PG H3 Pine baseboards Unpainted



Elevation 3

REVISION:	BY	DATE:
Drawn	KAT	Aug 06 2025

Advance build
A smarter move

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

(Typology 2)

SHEET TITLE:
Elevations

SCALE: 1 : 100 (A3 Original)

PROJECT #:	PAGE:	REVISION:
000	03	C01

Appendix B – Certificate of Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General
of Land

Identifier **NA69A/213**

Land Registration District **North Auckland**

Date Issued 23 October 1987

Prior References
NA51D/1302

Estate Fee Simple

Area 809 square metres more or less

Legal Description Lot 5 Deposited Plan 49984

Registered Owners

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

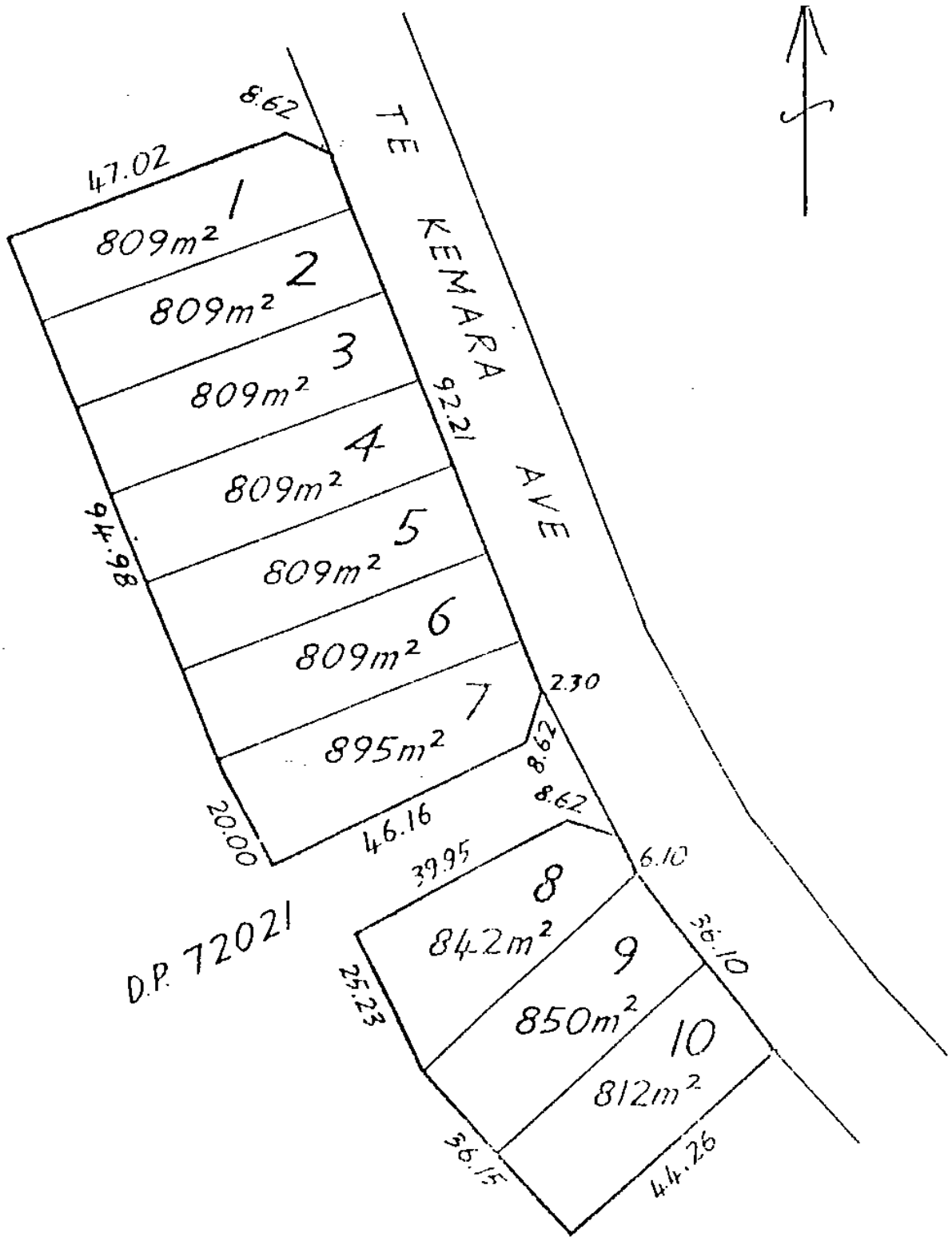
---

Interests

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

13362870.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as (a) natural hazard(s) - 24.7.2025 at 7:00 am

13362882.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as (a) natural hazard(s) - 24.7.2025 at 7:00 am


TE KEMARA AVE
8.62
47.02
1
809m²
2
809m²
3
809m²
4
809m²
5
809m²
6
809m²
7
895m²
92.21
94.98
20.00
46.16
2.30
8.62
8.62
39.95
6.10
8
842m²
9
850m²
10
812m²
36.10
25.23
36.15
44.26
D.P. 72021

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

Record(s) of Title

NA69A/213	Identified as potentially Maori Freehold Land

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

Appendix C – Engineering Reports

File: 19780
11 September 2025
Issue: 1

STORMWATER MANAGEMENT

44 Te Kemara Avenue, Waitangi

(Lot 5 DP 49984)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Advance Build to detail and design stormwater management system at 44 Te Kemara Avenue, Waitangi for residential construction.

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

2.0 Stormwater Attenuation Assessment

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

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

It is proposed to direct stormwater runoff from the roof of the new dwellings into a rainwater storage tank with restricted outlets which reduce the peak flows to predevelopment levels. The property contains existing impervious surfaces being a driveway and concrete slab (that are proposed to be removed) which make up an area of 86m^2 respectively. The increase in newly formed impervious surfaces is therefore 190m^2 of total roof area and 97m^2 for additional driveway.

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

Table 1: Stormwater Attenuation Design Summary for Each Property.

	Pre-development		**Post-development**	
Permeable Area (m^2) Grassed	287		-	
Impervious Area (m^2) Roof Area Driveway	-		190 97	
Peak flow l/s	20% AEP	1% AEP	20% AEP +20%	1% AEP +20%
From surfaces	1.59	3.77	3.03	5.48
80% (design flows reqd.)	**1.27**	**3.01**		
Total attenuated flows			**1.26**	**2.97**
Storage Required			14.6m^3	19.0m^3
Attenuation Tank Summary				
Tank	25,000L Promax or similar			
Tank Diameter	3.6m			
	Diameter		**Depth from Overflow**	
Primary Orifice	10mm		2.0m	
Secondary Orifice	30mm		0.4m	

3.0 Disposal

To suitably manage and dispose of stormwater it is proposed to discharge stormwater to the existing drain.

4.0 Limitations

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

Prepared by:

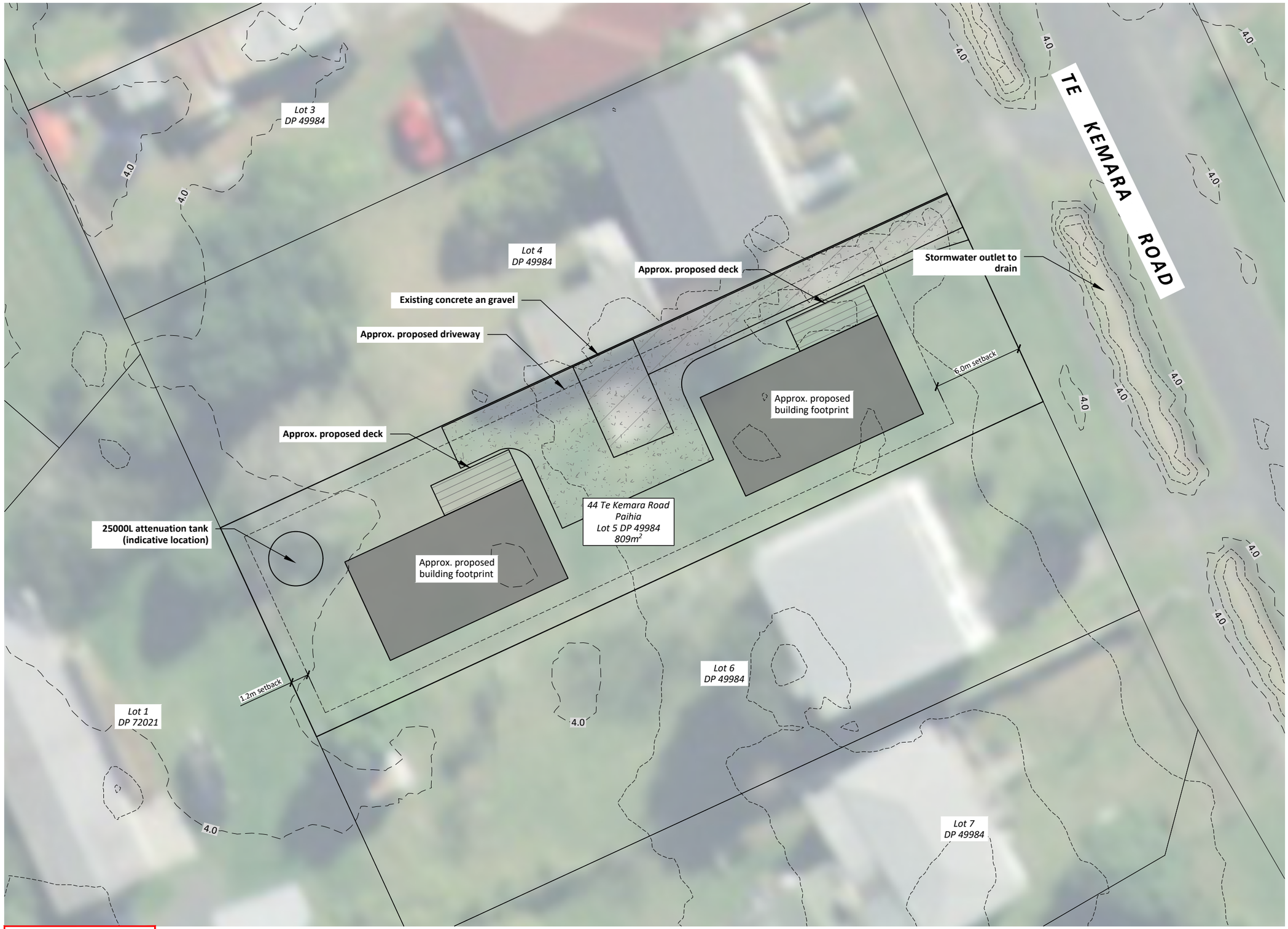
Sarah Scott Compton
Senior Technician
NZDE(Civil)

Reviewed by:

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

Appendix A

Drawings



NOTES:

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

LEGEND

- Proposed Dwelling
- Proposed Driveway
- Proposed Deck
- Existing concrete and gravel

Contour Interval: 0.2m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2018)

0 2.5 5
PLAN 1:250

FOR CONSENT

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

PROPOSED DWELLINGS
SITE PLAN
STORMWATER MANAGEMENT

Client: ADVANCE BUILD
Location: 44 TE KEMARA ROAD PAIHIA

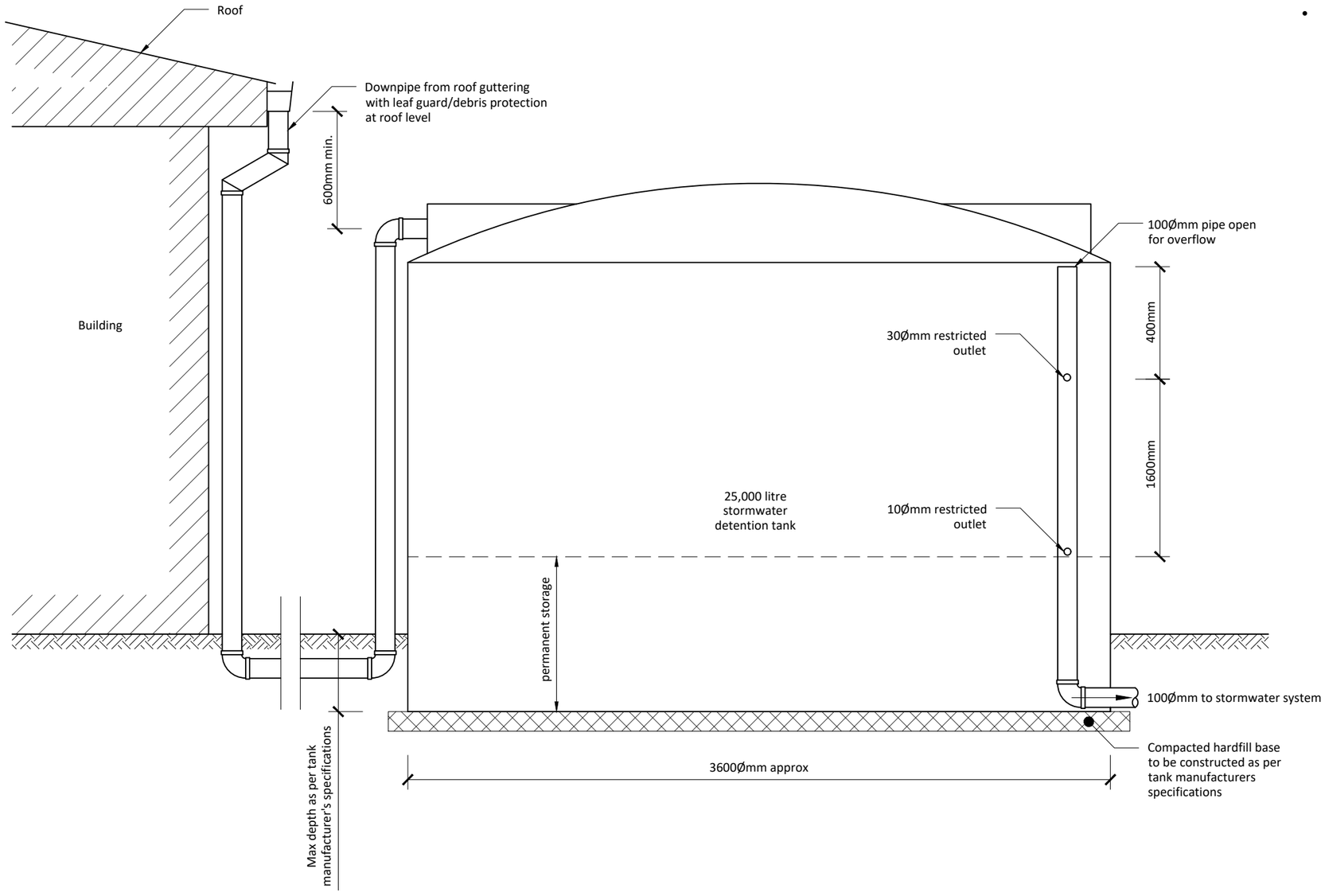
Date	Rev	Notes
11/09/2025	A	Original Issue

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

Scale: 1:250
Original: A3
Job No.: 19780
Rev No.: A
Sheet No.: C05

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.



STORMWATER ATTENUATION 25,000L PLASTIC TANK DETAIL

1:25

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

Title
STORMWATER ATTENUATION TANK DETAIL

Client

Location

Date	Rev	Notes
23/12/2021	A	Original Issue

Scale	Original	Rev
1:25	A3	A

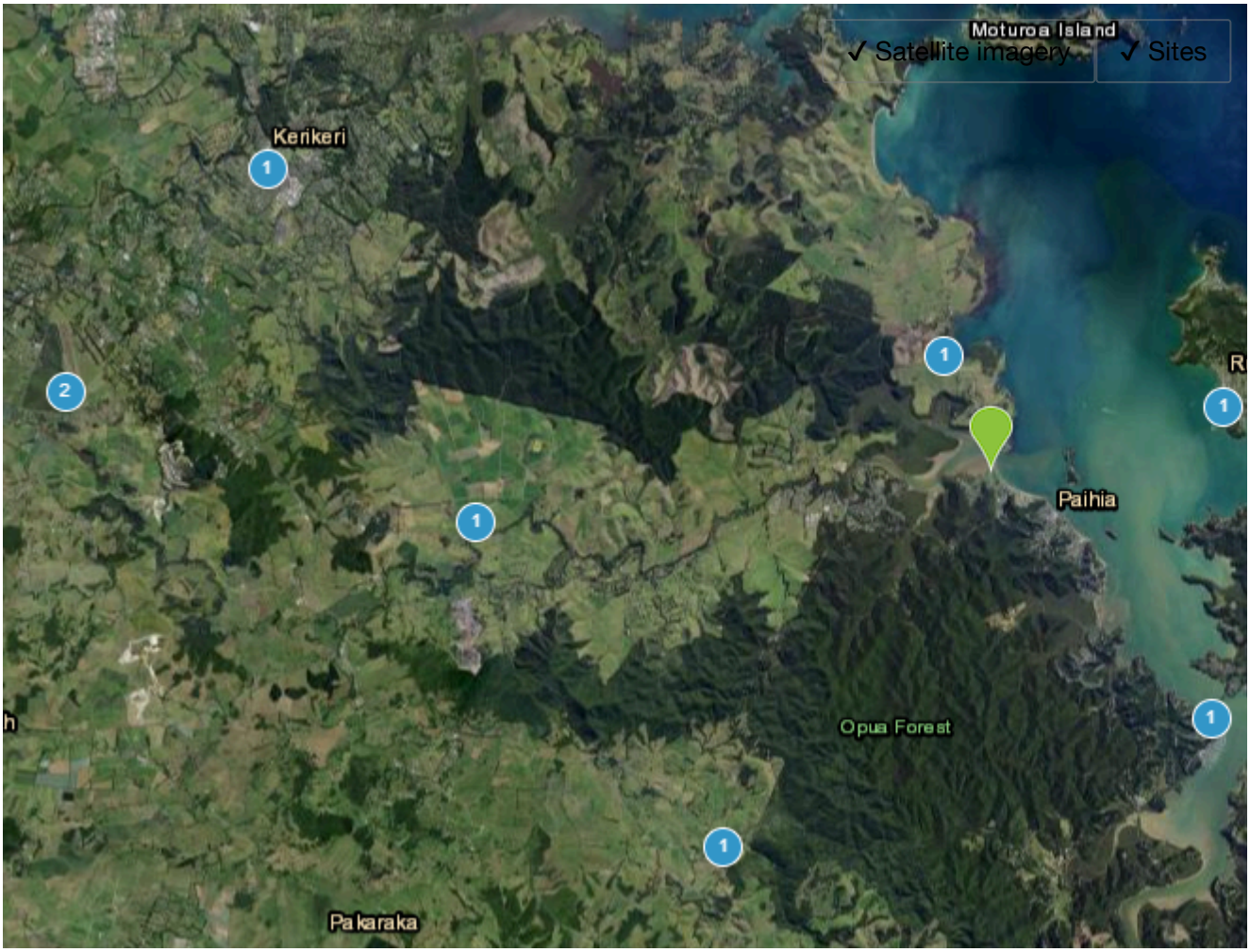
Drawn	Approved	File #	Sheet
MYH	MJ		1

Appendix B

Stormwater Attenuation Design

Location

Address search	Enter your address and press enter to search



Site Information

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

Latitude	-35.2756835399634

Longitude	174.07953655971198

Site Name	Custom Location

Site Id	

Output Table Format

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

Generate Report

Results Spreadsheet Download

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

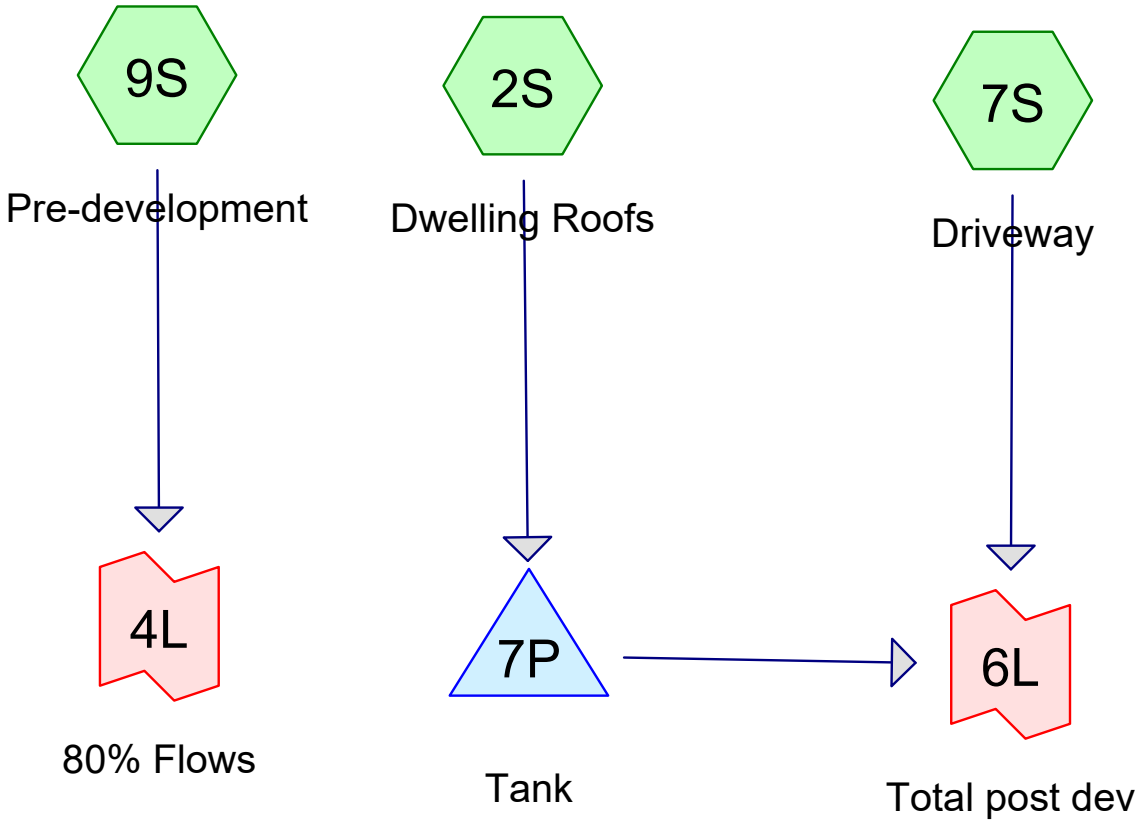
Rainfall depths (mm) :: Historical Data

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

Depth standard error (mm) :: Historical Data

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

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



Subcat Reach Pond Link

Routing Diagram for 19780 Stormwater - 44 Te Kemara
Prepared by {enter your company name here}, Printed 12/09/2025

Summary for Subcatchment 9S: Pre-development

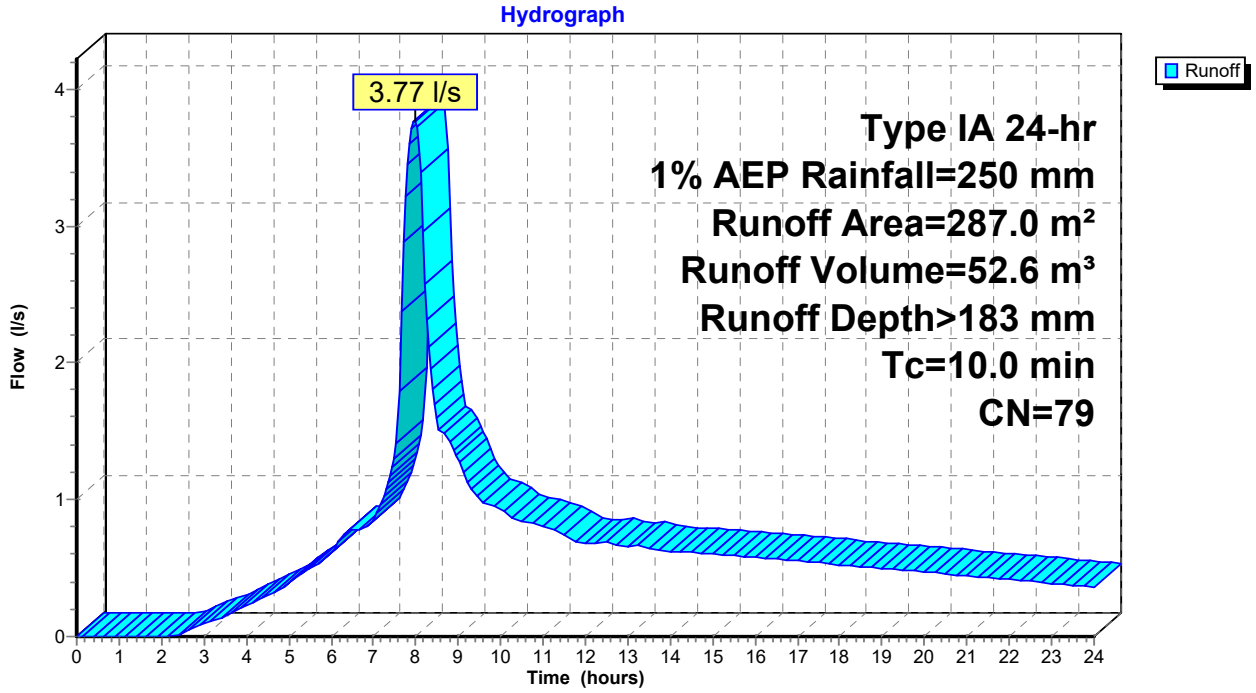
Runoff = 3.77 l/s @ 7.98 hrs, Volume= 52.6 m³, Depth> 183 mm

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

Area (m²)	CN	Description
287.0	79	<50% Grass cover, Poor, HSG B
287.0		100.00% Pervious Area

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

Subcatchment 9S: Pre-development

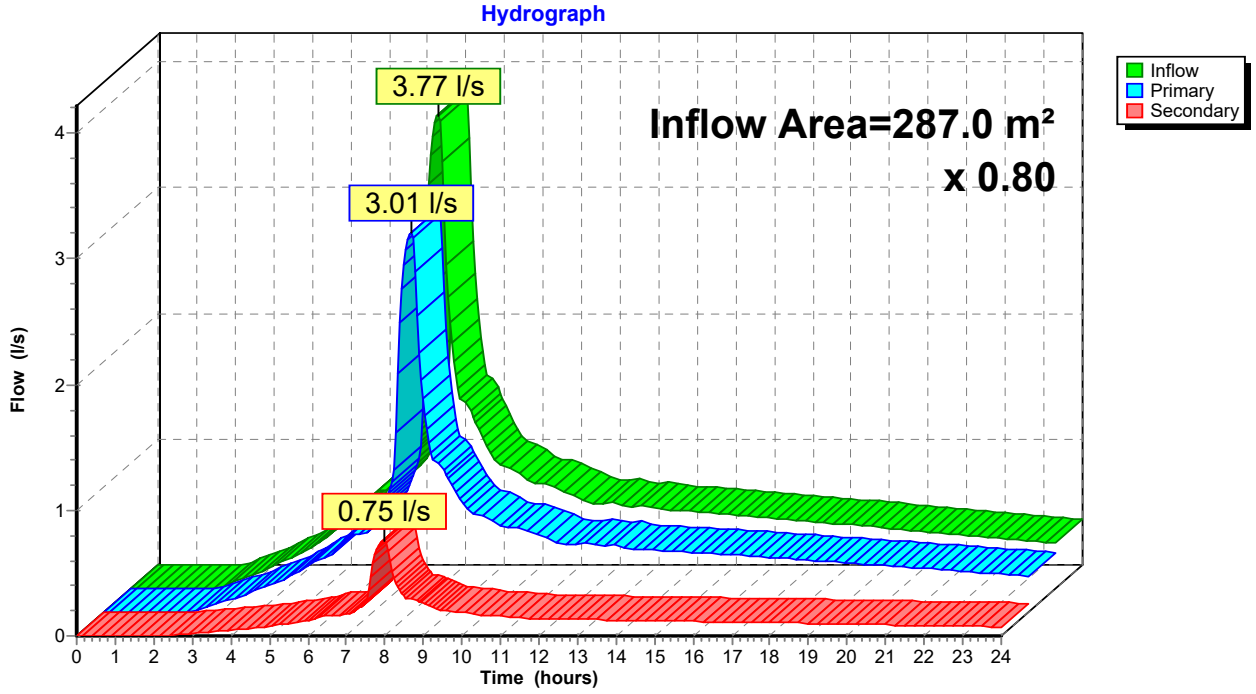


Summary for Link 4L: 80% Flows

Inflow Area = 287.0 m², 0.00% Impervious, Inflow Depth > 183 mm for 1% AEP event
Inflow = 3.77 l/s @ 7.98 hrs, Volume= 52.6 m³
Primary = 3.01 l/s @ 7.98 hrs, Volume= 42.1 m³, Atten= 20%, Lag= 0.0 min
Secondary = 0.75 l/s @ 7.98 hrs, Volume= 10.5 m³

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

Link 4L: 80% Flows



Summary for Subcatchment 9S: Pre-development

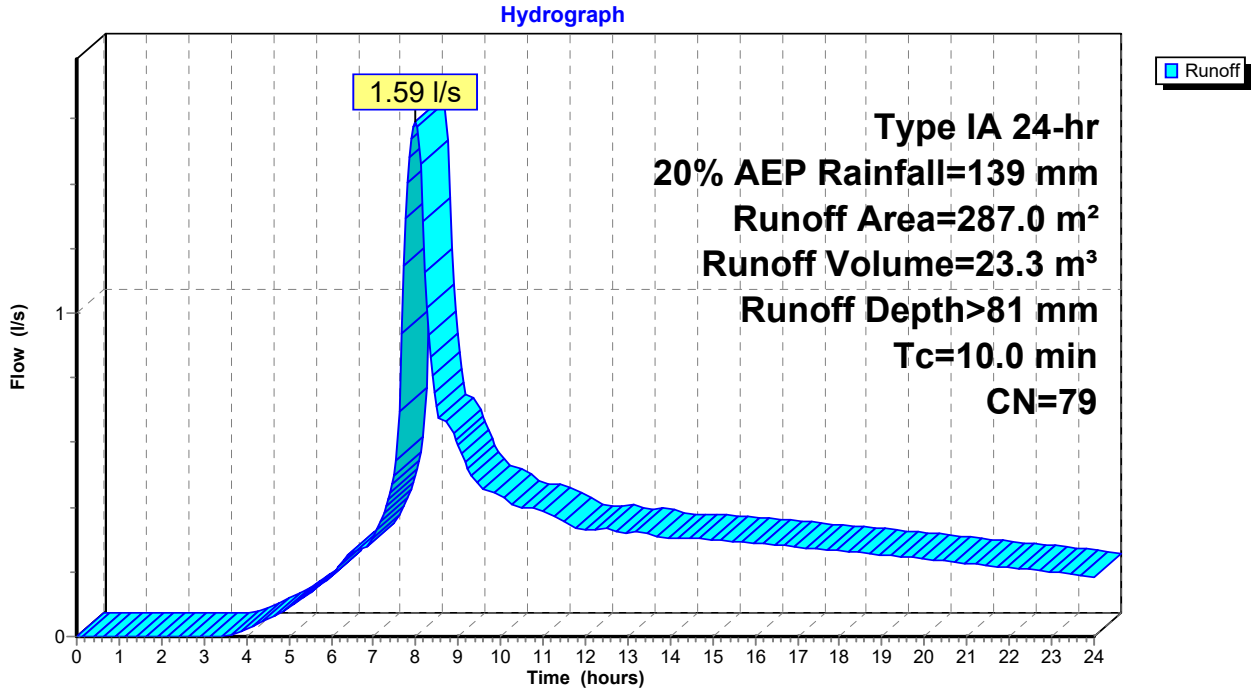
Runoff = 1.59 l/s @ 8.00 hrs, Volume= 23.3 m³, Depth> 81 mm

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=139 mm

Area (m²)	CN	Description
287.0	79	<50% Grass cover, Poor, HSG B
287.0		100.00% Pervious Area

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

Subcatchment 9S: Pre-development

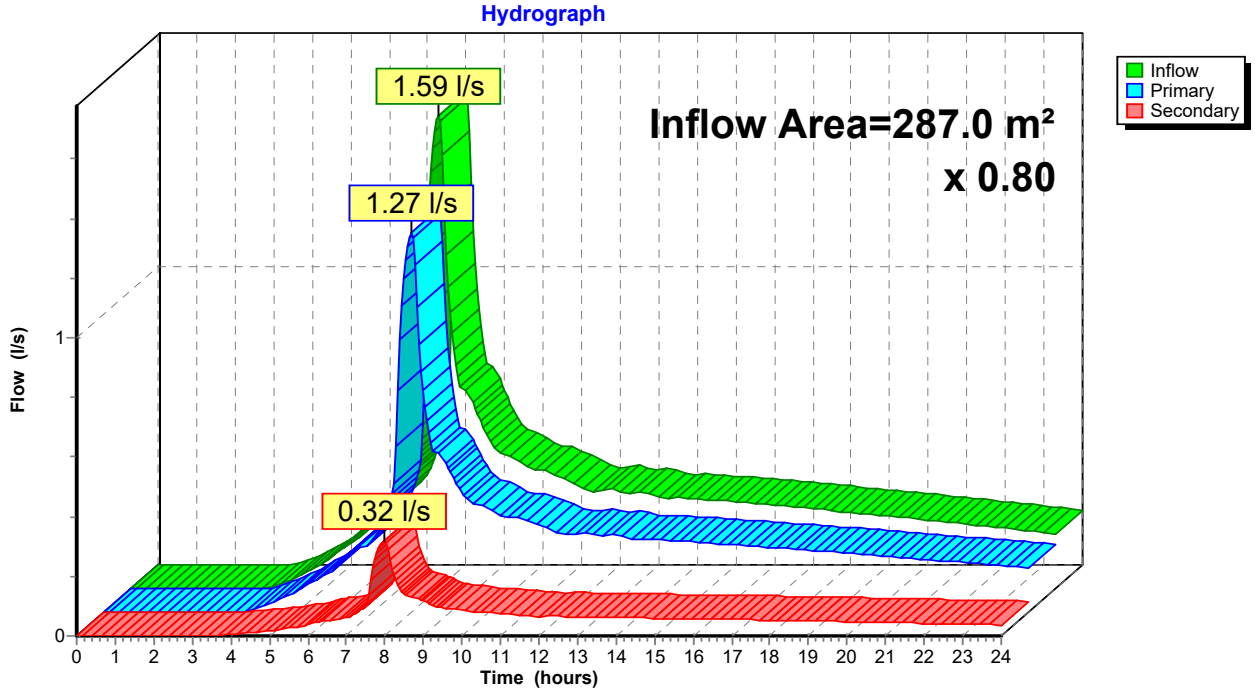


Summary for Link 4L: 80% Flows

Inflow Area = 287.0 m², 0.00% Impervious, Inflow Depth > 81 mm for 20% AEP event
Inflow = 1.59 l/s @ 8.00 hrs, Volume= 23.3 m³
Primary = 1.27 l/s @ 8.00 hrs, Volume= 18.7 m³, Atten= 20%, Lag= 0.0 min
Secondary = 0.32 l/s @ 8.00 hrs, Volume= 4.7 m³

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

Link 4L: 80% Flows



Summary for Subcatchment 2S: Dwelling Roofs

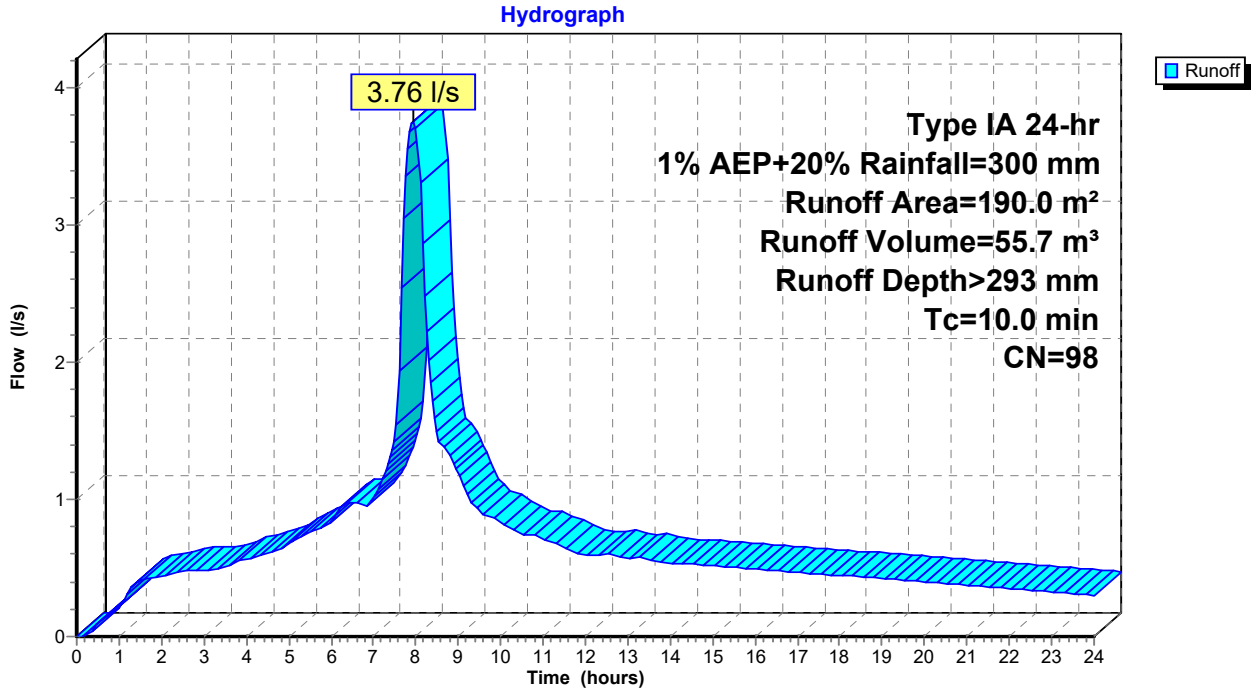
Runoff = 3.76 l/s @ 7.94 hrs, Volume= 55.7 m³, Depth> 293 mm

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

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

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

Subcatchment 2S: Dwelling Roofs



Summary for Subcatchment 7S: Driveway

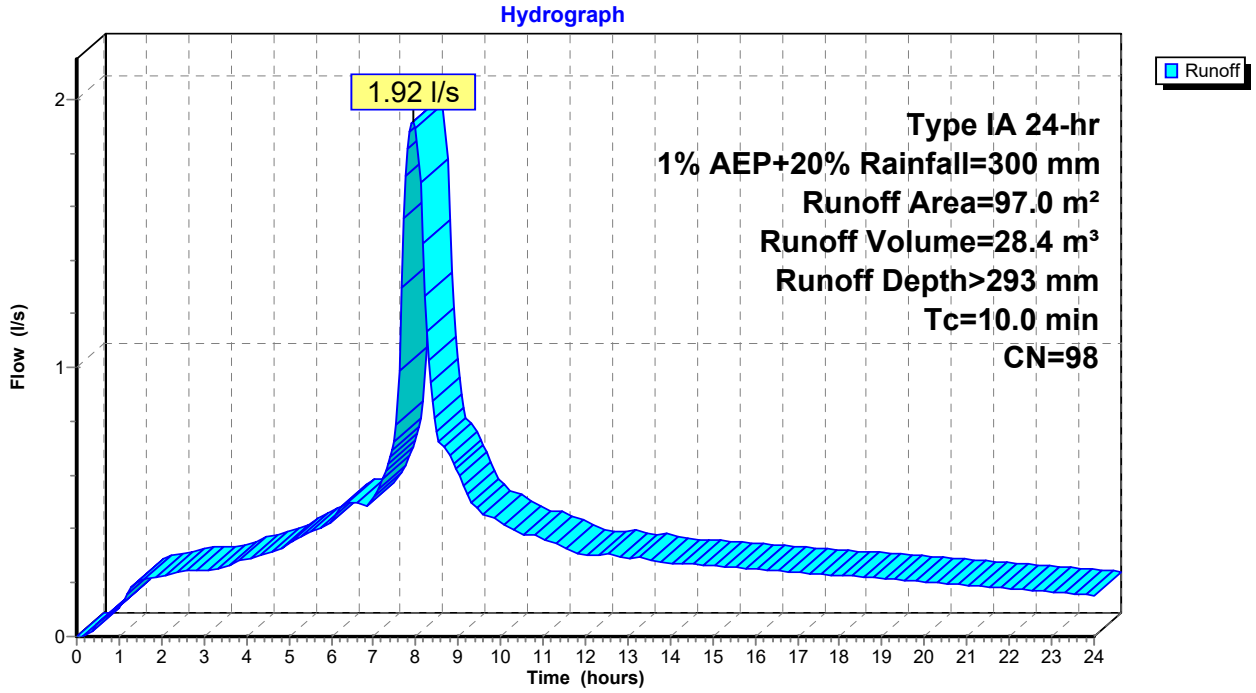
Runoff = 1.92 l/s @ 7.94 hrs, Volume= 28.4 m³, Depth> 293 mm

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

	Area (m²)	CN	Description
*	97.0	98	House roof
	97.0		100.00% Impervious Area

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

Subcatchment 7S: Driveway



Summary for Pond 7P: Tank

Inflow Area = 190.0 m²,100.00% Impervious, Inflow Depth > 293 mm for 1% AEP+20% event
Inflow = 3.76 l/s @ 7.94 hrs, Volume= 55.7 m³
Outflow = 1.42 l/s @ 8.56 hrs, Volume= 40.2 m³, Atten= 62%, Lag= 37.2 min
Primary = 1.42 l/s @ 8.56 hrs, Volume= 40.2 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 1.977 m @ 8.56 hrs Surf.Area= 9.6 m² Storage= 19.0 m³

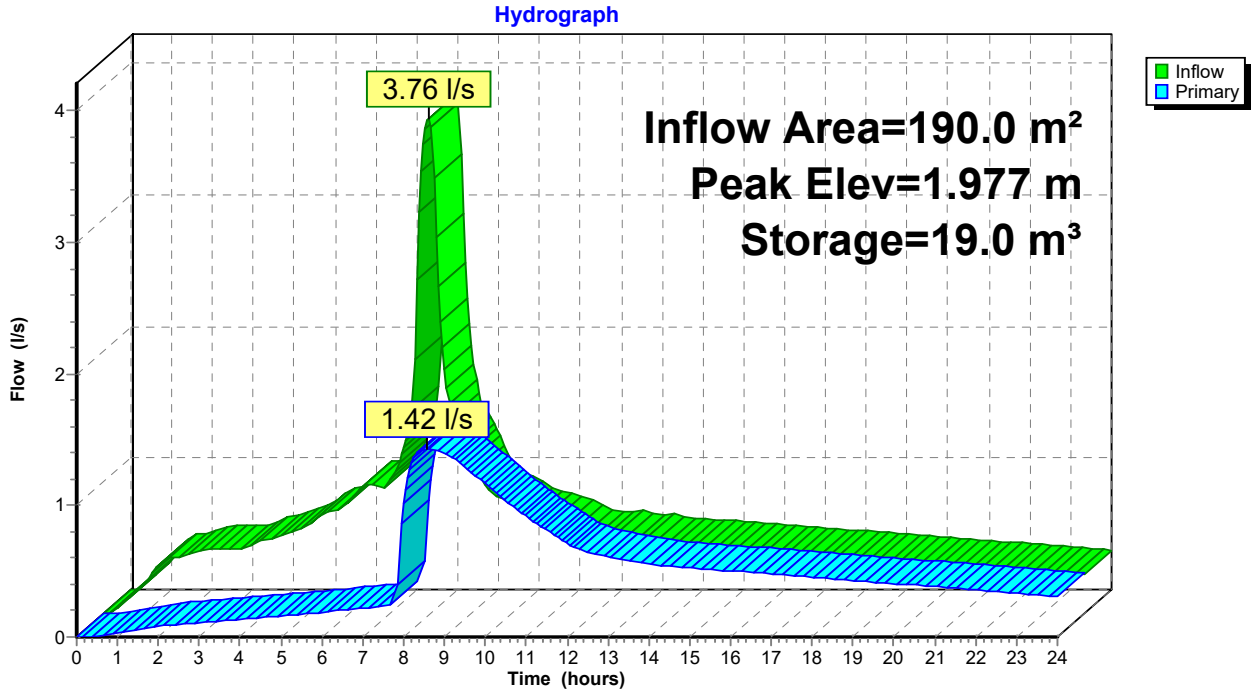
Plug-Flow detention time= 317.4 min calculated for 40.2 m³ (72% of inflow)
Center-of-Mass det. time= 140.1 min (784.3 - 644.2)

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

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**10 mm Vert. Orifice/Grate** C= 0.600
#2	Primary	1.600 m	**30 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.42 l/s @ 8.56 hrs HW=1.977 m (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.29 l/s @ 3.73 m/s)
└**2=Orifice/Grate** (Orifice Controls 1.13 l/s @ 1.60 m/s)

Pond 7P: Tank

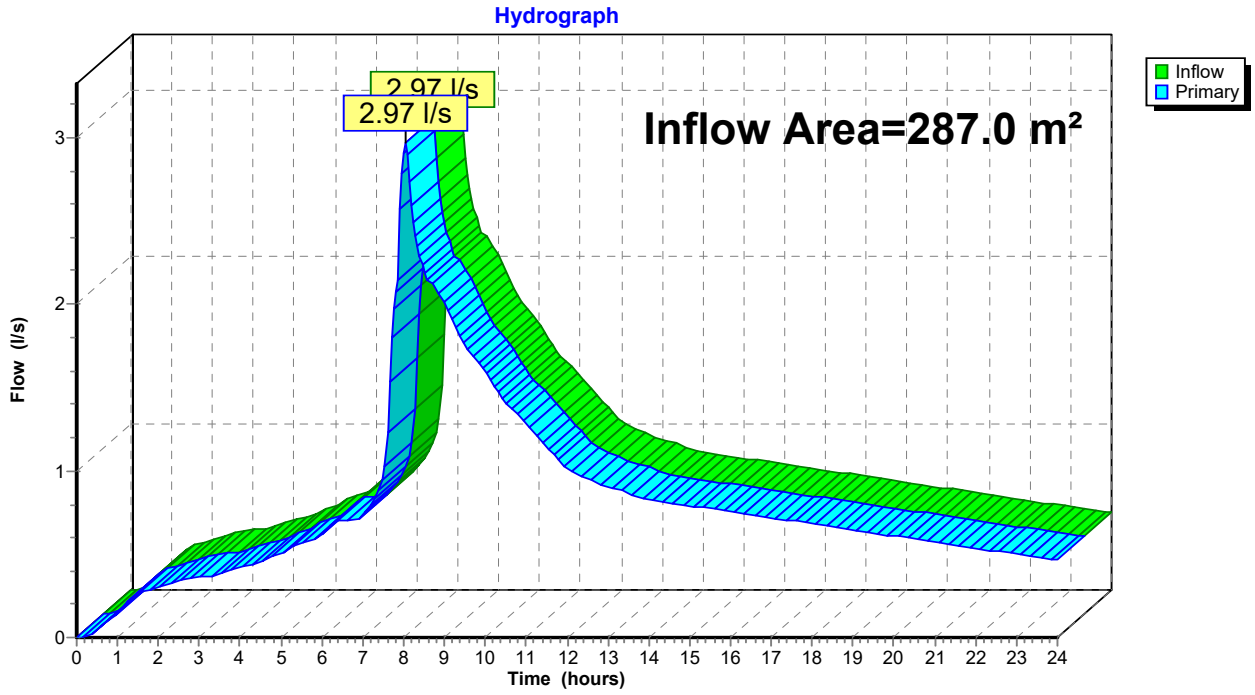


Summary for Link 6L: Total post dev

Inflow Area = 287.0 m²,100.00% Impervious, Inflow Depth > 239 mm for 1% AEP+20% event
Inflow = 2.97 l/s @ 8.05 hrs, Volume= 68.7 m³
Primary = 2.97 l/s @ 8.05 hrs, Volume= 68.7 m³, Atten= 0%, Lag= 0.0 min

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

Link 6L: Total post dev



Summary for Subcatchment 2S: Dwelling Roofs

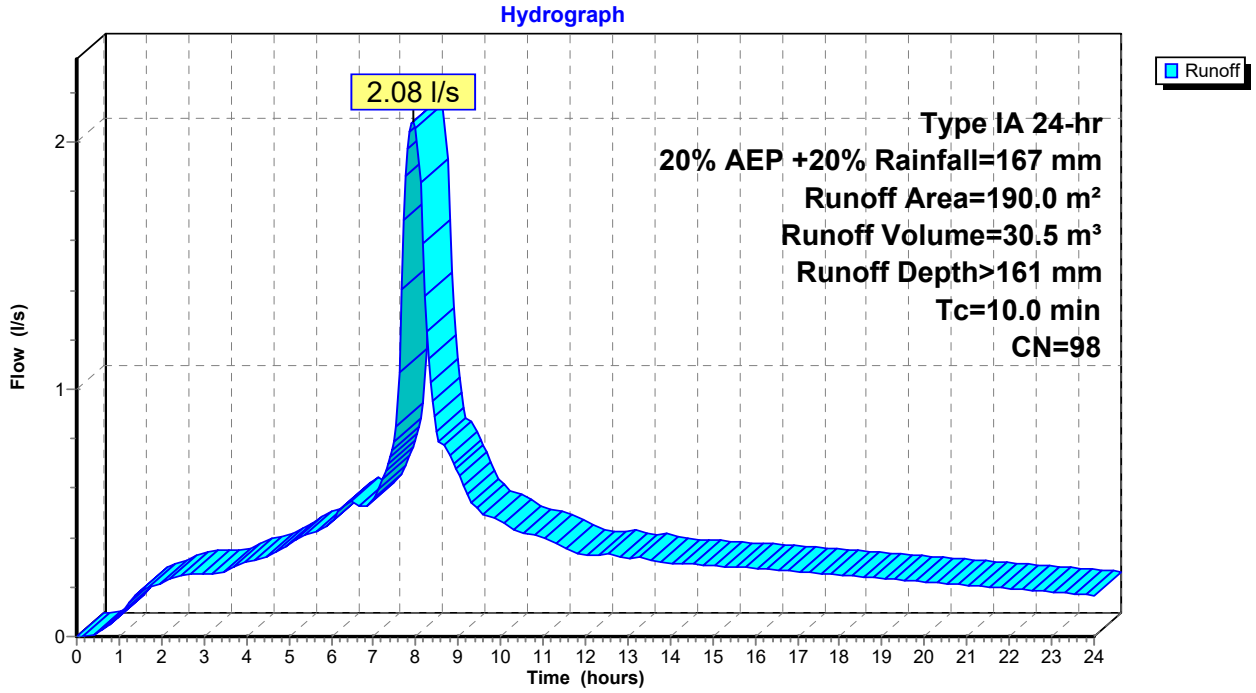
Runoff = 2.08 l/s @ 7.94 hrs, Volume= 30.5 m³, Depth> 161 mm

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

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

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

Subcatchment 2S: Dwelling Roofs



Summary for Subcatchment 7S: Driveway

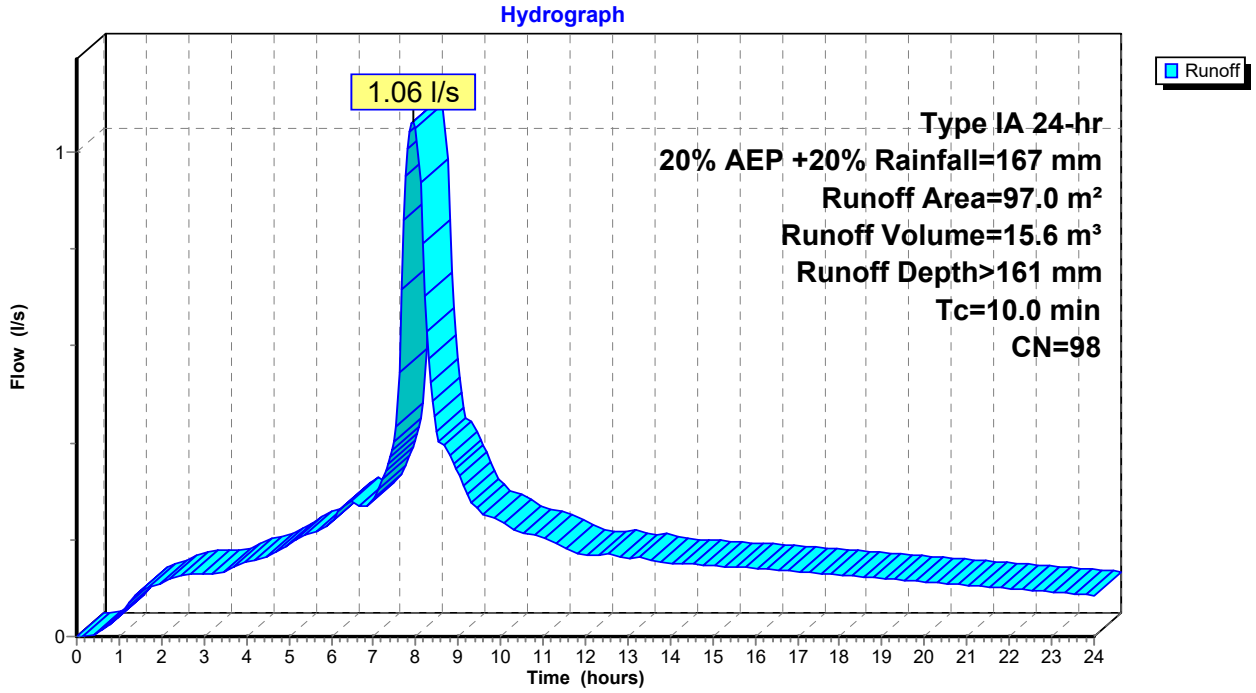
Runoff = 1.06 l/s @ 7.94 hrs, Volume= 15.6 m³, Depth> 161 mm

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

	Area (m²)	CN	Description
*	97.0	98	House roof
	97.0		100.00% Impervious Area

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

Subcatchment 7S: Driveway



Summary for Pond 7P: Tank

Inflow Area = 190.0 m²,100.00% Impervious, Inflow Depth > 161 mm for 20% AEP +20% event
Inflow = 2.08 l/s @ 7.94 hrs, Volume= 30.5 m³
Outflow = 0.26 l/s @ 17.36 hrs, Volume= 16.9 m³, Atten= 88%, Lag= 565.3 min
Primary = 0.26 l/s @ 17.36 hrs, Volume= 16.9 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 1.514 m @ 17.36 hrs Surf.Area= 9.6 m² Storage= 14.6 m³

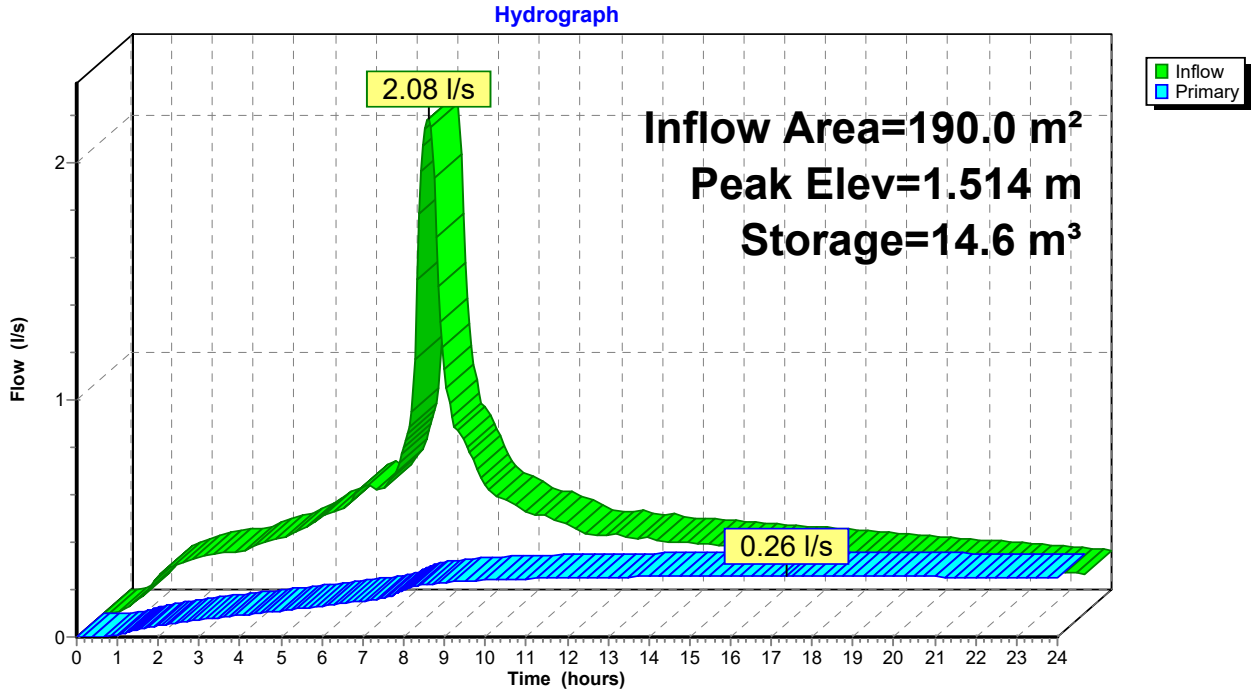
Plug-Flow detention time= 466.6 min calculated for 16.9 m³ (56% of inflow)
Center-of-Mass det. time= 218.7 min (870.4 - 651.7)

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

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**10 mm Vert. Orifice/Grate** C= 0.600
#2	Primary	1.600 m	**30 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.26 l/s @ 17.36 hrs HW=1.514 m (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.26 l/s @ 3.26 m/s)
└**2=Orifice/Grate** (Controls 0.00 l/s)

Pond 7P: Tank

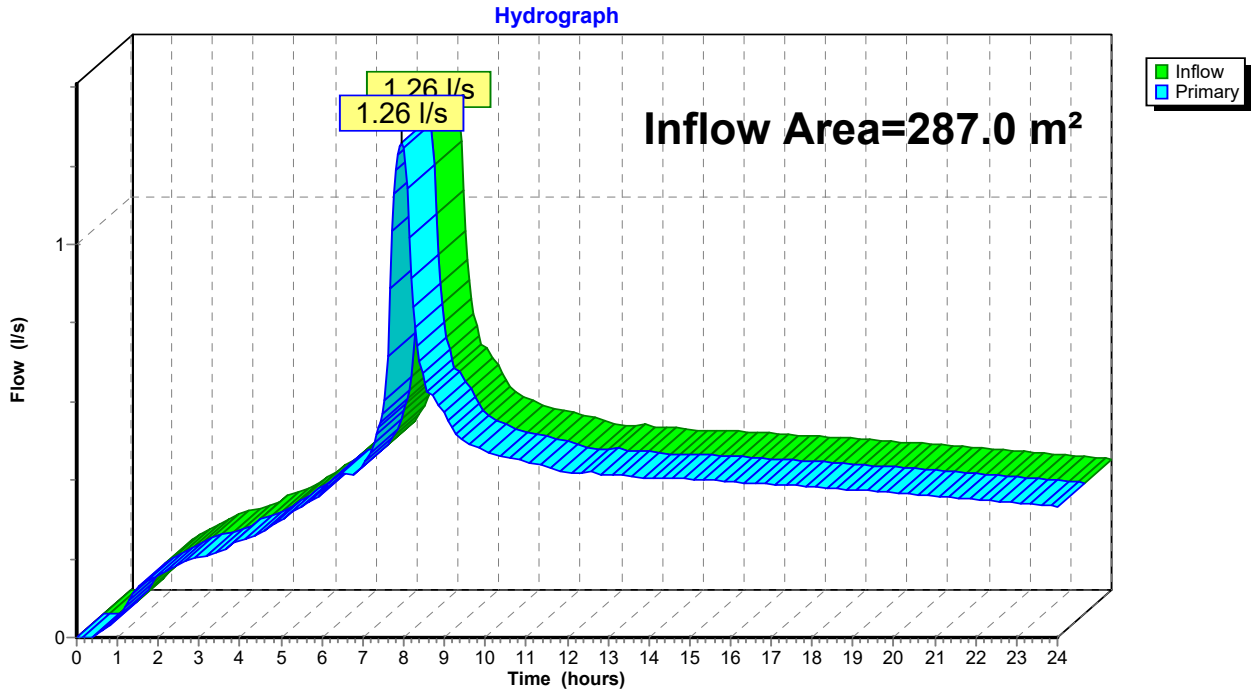


Summary for Link 6L: Total post dev

Inflow Area = 287.0 m²,100.00% Impervious, Inflow Depth > 113 mm for 20% AEP +20% event
Inflow = 1.26 l/s @ 7.95 hrs, Volume= 32.5 m³
Primary = 1.26 l/s @ 7.95 hrs, Volume= 32.5 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



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

DECISION ON LAND USE CONSENT APPLICATION

UNDER THE RESOURCE MANAGEMENT ACT 1991

Pursuant to s133A of the Act on the 17th July 2025

Decision

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

Applicant:	Te Tii Waitangi B3 Trust
Council Reference:	2250418-RMALUC
Property Address:	44 Te Kemara Avenue, Paihia 0200
Legal Description:	Lot 5 DP 49984

The activities to which this decision relates are listed below:

The proposal is to construct two residential dwellings on the subject site breaching Noise Mitigation for Residential Activities, Private Accessways in Urban Zones and Stormwater in the Commercial Zone and as Discretionary activity.

Conditions

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

1. The activity shall be carried out in general accordance with the approved plans prepared by Panel Lock, referenced House 7 and 8 3 Bedroom dwellings on Lot 5 for Te Ti Waitangi, dated 5/03/2025, and attached to this consent with the Council's "Approved Stamp" affixed to it.

2. The activity shall be carried out in general accordance with the approved plans prepared by Chester, referenced CIVIL DESIGN - DRAINAGE & COMMON ACCESS, dated 24/06/2025, and attached to this consent with the Council's "Approved Stamp" affixed to it.

3. The activity shall be carried out in general accordance with the approved plans prepared by Chester, referenced Geotechnical Investigation for Proposed Dwelling at 3, 15, 19 & 44 Te Kemara Avenue, Paihia, dated 4 February 2025.

4. The activity shall be carried out in general accordance with the approved plans prepared by Chesters, referenced Land Development Report, dated 24 June 2025.

Pre Commencement

5. 24 hours prior to commencement of any works on site associated with conditions included in this notice, the consent holder must provide notice to the Councils Development Engineer or delegated representative (planning.support@fndc.govt.nz).

6. Prior to the commencing any physical site works, a construction management plan must be submitted to and approved by the Councils Development Engineer or delegated representative. The plan shall contain information on, and site management procedures, for the following:

    a) The timing of construction works, including hours of work, key project and site management personnel;

    b) The transportation of demolition and construction materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials;

    c) Control of dust and noise on-site and any necessary avoidance or remedial measures;

    d) Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur;

    e) Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users of Te Kemara Road;

    f) Erosion and sediment control measures to be in place for the duration of the works.

During Construction

7. The consent holder must ensure a minimum separation distance of 5m from the rising main must be maintained between the proposed dwelling.

8. The consent holder will be responsible for the repair and reinstatement of the public road (Te Kemara) carriageway and footpath, if damaged as a result of constructing the vehicle access crossing to the satisfaction of the Resource Consent Engineer or delegated representative.

9. The consent holder must ensure that construction vehicles are not parked on Te Kemara Road.

Prior to Occupation

10. Prior to occupation of the dwellings, the consent holder must provide evidence that a 100mm sewerage connection has been provided to Councils reticulated infrastructure in accordance with the requirements of Council's Engineering Standards and Guidelines.

11. Prior to occupation of the dwellings, the consent holder must provide evidence that there is a metered connection to Councils reticulated water supply system in accordance with the requirements of Councils Engineering Standards and Guidelines.

12. Prior to occupation of the dwellings, the consent holder must provide evidence that lot has a formed and concreted entrance to the lot which complies with the Sheet 7-8 for

urban private way and section 3.2.7.7 of Councils Engineering Standards 2023 and NZS 4404:2010, to the satisfaction of Councils Resource Consents Engineer or their delegated representative.

13. Prior to occupation of the dwellings, the consent holder must ensure the driveway and parking areas are formed, drained and marked out in accordance with the approved plans prepared by PanelLock, referenced House 7 and 8 3 Bedroom dwellings on Lot 5 for Te Ti Waitangi, dated 5/03/2025 and plans prepared by Chester, referenced CIVIL DESIGN - DRAINAGE & COMMON ACCESS to the satisfaction of Councils Resource Consents Engineer or their delegated representative.

14. Prior to occupation of the dwellings, the consent holder must install raised headwalls or other barriers to prevent vehicles inadvertently falling in the roadside drain to the satisfaction of Councils Resource Consents Engineer or their delegated representative.

15. During all construction works to be undertaken as approved under this consent, in the event of an “accidental discovery” of archaeological material, the following steps must be taken:
    a. All work on the site will cease immediately. The contractor/works supervisor will shut down all equipment and activity.
    b. The contractor/works supervisor/owner will take immediate steps to secure the site(tape it off) to ensure the archaeological remains are undisturbed and the site is safe in terms of health and safety requirements. Work may continue outside of the site area.
    c. The contractor/works supervisor/owner will notify the Area Archaeologist of Heritage New Zealand – Pouhere Taonga (Northland Office), tangata whenua and any required statutory agencies (such as the NZ Police if human remains/koiwi tangata are found) if this has not already occurred.
    d. Heritage New Zealand – Pouhere Taonga advise the use of a qualified archaeologist who will confirm the nature of the accidentally discovered material.
    e. If the material is confirmed as being archaeological, under the terms of the Heritage New Zealand Pouhere Taonga Act 2014, the landowner will ensure that an archaeological assessment is carried out by a qualified archaeologist, and if appropriate, an archaeological authority is obtained from Heritage New Zealand – Pouhere Taonga before work resumes.
    f. If burials, human remains/koiwi tangata are uncovered, steps in conditions 15 (a) to (c) above must be taken and the Area Archaeologist of Heritage New Zealand – Pouhere Taonga, the New Zealand Police and the Iwi representative for the area must be contacted immediately. The area must be treated with discretion and respect and the koiwi tangata/human remains dealt with according to law and tikanga.
    g. Works at the site area must not recommence until an archaeological assessment has been made, all archaeological material has been dealt with appropriately, and statutory requirements met. All parties will work towards work recommencement in the shortest possible timeframe while ensuring that archaeological and cultural requirements are complied with.

Ongoing Conditions

16. While the commercial zoning applies, any the lot owner, occupier of, or visitor to the site shall make no complaint, submission, appeal, or objection in relation to the lawful operation of commercial activity within the surrounding environment that is also zoned Commercial for the duration of this consent. This includes activities allowed by regional

or district plans, resource consents, designations, or regulations under the Resource Management Act 1991. This includes not taking legal action or seeking enforcement against any lawful activities conducted within or associated with Commercial Zone.

Advice Notes

Lapsing of Consent

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

Right of Objection

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

Archaeological Sites

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

General Advice Notes

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

5. *Any work activity, excavation and non- excavation carried out in the road reserve, must lodge formal notice if intention to carry out Works, in the form of a Corridor Access Request, submitted to the Corridor Manager for Approval.*
   A Corridor Access Request (CAR) is an application for a permit to carry out works within the road reserve, this is defined in the National Code of Practice for Utilities access to the transport Corridors and has been adopted by Council.
   A Traffic Management Plan (TMP) must be uploaded with the CAR submission, describing the proposed works, design, setup, and removal of any activity being carried out within the road Reserve. A Work Access Permit (WAP) and reasonable conditions will be issued once TMP is Approved. Enquiries as to its use may be directed to Council's Road Corridor Manager, corridor.access@fndc.govt.nz.

6. *Council policy prohibits the building of any structure over an existing water, sewer or stormwater reticulation main.*

7. *All earthworks are required to comply with the Northland Regional Council Regional Water and Soil Plan for Northland noting Erosion & sediment control and dust suppression requirements.*

8. *Erosion and Sedimentation Control shall be designed and carried out in accordance with GD05 "Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region".*

9. *The consent holder is responsible for arranging for buried services to be located and marked prior to commencing any construction works and is also responsible for the repair and reinstatement of any underground services damaged as a result of the proposal.*

Reasons for the Decision

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

2. The application is for a Discretionary activity resource consent as such under section 104 the Council can consider all relevant matters. In particular the matters listed in 7.7.5.1.5 Noise Mitigation for Residential Activities, 15.1.6C.1.2(c) Private Accessways in Urban Zones and 7.7.5.1.11 Stormwater are of particular relevance.

3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
   a. The subject sites do not contain any areas of cultural significance, outstanding landscape, nor outstanding natural/landscape feature.

   b. The proposal can accommodate onsite infrastructure in a manner which does not adversely affect the safety and efficiency of the roading network.

   c. The receiving environment is characterised by residential development and the proposed development will have negligible adverse effects on the character or amenity on the immediate surrounding area.

   d. Any potential adverse noise, dust and sedimentation effects generated during the land disturbance and construction phase will be temporary in nature and can be suitably managed through appropriate erosion and sediment control measures.

   e. The proposal will also result in positive effects as the proposal includes a dwelling and that will have economic and social benefits for members of the community, particularly a community that is experiencing a shortage of housing.

4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity. =

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

a. New Zealand Coastal Policy Statement 2010,
b. Operative Far North District Plan 2009,
c. Proposed Far North District Plan 2022

New Zealand Coastal Policy Statement 2010

The activity is consistent with the relevant objectives and policies of the New Zealand Coastal Policy Statement (NZCPS) because:

- *The site is set back from the coastal marine area (CMA) with the esplanade reserve and road reserve providing separation and continued public access to the CMA*
- *The proposed development has been designed to sit within the existing vacant lot with minimal impacts on the surrounding coastal environment.*
- *NZCPS seeks to ensure that coastal hazard risks are taken into account and are managed by locating new development away from risk prone areas. The site is outside the area affected by sea level rise, however, it does fall within an area of potential coastal erosion occurring. The risks arising from sea level rise and potential coastal erosion are also minimised through the low-density development. Although no hard protection measure is proposed, it is noted that the vulnerable activity is elevated above the coastal hazard*

Overall, the proposal is considered consistent with the objectives and policies of NZCPS.

Operative Far North District Plan

The activity is consistent with the relevant objectives, policies of the Operative District Plan because the Commercial zone provides for a wide range of activities which would not have adverse effects on the environment and would contribute to the needs and well-being of the community.

The receiving environment is characterised by residential based activities with a mix of residential dwellings and the nearest commercial activity is located at least 300m to the southwest of the subject site, being Waitangi Woolworths. The dwelling is not considered out of character with the existing activities in the immediate area.

Temporary earthworks effects will be managed with appropriate erosion and sediment controls designed in accordance with best practice GD05.

In respect to Chapter 15 of the ODP, the site will be accessed via an vehicle crossing off Te Kemara Avenue and will be concreted at least 5m inwards from the existing road edge and the internal driveway will be gravelled. The additional traffic generated by the proposal can be accommodated by the proposed access formation. As such, it is considered that adverse traffic effects are minimised, and an appropriate level of traffic safety is provided

Overall, the activity is consistent with the relevant objectives, policies and assessment criteria of the Operative District Plan.

Proposed Far North District Plan

The activity is consistent with the relevant objectives, policies and assessment criteria of the Proposed District Plan because:

- The proposed dwellings support papakāinga development by providing accommodation for whānau on ancestral land. It reinforces tikanga Māori and enables intergenerational living on whenua Māori.
- The proposal aligns with cultural and social aspirations by enhancing whānau wellbeing and land utilisation. The design and location of the dwellings are likely to maintain a connection to traditional land uses and whānau structures.
- The proposal supports mana whenua rights to occupy and develop their land in a manner consistent with their traditions which sustains cultural values.
- This development is consistent with residential papakāinga intent, maintaining a low-density housing arrangement and on-site infrastructure and access will be provided.
- Any earthworks will need to comply with regional standards.

Overall, the activity is consistent with the relevant objectives, policies and assessment criteria of the Proposed District Plan and promotes Māori aspirations for cultural and social development. Furthermore, it meets the intent of enabling tangata whenua to use and develop their land while imposing conditions to manage infrastructure, access, and effects on the wider environment.

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

7. Based on the assessment above the activity will be consistent with Part 2 of the Act.

   The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.

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

Approval

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

Name: Pat Killalea Date: 15th July 2025

Title: Independent Commissioner

Approval

This Decision has been amended pursuant to s133A of the Resource Management Act on 17th July 2025. Details of the changes can be found in the resource consent file.

Name: Whitney Peat Date: 17/07/2025

Title: Senior Planner

Te Tii (Waitangi) B3 Trust

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

Te Tii (Waitangi) B3 Trust
Friday 10 October 2025

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

To Whom It May Concern,

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

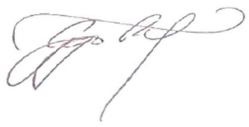
Mrs. Sigley is granted full authority to represent Te Tii (Waitangi) B3 Trust in all matters relating to land files associated with the Te Tii B3 Block, including relevant documentation held by the Far North District Council. This authority includes, but is not limited to, receiving and responding to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

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

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

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

Yours sincerely,



George Riley

Trust Chair– Te Tii (Waitangi) B3 Trust

26th November 2025

Far North District Council

Resource Consents Team

Re: Application to Amend Conditions of Resource Consent 2250418-RMALUC

Site: 44 Te Kemara Avenue, Paihia (Lot 5 DP 49984)

I request an amendment to Conditions 1 to 4 of Resource Consent 2250418-RMALUC under section 127 of the Resource Management Act 1991.

The amendments are required so the consent references the updated Advance Build architectural plans and the updated RS Eng engineering documents. These replace the original Panel Lock and Chester documents currently referenced in the consent. The development remains unchanged in scale, location, intensity, and effects.

1. Updated Architectural Plans – Advance Build

Condition 1 currently requires the activity to be carried out in accordance with the Panel Lock plans.

I request that Condition 1 be amended to instead reference the Advance Build concept plans titled 'Proposed New Dwelling, 44 Te Kemara Ave, Waitangi – Concept Plans, Revision C01, June 2025', which include the site plan, Location plan and floor plan

These plans are attached.

2. Updated Stormwater Design – RS Eng

Condition 2 currently cites the Chester drainage plans.

I request that Condition 2 be amended to reference the RS Eng stormwater design titled 'Stormwater Management, 44 Te Kemara Avenue, Issue 1, 11 September 2025' including the attenuation design, modelling, and stormwater layout.

3. Updated Geotechnical Report – RS Eng

Condition 3 currently references the Chester geotechnical investigation.

I request that Condition 3 be amended to reference the RS Eng 'Geotechnical Investigation Report, 3, 15, 19 and 44 Te Kemara Avenue, 12 August 2025' including site classification.

4. Updated Civil Plans – RS Eng

Condition 4 references the Chester Land Development Report.

I request that Condition 4 be amended to reference the updated RS Eng civil engineering plans contained in the above stormwater and geotechnical packages.

Summary

Only the referenced documents are being updated.

No changes are proposed to the design, scale, location, or environmental effects of the authorised development. The proposal continues to comply with all relevant assessment criteria previously considered by Council.

Please advise if any further information is required to process this application.

Attachments

1. Advance Build Concept Plans, Rev C01 (June 2025)

2. RS Eng Stormwater Management Report (11 September 2025)

3. RS Eng Geotechnical Investigation Report (12 August 2025)

4. RS Eng Civil Plans (included within attachments)

Signed: 

Mark Day

Advance Build

Proposed New Dwelling

44 Te Kemara Ave, Waitangi

For: Te Tii(Waitangi) B3 Trust

Concept Plans

Concept 1
June 2025

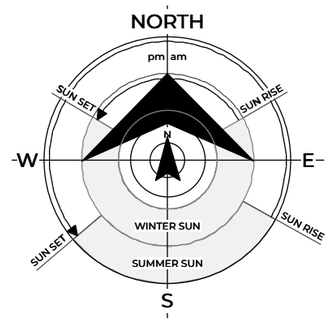
FINAL WORKING DRAWINGS TAKE PRECEDENCE OVER CONCEPT PLANS. ALL LANDSCAPING, PLANTING, LIGHTING & FENCING IS SHOWN FOR IMAGING PURPOSES ONLY

Advance build

A smarter move

CONTENTS

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



NB: Boundary Lines are Indicative Only

REVISION	BY:	DATE
Drawn	NMB	Feb 14 2025

Advance build

A smarter move

Proposed New Home for:
Te Tii(Waitangi) B3 Trust
44 Te Kemara Ave
Waitangi

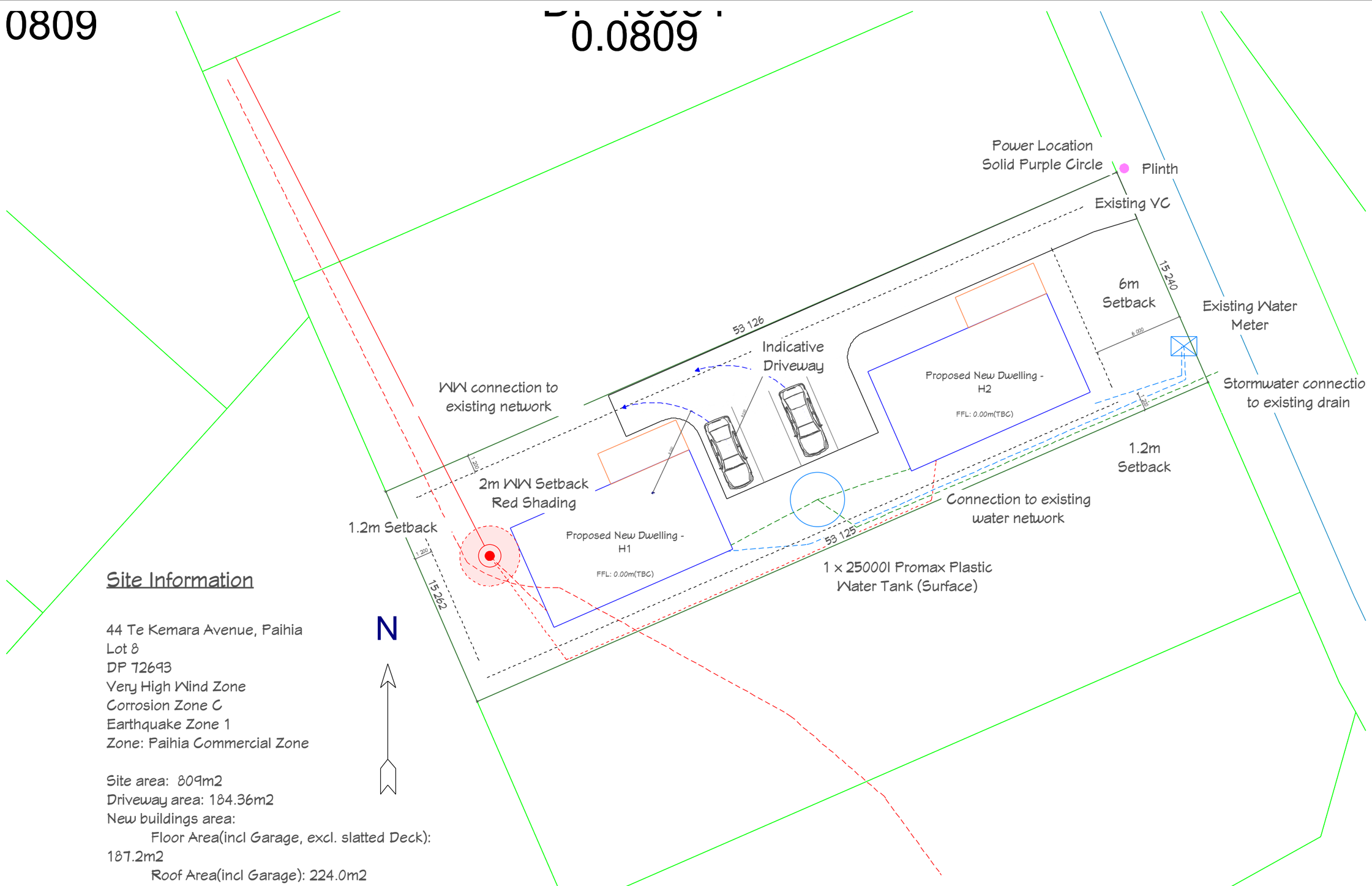
SHEET TITLE:
Site Location Plan

SCALE: NTS

PROJECT #:	PAGE :	REVISION :
000	01	C01

0809

0.0809



Site Information

44 Te Kemara Avenue, Paihia
Lot 8
DP 72693
Very High Wind Zone
Corrosion Zone C
Earthquake Zone 1
Zone: Paihia Commercial Zone

Site area: 809m2
Driveway area: 184.36m2
New buildings area:
Floor Area(incl Garage, excl. slatted Deck): 187.2m2
Roof Area(incl Garage): 224.0m2
Existing buildings are: Nil
Total impermeable surfaces: 408.0m2 = 50.48%
Earthworks: N/A

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

Advance build
A smarter move

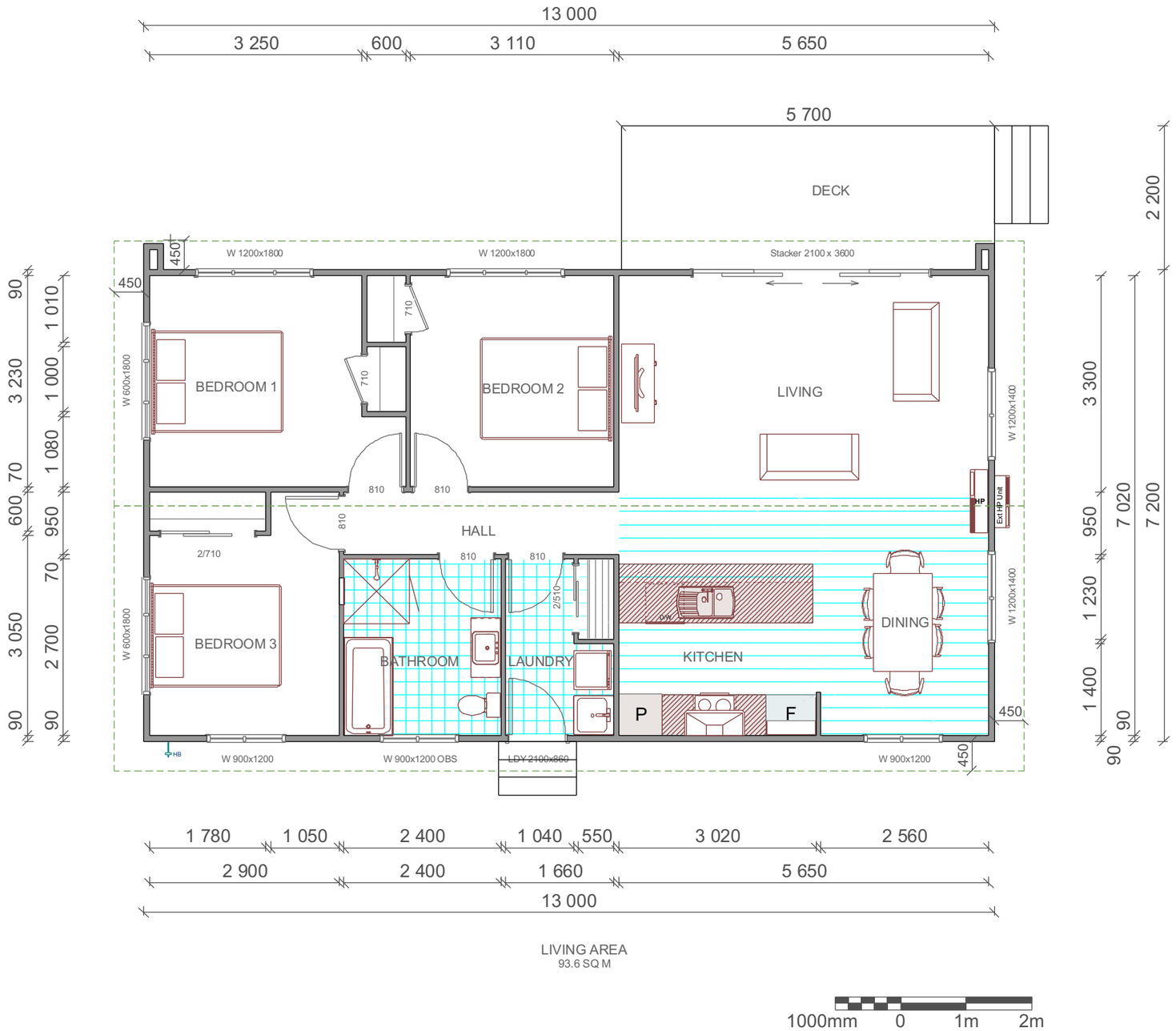
Proposed New Home for:
Te Tii(Waitangi) B3 Trust
44 Te Kemara Ave
Waitangi

SHEET TITLE:
Site Plan

SCALE: 1:75 (A3 Original)

PROJECT #:	PAGE:	REVISION:
000	01A	C01

Roof Pitch 15 deg
Stud height - 2.4m Flat Ceiling



LIVING AREA
93.6 SQ M

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

Advance build
A smarter move

Proposed New Home for:
Te Tii(Waitangi) B3 Trust
44 Te Kemara Ave
Waitangi

SHEET TITLE:
Floor Plan

SCALE: 1 : 75 (A3 Original)

PROJECT #:	PAGE:	REVISION:
000	02	P01

GEOTECHNICAL INVESTIGATION REPORT

3, 15, 19 and 44 Te Kemara Avenue

Waitangi

(Lots 12, 14 & 20 DP 43842 and Lot 5 DP 49984)

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

GEOTECHNICAL INVESTIGATION REPORT

3, 15, 19 and 44 Te Kemara Avenue

Waitangi

(Lots 12, 14 & 20 DP 43842 and Lot 5 DP 49984)

Report prepared for: Advance Build

Report reference: 19780

Date: 12 August 2025

Revision: 1

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
12/08/2025	1	Building Consent Issue	S Scott Compton	C Hay	M Jacobson

Contents

Appendices

File: 19780
12 August 2025
Revision: 1

GEOTECHNICAL INVESTIGATION REPORT

3, 15, 19 & 44 Te Kemara Avenue, Waitangi

(Lots 12, 14 & 20 DP 43842 & Lot 5 DP 49984)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Advance Build to investigate the suitability of the properties (Lots 12, 14 and 20 DP 43842 and Lot 5 DP 49984) 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 two, single storey, timber floored dwellings on each of the aforementioned properties.

2.0 Site Description

These 800m^2 approx. properties are located off Te Kemara Avenue amongst gently sloping topography. The properties are currently in lawn, with exception to 3 Te Kemara that contains a driveway and garage.

Figure 1: Lots 12, 14 & 20 DP 43842 & Lot 5 DP 49984.

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 Kariotahi Group, which has been described as follows: *"Weakly cemented sand in fixed transverse dune ridges."*

4.0 Field Investigation

Technicians from this office visited the property on 31 July 2025 to undertake a walkover inspection, eight Scala Penetrometer tests and ten hand augers. Geocivil completed four Cone Penetration Tests (CPTs) on 6 August 2025.

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

The hand augers were dug to a maximum depth of 3.2m 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.

The Scala Penetrometer tests were performed next to the hand augers. The results ranged from 1 to 14 blows per 100mm to a tested depth of 3.2mBGL.

The CPTs extended to depths of 14.4m, 15.6m, 15.8m and 7.8mBGL.

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.

3, 15 and 19 Te Kemara:

- Topsoil ranged between depths of 0.2m-0.4mBGL.
- Holocene dune sands of Kariotahi Group consisted of fine to medium grained sands with minor gravels being loose to very dense.
- The dune sands extend to a depth of 6m-7m overlying lightly to moderate over consolidated alluvial clays and silts.
- Greywacke is inferred from depths of 13m-20mBGL.

- Groundwater was encountered between depths of 2m-3mBGL.

44 Te Kemara:

- Topsoil ranged between depths of 0.2m-0.4mBGL.
- Holocene dune sands of Kariotahi Group consisted of fine to medium grained sands with minor gravels being loose to very dense and slightly cemented with depth.
- The dune sands are inferred to extend to a depth of 7m overlying greywacke of Waipapa Group.
- Groundwater was encountered between depths of 2.5m-3mBGL.

6.0 Geotechnical Assessment

6.1 Slope Stability

The identified building areas consist of gentle slopes, underlain with Kariotahi Group sands. Given the gentle slopes, lack of slope instability observed, and the underlying geology, the risk of slope instability to the building areas is considered to be low.

6.2 Liquefaction

Sand, sandy gravels and sandy silts are potentially at risk of liquefaction induced by earthquake ground shaking. Soils potentially prone to liquefaction are generally classified by a normalised soil behaviours index (Ic) less than 2.6, assessed using the CPT. The CPTs completed observed silty sands and sandy silts.

The proposed dwellings are an Importance Level 2 structure, as per AS1170. The following values of peak ground acceleration and magnitude are based on MBIE Geotechnical Engineering Module 1, November 2021.

In accordance with MBIE Geotechnical Engineering Module 3, using the software package, CLiq V.3 analysis was undertaken to assess the potential of earthquake induced liquefaction settlement using Boulanger and Idriss (2014). The results of the analysis are presented in Table 1 below.

Table 1: Liquefaction Analysis/Results.

Seismic Event	PGA (g)	M_w	Liquefaction Potential (LPI)	Liquefaction Severity (LSN)	Free Field Settlement			
					3 Te Kemara (10m limit)	15 Te Kemara	19 Te Kemara	44 Te Kemara
ULS	0.19	6.5	<8 High risk	<25 moderate expression	12cm	8cm	7cm	4cm
SLS	0.03	5.8	0 Low Risk	0 No expression	<1cm	<1cm	<1cm	<1cm

Liquefaction triggering during an SLS event is unlikely. During a ULS seismic event, up to 12cm of free field settlement has been assessed on 3 Te Kemara and less than 8cm at the other properties.

6.3 Expansive Soils

The sandy soils onsite are considered as non-expansive. RS Eng considers the soils as being Class A (Non-Expansive) as per AS 2870.

7.0 Engineering Recommendations

7.1 Site Subsoil Class

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

7.2 Earthworks

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

- Cuts and fills should be limited to minor levelling (<0.3m) only.
- Site works shall generally be completed in accordance with NZS 4431.
- An underground concrete tank is located on each 3 and 19 Te Kemara. If these are within the footprint of buildings or access, confirmations of ground conditions beneath these would be required and/or they be removed and the void be suitably backfilled with compacted fill. The existing tanks are expected to be 1.2m deep.
- Any services or remains from previously removed dwellings should be removed and backfilled with compacted granular fill beneath buildings and access.
- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.

7.3 Foundations

It is proposed to construct dwelling(s) with a timber floor on timber piled foundations. To suitably found the proposed dwelling(s) the following is recommended;

3 Te kemara:

- All foundations shall be designed to account for the reduced bearing capacities set out below.
- The foundations shall be specifically designed to account for the following potential settlements during a ULS seismic event, of up to 120mm of vertical settlement and 1:50 of differential settlement, respectively.
- The foundations shall be checked for potential punching shear during the ULS seismic event. In this case, the liquefied sands can be considered to have a residual shear strength of 15kPa. A 1.5m depth of non-liquefiable crust is available.
- Piled foundations shall extend a minimum of 0.5m below original ground level.

15, 19 & 44 Te kemara:

- All foundations shall be designed to account for the reduced bearing capacities set out below.
- The foundations shall be specifically designed to account for the following potential settlements during a ULS seismic event, of up to 80mm vertical settlement and 1:75 of differential settlement, respectively.
- The foundations shall be checked for potential punching shear during the ULS seismic event. In this case, the liquefied sands can be considered to have a residual shear strength of 15kPa. A 1.5m depth of non-liquefiable crust is available.
- Piled foundations shall extend a minimum of 0.5m below cleared ground level.

As per Section 7.2, existing underground concrete tanks on 3 and 19 Te Kemara should be suitably backfilled, or foundations located within a horizontal distance of 2 times the depth of the existing tanks, will need to extend 0.5m below the base of the tanks.

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

- 150kPa Ultimate Bearing Capacity (Geotechnical Ultimate).
- 100kPa Dependable Bearing Capacity (Ultimate Limit State).
- 50kPa Allowable Bearing Capacity (Serviceability Limit State).

8.0 Construction Monitoring and Producer Statements

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

- Foundation Excavations.

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

9.0 Conclusions

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

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

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

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

10.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the proposed dwellings, 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:

Sarah Scott Compton
Senior Technician
NZDE(Civil)

Reviewed by:

Codie Hay
Senior Technician
NZDE(Civil)

Approved by:

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

RS Eng Ltd

Appendix A

Drawings

DETAILS		
JOB NO.	19780	
DATE	06/08/2025	
REVISION	A	Original Issue

SHEET INDEX			
NO.	SHEET NAME	REV	DATE
C01	OVERALL SITE PLAN	A	1/08/2025
C02	3 TE KEMARA ROAD	A	1/08/2025
C03	15 TE KEMARA ROAD	A	1/08/2025
C04	19 TE KEMARA ROAD	A	1/08/2025
C05	44 TE KEMARA ROAD	A	1/08/2025

0 6.25 12.5 18.75 25 1:1250
PLAN

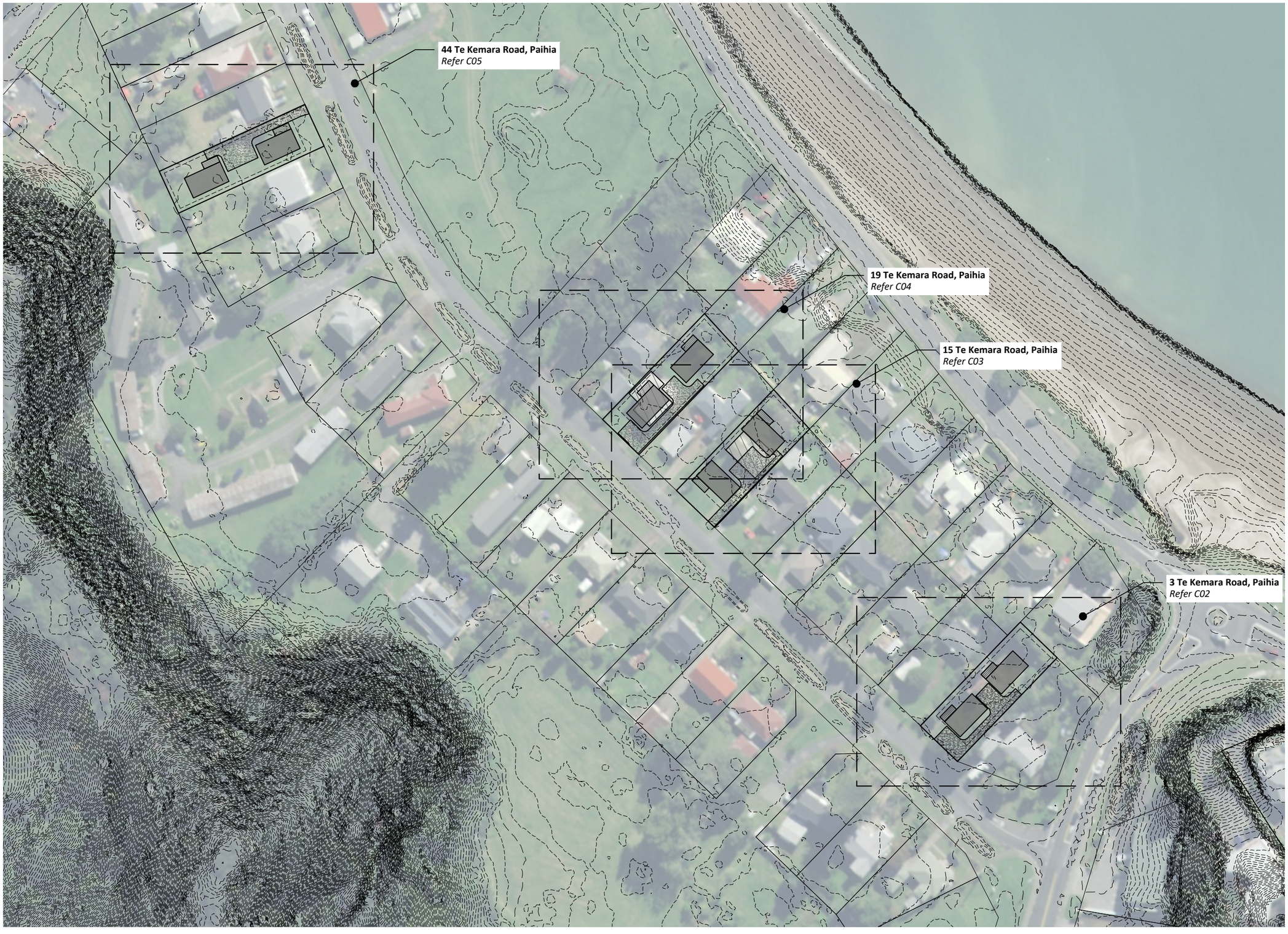
PROPOSED DWELLINGS

SITE PLAN & SITE INVESTIGATIONS

ADVANCE BUILD

3, 15, 19, & 44 TE KEMARA ROAD, PAIHIA

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



NOTES:

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N

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

0 12.5 25
PLAN 1:1250

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

PROPOSED DWELLINGS
SITE PLAN
SITE INVESTIGATIONS

Client: ADVANCE BUILD

Location: 3, 15, 19, 44 TE KEMARA ROAD PAIHIA

Date	Rev	Notes
01/08/2025	A	Original Issue

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

Scale: 1:1250
Original: A3
Job No.: 19780
Rev No.: A
Sheet No.: C01

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LEGEND

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

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

0 2.5 5
PLAN 1:250

FOR CONSENT

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

PROPOSED DWELLINGS
SITE PLAN
SITE INVESTIGATIONS

Client: ADVANCE BUILD
Location: 3 TE KEMARA ROAD PAIHIA

Date	Rev	Notes
01/08/2025	A	Original Issue

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

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

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LEGEND

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

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

0 2.5 5
PLAN 1:250

FOR CONSENT

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

PROPOSED DWELLINGS
SITE PLAN
SITE INVESTIGATIONS

Client: ADVANCE BUILD
Location: 15 TE KEMARA ROAD PAIHIA

Date	Rev	Notes
01/08/2025	A	Original Issue

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

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

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LEGEND

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

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

0 2.5 5
PLAN 1:250

FOR CONSENT

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

PROPOSED DWELLINGS
SITE PLAN
SITE INVESTIGATIONS

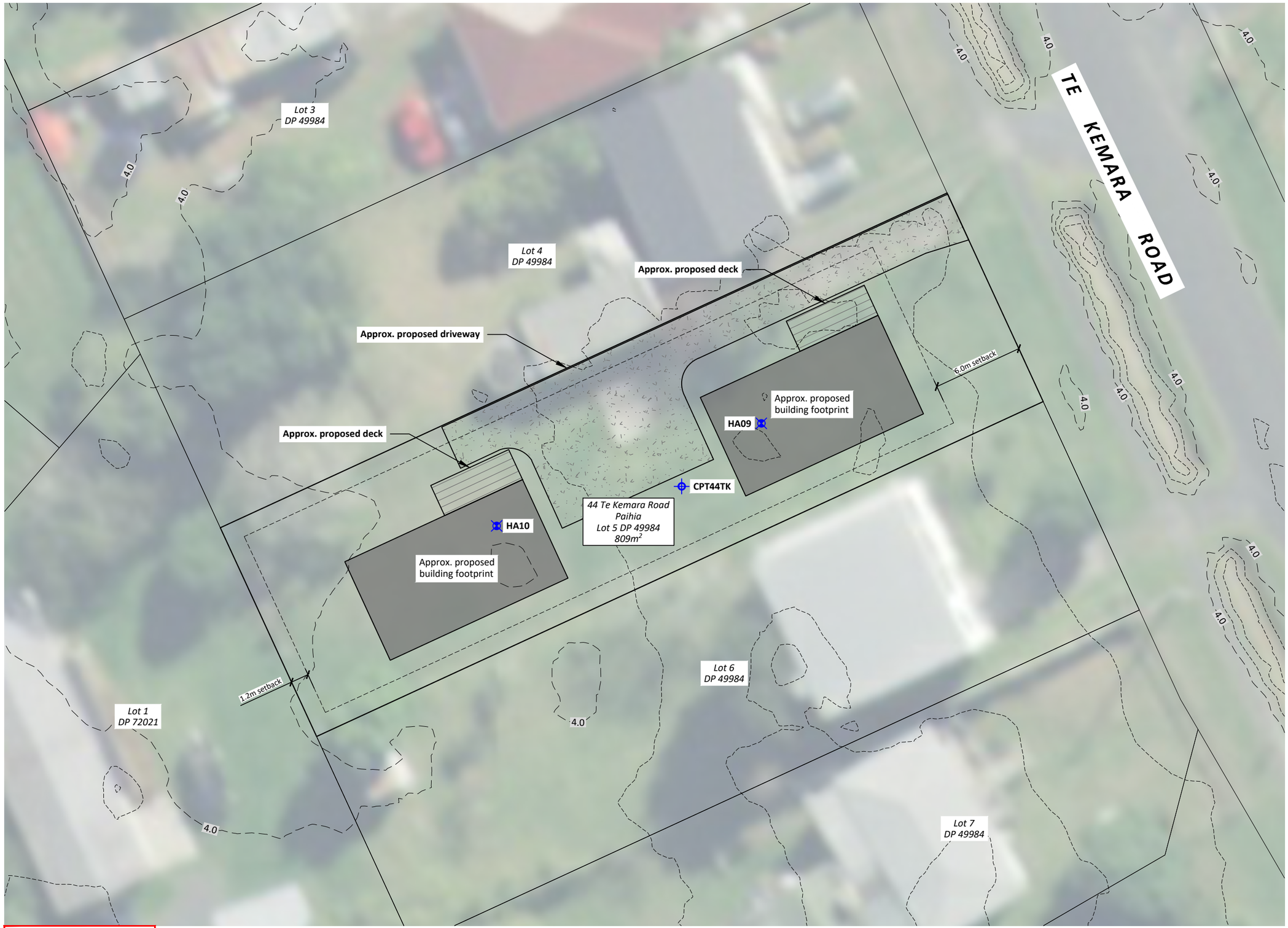
Client: ADVANCE BUILD

Location: 19 TE KEMARA ROAD
PAIHIA

Date	Rev	Notes
01/08/2025	A	Original Issue

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

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



FOR CONSENT

NOTES:

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LEGEND

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

Contour Interval: 0.2m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2018)

0 2.5 5
PLAN 1:250

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

PROPOSED DWELLINGS
SITE PLAN
SITE INVESTIGATIONS

Client: ADVANCE BUILD

Location: 44 TE KEMARA ROAD
PAIHIA

Date	Rev	Notes
01/08/2025	A	Original Issue

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

Scale: 1:250
Rev No.: A
Original: A3
Sheet No.: C05
Job No.: 19780

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: Advance Build
PROJECT: Geotechnical Investigations

JOB NO.: 19780

SITE LOCATION: Te Kemara Ave, Waitangi
CO-ORDINATES: 1698303mE, 6095732mN
ELEVATION: 4.8m

START DATE: 31/07/2025
END DATE: 31/07/2025
LOGGED BY: MM

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	Sandy TOPSOIL; brown .		0.0
Kariotahi Gr	Silty SAND, with minor gravel; yellowish light brown. Loose; moist; non-plastic; gravel, fine to coarse, angular.		0.2
	Silty SAND, with minor gravel, with trace rootlets; yellowish light brown. Loose; moist; non-plastic; gravel, fine to coarse, angular.		1.0
	Silty gravelly SAND; brown . Loose; moist; non-plastic.		1.6
	Silty gravelly SAND; brown . Loose; wet; non-plastic.		2.0
	Silty gravelly SAND; brown . Loose; saturated; non-plastic.		2.8
	EOB - Saturated / collapsing. End Of Hole: 3.00m		3.0

LEGEND

SCALA PENETROMETER (Blows / 100mm)

Depth (m)	Blows / 100mm
0.0	1, 1
0.2	2, 2, 2, 2, 2, 2
0.8	3, 4
1.0	5, 5, 5, 5, 4
1.6	4, 4, 5, 5, 5
2.0	8, 7, 7, 8, 9, 8

VANE SHEAR STRENGTH (kPa)
Vane: Values

WATER

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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

HAND AUGER LOG

HOLE NO.: HA02

CLIENT: Advance Build
PROJECT: Geotechnical Investigations
JOB NO.: 19780

SITE LOCATION: Te Kemara Ave, Waitangi
CO-ORDINATES: 1698286mE, 6095718mN
ELEVATION: 4.5m
START DATE: 31/07/2025
END DATE: 31/07/2025
LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	TOPSOIL. & FILL.		0.0 – 0.2
Kariotahi Gr	SAND, with some silt; darker yellowish grey. Loose; moist; non-plastic; sand, medium to coarse.		0.2 – 0.6
	SAND, with some silt; darker greyish yellow. Loose; moist; non-plastic; sand, fine to medium.		0.6 – 1.2
	SAND, with some silt, with minor gravel; yellowish grey. Loose; moist; non-plastic; sand, fine to coarse; gravel, fine.		1.2 – 2.6
	SAND, with some silt, with minor gravel; yellowish grey. Loose; moist to wet; non-plastic; sand, fine to coarse; gravel, fine.		2.6 – 2.8
	SAND, with some silt, with minor gravel; yellowish grey. Loose; saturated; non-plastic; sand, fine to coarse; gravel, fine.		2.8 – 3.0
	EOB - Saturated / collapsing. End Of Hole: 3.00m		3.0 – 3.2

LEGEND

SCALA PENETROMETER (Blows / 100mm)

Depth (m)	Blows / 100mm
0.0 – 0.2	2, 2, 2
0.2 – 0.4	2, 2
0.4 – 0.6	2, 2
0.6 – 0.8	2, 2
0.8 – 1.0	3
1.0 – 1.2	5, 6
1.2 – 1.4	5, 5
1.4 – 1.6	5, 5
1.6 – 1.8	6, 7
1.8 – 2.0	5, 6
2.0 – 2.2	6, 6
2.2 – 2.4	14, 4
2.4 – 2.6	9, 8
2.6 – 2.8	11, 11
2.8 – 3.0	12, 9

VANE SHEAR STRENGTH (kPa)
Vane: Values

WATER

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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

HAND AUGER LOG

HOLE NO.: HA03

CLIENT: Advance Build
PROJECT: Geotechnical Investigations

JOB NO.: 19780

SITE LOCATION: Te Kemara Ave, Waitangi
CO-ORDINATES: 1698327mE, 6095708mN
ELEVATION: 4.7m

START DATE: 31/07/2025
END DATE: 31/07/2025
LOGGED BY: SSC

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	Sandy TOPSOIL.		0.0 – 0.2
Karioitahi Gr	SAND, with some clay, with minor gravel. Loose to medium dense; moist; non-plastic; sand, fine to coarse; gravel, angular to subangular.		0.2 – 0.6
Karioitahi Gr	SAND, with minor gravel. Loose to medium dense; moist; gravel, fine.		0.6 – 2.0
Karioitahi Gr	SAND, with minor gravel. Loose to medium dense; saturated; gravel, fine.		2.0 – 2.4
	EOB - Collapse at 2.2m End Of Hole: 2.50m		2.4 – 2.6

LEGEND: TS

SCALA PENETROMETER (Blows / 100mm)

Depth (m)	Blows
0.0 – 0.2	2, 2, 2
0.2 – 0.4	2, 2
0.4 – 0.6	2, 1
0.6 – 0.8	1, 1
0.8 – 1.0	1, 1
1.0 – 1.2	1, 1
1.2 – 1.4	1, 1
1.4 – 1.6	1, 1
1.6 – 1.8	1, 3
1.8 – 2.0	3, 5
2.0 – 2.2	8, 8
2.2 – 2.4	9, 7
2.4 – 2.6	7, 7
2.6 – 2.8	9

VANE SHEAR STRENGTH (kPa)
Vane: Values

WATER

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA04

CLIENT: Advance Build
PROJECT: Geotechnical Investigations

JOB NO.: 19780

SITE LOCATION: Te Kemara Ave, Waitangi
CO-ORDINATES: 1698309mE, 6095691mN
ELEVATION: 4.6m

START DATE: 31/07/2025
END DATE: 31/07/2025
LOGGED BY: SSC

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	Sandy TOPSOIL.		0.0 – 0.4
Kariotahi Gr	SAND, with some silt, with minor gravel. Medium dense; moist; gravel, fine to coarse, angular to subangular.		0.4 – 2.5
	SAND, with some silt, with minor gravel. Medium dense; saturated; gravel, fine to coarse, angular to subangular.		2.5 – 3.2
	EOB - Saturated / collapsing. End Of Hole: 3.20m		3.2

LEGEND

SCALA PENETROMETER (Blows / 100mm)

Depth (m)	Blows
0.0 – 0.2	2, 2, 2, 2
0.2 – 0.4	1, 1, 1, 1
0.4 – 0.6	2, 2
0.6 – 0.8	5, 5, 5, 5, 5
0.8 – 1.0	4, 4
1.0 – 1.2	5, 5
1.2 – 1.4	9
1.4 – 1.6	11
1.6 – 1.8	11
1.8 – 2.0	10
2.0 – 2.2	8
2.2 – 2.4	6
2.4 – 2.6	6
2.6 – 2.8	11

VANE SHEAR STRENGTH (kPa) — Vane: — Values

WATER

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA05

CLIENT: Advance Build
PROJECT: Geotechnical Investigations

JOB NO.: 19780

SITE LOCATION: Te Kemara Ave, Waitangi
CO-ORDINATES: 1698312mE, 6095687mN
ELEVATION: 4.6m

START DATE: 31/07/2025
END DATE: 31/07/2025
LOGGED BY: SSC

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa)	WATER
TS	Sandy TOPSOIL		0.0 – 0.2	TS	2 4 6 8 10 12 14 16 18	Vane: 50 100 150 200 Values	Groundwater Not Encountered
Kariotahi Gr	SAND, with some silt, with minor gravel. Medium dense; moist; gravel, fine to coarse, angular to subangular.		0.2 – 0.6				
	End Of Hole: 0.60m		0.6 – 3.2				

PHOTO(S)

REMARKS

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

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Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA06

CLIENT: Advance Build
PROJECT: Geotechnical Investigations

JOB NO.: 19780

SITE LOCATION: Te Kemara Ave, Waitangi
CO-ORDINATES: 1698392mE, 6095612mN
ELEVATION: 4.4m

START DATE: 31/07/2025
END DATE: 31/07/2025
LOGGED BY: MM

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	Sandy TOPSOIL.		0.0
Kariotahi Gr	Silty SAND; orangish light brown. Loose; moist; non-plastic.		0.2
	Silty SAND; orangish light brown. Loose; wet; non-plastic.		1.6
	SAND; yellowish light brown. Loose; saturated.		2.0
	EOB - Saturated / collapsing. End Of Hole: 2.80m		2.8

LEGEND

SCALA PENETROMETER (Blows / 100mm)

Depth (m)	Blows / 100mm
0.0 – 0.2	1, 1
0.2 – 0.4	2, 2
0.4 – 0.6	2, 2
0.6 – 0.8	2, 2
0.8 – 1.0	3, 3
1.0 – 1.2	4, 4
1.2 – 1.4	5, 5
1.4 – 1.6	6, 6
1.6 – 1.8	6, 6
1.8 – 2.0	7, 8
2.0 – 2.2	7, 7
2.2 – 2.4	9, 8
2.4 – 2.6	8, 11
2.6 – 2.8	9

VANE SHEAR STRENGTH (kPa) — Vane: — Values

WATER

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA07

CLIENT: Advance Build
PROJECT: Geotechnical Investigations

JOB NO.: 19780

SITE LOCATION: Te Kemara Ave, Waitangi
CO-ORDINATES: 1698394mE, 6095607mN
ELEVATION: 4.3m

START DATE: 31/07/2025
END DATE: 31/07/2025
LOGGED BY: SSC

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND
TS	Sandy TOPSOIL		0.0	TS
Kariotahi G	SAND, with some silt, with minor gravel. Medium dense; moist; gravel, fine to coarse, angular to subangular.		0.2	
	End Of Hole: 0.40m		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	

SCALA PENETROMETER (Blows / 0mm)
2 4 6 8 10 12 14 16 18

VANE SHEAR STRENGTH (kPa)
Vane: 50 100 150 200 Values

WATER
Groundwater Not Encountered

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA08

CLIENT: Advance Build
PROJECT: Geotechnical Investigations

JOB NO.: 19780

SITE LOCATION: Te Kemara Ave, Waitangi
CO-ORDINATES: 1698408mE, 6095624mN
ELEVATION: 4.4m

START DATE: 31/07/2025
END DATE: 31/07/2025
LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	Topsoil. & FILL.		0.0 – 0.2
Kariotahi Gr	Clayey SAND, with some silt; brown / grey. Medium dense; moist; non-plastic; sand, fine to coarse.		0.2 – 0.6
	SAND, with some silt, with minor clay; brown / orange / grey. Loose; moist.		0.6 – 1.0
	SAND, with some silt and gravel, with minor clay; greyish. Loose; moist; sand, fine to medium; gravel, fine, subangular.		1.0 – 2.0
	SAND, with some silt and gravel, with minor clay; greyish. Loose; saturated; sand, fine to medium; gravel, fine, subangular.		2.0 – 2.4
	EOB - No retrieval. End Of Hole: 2.40m		2.4 – 3.2

SCALA PENETROMETER (Blows / 100mm)

Depth (m)	Blows
0.0 – 0.2	1, 1, 1
0.2 – 0.4	2, 2, 2, 2
0.4 – 0.6	2, 2, 2, 2
0.6 – 0.8	3, 3, 3
0.8 – 1.0	3, 3, 3
1.0 – 1.2	5, 5, 5, 5
1.2 – 1.4	5, 5, 5, 5
1.4 – 1.6	6, 6, 6
1.6 – 1.8	6, 6, 6
1.8 – 2.0	8, 10, 9
2.0 – 2.2	10, 9
2.2 – 2.4	13, 13
2.4 – 2.6	10, 9
2.6 – 2.8	5, 5
2.8 – 3.0	8

VANE SHEAR STRENGTH (kPa)
Vane: 50, 100, 150, 200 | Values

WATER

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA09

CLIENT: Advance Build
PROJECT: Geotechnical Investigations

JOB NO.: 19780

SITE LOCATION: Te Kemara Ave, Waitangi
CO-ORDINATES: 1698171mE, 6095810mN
ELEVATION: 4.4m

START DATE: 31/07/2025
END DATE: 31/07/2025
LOGGED BY: SSC

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	TOPSOIL.		0.0 – 0.2
Kariotahi Gr	SAND, with some clay, with minor gravel; brown / orange / grey. Loose to medium dense; moist; sand, fine to coarse; gravel, subangular to angular.		0.2 – 0.6
Kariotahi Gr	SAND, with minor gravel; brown / yellow /grey. Loose to medium dense; moist; gravel, fine.		0.6 – 2.6
Kariotahi Gr	SAND, with minor gravel; brown / yellow /grey. Loose to medium dense; wet; gravel, fine.		2.6 – 3.2
	End Of Hole: 3.20m		3.2

LEGEND

SCALA PENETROMETER (Blows / 100mm)

Depth (m)	Blows / 100mm
0.0 – 0.2	2, 2, 1
0.2 – 0.4	1, 1, 2
0.4 – 0.6	3, 2
0.6 – 0.8	3, 3
0.8 – 1.0	3, 3
1.0 – 1.2	3, 4
1.2 – 1.4	4, 4, 4
1.4 – 1.6	4, 4, 4
1.6 – 1.8	5, 5
1.8 – 2.0	7, 7
2.0 – 2.2	6, 6
2.2 – 2.4	8, 8
2.4 – 2.6	8, 8
2.6 – 2.8	
2.8 – 3.0	
3.0 – 3.2	

VANE SHEAR STRENGTH (kPa) — Vane: — Values

WATER

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA10

CLIENT: Advance Build
PROJECT: Geotechnical Investigations

JOB NO.: 19780

SITE LOCATION: Te Kemara Ave, Waitangi
CO-ORDINATES: 1698153mE, 6095802mN
ELEVATION: 4.3m

START DATE: 31/07/2025
END DATE: 31/07/2025
LOGGED BY: MM

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	TOPSOIL & FILL.		0.0
Kariotahi Gr	Clayey SAND, with some silt; brown / grey. Loose; moist; non-plastic; sand, fine to coarse.		0.4
	SAND; grey / brown. Loose; moist; sand, fine to medium.		0.6
	SAND, with trace gravel; grey / brown. Loose; moist; sand, fine to medium; gravel, fine, subangular.		1.0
	SAND, with trace gravel; grey / brown. Loose; wet; sand, fine to medium; gravel, fine, subangular.		2.2
	SAND, with trace gravel; grey / brown. Loose; saturated; sand, fine to medium; gravel, fine, subangular.		2.4
	EOB - Hole collapse. End Of Hole: 2.40m		2.6

LEGEND

SCALA PENETROMETER (Blows / 100mm)

Depth (m)	Blows
0.0–0.2	1, 1, 1
0.2–0.4	1, 1
0.4–0.6	1, 1
0.6–0.8	2, 2
0.8–1.0	4, 5
1.0–1.2	3, 3
1.2–1.4	5, 5
1.4–1.6	8, 6
1.6–1.8	6, 6
1.8–2.0	6, 6
2.0–2.2	8, 9
2.2–2.4	5, 5
2.4–2.6	8, 11

VANE SHEAR STRENGTH (kPa)
Vane: Values

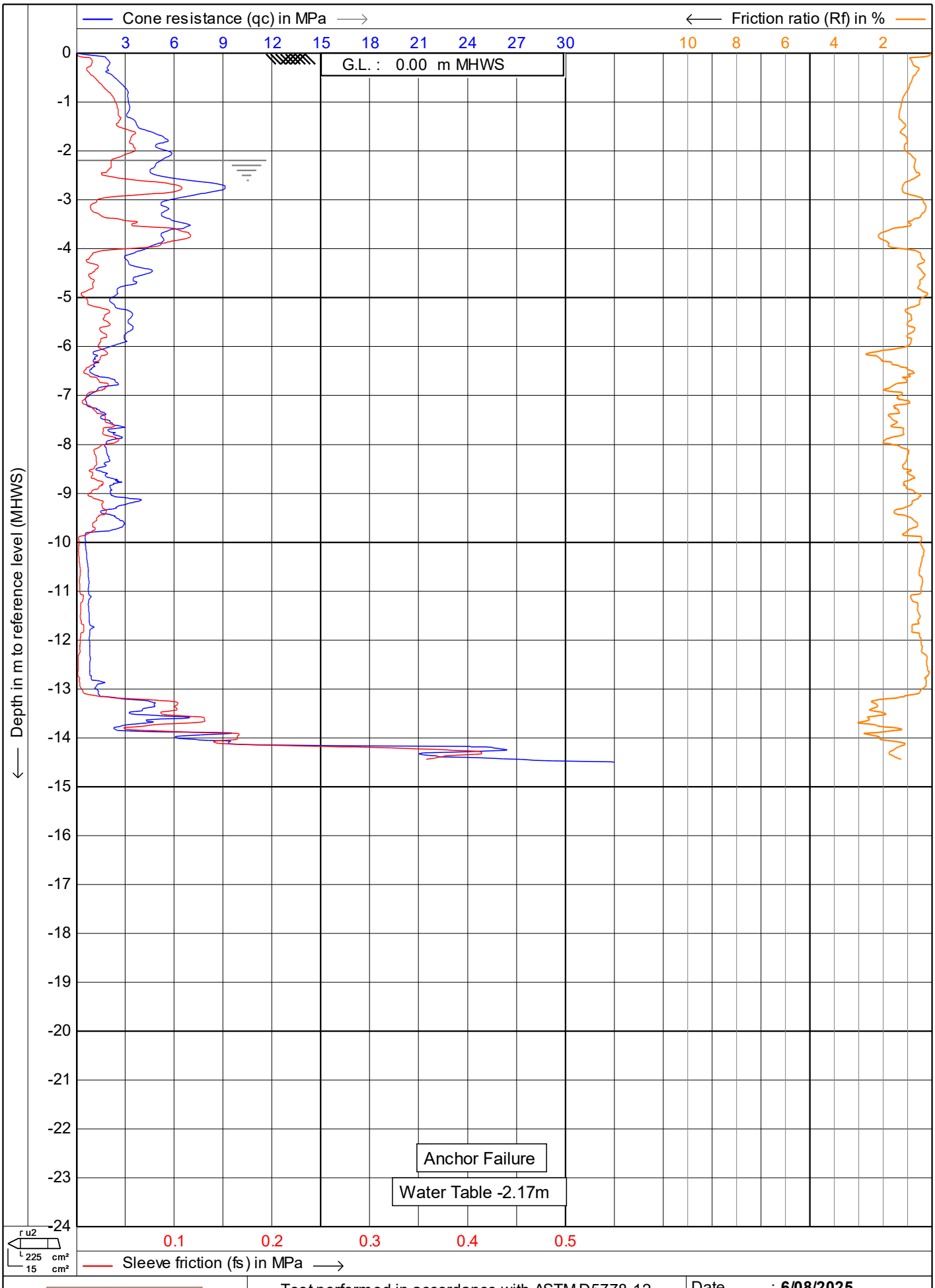
WATER

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit



GEO CIVIL
TEST RIGHT • BUILD RIGHT
NORTHLAND - WELLINGTON - CANTERBURY - OTAGO

Test performed in accordance with ASTM D5778-12

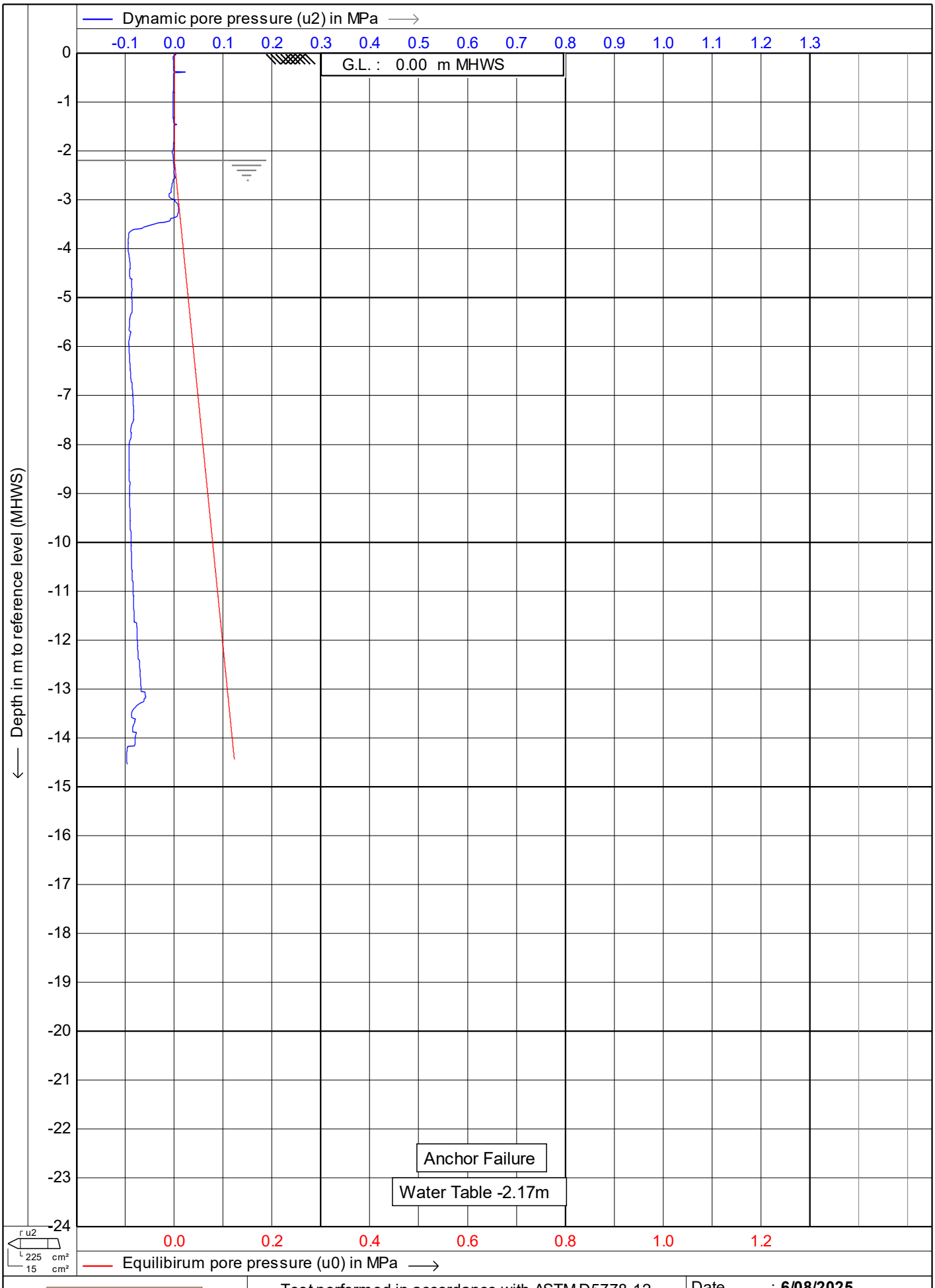
Project : **RS Eng**

Location: **Waitangi, 3 Te Kemara Ave**

Position: **174.081986, -35.27775 WGS84**

Date	: **6/08/2025**
Cone no.	: **C15CFIIP.C21199**
Project no.	: **8155-290**
CPT no.	: **CPT3TK** **1/4**

1.49



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Test performed in accordance with ASTM D5778-12

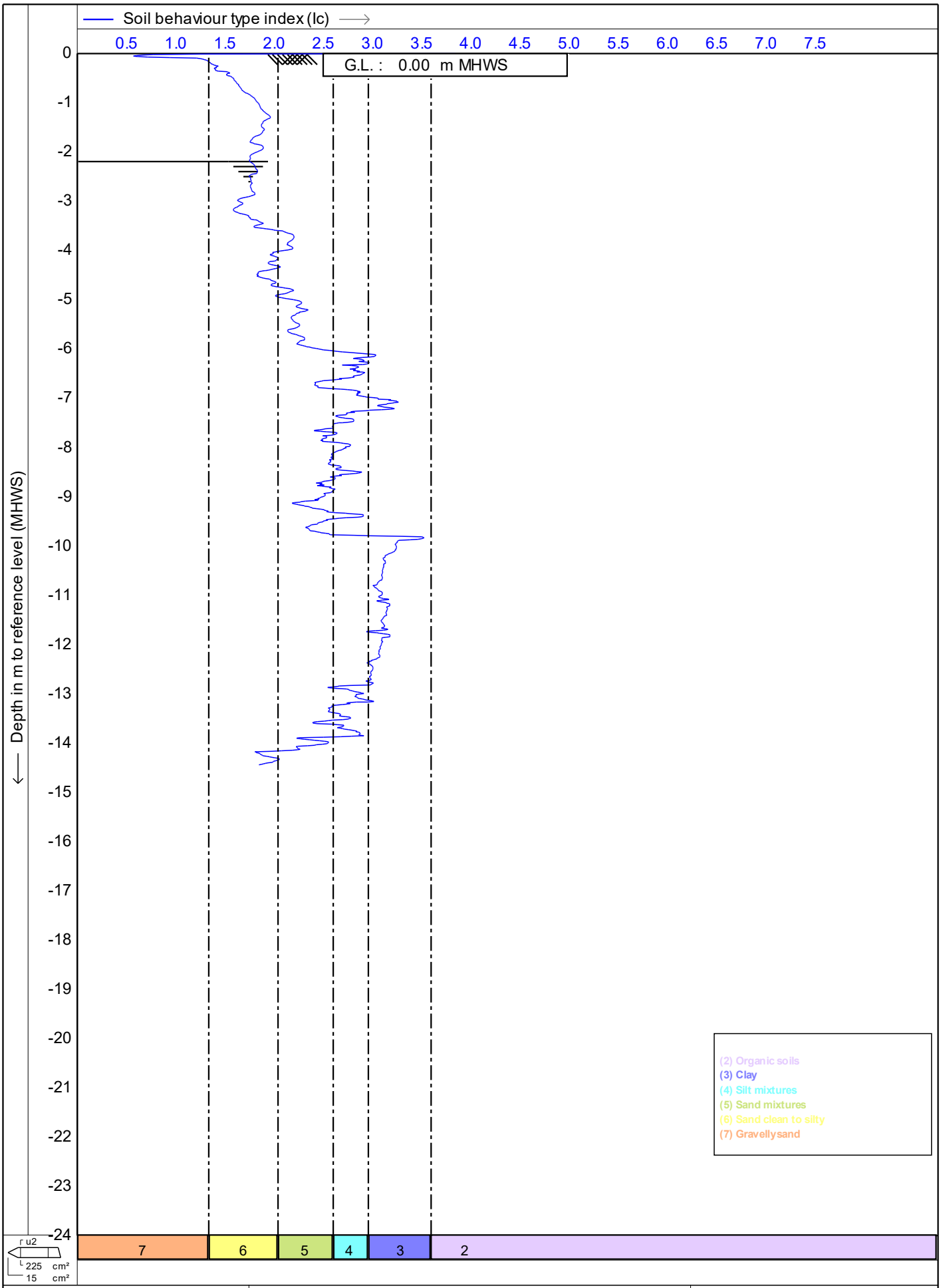
Project : **RS Eng**

Location: **Waitangi, 3 Te Kemara Ave**

Position: **174.081986, -35.27775 WGS84**

Date	: **6/08/2025**
Cone no.	: **C15CFIIP.C21199**
Project no.	: **8155-290**
CPT no.	: **CPT3TK** **2/4**

1.49



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Test performed in accordance with ASTM D5778-12

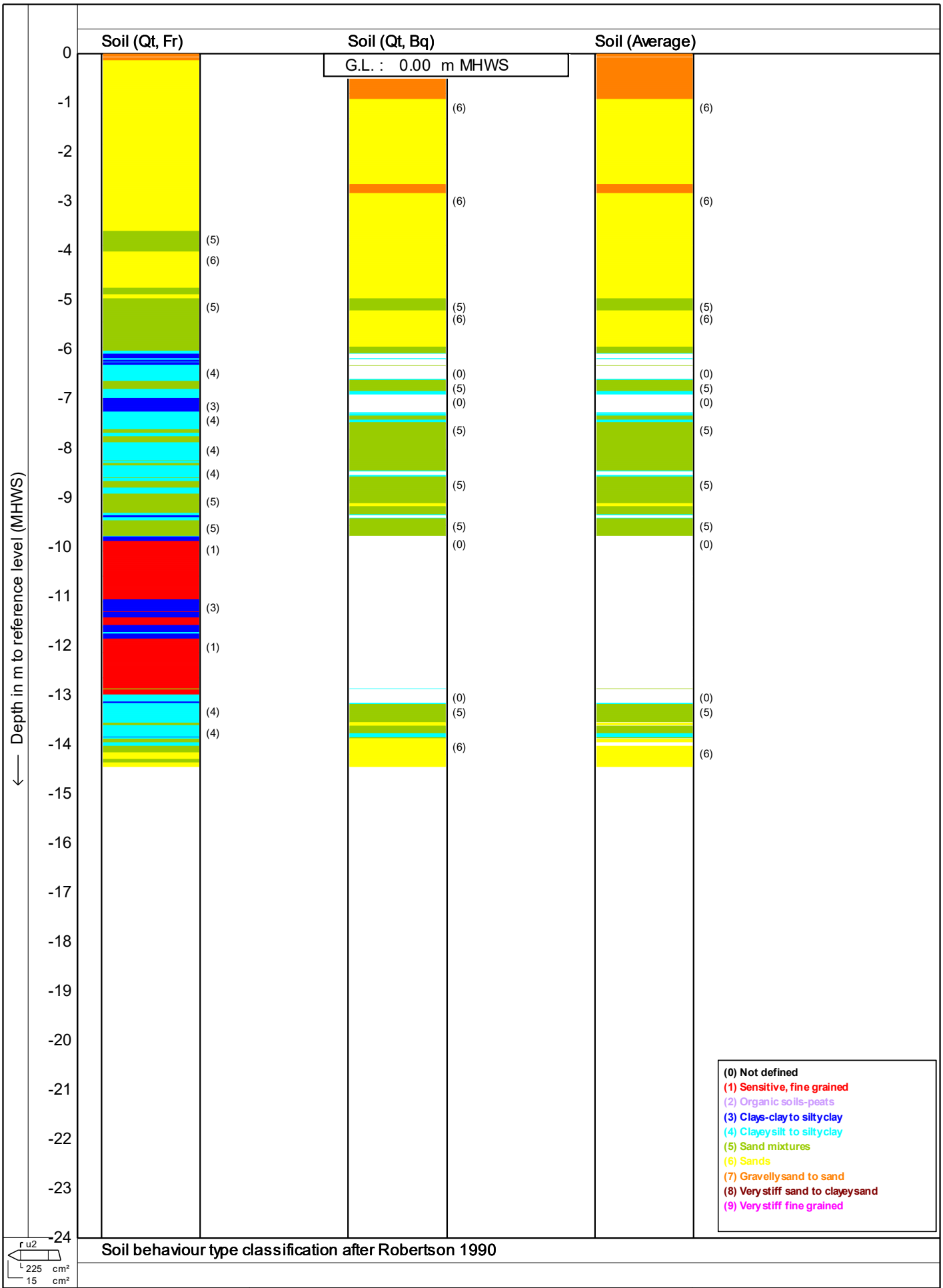
Project : **RS Eng**

Location: **Waitangi, 3 Te Kemara Ave**

Position: **174.081986, -35.27775 WGS84**

Date	: **6/08/2025**
Cone no.	: **C15CFIIP.C21199**
Project no.	: **8155-290**
CPT no.	: **CPT3TK** **3/4**

1.49



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Test performed in accordance with ASTM D5778-12

Project : **RS Eng**

Location: **Waitangi, 3 Te Kemara Ave**

Position: **174.081986, -35.27775 WGS84**

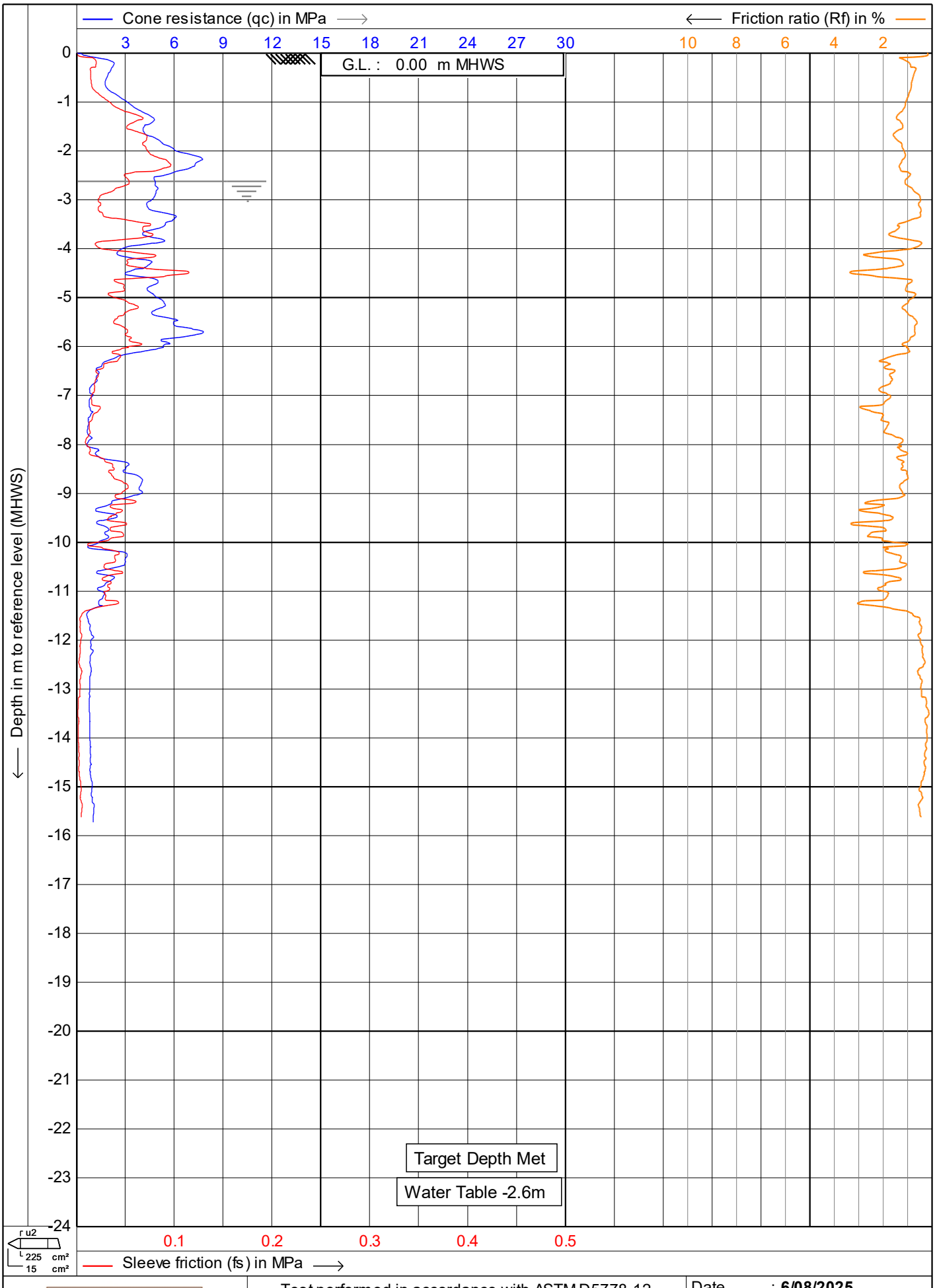
Date : **6/08/2025**

Cone no. : **C15CFIIP.C21199**

Project no. : **8155-290**

CPT no. : **CPT3TK** 4/4

1.49



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Test performed in accordance with ASTM D5778-12

Project : **RS Eng**

Location: **Waitangi, 15 Te Kemara Ave**

Position: **174.081079, -35.277078 WGS84**

Date	: **6/08/2025**
Cone no.	: **C15CFIIP.C21199**
Project no.	: **8155-290**
CPT no.	: **CPT15TK**

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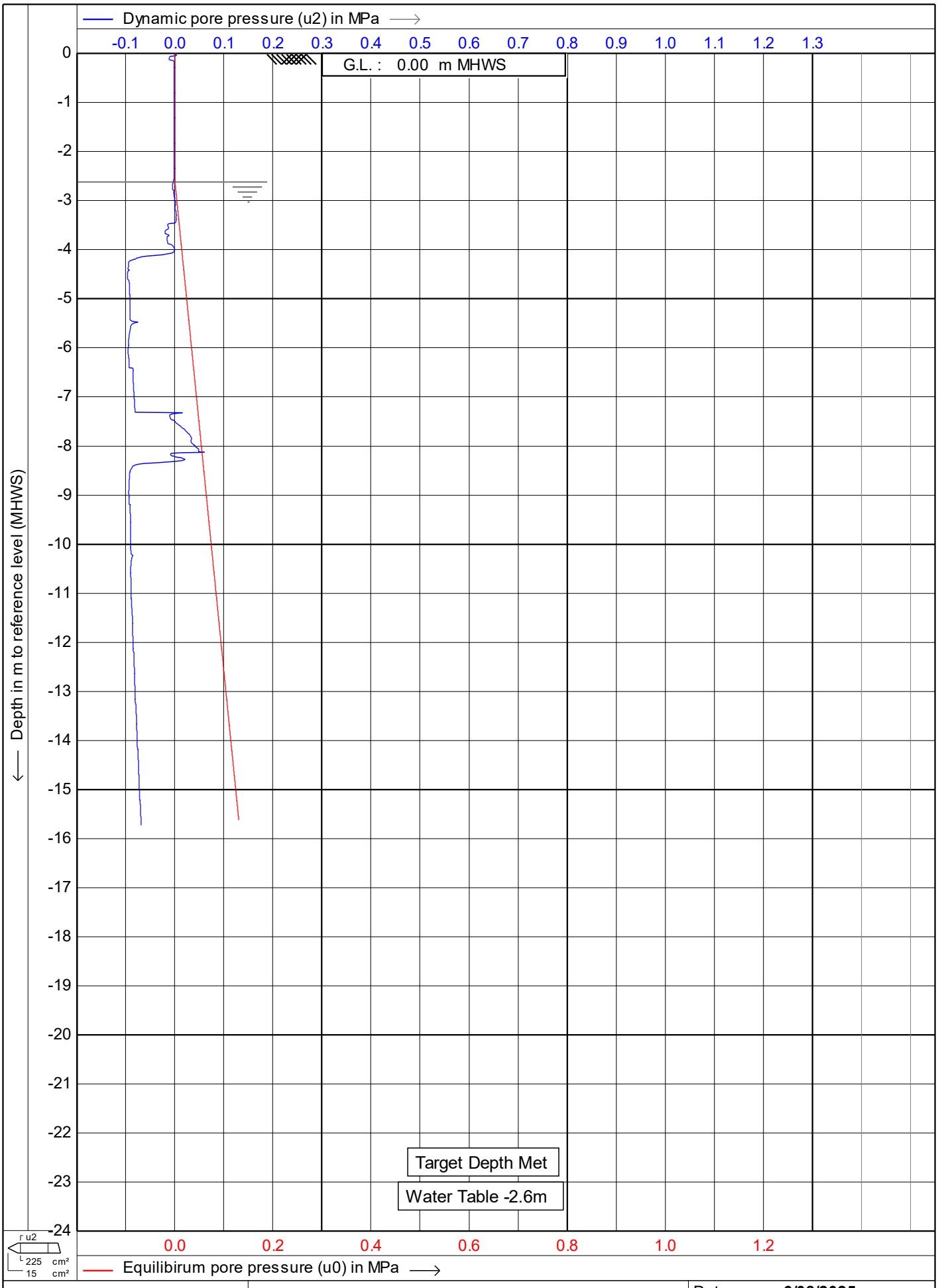

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Project : **RS Eng**

Location: **Waitangi, 15 Te Kemara Ave**

Position: **174.081079, -35.277078 WGS84**

Date	: **6/08/2025**
Cone no.	: **C15CFIIP.C21199**
Project no.	: **8155-290**
CPT no.	: **CPT15TK**

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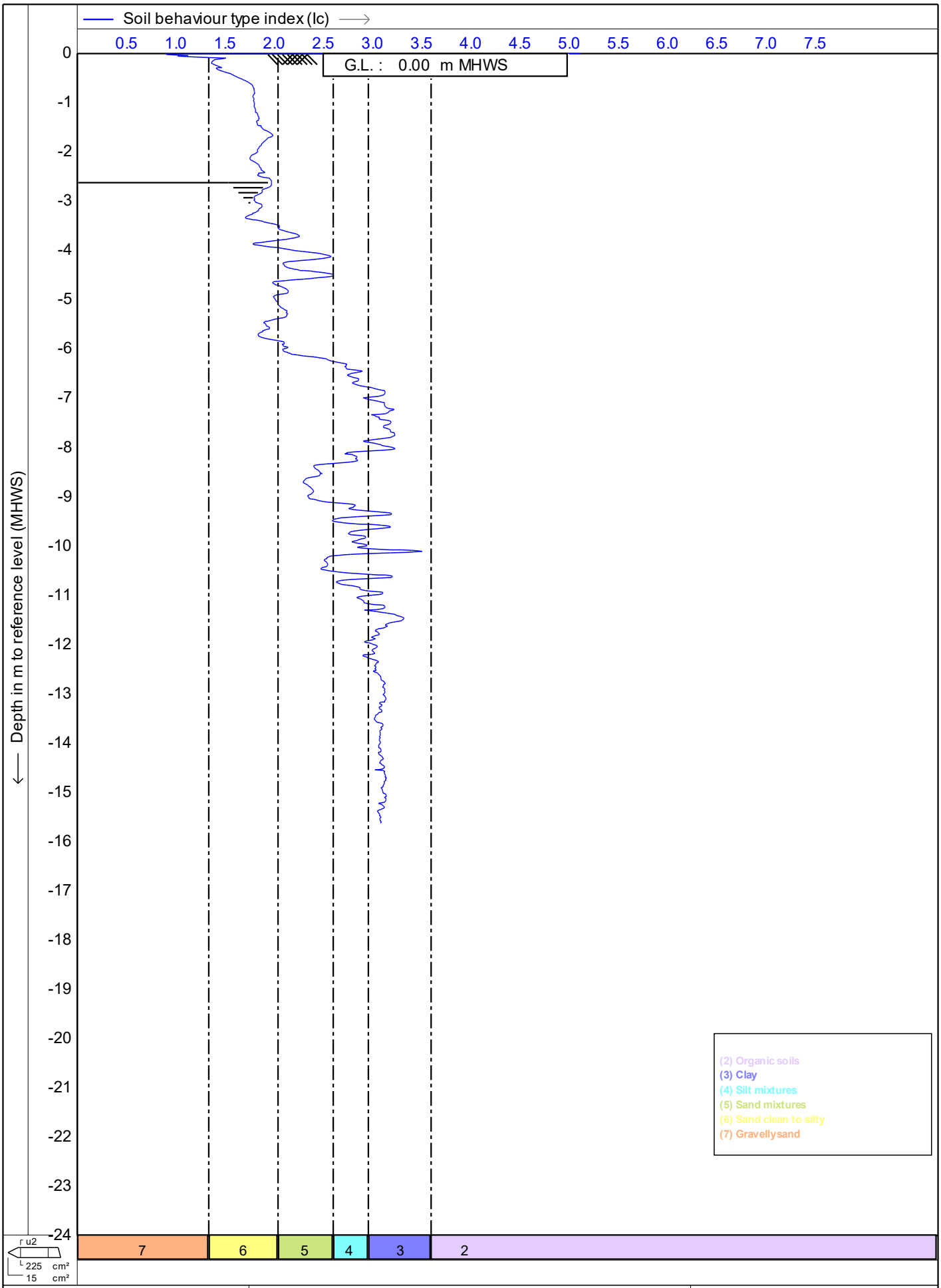

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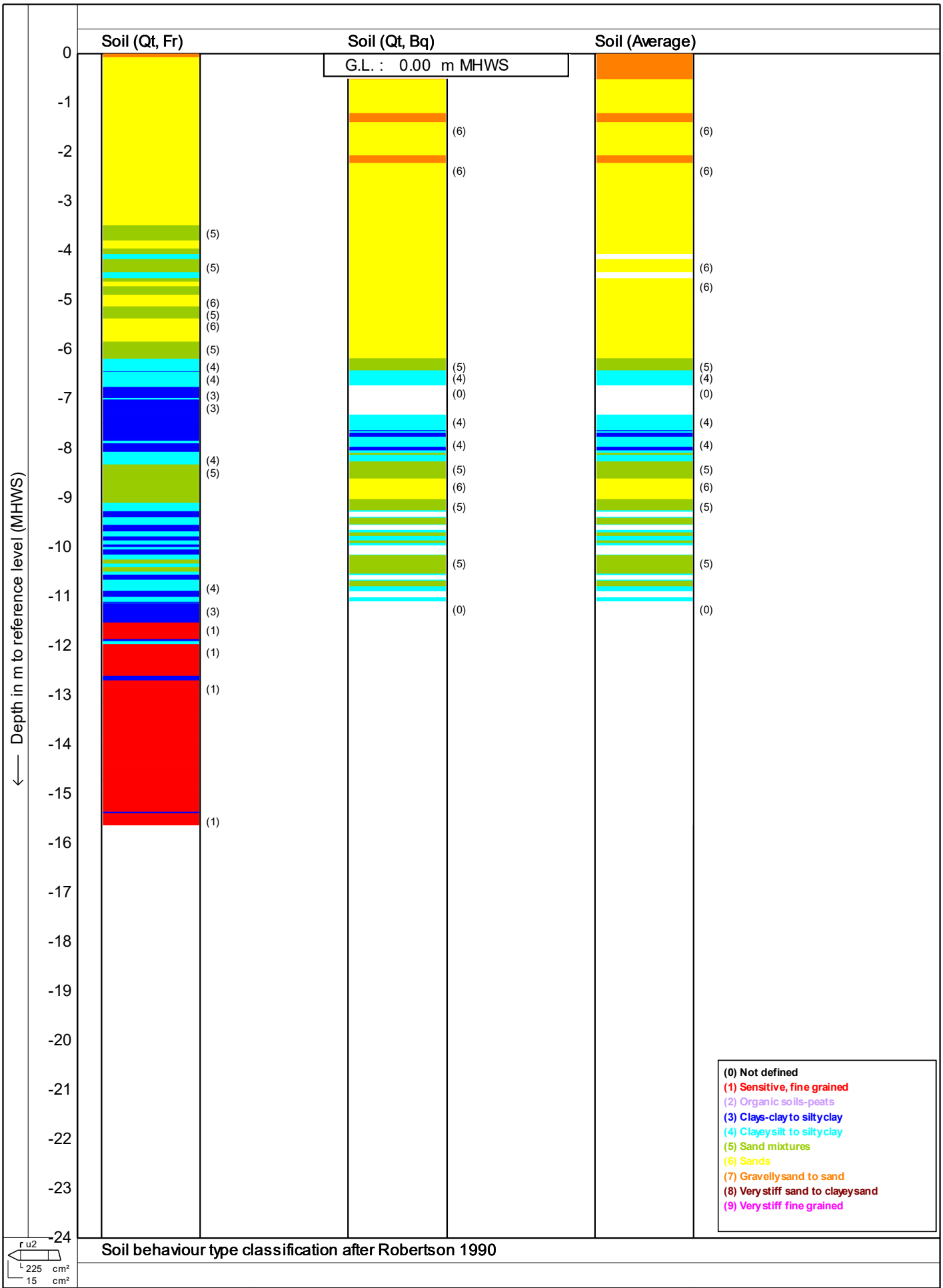
Project : **RS Eng**

Location: **Waitangi, 15 Te Kemara Ave**

Position: **174.081079, -35.277078 WGS84**

Date	: **6/08/2025**
Cone no.	: **C15CFIIP.C21199**
Project no.	: **8155-290**
CPT no.	: **CPT15TK** **3/4**

1.49



Soil behaviour type classification after Robertson 1990

qu2
225 cm²
15 cm²

GEO CIVIL
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Test performed in accordance with ASTM D5778-12

Project : **RS Eng**

Location: **Waitangi, 15 Te Kemara Ave**

Position: **174.081079, -35.277078 WGS84**

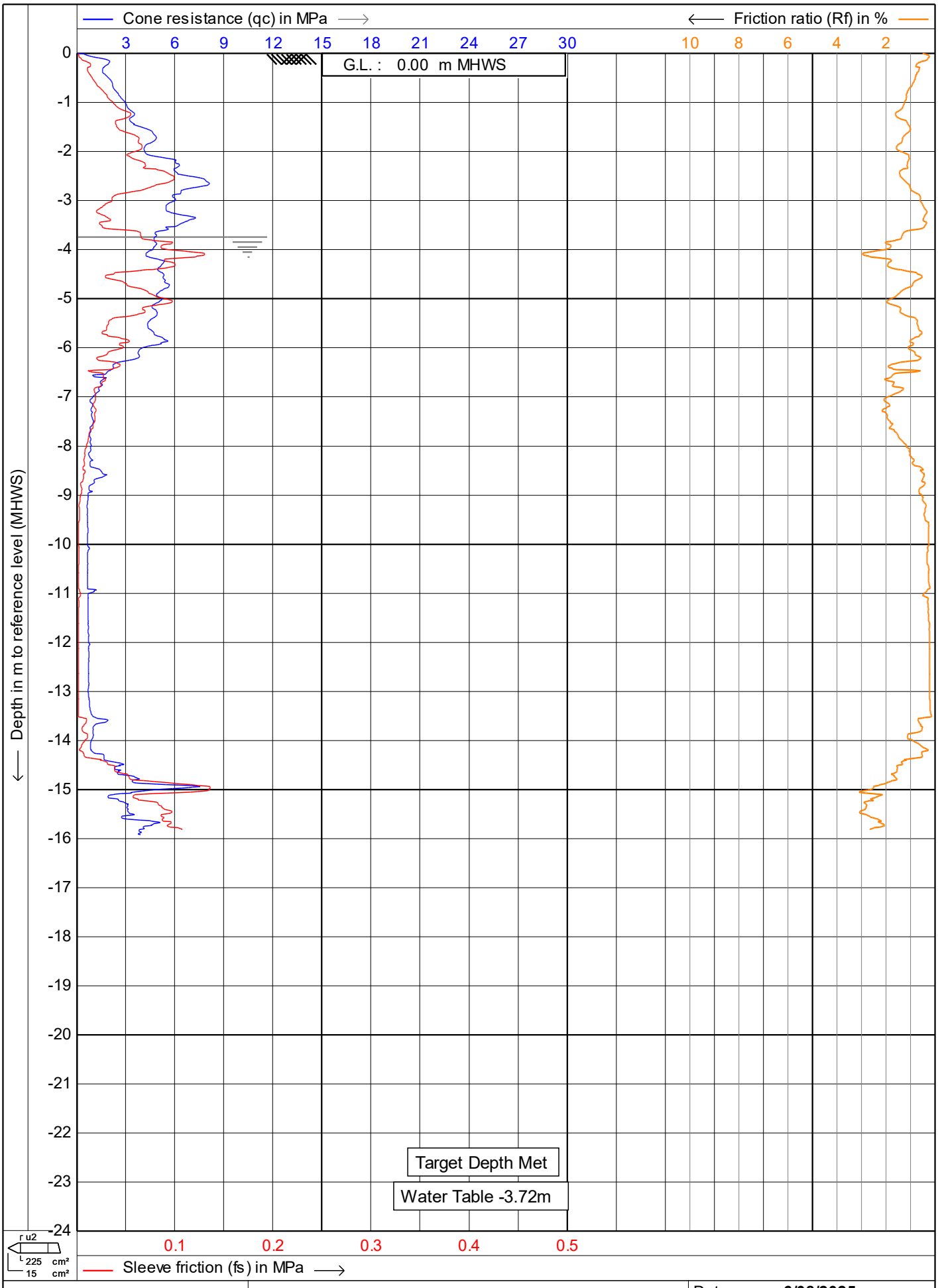
Date : **6/08/2025**

Cone no. : **C15CFIIP.C21199**

Project no. : **8155-290**

CPT no. : **CPT15TK** **4/4**

1.49



GEO CIVIL
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Test performed in accordance with ASTM D5778-12

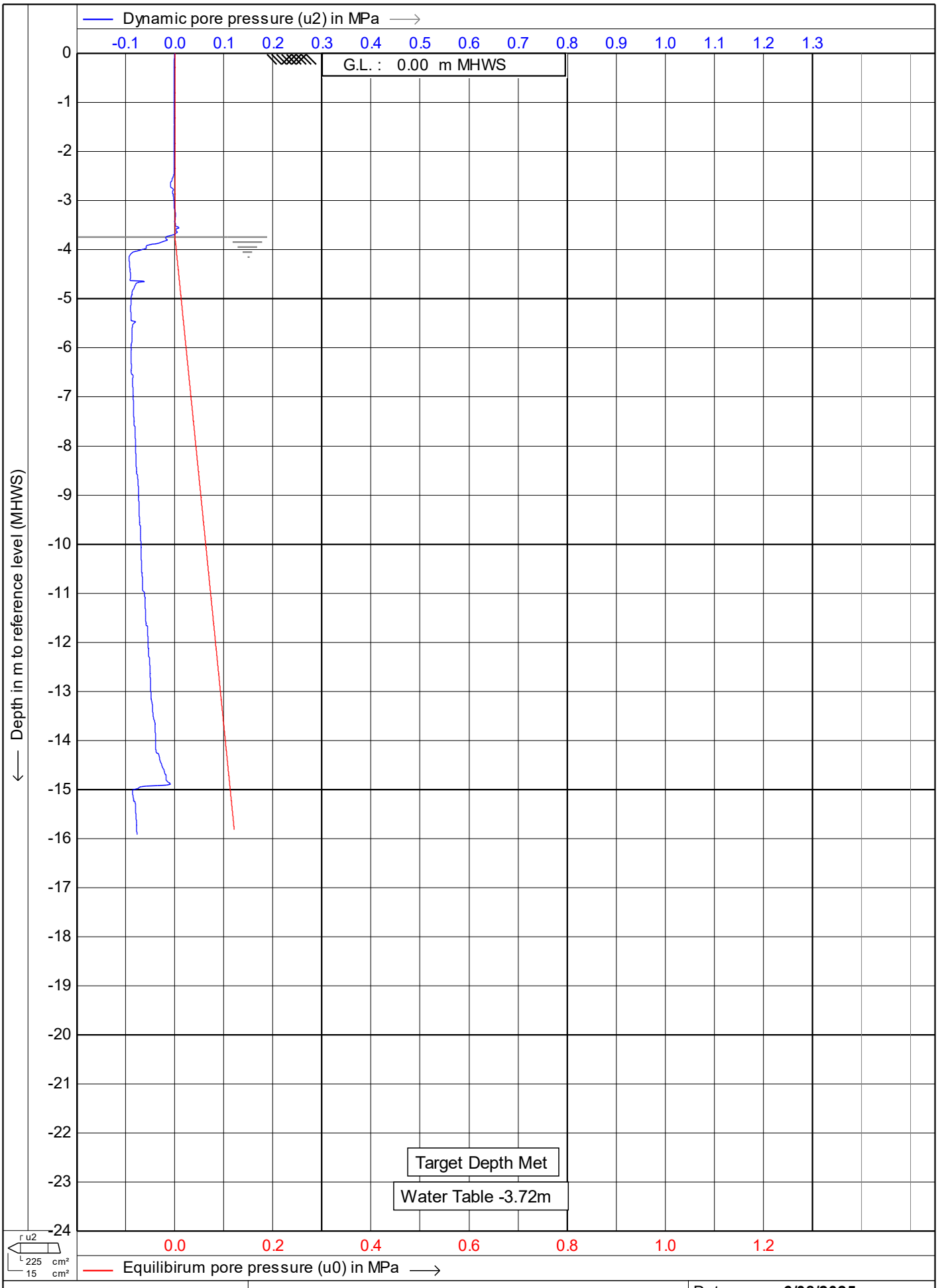
Project : **RS Eng**

Location: **Waitangi, 19 Te Kemara Ave**

Position: **174.080787, -35.276806 WGS84**

Date	: **6/08/2025**
Cone no.	: **C15CFIIP.C21199**
Project no.	: **8155-290**
CPT no.	: **CPT19TK**

1.49



GEO CIVIL
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Test performed in accordance with ASTM D5778-12

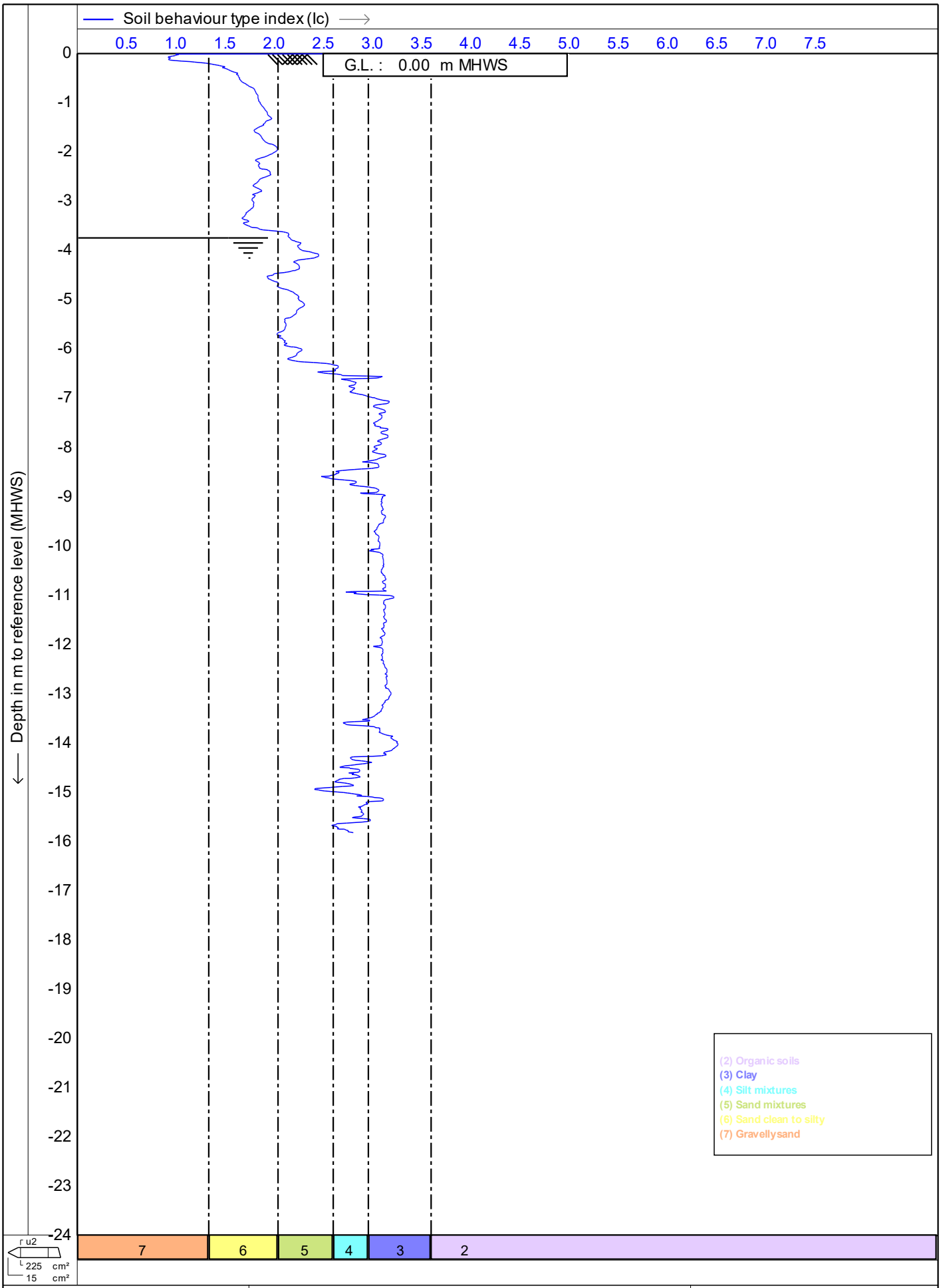
Project : **RS Eng**

Location: **Waitangi, 19 Te Kemara Ave**

Position: **174.080787, -35.276806 WGS84**

Date	: **6/08/2025**
Cone no.	: **C15CFIIP.C21199**
Project no.	: **8155-290**
CPT no.	: **CPT19TK**

1.49



GEO CIVIL
TEST RIGHT • BUILD RIGHT
NORTHLAND - WELLINGTON - CANTERBURY - OTAGO

Test performed in accordance with ASTM D5778-12

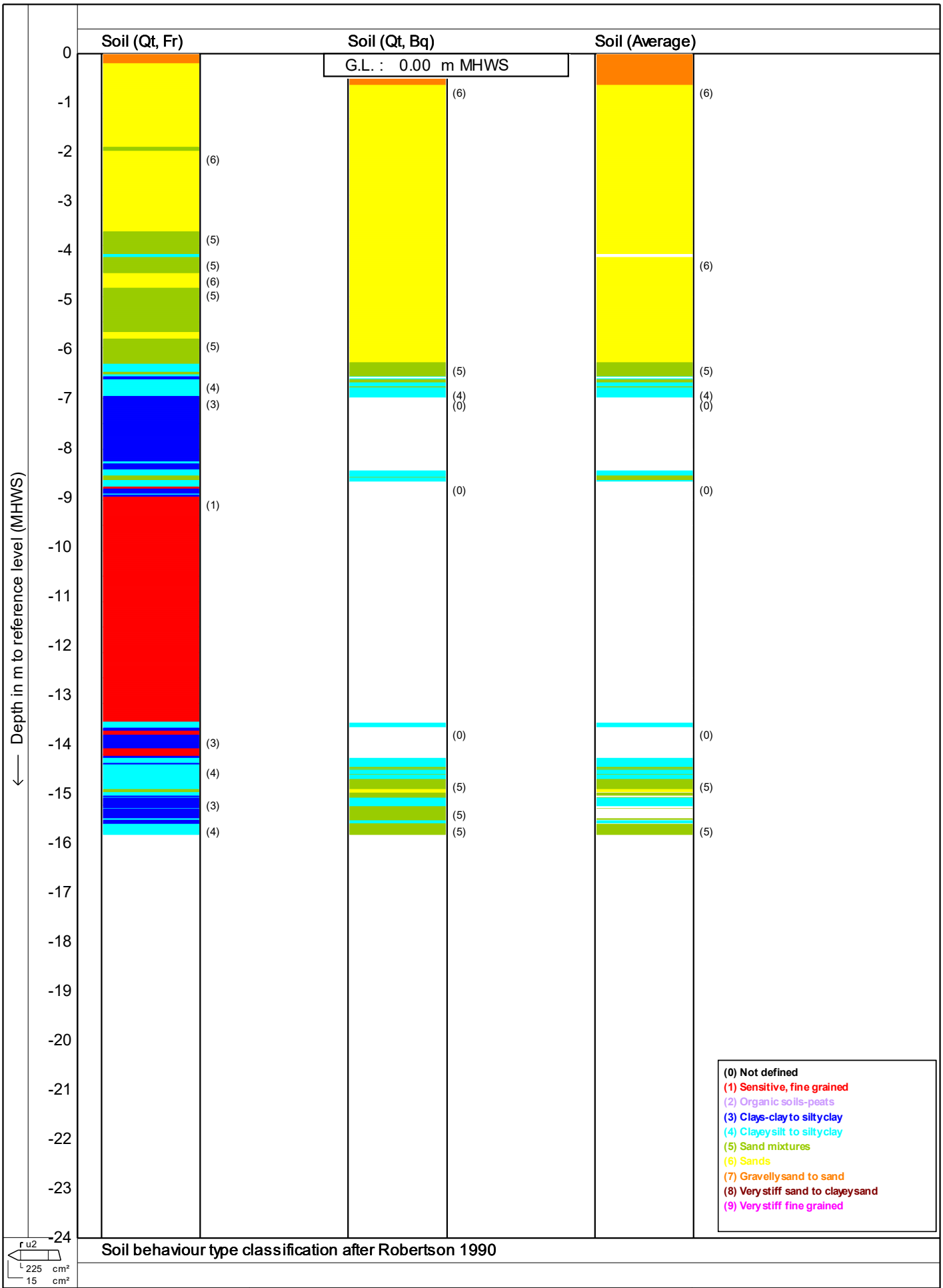
Project : **RS Eng**

Location: **Waitangi, 19 Te Kemara Ave**

Position: **174.080787, -35.276806 WGS84**

Date	: **6/08/2025**
Cone no.	: **C15CFIIP.C21199**
Project no.	: **8155-290**
CPT no.	: **CPT19TK** **3/4**

1.49



GEO CIVIL
TEST RIGHT • BUILD RIGHT
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Test performed in accordance with ASTM D5778-12

Project : **RS Eng**

Location: **Waitangi, 19 Te Kemara Ave**

Position: **174.080787, -35.276806 WGS84**

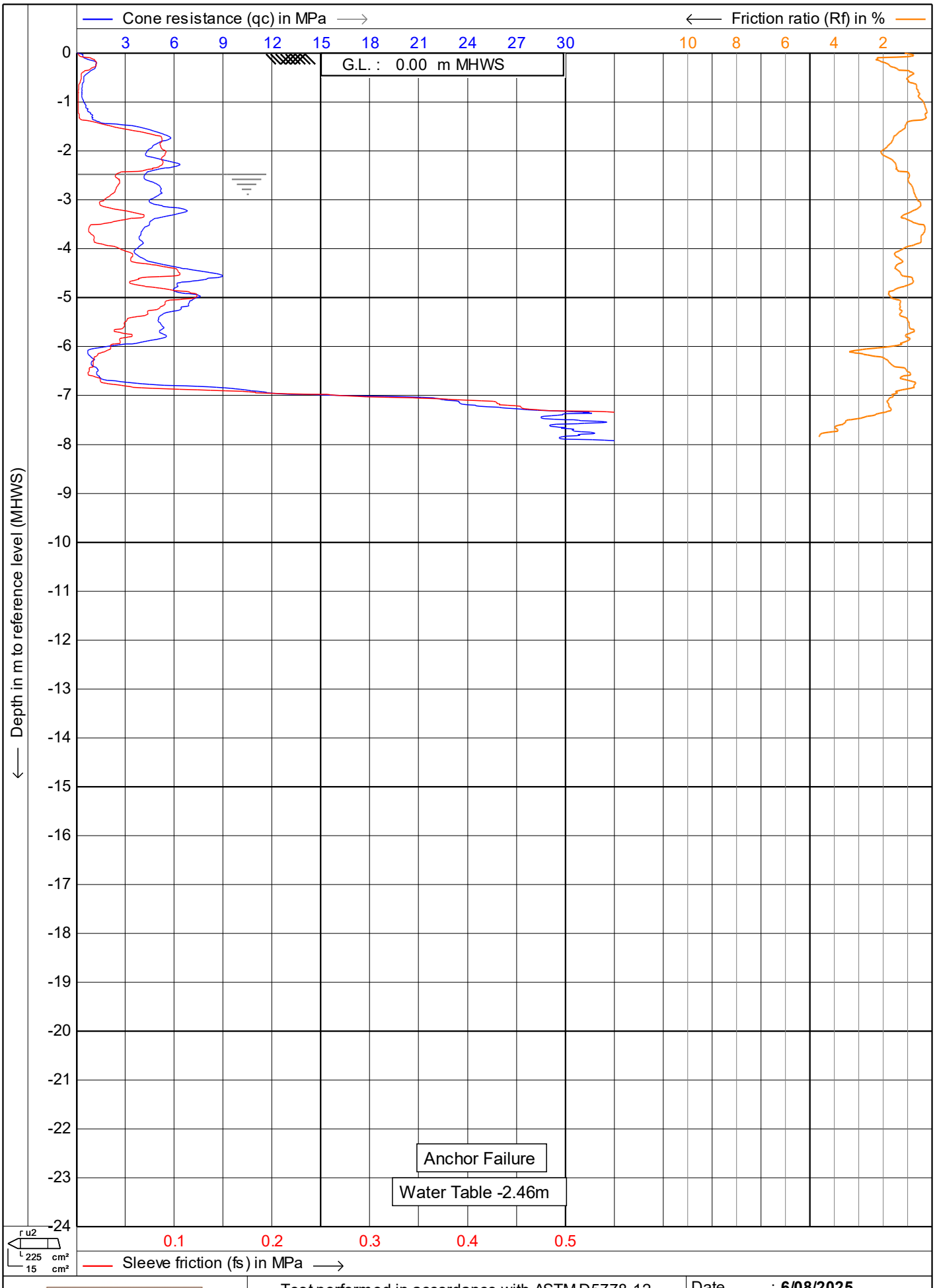
Date : **6/08/2025**

Cone no. : **C15CFIIP.C21199**

Project no. : **8155-290**

CPT no. : **CPT19TK** **4/4**

1.49



GEO CIVIL
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Test performed in accordance with ASTM D5778-12

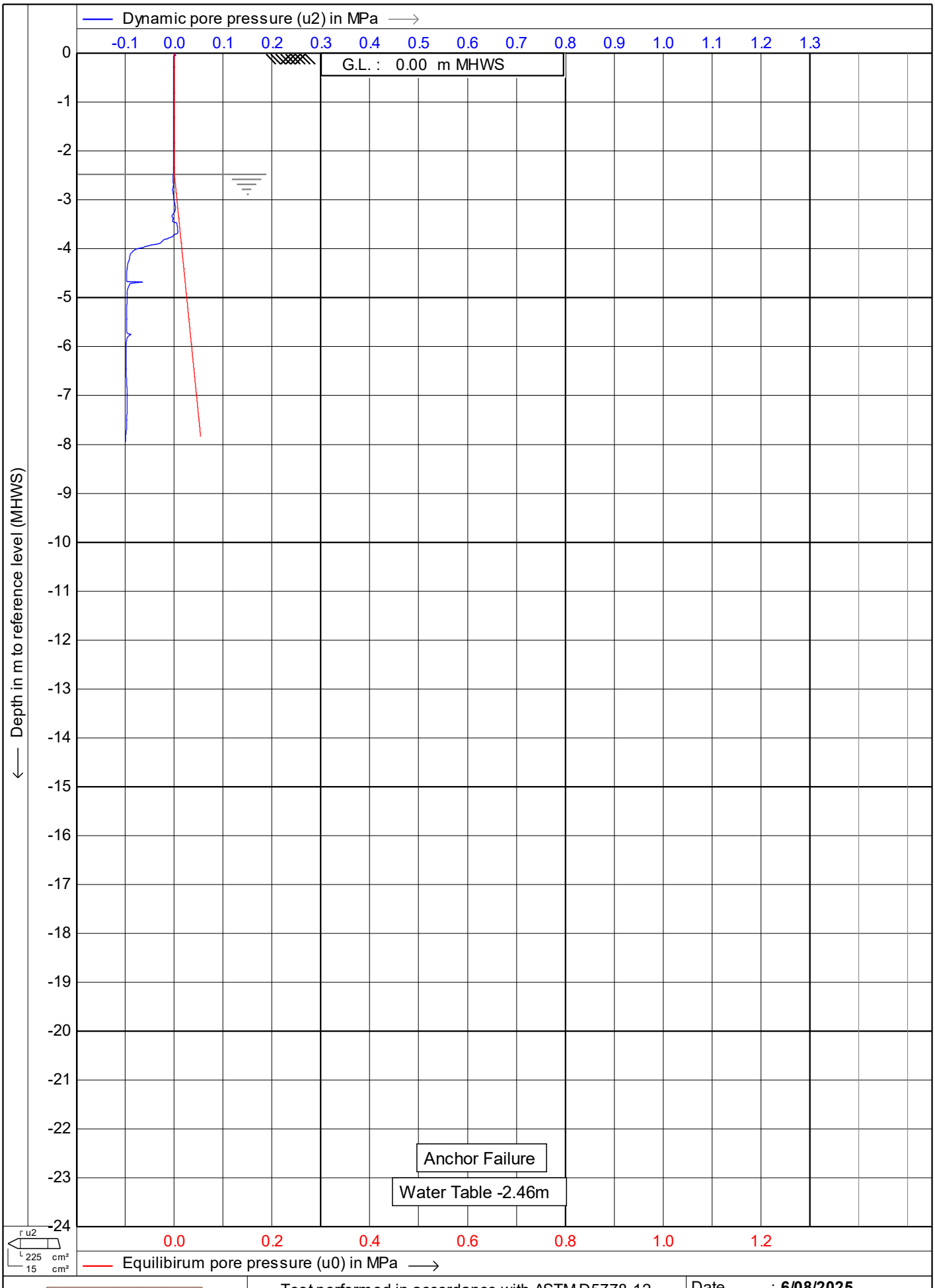
Project : **RS Eng**

Location: **Waitangi, 44 Te Kemara Ave**

Position: **174.079232, -35.27609 WGS84**

Date	: **6/08/2025**
Cone no.	: **C15CFIIP.C21199**
Project no.	: **8155-290**
CPT no.	: **CPT44TK**

1.49



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Test performed in accordance with ASTM D5778-12

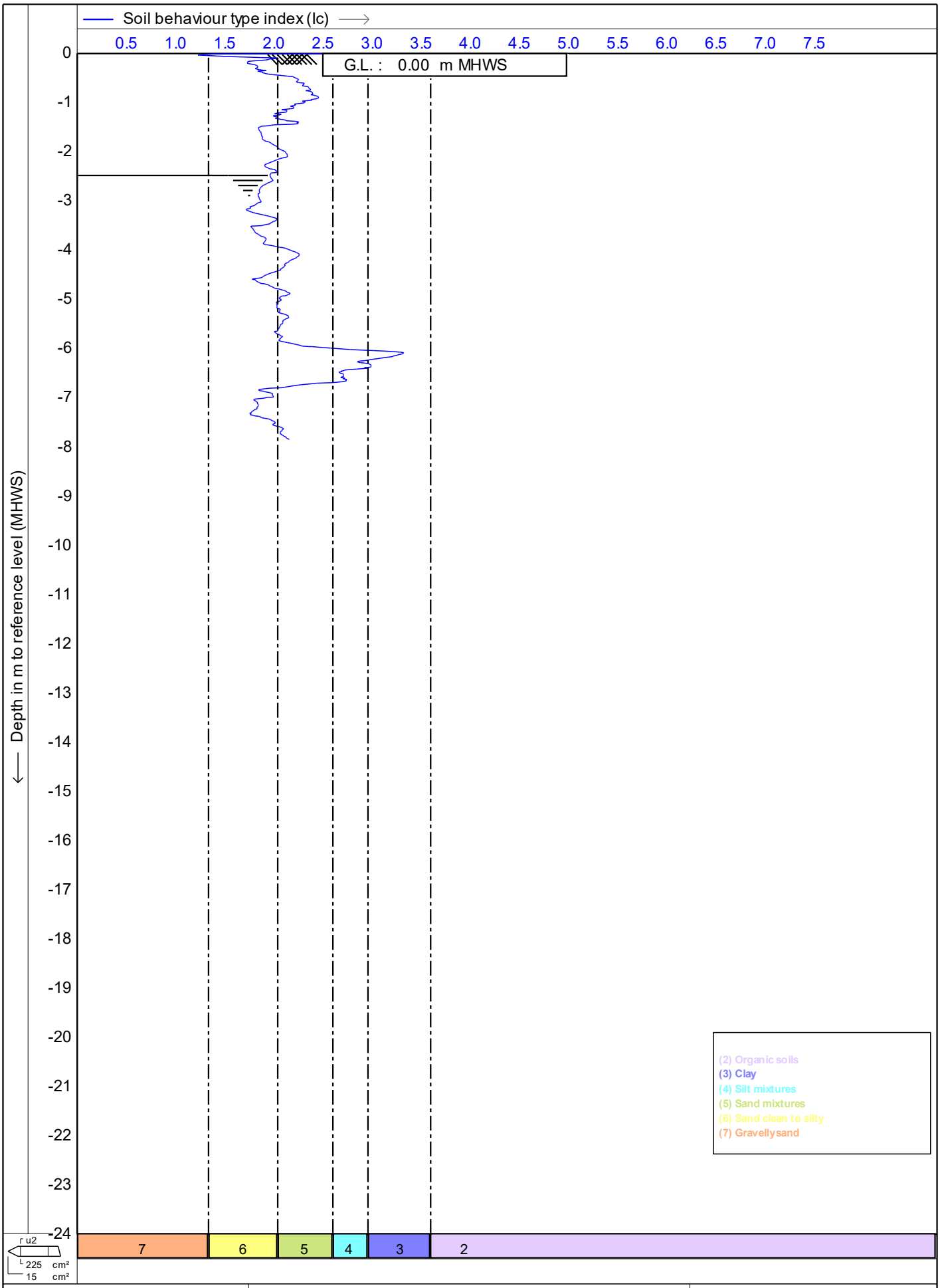
Project : **RS Eng**

Location: **Waitangi, 44 Te Kemara Ave**

Position: **174.079232, -35.27609 WGS84**

Date	: **6/08/2025**
Cone no.	: **C15CFIIP.C21199**
Project no.	: **8155-290**
CPT no.	: **CPT44TK**

1.49



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Test performed in accordance with ASTM D5778-12

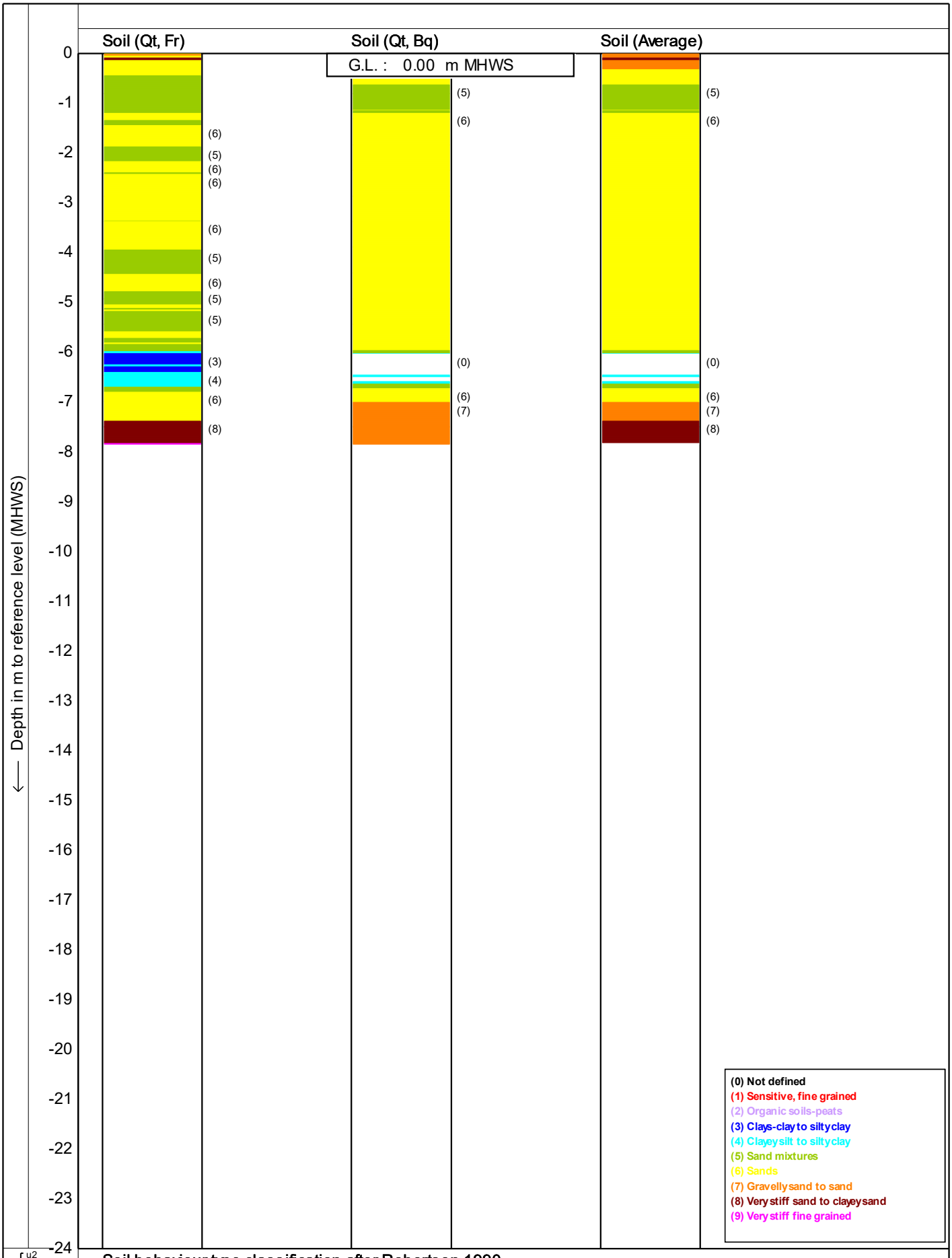
Project : **RS Eng**

Location: **Waitangi, 44 Te Kemara Ave**

Position: **174.079232, -35.27609 WGS84**

Date	: **6/08/2025**
Cone no.	: **C15CFIIP.C21199**
Project no.	: **8155-290**
CPT no.	: **CPT44TK** **3/4**

1.49



GEO CIVIL
TEST RIGHT • BUILD RIGHT
NORTHLAND - WELLINGTON - CANTERBURY - OTAGO

Test performed in accordance with ASTM D5778-12

Project : **RS Eng**

Location: **Waitangi, 44 Te Kemara Ave**

Position: **174.079232, -35.27609 WGS84**

Date : **6/08/2025**

Cone no. : **C15CFIIP.C21199**

Project no. : **8155-290**

CPT no. : **CPT44TK** **4/4**

1.49

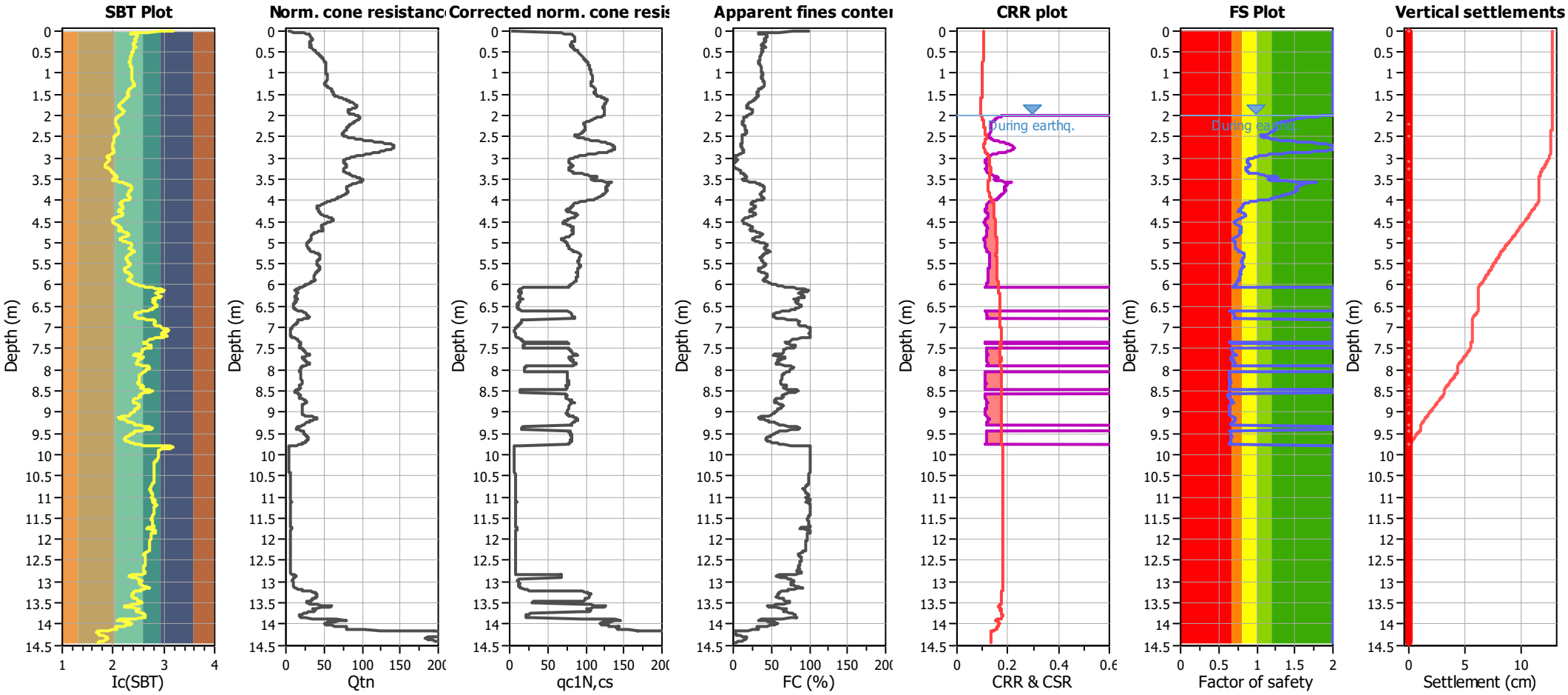
Appendix C

Liquefaction Analysis

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

Project: RS19780
Location: Te Kemara Waitangi

CPT: CPT3TK
Total depth: 14.44 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	2.50 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	2.00 m	Fill height:	N/A	Limit depth applied:	Yes
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	10.00 m
Earthquake magnitude M_w:	6.50	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.19	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

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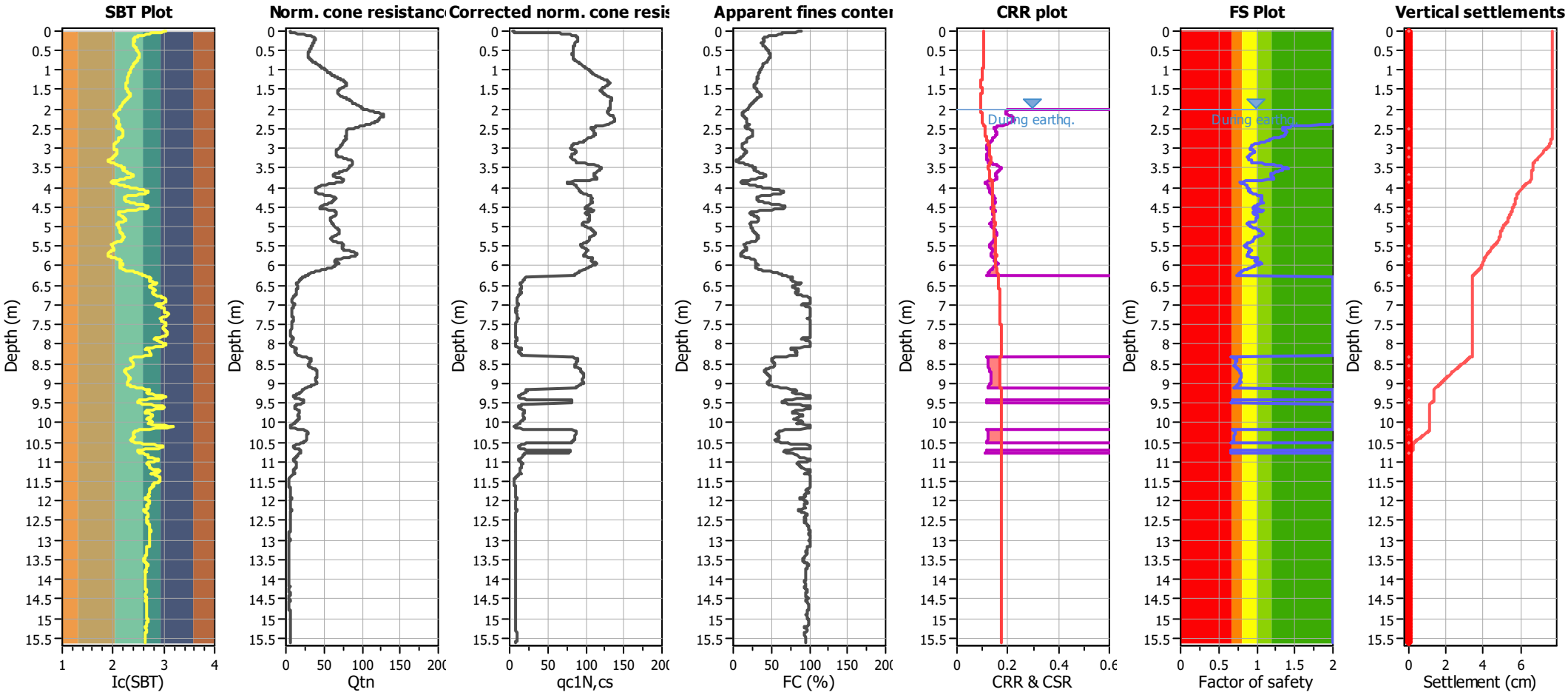
2 Seaview Road,
Whangarei 0110

Project: RS19780
Location: Te Kemara Waitangi

CPT: CPT15TK
Total depth: 15.62 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	2.50 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	2.00 m	Fill height:	N/A		
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	No
Earthquake magnitude M_w:	6.50	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	N/A
Peak ground acceleration:	0.19	Unit weight calculation:	Based on SBT	K_σ applied:	Yes	MSF method:	Method based

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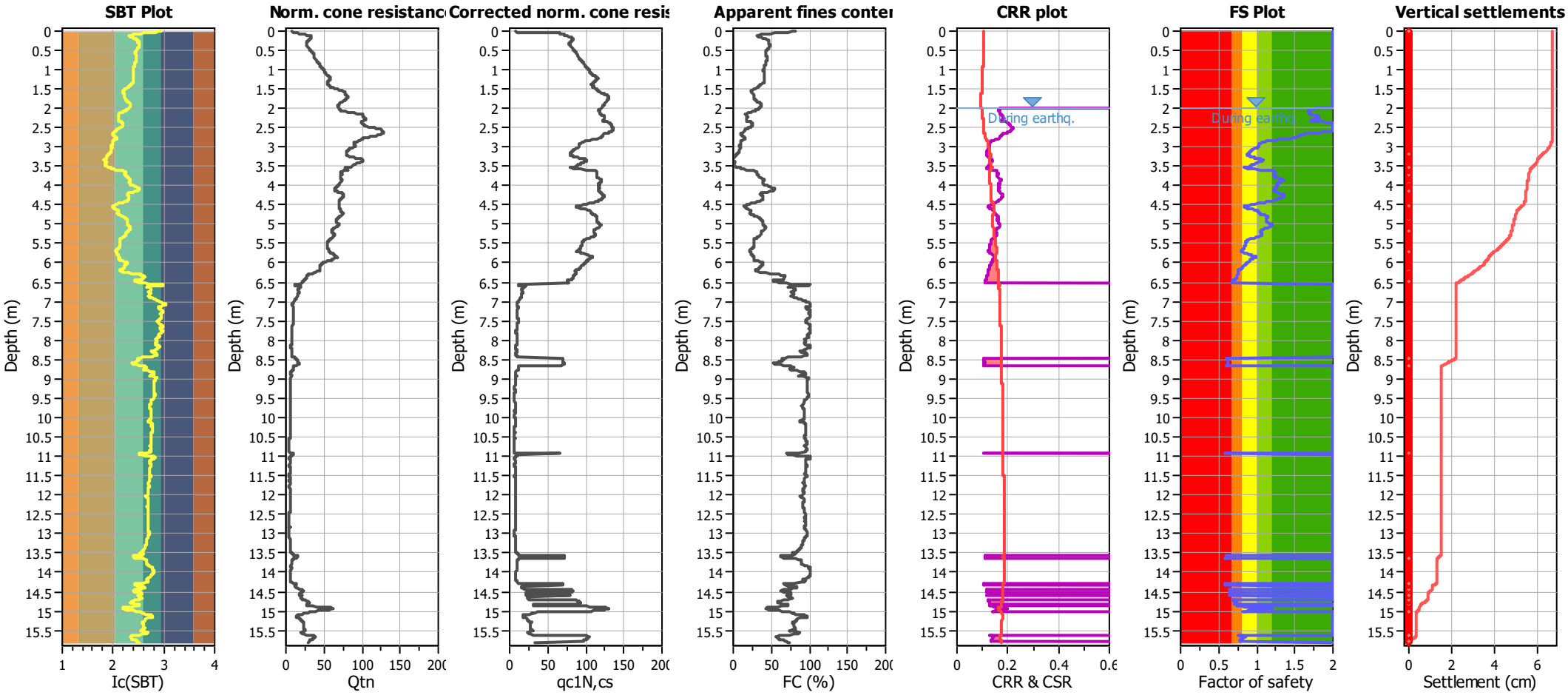
Whangarei 0110

Project: RS19780
Location: Te Kemara Waitangi

CPT: CPT19TK
Total depth: 15.82 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	2.50 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	2.00 m	Fill height:	N/A		
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	No
Earthquake magnitude M_w:	6.50	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	N/A
Peak ground acceleration:	0.19	Unit weight calculation:	Based on SBT	K_σ applied:	Yes	MSF method:	Method based

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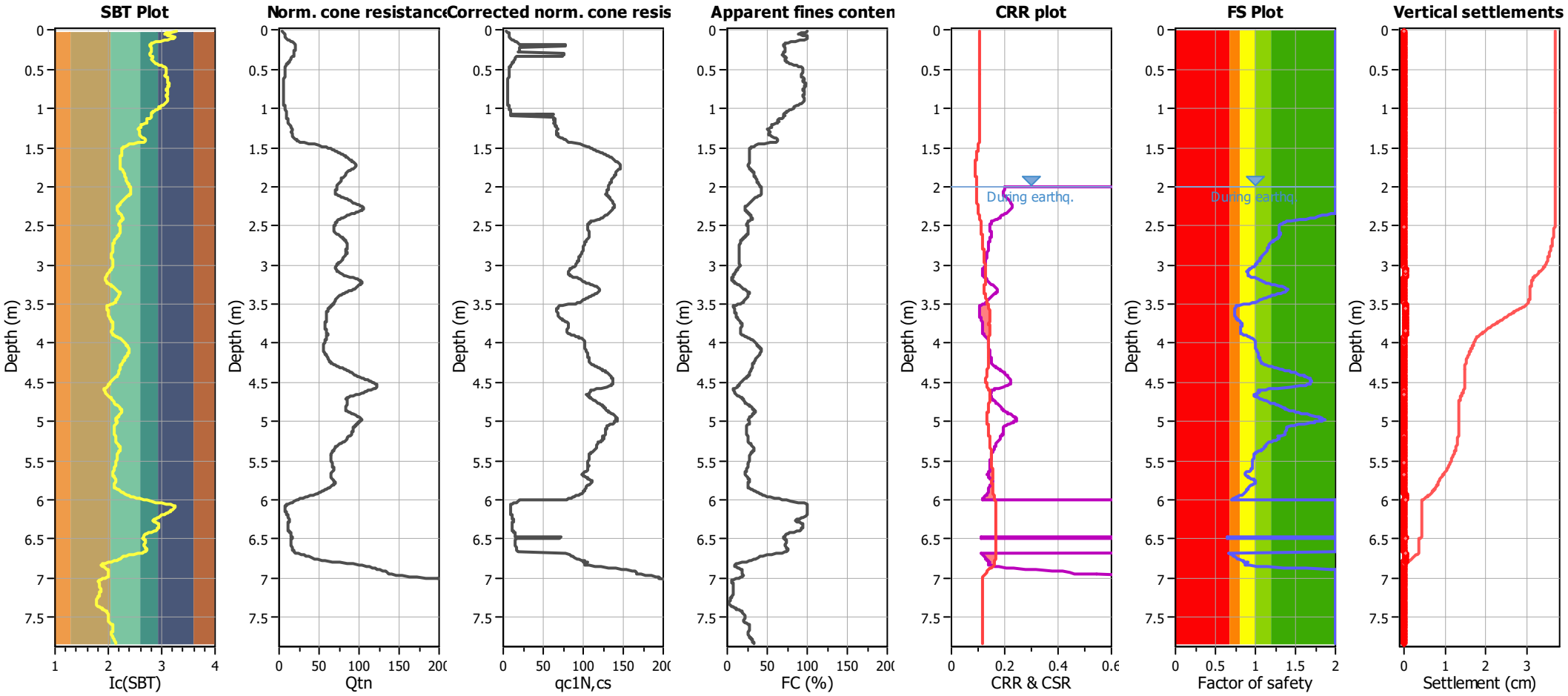
Whangarei 0110

Project: RS19780
Location: Te Kemara Waitangi

CPT: CPT44TK
Total depth: 7.84 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	2.50 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	2.00 m	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	6.50	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.19	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

File: 19780
11 September 2025
Issue: 1

STORMWATER MANAGEMENT

44 Te Kemara Avenue, Waitangi

(Lot 5 DP 49984)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Advance Build to detail and design stormwater management system at 44 Te Kemara Avenue, Waitangi for residential construction.

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

2.0 Stormwater Attenuation Assessment

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

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

It is proposed to direct stormwater runoff from the roof of the new dwellings into a rainwater storage tank with restricted outlets which reduce the peak flows to predevelopment levels. The property contains existing impervious surfaces being a driveway and concrete slab (that are proposed to be removed) which make up an area of 86m^2 respectively. The increase in newly formed impervious surfaces is therefore 190m^2 of total roof area and 97m^2 for additional driveway.

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

Table 1: Stormwater Attenuation Design Summary for Each Property.

	Pre-development		**Post-development**	
Permeable Area (m^2) Grassed	287		-	
Impervious Area (m^2) Roof Area Driveway	-		190 97	
Peak flow l/s	20% AEP	1% AEP	20% AEP +20%	1% AEP +20%
From surfaces	1.59	3.77	3.03	5.48
80% (design flows reqd.)	**1.27**	**3.01**		
Total attenuated flows			**1.26**	**2.97**
Storage Required			14.6m^3	19.0m^3
Attenuation Tank Summary				
Tank	25,000L Promax or similar			
Tank Diameter	3.6m			
	Diameter		**Depth from Overflow**	
Primary Orifice	10mm		2.0m	
Secondary Orifice	30mm		0.4m	

3.0 Disposal

To suitably manage and dispose of stormwater it is proposed to discharge stormwater to the existing drain.

4.0 Limitations

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

Prepared by:

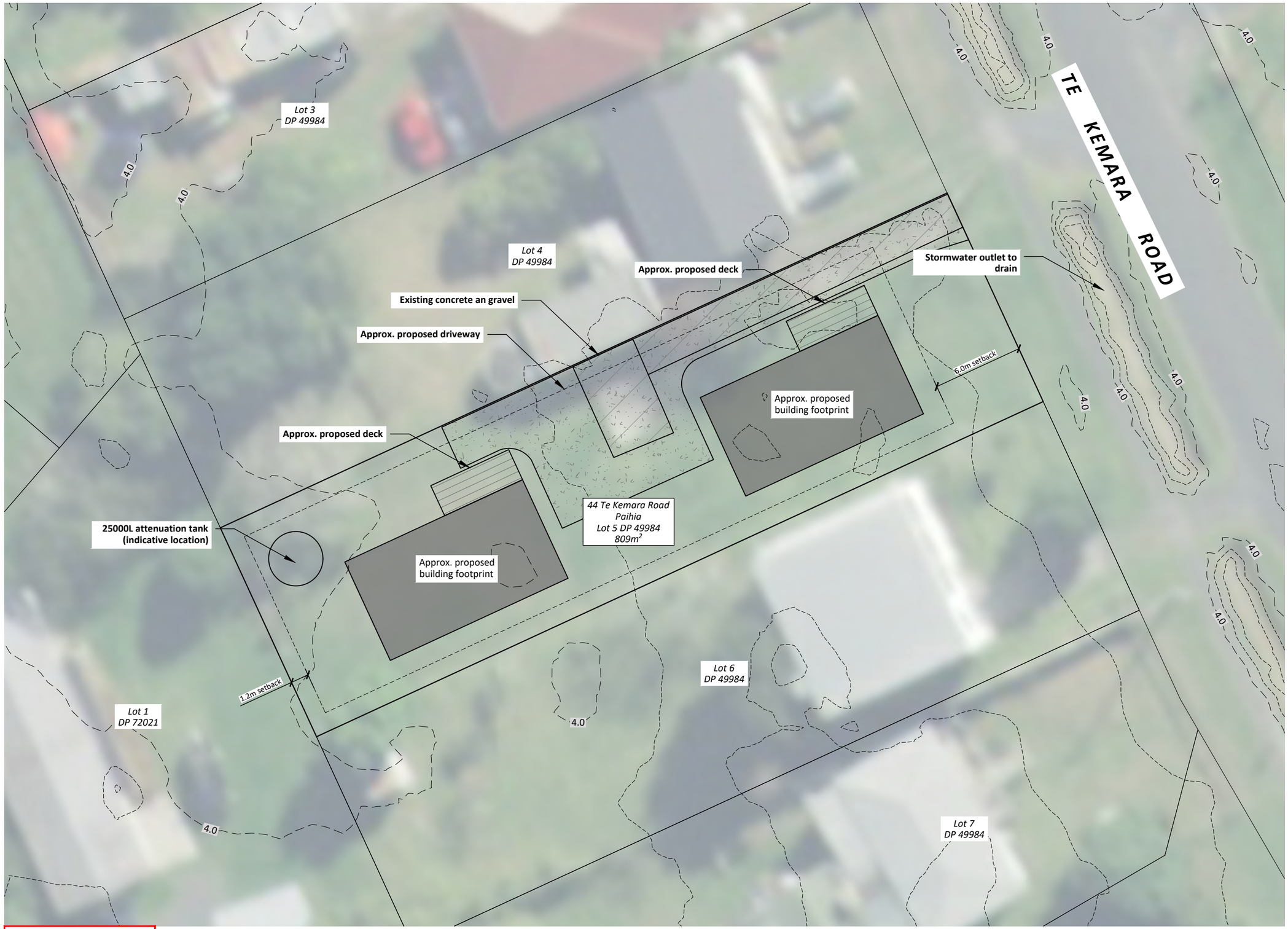
Sarah Scott Compton
Senior Technician
NZDE(Civil)

Reviewed by:

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

Appendix A

Drawings



NOTES:

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

LEGEND

- Proposed Dwelling
- Proposed Driveway
- Proposed Deck
- Existing concrete and gravel

Contour Interval: 0.2m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2018)

0 2.5 5
PLAN 1:250

FOR CONSENT

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

PROPOSED DWELLINGS
SITE PLAN
STORMWATER MANAGEMENT

Client: ADVANCE BUILD
Location: 44 TE KEMARA ROAD PAIHIA

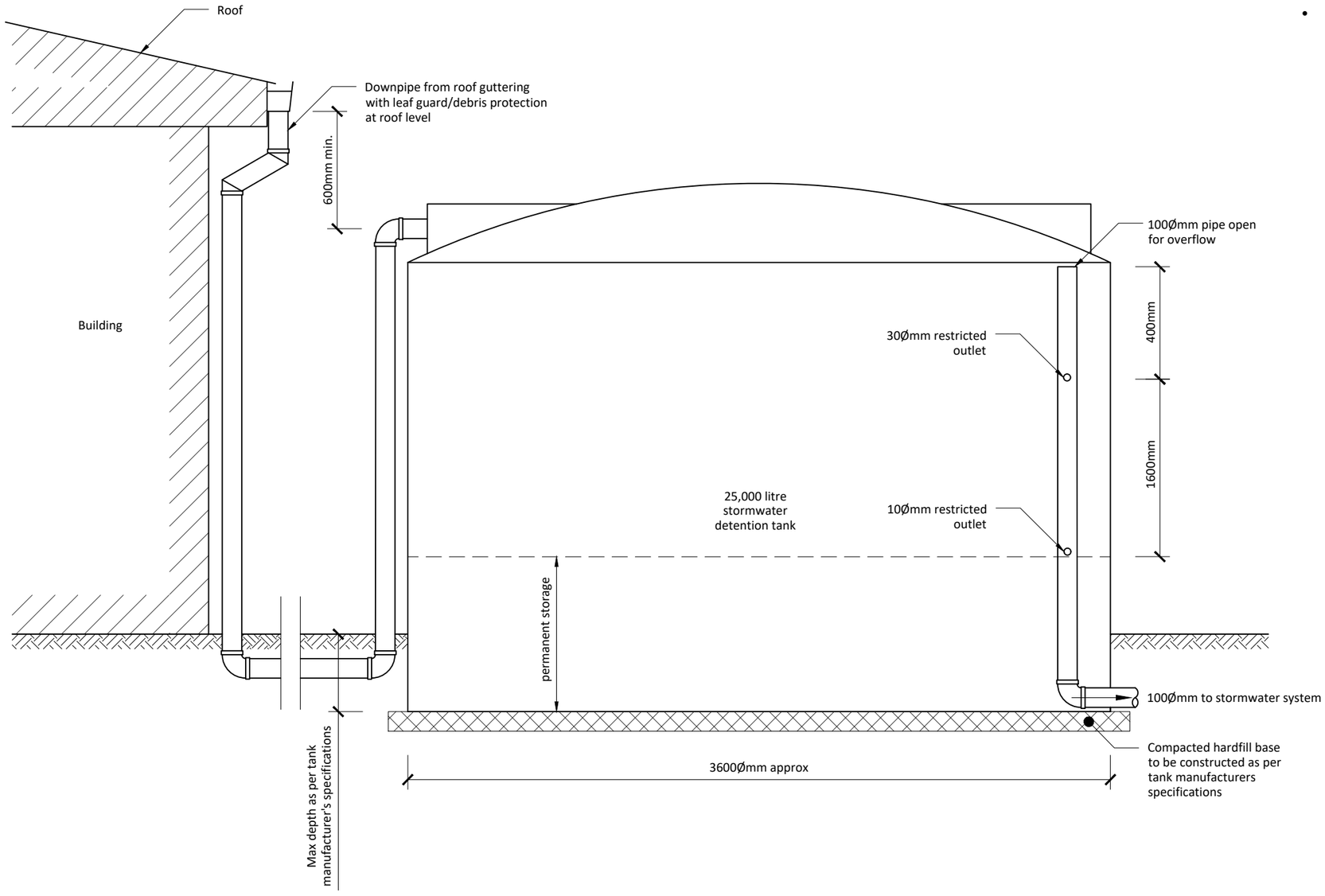
Date	Rev	Notes
11/09/2025	A	Original Issue

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

Scale: 1:250
Original: A3
Job No.: 19780
Rev No.: A
Sheet No.: C05

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.



STORMWATER ATTENUATION 25,000L PLASTIC TANK DETAIL

1:25

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

Title
STORMWATER ATTENUATION TANK DETAIL

Client

Location

Date	Rev	Notes
23/12/2021	A	Original Issue

Scale	Original	Rev
1:25	A3	A

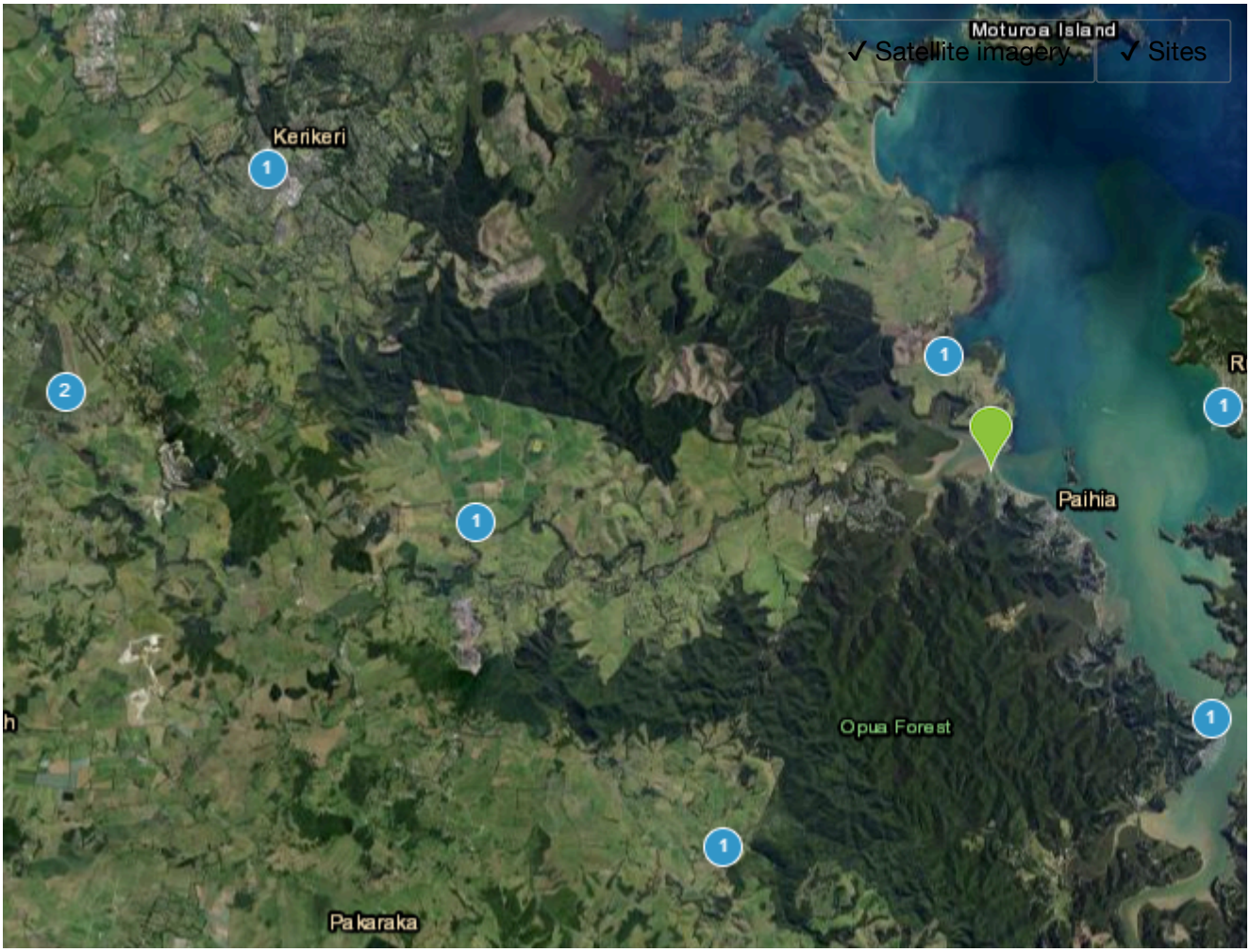
Drawn	Approved	File #	Sheet
MYH	MJ		1

Appendix B

Stormwater Attenuation Design

Location

Address search	Enter your address and press enter to search



Site Information

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

Latitude	-35.2756835399634

Longitude	174.07953655971198

Site Name	Custom Location

Site Id	

Output Table Format

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

Generate Report

Results Spreadsheet Download

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

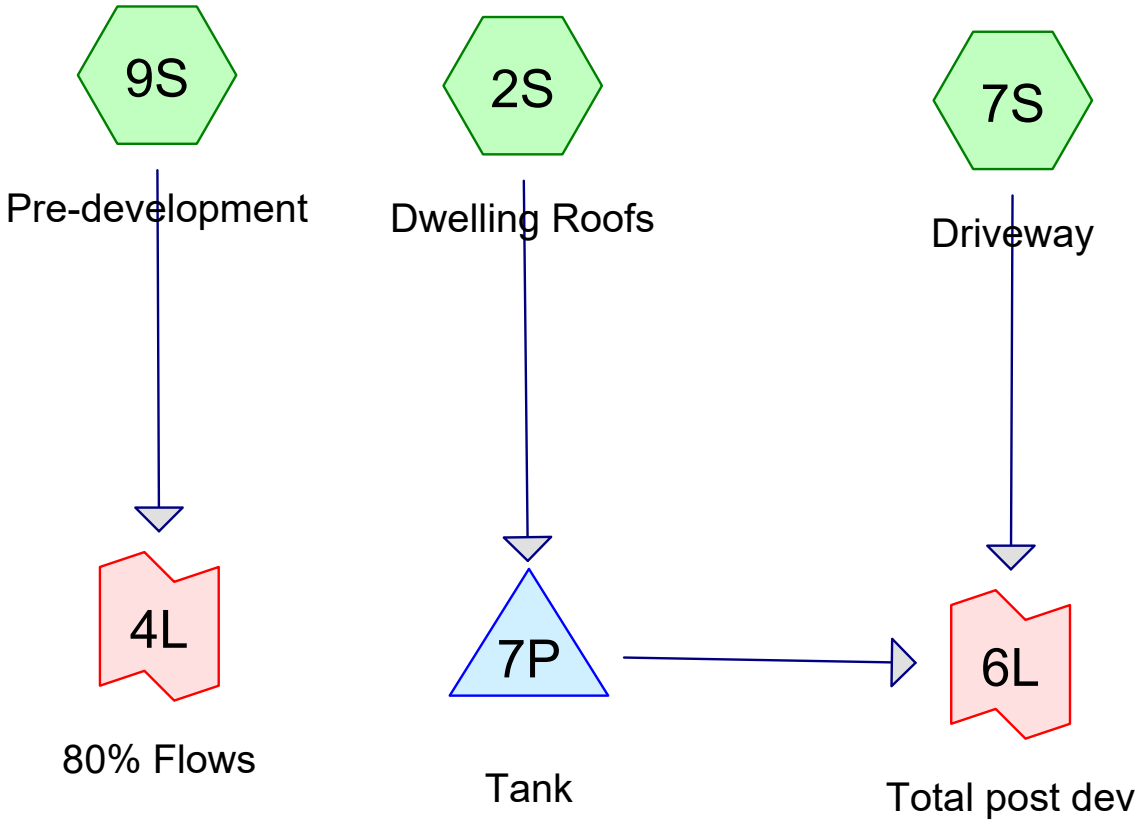
Rainfall depths (mm) :: Historical Data

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

Depth standard error (mm) :: Historical Data

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

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



Subcat Reach Pond Link

Routing Diagram for 19780 Stormwater - 44 Te Kemara
Prepared by {enter your company name here}, Printed 12/09/2025

Summary for Subcatchment 9S: Pre-development

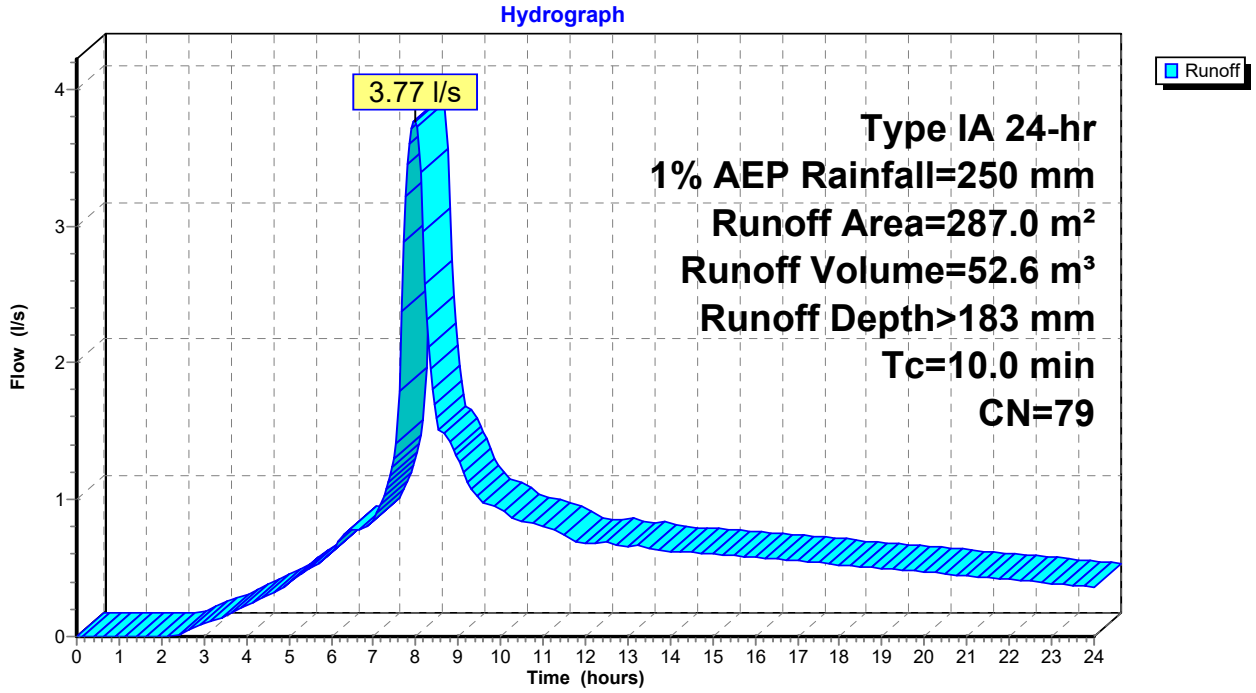
Runoff = 3.77 l/s @ 7.98 hrs, Volume= 52.6 m³, Depth> 183 mm

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

Area (m²)	CN	Description
287.0	79	<50% Grass cover, Poor, HSG B
287.0		100.00% Pervious Area

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

Subcatchment 9S: Pre-development

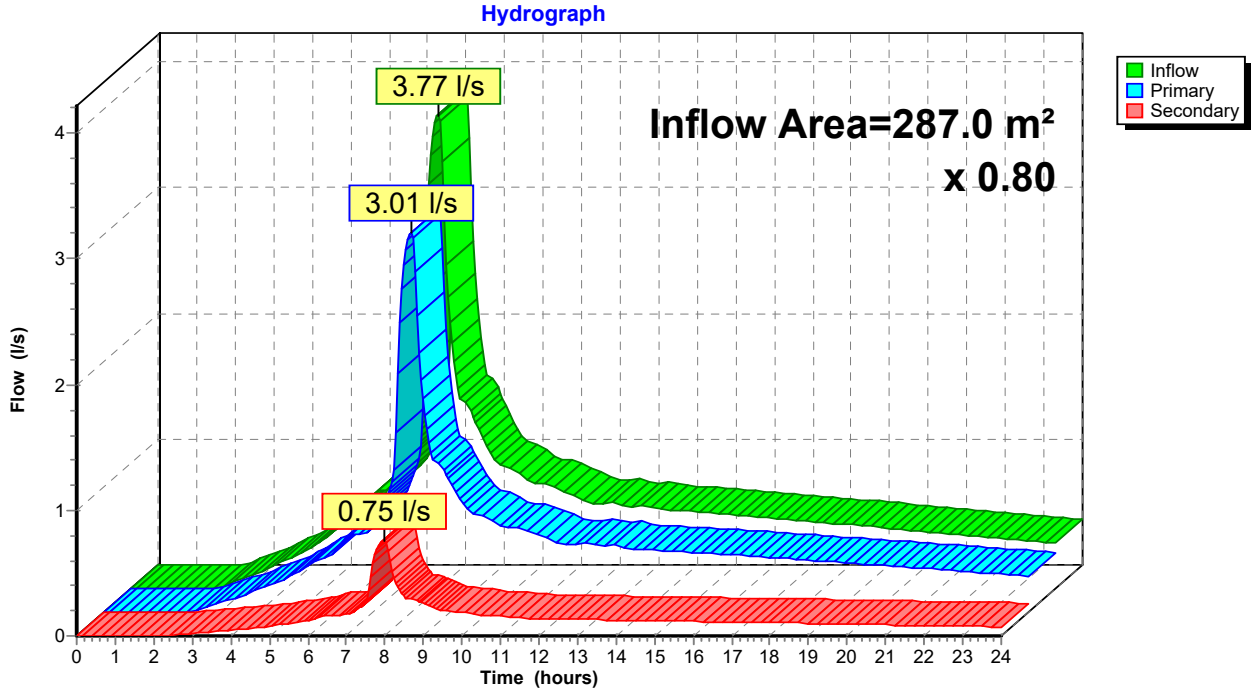


Summary for Link 4L: 80% Flows

Inflow Area = 287.0 m², 0.00% Impervious, Inflow Depth > 183 mm for 1% AEP event
Inflow = 3.77 l/s @ 7.98 hrs, Volume= 52.6 m³
Primary = 3.01 l/s @ 7.98 hrs, Volume= 42.1 m³, Atten= 20%, Lag= 0.0 min
Secondary = 0.75 l/s @ 7.98 hrs, Volume= 10.5 m³

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

Link 4L: 80% Flows



Summary for Subcatchment 9S: Pre-development

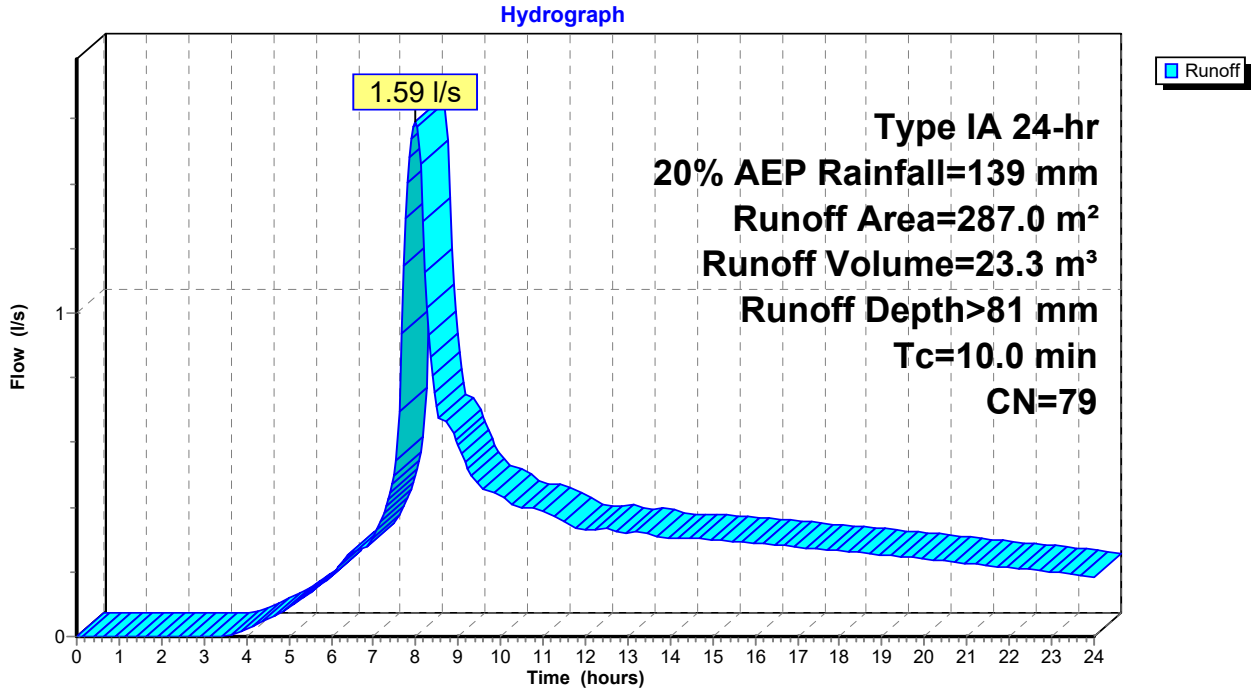
Runoff = 1.59 l/s @ 8.00 hrs, Volume= 23.3 m³, Depth> 81 mm

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=139 mm

Area (m²)	CN	Description
287.0	79	<50% Grass cover, Poor, HSG B
287.0		100.00% Pervious Area

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

Subcatchment 9S: Pre-development

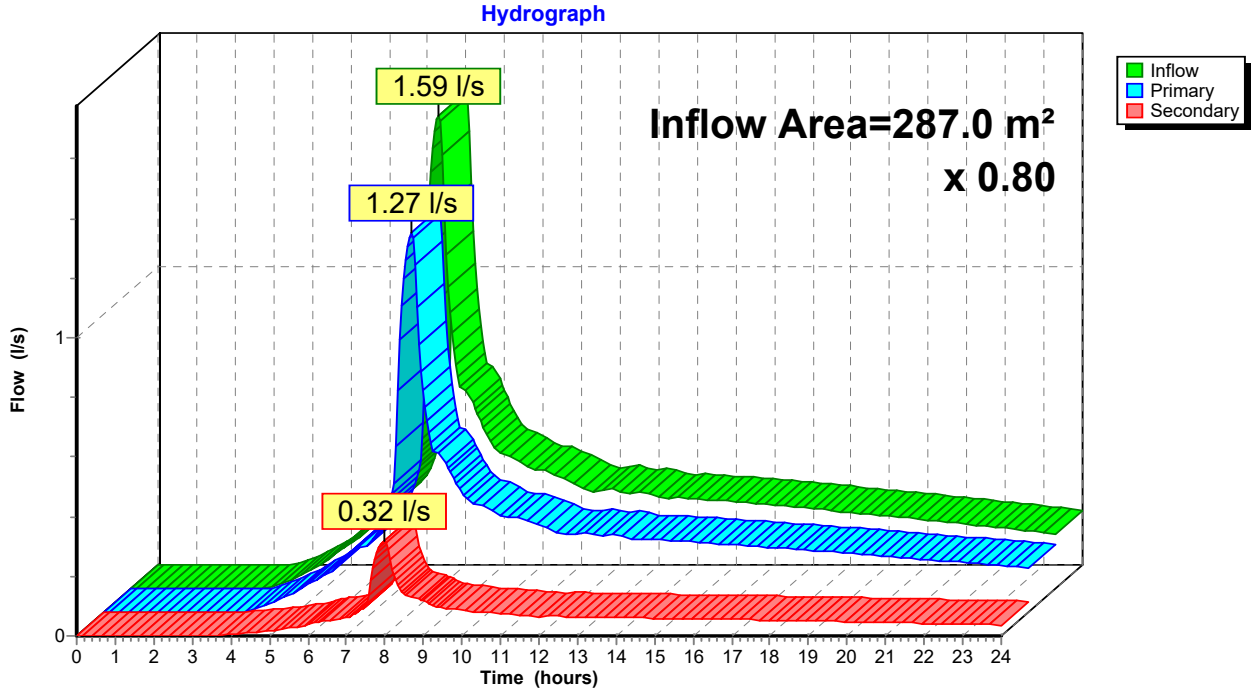


Summary for Link 4L: 80% Flows

Inflow Area = 287.0 m², 0.00% Impervious, Inflow Depth > 81 mm for 20% AEP event
Inflow = 1.59 l/s @ 8.00 hrs, Volume= 23.3 m³
Primary = 1.27 l/s @ 8.00 hrs, Volume= 18.7 m³, Atten= 20%, Lag= 0.0 min
Secondary = 0.32 l/s @ 8.00 hrs, Volume= 4.7 m³

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

Link 4L: 80% Flows



Summary for Subcatchment 2S: Dwelling Roofs

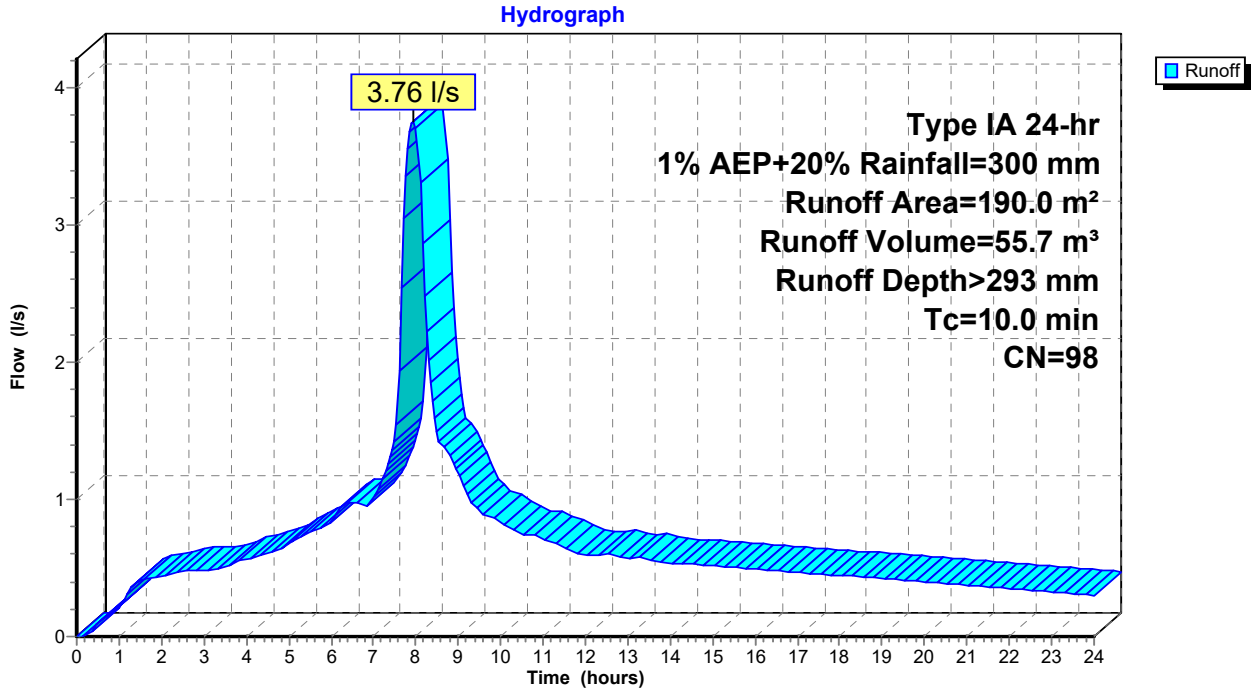
Runoff = 3.76 l/s @ 7.94 hrs, Volume= 55.7 m³, Depth> 293 mm

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

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

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

Subcatchment 2S: Dwelling Roofs



Summary for Subcatchment 7S: Driveway

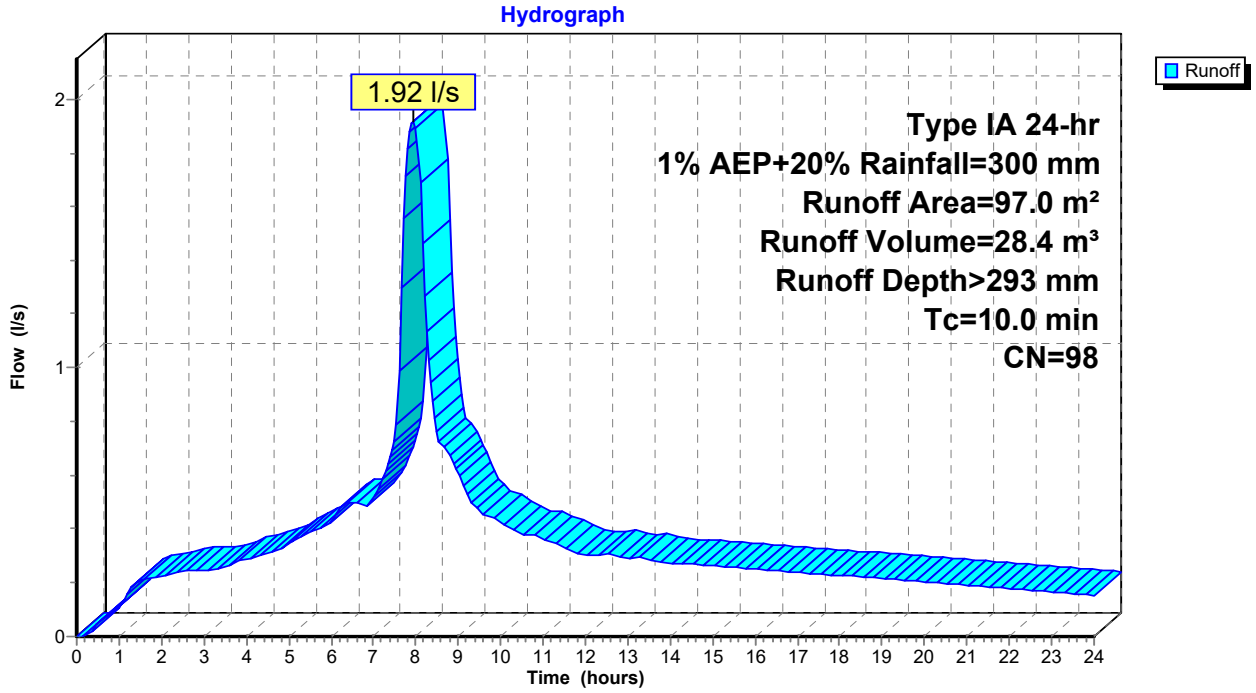
Runoff = 1.92 l/s @ 7.94 hrs, Volume= 28.4 m³, Depth> 293 mm

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

	Area (m²)	CN	Description
*	97.0	98	House roof
	97.0		100.00% Impervious Area

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

Subcatchment 7S: Driveway



Summary for Pond 7P: Tank

Inflow Area = 190.0 m²,100.00% Impervious, Inflow Depth > 293 mm for 1% AEP+20% event
Inflow = 3.76 l/s @ 7.94 hrs, Volume= 55.7 m³
Outflow = 1.42 l/s @ 8.56 hrs, Volume= 40.2 m³, Atten= 62%, Lag= 37.2 min
Primary = 1.42 l/s @ 8.56 hrs, Volume= 40.2 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 1.977 m @ 8.56 hrs Surf.Area= 9.6 m² Storage= 19.0 m³

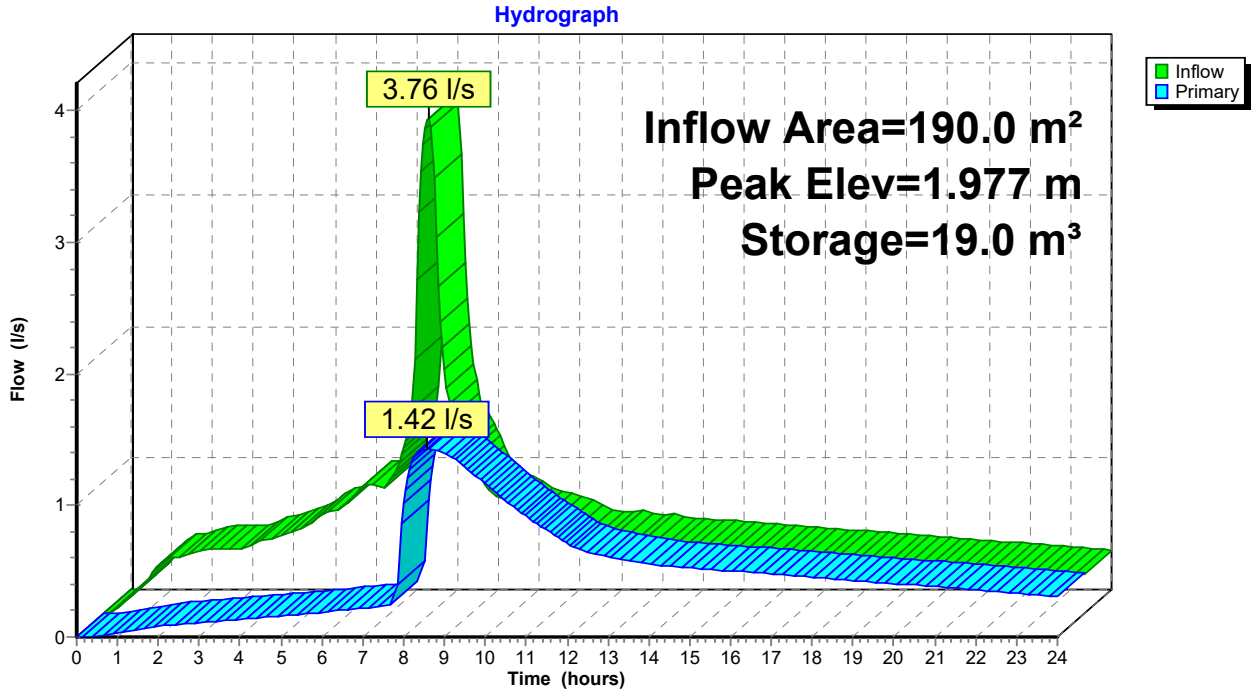
Plug-Flow detention time= 317.4 min calculated for 40.2 m³ (72% of inflow)
Center-of-Mass det. time= 140.1 min (784.3 - 644.2)

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

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**10 mm Vert. Orifice/Grate** C= 0.600
#2	Primary	1.600 m	**30 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.42 l/s @ 8.56 hrs HW=1.977 m (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.29 l/s @ 3.73 m/s)
└**2=Orifice/Grate** (Orifice Controls 1.13 l/s @ 1.60 m/s)

Pond 7P: Tank

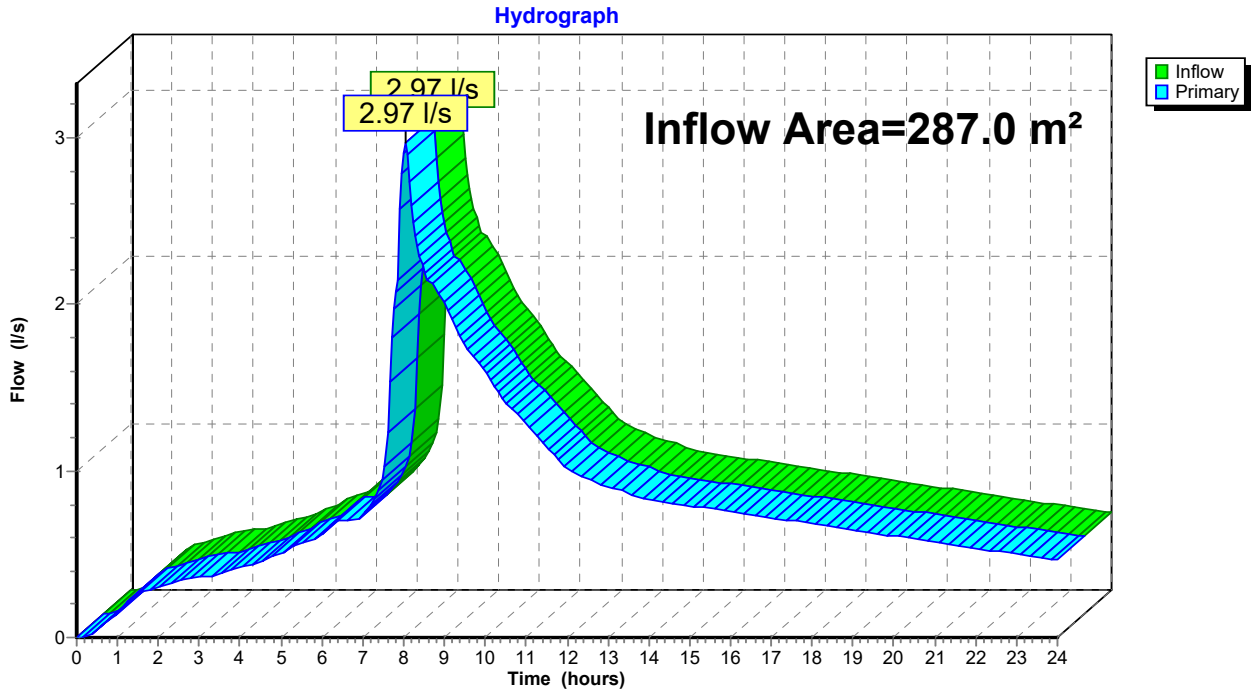


Summary for Link 6L: Total post dev

Inflow Area = 287.0 m²,100.00% Impervious, Inflow Depth > 239 mm for 1% AEP+20% event
Inflow = 2.97 l/s @ 8.05 hrs, Volume= 68.7 m³
Primary = 2.97 l/s @ 8.05 hrs, Volume= 68.7 m³, Atten= 0%, Lag= 0.0 min

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

Link 6L: Total post dev



Summary for Subcatchment 2S: Dwelling Roofs

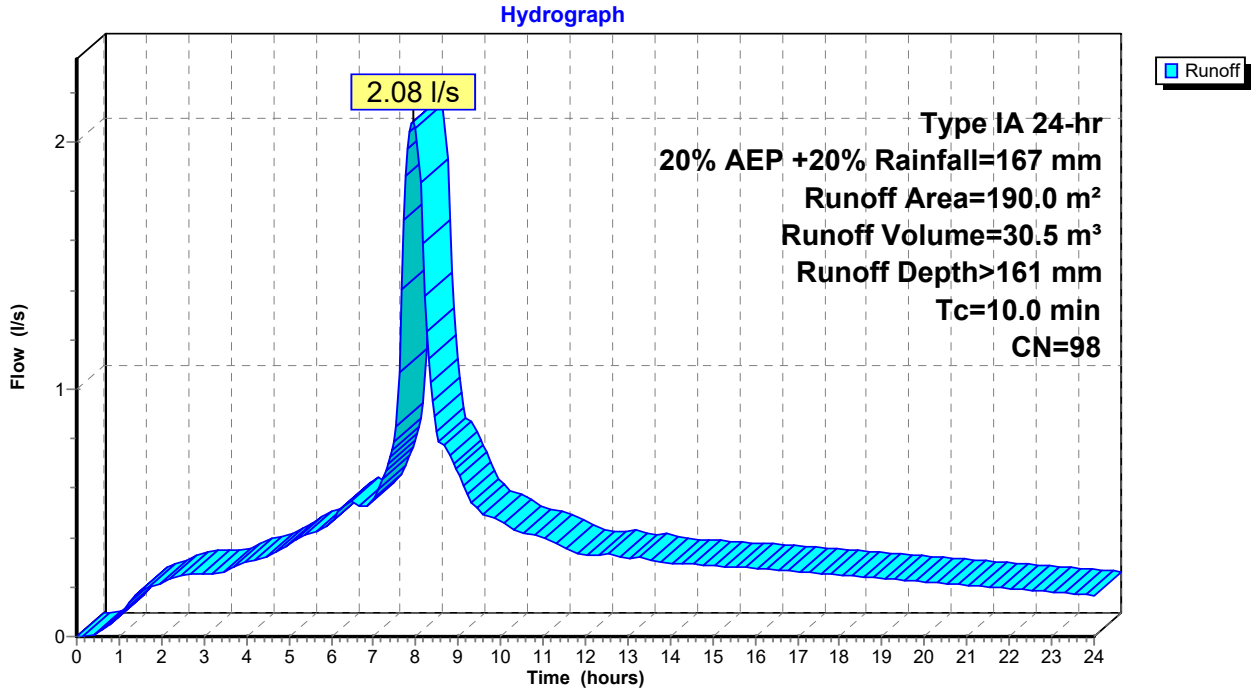
Runoff = 2.08 l/s @ 7.94 hrs, Volume= 30.5 m³, Depth> 161 mm

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

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

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

Subcatchment 2S: Dwelling Roofs



Summary for Subcatchment 7S: Driveway

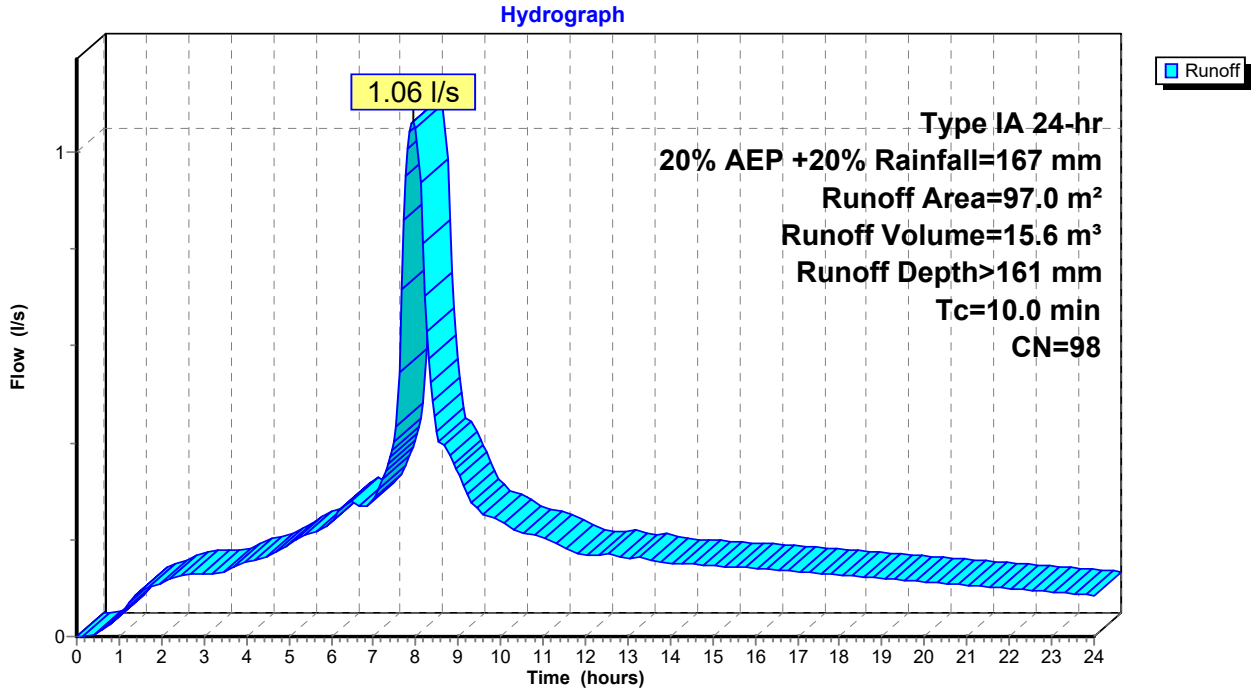
Runoff = 1.06 l/s @ 7.94 hrs, Volume= 15.6 m³, Depth> 161 mm

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

	Area (m²)	CN	Description
*	97.0	98	House roof
	97.0		100.00% Impervious Area

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

Subcatchment 7S: Driveway



Summary for Pond 7P: Tank

Inflow Area = 190.0 m²,100.00% Impervious, Inflow Depth > 161 mm for 20% AEP +20% event
Inflow = 2.08 l/s @ 7.94 hrs, Volume= 30.5 m³
Outflow = 0.26 l/s @ 17.36 hrs, Volume= 16.9 m³, Atten= 88%, Lag= 565.3 min
Primary = 0.26 l/s @ 17.36 hrs, Volume= 16.9 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 1.514 m @ 17.36 hrs Surf.Area= 9.6 m² Storage= 14.6 m³

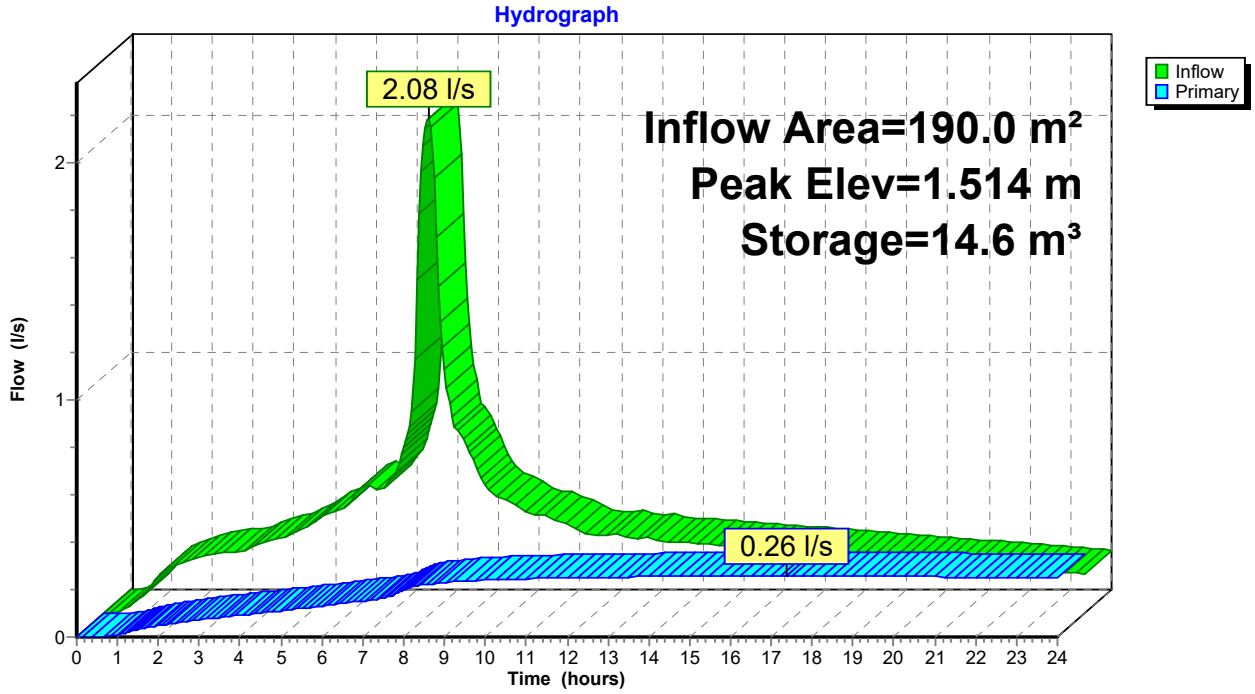
Plug-Flow detention time= 466.6 min calculated for 16.9 m³ (56% of inflow)
Center-of-Mass det. time= 218.7 min (870.4 - 651.7)

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

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**10 mm Vert. Orifice/Grate** C= 0.600
#2	Primary	1.600 m	**30 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.26 l/s @ 17.36 hrs HW=1.514 m (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.26 l/s @ 3.26 m/s)
└**2=Orifice/Grate** (Controls 0.00 l/s)

Pond 7P: Tank



Summary for Link 6L: Total post dev

Inflow Area = 287.0 m²,100.00% Impervious, Inflow Depth > 113 mm for 20% AEP +20% event
Inflow = 1.26 l/s @ 7.95 hrs, Volume= 32.5 m³
Primary = 1.26 l/s @ 7.95 hrs, Volume= 32.5 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