

Office Use Only Application Number:

## Application for resource consent or fast-track resource consent

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

# **1. Pre-Lodgement Meeting**Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

<b>2. Type of Consent being applied for</b>	
(more than one circle can be ticked):	
✓ Land Use	Discharge
Fast Track Land Use*	Change of Consent Notice (s.221(3))
Subdivision	Extension of time (s.125)
Consent under National Environment (e.g. Assessing and Managing Contamina	<b>al Standard</b> ants in Soil)
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 lwi/Hapū? 🔵 Yes 🧹 No					
If yes, which groups have you consulted with?					
Who else have you consulted with?					

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

#### **5. Applicant Details**

#### Name/s:

#### **Email:**

#### Phone number:

#### **Postal address:**

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

#### Te Tii Waitangi B3 Trust C/- Dameon Chaney

#### 6. Address for Correspondence

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

#### Name/s:

#### Tohu Consulting C/- Nina Pivac

#### **Email:**

**Phone number:** 

#### **Postal address:**

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



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

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

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

#### Name/s:

Property Address/ Location: Te Tii Waitangi B3 Trust

44 Te Kemara Avenue Waitangi

Postcode

#### 8. Application Site Details

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

Name/s:	Te Tii Waitangi B3 Trust C/- Dameon Chaney				
Site Address/ Location:	44 Te Kemara Avenue Waitangi				
	Postcode				
Legal Description:	Lot 5 49984	Val Number:			
Certificate of title:					

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

#### Site visit requirements:

Is there a locked gate or security system restricting access by Council staff?



#### Is there a dog on the property? Yes VNo

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 rearrange a second visit.

Please contact applicant to arrange site visit.

#### 9. Description of the Proposal:

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

To construct two dwellings on one site in the Commercial Zone breaching rules relating to noise mitigation, stormwater and transportation. See AEE for full description of the proposal.

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) BC will be lodged simultaneously
  - 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:

ls t	he piec	e of lar	nd currently l	being used	l or has	s it histo	rically	ever bee	en use	d for an a	activ	/ity
or	ndustry	on the	Hazardous	Industries	and Ac	ctivities	List (H	HAIL) 🔵	) Yes (	<b>√No</b> (		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.  $\bigcirc$  Yes  $\checkmark$  No  $\bigcirc$  Don't know

#### Subdividing land

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

#### **13. Assessment of Environmental Effects:**

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

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

#### **13. Draft Conditions:**

Do you wish to see the draft conditions prior to the release of the resource consent decision? Vies

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

No

#### **14. Billing Details:**

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

Name/S: (please write in full)	As per applicant details	
Email:		
Phone number:	Work	Home
Postal address: or alternative method of service under section 352 of the act)		
		Postcode

#### **Fees Information**

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

#### **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)

Signature: (signature of bill payer **Dameon Chaney** 



#### **15. Important Information:**

#### Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

#### **Fast-track application**

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

#### **Privacy Information:**

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

#### 15. Important information continued...

#### Declaration

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

 Name: (please write in full)
 Nina Pivac (Tohu Consulting Limited)

 Signature:
 Date 15 May 2025

#### **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 lwi and hapū
- Ocopies 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)
- Ocopies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

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



#### LANDUSE RESOURCE CONSENT APPLICATION TO CONSTRUCT TWO DWELLINGS

44 TE KEMARA AVENUE, WAITANGI LOT 5 DP 49984

#### ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR: TE TII WAITANGI B3 TRUST

Rev A 15 May 2025



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#### **APPENDICES:**

- Appendix A Site, Floor and Elevation Plans
- Appendix B Certificate of Title
- **Appendix C Engineering Reports**
- **Appendix D HNZPT Consultation**



#### 1.0 THE APPLICANT AND PROPERTY DETAILS

То:	Far North District Council
Site address:	44 Te Kemara Avenue, Waitangi
Applicant's name:	Te Tii Waitangi B3 Trust
Address for service:	Tohu Consulting Limited Attn: Nina Pivac 50-64 Commerce Street
	Kaitaia 0410
Legal description:	Lot 5 DP 49984
Site area:	809m <sup>2</sup>
Site owner/s:	Te Tii (Waitangi) B3 Trust: Dr Maryann Baker George Frederick Riley Whati Rameka Melanie Jane Sweet
	Emma Hepi Marsha Elaine Davis Wiremu Leslue Tane
Operative District Plan:	Far North District Plan
Operative zoning:	Commercial Zone
Overlays/resource areas:	Commercial Zone: A1 Overlay
Proposed zoning/overlays:	Maori Purpose – Urban Coastal Erosion Hazard Zone (2 and 3) River Flood Hazard Zone (10/50/100 Year ARI Event) Coastal Flood Hazard Zone 3
Brief description of proposal:	<ul> <li>To construct two residential dwellings in the Commercial Zone, breaching the following rules:</li> <li>7.7.5.1.5 Noise Mitigation for Residential Activities</li> <li>15.1.6C.1.2(c) Private Accessways in Urban Zones</li> <li>7.7.5.1.11 Stormwater</li> </ul>
Summary of reasons for consent:	Overall, resource consent is required as a <b>Discretionary Activity</b> under the Far North District Plan.

#### <u>AUTHOR</u>

ARian

Nina Pivac Director I BAppSC I PGDipPlan I Assoc. NZPI

Date: 15 May 2025



## 2.0 PROPOSAL

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

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

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

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

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

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

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

#### 3.0 SITE CONTEXT

The subject site is located at 44 Te Kemara Avenue in the centre of the Waitangi township. The site is legally described as Lot 5 DP 49984 (NA69A/213) and is within Māori Freehold Land. A copy of the relevant Certificate of Title (CT) is attached as **Appendix B**.



Figure 1: Map showing subject site (Premise)



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

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

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

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



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

While zoned Commercial, the immediate surrounding environment is largely characterised by residential development, with the exception of the Waitangi Treaty Grounds which are located directly opposite the subject site.

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

- BP2058469 new dwelling •
- BP4008445 garage •
- BP2838 sewer connection
- BP1010413 terrace •

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

A review of the New Zealand Archaeological Association (NZAA) database shows that there are no registered archaeological features within the subjest site. Comments were sought from Heritage New Zealand Pouhere Taonga (HNZPT) on 14 November 2024, however, no response had been received at the time of lodging this application. See Appendix D for evidence of consultation.

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





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

#### 4.0 FAR NORTH DISTRICT PLAN ASSESSMENT

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

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



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



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

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

#### 5.0 NES CONTAMINATED SOILS (NESCS)

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

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

#### 6.0 NES FRESHWATER (NESFW)

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

#### 7.0 NPS INDIGENOUS BIODIVERSITY (NPS-IB)

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

#### 8.0 NPS HIGHLY PRODUCTIVE LAND (NPSHPL)

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



#### 9.0 NOTIFICATION

#### **Public Notification**

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

#### Step 1: Mandatory public notification is required in certain circumstances

Under Section 95A(3) an application must be publicly notified if:

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

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

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

#### Step 2: If not required by Step 1, public notification precluded in certain circumstances

Under Section 95A (4) an application must not be publicly notified if:

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

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

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

Under Section Under Section 95A(7), public notification is required if:

- a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:
- *b)* the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

Clause (a) does not apply in this situation.

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

#### Step 4: Public notification in special circumstances

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

Special circumstances are those that are:

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



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

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

#### **Public Notification Conclusion**

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

#### **Limited Notification**

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

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

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

The above does not apply to this land.

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

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii). None of the above apply in this instance.

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

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

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

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

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

#### Step 4: Further notification in special circumstances

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

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

#### **Limited Notification Conclusion**

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

### **10.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS**

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

#### **Noise Mitigation for Residential Activities**

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

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

**Comment:** As mentioned above, the subject site is located in a well-defined residential area. With the exception of the Treaty Grounds which are located across the road from the subject site, all adjoning properties are currently in residential use. Based on a review of aerial images, the nearest commercial activity is located at least 300m to the southwest of the subject site, being Waitangi Woolworths. On this basis, it is considered that the risk of exposure to noise from neighbouring activities is minimal such that additional noise attenuation to a commercial standard is not warranted in this instance.

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

**Comment:** As above. The nearest commercial activity is located at least 300m to the southwest of the subject site, being Waitangi Woolworths, and is not adjoining.

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

Comment: As above.

#### Transportation

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

While the proposed vehicle crossing off Te Kemara Avenue will be concreted at least 5m inwards from the existing road edge, the internal driveway will be gravelled which is considered to be the most practical and appropriate option for the proposed activities. The gravel driveway will not affect the adequacy of sight distances available at the access location, nor will it contribute to any traffic safety or congestion issues in the area.

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

#### **Stormwater**

The site does not have access to a reticulated stormwater network. The previous dwelling (now demolished) utilised on-site soakage for stormwater disposal. It is proposed is to use on-site soakage for the new dwellings. Soakage testing by Soil and Rock Limited was carried out at two locations on the lot for the purposes of designing for stormwater disposal by soakage.

The proposed impervious areas on the development site will be directed to drain into the proposed soakage device associated with each dwelling. Refer to the Civil Design plans prepared by Chester Consultants attached as Appendix C.

#### Conclusion

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

#### 11.0 SECTION 104 ASSESSMENT

#### **Assessment of Effects**

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

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

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

#### **National and Regional Planning Documents**

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

#### **Operative Far North District Plan – Objectives and Policies**

Given the approvals sought by this application slightly deviate from the relevant objectives and policies in the Commercial Zone, a full assessment of the objectives and policies contained within this chapter would not seem overly useful in this instance. However, it is considered that the



proposed development is not contrary to the relevant objectives and policies for the following reasons:

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

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

#### Proposed Far North District Plan – Objectives and Policies

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

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

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

#### **Other Matters**

There are no other matters considered relevant to the proposal.

#### 12.0 PART 2 ASSESSMENT

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

## **13.00VERALL CONCLUSION**

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

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



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

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

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

<u>AUTHOR</u>

Afra

Nina Pivac Director | BAppSC | PGDipPlan | Assoc. NZPI

Date: 15 May 2025

#### **APPENDICES:**

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



Appendix A – Site, Floor and Elevation Plans



## "House 7 and 8" 3 Bedroom dwellings on Lot 5 for Te Ti Waitangi



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ELEVATIONS-SOUTH ELEVATION-NORTH ELEVATION-EAST ELEVATION-WEST FLOOR LAYOUT FLOOR PLAN

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om on Lot 5 DP 49984		TTW-4
	PROJECT DATE	SHEET NO
1 Te Kemara Av	05/03/2025	A1
	DRAWN	47
	Jens Marr	REVISION A 14/05/2025
Road SH1. Kaitaia <b>W</b> : www.panellock.co.nz		

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#### Notes

- 1. MARLEY Stormcloud® eave gutter to be installed as specified by the manufacturer and to comply with E2/AS1
- 2. Access Hatch/Door
- 3. Roof Cladding: Metalcraft Corrugate 0.4mm Gauge roofing in COLORSTEEL® MAXAM®, over Thermakraft Covertek 401 Self-supporting synthetic roof underlay to comply with E2/AS1 and to be installed as specified by the manufacturer. Ceiling insulation to meet the performance requirements of Building Code clause H1.
- 4. Wall Cladding: Traditional weatherboard by Palliside ®, on 20mm cavity batten, over Thermakraft Watergate Plus 295 Wall underlay, on 90x45 battens and 90mm R2.0 Polyester Insulation to meet the performance requirements of Building Code clause H1, over 36mm Triboard wall panel.
- 5. Timber framed deck to comply with NZS3604-2011 with 100 x 40 grooved H3.2 soft butted pine decking with grooved face up
- 6. Timber Stair to comply with New Zealand Building Code Clause D1 § 4.1.

Wall location		Risk			
SOUTH Risk Factor	Low	Medium	High	Very High	Sub totals for each risk factor
Wind zone (per NZS 3604)	0	0	1	2	2
Number of storeys	0	1	2	4	0
Roof / wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope Complexity	0	1	3	6	0
Decks	0	2	4	6	0
<b>L</b>			Total risk	score:	2





UIII UII LUL 5 DF 49904		
	PROJECT DATE	SHEET NO
1 Te Kemara Av	05/03/2025	A4
	DRAWN	47
JTH	Jens Marr	REVISION
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#### Notes

- 1. MARLEY Stormcloud® eave gutter to be installed as specified by the manufacturer and to comply with E2/AS1
- 2. Roof Cladding: Metalcraft Corrugate 0.4mm Gauge roofing in COLORSTEEL® MAXAM®, over Thermakraft Covertek 401 Self-supporting synthetic roof underlay to comply with E2/AS1 and to be installed as specified by the manufacturer. Ceiling insulation to meet the performance requirements of Building Code clause H1.
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Wall location		Risk			
NORTH Risk Factor	Low	Medium	High	Very High	Sub totals for each risk factor
Wind zone (per NZS 3604)	0	0	1	2	2
Number of storeys	0	1	2	4	0
Roof / wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope Complexity	0	1	3	6	0
Decks	0	2	4	6	0
			Total risk	score:	2

- 4. Timber framed deck to comply with NZS3604-2011 with 100 x 40 grooved H3.2 soft butted pine decking with grooved face up
- 5. Timber Stair to comply with New Zealand Building Code Clause D1 § 4.1.
- 6. Aluminium joinery with double glazing Low E4/Clear Argon -Thermally improved Spacer.



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om on Lot 5 DP 49984		PROJECT ID TTW-4
	-	
	PROJECT DATE	SHEET NO
1 Te Kemara Av	05/03/2025	A4.1
	DRAWN	47
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#### <u>Notes</u>

- 1. MARLEY Stormcloud® eave gutter to be installed as specified by the manufacturer and to comply with E2/AS1
- 2. Roof Cladding: Metalcraft Corrugate 0.4mm Gauge roofing in COLORSTEEL® MAXAM®, over Thermakraft Covertek 401 Self-supporting synthetic roof underlay to comply with E2/AS1 and to be installed as specified by the manufacturer. Ceiling insulation to meet the performance requirements of Building Code clause H1.
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Wall location		Risk			
EAST Risk Factor	Low	Medium	High	Very High	Sub totals for each risk factor
Wind zone ( per NZS 3604)	0	0	1	2	2
Number of storeys	0	1	2	4	0
Roof / wall junctions	0	1	3	5	0
Eave width	0	1	2	5	1
Envelope Complexity	0	1	3	6	0
Decks	0	2	4	6	0
			Total risk	score:	3

5. 140 x 20 H3.2 Pine Base Bds with 20mm ventilation gaps 6. Timber framed deck to comply with NZS3604-2011 with 100 x 40 grooved H3.2 soft butted pine decking with grooved face up

		TTW-4
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	DRAWN	TOTAL SHEETS
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#### Notes

- 1. Timber framed deck to comply with NZS3604-2011 with 100 x 40 grooved H3.2 soft butted pine decking with grooved face up
- 2. MARLEY Stormcloud® eave gutter to be installed as specified by the manufacturer and to comply with E2/AS1
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- 4. Aluminium joinery with double glazing Low E4/Clear -Argon - Thermally improved Spacer.

Risk Severity Wall location Sub totals Very High for each WEST Low Medium High risk factor **Risk Factor** Wind zone (per NZS 3604) 0 0 2 2 1 Number of storeys 0 2 4 1 0 Roof / wall junctions 0 1 3 5 0 Eave width 0 5 0 1 Envelope Complexity 0 1 3 6 0 Decks 0 2 6 0 4 2 Total risk score:



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5. Wall Cladding: Traditional weatherboard by Palliside ®, on 20mm cavity batten, over Thermakraft Watergate Plus 295 Wall underlay, on 90x45 battens and 90mm R2.0 Polyester Insulation to meet the performance requirements of Building Code clause H1, over 36mm Triboard wall panel. 6. 140 x 20 H3.2 Pine Base Bds with 20mm ventilation gaps

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1 Te Kemara Av	05/03/2025	A4.3
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	PROJECT DATE	SHEET NO
4 Te Kemara Av	05/03/2025	A5
	DRAWN	47
	Jens Marr	REVISION
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FLOOR PLAN HOUSE 7 Scale: 1:50

Total Floor Area: 91.96m<sup>2</sup>

1



**Superior Panel Construction** 

PROJECT	PROJECT ID	
"House 7" 3 Bedroom on Lot 5 DP 49984	TTW-4	
CLIENT	PROJECT DATE	SHEET NO
Te Tii Waitangi / 44 Te Kemara Av	05/03/2025	A5.1
SHEET TITLE	DRAWN	47
FLOOR PLAN	Jens Marr	REVISION
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#### Notes

- 1. MARLEY Stormcloud® eave gutter to be installed as specified by the manufacturer and to comply with E2/AS1
- 2. Access Hatch/Door
- 3. Roof Cladding: Metalcraft Corrugate 0.4mm Gauge roofing in COLORSTEEL® MAXAM®, over Thermakraft Covertek 401 Self-supporting synthetic roof underlay to comply with E2/AS1 and to be installed as specified by the manufacturer. Ceiling insulation to meet the performance requirements of Building Code clause H1.
- 4. Wall Cladding: Traditional weatherboard by Palliside ®, on 20mm cavity batten, over Thermakraft Watergate Plus 295 Wall underlay, on 90x45 battens and 90mm R2.0 Polyester Insulation to meet the performance requirements of Building Code clause H1, over 36mm Triboard wall panel.
- 5. Timber framed deck to comply with NZS3604-2011 with 100 x 40 grooved H3.2 soft butted pine decking with grooved face up
- 6. Timber Stair to comply with New Zealand Building Code Clause D1 § 4.1.

Wall location		Risk			
SOUTH Risk Factor	Low	Medium	High	Very High	Sub totals for each risk factor
Wind zone (per NZS 3604)	0	0	1	2	2
Number of storeys	0	1	2	4	0
Roof / wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope Complexity	0	1	3	6	0
Decks	0	2	4	6	0
	•		Total risk	score.	2



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- cavity batten, over Thermakraft Watergate Plus 295 Wall underlay, on 90x45 battens and 90mm R2.0 Polyester Insulation to meet the performance requirements of Building Code clause H1, over 36mm Triboard wall panel.

Wall location	Risk Severity				
NORTH Risk Factor	Low	Medium	High	Very High	Sub totals for each risk factor
Wind zone (per NZS 3604)	0	0	1	2	2
Number of storeys	0	1	2	4	0
Roof / wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope Complexity	0	1	3	6	0
Decks	0	2	4	6	0
			Total risk	score:	2



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#### <u>Notes</u>

1. MARLEY Stormcloud® eave gutter to be installed as specified

**ELAVATION-EAST HOUSE 8** 

Scale: 1:50

- 2. Roof Cladding: Metalcraft Corrugate 0.4mm Gauge roofing in

Wall location		Risk			
EAST Risk Factor	Low	Medium	High	Very High	Sub totals for each risk factor
Wind zone (per NZS 3604)	0	0	1	2	2
Number of storeys	0	1	2	4	0
Roof / wall junctions	0	1	3	5	0
Eave width	0	1	2	5	1
Envelope Complexity	0	1	3	6	0
Decks	0	2	4	6	0
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om on Lot 5 DP 49984		PROJECT ID TTW-4
1 Te Kemara Av	PROJECT DATE 05/03/2025	SHEET NO A4.2
г	DRAWN Jens Marr	47 REVISION
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**ELEVATION-WEST HOUSE 8** Scale: 1:50



#### Notes

- 1. Timber framed deck to comply with NZS3604-2011 with 100 x 40 grooved H3.2 soft butted pine decking with grooved face up
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- 4. Aluminium joinery with double glazing Low E4/Clear -Argon - Thermally improved Spacer.

Risk Severity Wall location Sub totals for each WEST Very Low Medium High High risk factor **Risk Factor** Wind zone (per NZS 3604) 0 0 2 2 1 Number of storeys 0 2 4 1 0 Roof / wall junctions 0 1 3 5 0 Eave width 0 5 0 1 Envelope Complexity 0 1 3 6 0 Decks 0 2 6 0 4 2 Total risk score:



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5. Wall Cladding: Traditional weatherboard by Palliside ®, on 20mm cavity batten, over Thermakraft Watergate Plus 295 Wall underlay, on 90x45 battens and 90mm R2.0 Polyester Insulation to meet the performance requirements of Building Code clause H1, over 36mm Triboard wall panel. 6. 140 x 20 H3.2 Pine Base Bds with 20mm ventilation gaps

om on Lot 5 DP 49984		1100-4
	PROJECT DATE	SHEET NO
1 Te Kemara Av	05/03/2025	A4.3
	DRAWN	47
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#### WALL LEGEND



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PROJECT "House 8" 3 Bedroom on Lot 5 DP 49984		PROJECT ID TTW-4
CLIENT Te Tii Waitangi / 44 Te Kemara Av	PROJECT DATE 05/03/2025	SHEET NO
SHEET TITLE FLOOR LAYOUT	DRAWN Jens Marr	TOTAL SHEETS 47 REVISION
PanelLock         142 North         Road         SH1, Kaitaia         W: www.panellock.co.nz           PO Box 96 Kaitaia         New Zealand         T: (09) 408 7921         M: 027 3585 363	E: luke@pan	ellock.co.nz



Total Floor Area: 91.96m<sup>2</sup>

1



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PROJECT "House 8" 3 Bedroom on Lot 5 DP 49984	PROJECT ID TTW-4	
CLIENT Te Tii Waitangi / 44 Te Kemara Av	PROJECT DATE 05/03/2025	SHEET NO A5.1
SHEET TITLE FLOOR PLAN	DRAWN Jens Marr	TOTAL SHEETS 47 REVISION
PanelLock         142         North         Road         SH1,         Kaitaia         W:         www.panellock.co.nz           PO Box 96         Kaitaia         New Zealand         T:         (09)         408         7921         M:         027         3585         363	E: luke@par	ellock.co.nz

Appendix B – Certificate of Title



# RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD



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



IdentifierNA69A/213Land Registration DistrictNorth AucklandDate Issued23 October 1987

Prior References NA51D/1302

Estate	Fee Simple
Area	809 square metres more or less
Legal Description	Lot 5 Deposited Plan 49984

#### **Registered Owners**

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

#### Interests

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



#### Identifier

## NA69A/213



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



Record(s) of Title NA69A/213

Identified as potentially Maori Freehold Land

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

**Appendix C – Engineering Reports** 



# Land Development Report

**Q**44 Te Kemara Avenue, Paihia (Lot 5 DP 49984) Two proposed new dwellings on an existing Lot

Job No.: 15800 Rev: 0

Date:

14 May 2025

Prepared For: Te Tii (Waitangi) B3 Trust



# 1 Revision History

Revision No	Description/comments	Prepared By	Date
0	First Issue	C Day	14/05/2025

# 2 Document Control

Action	Name	Signed	Date
Prepared by	C Day	Ctan	14/05/2025
Reviewed by	N. Juli	Dial	14/02/2025

# 3 Distribution

Business/company	Attention	Role	
Te Tii Waitangi Trust	Dameon Chaney	Client	
Tohu Consulting	Nina Pivac	Planner	

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2	Document Control	1
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# 1 Introduction

Chester Consultants Ltd has been engaged by Te Tii (Waitangi) B3 Trust to provide a Land Development Report with respect to the proposed development at 44 Te Kemara Avenue, Paihia (Lot 5 DP 49984).

This report has been prepared solely for the benefit of this specific project, and Far North District Council (FNDC). Chester Consultants Ltd accepts no liability for inaccuracies in third party information used as part of this report. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

This report is based on development data provided by the client, and data obtained from Far North District Council and Northland Regional Council maps current to the site at the time of this document's production. Should alterations be made which impact upon the development not otherwise authorised by this report then the design / comments / recommendations contained within this report may no longer be valid.

In the event of the above, the property owner should immediately notify Chester Consultants Ltd to enable the impact to be assessed and, if required, the design and or recommendations shall be amended accordingly and as necessary.

# 2 Existing Site Description

The development site is made up of one lot at 44 Kemara Avenue, Paihia. Legally described as Lot 5 DP 49984. The site area is 809m<sup>2</sup>. The site is covered grass and shrubs, has the remains from a demolished dwelling and is accessed by a residential street. The site is zoned as 'Commercial' under the Far North District Council Operative Plan and 'Māori Purpose - Urban with a Coastal Environment Overlay' under the Far North District Council Proposed District Plan. Māori Purpose - Urban, is where the land adjoins the General Residential zone and is residential in character.

The figures below show the existing site.



Figure 1: Existing site aerial image (Far North Maps, Accessed: 08/05/2024)



Figure 2: Topographic Survey Plan (Chester Consultants Ltd, dated 26/02/2025)



Figure 3: Existing site with remains of demolished dwelling

# 3 Proposal

The proposed development consists of two new dwellings, a new concrete vehicle crossing, gravel driveways, two stormwater devices and connections to water and wastewater reticulation. Figure 4 below shows the proposed architectural plan. Figure 5 shows the proposed civil site plan.



Figure 4: Architectural Site Plan (PanelLock, dated 13/05/2025)



Figure 5: Civil Site Plan (Chester Consultants Ltd, dated 14/05/2025)

© CHESTER 2023 WWW.CHESTER.CO.NZ This report is intended to accommodate a resource consent then subsequent building consent applications and will report on the following:

- Earthworks, Erosion & Sediment Control,
- Access,
- Water Supply,
- Wastewater,
- Stormwater,
- Flood Risk Assessment

This report is intended to be read in conjunction with the accompanying Chester drawings.

# 4 Earthworks, Erosion & Sediment Control

### 4.1 Earthworks

There are no bulk earthworks required to enable the proposal. Minimal earthworks are proposed to form the new access and install soakage devices. Some of the proposed works are partially within the 1% AEP (Flood Hazard Area) River Flood Hazard Zone.

#### 4.1.1 Earthwork Volumes

Table 1- Estimated Earthworks Volumes below outlines the estimated earthworks volumes.

Work Description	Total Site	Within 1% AEP (Flood Hazard Area)		
	45 3	4.4.3		
Accessway	65m°	14m°		
Vehicle Crossing	23m³	23m³		
Soak pit 1	10m <sup>3</sup>	10m <sup>3</sup>		
Soak pit 2	14m <sup>3</sup>	Om³		
Total	112m³	47m <sup>3</sup>		

Table 1- Estimated Earthworks Volumes

#### 4.1.2 Cut/Fill Depths

Maximum cut and fill depths are anticipated to be as follows:

- 1.90m cut (to excavate for the stormwater soakage pits).
- 0.30m fill (to form driveway and landscape to ensure fall for surface water management).

#### 4.1.3 Construction Methodology

In general work operations across the site will involve:

- Installation of Erosion and Sediment Controls.
- Progressive stripping of organic layers and unsuitable material.
- Minor earthworks for shaping of ground and installation of soakage pits.
- Drainage and services.
- Driveways
- Decommissioning of erosion and sediment controls.

#### 4.2 Erosion and sediment control

Best practice erosion and sediment control will be implemented to mitigate the effect of the earthworks to the surrounding environment. The sediment control devices will be constructed in general accordance with Auckland Council's Guidance Document 005 (GD05) and may include, but not be limited to the following:

- Stabilised Construction Entranceway,
- Silt Fences / Super Silt Fences,
- Clean / Dirty water diversion bunds,

The Contractor will be ultimately responsible for specific design, installation, maintenance, and removal of various protection measures in accordance with GD05 as necessary to align with actual construction operations and staging.

# 5 Access

## 5.1 Vehicle Crossing

To provide access to the two dwellings, a new vehicle crossing will be formed in accordance with FNDC engineering standards. An application for a vehicle crossing will be made at the time of application for building consent.

#### 5.2 Private Access

It is proposed to construct one new shared accessway for the two new dwellings. The FNDC Engineering Standards 2023 allow for a 3.0m wide concrete or sealed formation when serving 2-4 houses as shown in Figure 5 below. It is proposed to form the vehicle crossing in concrete, and the private accessway in gravel as requested by the client. The standards state that private accessways in urban areas shall be formed in concrete or seal. In this instance we believe a gravel accessway is acceptable, subject to Council's discretion, due to the following:

- Vehicles travelling on the accessway can only operate at low speeds therefore effects of noise, dust and other nuisance are less than minor.
- The concrete vehicle crossings are sufficient to prevent gravel being tracked onto the public road.
- The driveway and subsequent stormwater flow routes are all shallow gradient (<5%) meaning the risk of gravel migration during heavy rainfall is minimal.
- The majority of existing private accessways on Te Kemara Avenue are gravel.

We also understand that this requires consent under rule 15.1.6B.1.2(c) of the operative district plan.

	Criteria	Minimum	Minimum C	arriageway Widt	h (m)		Minimum	
Category	Category	(Household Units)	Legal Width (m)	Unsealed Shoulder	Surfacing Width <sup>17</sup>	Total	Footpath Width (m)	Surfacing Requirement
	Urban							
А	2 - 4	4.0	-	1 x 3.0	3.0	-	Seal or Concrete	
A(Alt) <sup>1</sup>	2 - 4	5.0	-	1 x 4.0	4.0		Seal or Concrete	
В	5 - 8	6.0		1 x 4.5	4.5	1 x 0.95	Seal or Concrete	
	Rural							
С	2	4.0	2 x 0.25	1 x 3.0	3.5	-	Aggregate <sup>18</sup>	
C(Alt) 16	2	5.0	2 x 0.25	1 x 4.0	4.5		Aggregate <sup>18</sup>	
D	3 - 5	6.0	2 x 0.25	1 x 4.0	4.5		Aggregate <sup>18</sup>	
E	6 - 8	10.0	2 x 0.25	2 x 2.75	6.0		Seal	

For further details, refer to the Chester civil design drawings.

Figure 6: Minimum Width Requirements - Private Accessways (FNDC Engineering Standards 2023)

# 6 Water Supply

## 6.1 Existing Water Supply Network

The site has an existing water supply connection to the public network. As per the FNDC GIS data, there is an existing 100mmØ water main within Te Kemara Avenue adjacent to the site, and one existing water meter at the property boundary.



Figure 7: Existing Water Supply Network (FNDC Maps Accessed: 12/05/2025):

## 6.2 Proposed Potable Water Supply

It is proposed to retain the existing metered water connection. A private tee junction and separate private water meters can be installed (if desired by client) within the site to apportion water usage for each of the two new dwellings.

## 6.3 Fire Fighting Water Supply

Given the proposal is not a subdivision requiring extension of the reticulated water supply network, there is no legislative requirement to ensure firefighting water supply is available. However, it can still be shown that the proposal can comply with firefighting water supply requirements.

The site's water supply classification for firefighting is FW2 as per the Engineering Standards and SNZ PAS 4509:2008. As highlighted **Red** in Table 2 below, the requirement for FW2 is 750 L/min within 135m (hose run) and an additional 750 L/min within 270m (hose run) from a maximum of 2 hydrants.



	Reticulated water supply				d water supply	
Fire Water	Required water flow	Additional water flow	Maximum	Minimum water storage (within 90m)		
Classification	within a distance of 135 m	within a distance of 270 m	hydrants to provide flow	Time (firefighting) (min)	Volume (m <sup>3</sup> )	
FW1	450 L/min	-	1	15	7	
FW2	750 L/min	750 L/min	2	30	45	
FW3	1500 L/min	1500 L/min	3	60	180	
FW4	3000 L/min	3000 L/min	4	90	540	
FW5	4500 L/min	4500 L/min	6	120	1080	
FW6	6000 L/min	6000 L/min	8	180	2160	
FW7	As per Appendix	H of SNZPAS4509	:2008			

#### 1.10

The nearest fire hydrant is located in the road berm outside 34 Te Kemara Avenue, an 83m hose run to the furthest away proposed dwelling at the rear of the site. The next nearest hydrant is in the berm outside 52 Te Kemara Avenue, resulting in a maximum hose run of 87m to the proposed dwelling at the rear of the site.

#### 7 Wastewater

#### **Existing Reticulation** 7.1

The existing public wastewater network passes through the rear of the development site. The wastewater manhole (SP1393) has been located by topographic survey. The manhole location shown on GIS is incorrect. The manhole is outside of the site boundary within 36-38 Te Kemara Avenue. A CCTV survey has been undertaken to locate the rising main within the site. Location of the manhole and rising main are shown on the topographic survey and civil design.

As per the FNDC wastewater as-built data supplied to us, the site is serviced by a 100mmØ connection in the south-western corner of the site from manhole SP1393. The same 100mmØ connection also services the dwelling at 42 Te Kemara Avenue according to the as built.

#### 7.2 Proposed Reticulation

The development site is within the area of benefit for wastewater reticulation. It is proposed to utilise the existing 100mmØ lot connection to service the two new dwellings and retain the existing connection for 42 Te Kemara Avenue. The exact location of the existing connection is not known. The connection will be located onsite prior to building foundation works to confirm if the connection is clear of the foundations. If not, the connection can be re-routed as indicated on the civil design drawings.

#### 7.2.1 Downstream Reticulation Network Capacity Consideration

The pipe the site connects into is a 150mm diameter public branch line that runs one pipe length then discharges into manhole SP1388 & Pump Station SP1823. Given this pipe is 150mmØ and serves only 9 Lots we have no reason to believe that there would be any capacity constraints. We note that the site is within the FNDC wastewater scheme area of benefit.

# 8 Stormwater

## 8.1 Existing Disposal

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

Soakage testing by Soil and Rock Limited was carried out at two locations on the lot for the purposes of designing for stormwater disposal by soakage.

### 8.2 Proposed Disposal

On-site soakage is proposed for stormwater disposal. The proposed impervious areas on the development site will be directed to drain into the proposed soakage device associated with each dwelling.

Refer to the Civil Design plans prepared by Chester Consultants for more information.

#### 8.3 Proposed Soakage Pit Design Parameters

The proposed soak pits have been designed in accordance with Section 9.0 Disposal to Soak Pit of the New Zealand Building Code Clause E1 Surface Water (Amendment 12 – 2nd November 2023), the FNDC Engineering Standards 2023 and GD2021/007 - Stormwater Soakage and Groundwater Recharge in the Auckland Region.

The location of the soak pits are shown on the Chester civil drawings in the appendices. The soak pits are positioned in accordance with the setbacks prescribed in the FNDC Engineering Standards 2023.

Soakage Pit Minimum Setbacks			
Side Boundary & Buildings	3m		
Road Boundary	0.5m		
Public Wastewater	2m		
Private Wastewater	1m		

Table 3: Soakage Pit Minimum Setbacks (Source: FNDC Engineering Standards 2023)

The Falling-Head Percolation Test (Borehole) testing was carried out by Soil and Rock Limited on 18<sup>th</sup> November of 2024. Two tests were carried out in accordance with the Far North District Council Engineering Standards (2023) in the approximate locations of the proposed soak pits. Test locations are shown Figure 8 below.



Figure 8: Site Plan (Soil & Rock, dated 16/12/2024)

Location	Drilling Depth (m)	Groundwater (m bpgl)	Soakage Rate (L/min/m <sup>2</sup> )
SH01	1.5	Not Encountered	12.0
SH02	1.5	Not Encountered	12.0
SH03	1.5	Not Encountered	12.0
SH04	1.5	Not Encountered	12.0
SH05	1.5	Not Encountered	12.0
SH06	1.5	Not Encountered	4.0
SH07	1.5	Not Encountered	12.0
SH08	1.5	Not Encountered	12.0

The results from the falling head percolation test are show in Figure 9 below.

Figure 9: Soakage Testing Summary (Soil & Rock GIR, dated 04/02/2025)

A soakage pit storage solution has been designed according to Section 9.0 Disposal to Soak Pit of the New Zealand Building Code Clause E1 Surface Water and the FNDC Engineering Standards 2023 and GD2021/007 - Stormwater Soakage and Groundwater Recharge in the Auckland Region. Refer to "Soak Design Worksheet" in Appendix B – Stormwater Soakage Pit Calculations for the design calculations.

The design High Intensity Rainfall System (HIRDS) data has been gathered from NIWA according to the parameters set out below and as per Figure 10:

- ARI 1 in 5-year (20%) storm for a duration of 1 hour.
- 42.4mm/hr (RCP6.0 for the period 2031-2050)

Site Details	Historical Data	RCP2.6 Scenario	RCP4.5 Scenario	RCP6.0 Scenario	RCP8.5 Scenario			
Rainfall depths (mm) :: RCP6.0 for the period 2031-2050								
ARI	AEP	10m	20m	30m	1h	2h	6h	
1.58	0.633	11.9	17.0	20.9	29.5	40.7	64.3	
2	0.500	13.1	18.7	23.0	32.4	44.8	70.8	
5	0.200	17.0	24.4	30.0	42.4	58.7	93.1	
10	0.100	19.9	28.6	35.2	49.8	69.0	110	
20	0.050	22.9	32.8	40.4	57.2	79.5	127	
30	0.033	24.6	35.3	43.5	61.7	85.7	137	
40	0.025	25.8	37.1	45.7	64.8	90.1	144	
50	0.020	26.8	38.5	47.5	67.3	93.6	149	
60	0.017	27.6	39.6	48.9	69.3	96.4	154	
80	0.013	28.8	41.4	51.1	72.5	101	161	
100	0.010	29.8	42.8	52.8	75.0	104	167	
250	0.004	33.5	48.3	59.6	84.8	118	189	

Figure 10: NIWA High Intensity Rainfall Design System (HIRDS V4 – 02/04/2025)

Two soak pits are proposed. For the purpose of the assessment, the impervious areas requiring stormwater disposal are the proposed dwelling roof areas and the driveway and parking area. We have also included the decks within the roof area calculation to provide the option for the decks to be covered if desired by the client.

The total pervious area for the soak pit is assumed to be Om<sup>2</sup>.

For the design soakage rate, we have taken the measured soakage rate / soil permeability from the testing and applied a reduction factor of 0.25 as per the FNDC EES 2023.

Borehole	Measured Soakage	Converted Soakage Rate	Reduction	Design Soakage
	Rate (L/min/m2)	(mm/hr)	Factor	Rate
SH01	12.0 L/min/m <sup>2</sup>	720 mm/hr	0.25	540 mm/hr
SH02	12.0 L/min/m <sup>2</sup>	720 mm/hr	0.25	540 mm/hr

#### Table 4: Design Soakage Rates

A weighted C-value has been used to determine the appropriate input for the impervious areas for soakage pit calculations. Refer to the tables below:

Soak Pit 1 (House 7)						
	Impervious Area	%	C - Value			
Roof Area	135m2	71%	0.96			
Driveway (Gravel)	55m2	29%	0.74			
Total Area	190m2	100%	0.89 (weighted)			

lable	5:	Soal	< Pit	1	Wei	ighted	C-'	Value	
	0		<b>D</b>	4	/1.1	-	7\		

#### Table 6: Soak Pit 2 Weighted C-Value

Soak Pit 2 (House 8)					
Impervious Area%C - Value					
Roof Area	135m2	48%	0.96		
Driveway (Gravel)	126m2	52%	0.74		
Total Area	261m2	100%	0.85 (weighted)		

#### 8.4 Acceptable Solution

The calculations for the "Soak Design Worksheet" are shown in the appendices. It is determined that a rock filled (scoria or similar product), filter cloth lined soak pit will be required to dispose of the stormwater from the impermeable surfaces.

Soak pit dimensions:

Soakpit 1 (House 7, front of site) = 3m x 2.2m x 1.5m (Length x Width x Depth)

Soakpit 2 (House 8, rear of site) = 4.2m x 2.2m x 1.5m (Length x Width x Depth)

Refer to the civil design plans prepared by Chester for more information.

# 9 Flood Risk Assessment

## 9.1 Catchment Wide and Coastal Flooding

Information from NRC Natural Hazard maps show that the site is not within any of the Coastal Flood Hazard Zones, however it is within River Flood Hazard Zone. The River Flooding arises from runoff from the hills to the south and west of the site.

NRC have provided maximum levels for River Flooding for 3 events at the site, being 10% AEP flood event, 2% flood event and the 1% chance of flooding annually with the inclusion of potential Climate Change impact.

In our assessment we have adopted the most severe of the modelled flooding events as the basis on which minimum flood levels for the two dwellings are based. It is noted that at this event [River Flood 100 yrs + CC] the flood water would begin to spill over Te Karuwha Parade Road and out to sea, thus limiting the maximum level of flooding.

The maximum level at this site for the River Flood 100 yrs + CC is 4.32m. On the basis that a 500mm freeboard to floor level is adopted, a minimum floor level of 4.82m is recommended. The architectural site plan shows a proposed floor level of 5.0m.



Figure 11: Aerial Map with indicated the flood plain (NRC GIS maps, 02/04/2024)

## 9.2 Building Controls

#### 9.2.1 Minimum Finished Floor Levels

Specific minimum floor levels are required for the dwellings to manage flooding risk.

Another criteria for determining FFL is that it should at a minimum comply with the requirements set out clause E1 of the building code. Acceptable Solution E1/AS1 is depicted in Figure 12 and Figure 13 below. The FFL set at 5.00m and the CL level at the carriageway is 4.18m, results in the dwelling being above the crown and well above the 150 mm minimum.



Figure 12: Minimum Floor Level for Site Above Road (Figure 1 Acceptable Solution E1/AS1)



Figure 13: Minimum Floor Level for Site Below Road (Figure 2 Acceptable Solution E1/AS1)

# 10 Summary

In our opinion the site is suitable for the proposed development, subject to Far North District Council approval with regards to the matters addressed in this report and summarised below. The development can be undertaken in general accordance with the engineering standards with no specific area of non-compliance that in our opinion would have an actual or potential adverse effect on the environment or negatively affect any persons.

### 10.1 Earthworks, Erosion & Sediment Control

Minimal earthworks are proposed to enable the development. Best practice erosion and sediment control measures in accordance with GD05 are proposed to manage the potential effect on the environment.

#### 10.2 Access

Provision for access to the site will be made by way of vehicle crossing. Private accessways are proposed to be formed in gravel as per client instruction. Adverse effects are deemed to be less than minor, mainly due to the low-speed environment.

#### 10.3 Water Supply

The site is located within a reticulated water supply area with an existing metered water connection. No new public connections are proposed. Private water supply to the two new dwellings can be managed within the site.

#### 10.4 Wastewater

The site is located within the area of benefit for reticulated wastewater and a connection to the public network exists. The two new dwellings are proposed to utilise the one existing connection. The proposed development is within the local network capacity while considering the maximum potential development scenarios of the catchment.

#### 10.5 Stormwater

The site does not have access to the public stormwater reticulation network and instead will utilise on-site stormwater soakage. The on-site soakage devices have been designed in accordance with the FNDC Engineering Standards, New Zealand Building Code Clause E1 Surface Water and GD2021/007 - Stormwater Soakage and Groundwater Recharge in the Auckland Region.

#### 10.6 Flooding Risk

The site is subject to wider flooding risk and minimum floor levels have been determined with respect to flooding and surface water.

# 11 Limitations

- This assessment contains the professional opinion of Chester Consultants as to the matters set out herein, in light of the information available to it during the preparation, using its professional judgement and acting in accordance with the standard of care and skill normally exercised by professional engineers providing similar services in similar circumstances. No other express or implied warranty is made as to the professional advice contained in this report.
- We have prepared this report in accordance with the brief as provided and our terms of engagement. The information contained in this report has been prepared by Chester Consultants at the request of Te Tii (Waitangi) B3 Trust and is exclusively for its client use and reliance. It is not possible to make a proper assessment of this assessment without a clear understanding of the terms of engagement under which it has been prepared, including the scope of the instructions and directions given to and the assumptions made by Chester Consultants Ltd. The assessment will not address issues which would need to be considered for another party if that party's particular circumstances, requirements and experience were known and, further, may make assumptions about matters of which a third party is not aware. No responsibility or liability to any third party is accepted for any loss or damage whatsoever arising out of the use of or reliance on this assessment by any third party.
- The assessment is also based on information that has been provided to Chester Consultants Ltd from other sources or by other parties. The assessment has been prepared strictly on the basis that the information that has been provided is accurate, completed, and adequate. To the extent that any information is inaccurate, incomplete, or inadequate, Chester Consultants Ltd takes no responsibility and disclaims all liability whatsoever for any loss or damage that results from any conclusions based on information that has been provided to Chester Consultants Ltd.

# 12 Appendix A – Civil Design Drawings





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DRAWING SET TO A1 DIMENSIONS AND CONTAINS ELEMENTS PLOTTED IN COLOUR



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DRAINAGE & COMMON ACCESS	DRAWING:	: C111
E TAITOKERAU TRUST	SCALE:	NTS @ A1
AVE, PAIHIA, LOT 5 DP 49984	PROJECT:	15800 - LOT
SING DETAIL	ISSUE:	CONSENT





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DRAINAGE & COMMON ACCESS	DRAWING:	C112
E TAITOKERAU TRUST	SCALE:	NTS @ A1
AVE, PAIHIA, LOT 5 DP 49984	PROJECT:	15800 - LOT
IL 1	ISSUE:	CONSENT

- BUILDINGS OR BOUNDARIES. A CLEARANCE OF 3.0 M IS
- 2. SETBACKS TO ROADSIDE BOUNDARIES SHALL BE 0.5 M
- 4. SOAKAGE DEVICES SHALL NOT BE LOCATED WITHIN 2.0 M OF
- 5. PERFORATED DRAINAGE PIPE SHALL BE ACCESSIBLE FOR INSPECTION (CCTV) AND MAINTENANCE (WATER JET) VIA OBSERVATION WELL OR UPSTREAM CHAMBER/CATCHPIT

DRAWING SET TO A1 DIMENSIONS AND CONTAINS ELEMENTS PLOTTED IN COLOUR



DRAINAGE & COMMON ACCESS	DRAWING:	C113
E TAITOKERAU TRUST	SCALE:	NTS @ A1
AVE, PAIHIA, LOT 5 DP 49984	PROJECT:	15800 - LOT
IL 2	ISSUE:	CONSENT

# 13 Appendix B – Stormwater Soakage Pit Calculations



#### SOAKAGE DESIGN WORKSHEET

House 7 - Gravel Driveway + Roof

# CHESTER

# SITE: 44 Te Kemara Ave JOB #: 15800 DATE: 14/05/2025

#### **CATCHMENT PROPERTIES**

Impervious Area:	190	m	Gravel = 55
Pervious Area:	0	m²	Roof + Decl
Total Catchment Area:	190	m <sup>2</sup>	Weighted C

Gravel = 55m2, where C=0.74 Roof + Deck = 135m2, where C=0.96 Weighted C= 0.89

#### STORAGE REQUIRED

To accomodate the 20% AEP+CC (5yr ARI Storm Event) - as per FNDC ES2023. Run-off from Catchment in 1hr (Rc) = 10CIAImpervious C (weighted) =0.89Pervious C =0Weighted C =0.89Rainfall (I):42.4mm/h (from HIRDS) $R_c =$ 7.17m3

#### SOAKHOLE PARAMETERS

Length:	3	m
Width:	2.2	m
Depth:	1.5	m
Void Coefficeint:	0.38	

#### Volume Disposed of by Soakage in 1hr ( $V_{soak}$ ) = $A_{sp}$ \*S , /1000

Volume Disposed by Source in $1m (v_{soak}) - A_{sp} = 3r/1000$		
Design Soakage Rate (S <sub>r</sub> ):	540 mm/hr	V <sub>soak</sub> = <b>3.56</b>
	Total Volume of Storage Require	d ( $V_{stor}$ ) = $R_c - V_{soak}$ = 3.61
Total Volume o	of Storage Provided ( $V_p$ ) = Area x D	epth x Coefficeint = 3.76
	C	urrent Layout ok? = YES

#### SOAKAGE DESIGN WORKSHEET

House 8 - Gravel Driveway + Roof

# CHESTER

SITE:	44 Te Kemara Ave
JOB #:	15800
DATE:	14/05/2025

#### **CATCHMENT PROPERTIES**

Impervious Area:	261	m	Gra
Pervious Area:	0	m²	Roc
Total Catchment Area:	261	m²	We

Gravel =126m2, where C=0.74 Roof + Deck = 135m2, where C=0.96 Weighted C= 0.85

#### STORAGE REQUIRED

To accomodate the 20% AEP+CC (5yr ARI Storm Event) - as per FNDC ES2023. Run-off from Catchment in 1hr (Rc) = 10CIAImpervious C (weighted) =0.85Pervious C =0Weighted C =0.85Rainfall (I):42.4mm/h (from HIRDS) $R_c =$ 9.41m3

#### SOAKHOLE PARAMETERS

Length:	4.2	m
Width:	2.2	m
Depth:	1.5	m
Void Coefficeint:	0.38	

#### Volume Disposed of by Soakage in 1hr ( $V_{soak}$ ) = $A_{sp}$ \*S /1000

Design Soakage Rate (S <sub>r</sub> ):	540 mm/hr	V <sub>soak</sub> = <b>4.99</b>
	Total Volume of Storage Requir	red ( $V_{stor}$ ) = $R_c - V_{soak}$ = 4.42
Total Volume	of Storage Provided ( $V_p$ ) = Area x	Depth x Coefficeint = 5.27
	(	Current Layout ok? = YES
## 14 Appendix C – NRC Flood Level Report



# Flood Level Report





# Parcel ID: 4991920

Title: NA69A/213

Appellation: Lot 5 DP 49984

Survey Area: 809 m<sup>2</sup>





### **Useful Flood Information Definitions**

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

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

NZVD2016 - New Zealand Vertical Datum - The reference level used in our flood models to define ground level. Flood Levels - Flood levels are used from our modelled flood level rasters. The flood levels are calculated above NZVD 2016 Datum.

**Climate Change (CC)** - NZCPS (2010) requires that the identification of coastal hazards includes consideration of sea level rise over at least a 100-year planning period. Climate change impacts, such as increased rain intensity, have been included in the flood scenarios. You can read more about the Climate Change forecasts included in each flood model in the technical reports on the NRC website.

Mean high water spring (MHWS) - describes the highest level that spring tides reach, on average.

### Coastal Flood Hazard Zones (CFHZ)

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

**CFHZ 0** Coastal Flood Hazard Zone 0 - area currently susceptible to coastal inundation (flooding by the sea) in a 1-in-100 year storm event

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

#### **REGIONWIDE and PRIORITY - RIVER FLOOD HAZARD ZONES (RFHZ)**

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

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



& www.nrc.govt.nz



Private Bag 9021, Te Mai, Whangarei 0143



10 Year



30

l m



5

10

20



50 Year



30

l m



5

10

20



## 100 Year + CC





4.2 m

# 6

# Disclaimers

### Our modelling disclaimers are linked below:

https://www.nrc.govt.nz/media/ko2dkgxn/coastal-hazard-maps-disclaimer-june-2017.pdf https://www.nrc.govt.nz/media/cqnnw12y/flood-map-disclaimer-2021.pdf

## Our regionwide modelling reports are linked below:

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

ARE YOU FLOOD READY?	
	Know your risk
01	Check what potential flood risks and other hazards that may impact your property.
	The Natural Hazards Portal is a great place to start. It's a 'one-stop-shop' of information related to natural hazards within our region: <a href="http://www.nrc.govt.nz/environment/natural-hazards-portal">www.nrc.govt.nz/environment/natural-hazards-portal</a>
	The Environmental Data Hub provides river level and flow data, as well as warning levels, rainfall data, water quality, and more: www.nrc.govt.nz/environment/environmental-data/environmental-data- hub
	Have a plan
02	Make sure you have an evacuation plan, emergency kit and important phone numbers ready. Check out: <u>https://getready.govt.nz/en/prepared/</u> for tips on how to get ready.
	Stay up to date
03	In a civil defence emergency situation, follow the updates on the Northland CDEM Group's Facebook page: www.facebook.com/civildefencenorthland
	Or follow updates from the embedded feed on the regional council website: <a href="http://www.nrc.govt.nz/civildefence">www.nrc.govt.nz/civildefence</a>
04	In an emergency Remember, if life is threatened dial 111 to contact emergency services.







## 15 Appendix D – Topographic Survey





Rev Date Amendments	Ву	Date:	26/02/2025	Drawing Title:	EXISTING SITE PLAN - SE	HEET ?
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**Appendix D – HNZPT Consultation** 

From:	Nina Pivac				
То:	"PlannerNR@heritage.org.nz"				
Subject:	FW: Papakainga development - 3, 15, 19 and 44 Te Kemara Avenue, Paihi				
Date:	Thursday, 14 November 2024 2:23:00 pm				
Attachments:	image001.jpg				
	Site plans Te Kemara Avenue.pdf				

Kia ora,

Please can you assist with the below query.

### Ngā Mihi,



Nina Pivac Director | BAppSc | PGDip Planning | Assoc NZPI Mobile 021 061 4725 Email nina@tohuconsulting.nz Web www.tohuconsulting.nz

Note: My normal working hours are Monday to Thursday 9am to 2pm

From: Nina Pivac
Sent: Thursday, November 14, 2024 2:22 PM
To: Alice Morris <AMorris@heritage.org.nz>
Cc: BEdwards@heritage.org.nz
Subject: Papakainga development - 3, 15, 19 and 44 Te Kemara Avenue, Paihia

Kia ora korua,

Hope you are keeping well.

You may be in the loop already, but Te Tii Waitangi Trust are looking at developing four of their properties located at 3, 15, 19 and 44 Te Kemara Avenue. The proposal is to remove any existing buildings (currently underway) and to construct two dwellings on each site. Given the flat topography, it is anticipated that minimal earthworks will be required. However, I thought I better confirm with HNZPT whether there are any concerns around archaeology.

Please can you advise whether there are any registered archaeological sites within, or in proximity to, any of the subject sites. Please also confirm whether HNZPT have any specific concerns.

See attached draft site plan. Let me know if there is anything else you require.

Ngā Mihi,

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