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17 December 2025

Resource Consents Department
Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440

By Email Only

Dear Sir / Madam,

Re: RESOURCE CONSENT APPLICATION : 22 MAHOE LANE, COOPERS BEACH

1.0 Bridget Thorp ("the Applicant") has instructed us to lodge a resource consent application for the captioned property.

1.1 A full AEE in accordance with the requirements of the RMA 1991 is attached. The requisite FNDC Application form is included in the appendices.

1.2 If you could kindly advice a reference number, we will arrange for the Client to make the necessary deposit payment to the FNDC by bank transfer.

Yours sincerely,

Neil Mumby
Director
Cable Bay Consulting

APPLICATION FOR DISCRETIONARY RESOURCE CONSENT TO THE FAR NORTH DISTRICT COUNCIL PURSUANT TO SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

A Two Lot Subdivision in the Residential Zone.

22 Mahoe Lane, Coopers Beach

Assessment of Environmental Effects

December 2025

Cable Bay Consulting Ltd, 11 Bush Point Road, Cable Bay 0420

INTRODUCTION AND PROPOSAL

1.1 Bridget Thorp "(the Applicant") seeks resource consent under the Resource Management Act 1991, and the Far North District Council District ("FNDC") Operative District Plan ("ODP") for a two lot subdivision in the Residential Zone.

DOCUMENTATION

1.2 This application is accompanied by the following documents;

i. Register of Title & Instruments (**Attachment 1**)
ii. Adjacent Land Analysis (**Attachment 2**)
iii. FNDC Concept Development Meeting Minutes & File Record (**Attachment 3**)
iv. Scheme Plan (**Attachment 4**)
v. Engineering Report (**Attachment 5**)
vi. Section 86B of the RMA 1991 Check (**Attachment 6**)
vii. Operative District Plan Development Control Check (**Attachment 7**)
viii. Relevant ODP Assessment Criteria (**Attachment 8**)
ix. Fourth Schedule Compliance Assessment (**Attachment 9**)
x. NRPS : Relevant Objectives & Policies (**Attachment 10**)
xi. ODP : Relevant Objectives & Policies (**Attachment 11**)
xii. PDP : Relevant Objectives & Policies (**Attachment 12**)
xiii. Service Provider Correspondence (**Attachment 13**)
xiv. Application Form & Checklist (**Attachment 14**).

DESCRIPTION OF SITE AND SURROUNDS

1.3 The land is as legally described in Table 1 with a total land area of approximately 1009m^2. The current Register of Title is appended in **Attachment 1** for ease of reference and summarised in Table 1 below;

Existing Title	Existing Area
Lot 11 Deposited Plan 50666, with Building Line Restriction	1009m^2

Table 1 : Register of Title Information

1.4 The site is vacant and covered in regenerating native and exotic vegetation. The topography of the site falls steeply from east to west, with the site having a natural fall towards Coopers Beach itself. A scarp also runs relatively centrally through the site in the vicinity of proposed Lot 1. The site has two road frontages, with the western frontage facing onto Kotare Drive and the eastern frontage onto Mahoe Lane.

1.5 The Building Line Restriction ("BLR") referenced on the Register of Title is located on both of these road frontages with the requisite setback distances illustrated on the plan of subdivision to assist. There are no other notable features present. The main site features can be seen in the aerial image in Figure 1 below.

Figure 1 : Aerial Imagery *Source FNDC GIS as at 21/03/25.*

1.6 In general terms, the site is located on the boundary between the Coopers Beach settlement and Mangonui village, north of State Highway 10, and on elevated land with views out over Doubtless Bay. When viewed from the coast, the site appears within the upper reaches of the Coopers Beach settlement. Adjacent land uses are all residential in nature, with tourist accommodation facilities being a feature of the broader local area. Adjacent land analysis for the purposes of later assessment under s95D of the Act is contained in **Attachment 2.**

1.7 The subject site is zoned Residential under the Operative District Plan ("ODP"), with no limitations listed in the Resource Maps on the subject site, as illustrated in Figures 2 & 3 & 3A below. The nearest sensitive areas (outstanding natural features and outstanding landscape for example) are all in the vicinity of the Rangikapiti Pa surrounds to the north and east. The site is also located outside of the Coastal Hazard 1 & 2 zones contained within the ODP Hazard maps.

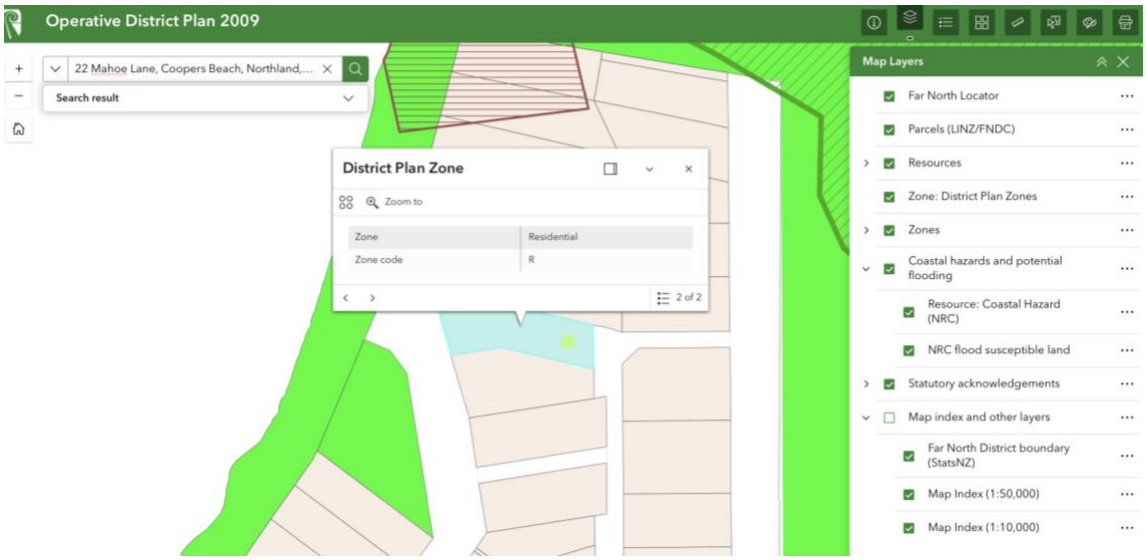


Figure 2 : FNDC ODP Zoning Map *Source FNDC GIS 2/12/25*

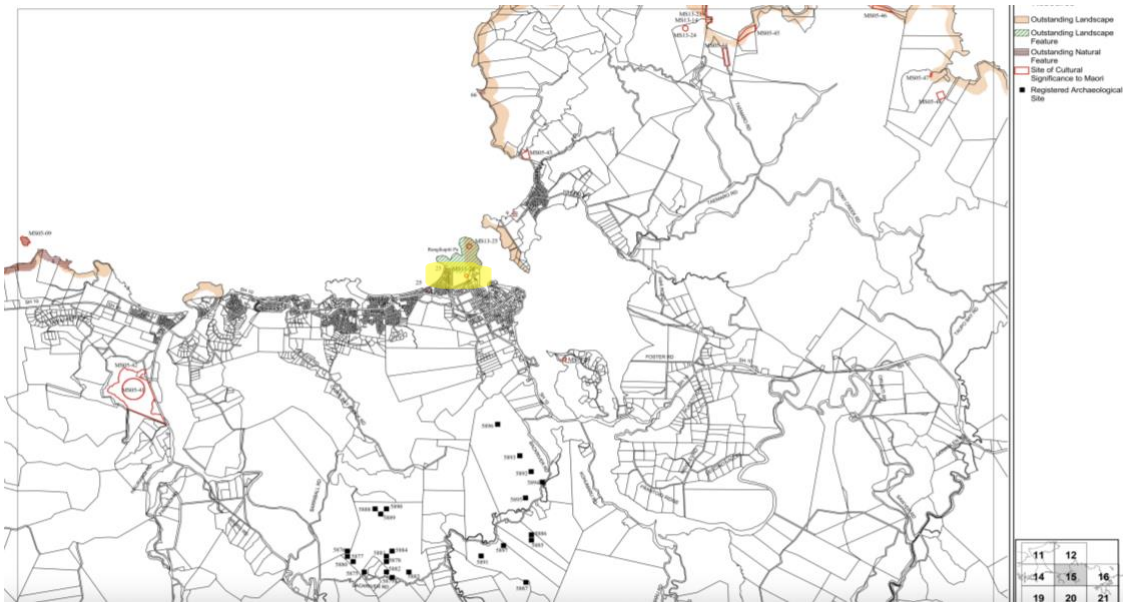


Figure 3 : FNDC Resource Maps *Source FNDC ODP Map 15*

Figure 3A FNDC Coastal Hazard Maps *Source FNDC CH Map 10*

1.8 The site is located within 500 metres of reserve land (being the surrounds of the Rangikapiti Pa as well as the Esplanade reserves along Coopers Beach) and as shown in figure 4 below.

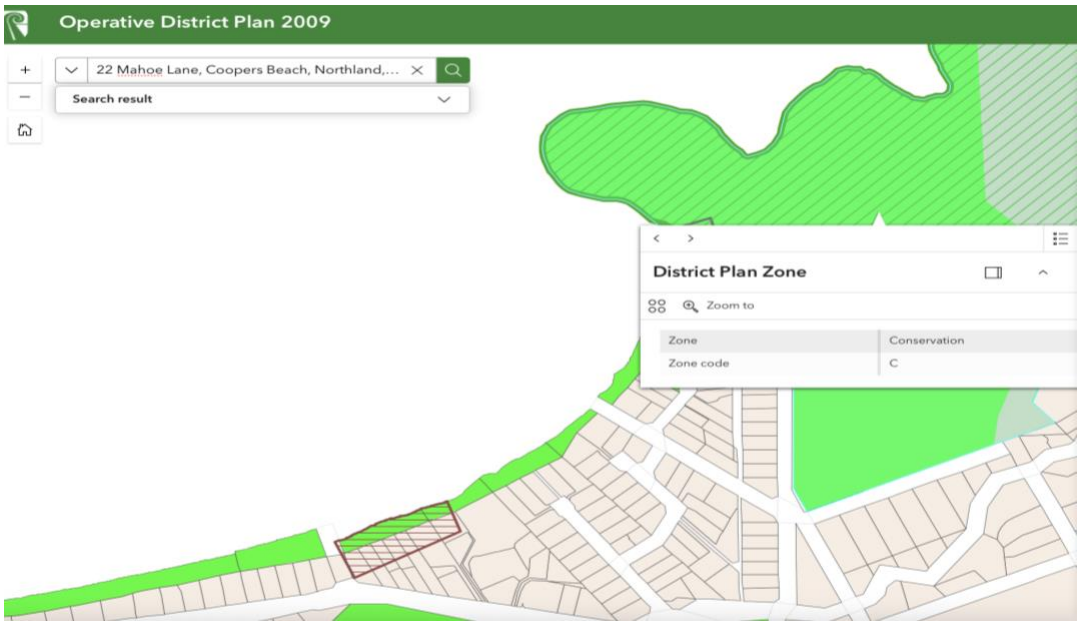


Figure 4 : Reserve Land within 500 metres *Source FNDC GIS as at 2/12/25.*

1.9 No HAIL sites are present as per the screenshot below;

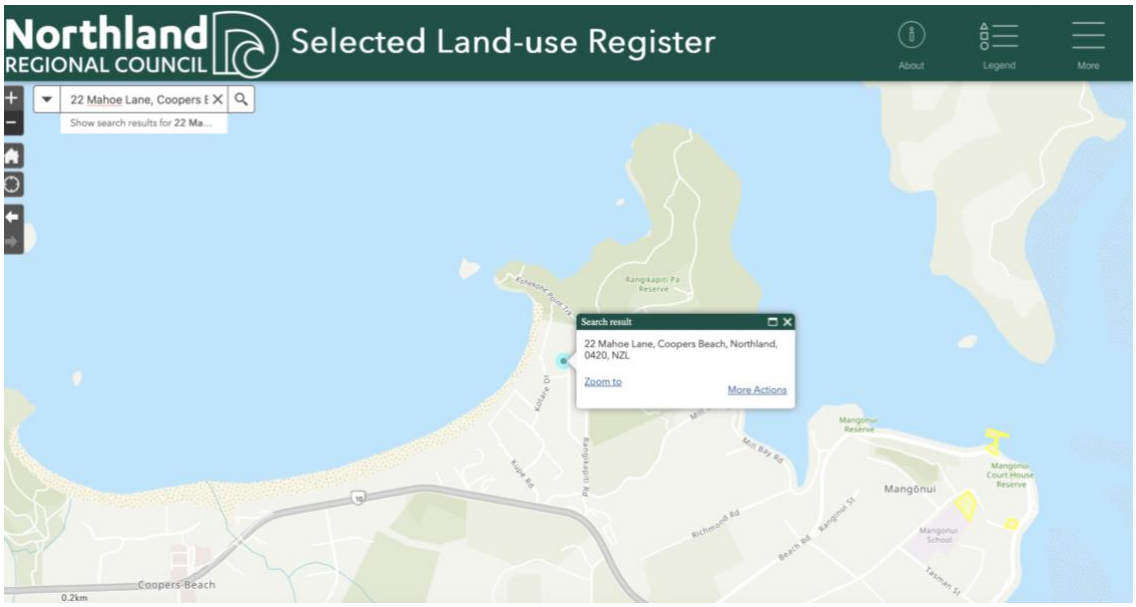


Figure 5 : HAIL Map *Source NRC GIS 2/12/25*

1.10 No recorded NZAA Archaeological sites are shown on the site in Councils GIS. The site does not contain any District Plan Historic Sites, District Plan Archaeological Sites, or District Plan sites of Significance to Māori. There are historic sites to the north and east in the Rangikapiti Pa reserve area as shown in Figure 6 below, but these are at least 200 metres away from the boundaries of the subject site.

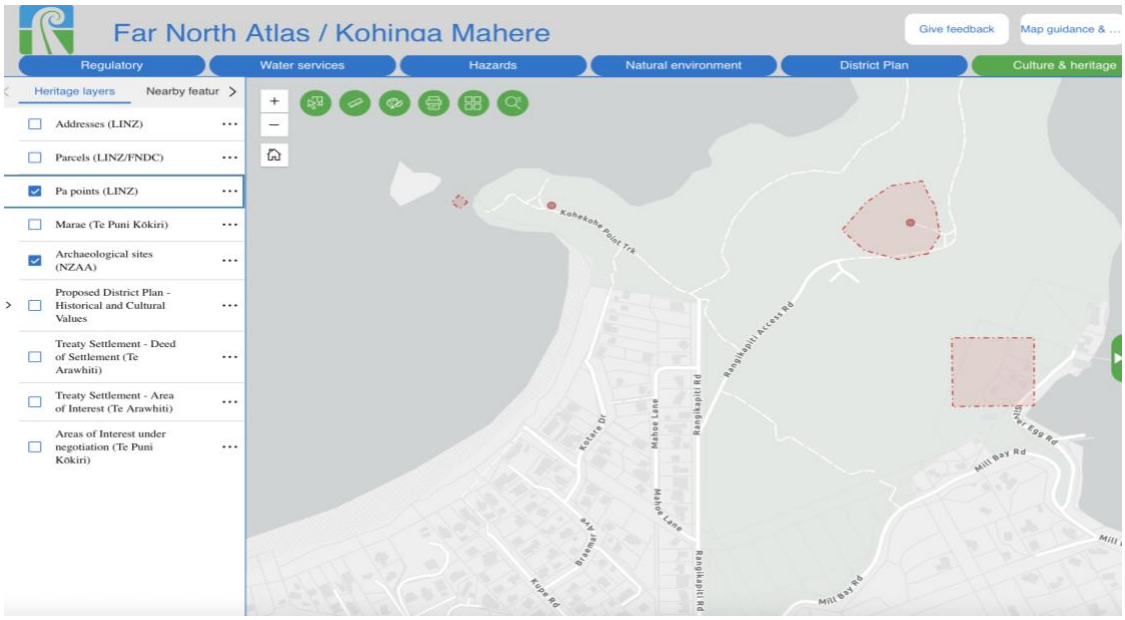


Figure 6: NZAA Archaeological Sites *Source FNDC GIS 2/12/25*

1.11 The site is not located within a Kiwi Present area as per the screenshot below.

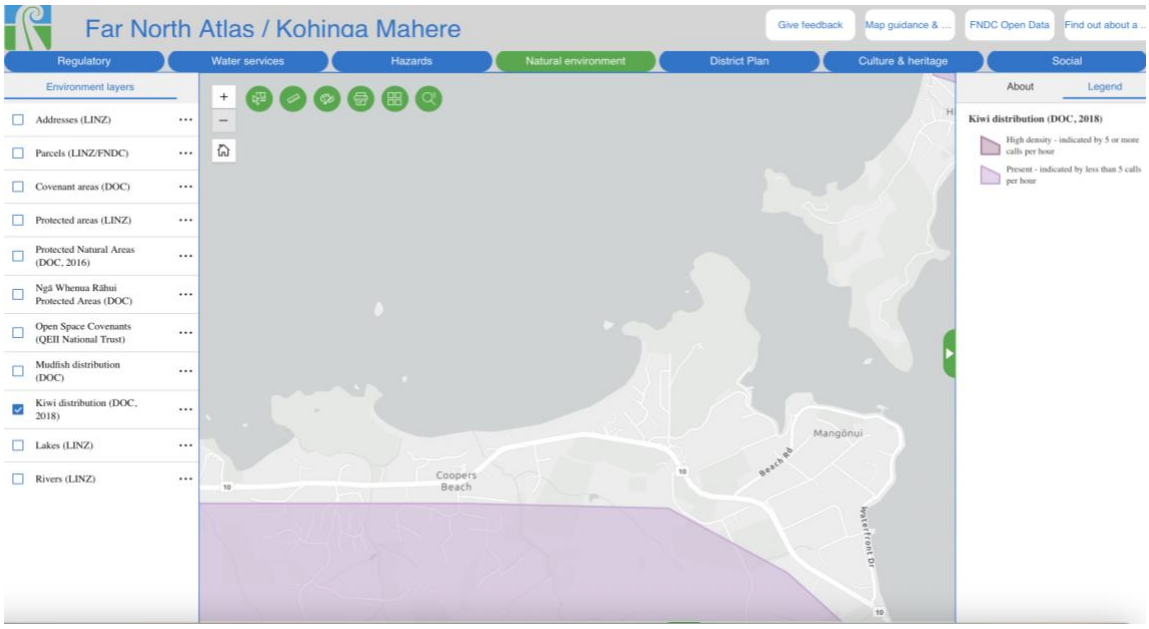


Figure 7: Kiwi Present Area – Not Present *Source FNDC GIS 2/12/25*

1.12 The site as a whole is zoned "General Residential" under the Proposed District Plan ("PDP"). The site is also notated as falling within the "Coastal Environment" and also is located within the Zone 2 and Zone 3 Coastal Erosion Zones (orange and brown lines, respectively) within the PDP. This can be seen in Figure 8 below.

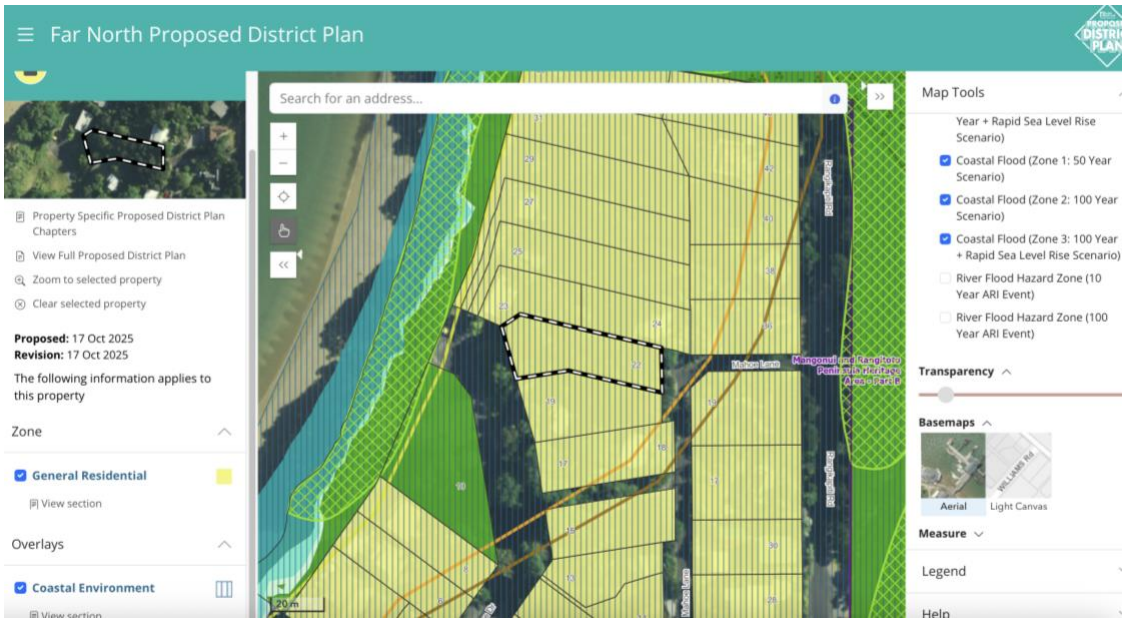


Figure 8 : FNDC PDP Zoning Maps *Source FNDC GIS 2/12/25*

1.13 No heritage matters, notable trees, Sites and Areas of Significance to Māori,

Outstanding Natural Landscapes, Outstanding Natural Features, or Statutory Acknowledgment Areas are notated on the PDP maps on the subject site. Heritage areas and Heritage sites are all located north and eastward of the subject property.

Site History

1.14 A review of the FNDC property files shows that Council has no records for prior applications on the subject site itself. The property file does contain reference to the subject site and general local area potentially falling within an area of broader land instability and FNDC records to this effect are contained in **Attachment 3** with the FNDC Concept Development Meeting minutes.

Subdivision Concept Design

2.1 The proposed subdivision layout is shown below, with a further full detailed plan set in **Attachment 4** for ease of reference.

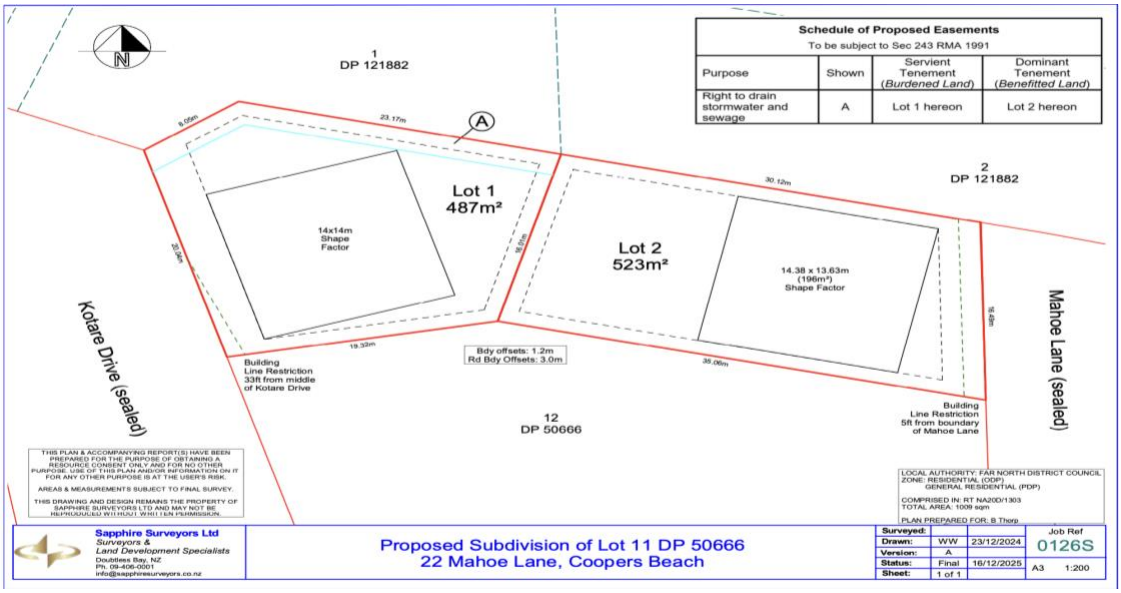


Figure 9 : Scheme Plan *Source Sapphire Surveyors December 2025*

2.2 The Applicant has taken a collaborative approach with engineering and surveying inputs informing the proposed design, as well as an initial concept development plan meeting with the FNDC in January 2025. Please refer to the meeting minutes in Attachment 3.

Engineering Design Considerations

2.3 The proposed subdivision has been assessed by the Applicants engineers, Hawthorn Geddes. This engineering assessment has confirmed that adequate wastewater, stormwater, water supply and access can be provided. A copy of the engineering report is contained in **Attachment 5** for ease of reference.

Landform & Stability

2.4 The subject site is steeply sloping and is bisected by a scarp that predominantly runs through proposed Lot 1. However, the engineering report advises that the scarp shows no evidence of active / on-going global deep-seated movement. It is a requirement of the engineering report that retaining walls be provided to support future residential building and excavations. These will be contained within each of the individual lot boundaries. Pile or concrete slab foundations are identified as suitable options within the report, with detailed design required at the time of building consent.

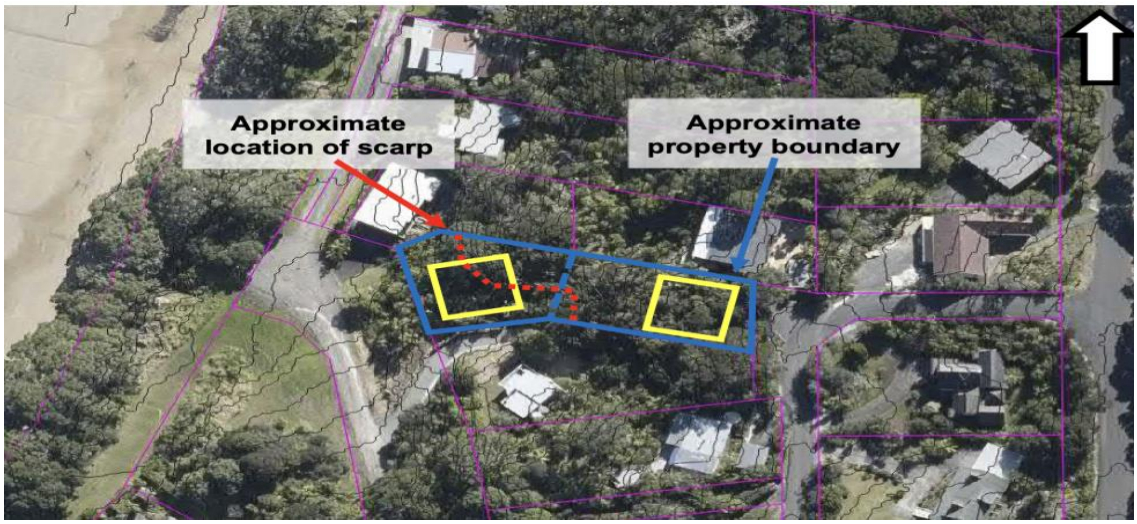


Figure 10 : Key Landform and Features *Source page 12 of Hawthorn Geddes Report*

Stormwater

2.5 The proposed subdivision will discharge stormwater from both lots into the existing network via Manhole: Asset ID: 20150903072333, which drains directly to Coopers Beach. Lot 2 will connect through a reticulated easement across Lot 1. No attenuation is provided as the site is located at the bottom of the catchment with immediate discharge to a tidal environment.

Water Supply and Firefighting

2.6 Potable water is proposed to be supplied by the Doubtless Bay Water Supply's Reticulated network. To meet the firefighting water requirement, two 25m^3 above-ground tank swill be installed, one in each lot. The tanks will be reticulated with Doubtless Bay Water Supply's reticulated network. The New Zealand Fire Service have confirmed their acceptance to this arrangement (see Appendix D of the Hawthorn Geddes engineering report)

Waste Water

2.7 The supplied engineering report confirms that the proposed development can be connected to the Wastewater network. The existing 100 mm diameter wastewater pipe is to be upgraded to a 150 mm diameter gravity sewer. Lot 2 is to connect via a reticulation easement through Lot 1.

Traffic

2.8 Access to Lot 1 will be from Kotare Drive, with sight distances to the north and south significantly exceeding the required sight distances. Minor earthworks will be required for the private driveway to meet the required width and gradient. Access to Lot 2 will be from Mahoe Lane, with sight distances also meeting or exceeding the sight distance requirement. However this access will share an existing vehicle crossing at 24 Mahoe Lane, and will require a retained or suspended car parking platform to provide suitable access and parking.

Recommended Conditions

3.0 It is anticipated that given the minor nature of the subdivision, that the FNDC decision will include standard conditions only and utilise the building consent stage as the catalyst for consent condition fulfilment with respect to earthworks and foundation design, firefighting water supply etc. The Applicant is agnostic about the presence of the BLR on the site and does not foresee an issue if it remains on the Title, but will be guided by FNDC in this respect. It is noted that the site to the north at 24 Mahoe Lane cancelled the BLR present on that site under FNDC Ref 2130005-RMAOTH in 2012.

DISTRICT PLANNING FRAMEWORK

4.0 At the present time, the principal district planning instruments relevant to this subdivision are the ODP, PDP and Variation 1 to the PDP. There are no other plan changes relevant to this proposal.

Proposed District Plan

4.1 The FNDC publicly notified its PDP on 27th July 2022. Whilst hearings on the PDP have commenced, no decisions have yet been issued by the Hearings Commissioners. It is understood that decisions will be issued by Council in May 2026.

4.2 Under s86B of the Resource Management Act 1991 a rule in a Proposed District Plan has legal effect only once a decision on submissions have been made, unless the criteria under s.86B(3)(a) to (e) apply.

4.3 In terms of s.86B(3) of the Act, a review of the PDP shows that there are no provisions that relate to water, air or soil, significant indigenous vegetation, significant indigenous habitats of fauna, historic heritage or aquaculture activities that require resource consent in this intervening period.

4.4 Tabulated analysis of the PDP provisions are contained in **Attachment 6**. As there are no relevant rules within the PDP with immediate legal effect that affect the proposed activity status, the activity status of this application is prescribed by the current FNDC ODP. The objectives and policies of the PDP are however relevant for the s.104 assessment undertaken later in this report. This matter is discussed further in paragraph 7.11 to 8.6 of this report.

Operative District Plan

4.5 As already stated, the ODP is the dominant planning document in considering this proposal. Tabulated analysis of the ODP provisions is contained in **Attachment 7**. The analysis confirms that consent is required under the following rules of the ODP;

- Discretionary Activity subdivision consent under Rule 13.7.2.1 (v) as the proposal will not meet the minimum lot size of 600m^2 for sewered sites pursuant to Rule 13.9 (a) and (b).
- Discretionary Activity consent under Rule 13.7.2.2 as Proposed Lot 2 will not be able to accommodate the dimensions of a 14 metre by 14 metre shape factor pursuant to Rule 13.9 (a) and (b).

4.6 Overall this subdivision application is considered a discretionary activity.

STATUTORY REQUIREMENTS

Section 104 & 106 – Consideration of Subdivision Consent Applications

5.0 Section 104 of the Resource Management Act 1991 sets out those matters that must be considered when assessing an application for resource consent. Subject to Part II of the Act, Section 104B requires a consent authority to have regard to the following matters:

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

5.1 As a discretionary activity subdivision, and in addition to s.106 matters, Council has the ability to approve of decline the application. The ODP provides a range of assessment criteria for discretionary subdivision in Rule 13.10 of the ODP that may be considered by the FNDC in making that determination. These are set out in **Attachment 8**.

5.2 With respect to these subdivision assessment criteria, the proposal results in lots that are of sufficient size to accommodate dwellings clear of natural hazards, and adequate water supply, stormwater and wastewater disposal is able to be provided as set out in the attached engineering report. Moreover service providers have been consulted, whom have confirmed that adequate power and telecommunications can be provided. Appropriate provision for easements can be made. There are no listed heritage matters or sensitive ecological areas present on the site that will be affected by the proposal. The form of development is envisaged by the plan provisions in the zone and lot sizes are consistent with others present in the local area. The proposal is in accordance with these assessment criteria.

5.3 The supporting engineering report elaborates on the matters relevant to these assessment criteria as well as s.106 of the Act, and recommends conditions for adoption by Council at the time of building consent to mitigate effects.

5.4 The Fourth Schedule of the Act outlines the matters that must be included in an assessment of effects. A compliance schedule demonstrating how this AEE meets the requirements of the Fourth Schedule contained in **Attachment 9.**

5.5 The subsequent sections of this AEE address the requirements of s.5, s.104 and the Fourth Schedule of the Act as appropriate to the scale of the activity, and as necessary to provide an informed assessment of this proposal.

ASSESSMENT OF EFFECTS

6.0 The Council must decide whether the activity will have, or is likely to have, adverse effects on the environment that are more than minor.

Permitted Baseline

6.1 The permitted baseline may be taken into account and the Council has the discretion to disregard those effects. Whilst there is no permitted subdivision in the zone, it is noted that under the ODP, residential units on a sewered site can be constructed at the rate of one unit per 600m^2 of site area and up to 200m^3 of earthworks with cut / fill faces of 1.5 metres in height in a 12 month period can be undertaken on the site as a permitted activity (see Rule 7.6.5.1.2 and Rule 12.3.6.1.3). A reasonably foreseeable density of development for this site would be one residential unit.

Receiving Environment

6.2 The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed. There are no known consents in the area that have been recently applied for on adjacent sites that impact this proposal. However if the FNDC is aware of any relevant applications, this AEE can be updated as required to reflect any change in circumstances.

Section 106 Matters

6.3 The engineering report in Attachment 5 contains an assessment on engineering matters, including stability. Moreover, the proposed subdivision appropriately provides for legal access to each of the proposed lots. Accordingly, there are no adverse effects of the nature identified in s.106 of the Act that preclude this subdivision from proceeding.

Subdivision and Consequential Land Use Effects

6.4 The effects arising from the proposal have been assessed using the objectives and policies and the relevant assessment criteria within the ODP as a guide, as well as the supporting engineering report which confirms that no adverse effects in terms of stability or servicing will result.

6.5 Of further note is the presence of multiple similar sized sites or densities of development as that proposed within this application existing within the immediate surrounding area. This is illustrated in Table 1 below.

Address	Legal Description	Area	Comment
9 Kotare Drive	Lot 1 DP 130275	500m^2	Created in 1990.
4 San Marino	Lot 2 DP 81280	565m^2	Created in 1977.
1 & 3 Kotare Drive	Lot 25 DP 44837	810m^2	Cross Leased in 2006 around two existing dwellings.
23 Kotare Drive	Lot 1 DP 121882	601m^2	Site to north created in 1988.
24 Kotare Drive	Lot 2 DP 121882	649m^2	Site to north created in 1988.
2A Braemar	Lot 2 DP 575398	428m^2	Created in 2022.
12 & 14 Kupe Road	Lot 19 DP 42607	845m^2	Cross Leased in 1991 around two existing dwellings.

Table 1 : Cadastral Analysis of Surrounding Area *Source LINZ Data*

6.6 This analysis demonstrates that this development will not appear out of character with the surrounding area, or otherwise adversely affect local amenity values. The density of development proposed in this application is consistent with that which has existed in the local area for some time.

PROVISIONS OF ANY RELEVANT PLAN, POLICY STATEMENT, OR OTHER REGULATION

National Environmental Standards for Assessing and Managing Contaminated in Soils to Protect Human Health (2011) (NES :CS)

7.0 With respect to the NES:CS specifically, the site has not been used for cropping purposes and the Applicants have advised that they are not aware of any HAIL activities present. In addition, the HAIL GIS Maps on Councils website have been reviewed and this also does not indicate any HAIL sites on the property.

National Policy Statement for Freshwater Management(2022) ("NPS:FW)

7.1 The NPS : FW sets out objectives and policies that direct local government to manage water in an integrated and sustainable way, while providing for economic growth within set water quantity and quality limits. It is considered that the proposal is not inconsistent with the objectives of the NPS FW in that the nature of development is specifically envisaged by the zone provisions.

NPS Indigenous Biodiversity

7.2 The site contains no significant natural area or other indigenous vegetation of note.

New Zealand Coastal Policy Statement

7.3 The site is visible from the coast, but as already stated, the proposed building platform will appear as part of the existing Coopers Beach settlement when viewed from the coast. As a consequence no adverse effects on the coasts natural character, intrinsic values or water quality that will arise.

The Northland Regional Policy Statement

7.4 The Northland Regional Policy Statement ("NRPS") was made operative in May 2016. The site is located outside of any outstanding natural landscape, outstanding natural features, natural character areas, but is within the coastal environment. This can be seen in Figure 11 below.

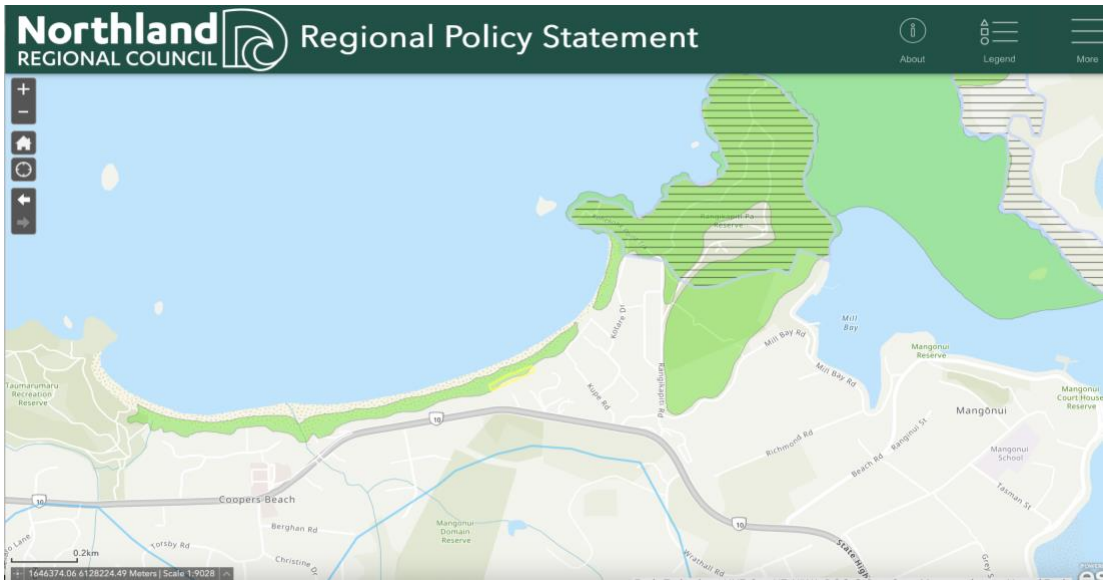


Figure 11: Regional Policy Statement Map *Source NRC GIS 2/12/25*

7.5 The NRPS contains objectives and policies related to infrastructure, natural hazards and the coastal environment. The objectives and policies considered relevant to this proposed subdivision are contained in **Attachment 10**.

7.6 As outlined earlier in this report, the hazard risk has been addressed in the supplied engineering report and found to be acceptable. This proposal does not detract from the qualities and characteristics that make up the natural character of the coastal environment. The proposal is considered consistent with the relevant NRPS objectives and policies.

FNDC ODP Objectives and Policies

7.7 As already stated, the proposal constitutes a discretionary activity overall under the ODP. The pertinent objectives and policies are contained in **Attachment 11.**

Commentary – Subdivision Objectives and Policies

7.8 The proposed subdivision is of a nature envisaged by the zone provisions (13.3.1). The lot sizes, dimensions and location of the allotments have been designed to accord with the ODP standards to the greatest possible extent. There are no scheduled heritage resources present on the site (13.3.4) , and stormwater management will be in place for the proposed development (13.3.5) Particular consideration has been given to ensuring adverse effects are appropriately avoided, remedied or mitigated and this is set out in the attached engineering report. The proposal is in accordance with these objectives and policies.

Commentary – Residential Zone Objectives and Policies

7.9 The proposed subdivision is appropriate for a residential zoned site in an urban area. The proposal will appropriately avoid, remedy or mitigate effects on amenity values (7.3.3) The proposal contains a set of suggested resource consent conditions to address environmental effects arising from the proposal, including water supply (7.3.6). The proposal will adequately maintain the amenity values of the local area (7.4.1) and the supporting infrastructure will be appropriately designed (7.4.8). The proposal is consistent with the density of development in the immediate surrounding area (7.6.3.1). The proposal is in accordance with these objectives.

Summary

7.10 In summary, for the reasons detailed above, the proposal can be considered consistent with the relevant objectives and policies contained within the ODP.

PDP Objectives and Policies

7.11 The pertinent objectives and policies are contained in **Attachment 12.** As the objectives and policies of the General Residential zone are consistent with the ODP, this proposal sits comfortably with these as the proposed development will achieve the objectives of the zone as it will cater for development in an area identified to accommodate growth (GRZ-01 and GRZ-04) and with appropriate infrastructure being in place (GRZ-P8 (f)).

7.12 The proposal is also consistent with the objectives and policies of the coastal environment overlay as the proposal will result in a subdivision that is consistent with the intent of the zone and overlay with appropriate infrastructure being able to be provided (CE-01 & CE03 and CE-P5).

7.13 As with the General Residential zone objectives and policies, the associated subdivision objectives and policies sit comfortably alongside this proposal as the proposal will achieve the objectives of the zone SUB-01 (a), contribute to local character and sense of place (SUB01 (b)) and SUB-P3 (a) to (d) and does not increase risk from natural hazards (SUB 01 (e) and SUB-P11 (d). Moreover appropriate infrastructure is able to be provided (SUB-03(a) and SUB-P6 (a) and (b).

7.14 With respect to natural hazards, the hazard risk has been assessed in the supporting engineering report and the recommended conditions will ensure that the proposal is consistent with policies regarding natural hazards (NH-01 & NH-02, NH-P2, NH-P5, NH-P7, NH-P8).

Variation 1 to the PDP

7.15 The Far North District Council has notified Proposed Plan Variation 1 (Minor Corrections and Other Matters) to the Proposed District Plan. Proposed Plan Variation 1 makes minor amendments to correct minor errors, amend provisions that are having unintended consequences, remove ambiguity and improve clarity and workability of provisions. There are multiple zones and provisions of the PDP that are affected by this variation. Examples of this include changes to the wording of both rural, urban and special purpose zones. The variation does not seek changes to the subdivision provisions in the General Residential Zone. Submissions for this variation closed in December 2024 so the provision have no effect on activity classification and little if any weight in the decision making process for this application at the current time.

ANY OTHER RELEVANT AND REASONABLY NECESSARY MATTER

Weighting of District Planning Documents

8.0 In general terms the weight afforded to the objectives and policies of a PDP are determined by the extent to which the PDP provisions have been tested in the statutory process. Typically, a PDP notified by a consent authority will garner greater weighting in the process a few years after notification as decisions are issued and appeals are resolved in accordance with the time frames prescribed in the RMA 1991.

8.1 However this is not the case with FNDC PDP. Whilst the statutory process for the PDP substantively commenced on 27 July 2022 with the public notification of the PDP, according to the FNDC website, the PDP received "…*a high number of submissions with 580 original submissions (with over 8,500 original submission points), and 549 further submissions (with 26,174 further submission points) covering a broad range of issues…*"

8.2 As a consequence of that significant number of submissions, as well as staffing issues, Council wrote to the Minister for Environment on 15 July 2024 seeking an extension of time until 27 May 2026 for the issue of Council decisions on the PDP. This extension of time was granted by the Minister for the Environment on 17 September 2024.

8.3 All of this means that despite being in the public realm for a number of years, the PDP has not yet had any decisions issued on submissions by either the Hearings Panel or Council.

8.4 As a consequence, the PDP carries less weighting in the decision making process at the present time, than would otherwise be expected. This is setting aside the fact that the Council will still need to make a decision as to whether or not they will accept the recommendations of the Hearings Panel. The Council decisions will then be subject to potential challenge via appeal.

8.5 We also note that in parallel with this Council has recently notified a plan variation to correct errors, including corrections to zoning and other amendments to the PDP. Submissions for this variation closed in December 2024.

8.6 In our opinion all of this means that the Operative District Plan is the dominant document in the weighing up of the objectives and policies of the district planning documents.

PART 2 OF THE RMA

9.0 The purpose of the RMA under s5 is to promote the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way or at a rate that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

9.1 This application is considered to be consistent with this purpose. In particular, the proposal seeks to enable the wellbeing (social and economic) of the applicants by allowing efficient utilisation of their site and will ensure that adverse effects of the proposal on the environment will be avoided, remedied and/or mitigated.

9.2 Section 6 of the Act sets out a number of matters of national importance which need to be recognised and provided for and includes among other things and in no order of priority, the protection of outstanding natural features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the protection of historic heritage. The site does not contain any identified "outstanding landscape" or features. It does not contain records of any significant indigenous vegetation and/or habitats of indigenous fauna, or any archaeologically significant or heritage items.

9.3 Section 7 identifies a number of "other matters" to be given particular regard by a council in the consideration of any assessment for resource consent, and includes the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values. The proposal is considered to be consistent with the maintenance and enhancement of amenity values.

- The development has been designed to take into account the attributes of the subject site.
- The proposal will enable an efficient use of physical resources as it will utilise land zoned for residential purposes.

9.4 Section 8 requires all persons exercising functions and powers under the RMA to 'take into account' the Principles of the Treaty of Waitangi. No section 8 issues are considered to result.

9.5 Overall, the application is consistent with Part 2 of the RMA for the following reasons:

- The proposal provides for the wellbeing of people within the FNDC District by providing for the efficient utilisation of an existing site;
- The proposal avoids, remedies or mitigates adverse effects on the environment.

WRITTEN APPROVALS / CONSULTATION

10.0 No written approvals have been sought as the proposed density of development is contemplated in the zone and is consistent with the lot sizes / density of development present on other sites in the immediate local area. These other sites have been in existence in the immediate local area for many years.

10.1 Whilst there is a marginal infringement of the required dimension of the shape factor on Lot 2, there is nonetheless provision for a shape factor accommodating 196m^2 of available area for future development consistent with the minimum area anticipated as a consequence of a complying shape factor dimension (14 metres by 14 metres). Future development will be able to be accommodated within this shape factor and comply with the bulk and location standards of the ODP.

10.2 Moreover, the proposed subdivision layout has been informed by the engineering assessment that have been undertaken on the site, with engineering methodologies addressing stormwater, stability, servicing, etc.

10.3 These attributes all mean that the proposal can proceed with giving rise to adverse effects on adjacent / other parties.

10.4 The Applicant has consulted with service providers (Top Energy, Chorus) and confirmation of servicing is contained in **Attachment 13**. Moreover, a concept development plan meeting was held with the FNDC in January 2025 and meeting minutes are contained in Attachment 3. No fundamental concerns were expressed by Council staff on the proposal.

SECTION 95 NOTIFICATION ASSESSMENT

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

Step 1: mandatory public notification in certain circumstances

No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a))
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)), and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

The application is not precluded from public notification as:

- the activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)); and
- the application does not involve one or more of the activities specified in s95A(5)(b).

Step 3: if not precluded by step 2, public notification required in certain circumstances

11.1 The application is not required to be publicly notified as the activities are not subject to any rule or a NES that requires public notification (s95A(8)(a)). For the reasons outlined earlier in this report public notification is not required as the activities will have or are likely to have adverse effects on the environment that are less than minor (s95A(8)(b)).

Step 4: public notification in special circumstances

11.2 If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the activities will not have adverse effects on the environment that are more than minor.

11.3 "Special circumstances" have been defined by the Court of Appeal as those that are unusual or exceptional, but they may be less than extraordinary or unique (Peninsula Watchdog Group (Inc) v Minister of Energy [1996] 2 NZLR 529). With regards to what may constitute an unusual or exceptional circumstance, Salmon J commented in Bayley v Manukau CC [1998] NZRMA 396 that if the district plan specifically envisages what is proposed, it cannot be described as being out of the ordinary and giving rise to special circumstances.

11.4 In Murray v Whakatane DC [1997] NZRMA 433, Elias J stated that circumstances which are "special" will be those which make notification desirable, notwithstanding the general provisions excluding the need for notification. In determining what may amount to "special circumstances" it is necessary to consider the matters relevant to the merits of the application as a whole, not merely those considerations stipulated in the tests for notification and service.

11.5 In this instance there are no special circumstances as the nature of the consent application is consistent with the rules, and objectives and policies for subdivision in the Residential zone.

Public notification conclusion
Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b).
- Under step 3, public notification is not required as the application is for activities that is are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

11.6 It is therefore recommended that this application be processed without public notification.

Limited notification assessment (sections 95B, 95E-95G)

11.7 If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

Step 1: certain affected protected customary rights groups must be notified.

11.8 There are no protected customary rights groups or customary marine title groups affected by the proposed activities (s95B(2)).

11.9 In addition, the council must determine whether the proposed activities are on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)). In this instance, the proposal is not on and will not affect land that is subject to a statutory acknowledgement, and will not result in adversely affected persons in this regard.

Step 2: if not required by step 1, limited notification precluded in certain circumstances

The application is not precluded from limited notification as:

- the application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)); and
- the application is not exclusively for a controlled activity, other than a subdivision, that requires consent under a district plan (s95B(6)(b)).

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

As this application is not for a boundary activity, there are no affected persons related to that type of activity (s95B(7)).

The following assessment addresses whether there are any affected persons that the application is required to be limited notified to (s95B(8)).

In determining whether a person is an affected person:

- a person is affected if adverse effects on that person are minor or more than minor (but not less than minor);
- adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded; and
- the adverse effects on those persons who have provided their written approval must be disregarded.

Adversely affected persons assessment (sections 95B(8) and 95E)

12.0 As already stated, and as Illustrated earlier in this AEE, there are less than minor effects on persons arising from this application.

Step 4: further notification in special circumstances

12.1 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 warrants it being notified to any other persons not already determined as eligible for limited notification (excluding persons assessed under section 95E as not being affected persons).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

12.2 In this instance there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

Limited notification conclusion

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

12.3 It is therefore recommended that this application be processed without limited notification.

CONCLUSION

13.0 Under the FNDC ODP the application site is zoned Residential. The proposal seeks discretionary activity subdivision consent which is consistent with the intensity of development anticipated within the zone, the surrounding area, as well as the relevant assessment criteria and the objectives and policies of the zone.

13.1 The application has been assessed in terms of the matters detailed in the relevant sections of the RMA (1991), and the FNDC ODP. The environmental effects arising from the proposal are less than minor.

13.2 In my opinion, and based on the supporting reports, the proposal accords with Section 104 & 106 of the RMA and can be granted resource consent on a non-notified basis.

Neil Mumby
Planning Consultant
B. Soc.Sci (REP) (Hons)
MNZPI(Full),
Member
ISOCARP
December 2025

Attachment 1

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA20D/1303**
Land Registration District	**North Auckland**
Date Issued	12 October 1971

Prior References
NA1128/198

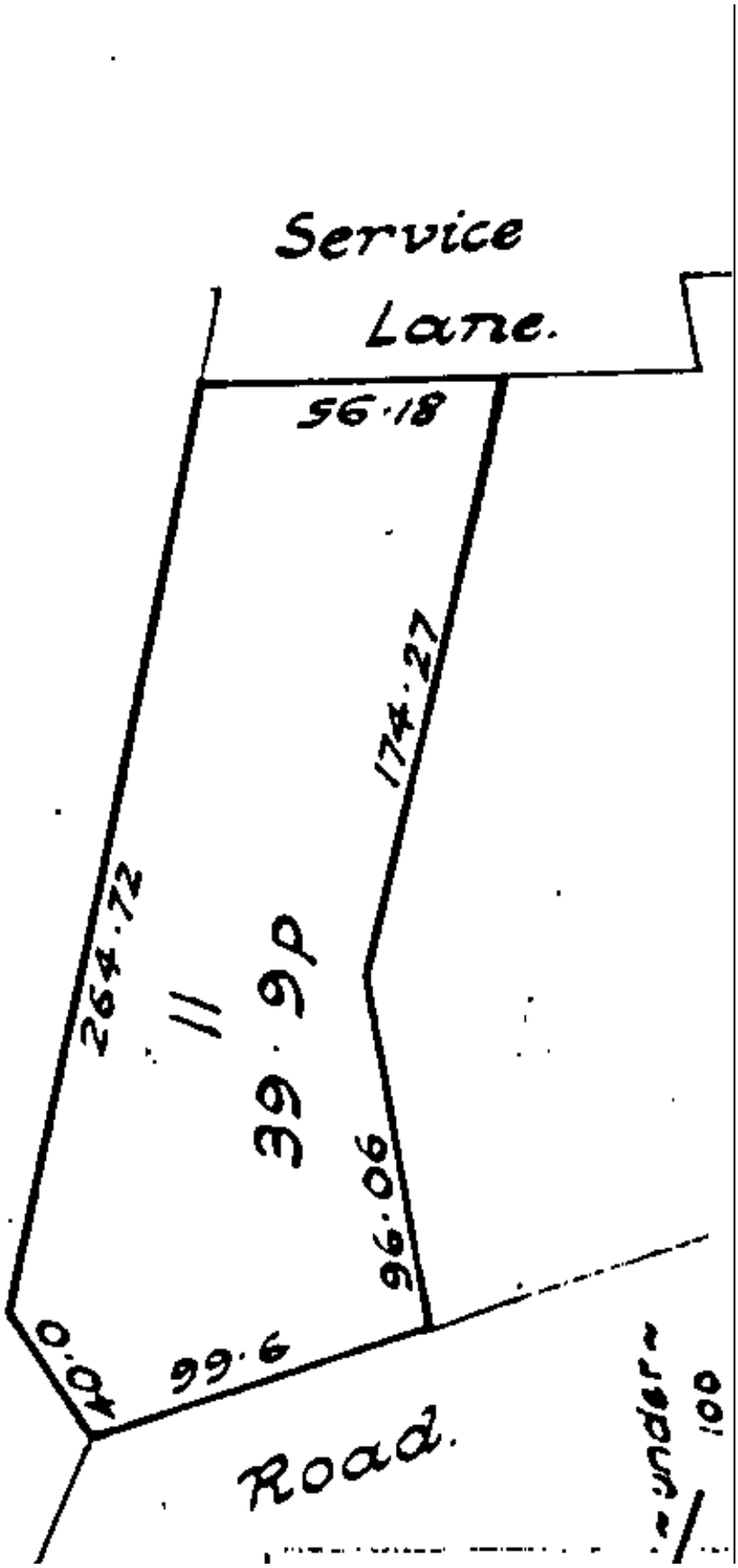
Estate	Fee Simple
Area	1009 square metres more or less
Legal Description	Lot 11 Deposited Plan 50666
Registered Owners	

Bridget Marie Thorp

Interests

K76279 Building Line Restriction

12079973.2 Mortgage to Westpac New Zealand Limited - 30.4.2021 at 11:17 am


Service
Lane.
56·18
174·27
264·72
39·9p
96·06
0·04
99·6
Road.
100

K76279 BLR

NOTICE NO: 1317
SCHEME PLAN NO:6865

CONDITION OF BUILDING LINE

SECTION 5, LAND SUBDIVISION IN COUNTIES ACT, 1946

PURSUANT TO the provisions of Section 5 (4) of the Land Subdivision in Counties Act 1946, I, ROBERT PHILIP GOUGH, Chief Surveyor, North Auckland Land District, HEREBY GIVE NOTICE that Lots 1 to 4 and 10 to 30, more particularly delineated in the Scheme Plan of the Town of Mangonui Extension No. 33, being a subdivision of Allotments 25 and 26, Mangonui Parish, comprised in Certificates of Title Volume 1128, folios 194 and 198, Auckland Land Registry, are subject to the condition that no buildings or hoardings shall be erected on the said Lots 1 to 4, 11, 12 and 15 to 19 within 33 feet of the middle-line of Lot 35 (Road to be dedicated) or on the said Lots 10 to 30 within 5 feet of Lot 37 (Access Way) as shown on the aforementioned scheme plan.

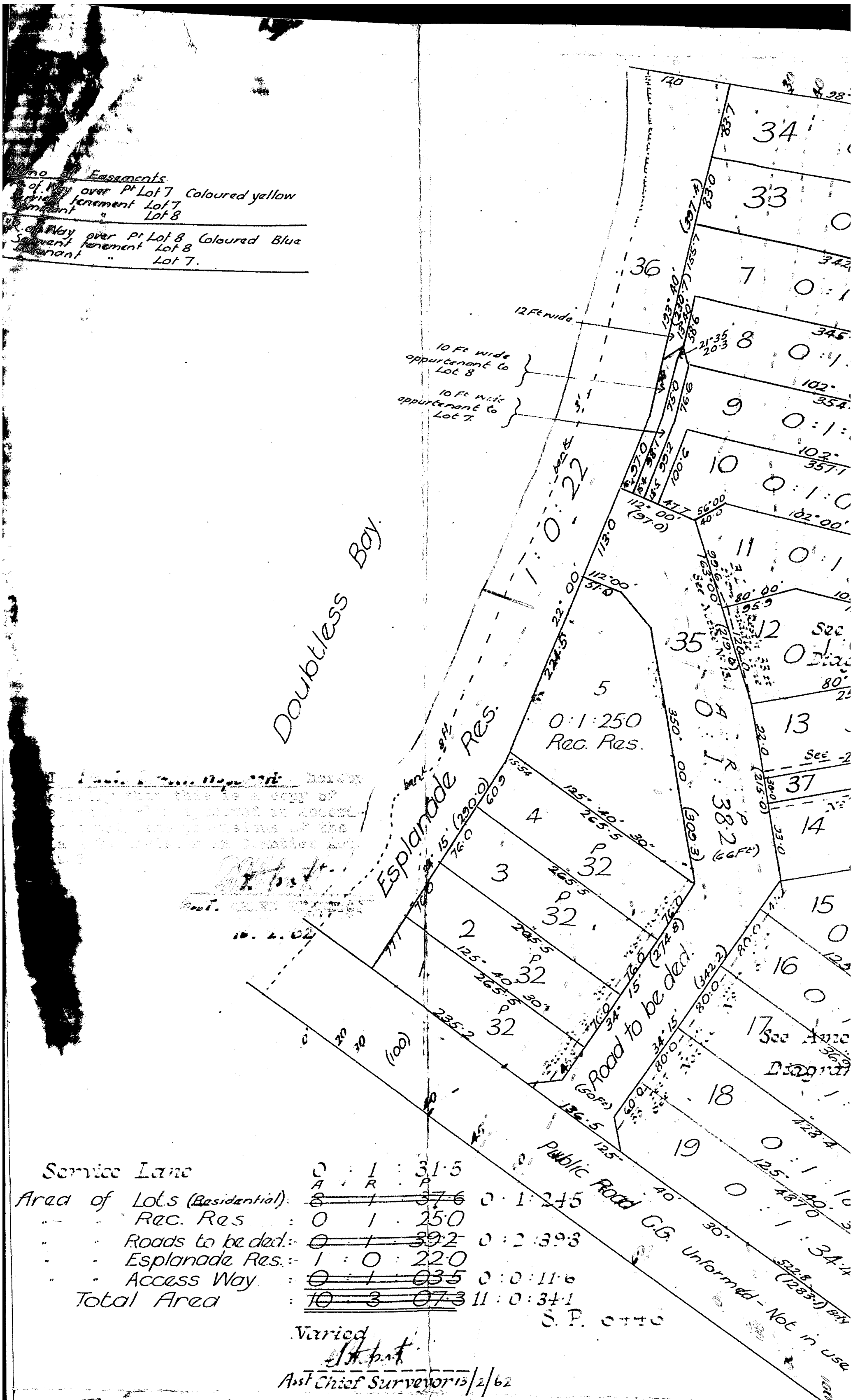
GIVEN under my hand this 14th
day of March 1960.

Signed: R.P. GOUGH
CHIEF SURVEYOR

NORTH AUCKLAND LAND DISTRICT

I, ROBERT PHILIP GOUGH, Hereby Certify that this is a copy of a Notice issued in accordance with the Land Subdivision in Counties Act, 1946.

R P Gough
CHIEF SURVEYOR.
pp a Reid



Town of Mangonui Extn No 33

Scheme Plan of Subdn of Allots 25 & 26

Parish of Mangonui

V Mangonui S.D. - Mangonui County - Comprised in C.T. 1128,

To be surveyed for R.D West, A.H. Cameron & D.C. Mosby - By

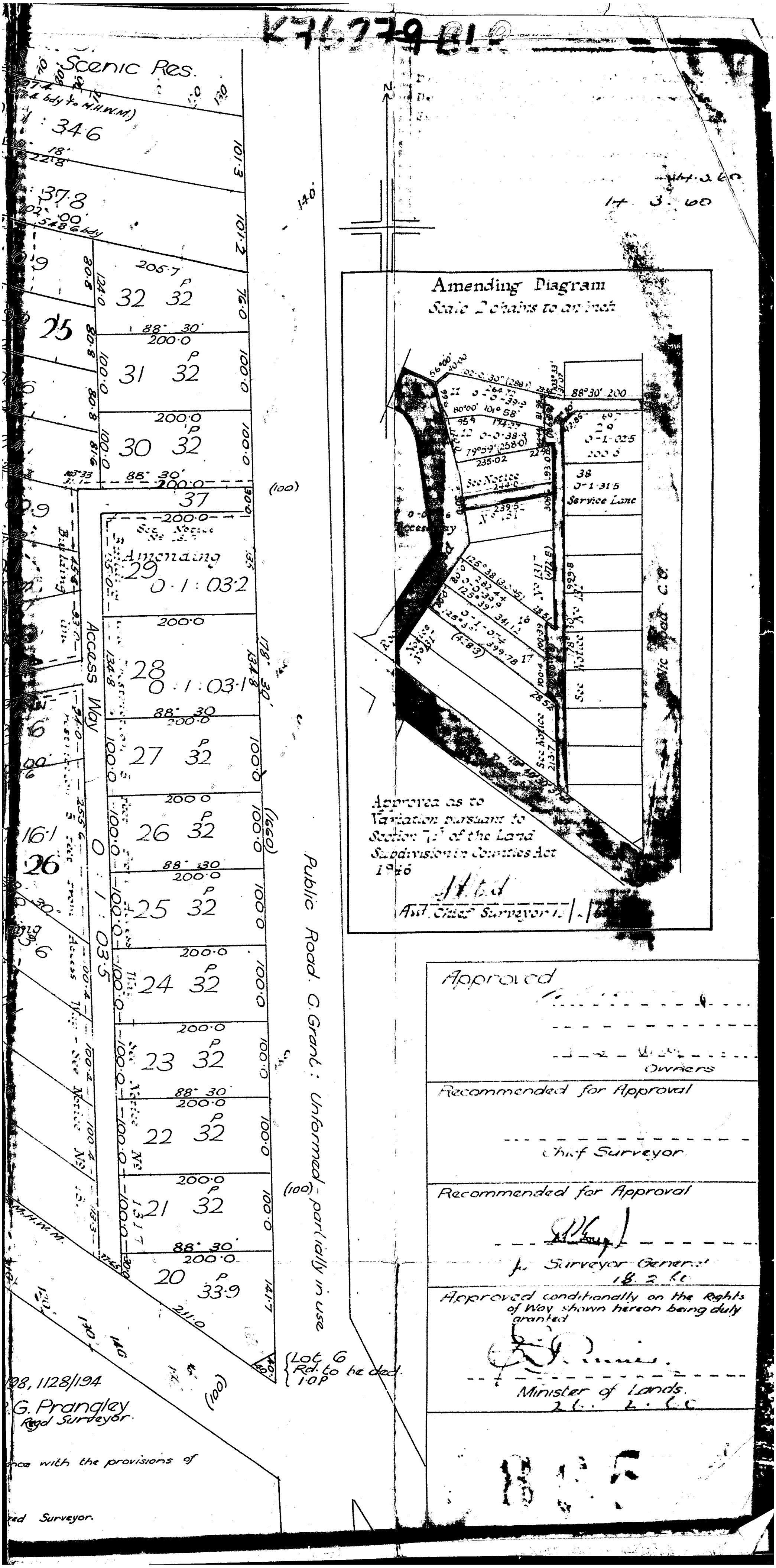
Scale : 1 Chain to an inch.

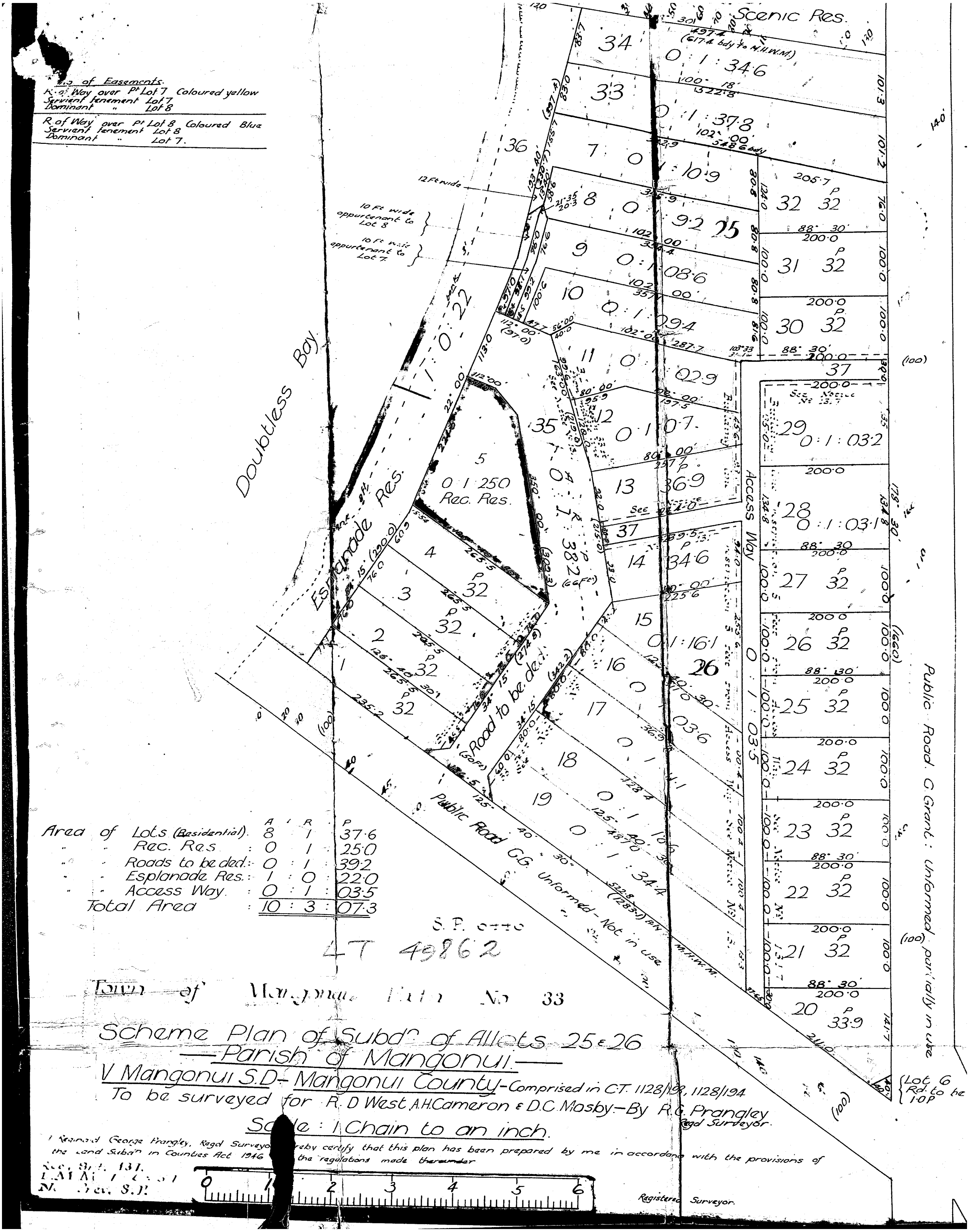
I Reginald George Prangley, Regd. Surveyor, hereby certify that this plan has been prepared by me in accord... the Land Subdn. in Counties Act 1946 and the regulations made thereunder

Rec. Sh. 137.
L.M. M.
No Prev. S.P.

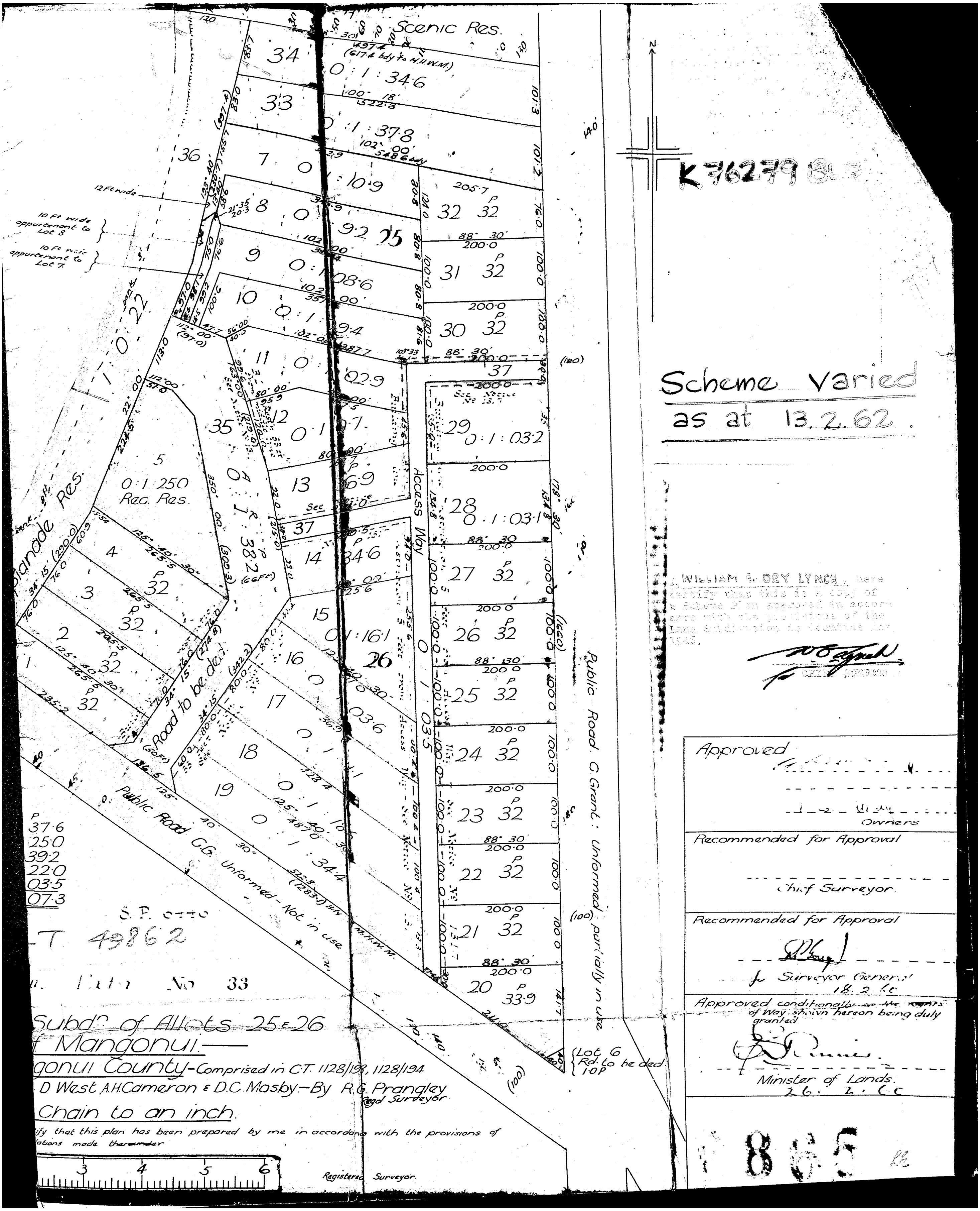
0 1 2 3 4 5 6

Regis...


K76279 BLP
Scenic Res.
1 : 34.6
37.8
32 32
31 32
30 32
37
Amending
29 0·1·03·2
28 0·1·03·1
27 32
26 32
25 32
24 32
23 32
22 32
21 32
20 33·9
Access Way
0·1·03·5
Public Road. C. Grant: Unformed - partially in use
Lot 6 Rd. to be ded. 1·0P
1128/194
R.G. Prangley
Regd Surveyor.
...nce with the provisions of
...red Surveyor.
14. 3. 60
Amending Diagram
Scale 2 chains to an inch
Service Lane
Approved as to Variation pursuant to Section 7 of the Land Subdivision in Counties Act 1946
Asst. Chief Surveyor
Approved
Owners
Recommended for Approval
Chief Surveyor
Recommended for Approval
Surveyor General
18. 2. 60
Approved conditionally on the Rights of Way shown hereon being duly granted
Minister of Lands
26. 2. 60



Memo of Easements.
R. of Way over Pt Lot 7 Coloured yellow
Servient Tenement Lot 7
Dominant " Lot 8
R of Way over Pt Lot 8 Coloured Blue
Servient Tenement Lot 8
Dominant " Lot 7.
Scenic Res.
12 Ft wide
10 Ft wide appurtenant to Lot 8
10 Ft wide appurtenant to Lot 7.
Doubtless Bay.
Esplanade Res.
1 : 0 : 22
5
0 : 1 : 25.0
Rec. Res.
Road to be ded.
Access Way
0 : 1 : 03.5
Public Road C.G. Unformed - Not in use
Public Road C Grant. Unformed partially in use
Lot 6 Rd. to be 1.0 P
Area of Lots (Residential) 8 : 1 : 37.6
Rec. Res. 0 : 1 : 25.0
Roads to be ded. 0 : 1 : 39.2
Esplanade Res. 1 : 0 : 22.0
Access Way 0 : 1 : 03.5
Total Area 10 : 3 : 07.3
S.P. 6440
LT 49862
Town of Mangonui Extn No 33
Scheme Plan of Subd^n of Allots 25 & 26
— Parish of Mangonui —
V Mangonui S.D. – Mangonui County – Comprised in C.T. 1128/193, 1128/194
To be surveyed for R. D West, A.H. Cameron & D.C. Mosby. – By R.G. Prangley
Regd Surveyor.
Scale : 1 Chain to an inch.
I Reginald George Prangley, Regd Surveyor, hereby certify that this plan has been prepared by me in accordance with the provisions of the Land Subd^n in Counties Act 1946 and the regulations made thereunder
Registered Surveyor.



Scenic Res.
K76279
Scheme Varied
as at 13.2.62.
Access Way
Public Road. G Grant: Unformed, partially in use
Public Road C.G. Unformed - Not in use
Road to be ded.
Rec. Res.
12 Ft wide
10 Ft wide appurtenant to Lot 8
10 Ft wide appurtenant to Lot 7
Lot 6 Rd. to be ded. 1·0P
S.P. 6770
CT 49862
No 33
Subdⁿ of Allots 25 & 26
Mangonui
Mangonui County - Comprised in C.T. 1128/193, 1128/194
D West, A.H.Cameron & D.C. Mosby - By R.G. Prangley Regd Surveyor.
Chain to an inch.
Registered Surveyor.
I, WILLIAM G. ORY LYNCH
Approved
Owners
Recommended for Approval
Chief Surveyor.
Recommended for Approval
for Surveyor General
18.2.62
Approved conditionally on the rights of Way shown hereon being duly granted
Minister of Lands.
26.2.62
866

1128 19½ and 198

16" March 1960

Recorded on R 759

BLR.
Chief Surveyor

2·30
N.L
13997

Attachment 2

Adjacent Land Assessment

22 Mahoe Lane, Coopers Beach

1.1 Adjacent land uses are residential and in nature. A table identifying the legal descriptions of adjacent land (where available) and associated land uses are contained in Table 1 below;

Street Address	Legal Description	Property Description
23 Kotare Drive	Lot 1 Deposited Plan 121882	Residential dwelling.
24 Mahoe Lane	Lot 2 Deposited Plan 121882	Residential dwelling.
19 Kotare Drive	Lot 12 Deposited Plan 50666	Residential dwelling.
19 Mahoe Lane	Lot 29 Deposited Plan 50666	Residential dwelling.

1.2 An image showing the location of the adjacent land is below in Figure 2 below;

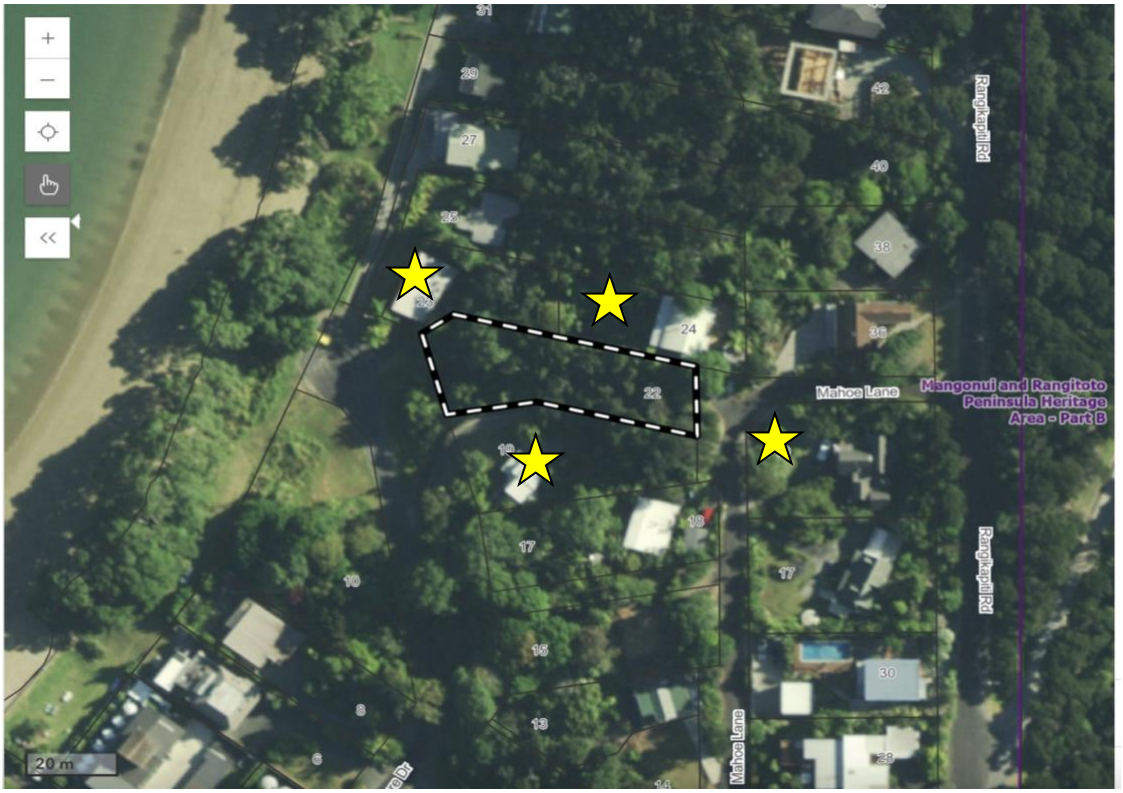


Figure 2 : Adjacent Land Assessment

Key

★ = Adjacent Land

Attachment 3

Far North District Council
Te Kaunihera o Tai Tokerau ki te Raki

www.fndc.govt.nz
Memorial Ave, Kaikohe 0405
Private Bag 752, Kaikohe 0440

Phone 0800 920 029
Planning.Support@fndc.govt.nz

Meeting Request Form

Pursuant to the Resource Management Act 1991

The purpose of this meeting is to discuss:

- [x] **Concept Development Meeting (CDM)**
  To meet with Council early in the process to develop your concept and align with planning requirements.

- [ ] **Pre-Application Meeting (PAM)**
  To review a prepared application to ensure it is complete for lodging.

If the application is largely dependent on the provision of a technical report in support of an Assessment of Environmental Effects, e.g. a Geotechnical Report, you may wish to request that appropriate staff are present at the meeting.

Preferred Meeting Date: January 2025 Time: flexible [x] am [x] pm

PLEASE NOTE: Meetings will be booked three weeks, at the earliest, from the day you lodge this request.

APPLICANT DETAILS

Applicant	Bridget Thorp
Phone	

SITE DETAILS

Owner	Bridget Thorp		
Site Address	22 Mahoe Lane, Coopers Beach		
Legal Description	Lot 11 Deposited Plan 50666	CT Reference	NA20D/1303

AGENT DETAILS

Name	Neil Mumby
Organisation	Cable Bay Consulting Ltd
Postal Address	11 Bush Point Road, Cable Bay
Phone (*day*)	

Continued next page

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Planning.Support@fndc.govt.nz

Meeting Request Form

Pursuant to the Resource Management Act 1991

PROPOSAL DETAILS

Current use: Vacant

Proposed Use/Description of Proposal (including identified infringements, e.g. setback, visual amenity)

Two lot subdivision proposed.

Major Issues from applicant's perspective

There appears to have been no vacant freehold subdivsions undertaken in this area since the 1990's. The property file references that the general area is notated as having widespread instability. Wish to confirm whether there or not there is a policy in place discouraging

As well as the above, any other issues for discussion at the meeting

The applicants engineers have advised that machine bore holes will be needed for geotechnical testing. This will involve clearing two 25m2 areas on the site in the location of the platforms, as well as clearing a 3 metre wide strip for the purposes of access to these

Has any advice been given previously by Council? ☐ Yes ☑ No

If yes, provide details

MEETING ATTENDEES

Name	Expertise/Involvement
Neil Mumby	Planning Consultant

Continued next page

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Phone 0800 920 029
Planning.Support@fndc.govt.nz

Meeting Request Form

Pursuant to the Resource Management Act 1991

What area of expertise would you like at the meeting:

- [x] Planning
- [x] RC Engineer
- [ ] 3 Waters
- [ ] Other (*please specify*)
- [ ] Roading
- [ ] Reserves Planner

ATTACHMENTS

When submitting a Meeting Request Form, please attach copies of the documents and plans that you wish to discuss. This will enable pre-circulation of material to Council staff attending the meeting so that they are more informed about the proposal in advance of any meeting.

Concept Plan of subdivision.
Initial Engineering Appraisal
Plan of Machine borehole platform location
Register of Title

Important Note

Pre-application meetings are intended to provide initial advice on specific issues identified for discussion by the applicant and any likely major issues. It cannot replace the in-depth investigation normally associated with the formal assessment of an application and consideration of public submissions. While the advice is given in good faith, it in no way binds a decision of the Council. Any information offered during the pre-application process does not pre-empt the normal resource consent assessment and decision making process.

BILLING DETAILS

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

Name/s (*please write all names in full*)	Neil Mumby		
Email			
Postal Address	11 Bush Point Road, Cable Bay		
Post Code	0420		
Phone Numbers	Work		Home

Continued next page

Far North District Council
Te Kaunihera o Tai Tokerau ki te Raki

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Meeting Request Form

Pursuant to the Resource Management Act 1991

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 meeting request. 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 meeting request is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this meeting request form 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	Neil Mumby	*please print*	Date	31/12/24
Signature		(*signature of bill payer*)	***mandatory***	

Costs

PLEASE NOTE: that as per the 2023/24 Fees and Charges, any meeting booked in advance relating to a resource consent application will be billable. Actual and reasonable costs will be calculated based on the charge rate associated with the staff member(s) required to attend and for any research required prior to the meeting. This includes Pre-Application Meetings and Concept Development Meetings. Invoiced amounts are payable by the 20th of the month following invoice date.

Initial Assessment for CDM-2025-75:

22 Mahoe Lane, Coopers Beach

Zone	Residential
Title Area	1009.36 m^2

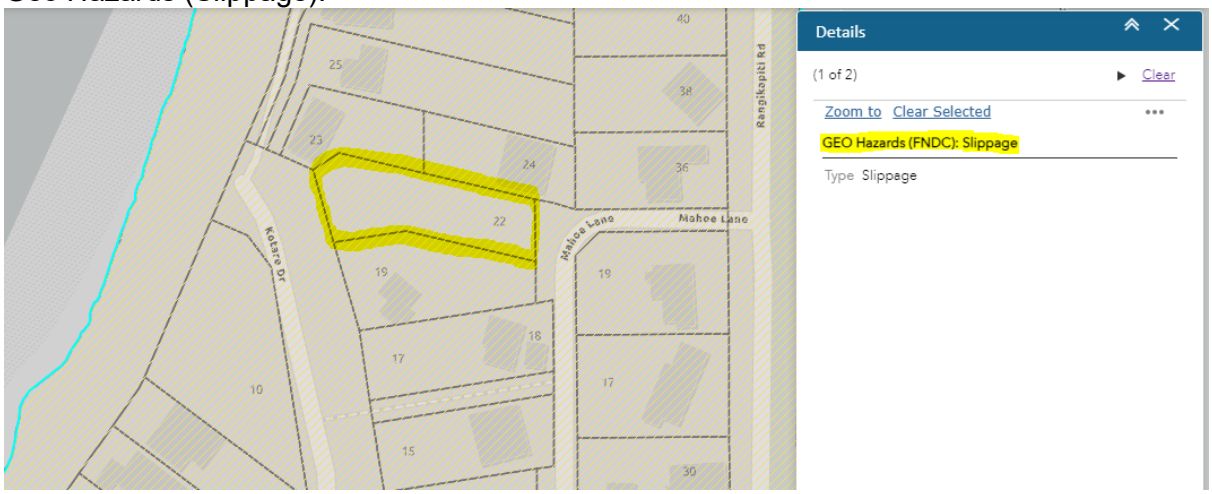
Site Notations:

- Within Coastal Environment (NRC Regional Policy Statement map)

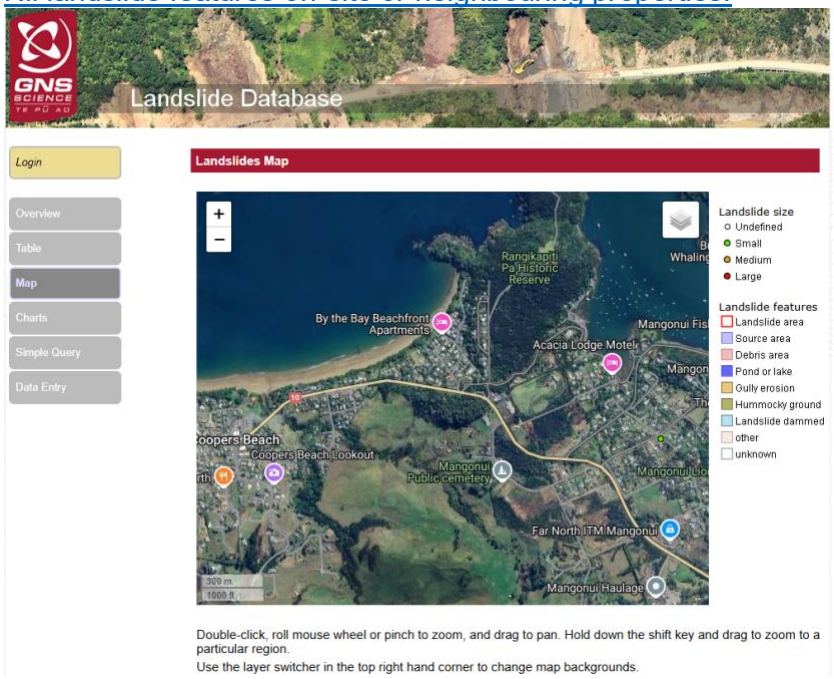
- Stormwater and Wastewater Council reticulated services available

- Within Coastal Erosion Hazard Zones 2 (100 years) and 3 (100 years + Rapid Sea Level Rise Scenario) – NRC

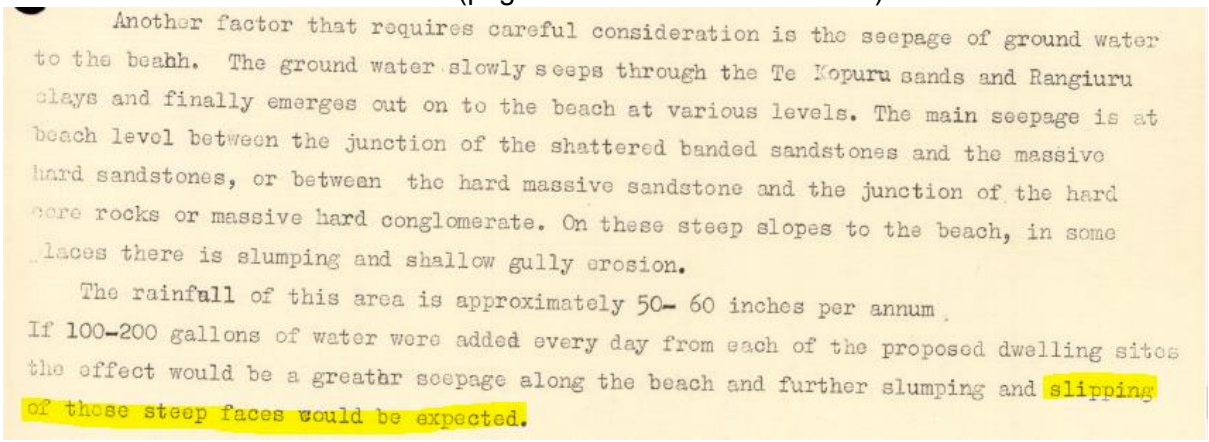
- Geo Hazards (Slippage):



- Nil landslide features on-site or neighbouring properties:



- Relevant s32 information:
  Natural Hazards Appendix: (page 15/55 of the PDF document):
  - Coopers Beach has essentially all been subdivided but is subject to slow moving sub-surface landslide and is moving into the tide.
  - Instability may not necessarily be mapped from the outset, but specifically mapped areas such as Coopers Beach may be introduced and these are the provisions that would apply.
  - Mapping would be beneficial, but council would need to have a better understanding of costs and complexity of mapping land instability.
- Extract from RC 826865-TCPMSP (page 125 of the PDF document):



Another factor that requires careful consideration is the seepage of ground water to the beahh. The ground water slowly seeps through the Te Kopuru sands and Rangiuru clays and finally emerges out on to the beach at various levels. The main seepage is at beach level between the junction of the shattered banded sandstones and the massive hard sandstones, or between the hard massive sandstone and the junction of the hard core rocks or massive hard conglomerate. On these steep slopes to the beach, in some places there is slumping and shallow gully erosion.

The rainfall of this area is approximately 50- 60 inches per annum. If 100-200 gallons of water were added every day from each of the proposed dwelling sites the effect would be a greatar seepage along the beach and further slumping and slipping of these steep faces would be expected.

Assessment:

- Sewered site. 600m^2 minimum lot size for subdivision (two lot subdivision is a Discretionary activity) under ODP).
- Vegetation clearance in relation to machine borehole locations – no notable trees identified. Clearance of trees complies with Rule 12.2.6.1.1(o). Also anticipated to comply with Rule 12.2.6.1.4.
- No specific ODP or PDP rule, Policy or Objective found to discourage subdivision in the area. But the Plan requires proper investigation and mitigation of hazards i.e. applicant to provide specialist geotechnical report to confirm future potential adverse effects are avoided, remedied or mitigated (i.e. compliance with Rule 13.10.2).

Far North District Council
Te Kaunihera o Tai Tokerau ki te Raki

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

Concept Development Meeting Minutes

Date: **17-Jan-2025**
Concept Number: **CDM-2025-75**
Address: **22 Mahoe Lane, Coopers Beach 0420**
Duration of Meeting:

1. Meeting Attendees

Council:

- Gio Alagao – Planner
- Nadia de la Guerre – Engineering Team Leader
- Rinku Mishra – Senior Engineer

Applicant:

- Neil Mumby – Cable Bay Consulting Ltd

2. Proposal & Documents Submitted for CDM

- CDM application document
  - Meeting Request Form
  - Record of Title
  - Letter from Engineering Geologist to Neil Mumby re. review of potential subdivision
  - Site Plans

3. Detail of Proposal – as outlined by the applicant at the meeting

- Client owns piece of land and wishes to subdivide to two
- Within an area of known land movement based on historical data
- Approached engineering for comments
- No vacant freehold lands created since 1990's based on agent's observation – could signify that there is a formal or informal policy about not allowing subdivision in the area

4. Discussion – at the meeting

- No specific ODP or PDP rule, Policy or Objective (whether formal or informal) found to discourage subdivision in the area. But applicant will have to provide specialist geotechnical report to confirm future potential adverse effects are avoided, remedied or mitigated.

- The clearance of indigenous vegetation is a permitted activity if the site meets the definition of an "urban environment" site... On all other sites in other zones, the clearance of indigenous vegetation is a permitted activity, provided that the clearance does not increase the total area of cleared land on the site above 500m².

- Service connections might require easements

- Written approval may not be of much benefit for the RC – Objectives and Policies assessment/compliance more important

5. Conclusion and Next Steps

Please Note:

The views and opinions by Council Officers at the Concept Development Meetings and in these associated notes provide their preliminary view only. A final determination on whether Council can support the consent or not, and whether the resource consent application will be processed on a notified or non-notified base can only be made upon receipt of a formal application, site visit and review.

From: **Gio Alagao** Gio.Alagao@fndc.govt.nz
Subject: RE: Concept Development Meeting - 2025-75
Date: 17 January 2025 at 11:30 AM
To: Neil Mumby neil.mumby@cablebayconsulting.co.nz

GA

Hi Neil,

Please see the Engineering notes below:

- The site is subject to a Slippage hazard
- This may affect the insurance premiums, this will be noted on the new titles
- A S72 note may be placed on the title at BC stage to highlight the hazard on site
- A detailed Site Suitability report will be required in which 2 building areas are identified as per the requirements of S106 of the RMA, prepared by a CPEng Geotech Engineer, this may be subject to review by a Council nominated specialist.
- Any ground improvement works required to create stable building sites which spans across the boundaries will have to be completed at 224 stage
- The SS report shall include measures for storm and wastewater disposal from the site, onsite stormwater disposal is not advised
- There is an existing stormwater line on site, this will need an easement. Stormwater and wastewater connections will be required at 224 stage
- Easements may also be required for sewer connections and other utilities.
- Vehicle crossings to comply with Councils Engineering Standards, either 2009 or if applicant prefers 2023 then this can also be used
- A CAR (Corridor Access Request) will be required for any works carried out in the road reserve, incl vegetation clearance.
- Sediment control shall be in place during earthworks.

I hope this is helpful for you.

Kind regards,

Gio Alagao
Intermediate Resource Planner - Resource Consents Team 2
M 64272548053 | **P** 6494015521 | Gio.Alagao@fndc.govt.nz
Te Kaunihera o Te Hiku o te Ika | Far North District Council

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029
fndc.govt.nz

From: Gio Alagao
Sent: Friday, January 17, 2025 9:51 AM
To: Neil Mumby <neil.mumby@cablebayconsulting.co.nz>
Subject: RE: Concept Development Meeting - 2025-75

Hi Neil,

It was a pleasure talking to you earlier.

Please see attached my initial assessment and my notes in the meeting.

Kind regards,

Gio Alagao
Intermediate Resource Planner - Resource Consents Team 2
M 64272548053 | **P** 6494015521 | Gio.Alagao@fndc.govt.nz
Te Kaunihera o Te Hiku o te Ika | Far North District Council

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029
fndc.govt.nz

From: Neil Mumby <neil.mumby@cablebayconsulting.co.nz>
Sent: Tuesday, January 14, 2025 12:42 PM
To: Didi Paraone <didi.paraone@fndc.govt.nz>
Cc: Planning Support <Planning.Support@fndc.govt.nz>; Nadia de la Guerre <Nadia.DeLaGuerre@fndc.govt.nz>; Gio Alagao <Gio.Alagao@fndc.govt.nz>
Subject: Re: Concept Development Meeting - 2025-75

Thanks Didi - look forward to talking to the team on Friday.

Kind regards

Neil

On Tue, Jan 14, 2025 at 11:07 AM Didi Paraone <didi.paraone@fndc.govt.nz> wrote:

> Good morning.
> Please accept this invitation for the above meeting.
> The property is: 22 Mahoe Lane Coopers Beach Mangonui.
> Attached is the application/proposal for subdivision.

Internal team I have attached the objective link FYI.
Thank you
Kind regards

Didi Paraone
RMA Support.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 455 378 964 528

Passcode: d4no3MY7

Dial in by phone

+64 4 909 4415,,964937252# New Zealand, Wellington

Find a local number

Phone conference ID: 964 937 252#

Join on a video conferencing device

Tenant key: 142522899@t.plcm.vc

Video ID: 133 901 098 4

More info

For organizers: Meeting options | Reset dial-in PIN

Far North District Council Teams Meeting Invitation

Org help | Privacy and security

083-059-00
07522

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Copy of letter mailed 27 August 2004

RE: Land Stability at Coopers Beach

A report by engineering consultants very recently made available to the Council indicates that there may be a future risk of land movement for approximately 150 properties in the Coopers Beach area.

Your property is potentially within the area identified by the consultants.

A number of properties in the neighbourhood have already experienced some problems with surface movement and minor slips. As a result of insurance claims, the Earthquake & War Damage Commission commissioned an engineering consultancy with geological and geo-technical expertise to investigate further.

The report prepared indicated there is evidence of historical movement in an area approximately between the Fire Station in the east and the road bridge on State Highway 10 to the west, with the toe of the area extending offshore. A peer review commissioned by the Northland Regional Council through the Institute of Geological & Nuclear Sciences Ltd, confirmed this situation.

The critical elements are whether or not the area is moving at this point in time, and what measures can be taken to reduce the risk of movement in the years ahead. To this end preliminary monitoring points have been set up to enable a more calculated risk assessment to be carried out, and a preliminary action plan has been prepared to assist with stabilisation.

A multi-agency approach is being taken involving this Council, the NRC and Transit NZ, in co-operation with affected parties such as the Doubtless Bay Water Company.

The priority for public agencies at this point in time is to minimise surface and artesian water penetration into the area. For our part, a programme is being prepared to prevent surface runoff from public land and provide a stormwater collection facility into which private properties can re-direct their surface water, and a programme is being prepared to protect public utilities such as sewerage pipelines. The NRC at the same time will be looking at methods to minimise the potential for artesian water infiltration into the area, and Transit NZ will take responsibility for surface runoff from State Highway 10.

However individual property owners must also take a pro-active approach by reducing any surface water penetration to ground. Unless all parties act collectively, the effectiveness of remedial action will be considerably reduced. Both this Council and the NRC are committed to making free technical advice available to homeowners to assist address private property concerns.

It must be emphasised that, because of the general geology of the Northland region, the situation at Coopers Beach is not dissimilar to land stability problems at many other coastal locations across the region. However the intensity of development at Coopers Beach, historical movement in the area identified in engineering reports, and recent surface manifestations of the problem, demand specific attention.

In light of the information above, the Council has a responsibility to note the situation on our hazard mapping profiles and Land Information Memoranda. The form these notations will take will be discussed with the community at a meeting scheduled for next week.

This meeting of all residents within the area has been called for:-

WEDNESDAY 01 SEPTEMBER 2004
ST JOHNS AMBULANCE HALL
MANGONUI
AT 7.00 P.M.

Full information will be available at this meeting and there will be representatives of our technical team on hand to answer questions. It is very important that as many local residents as possible take advantage of this opportunity.

Yours faithfully

Clive A Manley

Clive Manley
Chief Executive

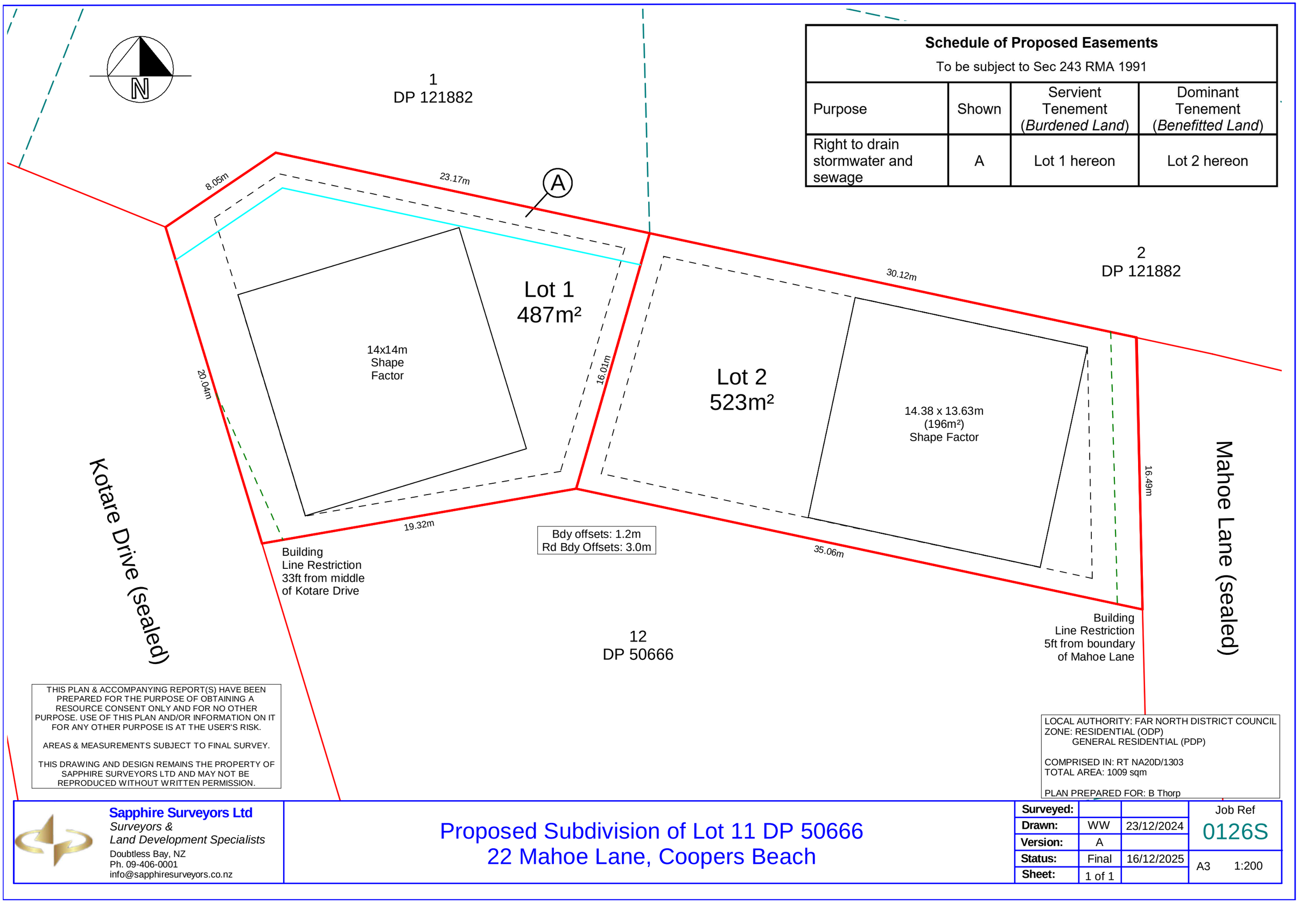
NOTE: If you are unable to attend the meeting on 01 September 2004 and require further information please contact our Communications Office on 0800 920 029 during office hours.

Coopers Beach - Hazard Area

coopers_slip_A4.eps

07522
083-05-00

Attachment 4



Schedule of Proposed Easements

To be subject to Sec 243 RMA 1991

Purpose	Shown	Servient Tenement (*Burdened Land*)	Dominant Tenement (*Benefitted Land*)
Right to drain stormwater and sewage	A	Lot 1 hereon	Lot 2 hereon

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL
ZONE: RESIDENTIAL (ODP)
GENERAL RESIDENTIAL (PDP)

COMPRISED IN: RT NA20D/1303
TOTAL AREA: 1009 sqm

PLAN PREPARED FOR: B Thorp

Sapphire Surveyors Ltd
Surveyors &
Land Development Specialists
Doubtless Bay, NZ
Ph. 09-406-0001
info@sapphiresurveyors.co.nz

Proposed Subdivision of Lot 11 DP 50666
22 Mahoe Lane, Coopers Beach

Surveyed:			Job Ref 0126S
Drawn:	WW	23/12/2024	
Version:	A		
Status:	Final	16/12/2025	A3 1:200
Sheet:	1 of 1		

Attachment 5

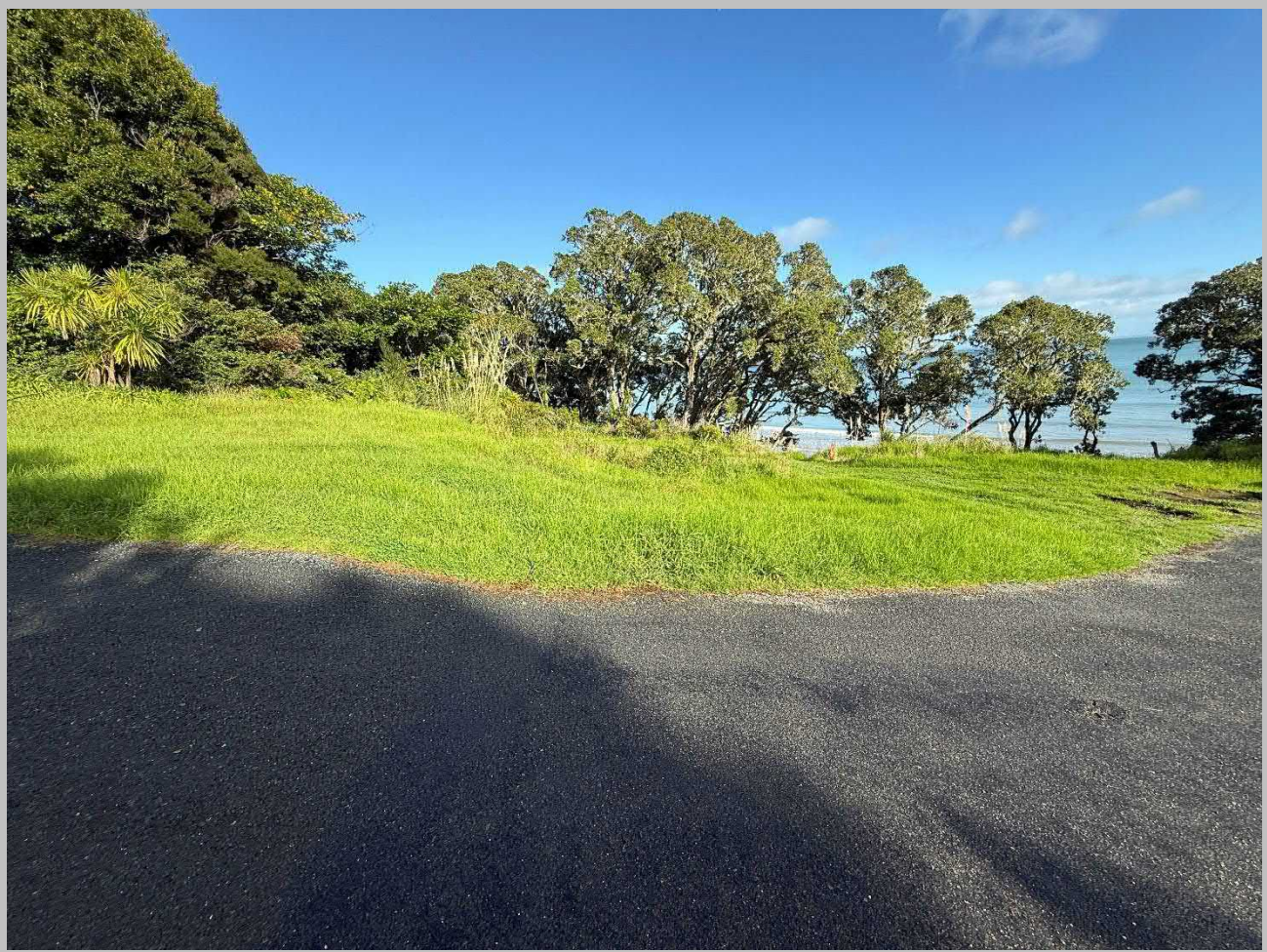
Hawthorn Geddes
engineers & architects ltd

ENGINEERING REPORT FOR RESOURCE CONSENT – Revision 3

PREPARED FOR BRIDGET THORP

AT 22 MAHOE LANE, MANGONUI

LOT 11 DP 50666



7 Selwyn Avenue
Whangarei 0110
09 438 7139

hg@hgcs.co.nz

21A The Grange
Warkworth 0910
09 283 3428

hawthorngeddes.co.nz

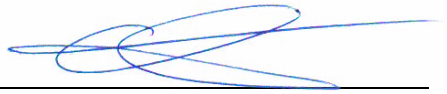
ENGINEERING REPORT FOR PROPOSED SUBDIVISION SUITABILITY

Table of Contents

Report
Prepared by:

Arjun Premnath,
(Civil Engineer MConstr, BTech)

Report
Reviewed,
by:



Callum Sands,
Geotechnical Engineer
BE(Hons), CMEngNZ, CPEng

Report
Approved by:

James Blackburn,
Civil Engineer
Beng (Hons), CPEng,
CMEngNZ, IntPE (NZ)

DOCUMENT TRANSMITTAL				
Prepared for:		BRIDGET THORP		Job No.: 13302
Revision	**Issued To**		**Copies Issued**	**Date**
Draft	Client: Via email:	Bridget Thorp bridget_t@live.com	EMAIL	11.06.2025
0	Client: Via email:	Bridget Thorp bridget_t@live.com	EMAIL	01.08.2025
1	Client: Via email:	Bridget Thorp bridget_t@live.com	EMAIL	13.10.2025
2	Client: Via email:	Bridget Thorp bridget_t@live.com	EMAIL	20.10.2025
3	Client: Via email:	Bridget Thorp bridget_t@live.com	EMAIL	24.11.2025

1. Purpose

The purpose of this report is to present the results of the engineering assessment completed at Lot 11 DP 50666, 22 Mahoe Lane, Mangonui. This report provides advice for the proposed development on liquefaction damage potential, slope stability, settlement, earthworks, retaining, and founding conditions.

This report is suitable to support a building consent application to Far North District Council (FNDC).

This report supersedes the previous report dated 20th October 2025 to incorporate the Fire and Emergency New Zealand (FENZ) approval and the services plan.

2. Executive Summary

This report presents the results of an engineering investigation and assessment completed for the proposed development as described in Section 3 below.

This Executive Summary provides a brief overview of our engineering evaluation for the project and is not intended to replace more detailed information contained elsewhere in this report. A summary of important engineering considerations, our conclusions, and recommendations for the proposed development are as follows:

- **Report Purpose:** to assess the suitability of the subject property for a two lot residential subdivision.

- **Geological Unit:** the lithology mapped by GNS Science is the Mangonui Formation (Reinga Group) comprising a conglomerate rock.

- **General Site Topography:** the property is located on a hillside, typically over steep gradients, which trend towards Cooper's Beach foreshore.

- **Subsoil Investigation:** four hand augers and four dynamic cone penetrometer tests, were undertaken on the 19th of May 2025 by HGEA. A machine borehole was undertaken by DS Geotechnical Services Ltd near the top of the property to identify any potential weak planes that may be present and to determine the state of the underlying soils / rock.

- **Groundwater:** groundwater transmissions were not encountered within any hand augered borehole. Evidence of elevated groundwater transmissions were not observed in the upper 4.5m beneath the proposed building sites. Groundwater transmissions were not encountered within the Machine Borehole and are inferred to be deeper than 8.0m below ground level, inline with the surverline levels.

- **Site Seismic Subsoil Class:** Seismic Subsoil Class C, per AS/NZS 1170.5:2004, Amd 2016, Section 3.1.3.1.

- **Liquefaction Vulnerability:** the proposed subdivision has been assessed as having a very low liquefaction vulnerability during a 1,000-year seismic event or smaller, with no surface manifestation expected.

- **Static Load Settlement:** the proposed building sites are not considered subject to settlement under typical residential loading (NZS 3604:2011) or fill loads that are no greater than 15kPa.

- **Earthworks:** excavations within Lot 1 are to be no greater than 4.5m and no greater than 3.5m in Lot 2 for the formation of future building sites and/or driveways. Earthworks for the formation of the respective building sites and/or driveways are proposed to have fill no greater than 1.5m which shall be appropriately retained.

- **Foundation Options:** shallow foundations (pile or concrete slab) are considered appropriate for future residential dwellings over the property.

- **Stormwater:** The proposed subdivision will discharge stormwater from both lots into the existing network via Manhole: Asset ID: 20150903072333, which drains directly to the ocean. Lot 2 will connect through a reticulated easement across Lot 1. No attenuation is provided as the site is located at the bottom of the catchment with immediate discharge to a tidal environment.

- **Potable water:** Potable water is proposed to be supplied by the Doubtless Bay Water Supply's Reticulated network.

- **Wastewater:** The existing 100 mm diameter wastewater pipe is to be upgraded to a 150 mm diameter gravity sewer. Lot 2 is to connect via a reticulation easement through Lot 1.

- **Firefighting water:** To meet the firefighting water requirement, two $25m^3$ above-ground tank will be installed, one in each lot. The tanks will be reticulated with Doubtless Bay Water Supply's reticulated network.

- **Traffic & Access:** Access to Lot 1 will be from Kotare Drive, with sight distances to the north and south significantly exceeding the requirement. Minor earthworks will be required for the private driveway. Access to Lot 2 will be from Mahoe Lane, with sight distances meeting or exceeding the metre requirement. The access will share an existing vehicle crossing at 24 Mahoe Lane. A retained or suspended car parking will be required to provide suitable access and parking.

3. Purpose

It is proposed to subdivide the existing subject property into two new residential lots (Lot 1 to Lot 2). Both lots are proposed to be residential, Lot 1 is proposed to be some 485m^2 in area and Lot 2 is proposed to be some 525m^2 in area. A draft site plan of the proposed subdivision scheme plan provided by Sapphire Surveyors Ltd illustrates the proposed boundaries in Figure A below.

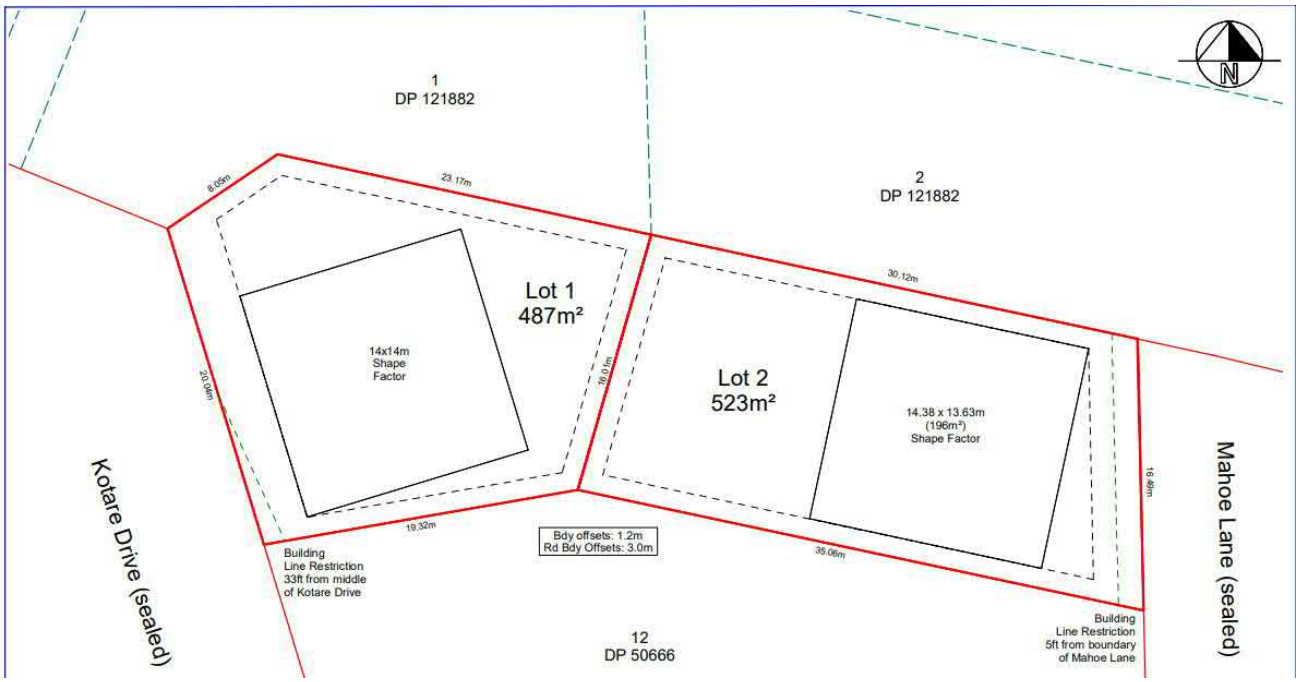


Figure A: Partial snip of the draft scheme plan as provided by Sapphire Surveyors Ltd, dated 23/12/2024, job reference 0126S.

The property is proposed to be connected to the council's reticulated wastewater, council's stormwater network and Doubtless Bay Water Supply's reticulated potable water since there is no council reticulated potable water present.

Access to the proposed lots will be via private driveways. The driveway for Lot 1 is proposed to extend east off Kotare Drive and the driveway for Lot 2 is proposed to extend west off Mahoe Lane.

4. Site Description

The property is irregular in shape, approximately 0.1Ha in area located within the General Residential Zone based on the Far North Proposed District Plan (Figure B). The property is approximately 1.1km northwest of the Mangonui township, some 1.2km northeast of the Coopers Beach township, and some 30 meters east of the Coopers Beach foreshore. Site topography comprises gentle to very steep slopes that trend west toward Coopers Beach. The property is currently densely vegetated and will need to undergo deforestation in the future to allow for the formation of the building sites and respective driveways.

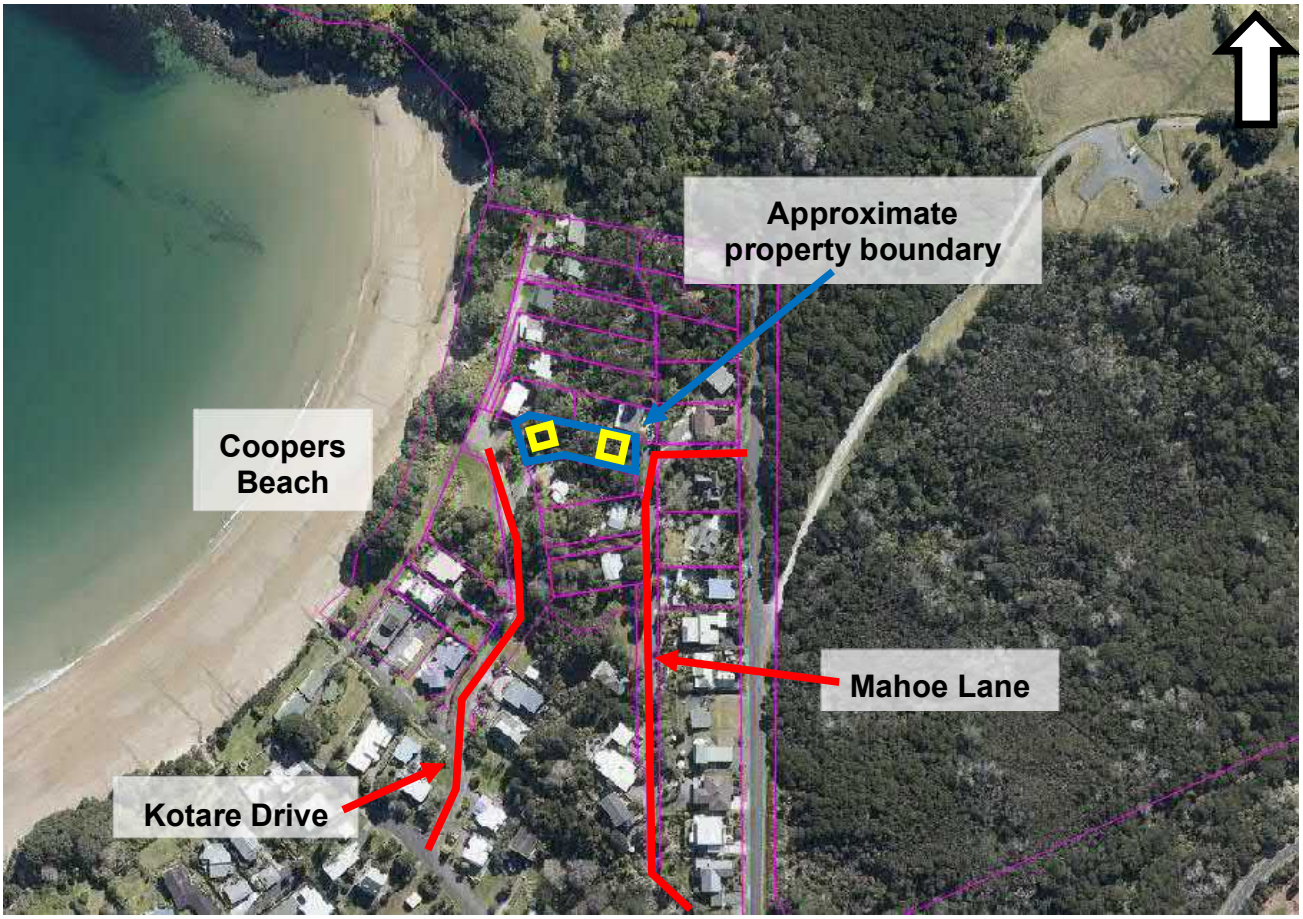


Figure B: Aerial image of the existing property with the proposed building sites illustrated as yellow squares (source: LINZ Data).

5. Geological Setting

The published geology by GNS Science indicates that the property is underlain by Mangonui Formation (Figure C). The Mangonui Formation is described as comprising conglomerate, pebbly sandstone, mudstone, and lignite. The Mangonui Formation is weakly indurated, with depth to groundwater typically greater than 10m bgl. This lithology formed some 11 million to 5 million years ago and is much younger than the neighbouring Undifferentiated Tangihua Complex.

The neighbouring geology some 100m north to east of the property boundary is mapped as Undifferentiated Tangihua Complex (UTC) basalt in Northland Allochthon. UTC is described as comprising basaltic pillow lava and breccia, with sills and dikes of basalt and dolerite. The UTC is part of an ophiolite sequence that has undergone saltwater geothermal alterations changing the dikes to have identifying metamorphic minerals such as zeolite, calcite, and green chlorite. This unit formed between 146 million and 56 million years ago and is very strong and highly durable against erosional processes.

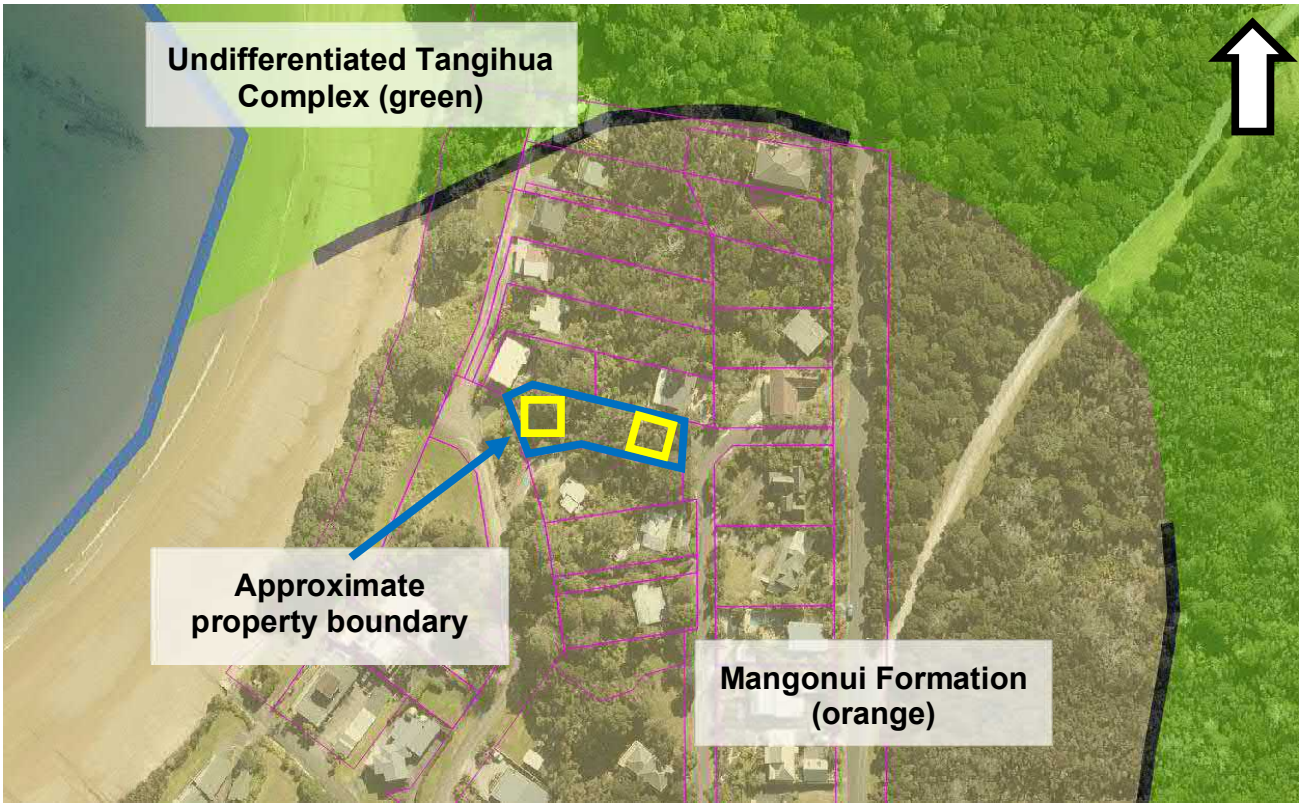


Figure C: Aerial view of the property and its surrounds with the published 250k geological units overlain (source: LINZ Data and GNS Science). The yellow boxes illustrate the proposed building sites.

The wider region around Coopers Beach features Miocene-aged volcanic deposits, including andesitic tuffs and breccias, which are remnants of ancient volcanic activity. According to the Geoscience Society of New Zealand's publication *Out of the Ocean*, Coopers Beach contains andesitic volcanic ash (tuff) within a deep-sea sequence of mixed volcanic and sedimentary

rocks. This suggests that the area was influenced by volcanic ash fall events during the Miocene epoch.

The broader Northland region experienced significant volcanic activity during the Miocene, leading to the formation of andesitic stratovolcanoes. These volcanoes contributed to widespread deposition of andesitic materials across the region. The presence of andesitic ash deposits in Coopers Beach is consistent with the geological history of Northland, where volcanic activity played a significant role in shaping the landscape.

6. Geotechnical Investigation

A site-specific subsoil investigation was undertaken on the 19th and 20th of May 2025 to determine the quality of the subsoil present beneath the proposed building sites. The investigation comprised the following:

- Five hand augers (HA1 – HA5) performed by Hawthorn Geddes engineers and architects (HGEA), and
- One machine borehole (MBH1) performed by DS Geotechnical Services and logged by HGEA.

6.1. Subsoil Investigation

Hand augered boreholes were drilled to depths between 0.9m and 3.7m below ground level (bgl) where refusal was encountered. Refusal is inferred to be contact with highly weathered soil deposits. The undrained shear strengths were measured within the cohesive soils in accordance with the NZGS Guideline for Handheld Shear Vane Test. A handheld shear vane was used at nominal 0.3m intervals within all boreholes, the results ranged between 95kPa and unable to penetrate (UTP).

Groundwater transmissions were not encountered within any of the hand augered boreholes. Elevated groundwater transmissions are inferred to be at depths greater than 4.0m bgl based on an absence of wet soils. The wetting surface appears to be penetrating through the andesitic tuff encountered within the hand augered boreholes. Normal groundwater transmissions are expected to be no shallower than 10.0m bgl within proposed Lot 2 and no shallower than 5.0m within proposed Lot 1, based on topography and nearby water boreholes lodged with the Northland Regional Council (NRC).

Soils encountered within the hand augered boreholes were consistent with the published geology by GNS Science of Mangonui Formation and the UTC basalt.

Logs of the hand augered boreholes and a site plan indicating the hand augered borehole locations, are attached to this report.

Each hand augered borehole is summarised on Table 1 below:

Table 1: Summary of Subsoil Conditions

Hand Augered Borehole	Hand Auger Termination Depth	Scala Penetrometer Termination Depth	Topsoil Depth	Groundwater Depth	Shear Vane Soil Strengths	Scala Penetrometer Raw Data in Natural Ground	Generalised Description
All depths measured in (m) below current ground level					min - max		
					kPa	Blows/ 100mm	
HA1	3.2	NM	0.1	NE	122 – 190+	NM	**Residual Fill:** very stiff, highly plastic, moist, grey-brown silty clay. **Andesitic Ash Deposits (Tuff):** very stiff to hard, moist, highly plastic, golden brown to whiteish-grey, completely weathered clay with minor to no silt. **UTC Basalt Deposits:** very stiff to hard, moist, low to high plasticity, red, pink, and orange, completely to highly weathered clayey silt. **Completely Weathered Mangonui Formation Sandstone:** very stiff, moist, non-plastic, golden brown to light greenish grey, silt with some fine sand.
HA2	3.7	NM	0.3	NE	95 – 190+	NM	
HA3	0.9	NM	NE	NE	190+ – UTP	NM	
HA4	1.0	NM	NE	NE	109	NM	
HA5	2.4	NM	NE	NE	109 – UTP	NM	

Table 1 Notes:

NM = not measured, NE = not encountered, UTP = unable to penetrate

6.2. Machine Borehole Investigation

One machine augered borehole (MBH1) were performed by DS Geotechnical Services Ltd over the 19th to the 20th of May 2025 for confirmation of the soil and rock composition beneath the property.

MBH1 was drilled beneath the proposed building site within proposed Lot 2 to a maximum depth of 8.1m bgl. The machine borehole encountered some 0.6m of organic rich topsoil overlying some 0.6m of light brown, very stiff clay residual fill.

Underlying the fill, highly plastic halloysitic clay derived from completely weathered andesitic ash deposits was encountered. These deposits were typically very stiff to hard at the time of extraction however due to their nature, they are likely to become firm to stiff when saturated. The andesitic ash deposits act as halloysitic clay where undisturbed from mineral leaching as a result of surface wetting, majority of the deposit has formed to produce very stiff to hard, highly plastic silty clays.

From some 3.2m bgl, dark red, very stiff completely weathered UTC basalt deposits were encountered to some 4.4m bgl. The UTC basalt deposits typically comprised highly plastic silty clay that appears to be a remnant of pillow lava deposits. Beneath the basalt deposits, highly weathered Mangonui Formation Sandstone was encountered for some 2.6m. The sandstone was typically fine grained with trace basalt leaching and conglomerate inclusions in the upper 400mm. The moderately strong sandstone became moderately weathered with cross-bed laminations and quartz veins from some 5.0m bgl and slightly weathered and strong from some 6.2m bgl. At some 7.0m bgl, the sandstone transitioned abruptly to light bluish / greenish grey, moderately weathered, strong mudstone with shell inclusions.

Machine boreholes have historically been completed by HGEA within nearby properties to determine the underlying geology. These boreholes were undertaken on sites north of the subject property and the findings are consistent with those encountered in MBH1. The Mangonui Formation Mudstone was typically encountered to a minimum of 15m bgl where the machine boreholes were terminated. Relic joints and planes were observed at depths greater than 8.0m bgl however showed no evidence of recent active movement or slipping and were typically quartz infilled. No weak planes between the geological units were identified from the core sample.

Groundwater was not encountered within the machine borehole; this is likely due to the investigation taking place near the top of a ridgeline. Permanent groundwater transmissions based on site observations, topography, nearby NRC registered water bores, and encountered geologies, is likely to be no shallower than 10m bgl at the top of the property. Evidence of elevated groundwater transmissions were not observed within the returned core from MBH1 and are expected to be no shallower than 8.0m bgl. Wetting depths are likely to penetrate through the tuff layer as observed in the halloysitic tendencies of the ash deposit observed on-site.

A site plan which indicates the location of MBH1 is attached in Appendix A. A copy of the machine borehole log is attached in Appendix B.

6.3. Laboratory Testing

Push tube samples were taken from two nearby machine boreholes, within the upper 3.5m of the subsoil column. The tested samples are considered consistent with the soils encountered within the MBH and HAs completed over the subject property.

The samples were sent to Babbage Geotechnical Laboratory for Isotopically Consolidated, Undrained (CIU) testing, multi-stage triaxial compressive strength testing.

Sample 1 was taken from some 2.25m to 2.50m bgl and was described as comprising mottled dark orange and light orange, very stiff, silty clay which is moderately plastic. This soil is considered representative of the andesitic tuff. This sample was taken from a similar elevation to the centre of the subject property and is considered generally similar to the soils encountered on-site however it was less plastic.

Sample 2 was taken from 3.0m to 3.4m bgl which is considered representative of the UTC basalt soils. The soil was described as comprising dark red with yellow mottling, very stiff, silty clay which is moderately plastic. This sample was taken at a similar elevation as the eastern property boundary and is considered appropriate to be used for the soils encountered on-site.

Soil parameters measured and calculated from the CIU testing are presented in Table 2 below:

Table 2: Summary of the Soil Parameters from nearby CIU Testing

General Soil Description	Measured	
	Cohesion (kPa)	Angle of Shear Resistance (ϕ')
Andesite Tuff Silty clay, very stiff	6	30°
UTC Basalt Silty clay, very stiff	11	27°

6.4. Geological Model

A geological profile though the subject property is presented below in Figure D. The illustrated image shows the encountered subsoil and rock depths from hand augered boreholes and a machine borehole. It also identifies the inferred normal groundwater transmissions. The locality of this section is identified in the site plan in Appendix A of this report.

The property is underlain by UTC basalt deposits which are overlying the younger Mangonui Formation sedimentary rocks. The findings from the subsoil investigation are

consistent with the mapped geology of the area by GNS Science and nearby HGEA geotechnical investigations.

A relic fault, not directly observed during the subsoil investigations, has been inferred based on drilling results from within the subject property and surrounding area. This fault is likely associated with historic volcanic activity in the region and may account for the abrupt change in elevation from very steep to more moderate slopes as well as the 10kPa outcropped un proposed Lot1. The angle of this fault is not certain and is inferred based on site topography and not encountering it within the hand augered boreholes completed downslope of its approximate location.

Geologic Cross Section Key			
	Andesitic Ash Deposit		UTC Basalt Deposit
	Moderately to slightly weathered Mangonui Formation sandstone		Highly to moderately weathered Mangonui Formation mudstone
	Slightly to un-weathered interbedded Mangonui Formation sandstone and mudstone		

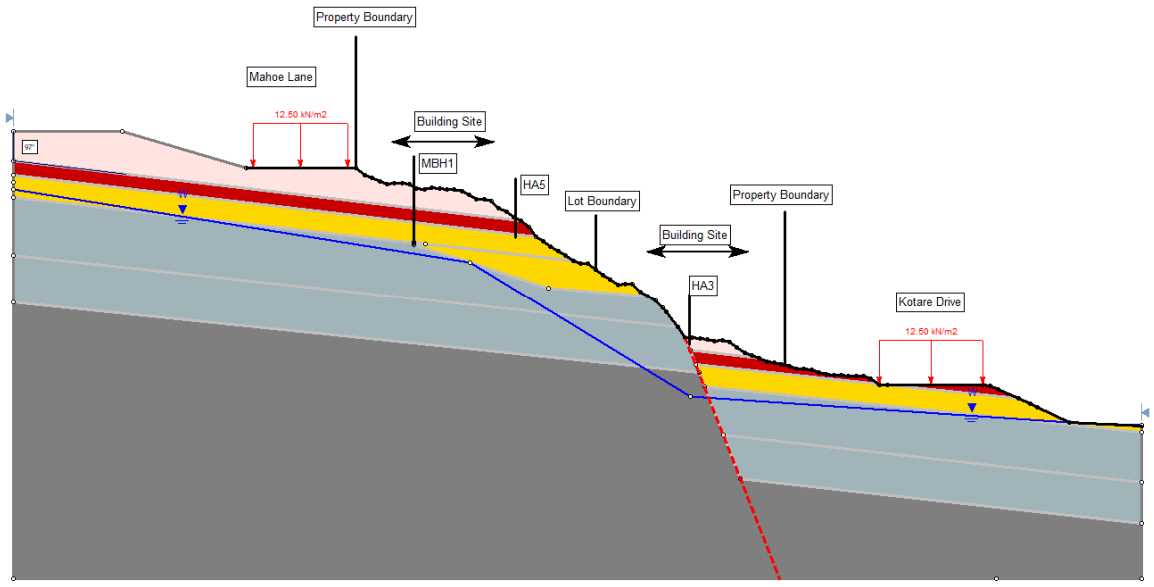


Figure D: Geological cross-section identifying the encountered and inferred underlying soils. The blue line represents the approximate conservative elevation of normal groundwater transmissions.

7. Seismic Subsoil Classification

The results of the investigation indicate the site is Seismic Subsoil Class C; in accordance with AS/NZS 1170.5:2004. This was assessed based on the geological properties measured during

our investigation in correlation with AS/NZS 1170.5:2004; (method (c) of the hierarchy for site classification methods, AS/NZS 1170.5:2004, Amd 2014, Section 3.1.3.1).

8. Stability Assessment

Rotational movement is characterised by the detachment and subsequent downslope movement of a mass of soil or rock along a curved or concave failure surface. The triggering mechanism often involves factors such as increased porewater pressure due to heavy rainfall, saturation of the soil matrix, and geological weaknesses, such as the presence of a weak layer or discontinuity within the slope. On the surface, this type of failure manifests as a distinctive concave-shaped head scarp at the uppermost part of the slope, marking the point of initial detachment. Below the head scarp, a displaced slump block forms, featuring an irregular surface morphology. This surface disruption is the result of the non-uniform deposition of material during its downward movement, leading to an observable hummocky or undulating terrain.

Translational slope movement is a type of slope failure where a relatively coherent mass of soil, rock, or debris moves downslope along a nearly planar surface. In simpler terms, it is when a part of the hillside breaks away and slides downhill in a fairly flat, sheet-like manner, without much rotation or “tumbling”. This type of movement is typical to occur over a shear plane, whereby there is a notable difference in soil mass and strength.

On a smaller scale, terracettes are evidence of shallow translational movement and/or planar failure (soil creep / slippage) in the upper 1.0m of soils due to oversaturation, slope oversteepening, and/or soil expansive processes.

8.1. Visual Stability Assessment

A visual stability assessment was undertaken by a geotechnical engineer and reviewed by a geotechnical Chartered Professional Engineer (CPEng) from HGEA. This comprised a detailed site walkover, a review of historical aerial photographs and (source: Google Earth and Retro Lens), and a review of available LiDAR data.

The property ranges gently to very steeply sloping, with an average of 18° (Figure E). The property is situated over the slopes of a spur ridge which runs north to south, to the east of the property boundary. The upper and lower proposed building sites are typically sloping over ground that has gentle to moderate slope gradients, ranging between 4° and 20° over two hectares. Between the two proposed building sites, the slopes are typically steep to very steep at an average gradient of 30°, with evident rock outcropping

In the centre of the property, very steep slopes were observed during the desktop study and on-site. There is a near-vertical change in slope gradient within proposed Lot 1, this scarp is some 3.0m high and is comprised of moderately weathered, strong Mangonui Formation rock based on visual inspection

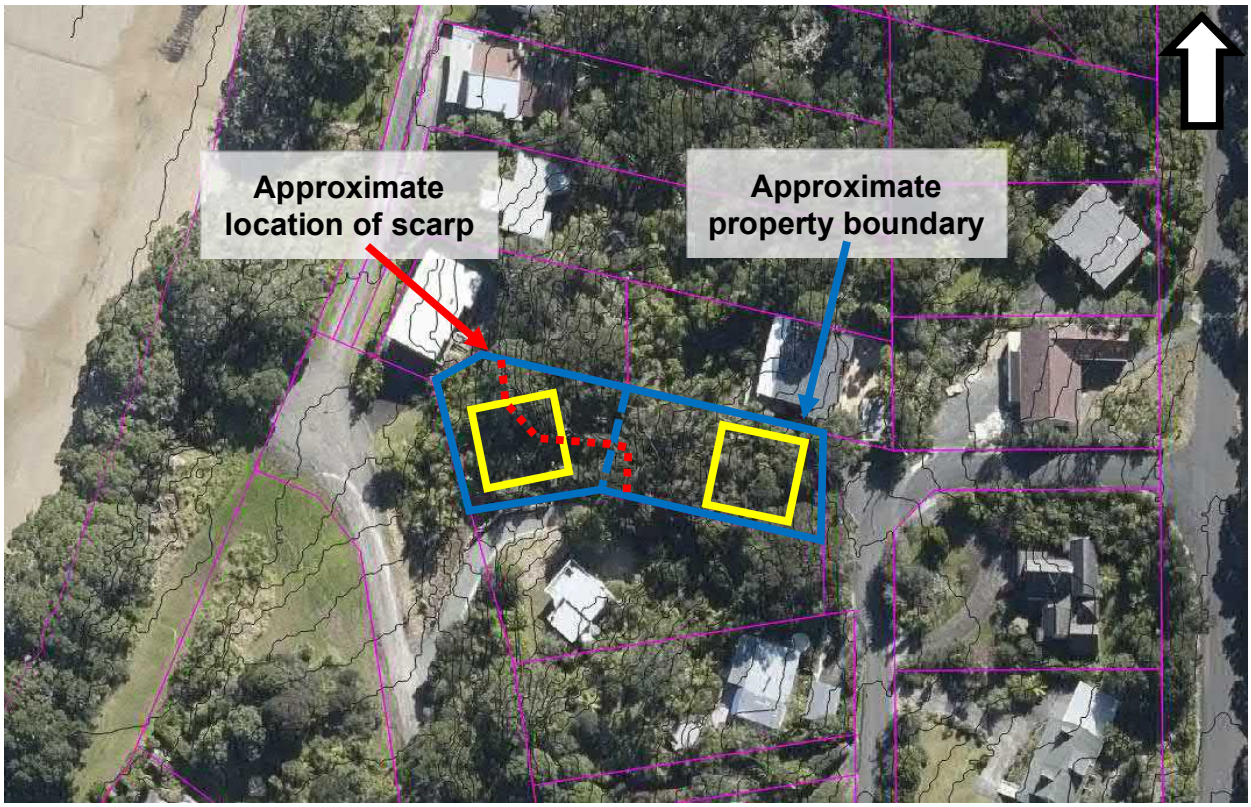


Figure E: Aerial image of the property with overlain contours at 1.0m intervals (source: LINZ Data). The dark blue dashed line represents the proposed lot boundary. The yellow squares represent the approximate location of the building sites.

The hillshade model shown in Figure F below illustrates the surface topography using a digital elevation model (DEM) available from LINZ, to more readily identify any surface movements occurring. The previously identified scarp is easier to distinguish over the property.

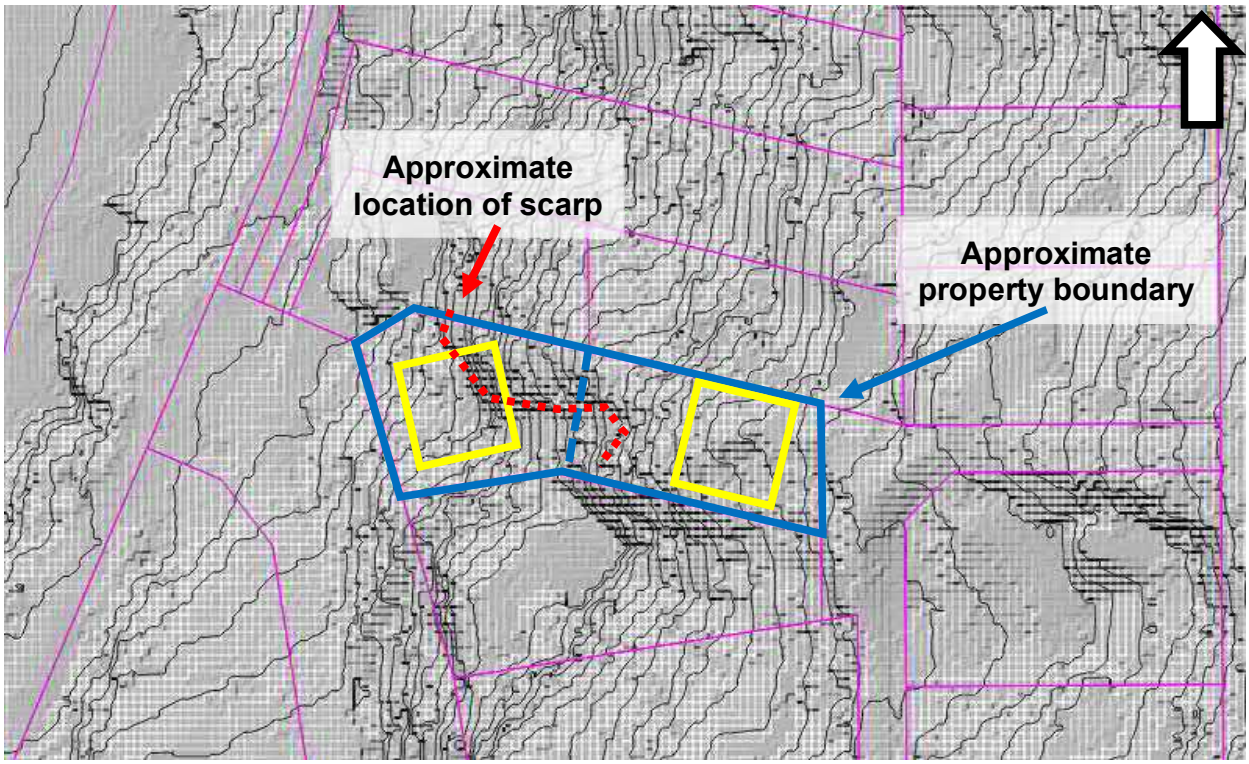


Figure F: Hillshade image of the property and its immediate surrounds with contours overlain at 1.0m intervals (source: LINZ Data). The yellow squares illustrate the approximate location of the proposed building sites, with the dashed dark blue representing the approximate location of the proposed lot boundary.

Formation of the scarp does not appear to be a direct result of a historic fault line; it likely formed in response to a combination of events. The lack of evidence of recent global movement from observations on and around the property and from historical photographs further suggest this scarp formed during a relic movement. It is likely that the scarp formed in response to a combination of events, including regional tectonic movements which raised the topography, coastal erosion during storms when the seas were some 5.0m higher than they currently are, and landslide movements in response to the coastal erosion removing the support of the slope toe and potentially anthropogenic influence

The scarp shows no evidence of active / on-going global deep-seated movement however, the soils above the scarp are locally slumping over the scarp face likely as a response to over steepen, the absence of toe buttressing, and surface wetting transmissions. The scarp shows no significant evidence of active erosion, just minor frittering in response to being exposed to weathering (Figure G).

It is noted that there are multiple hazard EQC claims from neighbouring properties filed in 2014 in reference tool and slide hazards. It is unclear what specifically these claims were in relation to, however, indicates that there was movement within the surrounding area in 2014. There appears to have been no subsequent claims made within the immediate area following Cyclone Gabrielle in 2023.

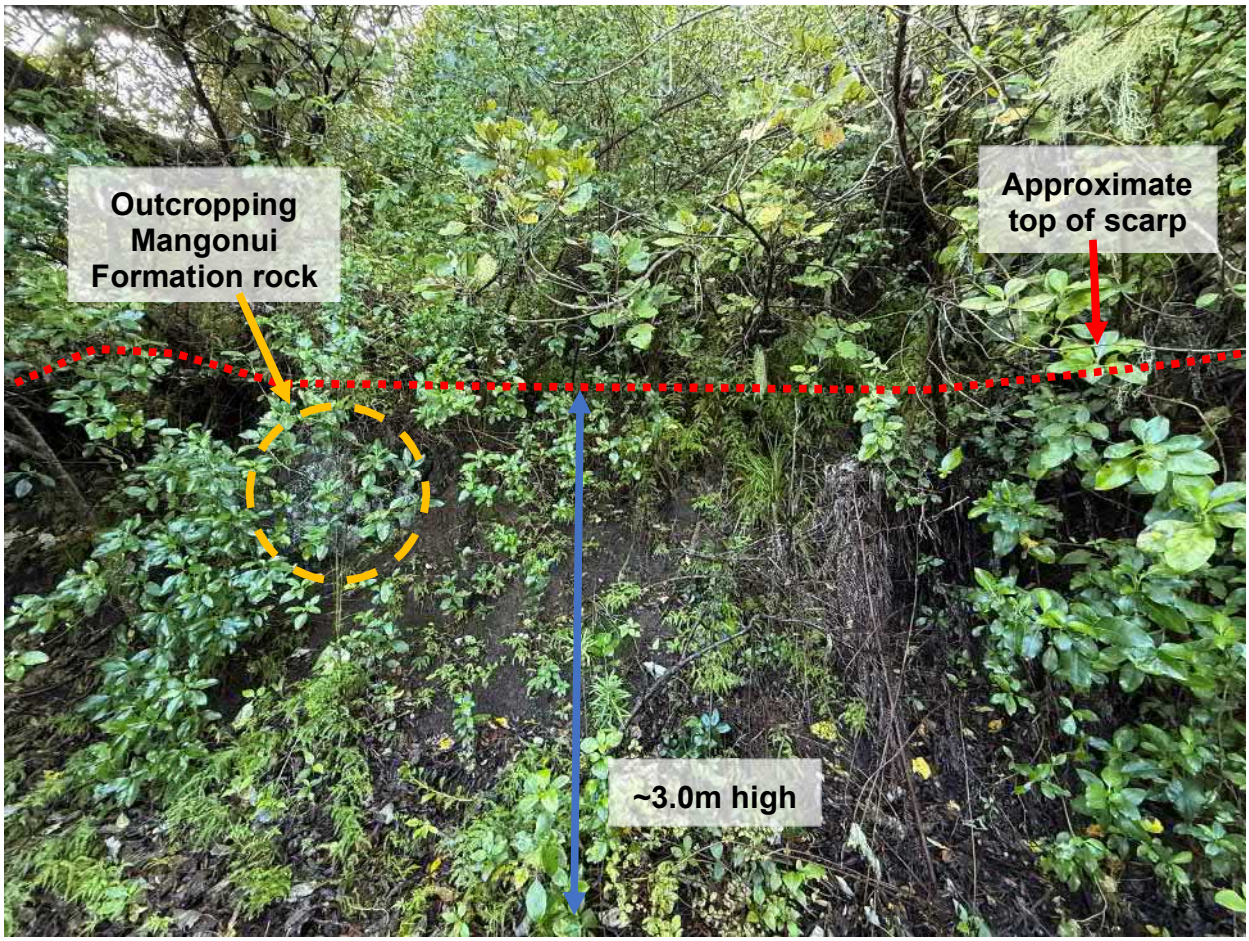


Figure G: Photograph taken of the scarp beneath the proposed location of the Lot 1 building site (source: HGEA, dated 19/05/2025)

The property is heavily vegetated with trees removed over the approximate building site areas to provide access during the subsoil investigation. The remaining trees over the property were observed for signs of bowing and leaning which could indicate shallow movement within over steepened soils. Results of this indicate that trees over the property do show signs of shallow movements observed typically at angles ≥33° (1V:1.5H). The trees show signs of slippage occurring at different periods of time, which likely identify significant wet periods and/or the effect of the droughts on the upper halloysitic soils (Figure H). It is also important to note that there were very few trees with large, established tree trunks to appropriately assess whether the observed bowing and leaning is from shallow movements in the soil, wind, or animal interference.

Figure H: Picture taken within Lot 2, downslope of the cleared platform area (source: HGEA, dated 19/05/2025). The orange lines emphasise the bowing of the trees and the diversion away from the typical vertical centre from the base of the tree-trunk.

8.2. Numerical Analysis

A numerical slope stability analysis has been undertaken to determine the Factor of Safety (FoS) against sliding for the proposed building platform. The cross-section used for the analysis has been adopted from available LiDAR data.

Global stability is defined as the large-scale instability of the site where the critical failure plane intercepts the proposed building platforms. Local stability relates to smaller slippage of localised steep slopes and earthworks (cut/fill) batters.

The numerical analysis presented in this report was completed using RocScience Slide2 and the Morgenstern-Price slope model, to assess the global and local stability of the proposed development through the proposed building sites (Figure I).

Figure I: Aerial image of the property with the location of the proposed building sites illustrated as yellow squares (source: LINZ Data).

An analysis has been undertaken for the critical cross-section through both of the proposed building sites. To ensure the parameters and methods used are critical representations, a sensitivity analysis was conducted.

Three load cases / slope conditions have been assessed; these are:

1. Normal groundwater conditions (NGWT),

2. Elevated groundwater conditions (EGWT), and

3. Seismic with normal groundwater conditions (DCLS).

The Mohr-Coulomb (MC) engineering soil parameters of the subsoil conditions were derived from soil laboratory testing results, CIU on the prior experience and CIU test results with the encountered UTC basalt, Mangonui Formation sandstone and mudstone.

Soil lithology and depth for the forward analyses have been inferred based on site topography, laboratory testing, the back analysis, and the subsoil profiled encountered in the hand augered boreholes and machine borehole, inferring post-earthworks slope conditions. The calibrated Mohr Coulomb (MC) soil parameters used for these analyses are summarised in Table 3 below:

Table 3: Calibrated Mohr-Coulomb Soil Parameters

Soil Description	Soil Unit Weight (γ)	Effective Cohesion (c')	Effective Friction Angle (ϕ')	Lab Measured Parameters
	kN/m^3	kPa	Degrees	Yes / No
Andesite Ash Deposits	17	6	30	Y
UTC Basalt Deposits	18	11	27	Y
MW to SW Mangonui Formation Sandstone	20	8	35	N
HW to MW Mangonui Formation Mudstone	19	5	33	N
SW to UW Interbedded Sandstone and Mudstone	20	10	38	N

Table 3 Notes:

HW= Highly Weathered, MW= Moderately Weathered, SW= Slightly Weathered

For an Importance Level 2 (IL2) structure, a DCLS-level seismic event may be used to represent the minimum seismic demand in areas with low perceived seismic potential – such as this property – in accordance with recommendations in the NZ Bridge Manual (SP/M/022), which is commonly adopted as standard engineering practice for residential developments.

The analysis criteria adopted herein is based on best engineering practices. This requires a minimum FoS against sliding of 1.5 to be achieved for normal groundwater conditions, 1.3 for extreme groundwater conditions (undrained) and 1.0 for a DCLS level seismic event.

Peak ground acceleration (PGA) and magnitude for this analysis have been adopted from Table A1, Appendix A of the MBIE/NZGS Earthquake Geotechnical Engineering Practice Module 1, 2021. Input parameters for the liquefaction assessment are summarised in Table 4 below:

Table 4: Liquefaction Assessment Input Parameters

Importance Level	Limit State	Probability of Exceedance (per annum)	PGA	Earthquake Magnitude
2	DCLS	Undefined (>1,000)	0.19	6.5

Initial slope modelling was undertaken to ascertain the most appropriate balance of earthworks, drainage, and slope mitigation required for the proposed development; referred to herein as the 'proposed' slope conditions. The proposed building sites have been modelled with a 10kPa surcharge load to represent the potential infrastructure used for the formation of a semi-flat building platform.

Results of our numerical slope stability analysis identify the lowest FoS in relation to the nominated critical building sites and are presented in Table 5 below:

Table 5: Assessed Critical FoS of Different Conditions

Condition	Proposed Option FoS	Target FoS	Meet the Target
Normal Groundwater Transmissions	1.55	1.50	Yes
Elevated Groundwater Transmissions	1.4	1.3	Yes
Seismic - DCLS	1.0	1.0	Yes

Results of our numerical stability analyses indicate that the FoS against rotational failure for slopes near and/or beneath the proposed building sites are appropriate for the proposed development subject to battering of fill and excavations and retaining where necessary.

The cross-section has been modelled with significant retaining elements. This includes a global retaining wall upslope of the proposed building platform on Lot 1, and both upslope and downslope retaining walls for the platform on Lot 2. These global retaining walls are considered necessary to adequately mitigate slope instability and to achieve factors of safety (FoS) consistent with standard engineering practice for a 10 kPa dwelling load on both lots, following earthworks.

The approximate locations of these retaining walls are shown in Figure J. For the purposes of slope stability modelling, the walls have been represented in Slide2 as equivalent fluid pressure (EFP) cantilevered walls, with applied pressures of 20 kPa and 50 kPa to simulate localised and global slope support, respectively. A minimum embedment depth of 4.0 m has been assumed for the global retaining walls to ensure adequate resistance to deep-seated instability.

While cantilevered walls were used for modelling purposes, the final retaining wall designs are not limited to this configuration. Alternative wall types may be adopted, provided they are designed by a suitably qualified geotechnical professional. Final design shall be supported by detailed slope stability analysis to confirm that the proposed retaining systems provide appropriate resistance to both local and global loading conditions.

Results of our sensitivity analyses indicate that site conditions are sensitive to changes in load, groundwater transmissions, and proximity to slopes greater than 27° without adequate setbacks or retaining.

The FoS for the proposed building sites, as described above, are compliant with standard engineering practice.

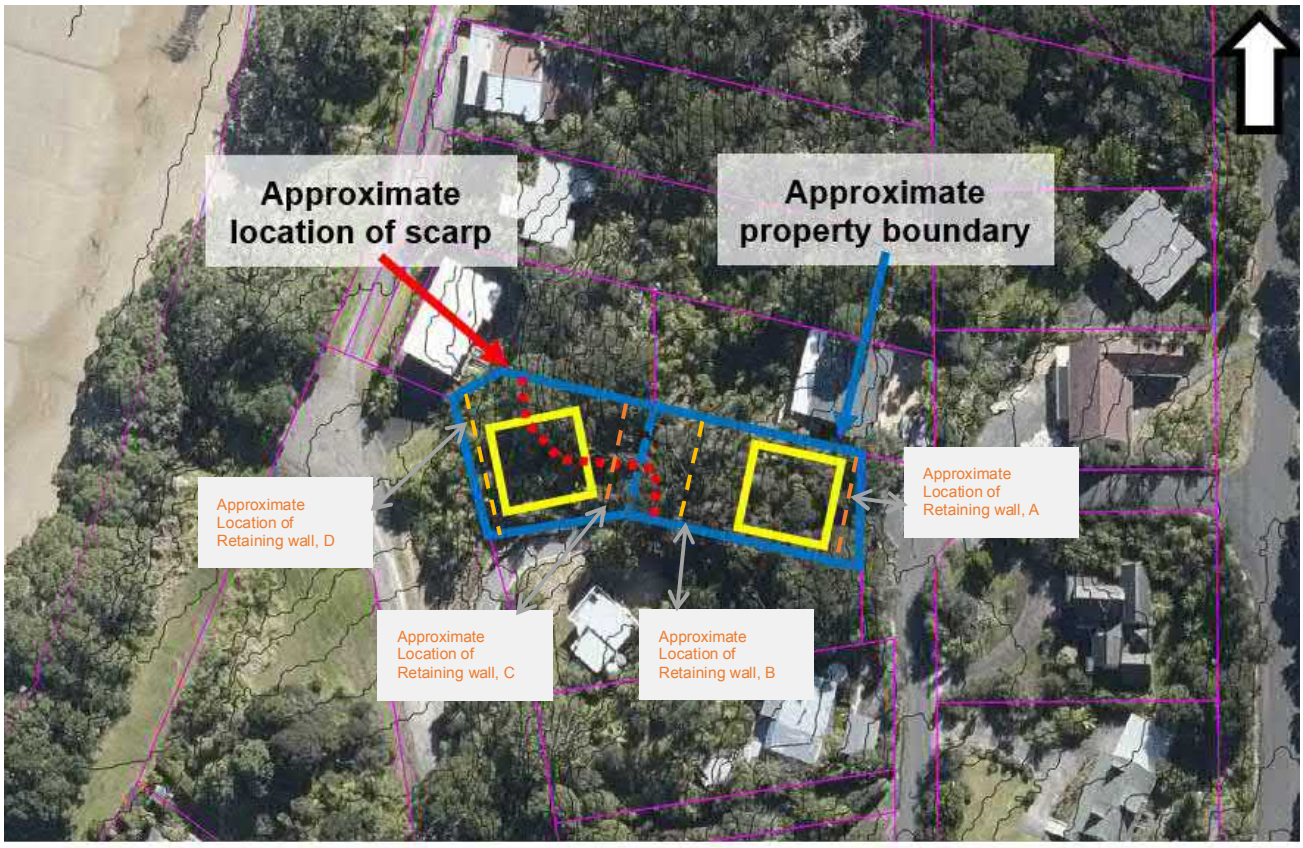


Figure J: Approximate Location of Proposed Retaining Walls

9. Liquefaction Assessment

Liquefaction is a phenomenon where saturated low plasticity soils lose strength due to high pore pressure development during earthquake shaking. This generally occurs in loose to medium dense, cohesionless soils such as sand and other river deposited non-plastic silts, most common in low-lying and coastal areas with associated high groundwater transmissions. Liquefaction of near-surface soils typically results in surface cracking, dislocation, ground deformation, and lateral spreading.

Results of our subsoil investigation found the nominated building sites to be underlain by halloysitic clay and basalt deposits, before transitioning into Mangonui Formation sandstone and mudstone, which were encountered from depths of some 4.4m bgl. The overlying soils are normally consolidated with no significant sands present within any of the hand augered boreholes or the core retrieved via a machine borehole.

Hand augered boreholes, shear vanes, and DCPTs were undertaken in correspondence with a 'Level B' calibrated desktop assessment of liquefaction risk, as per the Planning and Engineering Guidance released by EQC, MBIE, and MfE in 2017 (PEG 2017). The assessment was completed to provide a significant reduction in the uncertainty level of liquefaction related risks. No numerical analysis has been undertaken.

10. Static Settlement

Consolidation settlement is the process of excess porewater pressure dissipation, whereby when a load is applied to a soil structure, the load is initially taken up by the porewater pressure and gradually transferred to the soil structure. This process results in the consolidation of the soil structure over time, referred to as 'primary consolidation settlement'.

Creep settlement occurs over an extensive period and is the re-adjustment of soil particles under constant load, generally commencing once all excess pore water pressure dissipates (at the end of consolidation settlement), referred to as 'secondary settlement'.

The nominated building sites are typically underlain by halloysitic clay, basalt deposits, and completely to slightly weathered sandstone and mudstone. The overlying soils are typically very stiff to hard and normally consolidated, with low susceptibility to consolidation under load, such as the proposed infrastructure, potential fill, and vehicular loading.

11. Three Waters Assessment

11.1. Stormwater

The subdivision is proposed to not include any dedicated stormwater attenuation. Stormwater from both lots will be conveyed via stormwater reticulation to discharge into the existing reticulation network via the manhole (Asset ID: 20150903072333), which almost immediately drains to the ocean. Lot 2 is to connect via a reticulation easement through Lot 1. Attenuation has not been proposed because the site is located at the bottom of the reticulation catchment with near-immediate discharge to the tidal environment. In this context, delaying runoff through attenuation would offer limited benefit and may be counterproductive, as it could cause site runoff to coincide with the peak flow from the upstream catchment, potentially increasing downstream flood risk. See the attached Figure 2 -Servies Plan in Appendix A.

11.2. Potable Water Supply

The proposed site is not connected to the Far North District Council's reticulated water supply network. To meet the domestic water demand, potable water is to be supplied by the Doubtless Bay Water Supply's reticulated network.

11.3. Wastewater Management

The proposed subdivision has a 100mm diameter wastewater stub (Asset ID: SL2443_2416) located along the western boundary of the site. To meet the Far North

District Council's vested asset requirements for servicing two lots, this stub will be upgraded to a 150mm diameter gravity sewer. The new 150mm line will provide sufficient capacity for both lots and will connect to the existing council network via manhole (Asset ID: SP2314) on the western side of the property. Lot 2 is to connect via a reticulation easement through Lot 1. See the attached Figure 2 -Servies Plan in Appendix A.

11.4. Firefighting Water Supply

The Far North District Council GIS confirms that there is no Council hydrant within the required distance of the site. To meet the firefighting water supply requirements, two 25m³ above-ground tanks will be installed, one on each lot. The FENZ approval has been obtained and is attached in Appendix D. The firefighting tanks will be reticulated with the Doubtless Bay Water Supply's reticulated network. In the event of a fire, a fire truck can connect directly to the tank, which ensures a reliable water supply for emergencies.

12. Traffic and Access Viability

Access to Lot 1 will be via Kotare Drive, which is classified as an Access (Low Volume) road under the Far North District Council Engineering Standards 2023. With a design speed of 50kmph, the required minimum sight distance is 60 metres (FNDC ES 2023, Sheet 4). This requirement is met, with available sight distances to both the north and south significantly exceeding 60m. The gradient of the existing ground is approximately 30%, but with minor earthworks, the longitudinal gradient of the private driveway can be brought down to 20%. It is to be noted that an existing stormwater manhole may lie within the footprint of the proposed vehicle crossing and will need to be addressed as part of the detailed design.

Access to Lot 2 will be from Mahoe Lane, classified as an Access (Low Volume) road under FNDC Engineering Standards 2023. Although the posted speed limit is 50kmph, the road geometry indicates an operating speed of 40kmph or less, requiring a minimum sight distance of 45m (FNDC ES 2023, Sheet 4). This requirement is satisfied, with the available sight distance to the south significantly exceeding 45m, and the sight distance to the east meeting the required standard. The existing vehicle crossing within the legal road corridor serving 24 Mahoe Lane is positioned such that it will need to be shared with the new access to Lot 2. Due to a significant level difference at this location, a retained car parking to ensure appropriate levels of access is facilitated, or a suspended car parking structure will be required to provide functional access and parking for the lot.

13. Recommendations and Conclusions

13.1. Liquefaction

Results of our subsoil investigation found the property to be underlain by cohesive soils, comprising very stiff to hard clays overlying normally consolidated, completely weathered clayey silt basalt deposits belonging to the Undifferentiated Tangihua Complex. Beneath the UTC basalt deposits, normally consolidated Mangonui Formation sandstone and mudstone were encountered.

A 'Level B' liquefaction assessment was completed to reduce the uncertainty of liquefaction related risks. Ground damage induced by an earthquake or similar shaking has a >85% likelihood of not occurring at this site. Winter groundwater levels are approximated to be no shallower than 3.0m deep based on an absence of soil evidence, however, are expected to be much deeper.

This site is considered to have very low liquefaction vulnerability in areas that underwent a subsoil investigation and is unlikely to occur in all other areas as established from PEG 2017.

13.2. Stability

Slopes over the property range between some 5° and 40°, with slopes immediately beneath the proposed building sites typically flat from prior excavations or sloping at an average of not more than 16°. Very steep slopes are present in the centre of the property; these are localised to the head of a relic head scarp and in areas that have been anthropogenically influenced through excavations.

The property's slopes are assessed to have formed as the results of surface water runoff, historic tectonic activity, historic coastal erosion, and anthropogenic interference with excavations and fill. There is no significant evidence of historic global instability over the slopes in the past 80-years, with no observable slips sighted on Google Earth or Retro Lens aerial images despite the multiple EQC landslide claims made in 2014 by neighbouring properties. It is considered likely that these claims were for individual and localised damages unique to each property.

Mature trees observed over the property show signs of bowing and leaning where over slopes greater than 27° (1V:2H). Terracettes were absent over the property, however, could be expected to form over unvegetated slopes greater than 22° in the upper 1.0m of the soil column, as is typical for the encountered soil lithology.

Access to the proposed building sites is to be via individual driveways that extend off either Mahoe Lane or Kotare Drive, proposed to be formed via a combination of excavation and fill. All excavations greater than 1.0m high shall be retained and all excavations less than 1.0m may be battered at not more than27°. All fill shall be retained where greater than 1.0m thick. Any retaining walls that are proposed to support a driveway shall be designed to account for a 5kPa surcharge load.

Results of our slope stability assessment indicate that retaining walls will be required to support any future residential building and excavations required to form building platforms. These walls are also required to improve the global slope stability, support any fill where battering is not considered appropriate, and to isolate buildings from potential slope instabilities / erosional processes.

All retaining walls shall be embedded appropriately to ensure slope stability and designed for at-rest earth pressures, accounting for infrastructure, fill, and vehicle-induced deformation. Horizontal drains are to be installed to stabilise and further drain the upper catchment behind any retaining wall that is supporting ≥3.0m of soil.

Surface water runoff shall be controlled over each of the proposed lots and driveways. Drainage shall be required to divert surface water runoff away from all retaining walls and batters (where applicable). Any installed surface water drainage shall be collected and discharged into the stormwater network or shall be discharged at the northwestern property boundary within Lot 1 or at the western boundary within Lot 2. Discharge of this surface water drainage shall be over either a 1m x 1m rock apron or a suitably designed diffuse level spreader to decrease the effect of soil erosion which can increase the instability of a site. No surface water discharge is to be reliant on soakage due to the nature of the residual soils and variability of the encountered fill.

Lot-specific stability recommendations and considerations for future residential development across each of the proposed lots are outlined below. These recommendations are not intended to represent the only viable engineering solutions. At the detailed engineering design stage (e.g., during building consent), the geotechnical professional engaged at that time may propose alternative solutions tailored to the specific development proposal.

13.2.1. Proposed Lot 1:

The formation of a flat building platform suitable for shallow foundations, using a combination of cut and fill, may require the construction of an upslope retaining wall to support excavations and address global stability risks. Upslope excavations are expected to reach depths of up to 4.1 m. Battered slopes are not considered acceptable where a 27° (1V:2H) slope cannot be achieved, where excavation depths exceed 1.0 m, or where excavated slopes are located within 1.0 m of the proposed building platform.

To achieve a flat building site using cut and fill, no more than 1.5 m of engineered fill may be placed beneath the platform, subject to specific engineering design. Due to limited space for appropriate setbacks or battering, achieving this fill depth will likely require localised retaining. Two retaining walls (Retaining Walls C and D – Figure J above) are anticipated to be required, one upslope and one downslope to support the placed cut and/or fill and to address both local and global slope stability. Battering of slopes above Retaining Wall C may also be required, forming a 27° slope over the escarpment between the two lots.

The final form of the retaining walls does not need to be limited to cantilevered structures as assessed in this report. Alternative retaining wall types may be considered, provided they are designed by a suitably qualified geotechnical professional in conjunction with a

slope stability analysis to ensure appropriate loading and performance under site-specific conditions.

All batters formed through excavation or fill should be stabilised using coconut matting or geogrid and vegetated to reduce erosion and weathering of exposed soils. Surface water drainage may also be required to divert runoff away from slopes steeper than 27° and from all proposed retaining structures.

At the building consent stage for any future development on this lot, a geotechnical professional shall be engaged to undertake the detailed design of all retaining walls. These walls must be designed to address both local and global stability considerations, as outlined in this report. It is anticipated that the requirement for these retaining walls, and their associated design and construction, will form part of the resource or building consent conditions for development of the lot.

13.2.2. Proposed Lot 2:

The formation of a flat building platform suitable for shallow foundations, using a combination of cut and fill, will require the construction of an upslope and downslope retaining wall to support excavations and address global stability risks. These retaining walls (Retaining Walls A and B – Figure J above) are expected to have minimum retained heights of approximately 3.5 m and will need to be designed to support the proposed road, driveway, and dwelling loads. The proposed building area is considered to be primarily formed through cut, situated between Retaining Walls A and B.

Results of our numerical slope stability analysis indicate that battered slopes are not considered acceptable where a 27° (1V:2H) slope cannot be achieved, where excavation depths exceed 1.0 m, or where excavated slopes are located within 1.0 m of the proposed building platform. The upslope cut, is anticipated to reach depths of up to 3.5 m, and must be retained, Retaining Wall A.

No more than 2.0 m of engineered fill shall be placed beneath the building platform, and shall be retained, Retaining Wall B. This wall shall be designed such that it retains this fill, as well as the underlying rhyolitic ash soil deposits, up to 3.0m thick, giving this wall an effective retaining height of a maximum 5.0m.

Surface water drainage shall be installed to divert runoff away from slopes steeper than 27° and from all proposed retaining structures. Drainage design should be integrated with the retaining wall systems to prevent hydrostatic pressure build-up and reduce the risk of slope instability.

At the building consent stage, a suitably qualified geotechnical professional shall be engaged to undertake the detailed design of all retaining walls. These designs must be supported by slope stability analysis to confirm that the proposed retaining systems provide adequate resistance to both local and global loading conditions. It is anticipated that the requirement for these retaining walls, and their associated design and construction, will form part of the resource or building consent conditions for development of Lot 2..

13.3. Static Settlement

Results of our subsoil investigation undertaken at the subject property indicate that the proposed lots are underlain by a combination of normally consolidated andesitic tuff, UTC Basalt deposits, and Mangonui Formation sandstone and mudstone. We do not consider the property subject to settlement.

13.4. Earthworks

Any future earthworks over either of the proposed lots shall adhere to the following earthworks specification and shall be undertaken in general accordance with NZS4431:2022.

13.4.1. Earthworks Specification.

All areas to be filled and/or found over must be stripped of topsoil and unsuitable fill (Lot 2) prior to filling. Clean topsoil may be used for the formation of lawns and gardens, or shall be removed from the property.

Based on the results of our subsoil investigation and our experience with similar soils, we consider clean site excavated soils appropriate for use as 'site-won' engineered fill. All excess site-won material must be removed from the property in a controlled manner.

All batters formed over the property (via excavation or fill) shall be covered in coconut matting or geogrid and planted to prevent weathering / erosion of exposed soils. Seeding or hydroseeding is recommended to promote vegetation over

The fill beneath the building sites and the driveways shall be clean, well-draining gravels (i.e., GAP 40/60 or similar) or site-won fill and shall be no greater than 2.0m thick. Sand is not considered appropriate as fill for the development; therefore, it shall not be placed anywhere over the property.

Driveways may require up to 2.0m of fill to achieve the proposed driveway elevation. Where fill exceeds 1m, retaining is required, as battering is not considered appropriate.

All earthworks over the site shall be undertaken in general accordance with NZS 4431:2022 and shall be subject to the above engineering specification and supervision.

Both of the proposed building sites and their subsequent driveways are to comprise a combination of excavations and fill at a range of depths. The following applies to each of the proposed lots and their respective driveways:

- The formation of a flat building site is to comprise a combination of excavation and fill. All excavations greater than 1.0m high and where situated 1.0m directly downslope or upslope of any proposed building site shall be retained.

- Excavations may be up to 4.5m high and shall be retained where greater than 1.0m high, or surcharged by driveways, or foundations.

- Fill exceeding 1m shall be retained, fill that is less than 1m thick may be battered at no more than 27°. Fill that exceeds 0.5m thick, within 3.0m of the building platform, and proposed to support an accessway, retaining shall be required.

- Fill is to be no greater than 2.0m thick anywhere over the property. Site-won cohesive material may be used with appropriate drainage installed at the base of the fill and extend the length of the retaining wall.

- All retaining walls to support either excavations or fill shall be subject to specific engineered design and approved by a suitable qualified engineer (i.e., CPEng geotechnical and/or structural engineer). All retaining walls greater than 3.0m high shall be specifically designed by a geotechnical Chartered Professional Engineer (CPEng) using Wallap or similar design software, undertaken in conjunction with a slope stability (Slide2 -type) analysis, to account for soil/infrastructure interactions, and shall considered global slope stability.

- Retaining wall design, where within 5.0m of the Mahoe Lane, shall consider a 12.5kPa surcharge load to account for movement of heavy vehicles such as trucks during specific engineering design walls support private driveways shall adopt 5 kPa surcharging.

- All excavation works greater than 2.0m high shall be completed during a dry period. No pile holes bored for retaining walls or building foundations are to be left uncovered during the rain.

13.4.2. Fill Specification

The following fill specification applies to any earthworks over the future lots.

Testing of cohesive fill shall be performed at 500mm fill depth intervals with a minimum of two tests per 1,000m^2 of placed fill. All cohesive filling over the site will be subject to engineer monitoring and Nuclear Densometer (NDM) testing, to the following engineering specification:

- Average undrained shear strengths as measured with a handheld shear vane shall be no less than 170kPa with no single value less than 150kPa,

- Air voids measured by the NDM testing and following water content correction testing, the results shall average no greater than 8%, with no single value greater than 10%.

Alternatively, the site may be brought to the design level by placing compacted engineered non-cohesive fill such as gravel (GAP40 or similar). This fill shall adhere to the following specification:

- Strip all unsuitable topsoil from beneath the fill area, extending a minimum 2.0m from the edge of the proposed filling perimeter,

- Gravel fill shall be placed at nominal uncompacted thicknesses of no greater than 150mm and be compacted to achieve a Clegg Impact Value (CIV) of not less than 20,

- Testing of compacted fill shall be undertaken at nominal 500mm lifts.

Appropriate compaction equipment and methodology shall be adopted to achieve the desired level of compaction for any material used. All areas to be filled must be stripped of topsoil and unsuitable fill and benched as required, prior to filling.

13.5. Building Site Suitability

Results of our subsoil investigation indicate that the site is underlain by residual fill, tuff deposits, UTC basalt derived soil deposits, and weathered rock of Mangonui Formation sandstone and mudstone. Undrained shear strengths of the residual soils typically measured greater than 100kPa, with an ultimate geotechnical bearing capacity of 300kPa. These sols are not considered suitable for NZS 3604-type foundations as the encountered soils are likely susceptible to expansivity processes.

At the specific engineering design stage of any future development, the geo-professional engaged by the subsequent landowner shall undertake an appropriate assessment of the ground conditions to ascertain the classification of soil expansivity. This may be undertaken in accordance with Clause 7.5.13.1 “Identification of Expansive Soils” outlined in the NZ Building Code B1/AS1 (Amd 21).

Subject to the above recommendations and conclusions, the site is considered suitable for residential development found over shallow foundations such as timber piles, shallow concrete pad (waffle raft or conventional concrete slab). Foundations will likely required specific engineering design due to the presence of expansive soils, which shall be confirmed during the Building Consent investigation.

Foundations found within clean gravel fill, greater than 1.0m thick are not required to consider expansivity. Foundations to be found within residual soils, site-won material, or imported cohesive fill shall require expansivity to be considered during foundation design.

13.6. Temporary Works

Due to the depth of the proposed excavations, all cut heights greater than 2.0m shall likely require temporary battering and/or retaining walls to decrease the risk associated with working at the toe of these excavations. These excavations should be battered at no more than 45°, temporarily retained tiered, or constructed top down to provide a safe work environment. If Lot 2 has a dwelling in place prior to works within Lot 1, all excavations shall be completed a minimum 5.0m back from the property boundary.

It is highly recommended that works are carried out during prolonged dry periods, if this is not possible, the excavation faces greater than 2.0m high should be covered with polythene wrap to decrease exposure to weathering which would increase the rate of instability.

13.7. Stormwater

No dedicated stormwater attenuation is recommended. Stormwater from both lots should discharge to the existing network via Manhole 20150903072333, with Lot 2 connecting through an easement over Lot 1. Given the site's location at the bottom of the catchment and near-immediate discharge to the ocean, attenuation would offer no benefit and could increase downstream flood risk by aligning with upstream peak flows.

13.8. Potable water

The proposed site is not connected to the Far North District Council's reticulated water supply. Therefore, potable water is to be supplied by the Doubtless Bay Water Supply's reticulated network.

13.9. Wastewater

The existing 100mm wastewater stub (Asset ID: SL2443_2416) is to be upgraded to a 150mm gravity sewer to comply with FNDC's vested asset standards for servicing two lots. The new line should connect to the existing network via Manhole SP2314 on the western boundary. Lot 2 is to be serviced through a reticulated easement across Lot 1.

13.10. Firefighting water

It is recommended that four 25m³ above-ground firefighting water tanks be installed, two on each lot. The tanks are to be connected to the Doubtless Bay Water Supply network.

13.11. Traffic and Access Viability

Access to Lot 1 will be provided via Kotare Drive, where sight distances to both the north and south exceed the 60 m minimum required under FNDC ES 2023. Minor earthworks are recommended to reduce the existing ground gradient from approximately 30% to an acceptable driveway gradient of 20%. The existing stormwater manhole within the proposed crossing area should be addressed in the detailed design.

Access to Lot 2 should be from Mahoe Lane, where available sight distances meet or exceed the 45m requirement based on an operating speed of 40km/h. The access will share the existing vehicle crossing at 24 Mahoe Lane. Due to a significant level difference at the access point, a retained or suspended parking structure will be required.

13.12. Resource Management Act (RMA) – Section 106(1)

Based on our findings and subject to our recommendations on slope stability for each of the proposed lots and nominated building sites, the risk of future slippage, affecting the property is low, and in terms of Section 106(1) of the RMA:

a) the land in respect of which a consent is sought, or any structure on the land, is not, and is not likely to be, subject to material damage by slippage from any source,
b) repealed; and
c) That sufficient provision has been made for stable physical access to each allotment t be created by the subdivision.

14. Limitation

Recommendations and opinions in this report are based on data from the investigation described herein. The nature and continuity of subsoil conditions away from the boreholes is inferred and it is possible that actual conditions could vary from those assumed. Should subsoil conditions vary from those described in this report, it is essential that Hawthorn Geddes engineers and architects ltd be contacted to confirm the applicability of the recommendations.

This report has been prepared solely for the benefit of our client Bridget Thorp and the Far North District Council in relation to the resource consent application for which this report has been prepared.

The comments in it are limited to the purpose stated in this report. No liability is accepted by Hawthorn Geddes engineers & architects ltd in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at their own risk.

Appendix A. Figures

LOCALITY PLAN
1:5000

NOTE:
SITE INFORMATION ADAPTED FROM SURVEY DRAWING PROVIDED BY SAPPHIRE SURVEYORS LTD REFERENCE 0126S.
BOUNDARY INFORMATION PROVIDED BY LINZ.
AERIAL PHOTO PROVIDED BY LINZ MAPS AND MAY SHOW DISTORTION.
ALL INFORMATION MUST BE CONFIRMED ON SITE.

THIS DRAWING WAS PRODUCED IN COLOUR. DO NOT USE FOR CONSTRUCTION PURPOSES IF THIS NOTE IS IN BLACK & WHITE

N

LEGEND

- HA — Hand auger locations
- MBH — Machine Borehole location
- Proposed Building sites

Lot 1 DP 121882
Lot 2 DP 121882
Lot 30
Lot 5 DP 49862
Lot 12 DP 50666
Lot 13 DP 49862

LOT 1
487m²

LOT 2
523m²

HA 1
HA 2
HA 3
HA 4
HA 5
MBH 1

KOTARE DRIVE

MAHOE LANE

THIS FIGURE IS TO BE READ ONLY IN CONJUNCTION WITH ASSOCIATED REPORT

USE WRITTEN DIMENSIONS. DO NOT SCALE FROM DRAWING.

Hawthorn Geddes engineers & architects ltd
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Whangarei 0110
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Warkworth 0910
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CLIENT **BRIDGET THORP**
PROJECT **SUBDIVISION SUITABILITY**
22 MAHOE LANE, MANGONUI
DRAWING **SITE PLAN**

SCALE @ A3 **1:250**
PROJECT No. **13302**
FIGURE No. **01**
REV. **-**

5/06/2025 2:07:32 PM K:\13302 Thorp - Subdivision Suitability - 22 Mahoe Lane, Mangonui\13302 250605 GIP.dwg

THIS DRAWING WAS PRODUCED IN COLOUR. DO NOT USE FOR CONSTRUCTION PURPOSES IF THIS NOTE IS IN BLACK & WHITE

NOTE:
SITE INFORMATION ADAPTED FROM SURVEY DRAWING PROVIDED BY SAPPHIRE SURVEYORS LTD REFERENCE 0126S.
BOUNDARY INFORMATION PROVIDED BY LINZ.
AERIAL PHOTO PROVIDED BY LINZ MAPS AND MAY SHOW DISTORTION.
ALL INFORMATION MUST BE CONFIRMED ON SITE.

N

LEGEND:

- SW — Existing SW reticulation
- Existing SWMH
- SS — Existing SS reticulation
- Existing SSMH
- Proposed SW pipe
- Proposed SS pipe

Lot 1 DP 121882

Lot 2 DP 121882

Lot 30

100mmØ Sewer connection to Lot 2

100mmØ SW connection to Lot 2

100mmØ sewer connection to Lot 1

100mmØ SW connection to Lot 1

100mmØ
100mmØ @min 4% gradient

Ex 100mmØ pipe
(to be upgraded)

150mmØ

new 150mmØ pipe
to replace the ex 100mmØ pipe

100mmØ @min 4% gradient

Access to Lot 1 from Kotare Drive

LOT 1
487m²

LOT 2
523m²

KOTARE DRIVE

Access to Lot 2 via existing crossing from Mahoe Lane

MAHOE LANE

Lot 5 DP 49862

Lot 12 DP 50666

Lot 13 DP 49862

THIS FIGURE IS TO BE READ ONLY IN CONJUNCTION WITH ASSOCIATED REPORT

USE WRITTEN DIMENSIONS. DO NOT SCALE FROM DRAWING.

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CLIENT **BRIDGET THORP**

PROJECT **SUBDIVISION SUITABILITY**
22 MAHOE LANE, MANGONUI

DRAWING **SERVICES PLAN**

SCALE @ A3 **1:250**

PROJECT No. **13302**

FIGURE No. **02**

REV. **-**

11/11/2025 2:51:55 PM K:\13302 Thorp - Subdivision Suitability - 22 Mahoe Lane, Mangonui\13302 250605 GIP.dwg

Appendix B. Hand Augered and Machine Borehole Logs

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA1

CLIENT Bridget Thorp
PROJECT Thorp – Subdivision Suitability
PROJECT NUMBER 13302
PROJECT LOCATION 22 Mahoe Lane, Mangonui
START DATE 19/05/25 **COMPLETED DATE** 19/05/25 **COORDINATES** 1647629.98E, 6128324.63N **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY US
HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
			TS	0.100 TOPSOIL; dark brown.		
		SV = 163 / 68 kPa (Geo 3928)		Silty CLAY (CL); grey brown. Very stiff; high plasticity; moist; Residual Fill.		
		SV = 149 / 54 kPa (Geo 3928)				
1		SV = 149 / 41 kPa (Geo 3928)		1.100		
		SV = 149 / 41 kPa (Geo 3928)		CLAY (CH), with trace silt; golden brown. Very stiff; high plasticity; moist; Completely Weathered Andesite Ash Deposits.		
		SV = 122 / 54 kPa (Geo 3928)		1.6m: Light whiteish grey with minor orange staining.	Groundwater Not Encountered	
		SV = 122 / 41 kPa (Geo 3928)				
2		SV = 122 / 41 kPa (Geo 3928)				
		SV = 176 / 54 kPa (Geo 3928)				
		SV = 190+ kPa (Geo 3928)		2.800		
3		SV = 190+ kPa (Geo 3928)		Clayey SILT (ML); red and light pink. Very stiff; low plasticity; moist; Completely Weathered Undifferentiated Tangihua Complex Basalt.		
				3.200 EOH: 3.20m		
				3.2m: EOH: Unable to Penetrate.		

PHOTO / SKETCH

WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA2

CLIENT Bridget Thorp
PROJECT Thorp – Subdivision Suitability
PROJECT NUMBER 13302
PROJECT LOCATION 22 Mahoe Lane, Mangonui
START DATE 19/05/25 **COMPLETED DATE** 19/05/25 **COORDINATES** 1647623.09E, 6128317.12N **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY US
HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
			TS	TOPSOIL; dark brown.	Groundwater Not Encountered	
		SV = 109 / 27 kPa (Geo 3928)		0.300 CLAY (CH), with some silt; golden brown. Very stiff; high plasticity; moist; Completely Weathered Andesite Ash Deposit.		
		SV = 95 / 27 kPa (Geo 3928)				
1		SV = 129 / 41 kPa (Geo 3928)				
		SV = 122 / 41 kPa (Geo 3928)				
		SV = 109 / 27 kPa (Geo 3928)		1.4m: With minor silt; light whiteish grey. 1.6m: With some silt.		
		SV = 109 / 27 kPa (Geo 3928)		1.900 Clayey SILT (ML); red, orange brown and light pink. Very stiff; low plasticity; moist; Completely Weathered Undifferentiated Tangihua Complex Basalt.		
2		SV = 149 / 47 kPa (Geo 3928)				
		SV = 163 / 47 kPa (Geo 3928)				
		SV = 176 / 41 kPa (Geo 3928)				
3		SV = 190+ kPa (Geo 3928)		3.0m: Hard.		
				3.5m: Highly weathered; very weak.		
				3.700 EOH: 3.70m 3.7m: EOH: Unable to Penetrate.		

PHOTO / SKETCH

WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA3

CLIENT Bridget Thorp
PROJECT Thorp – Subdivision Suitability
PROJECT NUMBER 13302
PROJECT LOCATION 22 Mahoe Lane, Mangonui
START DATE 19/05/25 **COMPLETED DATE** 19/05/25 **COORDINATES** 1647585.58E, 6128329.82N **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY US
HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
		SV = 190+ kPa (Geo 3928)		Silty CLAY (CH); brown. Very stiff; high plasticity; moist; Completely Weathered Andesite Ash Deposits.	Groundwater Not Encountered	
		SV = 190+ kPa (Geo 3928)		0.6m: SILT (ML); golden brown. Hard; non-plastic; Highly Weathered Rhyolite Ash Deposits.		
1		SV = UTP (Geo 3928)		0.900 EOH: 0.90m 0.9m: EOH: Unable to Penetrate.		
2						
3						

PHOTO / SKETCH

WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA4

CLIENT Bridget Thorp
PROJECT Thorp – Subdivision Suitability
PROJECT NUMBER 13302
PROJECT LOCATION 22 Mahoe Lane, Mangonui
START DATE 19/05/25 **COMPLETED DATE** 19/05/25 **COORDINATES** 1647581.26E, 6128323.91N **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY US
HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
		SV = 109 / 41 kPa (Geo 3928)		CLAY (MH), with some silt; red with minor orange mottling. Very stiff; high plasticity; moist; Completely Weathered Undifferentiated Tangihua Complex Basalt.	Groundwater Not Encountered	
		SV = 109 / 41 kPa (Geo 3928)		0.9m: With minor gravel. Wet; gravel, fine, angular to subround.		
1				1.000 EOH: 1.00m 1.0m: EOH: Unable to Penetrate.		
2						
3						

PHOTO / SKETCH

WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA5

CLIENT Bridget Thorp
PROJECT Thorp – Subdivision Suitability
PROJECT NUMBER 13302
PROJECT LOCATION 22 Mahoe Lane, Mangonui
START DATE 19/05/25 **COMPLETED DATE** 19/05/25 **COORDINATES** 1647610.24E, 6128318.45N **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY US
HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
0		SV = 190+ kPa (Geo 3928)		SILT (ML), with some clay, with trace rootlets; light greyish brown. Very stiff; low plasticity; dry; Completely Weathered Andesite Ash Deposit.	Groundwater Not Encountered	
		SV = 190+ kPa (Geo 3928)				
		SV = 109 / 27 kPa (Geo 3928)		0.8m: CLAY (CH), with trace silt; light grey with minor yellow staining. High plasticity; moist.		
1				1.100		
		SV = 190+ kPa (Geo 3928)		Silty CLAY (MH); dark red. Very stiff; high plasticity; moist; Completely Weathered Undifferentiated Tangihua Complex Basalt.		
				1.400		
		SV = 190+ kPa (Geo 3928)		SILT (SM), with some sand, with minor clay; golden brown. Very stiff; moist; sand, fine; Completely Weathered Mangonui Formation Sandstone.		
		SV = 190+ kPa (Geo 3928)				
2		SV = 190+ kPa (Geo 3928)		2.1m: Light greenish grey.		
				2.400 EOH: 2.40m		
		SV = UTP (Geo 3928)		2.4m: EOH: Unable to Penetrate.		
3						

PHOTO / SKETCH

WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Hawthorn Geddes engineers & architects ltd

LOG OF BOREHOLE

MBH1

CLIENT Bridget Thorp
PROJECT Thorp – Subdivision Suitability
PROJECT NUMBER 13302
PROJECT LOCATION 22 Mahoe Lane, Mangonui
START DATE 19/05/25 **COMPLETED DATE** 20/05/25
COORDINATES 1647627.08E, 6128320.61N **LEVEL** 0.00
DRILLING CONTRACTOR DS Geotechnical Serv
DRILLING METHOD
LOGGED BY KB
HOLE LOCATION

DEPTH (m)	SAMPLE TYPE	RECOVERY (%)	BLOW COUNTS (N-VALUE)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	INSTALLATION
0					TS	TOPSOIL; blackish brown.	Groundwater Not Encountered	
						0.600		
						CLAY (CH), with some silt, with trace rootlets; beige. Very stiff; high plasticity; moist; Residual Fill.		
1						1.200		
						CLAY (CH), with trace silt; brownish grey mottled orange. Hard; high plasticity; moist; Completely Weathered Andesite Ash Deposit.		
		100				1.5m: Orange mottling.		
2						2.4m: Light purplish brown.		
						2.9m: Light whiteish grey.		
3						3.200		
		90				Silty CLAY (MH); dark red with dark grey inclusions mottled orange. Very stiff; high plasticity; moist; Completely Weathered Undifferentiated Tangihua Complex Basalt.		
4						4.400		

REMARKS

WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Hawthorn Geddes engineers & architects ltd

LOG OF BOREHOLE

MBH1

CLIENT Bridget Thorp
PROJECT Thorp – Subdivision Suitability
PROJECT NUMBER 13302
PROJECT LOCATION 22 Mahoe Lane, Mangonui
START DATE 19/05/25 **COMPLETED DATE** 20/05/25
COORDINATES 1647627.08E, 6128320.61N **LEVEL** 0.00
DRILLING CONTRACTOR DS Geotechnical Serv
DRILLING METHOD
LOGGED BY KB
HOLE LOCATION

DEPTH (m)	SAMPLE TYPE	RECOVERY (%)	BLOW COUNTS (N-VALUE)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	INSTALLATION
5						Highly weathered; fine fabric; SANDSTONE; moderately strong; Brown and red mottled orange. Fine sands with trace basalt inclusions. Mangonui Formation Sandstone.	Groundwater Not Encountered	
						5.0m: Moderately weathered; with cross-bed laminations and shell inclusions. Highly fractured, iron oxide staining on fracture planes. Quartz veins no greater than 3mm wide present.		
6						6.2m: Slightly weathered; strong.		
		80						
7						7.000 Moderately weathered; fine fabric; strong; light blue / greenish grey. Highly fractured with trace carbonate inclusions. Mangonui Formation Mudstone.		
8						8.100 EOH: 8.10m		
						8.1m: EOH: Machine Malfunction.		

REMARKS

WATER OBSERVATIONS

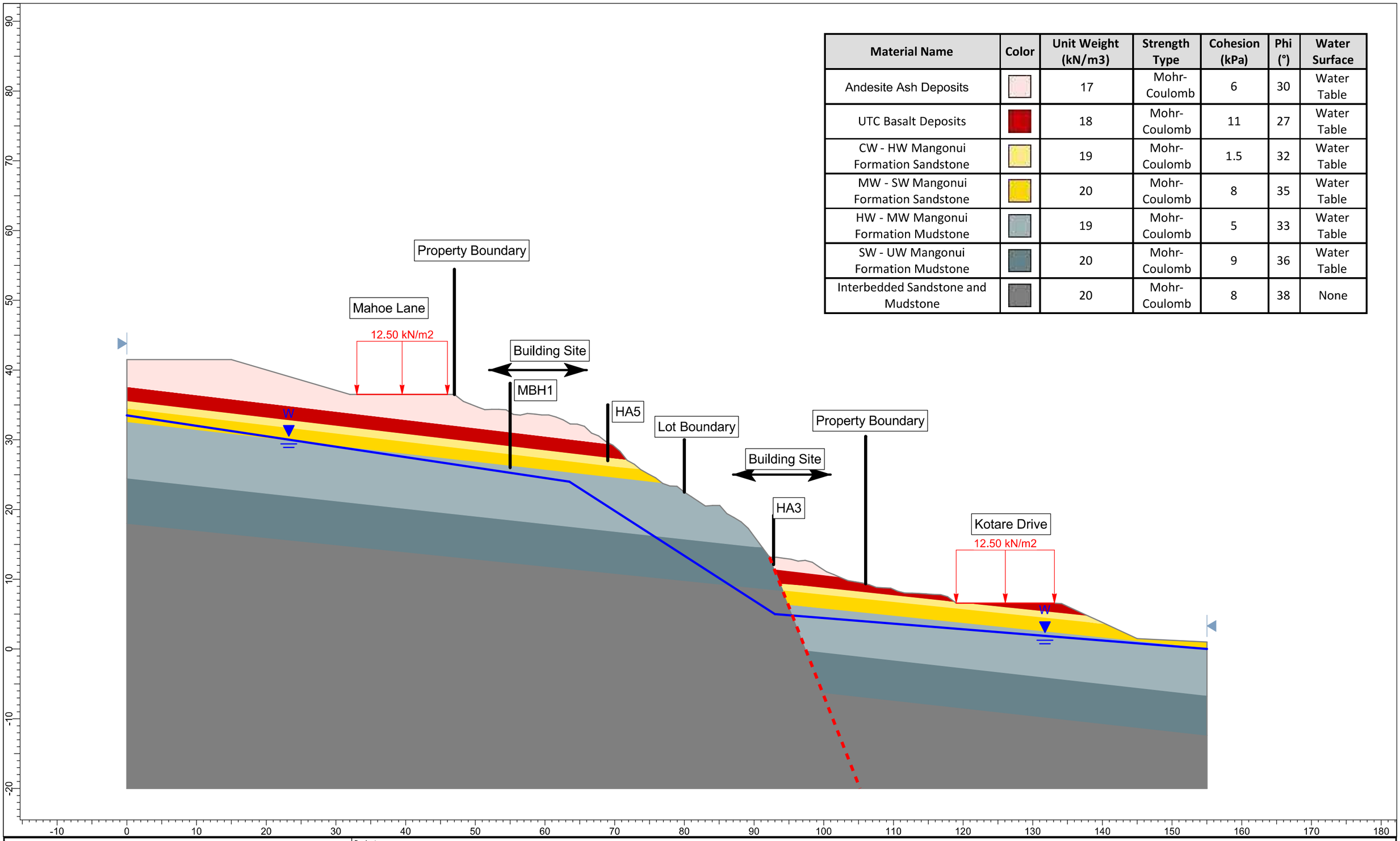
Date / Time	Water Level (m)	Type	Remarks

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Appendix C. Slope Stability Outputs

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface
Andesite Ash Deposits		17	Mohr-Coulomb	6	30	Water Table
UTC Basalt Deposits		18	Mohr-Coulomb	11	27	Water Table
CW - HW Mangonui Formation Sandstone		19	Mohr-Coulomb	1.5	32	Water Table
MW - SW Mangonui Formation Sandstone		20	Mohr-Coulomb	8	35	Water Table
HW - MW Mangonui Formation Mudstone		19	Mohr-Coulomb	5	33	Water Table
SW - UW Mangonui Formation Mudstone		20	Mohr-Coulomb	9	36	Water Table
Interbedded Sandstone and Mudstone		20	Mohr-Coulomb	8	38	None



Hawthorn Geddes engineers & architects ltd

SLIDEINTERPRET 9.038

Project	Thorp - Subdivision Suitability		
Group	Cross-Section A - Existing Conditions	Scenario	Master Scenario
Drawn By	KB	Company	HGEA
Date	28/05/2025	File Name	geo 250528 stability analysis 13302.slmd

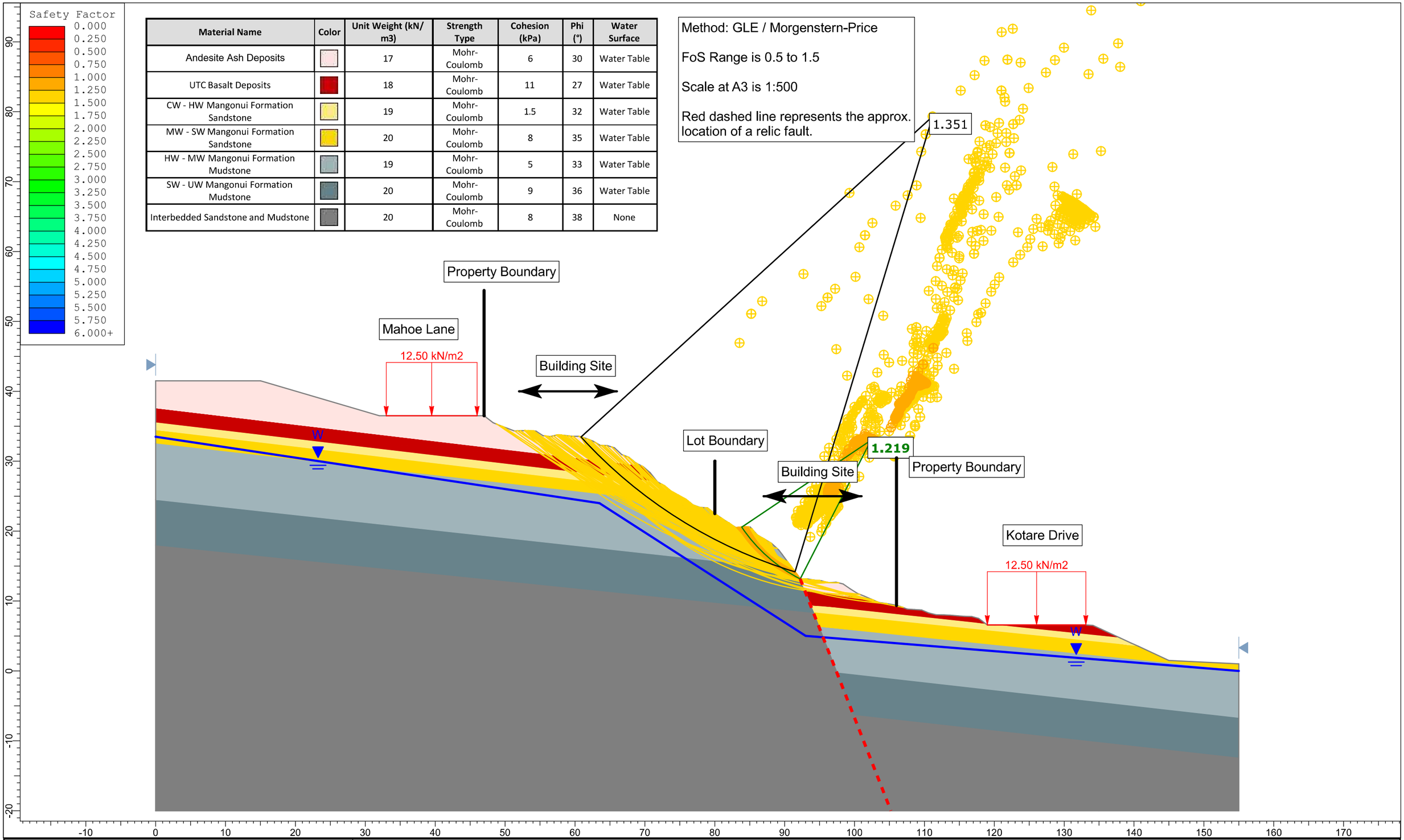
Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface
Andesite Ash Deposits		17	Mohr-Coulomb	6	30	Water Table
UTC Basalt Deposits		18	Mohr-Coulomb	11	27	Water Table
CW - HW Mangonui Formation Sandstone		19	Mohr-Coulomb	1.5	32	Water Table
MW - SW Mangonui Formation Sandstone		20	Mohr-Coulomb	8	35	Water Table
HW - MW Mangonui Formation Mudstone		19	Mohr-Coulomb	5	33	Water Table
SW - UW Mangonui Formation Mudstone		20	Mohr-Coulomb	9	36	Water Table
Interbedded Sandstone and Mudstone		20	Mohr-Coulomb	8	38	None

Method: GLE / Morgenstern-Price

FoS Range is 0.5 to 1.5

Scale at A3 is 1:500

Red dashed line represents the approx. location of a relic fault.



Hawthorn Geddes engineers & architects ltd	Project	Thorp - Subdivision Suitability	
	Group	Cross-Section A - Existing Conditions	Scenario: NGWT
	Drawn By	KB	Company: HGEA
	Date	28/05/2025	File Name: geo 250528 stability analysis 13302.slmd

SLIDEINTERPRET 9.038

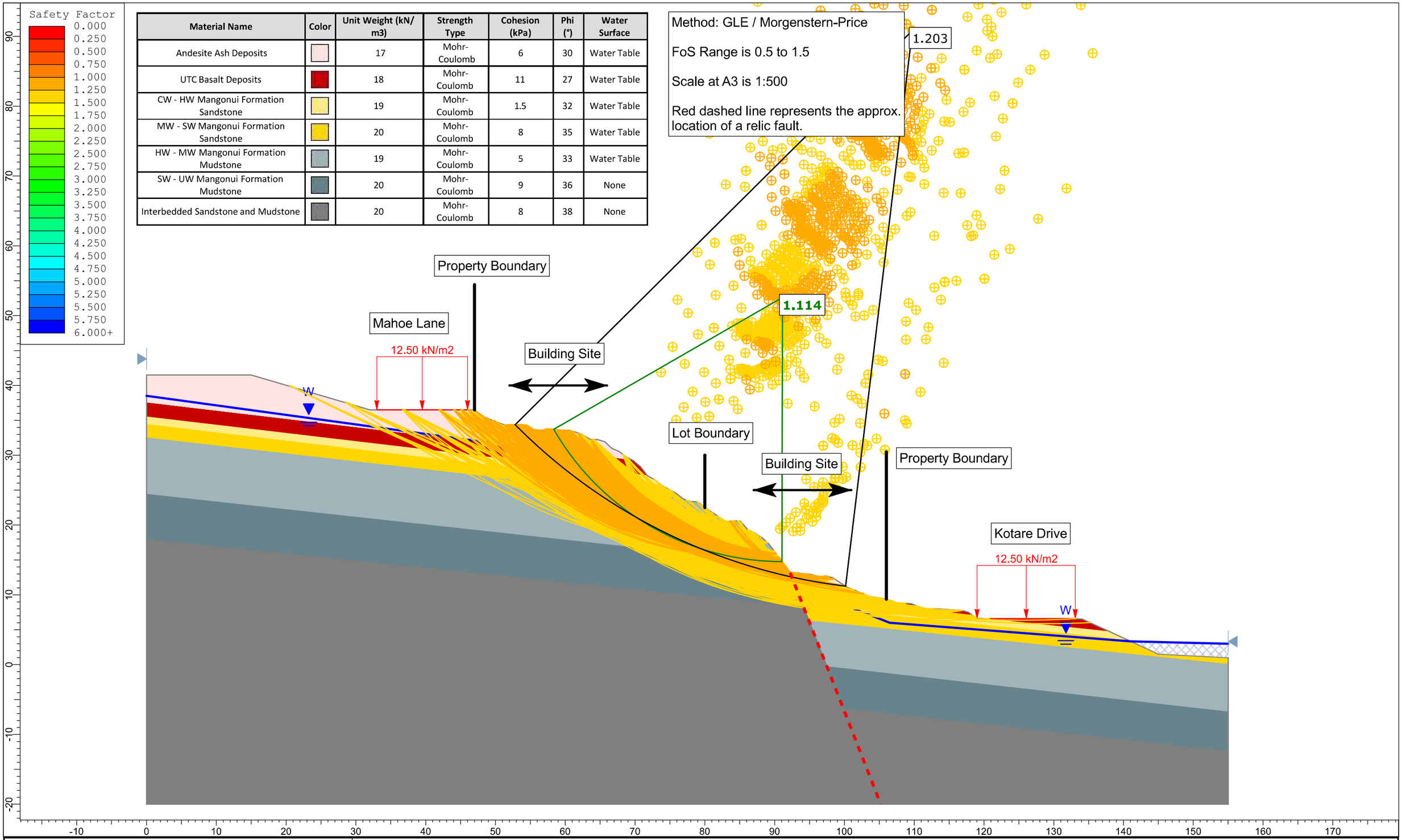
Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface
Andesite Ash Deposits		17	Mohr-Coulomb	6	30	Water Table
UTC Basalt Deposits		18	Mohr-Coulomb	11	27	Water Table
CW - HW Mangonui Formation Sandstone		19	Mohr-Coulomb	1.5	32	Water Table
MW - SW Mangonui Formation Sandstone		20	Mohr-Coulomb	8	35	Water Table
HW - MW Mangonui Formation Mudstone		19	Mohr-Coulomb	5	33	Water Table
SW - UW Mangonui Formation Mudstone		20	Mohr-Coulomb	9	36	None
Interbedded Sandstone and Mudstone		20	Mohr-Coulomb	8	38	None

Method: GLE / Morgenstern-Price

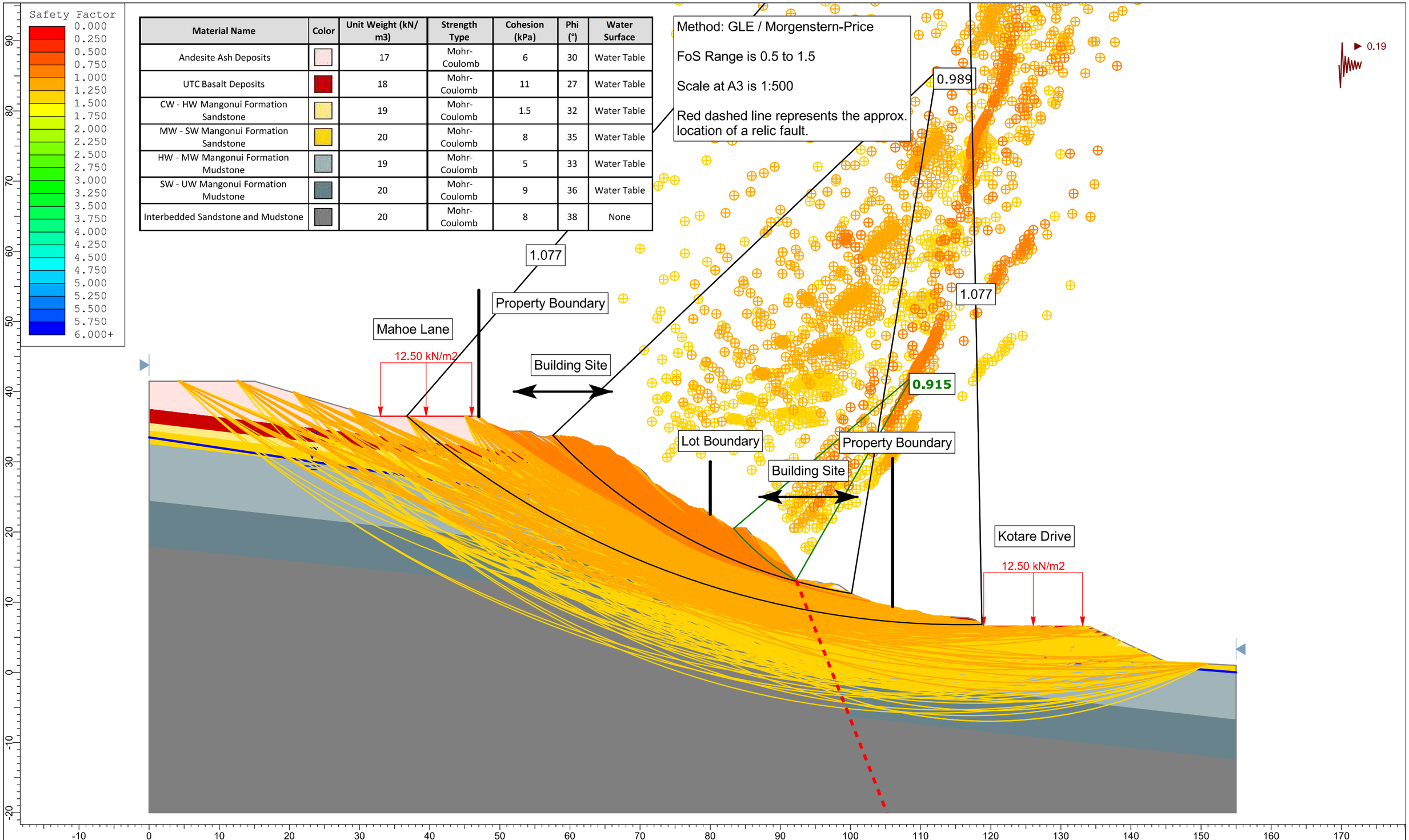
FoS Range is 0.5 to 1.5

Scale at A3 is 1:500

Red dashed line represents the approx. location of a relic fault.



Hawthorn Geddes engineers & architects ltd	*Project*	Thorp - Subdivision Suitability	
	Group	Cross-Section A - Existing Conditions	Scenario: EGWT
	Drawn By	KB	Company: HGEA
SLIDEINTERPRET 9.038	Date	28/05/2025	File Name: geo 250528 stability analysis 13302.slmd



Hawthorn Geddes engineers & architects ltd	*Project*	Thorp - Subdivision Suitability	
	Group	Cross-Section A - Existing Conditions	Scenario: Seismic - DCLS
	Drawn By	KB	Company: HGEA
SLIDEINTERPRET 9.038	Date	28/05/2025	File Name: geo 250528 stability analysis 13302.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface
Engineered Fill		22	Mohr-Coulomb	0	35	None
Rhyolite Ash Deposits		17	Mohr-Coulomb	6	30	Water Table
UTC Basalt Deposits		18	Mohr-Coulomb	11	27	Water Table
CW - HW Mangonui Formation Sandstone		19	Mohr-Coulomb	1.5	32	Water Table
MW - SW Mangonui Formation Sandstone		20	Mohr-Coulomb	8	35	Water Table
HW - MW Mangonui Formation Mudstone		19	Mohr-Coulomb	5	33	Water Table
SW - UW Mangonui Formation Mudstone		20	Mohr-Coulomb	9	36	None
Interbedded Sandstone and Mudstone		20	Mohr-Coulomb	8	38	None

Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Tensile Capacity (kN)	Plate Capacity (kN)	Shear Capacity (kN)	Compression Capacity (kN)	Bond Strength (kN/m)	Material Dependent	Failure Mode	Pile Shear Strength (kN)	Force Orientation	Force Orientation
Localised RTW		Pile/ Micro Pile	Active (Method A)	1.2							Shear	100	Parallel to surface	
Global RTW		Pile/ Micro Pile	Active (Method A)	1.2							Shear	170	Parallel to surface	
Soil Nail		Soil Nail	Active (Method A)	1.5	60	100	0	0	50	No				Parallel to Reinforcement

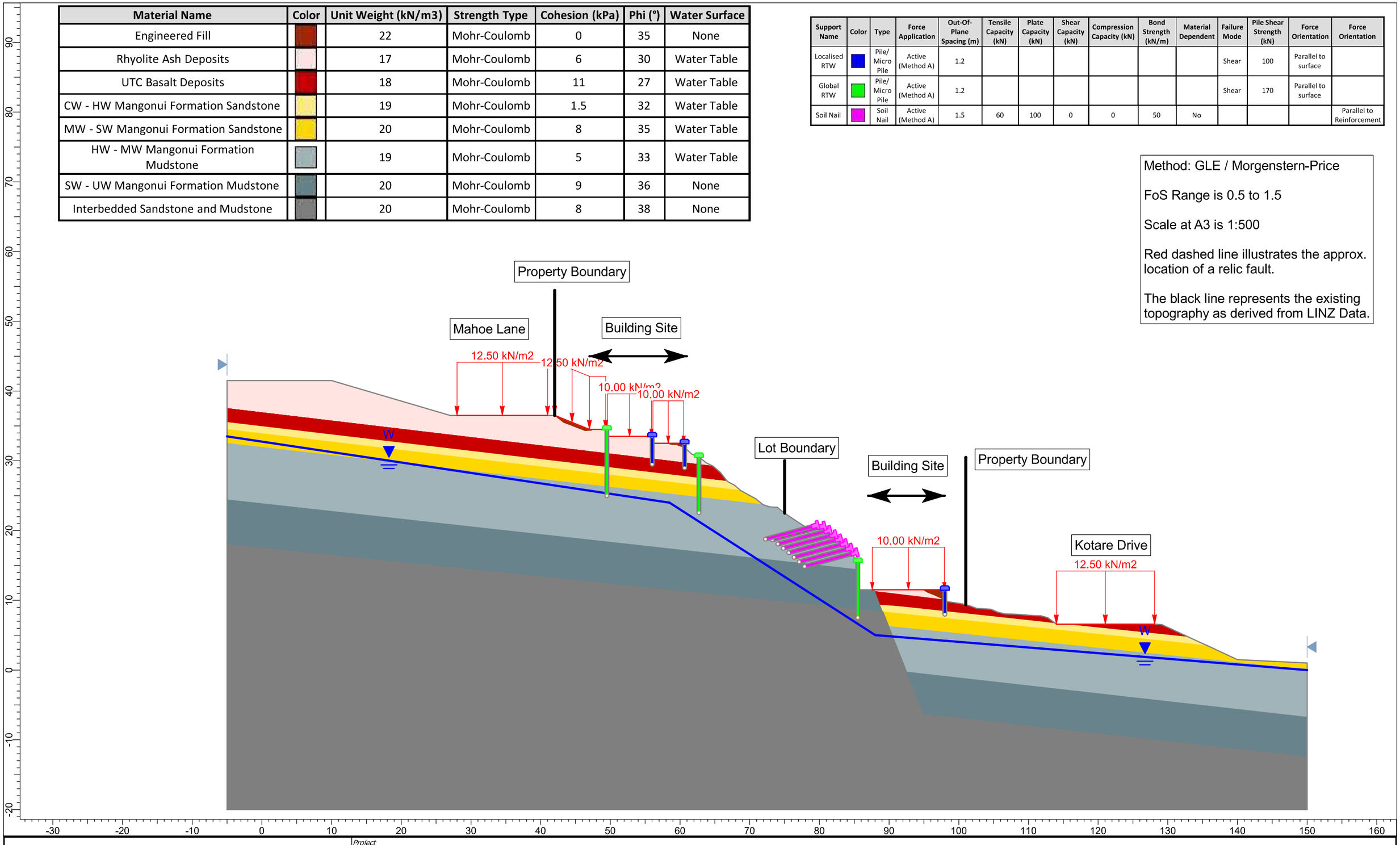
Method: GLE / Morgenstern-Price

FoS Range is 0.5 to 1.5

Scale at A3 is 1:500

Red dashed line illustrates the approx. location of a relic fault.

The black line represents the existing topography as derived from LINZ Data.



Hawthorn Geddes engineers & architects ltd

Project	Thorp - Subdivision Suitability		
Group	Cross-Section A - Proposed Conditions	Scenario	Master Scenario
Drawn By	KB	Company	HGEA
Date	28/05/2025	File Name	geo 250528 stability analysis 13302.slmd

SLIDEINTERPRET 9.038

Safety Factor
0.000
0.250
0.500
0.750
1.000
1.250
1.500
1.750
2.000
2.250
2.500
2.750
3.000
3.250
3.500
3.750
4.000
4.250
4.500
4.750
5.000
5.250
5.500
5.750
6.000+

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface
Engineered Fill		22	Mohr-Coulomb	0	35	None
Rhyolite Ash Deposits		17	Mohr-Coulomb	6	30	Water Table
UTC Basalt Deposits		18	Mohr-Coulomb	11	27	Water Table
CW - HW Mangonui Formation Sandstone		19	Mohr-Coulomb	1.5	32	Water Table
MW - SW Mangonui Formation Sandstone		20	Mohr-Coulomb	8	35	Water Table
HW - MW Mangonui Formation Mudstone		19	Mohr-Coulomb	5	33	Water Table
SW - UW Mangonui Formation Mudstone		20	Mohr-Coulomb	9	36	None
Interbedded Sandstone and Mudstone		20	Mohr-Coulomb	8	38	None

Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Tensile Capacity (kN)	Plate Capacity (kN)	Shear Capacity (kN)	Compression Capacity (kN)	Bond Strength (kN/m)	Material Dependent	Failure Mode	Pile Shear Strength (kN)	Force Orientation	Force Orientation
Localised RTW		Pile/ Micro Pile	Active (Method A)	1.2							Shear	100	Parallel to surface	
Global RTW		Pile/ Micro Pile	Active (Method A)	1.2							Shear	170	Parallel to surface	
Soil Nail		Soil Nail	Active (Method A)	1.5	60	100	0	0	50	No				Parallel to Reinforcement

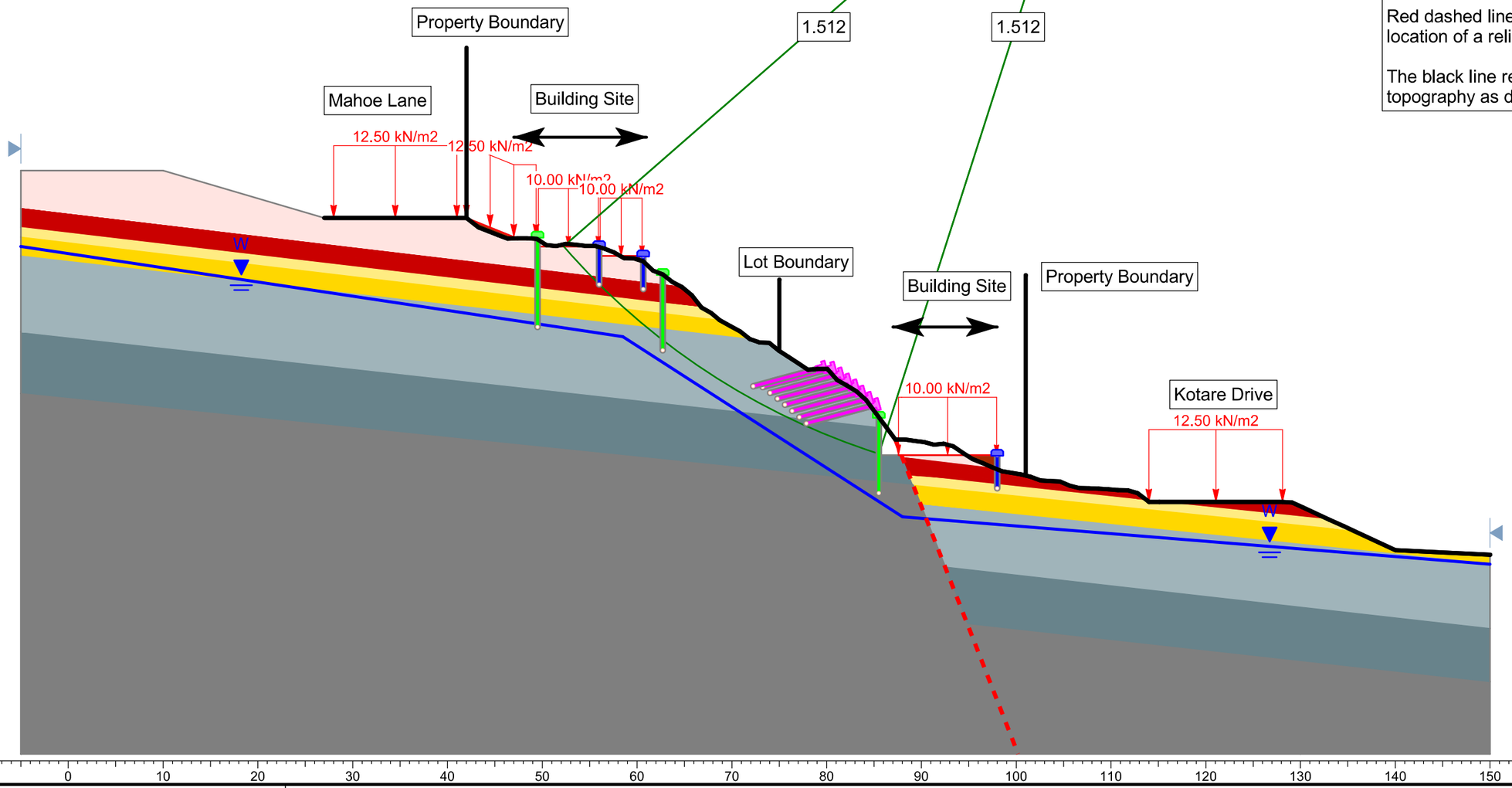
Method: GLE / Morgenstern-Price

FoS Range is 0.5 to 1.5

Scale at A3 is 1:500

Red dashed line illustrates the approx. location of a relic fault.

The black line represents the existing topography as derived from LINZ Data.



Hawthorn Geddes engineers & architects ltd	Project	Thorp - Subdivision Suitability	
	Group	Cross-Section A - Proposed Conditions	Scenario: NGWT
	Drawn By	KB	Company: HGEA
SLIDEINTERPRET 9.038	Date	28/05/2025	File Name: geo 250528 stability analysis 13302.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface
Engineered Fill		22	Mohr-Coulomb	0	35	None
Rhyolite Ash Deposits		17	Mohr-Coulomb	6	30	Water Table
UTC Basalt Deposits		18	Mohr-Coulomb	11	27	Water Table
CW - HW Mangonui Formation Sandstone		19	Mohr-Coulomb	1.5	32	Water Table
MW - SW Mangonui Formation Sandstone		20	Mohr-Coulomb	8	35	Water Table
HW - MW Mangonui Formation Mudstone		19	Mohr-Coulomb	5	33	Water Table
SW - UW Mangonui Formation Mudstone		20	Mohr-Coulomb	9	36	None
Interbedded Sandstone and Mudstone		20	Mohr-Coulomb	8	38	None

Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Tensile Capacity (kN)	Plate Capacity (kN)	Shear Capacity (kN)	Compression Capacity (kN)	Bond Strength (kN/m)	Material Dependent	Failure Mode	Pile Shear Strength (kN)	Force Orientation	Force Orientation
Localised RTW		Pile/ Micro Pile	Active (Method A)	1.2							Shear	100	Parallel to surface	
Global RTW		Pile/ Micro Pile	Active (Method A)	1.2							Shear	170	Parallel to surface	
Soil Nail		Soil Nail	Active (Method A)	1.5	60	100	0	0	50	No				Parallel to Reinforcement

Safety Factor
0.000
0.250
0.500
0.750
1.000
1.250
1.500
1.750
2.000
2.250
2.500
2.750
3.000
3.250
3.500
3.750
4.000
4.250
4.500
4.750
5.000
5.250
5.500
5.750
6.000+

1.343
1.457
1.343

Property Boundary
Mahoe Lane
Building Site
12.50 kN/m2
12.50 kN/m2
10.00 kN/m2
10.00 kN/m2
W
Lot Boundary
Building Site
Property Boundary
10.00 kN/m2
Kotare Drive
12.50 kN/m2
W

Method: GLE / Morgenstern-Price

FoS Range is 0.5 to 1.5

Scale at A3 is 1:500

Red dashed line illustrates the approx. location of a relic fault.

The black line represents the existing topography as derived from LINZ Data.

90 80 70 60 50 40 30 20 10 0 -10
-20 -10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170

Hawthorn Geddes engineers & architects ltd

SLIDEINTERPRET 9.038

Project	Thorp - Subdivision Suitability		
Group	Cross-Section A - Proposed Conditions	Scenario	EGWT
Drawn By	KB	Company	HGEA
Date	28/05/2025	File Name	geo 250528 stability analysis 13302.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface
Engineered Fill		22	Mohr-Coulomb	0	35	None
Rhyolite Ash Deposits		17	Mohr-Coulomb	6	30	Water Table
UTC Basalt Deposits		18	Mohr-Coulomb	11	27	Water Table
CW - HW Mangonui Formation Sandstone		19	Mohr-Coulomb	1.5	32	Water Table
MW - SW Mangonui Formation Sandstone		20	Mohr-Coulomb	8	35	Water Table
HW - MW Mangonui Formation Mudstone		19	Mohr-Coulomb	5	33	Water Table
SW - UW Mangonui Formation Mudstone		20	Mohr-Coulomb	9	36	None
Interbedded Sandstone and Mudstone		20	Mohr-Coulomb	8	38	None

Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Tensile Capacity (kN)	Plate Capacity (kN)	Shear Capacity (kN)	Compression Capacity (kN)	Bond Strength (kN/m)	Material Dependent	Failure Mode	Pile Shear Strength (kN)	Force Orientation	Force Orientation
Localised RTW		Pile/ Micro Pile	Active (Method A)	1.2							Shear	100	Parallel to surface	
Global RTW		Pile/ Micro Pile	Active (Method A)	1.2							Shear	170	Parallel to surface	
Soil Nail		Soil Nail	Active (Method A)	1.5	60	100	0	0	50	No				Parallel to Reinforcement

Safety Factor
0.000
0.250
0.500
0.750
1.000
1.250
1.500
1.750
2.000
2.250
2.500
2.750
3.000
3.250
3.500
3.750
4.000
4.250
4.500
4.750
5.000
5.250
5.500
5.750
6.000+

0.19

1.028

1.028

Property Boundary

Mahoe Lane

Building Site

12.50 kN/m2

12.50 kN/m2

10.00 kN/m2

10.00 kN/m2

Lot Boundary

Building Site

Property Boundary

10.00 kN/m2

Kotare Drive

12.50 kN/m2

Method: GLE / Morgenstern-Price

FoS Range is 0.5 to 1.5

Scale at A3 is 1:500

Red dashed line illustrates the approx. location of a relic fault.

The black line represents the existing topography as derived from LINZ Data.

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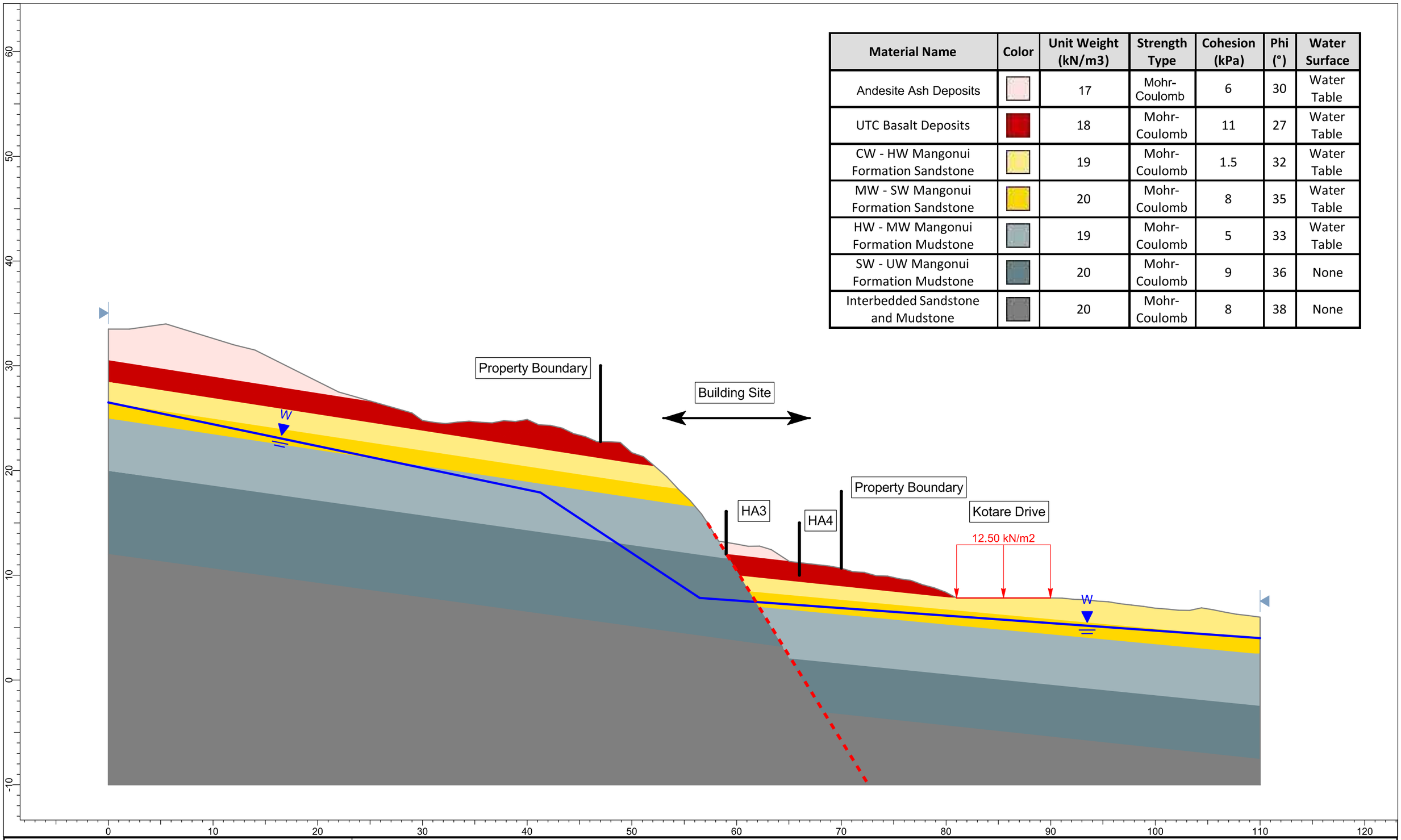
SLIDEINTERPRET 9.038

Project	Thorp - Subdivision Suitability		
Group	Cross-Section A - Proposed Conditions	Scenario	Seismic - DCLS
Drawn By	KB	Company	HGEA
Date	28/05/2025	File Name	geo 250528 stability analysis 13302.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface
Andesite Ash Deposits		17	Mohr-Coulomb	6	30	Water Table
UTC Basalt Deposits		18	Mohr-Coulomb	11	27	Water Table
CW - HW Mangonui Formation Sandstone		19	Mohr-Coulomb	1.5	32	Water Table
MW - SW Mangonui Formation Sandstone		20	Mohr-Coulomb	8	35	Water Table
HW - MW Mangonui Formation Mudstone		19	Mohr-Coulomb	5	33	Water Table
SW - UW Mangonui Formation Mudstone		20	Mohr-Coulomb	9	36	None
Interbedded Sandstone and Mudstone		20	Mohr-Coulomb	8	38	None



Hawthorn Geddes engineers & architects ltd

SLIDEINTERPRET 9.038

Project	Thorp - Subdivision Suitability		
Group	Cross-Section B - Existing Conditions	*Scenario*	Master Scenario
Drawn By	KB	*Company*	HGEA
Date	28/05/2025	*File Name*	geo 250528 stability analysis 13302.slmd

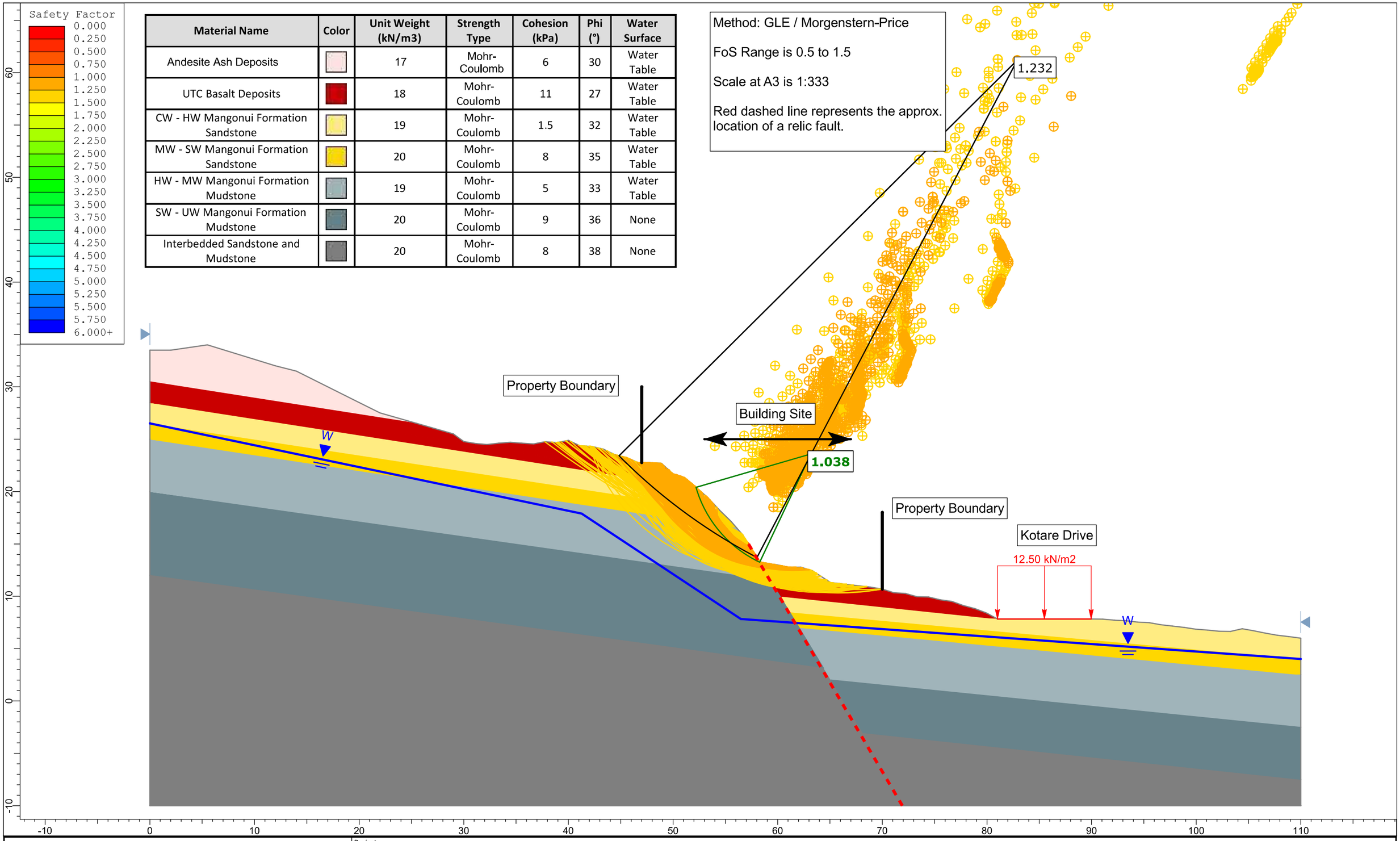
Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface
Andesite Ash Deposits		17	Mohr-Coulomb	6	30	Water Table
UTC Basalt Deposits		18	Mohr-Coulomb	11	27	Water Table
CW - HW Mangonui Formation Sandstone		19	Mohr-Coulomb	1.5	32	Water Table
MW - SW Mangonui Formation Sandstone		20	Mohr-Coulomb	8	35	Water Table
HW - MW Mangonui Formation Mudstone		19	Mohr-Coulomb	5	33	Water Table
SW - UW Mangonui Formation Mudstone		20	Mohr-Coulomb	9	36	None
Interbedded Sandstone and Mudstone		20	Mohr-Coulomb	8	38	None

Method: GLE / Morgenstern-Price

FoS Range is 0.5 to 1.5

Scale at A3 is 1:333

Red dashed line represents the approx. location of a relic fault.



Hawthorn Geddes engineers & architects ltd	Project	Thorp - Subdivision Suitability	
	Group	Cross-Section B - Existing Conditions	Scenario: NGWT
	Drawn By	KB	Company: HGEA
	Date	28/05/2025	File Name: geo 250528 stability analysis 13302.slmd

SLIDEINTERPRET 9.038

Safety Factor
0.000
0.250
0.500
0.750
1.000
1.250
1.500
1.750
2.000
2.250
2.500
2.750
3.000
3.250
3.500
3.750
4.000
4.250
4.500
4.750
5.000
5.250
5.500
5.750
6.000+

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface
Andesite Ash Deposits		17	Mohr-Coulomb	6	30	Water Table
UTC Basalt Deposits		18	Mohr-Coulomb	11	27	Water Table
CW - HW Mangonui Formation Sandstone		19	Mohr-Coulomb	1.5	32	Water Table
MW - SW Mangonui Formation Sandstone		20	Mohr-Coulomb	8	35	Water Table
HW - MW Mangonui Formation Mudstone		19	Mohr-Coulomb	5	33	Water Table
SW - UW Mangonui Formation Mudstone		20	Mohr-Coulomb	9	36	None
Interbedded Sandstone and Mudstone		20	Mohr-Coulomb	8	38	None

Method: GLE / Morgenstern-Price

FoS Range is 0.5 to 1.5

Scale at A3 is 1:333

Red dashed line represents the approx. location of a relic fault.

1.199

Building Site

1.240

1.038

Property Boundary

Property Boundary

Kotare Drive

12.50 kN/m2

W

W

60
50
40
30
20
10
0
-10

-10
0
10
20
30
40
50
60
70
80
90
100
110

Hawthorn Geddes
engineers & architects ltd

SLIDEINTERPRET 9.038

Project	Thorp - Subdivision Suitability		
Group	Cross-Section B - Existing Conditions	Scenario	EGWT
Drawn By	KB	Company	HGEA
Date	28/05/2025, 2:40:07 p.m.	File Name	geo 250528 stability analysis 13302.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface
Andesite Ash Deposits		17	Mohr-Coulomb	6	30	Water Table
UTC Basalt Deposits		18	Mohr-Coulomb	11	27	Water Table
CW - HW Mangonui Formation Sandstone		19	Mohr-Coulomb	1.5	32	Water Table
MW - SW Mangonui Formation Sandstone		20	Mohr-Coulomb	8	35	Water Table
HW - MW Mangonui Formation Mudstone		19	Mohr-Coulomb	5	33	Water Table
SW - UW Mangonui Formation Mudstone		20	Mohr-Coulomb	9	36	None
Interbedded Sandstone and Mudstone		20	Mohr-Coulomb	8	38	None

Method: GLE / Morgenstern-Price

FoS Range is 0.5 to 1.5

Scale at A3 is 1:333

Red dashed line represents the approx. location of a relic fault.

Safety Factor
0.000
0.250
0.500
0.750
1.000
1.250
1.500
1.750
2.000
2.250
2.500
2.750
3.000
3.250
3.500
3.750
4.000
4.250
4.500
4.750
5.000
5.250
5.500
5.750
6.000+

0.19

0.919

Property Boundary

Building Site

0.785

Property Boundary

Kotare Drive

12.50 kN/m2

W

-10 0 10 20 30 40 50 60 70 80 90 100 110

-10 0 10 20 30 40 50 60

Hawthorn Geddes engineers & architects ltd

SLIDEINTERPRET 9.038

Project	Thorp - Subdivision Suitability		
Group	Cross-Section B - Existing Conditions	Scenario	Seismic - DCLS
Drawn By	KB	Company	HGEA
Date	28/05/2025, 2:40:07 p.m.	File Name	geo 250528 stability analysis 13302.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface
Engineered Fill		22	Mohr-Coulomb	0	35	None
Rhyolite Ash Deposits		17	Mohr-Coulomb	6	30	Water Table
UTC Basalt Deposits		18	Mohr-Coulomb	11	27	Water Table
CW - HW Mangonui Formation Sandstone		19	Mohr-Coulomb	1.5	32	Water Table
MW - SW Mangonui Formation Sandstone		20	Mohr-Coulomb	8	35	Water Table
HW - MW Mangonui Formation Mudstone		19	Mohr-Coulomb	5	33	Water Table
SW - UW Mangonui Formation Mudstone		20	Mohr-Coulomb	9	36	None
Interbedded Sandstone and Mudstone		20	Mohr-Coulomb	8	38	None

Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Tensile Capacity (kN)	Plate Capacity (kN)	Shear Capacity (kN)	Compression Capacity (kN)	Bond Strength (kN/m)	Material Dependent	Failure Mode	Pile Shear Strength (kN)	Force Orientation	Force Orientation
Global RTW		Pile/ Micro Pile	Active (Method A)	1.2							Shear	170	Parallel to surface	
Soil Nail		Soil Nail	Active (Method A)	1.5	60	100	0	0	50	No				Parallel to Reinforcement

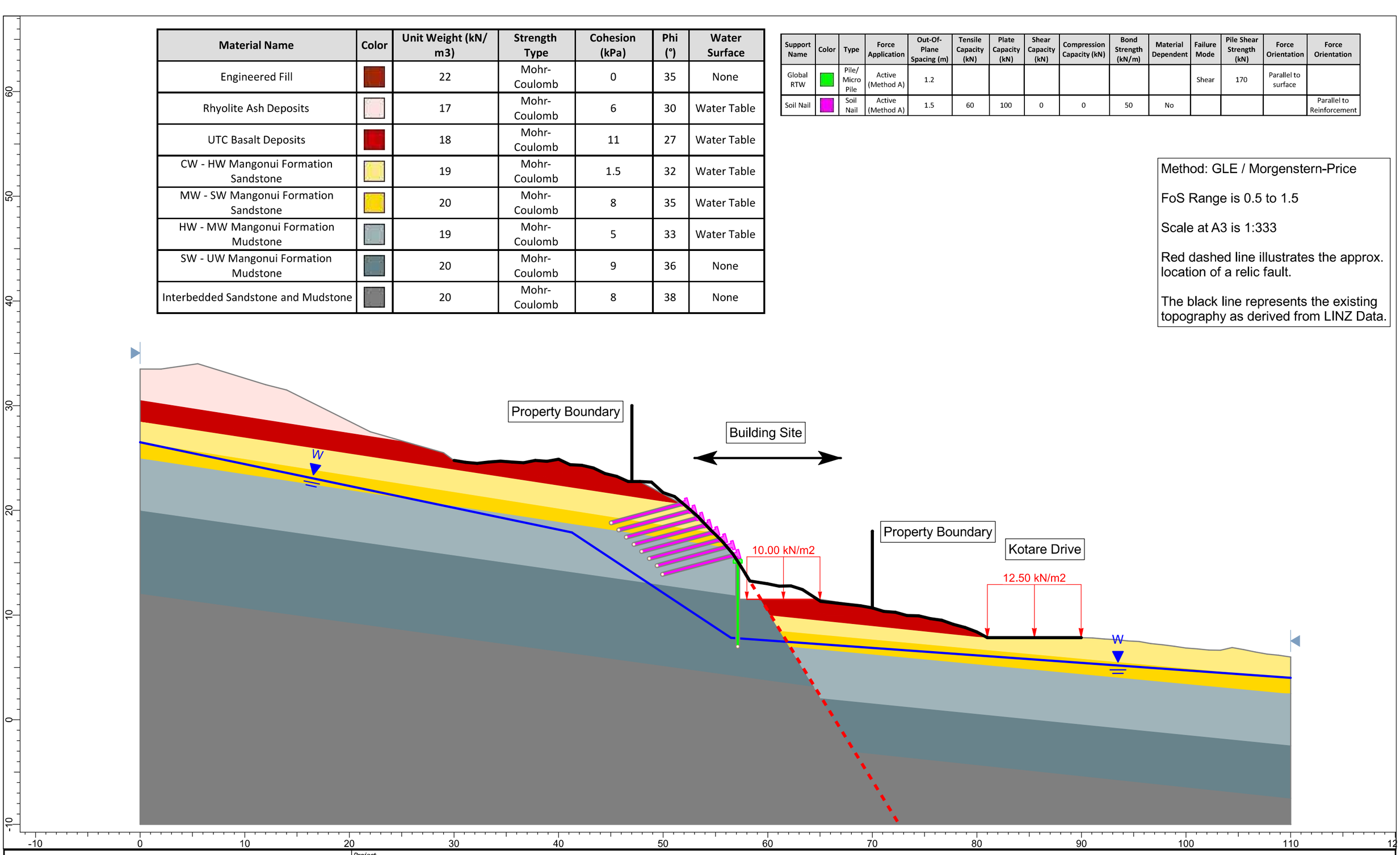
Method: GLE / Morgenstern-Price

FoS Range is 0.5 to 1.5

Scale at A3 is 1:333

Red dashed line illustrates the approx. location of a relic fault.

The black line represents the existing topography as derived from LINZ Data.



Hawthorn Geddes engineers & architects ltd

SLIDEINTERPRET 9.038

Project	Thorp - Subdivision Suitability		
Group	Cross-Section B - Proposed Conditions	Scenario	Master Scenario
Drawn By	KB	Company	HGEA
Date	28/05/2025	File Name	geo 250528 stability analysis 13302.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface
Engineered Fill		22	Mohr-Coulomb	0	35	None
Rhyolite Ash Deposits		17	Mohr-Coulomb	6	30	Water Table
UTC Basalt Deposits		18	Mohr-Coulomb	11	27	Water Table
CW - HW Mangonui Formation Sandstone		19	Mohr-Coulomb	1.5	32	Water Table
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HW - MW Mangonui Formation Mudstone		19	Mohr-Coulomb	5	33	Water Table
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Interbedded Sandstone and Mudstone		20	Mohr-Coulomb	8	38	None

Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Tensile Capacity (kN)	Plate Capacity (kN)	Shear Capacity (kN)	Compression Capacity (kN)	Bond Strength (kN/m)	Material Dependent	Failure Mode	Pile Shear Strength (kN)	Force Orientation	Force Orientation
Global RTW		Pile/ Micro Pile	Active (Method A)	1.2							Shear	170	Parallel to surface	
Soil Nail		Soil Nail	Active (Method A)	1.5	60	100	0	0	50	No				Parallel to Reinforcement

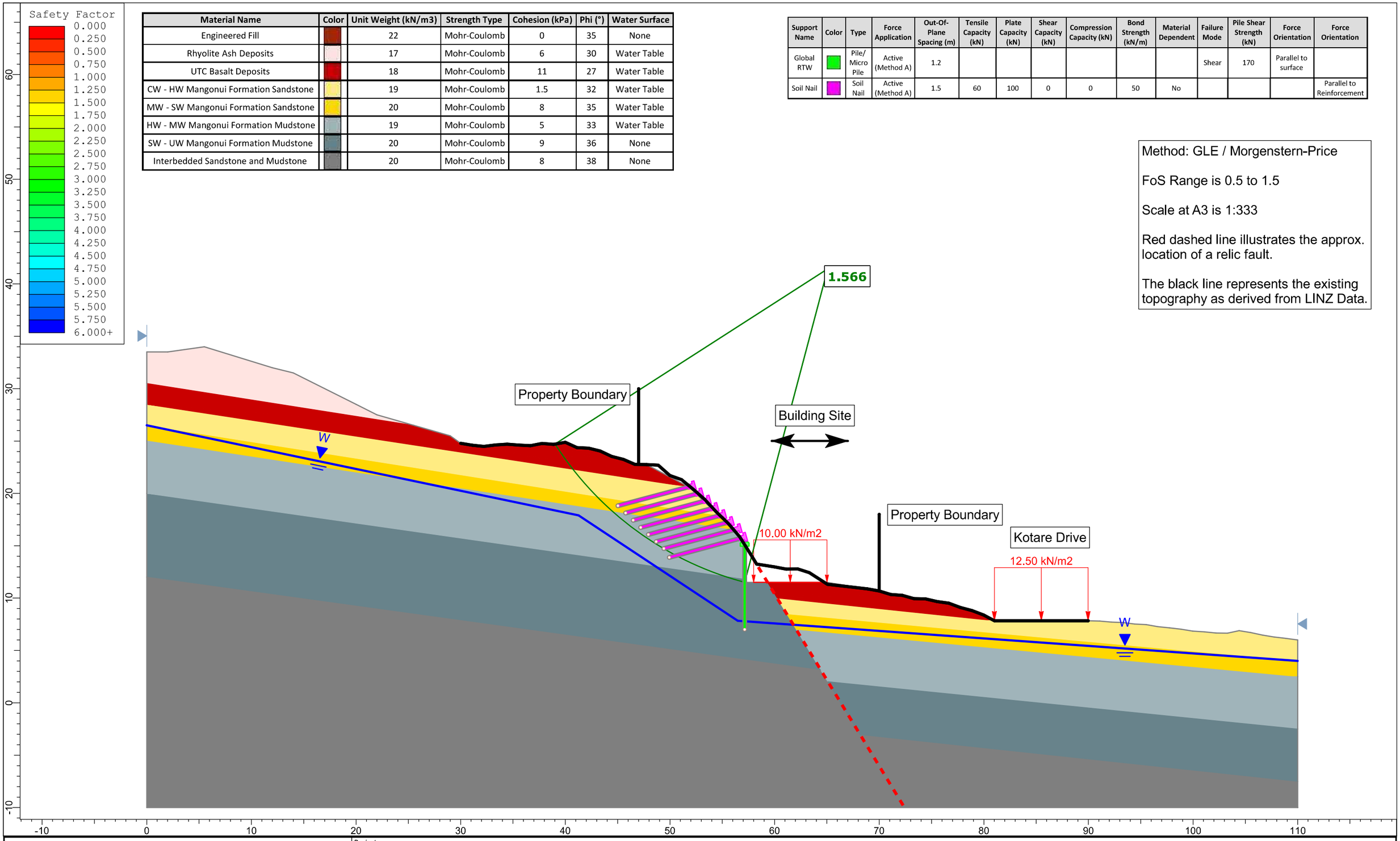
Method: GLE / Morgenstern-Price

FoS Range is 0.5 to 1.5

Scale at A3 is 1:333

Red dashed line illustrates the approx. location of a relic fault.

The black line represents the existing topography as derived from LINZ Data.



Hawthorn Geddes engineers & architects ltd

SLIDEINTERPRET 9.038

Project	Thorp - Subdivision Suitability		
Group	Cross-Section B - Proposed Conditions	Scenario	NGWT
Drawn By	KB	Company	HGEA
Date	28/05/2025	File Name	geo 250528 stability analysis 13302.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface
Engineered Fill		22	Mohr-Coulomb	0	35	None
Rhyolite Ash Deposits		17	Mohr-Coulomb	6	30	Water Table
UTC Basalt Deposits		18	Mohr-Coulomb	11	27	Water Table
CW - HW Mangonui Formation Sandstone		19	Mohr-Coulomb	1.5	32	Water Table
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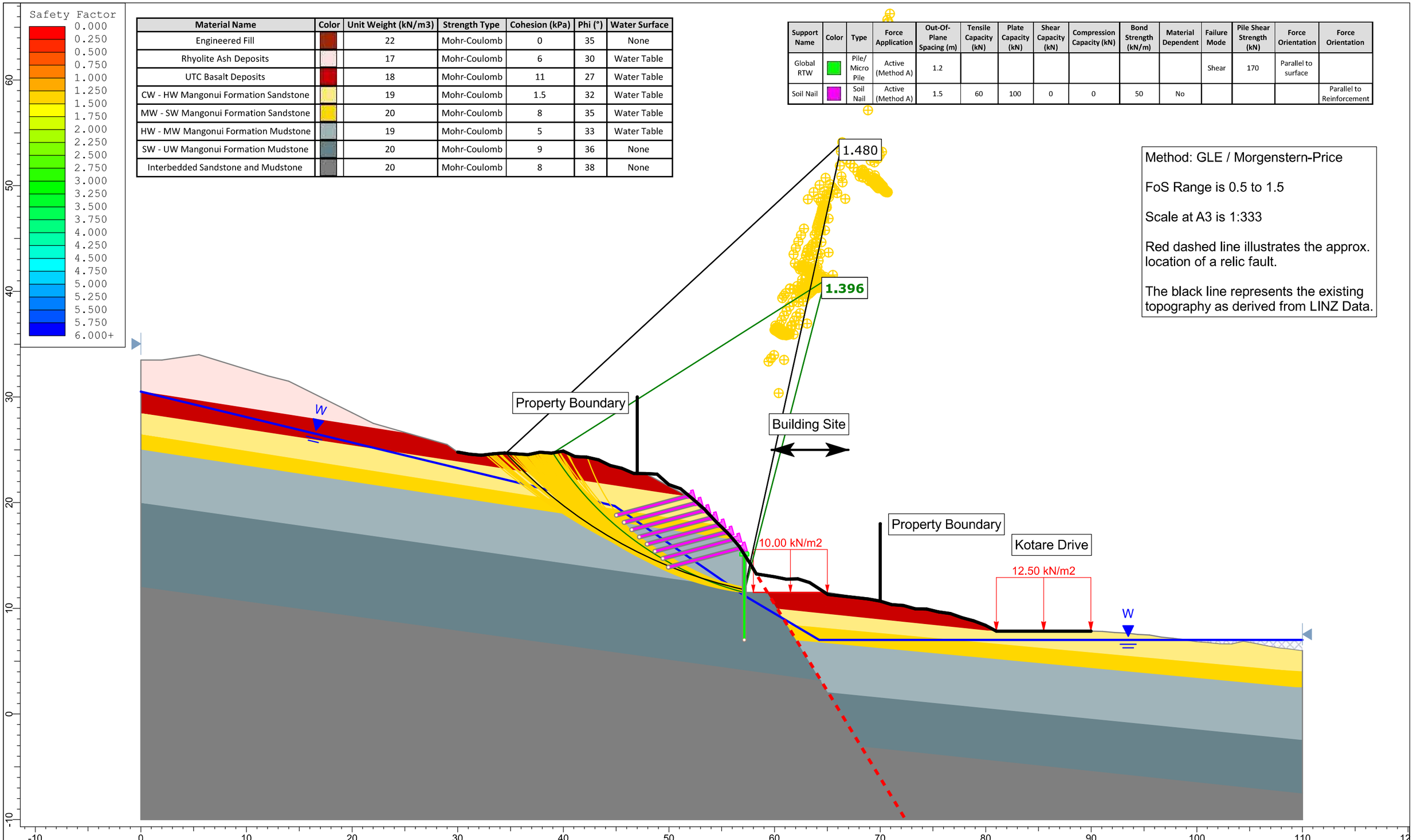
HW - MW Mangonui Formation Mudstone		19	Mohr-Coulomb	5	33	Water Table
SW - UW Mangonui Formation Mudstone		20	Mohr-Coulomb	9	36	None
Interbedded Sandstone and Mudstone		20	Mohr-Coulomb	8	38	None

Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Tensile Capacity (kN)	Plate Capacity (kN)	Shear Capacity (kN)	Compression Capacity (kN)	Bond Strength (kN/m)	Material Dependent	Failure Mode	Pile Shear Strength (kN)	Force Orientation	Force Orientation
Global RTW		Pile/ Micro Pile	Active (Method A)	1.2							Shear	170	Parallel to surface	
Soil Nail		Soil Nail	Active (Method A)	1.5	60	100	0	0	50	No				Parallel to Reinforcement



Method: GLE / Morgenstern-Price

FoS Range is 0.5 to 1.5

Scale at A3 is 1:333

Red dashed line illustrates the approx. location of a relic fault.

The black line represents the existing topography as derived from LINZ Data.

Hawthorn Geddes engineers & architects ltd

SLIDEINTERPRET 9.038

Project	Thorp - Subdivision Suitability		
Group	Cross-Section B - Proposed Conditions	Scenario	EGWT
Drawn By	KB	Company	HGEA
Date	28/05/2025	File Name	geo 250528 stability analysis 13302.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface
Engineered Fill		22	Mohr-Coulomb	0	35	None
Rhyolite Ash Deposits		17	Mohr-Coulomb	6	30	Water Table
UTC Basalt Deposits		18	Mohr-Coulomb	11	27	Water Table
CW - HW Mangonui Formation Sandstone		19	Mohr-Coulomb	1.5	32	Water Table
MW - SW Mangonui Formation Sandstone		20	Mohr-Coulomb	8	35	Water Table
HW - MW Mangonui Formation Mudstone		19	Mohr-Coulomb	5	33	Water Table
SW - UW Mangonui Formation Mudstone		20	Mohr-Coulomb	9	36	None
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Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Tensile Capacity (kN)	Plate Capacity (kN)	Shear Capacity (kN)	Compression Capacity (kN)	Bond Strength (kN/m)	Material Dependent	Failure Mode	Pile Shear Strength (kN)	Force Orientation	Force Orientation
Global RTW		Pile/ Micro Pile	Active (Method A)	1.2							Shear	170	Parallel to surface	
Soil Nail		Soil Nail	Active (Method A)	1.5	60	100	0	0	50	No				Parallel to Reinforcement

Safety Factor
0.000
0.250
0.500
0.750
1.000
1.250
1.500
1.750
2.000
2.250
2.500
2.750
3.000
3.250
3.500
3.750
4.000
4.250
4.500
4.750
5.000
5.250
5.500
5.750
6.000+

0.19

1.066

1.154

Property Boundary

Building Site

Property Boundary

Kotare Drive

10.00 kN/m2

12.50 kN/m2

W

Method: GLE / Morgenstern-Price

FoS Range is 0.5 to 1.5

Scale at A3 is 1:333

Red dashed line illustrates the approx. location of a relic fault.

The black line represents the existing topography as derived from LINZ Data.

60
50
40
30
20
10
0
-10

-10 0 10 20 30 40 50 60 70 80 90 100 110

Hawthorn Geddes engineers & architects ltd

SLIDEINTERPRET 9.038

Project	Thorp - Subdivision Suitability		
Group	Cross-Section B - Proposed Conditions	Scenario	Seismic - DCLS
Drawn By	KB	Company	HGEA
Date	28/05/2025	File Name	geo 250528 stability analysis 13302.slmd

Appendix D. FENZ Approval

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

Applicant Information

Applicants Information	
Name:	Bridget Thorp c/o Hawthorn Geddes Engineers and Architects
Address:	7 Selwyn Avenue, Avenues, Whangarei 0110
Contact Details:	094387139
Return Email Address:	lj@hgcs.co.nz

Property Details

Property Details	
Address of Property:	22 Mahoe Lane, Mangonui
Lot Number/s:	Lot 11 DP 50666
Dwelling Size: (Area = Length & Width)	TBC-Subdivision stage
Number of levels: (Single / Multiple)	TBC-Subdivision stage

Contents

Firefighting Water Supplies and Vegetation Risk Reduction Waiver

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

Waiver Explanation Intent

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

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

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

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

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

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

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	☒YES ☐NO
Is the access at least 4 metres wide?	☒YES ☐NO
Is the surface designed to support a 20-tonne truck?	☒YES ☐NO
Are the gradients less than 16%	☒YES ☐NO
Fire Appliance parking distance from the proposed water supply is The proposed access to Lot 1 will be from Kotare Drive, a legal road, while access to Lot 2 will be from Mahoe Lane, also a legal road. The fire tank will be located as close as practicable to the respective legal roads. metres	

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

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

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? ☒YES ☐ NO
Comments: The proposed access to Lot 1 will be from Kotare Drive, a legal road, while access to Lot 2 will be from Mahoe Lane, also a legal road. The fire tank will be located as close as practicable to the respective legal roads

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

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

2 (a) Water Supply Single Dwelling	
Tank	☐ Concrete Tank ☐ Plastic Tank ☒ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500 mm above ground) ☐ Fully Buried (access through filler spout) Volume of dedicated firefighting water 25,000 for each lotlitres

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

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

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

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

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3. Water Supply Location

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

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

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

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

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: Tanks are proposed within the respective lot boundaries and therefore is the responsibility of the lot owner to ensure they are not tampered with

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

4. Adequacy of Supply

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

4 (a) Adequacy of Water supply
Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*
Comments: Each lot will be connected to the Doubtless Bay Water Supply network for domestic use. The tanks are dedicated exclusively to fire-fighting, and the lot owner must manually refill them at their own expense once used.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

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

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

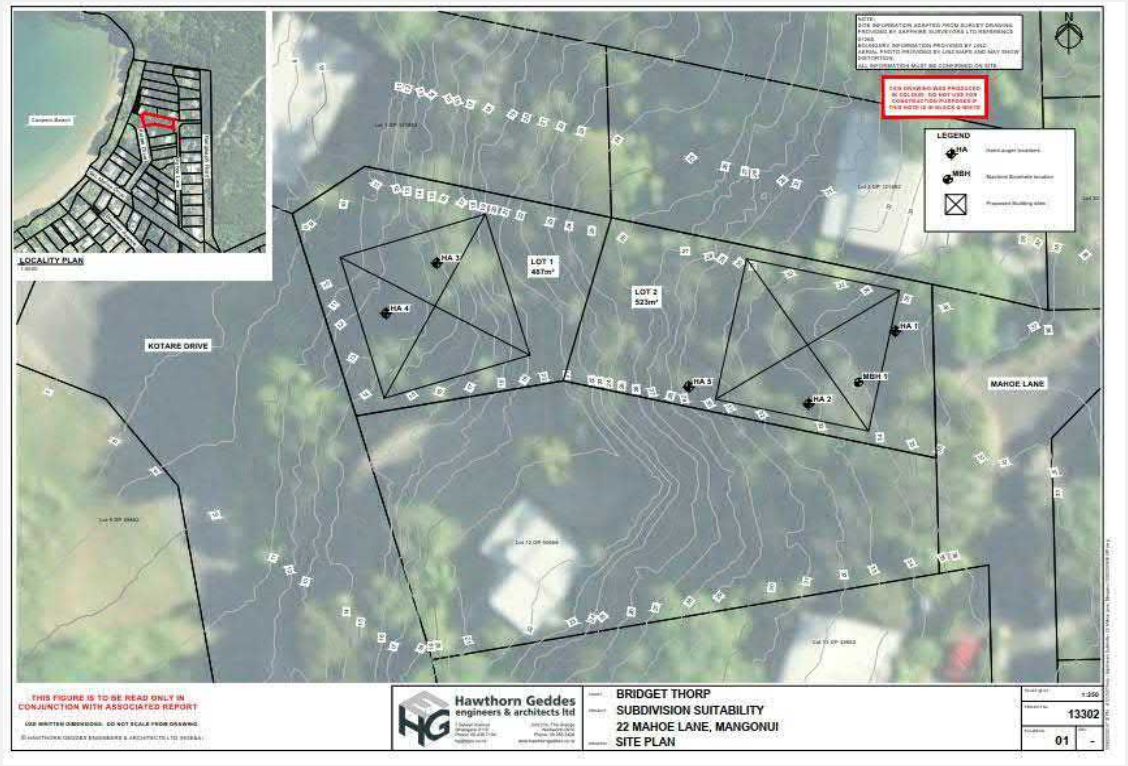
5 (a) Alternative Method Appendix H & J	
If an alternative method of determining the FFWS has been proposed, who proposed it? Name: Click or tap here to enter text.	
Contact Details: Click or tap here to enter text.	
Proposed volume of storage?	Litres: 25000 for each lot
Comments: As per Table 2 of SNZ PAS 4509, a minimum 45m3 firefighting storage volume is required. However only 25000 litres are proposed for each lot and approval from FENZ is therefore being sought ** Please provide a copy of the calculations for consideration.*	

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

6. Diagram

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



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

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

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

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

I. *Fire safe construction*

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

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

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

II. *Establish Safety Zones around your home.*

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

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

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

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

IV. *Choose Fire Resistant Plants*

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

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

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

7 (a) Vegetation Risk Reduction Strategy
Vegetation will be cleared for building construction

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

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

I submit this proposal for assessment.

Name: Linta Joy c/o Bridget Thorp Dated: 6/11/2025

Contact No.: 094387139

Email: lj@hgcs.co.nz

Signature: LJ

9. Approval

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

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

Name: Click or tap here to ente

Signature: Click or tap here to e

P.P on behalf of the Community

Fire and Emergency New Zealand
Te Tai Tokerau / Northland District

APPROVED
By GoffinJ at 11:25 am, Nov 11, 2025

Jason Goffin- Advisor Risk Reduction

Attachment 6

PROPOSED DISTRICT PLAN – DEVELOPMENT CONTROL CHECK S.86B OF THE RMA 1991

22 Mahoe Lane, Coopers Beach

Rule	Assessment
Hazardous Substances HS-R2, R5, R6, R9	The site does not contain, nor are any hazardous substance facilities proposed.
Heritage Area Overlays HA-R1 to R14 inclusive. HA S1 & S2	N/A as none apply to the application site.
Historic Heritage Rules and Schedule 2. Rules HH R1-R9 Inclusive.	N/A as the site does not have any identified (scheduled) historic heritage values.
Notable Trees NT R1 – R9 inclusive and NT S1 & S2	N/A – no notable trees present on the site.
Sites and Areas of Significance to Māori SASM R1 – R7 inclusive.	The PDP does not list any site or area of significance to Māori as being present on the site.
Ecosystems and Indigenous Biodiversity – IB-R1 to R5	No indigenous vegetation clearance is proposed for this proposed subdivision, but may occur later at the time of dwelling construction and any necessary consents will be sought at that time.
Subdivision SUB R6, R13, R14, R15, R17.	The site contains no Heritage Resources, Scheduled Sites of Significance to Māori or a Scheduled Significant Natural Area. No Environmental Benefit subdivision is proposed.
Activities on the Surface of Water ASW R1 – R4 inclusive.	N/A as no such activities are proposed.
Earthworks EW R12 & EW R13 and EWS3 & EWS5	EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol if carrying out earthworks and artefacts are discovered. EW-R13 and associated EW-S5 refer to operating under appropriate Erosion and Sediment Control measures. No earthworks are sought as part of this subdivision application, but the Applicant will accept an advice note to this effect.
Signage – SIGN R9 & R10 and S1 to S6 Inclusive.	N/A – No heritage resources are present on the site and signage does not form part of this application.

Attachment 7

OPERATIVE DISTRICT PLAN – DEVELOPMENT CONTROL CHECK

22 Mahoe Lane, Coopers Beach

Chapter / Rule	Compliance Statement
Chapter 12.1 - Landscapes and Natural Features	Does not apply as there is no landscape or natural feature overlay applying to the site.
Chapter 12.2 Indigenous Flora and Fauna	Does not apply as there is no clearance of indigenous vegetation proposed with this subdivision.
Chapters 12.5, (5A) and (5B) Heritage	Does not apply as the site does not contain any heritage sites, notable trees, sites of cultural significance to Māori that are scheduled in the ODP.
Chapter 12.7 Waterbodies	There are no water bodies present on the site.
Chapter 12.8 Hazardous Substances	Does not apply as the activity being applied for is not a hazardous substances facility.
Chapter 12.9 Renewable Energy	Does not apply as the activity does not involve renewable energy.
13.6.5 Legal Road Frontage	The lots have adequate legal frontage as shown on plan of subdivision.
13.6.8 Subdivision Consent before work commences	No earthworks approval is sought within this subdivision application.
13.7.2 Allotment size	**Does Not Comply with Rule 13.7.2.1 (v) minimum lot size for sewered sites and requires Discretionary Activity Resource consent pursuant to Rule 13.9 (a) and (b).**
13.7.2.2 Allotment Dimensions	**Does Not Comply as Lot 2 will not be able to provide a 14 metre by 14 metre dimension shape factor, as required by Rule 13.7.2.2 and requires Discretionary Activity Resource consent pursuant to Rule 13.9 (a) and (b).**
13.7.2.3 Amalgamation of Land	N/A
13.7.2.4 Lots Divided by Zone Boundaries	N/A
13.7.2.5 Outstanding Landscape, Outstanding Landscape Feature Or Outstanding Natural Feature	N/A as the ODP does not list any of these items on the site.
13.7.2.6 Access, Utilities, Roads, Reserves	N/A
13.7.2.7 Savings as to previous proposals	N/A
13.7.2.8 Proximity To Top Energy Transmission Lines	N/A
13.7.2.9 Proximity To The National Grid	N/A
13.7.3.1 Property Access	See assessment of Rules 15.1.6C.1.1 - 15.1.6C.1.11 below.
13.7.3.2 Natural And Other Hazards	Complies – see attached engineering report on s.106 matters.

13.7.3.3 Water Supply	Complies - Water supply will be via DBWS and also used for firefighting. See attached engineering report.
13.7.3.4 Stormwater Disposal	Complies – an engineering report from a Chartered Professional Engineer has been supplied.
13.7.3.5 Sanitary Sewage Disposal	Complies - a report from a Chartered Professional Engineer has been supplied.
13.7.3.6 Energy Supply	Complies - see correspondence from Top Energy confirming connections available.
13.7.3.7 Telecommunications	See correspondence from Chorus confirming connections are available.
13.7.3.8 Easements For Any Purpose	Please refer to proposed scheme plan.
13.7.3.9 Preservation Of Heritage Resources, Vegetation, Fauna And Landscape, And Land Set Aside For Conservation Purposes	N/ A as there are no listed items present.
13.7.3.10 Access To Reserves And Waterways	N/A
13.7.3.11 Land Use Compatibility	N/A
13.7.3.12 Proximity To Airports	N/A
Chapter 14 Financial Contributions	No esplanade reserve or strip is offered as part of this subdivision.
Chapter 15.1.6A.1 & 15.1.6A.2 & 15.1.6A.2.1 – Traffic Movements	The rules in Chapter 15.1.6A.1 & 15.16A.2 are clear that they are to be applied in conjunction with the Traffic Intensity Factor ("TIF") Tables in Appendix 3A. These only apply to land use activities.
15.1.6B - Parking Requirements)	As above, these rules apply to land use activities and not subdivision.
Rule 15.1.6C.1.1 to 15.1.6C.1.11 inclusive. Access	Complies – Access to Lot 1 will be from Kotare Drive, with sight distances to the north and south significantly exceeding the standards. Only minor earthworks will be required for the private driveway to meet gradient requirements. Access to Lot 2 will be from Mahoe Lane, with sight distances meeting or exceeding the standards. The access to Lot 2 will share an existing vehicle crossing at 24 Mahoe Lane. A retained or suspended car parking platform will be required to provide suitable access and parking for Lot 2. Please refer to attached engineering report for further detail.

Attachment 8

Operative District Plan – Relevant Assessment Criteria

22 Mahoe Lane, Coopers Beach

Discretionary Subdivision Consent Assessment Criteria

In considering whether or not to grant consent or impose conditions on applications for discretionary (subdivision) activities, the Council will have regard to s104, s105 and s106 of the Act, the objectives and policies of the Plan and to the assessment criteria set out below.

Note: Attention is drawn to the need to also refer to ***Chapter 15.1*** for rules relating to property access.

13.10.1 ALLOTMENT SIZES AND DIMENSIONS

(a) Whether the allotment is of sufficient area and dimensions to provide for the intended purpose or land use, having regard to the relevant zone standards and any District wide rules for land uses.

(b) Whether the proposed allotment sizes and dimensions are sufficient for operational and maintenance requirements.

(c) The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.

(d) Whether the cumulative and long term implications of proposed subdivisions are sustainable in terms of preservation of the rural and coastal environments.

13.10.2 NATURAL AND OTHER HAZARDS

In assessing any subdivision, and for the purposes of s106 of the Act, the Council will have regard to:

(a) Any information held by the Council or the Northland Regional Council regarding natural hazards, contaminated sites or other hazards.

(b) Information obtained by suitably qualified experts, whose investigations are supplied for subdivision applications.

(c) Potential adverse effects on other land that may be caused by the subdivision or anticipated land use activities.

(d) In relation to inundation from any source, the Council shall have regard to the following factors:

  (i) the effects of any proposed filling being undertaken to avoid inundation and the consequential effects on the natural drainage pattern and adjoining land;

  (ii) flood plain management measures proposed;

  (iii) the proposed coastal protection mechanisms / techniques / measures and their environmental effects;

  (iv) any proposed boundary drainage to protect surrounding properties;

  (v) the adequacy of existing outfalls and any need for upgrading;

  (vi) any need for retention basins to regulate the rate and volume of surface run-off.

(e) In relation to erosion, falling debris or slippage, the need for ongoing conditions aimed at avoiding, remedying or mitigating future potential adverse effects, and any need for registration of consent notices on the allotment's Certificate of Title, pursuant to ***Rule 13.6.7***.

(f) In relation to subsidence, the provision of suitability certificates, such as NZS 4431, or if not appropriate, the setting of ongoing conditions, with consent notices registered on the Certificates of Title, pursuant to ***Rule 13.6.7***.

(g) In relation to contaminated sites, any soil tests establishing suitability, and methods to avoid, mitigate or remedy the effects, including removal to approved disposal points.

(h) In relation to land filling and excavation operations, the following factors:

  (i) the effects on surrounding properties in terms of dust nuisance, visual detraction, or the potential height of buildings on filled land;

  (ii) any adverse impacts on the natural pattern of surface drainage both on and outside the site;

  (iii) the type of, and placement of, fill material in terms of its potential for contamination of land or water, or potential subsidence;

  (iv) mitigation, or avoidance, of adverse effects caused by filtration affecting neighbouring properties;

  (v) remedies necessary during emergencies;

  (vi) the rules contained in ***Section 12.3*** relating to filling and excavation of land;

  (vii) the impact of filling or excavation on heritage values, ecological values, cultural values, surface water quality, and access along waterways;

  (viii) any beneficial effects in terms of waterway enhancement.

Attention is drawn to Northland Regional Council's natural hazards information and to s106 of the Resource Management Act 1991 which allows a consent authority to refuse subdivision consent in certain circumstances.

13.10.3 WATER SUPPLY

(a) Where there is no reticulated water supply available for connection, whether it would be appropriate to allow a private restricted flow rural-type water supply system; such supply being always available and complying with *"Drinking Water Standards of New Zealand" (1995)*.

(b) Whether the provisions of the *"Engineering Standards and Guidelines 2004 – Revised March 2009" (*to be used in conjunction with NZS 4404:2004) have been met in respect of fire fighting water supply requirements.

(c) Whether the provisions of the Council's *"Engineering Standards and Guidelines" (2004) - Revised March 2009* (to be used in conjunction with NZS 4404:2004) have been met in respect of installation of all necessary water supply pipe lines, and ancillary equipment necessary for the subdivision, including extensions to existing supply systems, and including mains, sub-mains, service and fire hydrants.

(d) Whether the existing water supply systems, to which the connection will be made, have sufficient capacity to service the subdivision.

(e) Whether it may be necessary to provide new reservoirs, pumping stations and rising mains, or increased pipe sizes leading to the subdivision in existing streets, or providing new wells and new pumping units.

(f) Whether there is a need for a local purpose reserve to be set aside and vested in the Council as a site for any public water supply utility required to be provided.

13.10.4 STORMWATER DISPOSAL

(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.

(b) Whether the application complies with the provisions of the Council's *"Engineering Standards and Guidelines" (2004) - Revised March 2009* (to be used in conjunction with NZS 4404:2004).

(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.

(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.

(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.

(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.

(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.

(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.

(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.

(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.

(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.

(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.

(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.

(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.

(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.

(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.

(q) The need for and extent of any financial contributions to achieve the above matters.

(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.

13.10.5 SANITARY SEWAGE DISPOSAL

(a) Whether the capacity, availability, and accessibility of the reticulated system is adequate to serve the proposed subdivision.

(b) Whether the application includes the installation of all new reticulation, and complies with the provisions of the Council's *"Engineering Standards and Guidelines" (2004) - Revised March 2009* (to be used in conjunction with NZS 4404:2004).

(c) Whether the existing sanitary sewage disposal system, to which the outfall will be connected, has sufficient capacity to service the subdivision.

(d) Whether a reticulated system with a gravity outfall is provided, and where it is impracticable to do so, whether it is feasible to provide alternative individual pump connections (with private rising mains), or new pumping stations, complete pressure, or vacuum systems.

Note: Council consent to install private rising mains within legal roads will be required, under the Local Government Act.

(e) Where a reticulated system is not available, or a connection is impractical, whether a suitable sewage treatment or other disposal systems is provided in accordance with regional rules or a discharge system in accordance with regional rules or a discharge permit issued by the Northland Regional Council.

(f) Where a reticulated system is not immediately available but is likely to be in the near future, whether a temporary system is appropriate.

Note: Consent notices may be registered against Certificates of Title pursuant to ***Rule 13.6.7*** requiring individual allotments to connect with the system when it does become available.

(g) Whether provision has been made by the applicant for monitoring mechanisms to ensure contaminants are not discharged into the environment from a suitable sewage treatment or other disposal system, together with any consent notices to ensure compliance.

(h) Whether there is a need for, and the extent of, any development contributions to achieve the above matters.

(i) Whether there is a need for a local purpose reserve to be set aside and vested in the Council as a site for any public sewage utility for sanitary disposal purposes required to be provided.

(j) Whether the subdivision represents the best practical option in respect of the provision that is made for the disposal of sewage and waste water.

13.10.6 ENERGY SUPPLY

(a) Where the subdivision involves the construction of new roads or formed rights of way, whether an extended reticulation system will be installed (at the subdivider's cost), having regard to the provisions of the Council's *"Engineering Standards and Guidelines 2004 – Revised March 2009 (*to be used in conjunction with NZS 4404:2004). The application for subdivision consent should also indicate how lots are to be reticulated.

(b) Whether the proposed reticulated system to be installed by the subdivider is adequate for the likely development.

(c) Where the proposed system will serve other land that is not part of the subdivision, whether the network operator is providing sufficient capacity as initially installed and the cost of such provision.

Note: Upgrading or cost sharing will be solely a matter for the network operator.

(d) Where a gas supply is proposed, whether the gas network operator is responsible for the installation of all pipelines and their future maintenance, in line with the provisions of the Council's *"Engineering Standards and Guidelines" (2004)- Revised March 2009 (*to be used in conjunction with NZS 4404:2004).

(e) Whether there is a need for a local purpose reserve to be set aside as a site for any public utility required to be provided.

(f) Whether there will be potential adverse effects of the proposed reticulation system on amenity values.

(g) Whether the subdivision design, location of building platforms and proposed electricity supply has had adequate regard to the future adoption of appropriate renewable energy initiatives and technologies.

13.10.7 TOP ENERGY TRANSMISSION LINES

Where it is proposed to subdivide land to create new allotments within an area measured 20m of either side of the centre point of an electrical transmission line designed to operate at or above 50 kV, particular regard shall be had to the following matters:

(a) The extent to which the subdivision design mitigates the effects of the lines through the location of roads and reserves under the route of the line.

(b) The ability to carry out maintenance and inspection of transmission lines to avoid risk of injury and/or property damage.

(c) The outcomes of consultation with the affected utility operator.

(d) The subdivision design, location of building platforms, location of any proposed tree planting, extent and nature of earthworks.

13.10.8 TELECOMMUNICATIONS

(a) Where the subdivision involves construction of new roads or formed rights of way, whether an extended reticulation system has been installed (at the subdivider's cost), having regard to the Council's "*Engineering Standards and Guidelines 2004 – Revised March 2009* (to be used in conjunction with NZS 4404:2004) and "The National Environmental Standard for Telecommunication Facilities 2008".

(b) Where the proposed system will serve other land which is not part of the subdivision, whether the network operator is providing sufficient capacity as initially installed, and the cost of such provision.

(c) Whether the proposed reticulation system will have potential adverse effects on amenity values.

Note: Upgrading or cost-sharing will be solely a matter for the network operator.

13.10.9 EASEMENTS FOR ANY PURPOSE

Whether there is a need for an easement for any of the following purposes:

(a) Easements in gross where a service or access is required by the Council.

(b) Easements in respect of other parties in favour of nominated allotments or adjoining Certificates of Title.

(c) Service easements, whether in gross or private purposes, with sufficient width to permit maintenance, repair or replacement. Centre line easements shall apply when the line is privately owned and unlikely to require upgrading.

(d) Easements for any of the following purposes:
  (i) private ways, whether mutual or not;
  (ii) stormwater, sanitary sewer, water supply, electric power, gas reticulation;
  (iii) telecommunications;
  (iv) party walls and floors/ceilings.
  (v) any other network utilities.

(e) Easements in gross in favour of the Council adjoining banks of rivers, streams, lakes, wetlands or the coastal marine area not subject to an esplanade reserve or strip.

(f) Stormwater easements passing through esplanade reserves where drainage will be to the adjoining lake or river.

13.10.10 PROVISION OF ACCESS

(a) Whether provision for access to and within the subdivision, including private roads, has been made in a manner that will avoid, remedy or mitigate adverse effects on the environment, including but not limited to traffic effects, including effects on existing roads, visual effects, effects on vegetation and habitats, and natural character.

13.10.11 EFFECT OF EARTHWORKS AND UTILITIES

(a) Whether the effects of earthworks and the provision of services to the subdivision will have an adverse effect on the environment and whether these effects can be avoided, remedied or mitigated.

13.10.12 BUILDING LOCATIONS

(a) Whether the subdivision provides physically suitable building sites.

(b) Whether or not development on an allotment should be restricted to parts of the site.

(c) Where a proposed subdivision may be subject to inundation, whether the establishment of minimum floor heights for buildings is necessary in order to avoid or mitigate damage.

(d) Whether the subdivision design in respect of the orientation and dimensions of new allotments created facilitates the siting and design of buildings able to take advantage of passive solar gain (e.g. through a northerly aspect on an east/west axis).

Note: Attention is also drawn to the Visual Amenity rules applying in the General Coastal, South Kerikeri Inlet and Coastal Living Zones and in Outstanding Landscapes (see ***Chapter 10*** and ***Section 11.1***).

13.10.13 PRESERVATION AND ENHANCEMENT OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

(a) Whether any vegetation, habitats of indigenous fauna, heritage resources and landscape features are of sufficient value in terms of the objectives and policies in ***Chapter 12*** of the Plan, that they should be protected.

(b) Whether the means (physical and/or legal) by which ongoing preservation of the resource, area or feature will be achieved is adequate.

(c) Where there are Sites of Cultural Significance to Maori, (refer to ***Appendix 1F*** and the ***Resource Maps***), whether it is appropriate to require their protection by physical or legal means and/or to provide for access to the site over the land to be subdivided.

(d) Where a reserve is to be set aside and vested in the Council, whether the value of the reserve land is offset against the assessment of any financial contribution.

(e) Whether any measures are proposed to protect known high density kiwi habitats from predation by dogs, cats, rats, mustelids, pigs, and other animal pests.

(f) Whether the subdivision would have an adverse effect on the ability to protect listed historic buildings, places or objects and their setting or surrounds; and the protection of listed notable trees.

(g) Whether the subdivision will result in the permanent protection and/or enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding landscapes, outstanding landscape features or outstanding natural features.

(h) Whether the subdivision will result in the significant enhancement of biodiversity values through planting of native flora (preferably those species that naturally grow in the area) and ongoing management (including pest animal and plant control, fencing and replacement of failed plantings, stream enhancement and waterway protection).

Note: There are many ways in which preservation/protection can be achieved, and the appropriate means will vary according to the circumstance. In some cases physical means (e.g. fencing) may be appropriate. In other cases, a legal means will be preferred instead of (or as well as) physical means. Mechanisms other than a Consent Notice which may be acceptable include:

(i) a Maori reservation under s338 and s340 of Te Ture Whenua Maori (Maori Land) Act;

(ii) a conservation covenant with the Department of Conservation or the Council;

(iii) an open space covenant with the Queen Elizabeth II National Trust;

(iv) a heritage covenant with the Heritage New Zealand Pouhere Taonga;

(v) a reserve under the Reserves Act.

13.10.14 SOIL

(a) The extent to which any subdivision will contribute to or affect the ability to safeguard the life supporting capability of soil.

(b) The degree to which the life supporting capacity of the soil may be adversely affected by the subdivision and the degree to which any soils classified as I, II or III in the NZ Land Resource Inventory Worksheets are adversely affected by the subdivision.

13.10.15 ACCESS TO WATERBODIES

(a) Whether the subdivision provides public access to and along the coastal marine area or to and along banks of lakes or rivers, and whether that access is appropriate, given the nature of the land subject to the subdivision application, and the sensitivity of the waterbody to environmental effects resulting from the use of that access by the public.

13.10.16 LAND USE INCOMPATIBILITY

(a) The degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.

13.10.17 PROXIMITY TO AIRPORTS

(a) The degree to which the proposal takes into account reverse sensitivity - adverse effects arising from incompatible land use activities arising from being in proximity to an airport (including, but not limited to, the hours of operation, flight paths, noise, vibration, glare and visual intrusion).

13.10.18 NATURAL CHARACTER OF THE COASTAL ENVIRONMENT

(a) The degree to which the proposal takes into account the preservation and/or enhancement of the natural character of the coastal environment.

13.10.19 ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE

The extent to which the application promotes energy efficiency and renewable energy development and use through the following initiatives:

(a) ability to develop energy efficient buildings and structures (e.g. by providing a north-facing site with the ability to place a building on an east/west axis);

(b) reduced travel distances and car usage by designing a layout with as many links to adjacent sites and surrounding roads as practicable;

(c) encouragement of pedestrian and cycle use by designing a layout that allows easy direct access to and from, shops, schools, work places, reserves and other amenities;

(d) access to alternative transport facilities;

(e) domestic or community renewable electricity generation;

(f) solar street lighting.

13.10.20 NATIONAL GRID CORRIDOR

Where it is proposed to have development within the National Grid Corridor particular regard shall be had to the following matters:

(a) Whether the design and construction of the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Distances (NZECP 34:2001);

(b) Provision for the ongoing operation, maintenance and planned upgrade of the National Grid.

Where an application is made for development within the National Grid Corridor as a non complying activity, Transpower New Zealand Limited will be considered an affected party in accordance with the Act.

Attachment 9

Fourth Schedule Assessment under Resource Management Act 1991

Compliance Check for Information Required

22 Mahoe Lane, Coopers Beach

Clause 2 Information Required in all applications	
(1) An application for a resource consent for an activity must include the following:	
(a) a description of the activity: .	Refer Paragraphs 2.1 to 3.0 of this Planning Report.
(b) an assessment of the actual or potential effect on the environment of the activity:	Refer to Paragraphs 2.1 to 3.0 and paragraphs 6.0 to 7.15 of this Planning Report.

(b) a description of the site at which the activity is to occur:	Refer to Paragraphs 1.3 to 1.13 of this Planning Report.
(c) the full name and address of each owner or occupier of the site:	This information is contained in the Form 9 attached to the application.
(d) a description of any other activities that are part of the proposal to which the application relates:	Refer to Paragraphs 4.5 to 4.6 of this Planning Report. The application is for subdivision consent under the FNDC's ODP. No other breaches of the ODP have been identified.
(e) a description of any other resource consents required for the proposal to which the application relates:	Consent is being sought for subdivision under the FNDC ODP only.
(f) an assessment of the activity against the matters set out in Part 2:	Refer to Paragraphs 9.0 to 9.5 of this Planning Report.
(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2): *(2) The assessment under subclause (1)(g) must include an assessment of the activity against—* *(a). any relevant objectives, policies, or rules in a document; and* *(b) any relevant requirements, conditions, or permissions in any rules in a document; and* *(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).* *(3) An application must also include an assessment of the activity's effects on the environment that—* *(a) includes the information required by clause 6; and* *(b) addresses the matters specified in clause 7; and* *(c)includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*	Refer to Paragraphs 7.0 to 7.15 of this Planning Report.

Clause 3. Additional Information Required in Some Applications	
An application must also include any of the following that apply:	
a. *if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):*	Not Applicable.
b. *if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):*	Not applicable.
c. *if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).*	The site is not within an area subject to a customary marine title group. Not applicable.

Clause 4 Additional Information required in application for subdivision consent	
An application for a subdivision consent must also include information that adequately defines the following:	
(a) the position of all new boundaries: *(b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:* *(c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:* *(d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:* *(e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority* *under section 237A:* *(f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):* *(g) the locations and areas of land to be set aside as new roads.*	Refer to Scheme Plans in Attachment 4.

Clause 6: Information required in assessment of environmental effects	
(1) An assessment of the activity's effects on the environment must include the following information:	
(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:	The activity will not result in any significant adverse effect on the environment.
(b) an assessment of the actual or potential effect on the environment of the activity:	Refer to Paragraphs 2.1 to 3.0 and paragraphs 6.0 to 7.15 of this Planning Report.
(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:	Not applicable as the application does not involve hazardous installations.
(d) if the activity includes the discharge of any contaminant, a description of—	The subdivision does not involve any discharge of contaminant (subject to conditions).

(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and *(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:*	
(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:	Refer to paragraphs 2.3 to 3.0 of this planning report.
(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:	Refer to Paragraphs 10.0 to 10.4 of this planning report. No affected persons have been identified.
g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:	No monitoring is required as the scale and significance of the effects do not warrant it.
(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).	No protected customary right is affected.

Clause 7: Matters that must be addressed by assessment of environmental effects	
(1) An assessment of the activity's effects on the environment must address the following matters:	
(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:	Refer to Paragraphs 2.1 to 3.0 and 6.0 to 6.6 of this planning report and to the assessment of objectives and policies in paragraphs 7.0 to 7.15 of this planning report.
(b) any physical effect on the locality, including any landscape and visual effects:	Refer to Paragraphs 2.1 to 3.0 and 6.0 to 6.6 of this planning report and to the assessment of objectives and policies in paragraphs 7.0 to 7.15 of this planning report.
(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:	Refer to Paragraphs 2.1 to 3.0 and 6.0 to 6.6 of this planning report and to the assessment of objectives and policies in paragraphs 7.0 to 7.15 of this planning report.
(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical,	The site has no aesthetic, recreational, scientific, spiritual or cultural values that will be adversely affected by the act of subdividing.
spiritual, or cultural value, or other special value, for present or future generations:	
(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.
(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	The supplied engineering report contained in Attachment 5 addresses natural hazards. The proposal does not involve hazardous installations.

Attachment 10

Northland Regional Policy Statement – Objectives and Policies

22 Mahoe Lane, Coopers Beach

Objective 3.13 - Natural Hazard Risk

The risks and impacts of natural hazard events (including the influence of climate change) on people, communities, property, natural systems, infrastructure and our regional economy are minimised by:

(a) Increasing our understanding of natural hazards, including the potential influence of climate change on natural hazard events;

(b) Becoming better prepared for the consequences of natural hazard events;

(c) Avoiding inappropriate new development in 10 and 100 year flood hazard areas and coastal hazard areas;

(d) Not compromising the effectiveness of existing defences (natural and man-made);

(e) Enabling appropriate hazard mitigation measures to be created to protect existing vulnerable development; and

(f) Promoting long-term strategies that reduce the risk of natural hazards impacting on people and communities.

(g) Recognising that in justified circumstances, critical infrastructure may have to be located in natural hazard-prone areas.

7.1.1 Policy – General risk management approach

Subdivision, use and development of land will be managed to minimise the risks from natural hazards by:

(a) Seeking to use the best available information, including formal risk management techniques in areas potentially affected by natural hazards;

(b) Minimising any increase in vulnerability due to residual risk;

(c) Aligning with emergency management approaches (especially risk reduction);

(d) Ensuring that natural hazard risk to vehicular access routes and building platforms for proposed new lots is considered when assessing subdivision proposals; and

(e) Exercising a degree of caution that reflects the level of uncertainty as to the likelihood or consequences of a natural hazard event.

Attachment 11

Operative District Plan - Subdivision Objectives and Policies

Objectives

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.

13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.

13.3.4 To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.

13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.

13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.

13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.

13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.

13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).

13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.

13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.

Policies

13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:

(a) natural character, particularly of the coastal environment;

(b) ecological values;

(c) landscape values;

(d) amenity values;

(e) cultural values;

(f) heritage values; and

(g) existing land uses.

13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.

13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.

13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.

13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.

13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.

13.4.7 That the need for a financial contribution be considered only where the subdivision would:

(a) result in increased demands on car parking associated with non-residential activities; or

(b) result in increased demand for esplanade areas; or

(c) involve adverse effects on riparian areas; or

(d) depend on the assimilative capacity of the environment external to the site.

13.4.8 That the provision of water storage be taken into account in the design of any subdivision.

13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.

13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.

13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.

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

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

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

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

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

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

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

(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of ***Part 3*** of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.

13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:

(a) development of energy efficient buildings and structures;

(b) reduced travel distances and private car usage;

(c) encouragement of pedestrian and cycle use;

(d) access to alternative transport facilities;

(e) domestic or community renewable electricity generation and renewable energy use.

13.4.16 When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:

(a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;

(b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and

(c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.

Note 1: Structures and activities located near transmission lines must comply with the safe distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). Compliance with this plan does not ensure compliance with NZECP34:2001.

Note 2: Vegetation to be planted within, or adjacent to, the National Grid Corridor should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Operative District Plan – Residential Zone Objectives & Policies

Objectives 7.3

7.3.1 To ensure that urban activities do not cause adverse environmental effects on the natural and physical resources of the District.

7.3.2 To enable the continuing use of buildings and infrastructure in urban areas, particularly where these are under-utilised.

7.3.3 To avoid, remedy or mitigate the adverse effects of activities on the amenity values of existing urban environments.

7.3.4 To enable urban activities to establish in areas where their potential effects will not adversely affect the character and amenity of those areas.

7.3.5 To achieve the development of community services as an integral and complementary component of urban development.

7.3.6 To ensure that sufficient water storage is available to meet the needs of the community all year round.

Policies 7.4

7.4.1 That amenity values of existing and newly developed areas be maintained or enhanced.

7.4.2 That the permissible level of effects created or received in residential areas reflects those appropriate for residential activities.

7.4.3 That adverse effects on publicly-provided facilities and services be avoided or remedied by new development, through the provision of additional services.

7.4.4 That stormwater systems for urban development be designed to minimise adverse effects on the environment.

7.4.5 That new urban development avoid:

(a) adversely affecting the natural character of the coastal environment, lakes, rivers, wetlands or their margins;
(b) adversely affecting areas of significant indigenous vegetation or significant habitats of indigenous fauna;
(c) adversely affecting outstanding natural features, landscapes and heritage resources;
(d) adversely affecting the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
(e) areas where natural hazards could adversely affect the physical resources of urban development or pose risk to people's health and safety;
(f) areas containing finite resources which can reasonably be expected to be valuable for future generations, where urban development would adversely affect their availability;
(g) adversely affecting the safety and efficiency of the roading network;
(h) the loss or permanent removal of highly productive and versatile soils from primary production due to subdivision and development for urban purposes.

7.4.6 That the natural and historic heritage of urban settlements in the District be protected (refer to ***Chapter 12***).

7.4.7 That urban areas with distinctive characteristics be managed to maintain and enhance the level of amenity derived from those characteristics.

7.4.8 That infrastructure for urban areas be designed and operated in a way which:

(a) avoids remedies or mitigates adverse effects on the environment;

(b) provides adequately for the reasonably foreseeable needs of future generations; and

(c) safeguards the life-supporting capacity of air, water, soil and ecosystems.

7.4.9 That the need for community services in urban areas is recognised and provided for.

7.6.3 Objectives

“These objectives supplement those set out in ***Section 7.3***.

7.6.3.1 To achieve the development of new residential areas at similar densities to those prevailing at present.

7.6.3.2 To enable development of a wide range of activities within residential areas where the effects are compatible with the effects of residential activity.

7.6.4 Policies

These policies supplement those set out in ***Section 7.4***.

7.6.4.1 That the Residential Zone be applied to those parts of the District that are currently predominantly residential in form and character.

7.6.4.2 That the Residential Zone be applied to areas which are currently residential but where there is scope for new residential development.

7.6.4.3 That the Residential Zone be applied to areas where expansion would be sustainable in terms of its effects on the environment.

7.6.4.4 That the Residential Zone provide for a range of housing types and forms of accommodation.

7.6.4.5 That non-residential activities only be allowed to establish within residential areas where they will not detract from the existing residential environment.

7.6.4.6 That activities with net effects that exceed those of a typical single residential unit, be required to avoid, remedy or mitigate those effects with respect to the ecological and amenity values and general peaceful enjoyment of adjacent residential activities.

Attachment 12

Proposed District Plan – Objectives and Policies

Objectives – Residential Zone

GRZ-01 - The General Residential Zone provides a variety of densities, housing types and lot sizes that respond to:

a. housing needs and demand
b. the adequacy and capacity of available or programmed development infrastructure.
c. the amenity and character of the receiving residential environment

GRZ-04 - Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.

Policies – Residential Zone

GRZ -P8 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

a. Consistency with the scale, design, amenity and character of the residential environment;
b. The location, sale and design of buildings or structures, potential for overshadowing and visual dominance;
c. For residential activities
    i. Provision for outdoor living space;
    ii. Privacy for adjoining sites
    iii. Access to sunlight
d. For residential activities:
    i. Scale and compatibility with residential activities
    ii. Hours of operation
e. At zone interfaces, any setbacks, fencing, screening or landscaping required to address potential conflicts;
f. The adequacy or capacity of available or programmed development infrastructure to accommodate the proposal including:
    i. Opportunities for low impact design principles
    ii. Ability of the site to address stormwater and soakage
g. Managing natural hazards; and
h. Any historical, spiritual or cultural association held by tangata whenua, with regards to matters set out in Policy TW-P6

Objectives – Coastal Environment

CE-01 - The natural character of the coastal environment is identified and managed to ensure its long term preservation and protection for current and future generations

CE-03 - Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development

Policies – Coastal Environment

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

a. There is adequacy and capacity of available or programmed development infrastructure: and
b. The use is consistent with, and does not compromise the characteristics and qualities.

Objectives – Subdivision

SUB-O1
Subdivision results in the efficient use of land, which:

a. achieves the objectives of each relevant zone, overlays and district wide provisions;
b. contributes to the local character and sense of place;
c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;
d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;
e. does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and
f. manages adverse effects on the environment.

SUB-O2
Subdivision provides for the:

a. Protection of highly productive land; and
b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.

SUB-O3
Infrastructure is planned to service the proposed subdivision and development where:

a. there is existing infrastructure connection, infrastructure should provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and
b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.

SUB-O4
Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:

a. public open spaces;
b. esplanade where land adjoins the coastal marine area; and
c. esplanade where land adjoins other qualifying waterbodies.

Subdivision - Policies

SUB-P1
Enable boundary adjustments that:

a. do not alter:
    i. the degree of non compliance with District Plan rules and standards;
    ii. the number and location of any access; and
    iii. the number of certificates of title; and
b. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.

SUB-P2
Enable subdivision for the purpose of public works, infrastructure, reserves or access.
SUB-P3
Provide for subdivision where it results in allotments that:

a. are consistent with the purpose, characteristics and qualities of the zone;
b. comply with the minimum allotment sizes for each zone;
c. have an adequate size and appropriate shape to contain a building platform; and
d. have legal and physical access.

SUB-P4
Manage subdivision of land as detailed in the district wide, natural environment values, historical an cultural values and hazard and risks sections of the plan
SUB-P5
Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:

a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network;
b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections;
c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;
d. contributing to a well connected transport network that safeguards future roading connections; and
e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.

SUB-P6
Require infrastructure to be provided in an integrated and comprehensive manner by:

a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and
b. ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.

SUB- P7
Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.
SUB-P8
Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:

a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and
b. will not result in the loss of versatile soils for primary production activities.

SUB-P9
Avoid subdivision rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.
SUB-P10
To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.
SUB-P11
Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:

a. consistency with the scale, density, design and character of the environment and purpose of the zone;
b. the location, scale and design of buildings and structures;
c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
d. managing natural hazards;
e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and
f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Objectives - Natural Hazards

NH-O1
The risks from natural hazards to people, infrastructure and property are managed, including taking into account the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.
NH-O2
Land use and subdivision does not increase the risk from natural hazards or risks are mitigated, and existing risks are reduced where there are practicable opportunities to do so.
NH-O3
New infrastructure is located outside of identified natural hazard areas unless:
it has a functional or operational need to be located in that area;
it is designed to maintain its integrity and function, as far as practicable during a natural hazard event; and
adverse effects resulting from that location on other people, property and the environment are mitigated.
NH-O4
Natural defences, such as natural systems and features, and existing structural mitigation assets are protected to maintain their functionality and integrity and used in preference to new structural mitigation assets to manage natural hazard risk.

Policies - Natural Hazards

NH-P2
Manage land use and subdivision so that natural hazard risk is not increased or is mitigated, giving consideration to the following:

a. the nature, frequency and scale of the natural hazard;
b. not increasing natural hazard risk to other people, property, infrastructure and the environment beyond the site;
c. the location of building platforms and vehicle access;
d. the use of the site, including by vulnerable activities;
e. the location and types of buildings or structures, their design to mitigate the effects and risks of natural hazards, and the ability to adapt to long term changes in natural hazards;
f. earthworks, including excavation and fill;
g. location and design of infrastructure;
h. activities that involve the use and storage of hazardous substances;
i. aligning with emergency management approaches and requirements;
j. whether mitigation results in transference of natural hazard risk to other locations or exacerbates the natural hazard; and
k. reduction of risk relating to existing activities.

NH-P3 Take a precautionary approach to the management of natural hazard risk associated with land use and subdivision.

NH – P5 Require an assessment of risk prior to land use and subdivision in areas that are subject to identified natural hazards, including consideration of the following:

a. the nature, frequency and scale of the natural hazard;
b. the temporary or permanent nature of any adverse effect;

c. the type of activity being undertaken and its vulnerability to an event, including the effects of climate change;
d. the consequences of a natural hazard event in relation to the activity;
e. any potential to increase existing risk or creation of a new risk to people, property, infrastructure and the environment within and beyond the site and how this will be mitigated;
f. the design, location and construction of buildings, structures and infrastructure to manage and mitigate the effects and risk of natural hazards including the ability to respond and adapt to changing hazards;
g. the subdivision/site layout and management, including ability to access and exit the site during a natural hazard event; and .
h. the use of natural features and natural buffers to manage adverse effects.

NH – P6 Manage land use and subdivision in river flood hazard areas to protect the subject site and its development, and other property, by requiring:

a. subdivision applications to identify building platforms that will not be subject to inundation and material damage (including erosion) in a 1 in 100 year flood event;
b. a minimum freeboard for all buildings designed to accommodate vulnerable activities of at least 500mm above the 1 in 100 year flood event and at least 300mm above the 1 in 100 year flood event for other new buildings;
c. commercial and industrial buildings to be constructed so they will not be subject to material damage in a 1 in 100 year flood event;
d. buildings within a 1 in 10 Year River Flood Hazard Area to be designed to avoid material damage in a 1 in 100 year flood event;
e. storage and containment of hazardous substances so that the integrity of the storage method will not be compromised in a 1 in 100 year flood event;
f. earthworks (other than earthworks associated with flood control works) do not divert flood flow onto surrounding properties and do not reduce flood plain storage capacity within a 1 in 10 Year River Flood Hazard area;
g. the capacity and function of overland flow paths to convey stormwater flows safely and without causing damage to property or the environment is retained, unless sufficient capacity is provided by an alternative method; and
h. the provision of safe vehicle access within the site

NH P8 - Locate and design subdivision and land use to avoid land susceptible to land instability, or if this is not practicable, mitigate risks and effects to people, buildings, structures, property and the environment.

Attachment 13

Chorus New Zealand Limited

08 December 2025

Chorus reference: 11446111

Attention: Neil Mumby

Quote: New Property Development

1 connections at 22 Mahoe Lane , Coopers Beach, Far North District, 0420

Your project reference: N/A

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	$0.00

The total contribution we would require from you is **$0.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 05 December 2025. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

Kind Regards

Chorus New Property Development Team

Top Energy Limited
Level 2, John Butler Centre
60 Kerikeri Road
P O Box 43
Kerikeri 0245
New Zealand
PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611

4 December 2025

Neil Mumby
Cable Bay Consulting Ltd

Email: neil.mumby@cablebayconsulting.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
B Thorp – 22 Mahoe Lane, Mangonui. Lot 11 DP 50666.

Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy's requirement for this subdivision is that power be made available for the additional lot. Design and costs to provide a power supply to proposed Lot 1 would be provided after application and an on-site survey have been completed.
Link to application: Top Energy | Top Energy

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely

Aaron Birt
Planning and Design
E: aaron.birt@topenergy.co.nz

Attachment 14

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 Form 9). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

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

☑ **Yes** ○ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

☑ **Yes** ○ **No**

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

Top Energy, Chorus

*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: Bridget Thorp

Email: bridget_t@live.com

Phone number: Work 0221638345 Home

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

5 Banfurly Road
Epsom
Auckland
Postcode 1023

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Neil Mumby

Email: neil.mumby@cablebayconsulting.co.nz

Phone number: Work 021 2929226 Home

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

11 Bush Point Road
Cable Bay
Postcode 0420

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: Bridget Thorp

Property address/ location:

22 Mahoe Lane, Coopers Beach
Postcode 0420

8. Application site details

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

Name/s: Bridget Thorp

Site address/ location: 22 Mahoe Lane
Coopers Beach
Postcode 0420

Legal description: Lot 11 DP 50666 **Val Number:** 83/5900

Certificate of title: NA20D/1303

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

Please refer to the attached AEE.

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

10. Would you like to request public notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

◯ **Building Consent** Enter BC ref # here (if known)

◯ **Regional Council Consent (ref # if known)** Ref # here (if known)

◯ **National Environmental Standard Consent** Consent here (if known)

◯ **Other (please specify)** Specify 'other' here

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

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

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

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

✔ **Subdividing land**

◯ **Disturbing, removing or sampling soil**

◯ **Changing the use of a piece of land**

◯ **Removing or replacing a fuel storage system**

13. Assessment of environmental effects:

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

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

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: **(please write in full)** Bridget Thorp

Email: bridget_t@live.com

Phone number: Work 0221638345 Home

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

5 Ranfurly Road
Epsom
Auckland
Postcode 1023

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full) Bridget Thorp

Signature:
(signature of bill payer)

Date 4/12/25

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full) Neil Mumby

Signature

Date 2/12/25

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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