

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☐ Yes ☒ No

2. Type of consent being applied for

(more than one circle can be ticked):

☒ Land Use

☐ Fast Track Land Use*

☐ Change of Consent Notice (s.221(3))

☐ Certificate of Compliance (s.139)

☐ Extension of time (s.125)

☐ Other (please specify)

☐ Discharge: Total volume = m³

Note; volumes >3m³ requires NRC Consent.

☐ Subdivision

☐ Existing Use Certificate (s.139A)

☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)

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

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

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

4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Angela Vujcich

Email:

Phone number:

Postal address:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ☐ Yes ☒ No

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Advance Build Ltd

Email:

Phone number:

e

Postal address:

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

Postcode 0230

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

please send correspondence to email specified

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:

Paula Jane Edwards

Property address/
location:

8. Application site details

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

Name/s:

Paula Edwards

Site address/
location:

206d Aucks Rd

Russell

Postcode

Legal description:

Lot 2 DP 370303

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? ☐ Yes ☒ No

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

please provide 24 hours notice so we can advise the owner

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 relocate a brand new factory built dwelling to site

Please refer to the AEE for further details

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

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

☐ 2009 ☒ 2023

10. Would you like to request public notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☒ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☐ Yes ☒ No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

Please ensure all relevant technical reports are submitted with the application.

14. Assessment of environmental effects:

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

Your AEE is attached to this application ☒ Yes

15. Draft conditions:

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

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

16. Billing Details:

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

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

Email:

Phone number:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Angela Vujcich

Signature:

(signature of bill payer)

Date 20-Jul-2026

MANDATORY

17. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

18. Declaration

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

Name (please write in full)

Angela Vujcich

Signature

Date 20-Jul-2026

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

See overleaf for a checklist of your information...

Checklist of your information

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.*

RESOURCE CONSENT APPLICATION FOR ADVANCE BUILD AT LOT 2 AUCKS ROAD, RUSSELL

July 2026

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APPLICANT DETAILS

Applicant: Advance Build

Owner: Paula Jane Edwards and Rochelle Anne Sewell

Site Address: Lot 2 Aucks Road, Russell

Legal Description: Lot 2 DP 370303

Site Area: 8019m²

Consent: Land Use

Activity: Land use consent for the relocation of a new pre-built dwelling and associated access and servicing.

District Plan Zones:
Operative District Plan
Zone
Coastal Living

Proposed District Plan: Decisions Version
Zone
Rural Lifestyle

Overlays: High Natural Character Overlay
Coastal Environment
Kiwi Distribution – High Density
Protected Natural Areas (DOC)

Address for Service: Claire Phillips
Consultant Planner
CPPC Planning
PO Box 550, Warkworth, 0941, New Zealand
Mobile: 021302340
Email: claire.phillips1@xtra.co.nz

PROPOSAL DESCRIPTION

Consent is being sought pursuant to section 88 of the Resource Management Act 1991 to use consent for the relocation of a new pre-built dwelling and associated access and servicing.

The proposal involves the following elements:

- To relocate a new pre-built dwelling with a floor area of 143m² containing three bedrooms, study, laundry, bathrooms, kitchen, dining and living room. The dwelling will have a large deck area off to the north-west surrounding the main living areas which also acts as the entry to the dwelling, along with a small deck area to the south of the laundry to access the rear of the site and two car parking spaces. The dwelling is to be constructed utilizing a recessive colour pallet and materials, including weathertex exterior cladding, 5-rib armorsteel roofing, aluminum joinery and double glazed windows. The dwelling is to be finished with natural materials and will be finished to achieve a reflectance value no greater than 30% and any painted exterior surface will have an exterior finish within Groups A, B or C as defined within the BS5252 standard colour palette.



Figure 1: Artist Impression of dwelling

- Minor earthworks are proposed to facilitate the pile foundation for the dwelling along with the retaining for the carport located under the large living deck area. These earthworks are proposed over an area of 71.41m², with a volume of 124.9m³. The building platform and associated access to the site has previously been formed as part of the subdivision. A retaining wall is proposed to be constructed with a height of 0.990

metres which will retain the carpark under the deck area and will only have a cut depth of 0.99 metres.

- Access to the dwelling will be off two access points with the existing right of way. The property is accessed from Aucks Road over Omata Access Road then onto a right of way. Omata Access Road and the right of way are formed a metaled standard.
- Water supply is proposed by way of two 25,000 litre promax enduro corrugated water tanks being and buried up to 1 metre max. The tanks themselves have a height of 2.8m, however will have a height above ground between 1.8m to 2m. The closest one to the boundary is 2m away. Given the tanks do not exceed 2.8 metres above ground they are not considered to be buildings.
- A new on-site septic system is proposed to service the new dwelling. This system is described in the Waterflow report. The wastewater system is clear of the covenanted features within the site.
- The proposal involves impervious surfaces of 408m², which includes the proposed dwelling and new driveway areas. All stormwater/water from the roof is to be collected for portable water supply, with soakage trenches below the water tanks.
- The building platform was previously cleared associated with the subdivision with all covenanted vegetation to be retained. No built development or earthworks are occurring within the High Natural Character Overlay.

SITE DESCRIPTION

The subject property is currently legally described as Lot 2 DP 370303 having an area of 8019m². The property is currently vacant of buildings, with a formed building platform clear of vegetation. The remainder of the site contains existing protected indigenous vegetation.

The property is accessed from Aucks Road over Omata Access Road then onto a right of way. Omata Access Road and the right of way are formed a metaled standard.

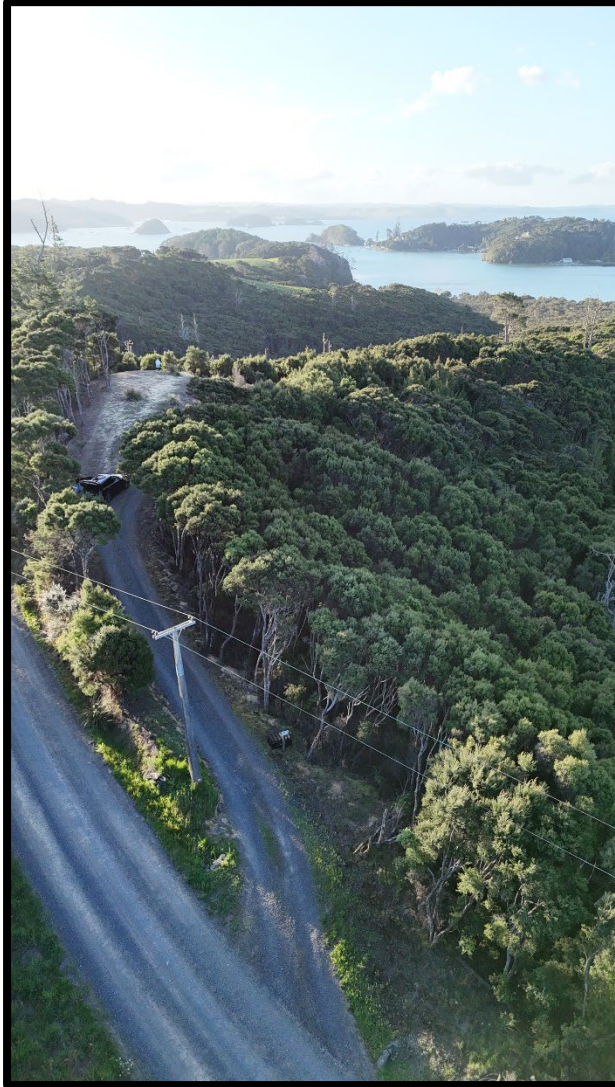


Photo 1 – View of building platform looking North-West



Photo 2 – Birdseye view of building platform



Photo 3 – View from building platform looking North



Photo 4 – View of building platform looking South-East

The locality is made up of single and multi-level residential dwellings located amongst indigenous vegetation. The buildings in this locality have a moderate amount of separation. This property overlooks Te Wahapu Inlet and beyond towards Paihia.

FAR NORTH DISTRICT COUNCIL – OPERATIVE DISTRICT PLAN

The subject site is zoned Coastal Living as shown on the portion of planning map below:

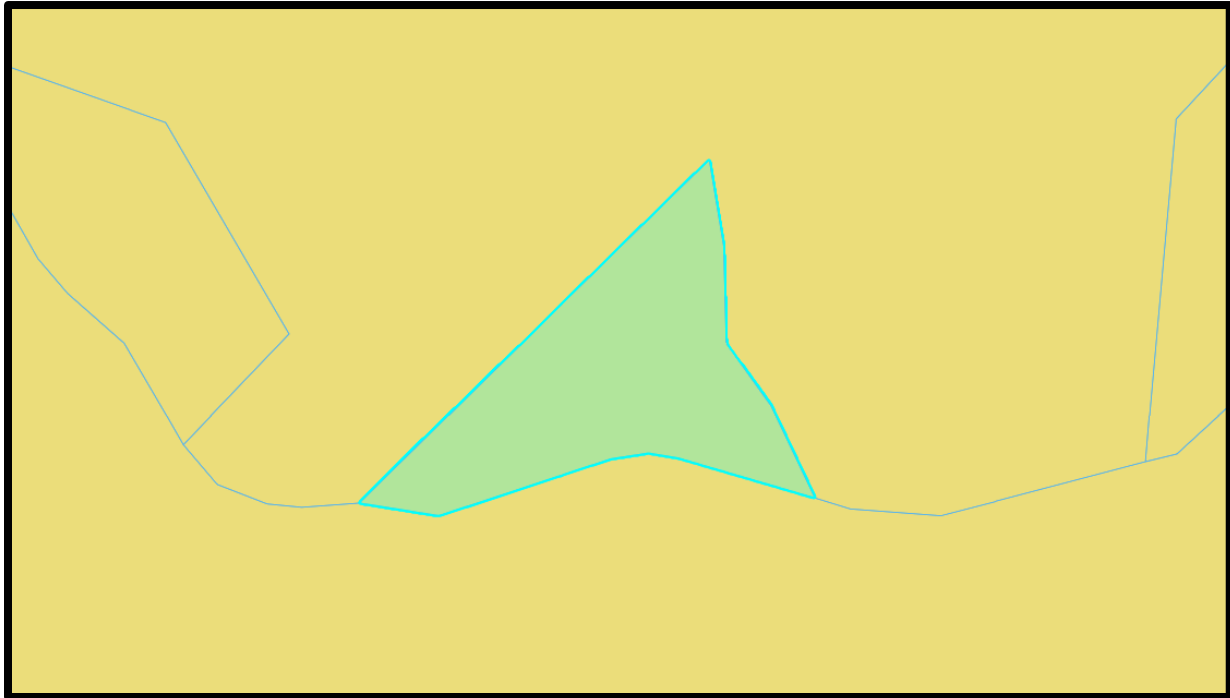


Figure 3: Zone Map – Source – Far North Operative District Plan

Chapter 10 – Coastal Environment – Coastal Living

- The new dwelling that does not meet the permitted standard in Rule 10.7.5.1.1 within the Coastal Living zone is a Restricted Discretionary Activity under Rule 10.7.5.3.1. The new dwelling exceeds 50m².
- Buildings shall be set back a minimum 10m from any site boundary under Rule 10.7.5.1.7. The dwelling is to be located between 4.177 metres at the closest point the right of way boundary on the north-east. Given tanks are partially buried they are not buildings as per the Definition. To infringe this rule is a Restricted Discretionary Activity under Rule 10.7.5.3.6.
- The maximum building height of any building is 8.0 metre under Rule 10.7.5.1.4. In this case the height of the dwelling ranges given the undulating nature of the site. The dwelling is to have a maximum height at the worst point of 8.061 metres.

Chapter 12 – Natural and Physical Resources

- Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest as outlined in Rule 12.4.6.1.2. The new welling is within this 20 metre setback is considered a discretionary activity under Rule 12.4.6.3.

FAR NORTH DISTRICT COUNCIL – PROPOSED DISTRICT PLAN

The council's decisions on submissions on the Proposed District Plan were formally notified on Tuesday 30 June 2026. This notification also marks the beginning of the appeal period, during which submitters may appeal the council's decisions to the Environment Court. It also means all of the Proposed District Plan – Decision Version provisions have legal effect (under s86B(1) of the Resource Management Act 1991).

The subject site is zoned Rural Lifestyle as well as the Coastal Environment as shown on the portion of planning map below:

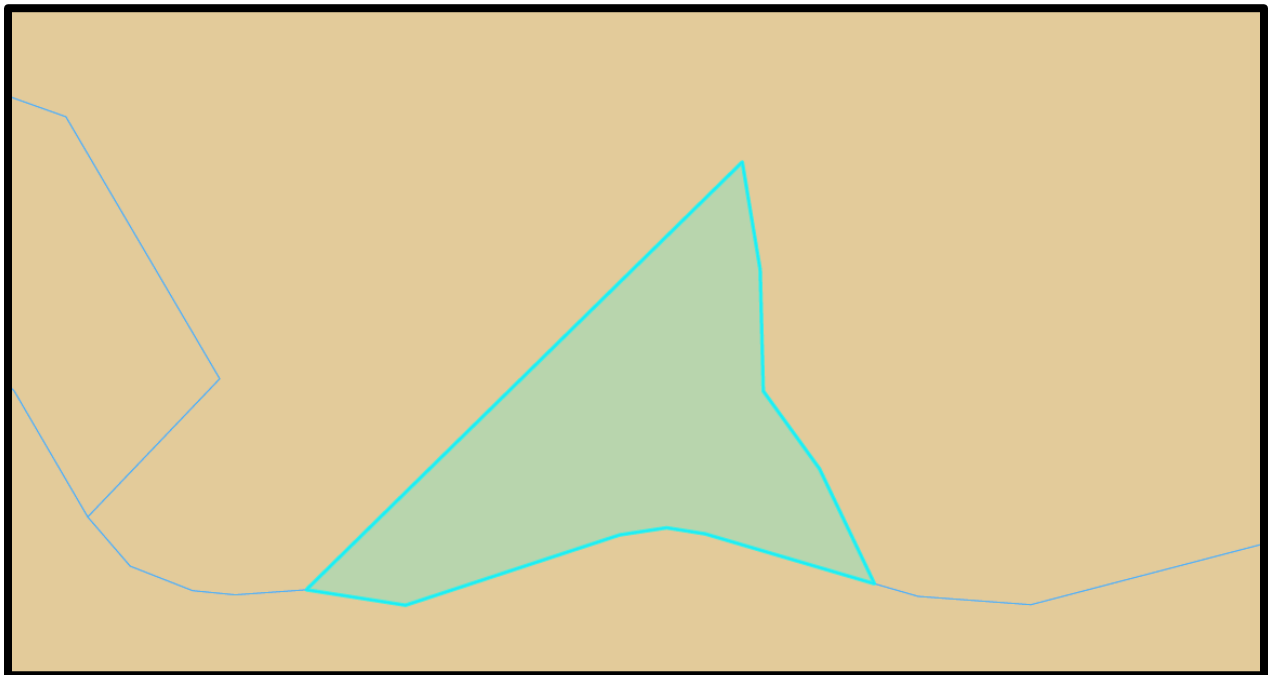


Figure 4: Zone Map Source – Far North Proposed District Plan

PART 2 – DISTRICT-WIDE MATTERS - HAZARDS AND RISKS - Natural hazards

- Any building used for a vulnerable activity (excluding accessory buildings) that is not located within an urban zone is not set back at least 20m from the dripline of any contiguous scrub or shrubland, woodlot or forestry is a restricted discretionary activity under NH-R5 where PER-2 is not met.

PART 2 – DISTRICT-WIDE MATTERS - GENERAL DISTRICT-WIDE MATTERS - Coastal environment

- The building is a residential unit on a defined building platform or buildable area, where the defined building platform or buildable area has been identified through a professional landscape assessment and approved as part of an existing or implemented subdivision consent is considered to be a controlled activity under CON-1 of standard CE-R1. In this case the dwelling is to be located within an approved building platform associated with a subdivision, however fails to comply with CE-S1 below and is therefore a Restricted Discretionary Activity under RDIS-1.
- Earthworks is permitted under CE-R2 PER-1 as they comply with CE-S3. Earthworks are proposed over an area of 71.41m² and a volume of 124.9m³.
- The maximum height of any new building is 5.0 metres above ground level under CE-S1. In this case the height of the dwelling ranges given the undulating nature of the site. The dwelling is to have a maximum height at the worst point of 8.061 metres. To infringe this standard is a restricted discretionary activity under RDIS-1.

PART 2 – DISTRICT-WIDE MATTERS - GENERAL DISTRICT-WIDE MATTERS - Earthworks

- Earthworks that comply with the standards in EW-S5 Erosion and Sediment Control are permitted under rule EW-R13. As demonstrated on the plans and within this application, the proposal involves the installation of a stabilized crossing and silt fencing, that is commensurate of the level of earthworks proposed.

PART 3 – AREA-SPECIFIC MATTERS – ZONES - Rural zones - Rural lifestyle zone

- The new building or structure and relocated building that does not comply with the standard in RLZ is a restricted discretionary activity under RLZ-R1 as PER-2 cannot be met. In this case the following standards are not met:
 - The maximum height of any new building is 8.0 metres above ground level under RLZ-S1. In this case the height of the dwelling ranges given the undulating nature of the site. The dwelling is to have a maximum height at the worst point of 8.052 metres.

Overall the proposal is considered to be a Discretionary Activity.

WEIGHTING ASSESSMENT

The Proposed District Plan – Decisions Version provisions now have legal effect and many are beyond challenge, meaning they warrant high weighting for natural hazards, coastal environment

and earthworks, and moderate–high weighting for the Rural Lifestyle Zone. The ODP retains moderate weighting as the operative plan, but its older effects-based approach provides weaker policy guidance compared with the PDP’s more directive and nationally aligned provisions.

PUBLIC NOTIFICATION ASSESSMENT

ASSESSMENT OF STEPS 1 TO 4 (SECTION 95A)

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

Step 1 states that 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)).

In this case the applicant does not request notification.

STEP 2: IF NOT REQUIRED BY STEP 1, PUBLIC NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES

Step 2 states that 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 exclusively involve one or more of the activities described in s95A(5)(b).

In this case, the proposal is not precluded from notification.

STEP 3: IF NOT PRECLUDED BY STEP 2, PUBLIC NOTIFICATION REQUIRED IN CERTAIN CIRCUMSTANCES

The application is not required to be publicly notified as the activity are not subject to any rule or a NES that requires public notification (s95A(8)(a)).

The following assessment addresses the adverse effects of the activities on the environment, as public notification is required if the activities will have or are likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

STEP 4: PUBLIC NOTIFICATION IN SPECIAL CIRCUMSTANCES

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.

In this instance I have turned my mind specifically to the existence of any special circumstances and conclude that 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 public notification should occur.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

EXISTING ENVIRONMENT AND PERMITTED BASELINE

ENVIRONMENT

The 'Environment' includes the 'Existing Environment' which includes all lawfully established activities that exist – and the 'Future Environment' which includes the effects of activities enabled by an unimplemented consent where the consent is 'live' that have not lapsed and there are no reasons why the consent is not likely to be implemented.

These activities and their constituent effects form part of the existing (lawfully established) environment.

In this case the site and locality have been described in the site description above. The site contains an approved building platform and associated access as described above.

PERMITTED BASELINE

RMA states that for the purposes of formulating an opinion as to whether the adverse effects on the environment will be minor or more than minor a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect.

In this case the site is within Coastal Living Zone (ODP) and the following activities are provided for as it relates to this application:

- New buildings up to 50m².
- Additions and alterations up to 0% of the gross floor area.
- Dwelling or additions and alterations at least 20 metres from dripline of any trees.
- Impervious surfaces up to 10% or 600m², which ever is less.

In this case the site is within Rural Lifestyle / Coastal Environment Zone (PDP) and the following activities are provided for as it relates to this application:

- Locate vulnerable buildings at least 20 metres from indigenous/scrub and vegetation.
- Earthworks do not exceed a cut height or fill depth of 1.0m and are screened and don't exceed 1000m³ or an area of 2500m² provided they are outside a High Natural Character Overlay.
- Any buildings within the coastal environment use for a residential unit are at best a controlled activity where all standards are met, which include heights, colours and materials and setbacks.

ASSESSMENT OF EFFECTS

Having regard to the above and after an analysis of the application, including any proposed mitigation measures, the adverse effects of the activity on the environment are identified and discussed below.

RURAL CHARACTER AND AMENITY VALUES

The amenity values of an area are those special qualities, in particular natural and physical characteristics that make an area pleasant, unique or different.

In this case, the site is within the Coastal Living Zone (ODP) and Coastal Environmental Rural Lifestyle Zone (PDP). This particular area is recognized for:

- It is distinguished by its coastal location and provides an area of transition between residential settlement on the coast.
- The zone applies to those areas of the coastal environment which have already been developed but which still maintain a high level of amenity associated with the coast.
- The zone has the ability to absorb further low density, mainly rural residential development, without detriment to their overall coastal character.
- The zone allows for development to occur whilst retaining the character, features and landscapes of this part of the coastal environment.

The new dwelling including bulk and location (height and yards), building design, and effects on the spacious, vegetated rural lifestyle environment are considered to be absorbed within the surrounding environment, including extensive areas of indigenous vegetation. In terms of built form, the dwelling exceeds the height standard as well as the yard setback; however, these non-compliances are limited in extent and are contextually absorbed by the steep topography

and the established building platform. The application site is undulating, with the dwelling only being single level, however the topography means that parts of the dwelling are up to 8.052 metres in height, with the bulk of the dwelling single level heights. The proposed dwelling is predominantly single-level, with the elevated deck and under-deck carport responding to the slope rather than adding additional storeys or appreciable bulk. As a result, the building presents as a low-profile structure when viewed from surrounding properties and public vantage points, and the height exceedance does not translate into adverse visual or amenity effects.

The yard infringement similarly does not undermine rural character or amenity, as the dwelling is located on a large 8,019m² lot with generous separation from neighbouring dwellings, and is surrounded by protected indigenous vegetation that provides visual screening and maintains the sense of spaciousness.

The use of recessive colours, natural materials and a reflectance value below 30% is consistent with the zone expectations that buildings in rural and rural lifestyle environments adopt muted tones to reduce visual prominence and integrate with the landscape. The weathertex cladding, dark roofing and low-reflectivity finishes, combined with the vegetated backdrop and sloping landform, effectively mitigate the visual effects of the height and yard non-compliances. Earthworks are minor, confined to the previously formed and approved building platform, and do not materially alter landform or introduce urbanising elements, aligning with both plans' earthworks provisions that seek to avoid significant modification of rural landforms and adverse visual effects. Servicing by way of on-site water tanks and septic system, and access via existing metalled rights-of-way, is typical of rural lifestyle development and maintains the non-urban character anticipated by both planning frameworks.

Overall, the proposal maintains the openness, vegetated character, low-intensity built form and separation between dwellings and will result in effects on rural character and amenity values that is considered to be less than minor. The minor height and yard infringements are well mitigated by the single-level form, recessive materials, sloping topography and use of the existing approved building platform, such that no more than minor adverse effects on rural character or amenity are anticipated.

Overall, it is considered that the adverse effects of the proposal coastal character and visual amenity will be no more than minor.

PRESERVATION OF NATURAL CHARACTER

The site and wider locality exhibit a high level of natural character, shaped by steep coastal landforms, extensive indigenous vegetation, and limited built development dispersed across the Russell Peninsula.

The property itself contains a previously formed building platform, with the remainder of the 8,019m² lot supporting protected indigenous vegetation that contributes strongly to the

naturalness, enclosure, and ecological integrity of the landscape. The locality is characterised by bush-clad slopes descending toward Te Wahapu Inlet, with dwellings generally nestled within vegetation and visually recessive when viewed from the inlet or surrounding elevated vantage points. The combination of steep topography, intact vegetation cover, and limited modification results in a landscape where natural elements remain dominant over built form.

The proposed dwelling is located entirely within the existing, approved building platform, avoiding any encroachment into indigenous vegetation or areas of high natural character. This siting is concentrated within previously modified areas to maintain the dominance of natural landform and vegetation. The dwelling's design further reinforces the coastal character by its modest scale, being predominantly single-level and adopts recessive colours and natural materials with a reflectance value below 30%, ensuring the structure visually integrates with the surrounding bush and does not introduce glare or visually prominent built form. The use of weathertex cladding, dark roofing, and low-reflectivity finishes.

The effects of the proposal will be able to be located within this coastal environment without generating any adverse effects on the natural character of the coastal environment that will be less than minor.

CULTURAL/HISTORIC HERITAGE

There are no known heritage sites or archaeological sites within the area adjacent to the application site. As shown in the map below, there is a history of occupation around the coastal area. There are a variety of structures adjacent to the coastal marine area, such as stairs and paths, with the historical access to the river evident.

In accordance with standard protocols accidental discovery, work must cease immediately, and Council and Heritage NZ notified should any archaeological or heritage site be uncovered during the earthworks. Given this standard and the relatively unlikely nature of any archaeological site being uncovered, it is considered that the effects of the proposal on cultural matters will be less than minor.

The proposal will not result in effects on the cultural or heritage values of the area.

TRAFFIC AND ACCESS EFFECTS

Access to the dwelling will be off two access points with the existing right of way. The property is accessed from Aucks Road over Omata Access Road then onto a right of way. Omata Access Road and the right of way are formed a metaled standard.

Construction machinery will be delivered to the site for the earthworks and once the earthworks and associated impervious surfaces are completed the construction machinery will be removed. The traffic movements to and from the site will be minimal and not outside the permitted levels for this rural environment.

The proposal involves the provision of two car parking spaces at the rear of the dwelling and one under the deck area.

It is considered that any adverse traffic or roading effects will be less than minor.

NATURAL HAZARDS AND SERVICING EFFECTS

The site is located on a steep coastal ridgetop with surrounding slopes generally between 14° and >25–45°, underlain by Waipapa Group greywacke and very stiff clayey silts. The geotechnical investigation confirms that the proposed building area is on a previously formed narrow platform with no evidence of deep-seated instability or active slope failure at or immediately adjacent to the building site: *"No evidence of slope instability was observed at or immediately adjacent to the building area... the risk of slope instability is considered to be low."* The subsoil profile comprises thin uncontrolled fill, residual soils and completely weathered greywacke with high undrained shear strengths (>213 kPa), and groundwater was not encountered to 2 m depth, with levels estimated below 5 m. On this basis, the site is classified as NZS 1170.5 Site Class C (shallow soil site), liquefaction risk is assessed as low due to cohesive soils, and the land is neither subject to nor likely to be subject to slippage or subsidence in terms of s72 of the Building Act 2004.

The principal natural hazard for this site is shallow soil creep on moderate to steep slopes, driven by expansive clayey soils and seasonal moisture changes. The report notes that *"removal of vegetation and the proposed surcharge loading could likely activate shallow soil creep. RS Eng recommends all foundations shall be specifically designed to account for 1.0 m of soil creep."* This hazard is managed through specific foundation design by a Chartered Professional Engineer, including allowance for soil creep, appropriate setbacks (minimum 5 m from the crest of the northern/eastern cut slope), and strict limits on cuts and fills (≤1.0 m cut, ≤0.5 m fill without further assessment). Stormwater is to be collected and directed to the roadside drain to avoid uncontrolled discharge and erosion, consistent with the recommendation that *"uncontrolled and concentrated stormwater discharges can result in erosion and slope instability... stormwater is collected where possible and piped to the roadside drain."*

When assessed against the natural hazard provisions of the Operative and Proposed Far North District Plans and the risk-based framework of the NPS–Natural Hazards, the overall natural hazard risk for the proposal is low. The key hazards (slope instability, liquefaction, expansive soils and shallow soil creep) have been identified, their likelihood and consequences are limited by the inherent strength of the Waipapa Group greywacke, the modest scale of earthworks, and the concentration of development on an existing platform. With the recommended engineering controls, foundation design for soil creep, setbacks from cut slopes, controlled earthworks and stormwater management—the proposal does not accelerate or worsen instability and achieves an acceptable level of residual risk. Accordingly, the natural hazard risk associated with the dwelling

is assessed as low and can be appropriately managed through consent conditions requiring compliance with the geotechnical recommendations and construction monitoring.

The proposed servicing arrangement is typical for rural coastal sites and will not generate adverse effects on the environment or neighbouring properties. Potable water will be supplied by two 25,000-litre tanks, partially buried to reduce visual prominence and located within the existing cleared building platform, ensuring no effects on rural character or indigenous vegetation. The on-site wastewater system is appropriately located outside covenanted vegetation and within soils assessed as suitable for disposal, meaning no effects on groundwater, slope stability, or ecological values are anticipated. Stormwater effects are appropriately managed through roof water collection and controlled discharge to soakage trenches and the roadside drain, consistent with geotechnical advice that “*uncontrolled and concentrated stormwater discharges can result in erosion and slope instability*” (RS Eng, 2025). This approach avoids concentrated runoff on steep slopes and mitigates erosion or instability risks. Access is via existing metalled rights-of-way, meaning no additional earthworks or upgrades are required and no servicing-related effects on rural character or amenity will occur. Overall, the servicing design is low-impact, self-contained, and avoids adverse environmental effects.

The proposed dwelling is located on the nominated building platform established through the subdivision process, which represents the only feasible location for a dwelling on the site. As a result, the dwelling’s proximity to vegetation is an unavoidable site constraint rather than a discretionary siting choice. Firefighting approval has been obtained from the New Zealand Fire Service, confirming that the development provides compliant access, adequate all-weather manoeuvring, and sufficient firefighting water supply to enable an effective emergency response. The indigenous vegetation in proximity to the building platform does not exhibit elevated flammability characteristics and the dwelling will be constructed in accordance with the Building Code fire safety requirements, further reducing ignition potential and improving structural resilience. Collectively, these measures ensure that the residual fire risk associated with the site’s natural features is appropriately mitigated and that the proposal achieves an acceptable level of safety.

It is considered that the effects of the natural hazards and servicing of the site will be less than minor.

SUMMARY

The proposal has been assessed across rural character, amenity, natural character, cultural values, traffic, natural hazards, and servicing. The dwelling’s minor height and yard infringements are absorbed by the steep topography, existing approved building platform, recessive materials, and surrounding indigenous vegetation, resulting in no more than minor visual or amenity effects.

Natural character is maintained through the retention of all protected vegetation, concentration of development within an already modified area, and a low-profile building design that integrates with the bush-clad coastal landscape.

Geotechnical assessment confirms low natural hazard risk, with slope stability, liquefaction, expansive soils, and shallow soil creep appropriately managed through engineered foundations, setbacks, controlled earthworks, and stormwater disposal. Servicing is self-contained and low-impact, with on-site water supply, wastewater disposal, and stormwater management designed to avoid environmental effects. Traffic and access effects are minimal and consistent with rural expectations, and no cultural or heritage constraints are identified.

Overall, the proposal will result in effects that are less than minor across all relevant environmental considerations.

LIMITED NOTIFICATION ASSESSMENT

ASSESSMENT OF STEPS 1 TO 4 (SECTION 95B)

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

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 (ss95B(2) and 95B(3)).

The application site is not affected by customary rights.

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 public notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity (ss95B(5) and 95B(6)).

The proposal is a Restricted Discretionary activity and there are no rules precluding notification.

STEP 3: IF NOT PRECLUDED BY STEP 2, CERTAIN OTHER AFFECTED PERSONS MUST BE NOTIFIED

Step 2 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of a prescribed activity under s360H(1(b), a prescribed person; and
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary or prescribed activity, and therefore an assessment in accordance with s95E is required. This assessment is set out below.

Overall, it is considered that any adverse effects in relation to adjacent properties will be less than minor, and accordingly that no persons are adversely affected.

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.

There are not considered to be any special circumstances that would warrant notification.

SECTION 95E STATUTORY MATTERS

As required by step 3 above, certain other affected persons must be notified, and the following assessment addresses whether there are any affected persons in accordance with s95E. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

In deciding who is an affected person under section 95E.

Adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded.

It is considered that there is no useful baseline that can be applied as the land needs to be earth worked to provide building platforms and subdivision of the land would also require resource consent.

The adverse effects on those persons who have provided their written approval must be disregarded.

Because of the minor scale of the proposal no written approvals have been sought for this proposal.

The sections below set out an assessment in accordance with section 95E, including identification of adjacent properties, and an assessment of adverse effects.

ADJACENT PROPERTIES

The proposal will not generate adverse effects on adjacent properties, and any potential effects are assessed as less than minor.

- The dwelling is located entirely within an existing, previously formed building platform that is already separated from neighbouring sites by steep topography and dense indigenous vegetation. This vegetation provides effective visual screening, ensuring the dwelling despite minor height and yard infringements—does not appear dominant or intrusive when viewed from adjoining properties. The building’s single-level form, recessive colour palette, low-reflectivity materials, and modest footprint further reduce visual effects and maintain the rural residential character anticipated in both the Operative and Proposed District Plans.
- Privacy effects are negligible due to the generous separation distances between dwellings in this locality and the elevated, inward-facing orientation of the proposed deck and living areas. No overshadowing or overbearing effects will occur given the height exceedance is minor and absorbed by the sloping landform. Noise, traffic, and general activity associated with a single dwelling are consistent with rural lifestyle expectations and will not exceed what is reasonably anticipated in this environment.
- Servicing elements including partially buried water tanks, on-site wastewater disposal, and controlled stormwater management—are contained within the site and designed to avoid cross-boundary effects. The geotechnical report confirms low risk of instability, with engineered foundations and stormwater controls ensuring the development does not accelerate or worsen slope movement on neighbouring land.
- Any construction related effects will be temporary and transient and less than minor.
- Suitable erosion and sediment control methods will be utilized to ensure that the effects on the adjacent sites as a result of the earthworks will be less than minor.

Overall, the proposal maintains the spaciousness, vegetated character, and low-intensity use typical of the area. As a result, effects on adjacent properties are assessed as less than minor.

SECTION 104 MATTERS

The matters that require consideration in assessing this application are set out in section 104 of the Resource Management Act 1991. These matters include the actual and potential effects of the allowing the activity on the environment and the relevant rules and assessment criteria.

ASSESSMENT CRITERIA

FAR NORTH DISTRICT PLAN

The following assessment criteria are considered relevant to the application and provide a reliable basis to determine the effects of the proposal even though overall the consent is a Discretionary Activity. The proposal is however considered to be consistent with these assessment criteria.

11.2	Building Height, Scale and Sunlight		
	Requirement	Comment	Compliance
	<i>(a) The extent to which adjacent properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight.</i>	In terms of built form, the dwelling exceeds the height standard as we as the yard setback; however, this non-compliance is limited in extent and is contextually absorbed by the steep topography and the established building platform. The application site is undulating, with the dwelling only being single level, however the topography means that parts of the dwelling are up to 8.052 metres in height, with the bulk of the dwelling single level heights. As a result, the building presents as a low-profile structure when viewed from surrounding properties and public vantage points, and the height exceedance does not translate into adverse visual or amenity effects.	Compliant
	<i>(b) The ability to mitigate any adverse effects by way of increased separation distances</i>	There are large separation distances between adjacent properties, with the nominated building platforms within the	Compliant

	<i>between buildings or the provision of landscaping and screening.</i>	subdivision well separated. The existing indigenous vegetation provide screening for the dwelling, along with the recessive nature of the exterior treatment of the dwelling.	
	<i>(c) The extent of the building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity.</i>	The dwelling is modest in size with a floor area of only 143m ² single level dwelling on a pile foundation with a deck area that through the recessive materials and colours will be compatible with the natural environment in this vicinity.	Compliant
	<i>(d) The spatial relationship between the new building and adjacent residential units, and the outdoor space used by those units.</i>	As noted above, the adjacent properties are some distance away and the proposal will not impact on the outdoor space used by those dwellings.	Compliant
	<i>(e) The nature of the activity to be carried out within the building and its likely generated effects.</i>	The dwelling is to be used for normal residential purposes with effects generated envisaged by the plan.	Compliant

11.5	Visual Amenity – Coastal Living		
	Requirement	Comment	Compliance
	<i>(a) The size, bulk, height and siting of the building or addition relative to skyline, ridges, areas of indigenous vegetation and habitat of indigenous fauna, or</i>	The design of the proposal has taken into consideration the coastal character and amenity features existing in this locality as well as the zone standards. As demonstrated below, the proposal is considered to meet the relevant objectives and policies. The new dwelling is	Compliant

	<i>outstanding landscapes and natural features.</i>	to be set into the landscape and will not protrude above any ridgelines. Further the dwelling avoids the natural features and overlays within the site.	
	<i>(b) The extent to which landscaping of the site, and in particular the planting of indigenous trees, can mitigate adverse visual effects.</i>	The proposal does not involve the removal of any native bush or vegetation. The new dwelling is visually contained through the existing vegetation in and around the site.	Compliant
	<i>(c) The location and design of vehicle access, manoeuvring and parking areas</i>	Suitable access is proposed and there is sufficient parking for the dwelling.	Compliant
	<i>(d) The means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.</i>	The dwelling is not visible from the road and will not be visually prominent on the site. The bush provides a backdrop also, with visual effects from public locations minimised.	Compliant
	<i>(e) The degree to which the landscape will retain the qualities that give it naturalness and visual value as seen from the coastal marine area.</i>	The effects of the proposal have been addressed above and concluded to be less than minor. This includes the retention of the existing bush vegetation within the site, which provides visual screening from the CMA.	Compliant
	<i>(f) Where a building is in the coastal environment and it is proposed to be located on a ridgeline, whether other more suitable sites should be</i>	As noted above, the dwelling is suitably mitigated by the existing vegetation on site and not visible from the road. Thus will not create visual effects on the coastal environment.	Compliant

	<i>used and if not, whether landscaping, planting or other forms of mitigation can be used to ensure no more than minor adverse visual effects on the coastal environment.</i>		
	<i>(g) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.</i>	The majority of the site is vegetated with bush thus providing landscaping on site to mitigate run-off. Stormwater disposal is proposed to be undertaken in accordance with industry accepted practices, such as the use of the existing swale and dispersal.	Compliant
	<i>(h) the extent to which private open space can be provided for future uses ;</i>	The majority of the site contains covenanted indigenous vegetation. The building platform and open spaces are located within an area outside the covenant and provide for sufficient outdoor living.	Compliant
	<i>(i) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;</i>	The dwelling is set back from the road, although given the location of the approved building platform in closer proximity to the right of way. Given topography location of the specified building platform there will provide sufficient visual separation from the road and is set into the landscape, with bush surrounds.	Compliant
	<i>(j) the extent to which non-compliance affects</i>	The proposal is not considered to result in privacy and outlook	Compliant

	<i>the privacy, outlook and enjoyment of private open spaces on adjacent sites.</i>	effects that would result in effects on the enjoyment of private open space areas.	
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11.6	Setback From Boundaries		
	Requirement	Comment	Compliance
	<i>(a) Where there is a setback, the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and buildings on the site and on adjacent sites.</i>	The yard infringement similarly does not undermine rural character or amenity, as the dwelling is located on a large 8,019m ² lot with generous separation from neighbouring dwellings, and is surrounded by protected indigenous vegetation that provides visual screening and maintains the sense of spaciousness.	Compliant
	<i>(b) The extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties.</i>	As noted above, the dwelling is to be used for normal residential purposes with effects generated envisaged by the plan and will maintain moderate separation distances along with their relative privacy to adjacent properties.	Compliant
	<i>(c) The extent to which the buildings restrict visibility for vehicle manoeuvring.</i>	The proposal does not restrict vehicle manoeuvring as the dwelling is on the nominated building platform with two access points and additional parking under the deck area.	Compliant
	<i>(d) The ability to mitigate any adverse effects on the surrounding environment, for</i>	The site is well covered with the existing indigenous vegetation that is subject to protection. The dwelling is restricted to the cleared	Compliant

	<i>example by way of street planting.</i>	platform with the remainder of the site vegetated.	
	<i>(e) The extent to which provision has been made to enable and facilitate all building maintenance and construction activities to be contained within the boundaries of the site.</i>	Suitable distances for maintained can be achieved.	Compliant

12.4.7	Section 4 – Natural Hazards		
	Requirement	Comment	Compliance
	<i>(a) the degree to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment;</i>	The proposal will not cause or exacerbate natural hazards, nor will it be adversely affected by them in a way that increases risk to life, property or the environment. The geotechnical assessment confirms low instability, low liquefaction risk and no susceptibility to slippage or subsidence, and the only relevant hazard shallow soil creep—is appropriately managed through engineered foundations, setbacks, controlled earthworks and stormwater management. Servicing is low-impact and avoids creating new hazard pathways. Overall, the activity maintains a low natural hazard risk profile and does not increase residual risk.	Compliant

	<i>(b) the extent to which the activity may adversely affect cultural and spiritual values;</i>	The dwelling is located on the approved building platform which has been assessment from a cultural standpoint associated with the subdivision. The proposal does not result in any effects on cultural or spiritual values.	Compliant
	<i>(c) the degree to which any proposed activity is compatible with the maintenance of the natural character of the environment;</i>	The site and wider locality exhibit a high level of natural character, shaped by steep coastal landforms, extensive indigenous vegetation, and limited built development dispersed across the Russell Peninsula. The property itself contains a previously formed building platform, with the remainder of the 8,019m² lot supporting protected indigenous vegetation that contributes strongly to the naturalness, enclosure, and ecological integrity of the landscape. The locality is characterised by bush-clad slopes descending toward Te Wahapu Inlet, with dwellings generally nestled within vegetation and visually recessive when viewed from the inlet or surrounding elevated vantage points. The combination of steep topography, intact vegetation cover, and limited modification results in a landscape where natural elements remain dominant over built form.	Compliant

		The proposed dwelling is located entirely within the existing, approved building platform, avoiding any encroachment into indigenous vegetation or areas of high natural character. This siting is concentrated within previously modified areas to maintain the dominance of natural landform and vegetation. The dwelling's design further reinforces the coastal character by its modest scale, being predominantly single-level and adopts recessive colours and natural materials with a reflectance value below 30%, ensuring the structure visually integrates with the surrounding bush and does not introduce glare or visually prominent built form. The use of weathertex cladding, dark roofing, and low-reflectivity finishes. The effects of the proposal will be able to be located within this coastal environment without generating any adverse effects on the natural character of the coastal environment that will be less than minor.	
	<i>(d) the effects on amenity values, landscape values, heritage features and indigenous habitats and ecosystems, especially</i>	The new dwelling including bulk and location (height and yards), building design, and effects on the spacious, vegetated rural lifestyle environment are considered to	Compliant

	<i>in the coastal environment and associated with rivers, lakes, wetlands and their margins;</i>	be absorbed within the surrounding environment, including extensive areas of indigenous vegetation. In terms of built form, the dwelling exceeds the height standard as we as the yard setback; however, these non-compliances are limited in extent and are contextually absorbed by the steep topography and the established building platform. The application site is undulating, with the dwelling only being single level, however the topography means that parts of the dwelling are up to 8.052 metres in height, with the bulk of the dwelling single level heights. The proposed dwelling is predominantly single-level, with the elevated deck and under-deck carport responding to the slope rather than adding additional storeys or appreciable bulk. As a result, the building presents as a low-profile structure when viewed from surrounding properties and public vantage points, and the height exceedance does not translate into adverse visual or amenity effects. The yard infringement similarly does not undermine rural character or amenity, as the	
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		dwelling is located on a large 8,019m² lot with generous separation from neighbouring dwellings, and is surrounded by protected indigenous vegetation that provides visual screening and maintains the sense of spaciousness. The use of recessive colours, natural materials and a reflectance value below 30% is consistent with the zone expectations that buildings in rural and rural lifestyle environments adopt muted tones to reduce visual prominence and integrate with the landscape. The weathertex cladding, dark roofing and low-reflectivity finishes, combined with the vegetated backdrop and sloping landform, effectively mitigate the visual effects of the height and yard non-compliances. Earthworks are minor, confined to the previously formed and approved building platform, and do not materially alter landform or introduce urbanising elements, aligning with both plans' earthworks provisions that seek to avoid significant modification of rural landforms and adverse visual effects. Servicing by way of on-site water tanks and septic system, and access via existing metalled rights-of-way, is	
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		typical of rural lifestyle development and maintains the non-urban character anticipated by both planning frameworks. Overall, the proposal maintains the openness, vegetated character, low-intensity built form and separation between dwellings and will result in effects on rural character and amenity values that is considered to be less than minor. The minor height and yard infringements are well mitigated by the single-level form, recessive materials, sloping topography and use of the existing approved building platform, such that no more than minor adverse effects on rural character or amenity are anticipated. Overall, it is considered that the adverse effects of the proposal coastal character and visual amenity will be no more than minor.	
	<i>(e) the effects on natural features, such as beaches, sand dunes, mangrove areas, wetlands and vegetation, which have the capacity to protect land and structures from natural hazards;</i>	All natural features within the site are subject to protection. The location of the proposed dwelling is on the nominated building platform away from natural features.	Compliant

	<i>(f) any adverse effects on water quality;</i>	Erosion and sediment control measures are proposed in accordance with GD05, thus any effects on water quality are maintained.	Compliant
	<i>(g) any adverse effects of the activity on any archaeological sites;</i>	There are no known archaeological sites within the site. Accidental discovery protocols will be employed.	Compliant
	<i>(h) any effect on the life supporting capacity of soil;</i>	The site is not know for prime or elite soils. The location of the proposed dwelling on the nominated building platform does not affect the life supporting capacity of the soil.	Compliant
	<i>(i) the potential impact of sea level rise;</i>	Not applicable in this case.	Compliant
	<i>(j) In respect of fire risk to residential units:</i> <i>(i) the degree of fire risk to dwellings arising from the proximity of the woodlot or forest and vice versa; and</i> <i>(ii) any mitigation measures proposed to reduce the fire risk; and</i> <i>(iii) the adequacy of the water supply; and</i> <i>(iv) the accessibility of the water</i>	The proposed dwelling is located on the nominated building platform established through the subdivision process, which represents the only feasible location outside the 20-metre setback from indigenous vegetation. As a result, the dwelling's proximity to vegetation is an unavoidable site constraint rather than a discretionary siting choice. Firefighting approval has been obtained from the New Zealand Fire Service, confirming that the development provides compliant access, adequate all-weather manoeuvring, and sufficient firefighting water supply to enable an effective emergency response. The	Compliant

	<i>supply to fire service vehicles.</i>	vegetation in proximity to the building platform does not exhibit elevated flammability characteristics, and the dwelling will be constructed in accordance with the Building Code fire safety requirements, further reducing ignition potential and improving structural resilience. Collectively, these measures ensure that the residual fire risk associated with the site's natural features is appropriately mitigated and that the proposal achieves an acceptable level of safety	
	<i>(k) any cumulative adverse effects on the environment arising from the activity;</i>	The proposal is for a single level dwelling envisaged on this site subject to certain design constraints. The proposal is not considered to result in adverse cumulative effects.	Compliant
	<i>(l) the potential need for ongoing maintenance and the potential effects of such maintenance;</i>	The dwelling is of good construction and will easily be able to be maintained with the separation distances allowable.	Compliant
	<i>(m) the effects of any proposed option to either avoid, remedy or mitigate the effects of identified natural hazards;</i>	Natural hazards are mitigated and avoided.	Compliant
	<i>(n) the ability to monitor the effects of the activity and take</i>	No monitoring or remedial action is necessary.	Compliant

	<i>remedial action (e.g. removal) if necessary;</i>		
	<i>(o) the extent to which any proposed activity or works intended to provide protection from natural hazards will result in the effects of the natural hazard being transferred to another location.</i>	Not applicable.	Compliant

FAR NORTH DISTRICT COUNCIL – PROPOSED DISTRICT PLAN

PART 2 – DISTRICT-WIDE MATTERS - HAZARDS AND RISKS - Natural hazards

NH-R5	Natural Hazards		
	Requirement	Comment	Compliance
	<i>a. The availability of water for firefighting;</i>	The availability of water for firefighting is appropriate for a rural lifestyle site of this scale, as the dwelling can be serviced by on-site firefighting storage in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008). The existing access enables fire appliance entry, and the building platform provides sufficient space for compliant static storage and connection points. No elements of the proposal constrain appliance access or manoeuvring. With standard on-site storage and fittings, the development can be adequately protected, ensuring	Compliant

		that firefighting water availability meets accepted rural standards and does not create additional risk to people or property.	
	<i>b. The scale of the extension or alteration;</i>	The works are confined to the existing building footprint and do not materially increase the bulk, height, or dominance of the structure in a way that would affect rural character or amenity. The dwelling is visually recessive and integrated with the existing form, the proposal ensures that the building continues to read as a low-intensity rural dwelling. The scale is therefore appropriate for its setting and avoids adverse effects on landscape values, neighbouring properties, or the wider rural environment.	Compliant
	<i>c. Alternative options for the location of the extension or alteration;</i>	Alternative options for locating the dwelling are limited, as the existing building platform represents the only area on the site that is already authorised, stable, and suitable for built development. Positioning the dwelling elsewhere would require new earthworks, vegetation clearance, and potential encroachment into steeper or more constrained parts of the site, creating unnecessary landscape, ecological, and natural hazard effects. By situating the	Compliant

		dwelling within the established platform, the proposal avoids these impacts and ensures the building is integrated appropriately with the site's physical characteristics and rural lifestyle context.	
	<i>d. The use of building materials to reduce fire risk;</i>	The use of building materials will appropriately reduce fire risk, as the dwelling can incorporate non-combustible or low-combustibility claddings, fire-resistant roofing, and compliant external finishes consistent with the New Zealand Building Code and rural firefighting guidance. Materials such as metal roofing, fibre-cement or similar fire-resistant cladding, and appropriately rated joinery reduce ignition potential and slow fire spread, supporting safer evacuation and firefighting response. When combined with defensible space around the building platform and on-site firefighting water storage, the selection of durable, fire-resistant materials ensures the dwelling is constructed in a manner that minimises rural fire risk and aligns with accepted best practice for rural lifestyle environments.	Compliant
	<i>e. The extent and type of vegetation present; and</i>	The extent and type of vegetation present is appropriate for a rural lifestyle	Compliant

		environment and contributes positively to site safety and amenity. The building platform is surrounded by established indigenous vegetation that provides natural buffering, assists with slope stability, and reduces wind exposure. This vegetation is largely low-fuel native species typical of the coastal rural environment, and no additional clearance is required to accommodate the dwelling. Retaining this vegetation maintains ecological values while ensuring that defensible space can be achieved around the building through standard maintenance. Overall, the vegetation pattern supports both rural character and fire-risk management, and does not create constraints that would adversely affect the suitability of the site for a dwelling.	
	<i>f. The nature and density of any planting to reduce fire risk, including use of low flammability species.</i>	The nature and density of planting proposed around the dwelling can appropriately reduce fire risk by maintaining low-flammability species and ensuring vegetation is arranged in a way that supports defensible space. The existing indigenous vegetation is largely comprised of lower-fuel native species typical of the coastal rural	Compliant

		environment, and any supplementary planting can continue this pattern by favouring species with low resin content, high moisture retention, and limited dead-fuel accumulation. Maintaining moderate spacing between plants, avoiding dense shrub clusters immediately adjacent to the dwelling, and ensuring regular maintenance further reduces ignition potential and limits fire spread. Overall, the vegetation structure and any additional low-flammability planting can be managed to support rural fire safety while retaining the natural character of the site.	
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PART 2 – DISTRICT-WIDE MATTERS - GENERAL DISTRICT-WIDE MATTERS - Coastal environment

Matters for Discretion:

a. the matters in CE-P9; and

Comment: Assessment in table below.

b. positive effects

Comment: The dwelling generates several positive effects, including concentrating all development within the existing approved building platform, which protects the surrounding indigenous vegetation and maintains the natural coastal landform. Its recessive colours, low-reflectivity materials and modest, single-level form enhance landscape integration and preserve rural coastal character. The proposal also reinforces the low-intensity, bush-clad qualities of the area, maintains ecological values, and provides a well-designed, resilient home without creating new servicing or hazard impacts, contributing positively to the amenity and character of the wider environment.

RDIS-1			
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CE-P9	Requirement	Comment	Compliance
	<i>a. the presence or absence of buildings, structures or infrastructure;</i>	The site contains an existing, previously formed building platform and will accommodate a single new dwelling, associated access and standard rural servicing infrastructure. These elements are confined to an already modified part of the property, with the remainder of the lot retaining intact indigenous vegetation. As a result, the presence of buildings and infrastructure is limited, rural in scale, and consistent with the established pattern of development in the coastal rural lifestyle environment.	Compliant
	<i>b. the temporary or permanent nature of any adverse effects, including any cumulative effects;</i>	Any adverse effects associated with the proposal are minor, well-mitigated, and largely temporary, with construction-related effects confined to the short building period and no lasting or cumulative effects anticipated. The permanent elements, being the dwelling and its servicing are located on an existing modified platform and designed to avoid creating or compounding natural hazard risks, ensuring that no cumulative or ongoing adverse effects arise.	Compliant
	<i>c. the location, scale and design of any proposed development;</i>	The proposed development is modest in scale, confined to the existing approved building platform, and designed as a	Compliant

		predominantly single-level dwelling that responds to the steep coastal landform. Its recessive colours, low-reflectivity materials and limited earthworks ensure the building integrates with the surrounding indigenous vegetation and rural coastal landscape, maintaining the anticipated character of the zone.	
	<i>d. any means of integrating the building, structure or activity into the wider landscape;</i>	Integration with the wider landscape is achieved through the dwelling's placement on the existing building platform, its predominantly single-level form, recessive colours and low-reflectivity materials, and the retention of surrounding indigenous vegetation, which provides natural screening and maintains the dominance of the coastal landform and bush-clad character.	Compliant
	<i>e. the ability of the environment to absorb change;</i>	The environment has a strong ability to absorb the proposed change, as the dwelling is located on an existing modified building platform, is modest in scale, and is visually integrated through recessive materials and the retention of surrounding indigenous vegetation. The steep, bush-clad landform and spacious rural lifestyle context readily accommodate a single dwelling without altering the	Compliant

		dominant natural or coastal character.	
	<i>f. the need for and location of earthworks or indigenous vegetation clearance and proposed mitigation measures;</i>	Earthworks are minimal and confined to the existing formed building platform, with no indigenous vegetation clearance required beyond what has already occurred. Any minor cuts and fills are within recommended geotechnical limits and are supported by engineered mitigation measures, including specific foundation design for soil creep, setbacks from cut slopes, and controlled stormwater management to avoid erosion or instability.	Compliant
	<i>g. the operational or functional need of any infrastructure to be sited in the particular location;</i>	The proposed infrastructure being on-site water tanks, wastewater disposal and stormwater management has an operational and functional need to be located within the existing building platform to service the dwelling efficiently while avoiding indigenous vegetation and steep slopes. Their placement within the previously modified area ensures they operate effectively without creating new environmental effects or hazard risks.	Compliant
	<i>h. any viable alternative locations or methods for the activity or development where</i>	There are no viable alternative locations or methods for the development, as the dwelling must be located on the existing approved building platform	Compliant

	<i>significant adverse effects may arise;</i>	and the remainder of the site is constrained by steep slopes and protected indigenous vegetation. Any relocation would either require vegetation clearance or earthworks on unstable gradients, resulting in significantly greater adverse effects than the proposed design, which is concentrated within the already modified area and appropriately mitigated.	
	<i>i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;</i>	There are no known historical, spiritual or cultural associations affecting the site, and no features of significance to tangata whenua have been identified in the locality. Standard accidental discovery protocols will apply during earthworks, ensuring any unforeseen cultural material is appropriately protected, and overall the proposal is not expected to generate adverse effects in relation to Policy TW-P6.	Compliant
	<i>j. the likelihood of the activity exacerbating natural hazards;</i>	The activity is very unlikely to exacerbate natural hazards, as it is confined to the existing formed building platform and supported by geotechnical recommendations that manage the only relevant hazard shallow soil creep through engineered foundations, setbacks and controlled stormwater. With low	Compliant

		liquefaction risk, no evidence of slope instability, and no vegetation clearance or earthworks beyond minor cuts and fills, the proposal does not introduce new hazard pathways or increase natural hazard risk.	
	<i>k. the opportunity to enhance public access and recreation;</i>	NA	Compliant
	<i>l. potential effects of land use and subdivision on the coastal marine area and the overall quality of coastal waters;</i>	NA	Compliant
	<i>m. any positive contribution the development has on the characteristics and qualities, including restoration and enhancement;</i>	The development makes a positive contribution by concentrating all built form and servicing within the existing modified building platform, thereby preserving the surrounding indigenous vegetation and steep coastal landforms that define the area's natural character. The use of recessive colours, low-reflectivity materials and minimal earthworks enhances landscape integration, while retaining and protecting the wider bush-clad environment maintains and reinforces the ecological and visual qualities of the coastal rural setting.	Compliant
	<i>n. the effects on the characteristics, qualities and values of the</i>	The proposal will not adversely affect the characteristics, qualities or values of the	Compliant

	<i>coastal environment, including natural character and natural landscape values and the quality and extent of indigenous biodiversity;</i>	coastal environment, as the dwelling is confined to the existing modified building platform and avoids any clearance of indigenous vegetation, ensuring the dominance of natural landform and bush-clad character is maintained. The modest, recessive design integrates with the steep coastal landscape, preserving natural character and landscape values, while the protection of surrounding vegetation ensures indigenous biodiversity remains intact and unaffected.	
	<i>o. the extent to which the land use and subdivision complements activities in the coastal marine area; and</i>	The proposal complements activities in the coastal marine area by maintaining the bush-clad character, low-intensity development pattern and visual recessiveness that define the wider coastal environment. By confining all built form to the existing building platform and avoiding any modification of indigenous vegetation or coastal landforms, the development preserves the natural backdrop and landscape qualities that support recreation, ecological values and the overall amenity of the coastal marine area.	Compliant
	<i>p. whether the activity is on a previously</i>	The activity is located entirely on a previously approved	Compliant

	<i>approved building platform</i>	building platform, established through the subdivision process and identified as the only feasible and appropriate location for built development on the site.	
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PART 3 – AREA-SPECIFIC MATTERS – ZONES - Rural zones - Rural lifestyle zone

	Height		
RLZ-S1	Requirement	Comment	Compliance
	<i>a. the character and amenity values of the surrounding environment;</i>	The proposal maintains the established character and amenity values of the surrounding coastal rural lifestyle environment, as the dwelling is modest in scale, visually recessive, and located entirely within the existing building platform. The retention of indigenous vegetation, limited earthworks, and use of muted materials ensure the spacious, bush-clad qualities, low-intensity development pattern, and high amenity values of the area remain dominant and unaffected.	Compliant
	<i>b. dominance in relation to the road and adjoining sites, including potential loss relation to vacant sites;</i>	The dwelling will not create dominance in relation to the road or adjoining sites, as it is positioned on the existing approved building platform, set well back from boundaries, and visually contained by surrounding indigenous vegetation. Its modest scale, single-level form and recessive materials ensure it remains	Compliant

		subordinate to the steep landform and bush-clad backdrop, avoiding any loss of outlook or amenity for neighbouring or currently vacant sites.	
	<i>c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites;</i>	There is no loss of privacy to adjoining or potentially vacant sites, as the dwelling is positioned on the existing approved building platform, well separated from boundaries and visually contained by the surrounding indigenous vegetation. The single-level form, modest height and recessive design further reduce any potential overlooking, ensuring neighbouring sites retain their existing level of privacy and amenity.	Compliant
	<i>d. shading and loss of access to sunlight to adjoining sites;</i>	The dwelling will not result in shading or loss of access to sunlight for adjoining sites, as it is located on the existing elevated building platform, well separated from neighbouring boundaries, and surrounded by substantial indigenous vegetation that already defines the site's natural shading patterns. The single-level, modest built form and its position relative to the sun path ensure it does not cast additional shadowing beyond what currently occurs from the landform and existing	Compliant

		vegetation, preserving sunlight access and amenity for both developed and vacant neighbouring sites.	
	<i>e. landscaping; and</i>	Landscaping is inherently positive, as the proposal retains the existing indigenous vegetation that surrounds and visually contains the building platform, ensuring the dwelling remains recessive within the wider bush-clad environment. No additional vegetation clearance is required, and the natural backdrop provides effective screening, softening the built form and maintaining the strong natural character and amenity values of the coastal rural setting.	Compliant
	<i>f. natural hazard mitigation and site constraints.</i>	Natural hazard mitigation is appropriately addressed, with the dwelling located on the existing approved building platform, which is the most stable and least constrained part of the site. Geotechnical advice confirms only minor soil-creep risk, which is effectively managed through engineered foundations, setbacks from cut faces, and controlled stormwater disposal that avoids concentration of flows on steep slopes. No additional vegetation clearance or earthworks are required that could destabilise landform or increase erosion potential.	Compliant

		Overall, the proposal responds to site constraints in a conservative manner and does not introduce new hazard pathways, ensuring natural hazard risk remains low and appropriately mitigated.	
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	Setback		
RLZ-S3	Requirement	Comment	Compliance
	<i>a. the character and amenity values of the surrounding area;</i>	The proposal maintains the established character and amenity values of the surrounding coastal rural lifestyle environment, as the dwelling is modest in scale, visually recessive, and located entirely within the existing building platform. The retention of indigenous vegetation, limited earthworks, and use of muted materials ensure the spacious, bush-clad qualities, low-intensity development pattern, and high amenity values of the area remain dominant and unaffected.	Compliant
	<i>b. screening, planting and landscaping on the site;</i>	Screening, planting and landscaping on the site are inherently positive, as the proposal retains the substantial indigenous vegetation that already surrounds and encloses the building platform. This existing bush cover provides effective visual screening, softens the built form, and maintains the strong natural character of the coastal	Compliant

		rural environment. No additional vegetation clearance is required, and the dwelling's recessive design ensures it sits comfortably within the established landscape framework, reinforcing amenity values and preserving the site's natural qualities.	
	<i>c. the design and siting of the building or structure with respect to privacy and shading;</i>	The design and siting of the dwelling appropriately maintain privacy and avoid shading effects, as the building is positioned on the existing approved platform, well separated from all boundaries and visually enclosed by substantial indigenous vegetation. The single-level, modest form and recessive materials ensure there is no overlooking of neighbouring or potentially vacant sites, while its orientation and height avoid casting additional shading beyond what already occurs from the natural landform and surrounding bush. Overall, the proposal responds sensitively to its context, preserving both privacy and sunlight access within the wider environment.	Compliant
	<i>d. natural hazard mitigation and site constraints;</i>	Natural hazard mitigation is appropriately addressed, with the dwelling located on the existing approved building platform, which is the most stable and least constrained part of the site. Geotechnical	Compliant

		advice confirms only minor soil-creep risk, which is effectively managed through engineered foundations, setbacks from cut faces, and controlled stormwater disposal that avoids concentration of flows on steep slopes. No additional vegetation clearance or earthworks are required that could destabilise landform or increase erosion potential. Overall, the proposal responds to site constraints in a conservative manner and does not introduce new hazard pathways, ensuring natural hazard risk remains low and appropriately mitigated.	
	<i>e. the effectiveness of the proposed method for controlling stormwater;</i>	The proposed stormwater management approach is effective, as it relies on controlled disposal measures that avoid concentrating flows on the steep slopes surrounding the building platform. Stormwater is directed away from cut faces and managed in accordance with geotechnical recommendations, ensuring that runoff is dispersed safely without creating erosion, instability or adverse effects on natural landform. Because the dwelling is located on an existing platform with no additional impervious area beyond what can be readily	Compliant

		accommodated, the system is appropriately scaled, low-risk and well suited to the site's constraints, maintaining stability and protecting the surrounding environment.	
	<i>f. the safety and efficiency of the current or future access, egress on site and the roading network;</i>	The safety and efficiency of access and egress are appropriately maintained, as the dwelling utilises the existing formed driveway and approved building platform, avoiding any need for new vehicle crossings or alterations to the roading network. The access is already designed to safely accommodate low-volume rural residential use, with adequate width, gradient and manoeuvring space to ensure vehicles can enter and exit the site without conflict or obstruction. Because the proposal does not intensify activity or generate additional traffic beyond what is anticipated for a single dwelling, it has no adverse effect on the efficiency, capacity or safety of the surrounding rural road network.	Compliant
	<i>g. the impacts on existing and planned public walkways, reserves and esplanades;</i>	NA	Compliant

	<i>h. reverse sensitivity effects on primary production activities;</i>	Reverse sensitivity effects are appropriately avoided, as the dwelling maintains the low-intensity rural coastal character and does not introduce activities that would conflict with, constrain, or generate complaints about existing or future primary production activities in the surrounding area. The site is already approved for rural residential use, and the dwelling's modest scale, contained location on the existing building platform, and retention of surrounding indigenous vegetation ensure that typical rural activities such as noise, odour, or seasonal operations can continue without pressure for operational change. The proposal therefore fits comfortably within the rural environment and does not create any reverse sensitivity risk for primary production.	Compliant
	<i>i. the health and amenity impacts of dust from unsealed roads on habitable buildings;</i>	Dust effects from the unsealed road will not create adverse health or amenity impacts for the dwelling, as the site is elevated, well-set back from the road corridor, and buffered by substantial indigenous vegetation that naturally filters airborne particulates. The modest traffic volumes associated with rural lifestyle	Compliant

		activity further limit dust generation, and the dwelling's location on the existing approved building platform ensures separation distances are sufficient to avoid nuisance or reduced outdoor or indoor amenity. Overall, the proposal does not increase exposure to dust and maintains an appropriate level of residential health and amenity.	
	<i>j. The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor; and</i>	NA	Compliant
	<i>k. The safe and efficient operation of the rail network.</i>	NA	Compliant

OBJECTIVES AND POLICIES

FAR NORTH DISTRICT COUNCIL – OPERATIVE DISTRICT PLAN

The following objectives and policies are considered relevant when considering this application:

Chapter 10.7 Coastal Living

The objectives and policies seek to provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated and to preserve the overall natural character of the coastal environment by providing for an appropriate level of development. The proposed additions and alterations to the existing dwelling and proposed carport are considered modest and appropriate for this Coastal Living. Stormwater disposal is proposed to be undertaken in accordance with industry accepted practices, such as the use of

the existing swale and dispersal. The proposal is consistent with the above objectives and policies.

Chapter 12.4 Natural Hazards

The proposal is consistent with the objectives and policies of Chapter 12.4, which seek to ensure that subdivision, use and development do not increase natural hazard risk and are located, designed and managed in a way that maintains public and environmental safety. The dwelling is confined to the existing approved building platform, identified as the most stable and least constrained part of the site, thereby avoiding areas of higher hazard susceptibility. This responds directly to the chapter's direction to avoid locating development in hazard-prone areas where practicable.

The proposal incorporates appropriate mitigation measures, including engineered foundations, setbacks from cut faces, and stormwater management that avoids concentrating flows on steep slopes. These measures ensure that the development does not exacerbate erosion, instability or landslide risk, aligning with policies requiring development to reduce or not increase natural hazard vulnerability. No additional vegetation clearance or earthworks are proposed that could destabilise landform or alter natural drainage patterns, further supporting the chapter's emphasis on maintaining natural systems that contribute to hazard resilience.

Overall, the development adopts a conservative approach to site constraints, avoids creating new hazard pathways, and ensures that natural hazard risk remains low. The proposal therefore meets the intent of Chapter 12.4 by enabling appropriate rural residential use while safeguarding people, property and the environment from unacceptable natural hazard risk.

In summary it is concluded that this proposal satisfies the relevant matters requiring consideration under section 104.

FAR NORTH DISTRICT COUNCIL – PROPOSED DISTRICT PLAN

Part 2 – District-Wide Matters: Hazards and Risks – Natural Hazards

The proposal is consistent with the objectives and policies of Part 2 – District-Wide Matters: Hazards and Risks – Natural Hazards, which seek to ensure that land use and development do not increase the exposure or vulnerability of people and property to natural hazard events. The dwelling is located entirely within the existing approved building platform, avoiding steeper or more constrained parts of the site where instability, erosion or stormwater-related hazards may be more pronounced. By confining works to this established area and retaining surrounding indigenous vegetation, the development maintains natural landform stability and avoids creating new hazard pathways.

The policies emphasise the need for development to be appropriately designed and managed to reduce natural hazard risk. The proposal incorporates engineered foundations, safe stormwater dispersal, and standard rural fire-risk mitigation measures, ensuring that the dwelling does not exacerbate existing hazards and remains resilient to foreseeable natural hazard events. Overall, the development adopts a precautionary and risk-averse approach that aligns with the district-wide direction to safeguard people, property and the environment from unacceptable natural hazard risk.

PART 2 – DISTRICT-WIDE MATTERS - GENERAL DISTRICT-WIDE MATTERS - Coastal environment

The proposal is consistent with the objectives and policies for the Coastal Environment, which seek to protect natural character, maintain indigenous vegetation, and ensure that development is located and designed in a way that is sympathetic to coastal landscape values. The dwelling is confined to the existing approved building platform and does not require any additional vegetation clearance, earthworks, or modification of natural landform that could diminish coastal character. By retaining the surrounding indigenous bush and adopting a modest, recessive built form, the development remains visually contained and avoids adverse effects on the openness, naturalness, and landscape qualities that define the coastal environment.

Part 3 – Area Specific Matters – Zones - Rural Zones – Rural lifestyle

The above objectives and policies seek to ensure that the Rural Lifestyle Zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone. The proposal is consistent with the objectives and policies of the Rural Lifestyle Zone, as it maintains the low-intensity rural character, protects the natural landscape values, and ensures that built form remains subservient to the surrounding environment. The dwelling is confined to the existing approved building platform, avoids additional vegetation clearance, and does not increase the scale or intensity of rural residential activity beyond what is anticipated in the zone. By retaining the bush-clad setting, limiting earthworks, and adopting a modest, recessive design, the development preserves rural amenity, avoids reverse sensitivity effects, and supports the zone's purpose of providing rural living opportunities while safeguarding the environmental qualities and productive potential of the wider rural area.

In summary it is concluded that this proposal satisfies the relevant matters requiring consideration under section 104.

NATIONAL POLICY STATEMENTS

NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY

The National Policy Statement for Indigenous Biodiversity (NPS-IB) seeks to protect, maintain and enhance indigenous biodiversity, particularly Significant Natural Areas (SNAs), threatened species habitats, and areas that contribute to ecological integrity. The proposal is consistent with these objectives, as it is located entirely within an existing approved building platform and does not require any additional vegetation clearance. The surrounding indigenous vegetation, which contributes to the ecological character of the site and wider landscape, is fully retained. As a result, the development avoids adverse effects on indigenous biodiversity values and maintains the ecological functions provided by the existing vegetation cover.

The NPS-IB emphasises avoiding adverse effects on SNAs and managing effects on other areas of indigenous vegetation in a way that supports long-term ecological resilience. The site's indigenous vegetation is not identified as an SNA, and the proposal does not involve any encroachment into areas of ecological significance. By confining all works to the established platform and avoiding earthworks or vegetation removal outside this footprint, the development maintains the integrity of the surrounding bush and avoids fragmentation or loss of habitat. This approach aligns with the NPS-IB direction to avoid impacts where practicable and to adopt a precautionary approach in areas with potential ecological sensitivity.

The proposal also supports the NPS-IB's broader outcomes relating to landscape-scale biodiversity protection. Retention of the existing vegetation maintains natural landform stability, contributes to habitat continuity, and preserves the ecological context of the coastal rural environment. The dwelling's modest scale and recessive design ensure it integrates with the natural setting without diminishing indigenous biodiversity values.

Overall, the proposal is consistent with the objectives and policies of the NPS-IB, as it avoids adverse effects, maintains existing indigenous vegetation, and supports the long-term resilience of biodiversity within the site and surrounding landscape.

NATIONAL POLICY STATEMENT FOR NATURAL HAZARDS

The National Policy Statement for Natural Hazards (NPS-NH) directs decision-makers to ensure that land use and development avoid or appropriately mitigate natural hazard risks, and that new development does not increase the vulnerability of people, property, or the wider environment. In relation to this proposal:

- The National Policy Statement on Natural Hazards (NPS-NH) seeks to ensure that land use and development avoid or appropriately mitigate natural hazard risks, and that new development does not increase the exposure or vulnerability of people, property, or communities. The proposed dwelling is located entirely within the existing approved building platform, which represents the most stable and least constrained part of the site. This siting aligns with the NPS-NH direction to avoid high-risk hazard areas where

practicable and to place new development in locations with the lowest feasible hazard risk.

- The proposal does not introduce new hazard pathways or increase natural hazard vulnerability. Earthworks are minimal and limited to foundation preparation, and all surrounding indigenous vegetation is retained, preserving natural slope stability and erosion-reducing functions. Stormwater is managed in accordance with geotechnical recommendations, ensuring runoff is dispersed safely and does not concentrate flows on steep slopes or cut faces. These measures collectively ensure that the development does not exacerbate landslide, erosion, or instability risk, consistent with the NPS-NH requirement to avoid increasing natural hazard risk through inappropriate land modification.
- The dwelling's modest scale, single-level form, and engineered foundations further reduce exposure to natural hazards and demonstrate a risk-reduction approach consistent with national direction. The proposal does not intensify land use beyond what is already anticipated for a single rural residential dwelling and therefore does not increase the number of people or assets exposed to natural hazard risk. By maintaining natural systems, avoiding unnecessary earthworks, and incorporating appropriate mitigation measures, the development responds conservatively to site constraints and is consistent with the objectives and policies of the NPS-NH.

NATIONAL ENVIRONMENTAL STANDARD

NATIONAL ENVIRONMENTAL STANDARD FOR CONTAMINANTS IN SOIL (NES-CS) ASSESSMENT

The NES-CS applies when land has been used for an activity listed on the Hazardous Activities and Industries List (HAIL), and a person wishes to subdivide, change land use, or undertake soil disturbance. In this case:

- The site is not known or recorded to have been used for any HAIL activity.
- The proposal involves construction of a dwelling on an existing approved building platform with only minor earthworks required for foundations and services.
- No evidence has been identified through Council records, aerial imagery, or site history to suggest past activities such as horticulture, chemical storage, workshops, landfills, or other HAIL-listed uses.
- The landform is dominated by indigenous vegetation and rural residential activity, with no indicators of contamination risk.

Given the absence of any HAIL activity and the limited scale of earthworks, the NES-CS is not triggered. The proposal therefore does not require consent under the NES-CS, and no further assessment or investigation is necessary.

PART II OF THE RESOURCE MANAGEMENT ACT

Part II of the Act sets out the Purpose and Principles. This proposal is in keeping with Part II as the effects of the proposal on the environment will be minor and the proposal will not compromise the ability of this site to be used by existing and future generations, also the life supporting capacity of air, water, soil and ecosystems will not be compromised.

Section 5 of the Resource Management Act 1991 (the Act) describes the Purpose and Principles of the Act and provides a definition of 'sustainable management' which includes reference to managing the use and development of natural and physical resources at a rate that allows people and communities to provide for their wellbeing, whilst avoiding, remedying and mitigating any adverse effects of activities on the environment. This involves sustaining resource potential (excluding minerals), safeguarding the life supporting capacity of air, water, soil and ecosystems and avoiding, remedying or mitigating adverse effects. The effects of this proposal on the environment have been described above. The proposal is considered to be consistent with the Purposed and Principles outlined above as the effects on character and amenity will be no more than minor. Further any potential effects can be adequately avoided, remedied and mitigated.

Section 6 of the Act requires all persons exercising functions and powers under the Act to recognise and provide for matters of national importance in relation to the natural character of the coastal environment, wetlands, lakes and rivers and the protection of them from inappropriate subdivision use and development. Outstanding natural features and landscapes are also to be protected from inappropriate subdivision, use and development. The proposal is considered to be consistent with section 6 of the Act as there are considered to be no matters of national importance on this site.

Section 7 relates to other matters that are to which regard must be had in achieving the sustainable management of natural and physical resources: The proposed shed is considered to be consistent with the provisions of the section of the Act.

Section 8 requires that account shall be taken of the principles of the Treaty of Waitangi. The proposal is considered to be consistent with the matters outlined in Section 8.

Overall, it is considered that the proposal is in keeping with Part II of the Resource Management Act 1991.

CONCLUSION

It is concluded that the proposal to construct a new dwelling and associated works will have less than minor adverse effects on the surrounding environment. Further the proposed activity is considered to be in keeping with the relevant assessment criteria, objectives and policies set out in Far North District Plan (Operative and Proposed).

As a result of the above granting consent to this proposal will be in keeping with the provisions set out in Part II of the Resource Management Act 1991 and sections 104 and 104B.

Appendix 1 – Record of Title

Appendix 3 – Geotechnical Report

Appendix 4 – Fire Fighting Approval

Appendix 5 – Wastewater Report



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

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




R.W. Muir
Registrar-General
of Land

Identifier **286171**
Land Registration District **North Auckland**
Date Issued 11 June 2007

Prior References
60523

Estate Fee Simple
Area 8019 square metres more or less
Legal Description Lot 2 Deposited Plan 370303
Registered Owners
Paula Jane Edwards and Rochelle Anne Sewell

Interests

Subject to a right of way and rights to convey power supply and convey telecommunications supply over part marked J on DP 370303 created by Transfer D491861.2 - 29.3.2000 at 2.28 pm

D610636.1 Open Space Covenant pursuant to Section 22 Queen Elizabeth the Second National Trust Act 1977 - 6.6.2001 at 3.42 pm

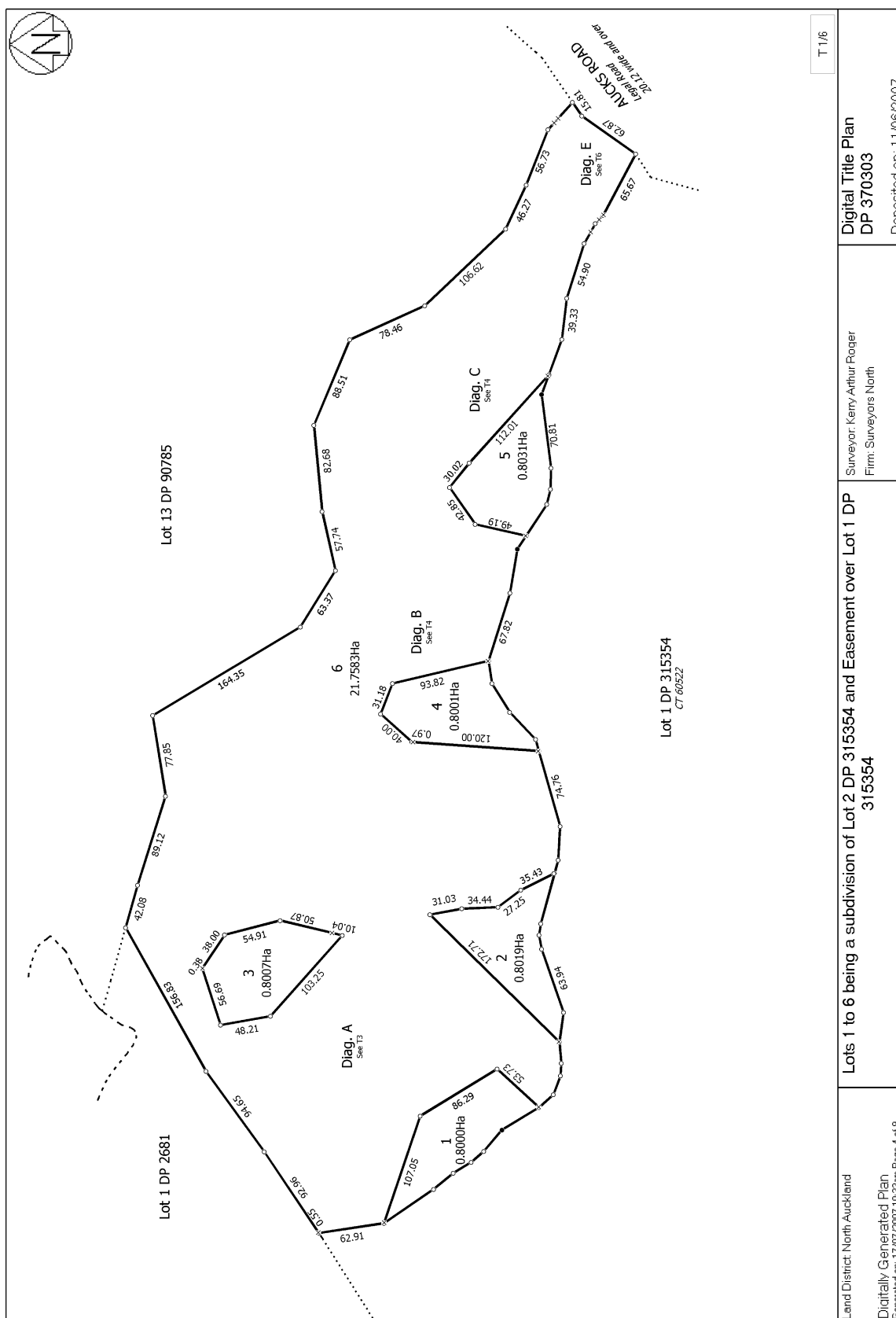
Appurtenant hereto is a right of way and rights to supply telecommunications and electricity created by Easement Instrument 5490701.3 - 17.2.2003 at 9:00 am

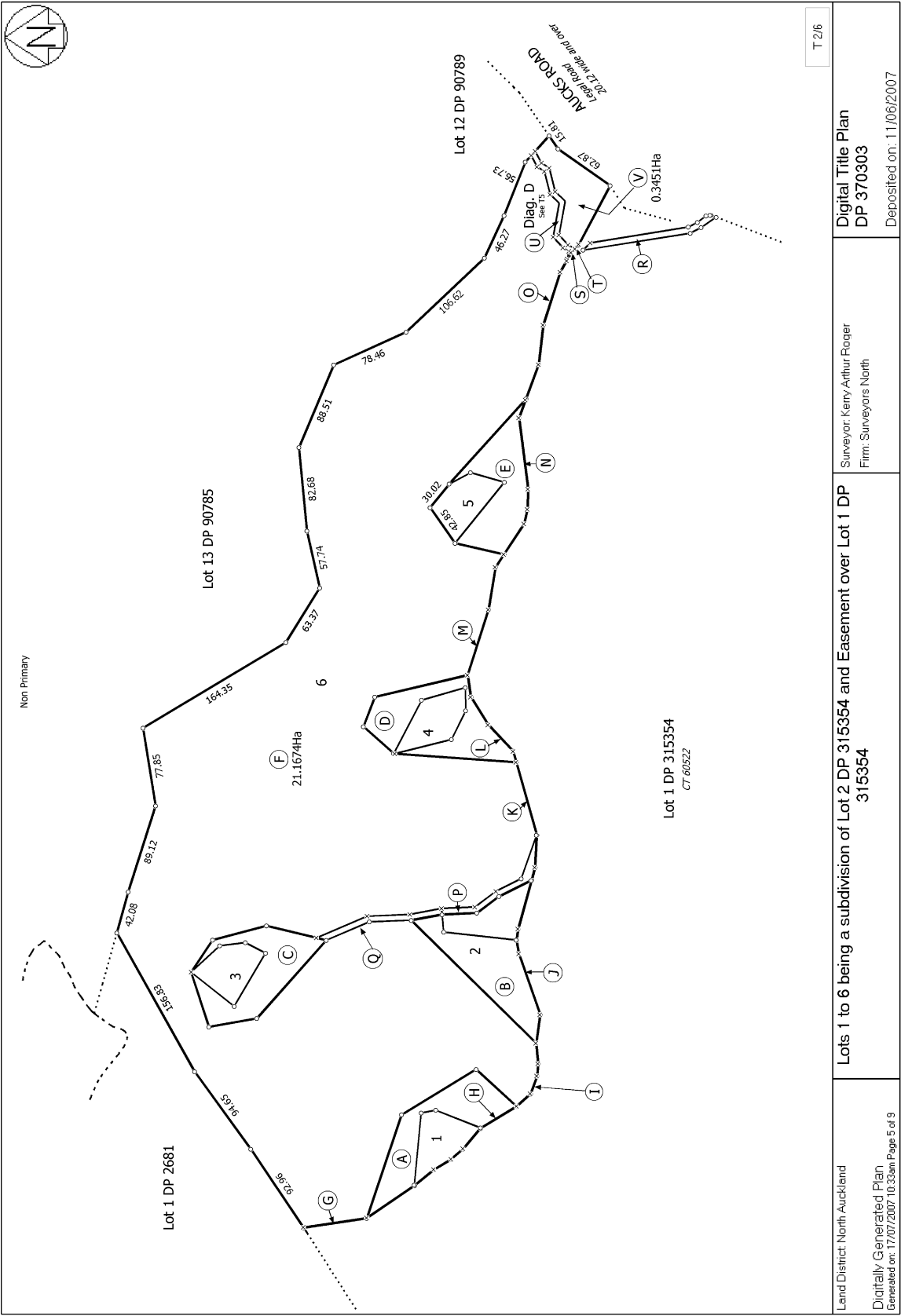
The easements created by Easement Instrument 5490701.3 are subject to Section 243 (a) Resource Management Act 1991 7411707.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.6.2007 at 9:00 am

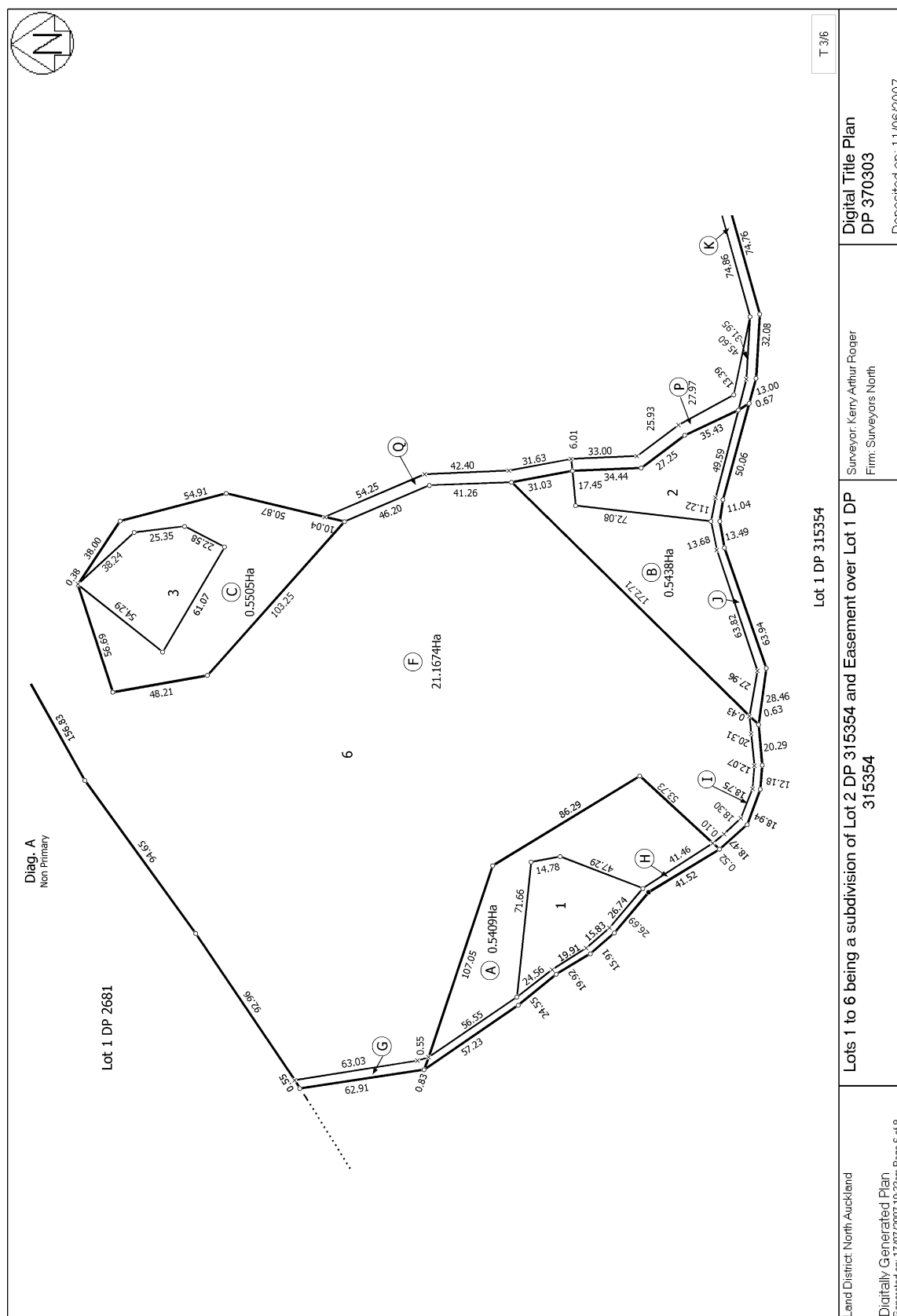
Subject to a right of way, electricity and telecommunication supply easements over part marked J on DP 370303 created by Easement Instrument 7411707.3 - 11.6.2007 at 9:00 am

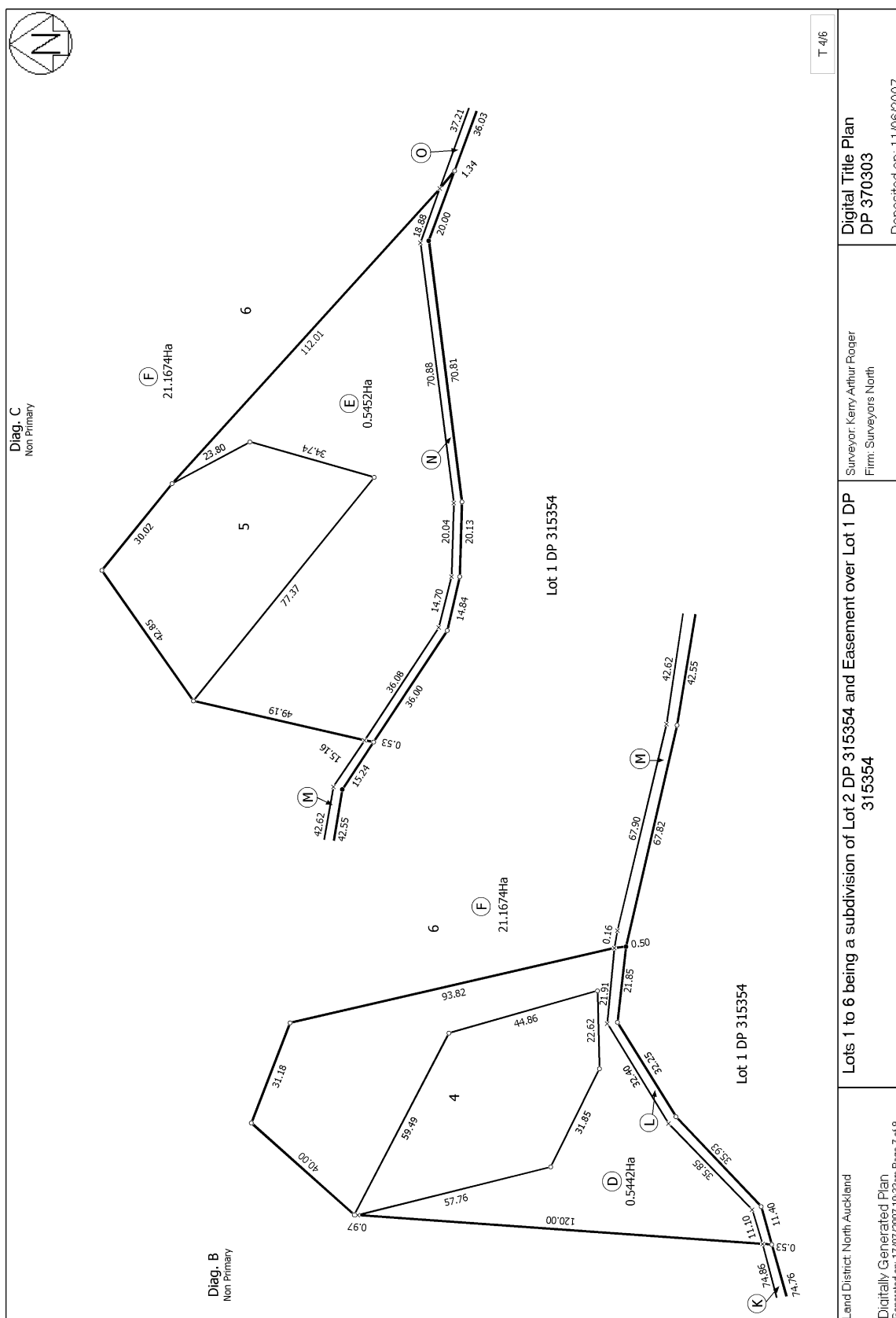
Appurtenant hereto is a right of way, electricity and telecommunication supply easements created by Easement Instrument 7411707.3 - 11.6.2007 at 9:00 am

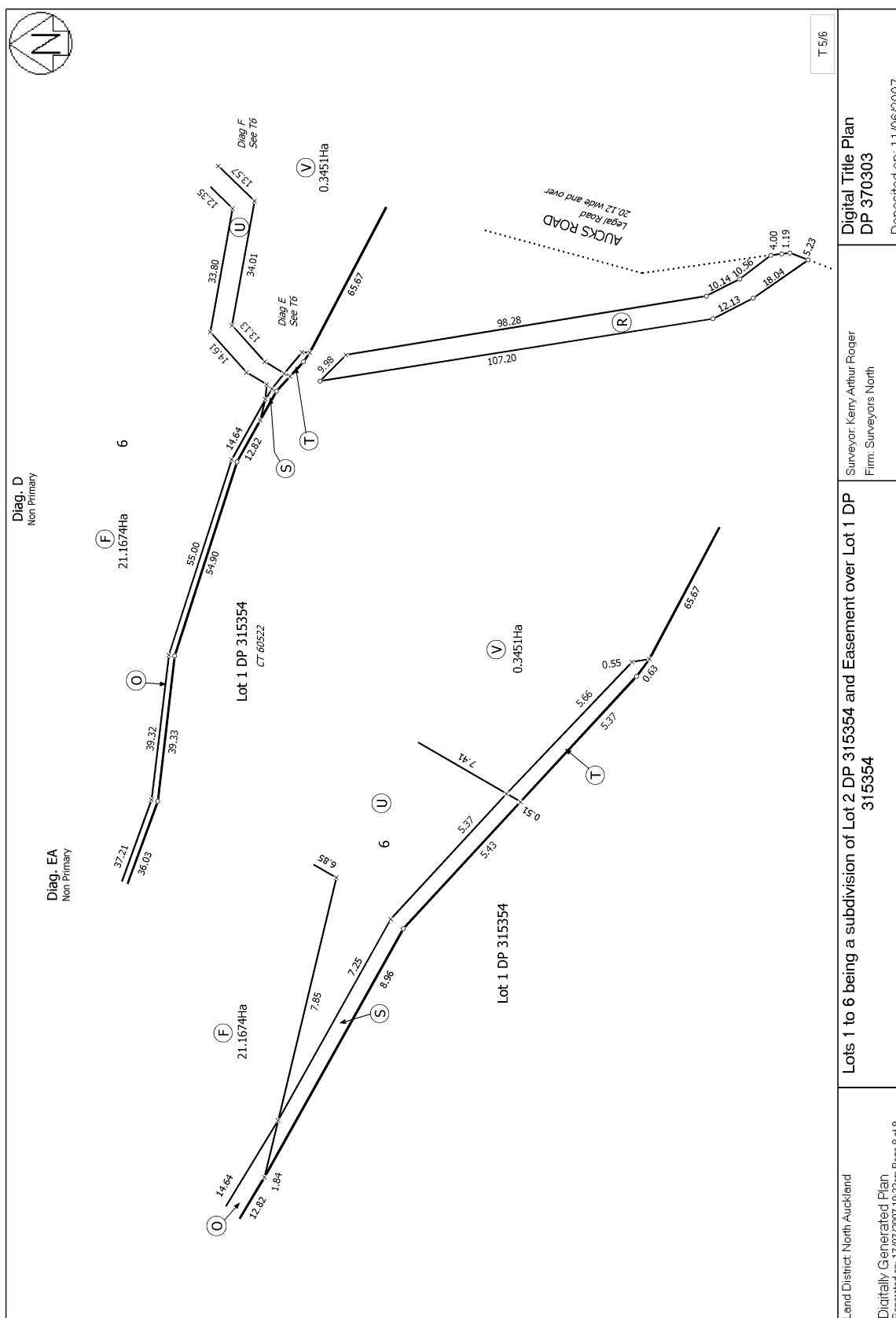
The easements created by Easement Instrument 7411707.3 are subject to Section 243 (a) Resource Management Act 1991

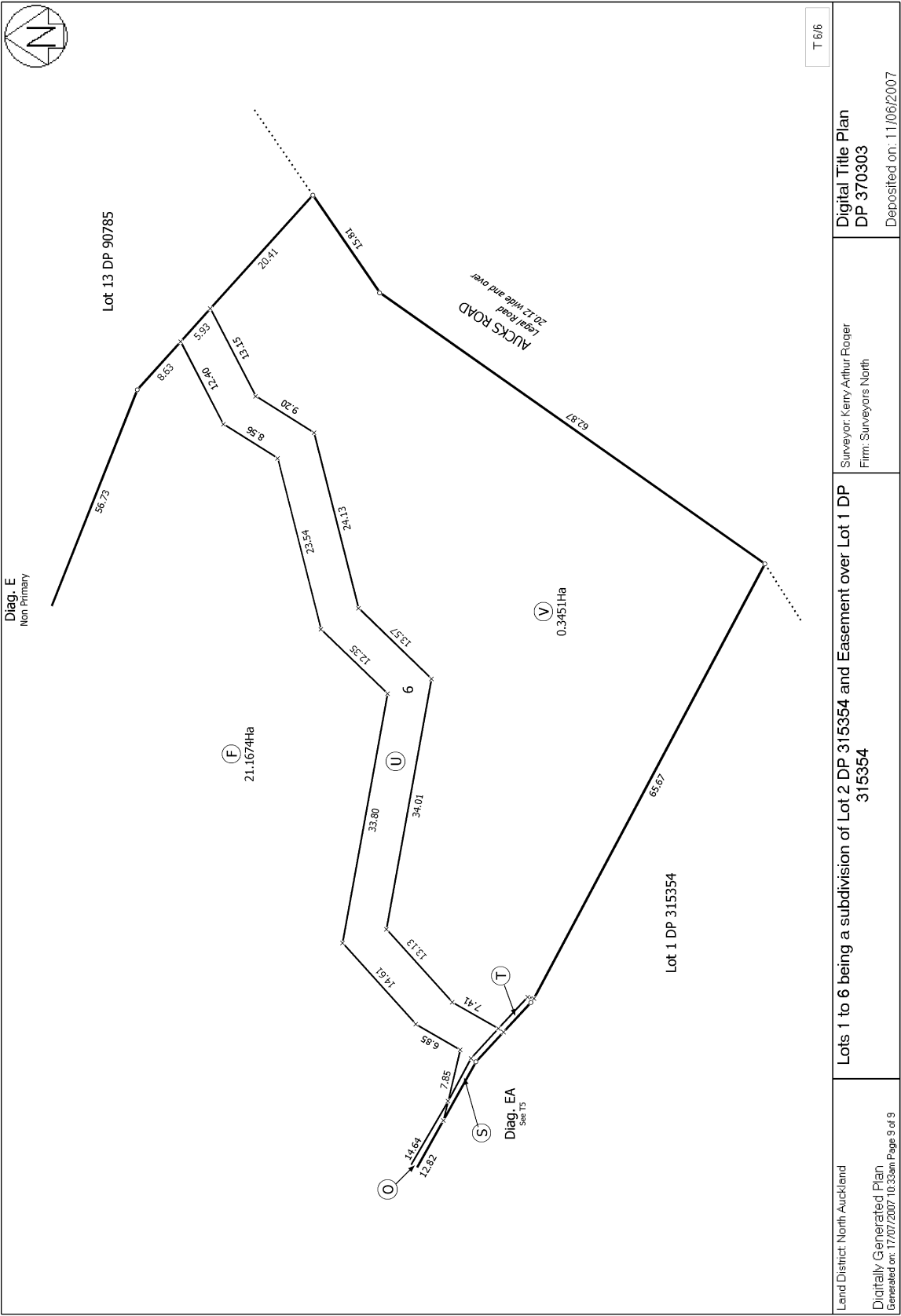








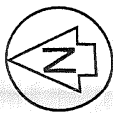




Approvals
Registered Owners:

Registered Owners:

Wairaro Park Limited
Directors
Capt. J.L. & B.M. Boxerup



PROPOSED OPEN SPACE COVENANT SCHEDULE		
SHOWN	DESCRIPTION	AREA
(A)	PT Lot 2 DP2681	26.0 ha

Field Inspection by Cliff Hart on
the 3rd August 1999.

Total Area 26.0 ha (approx)

Comprised in CT 18D/1186

being a person entitled to practise as a registered superior craftsman that

(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.

(b) This dataset is accurate and has been created in accordance with that Act and those Regulations.

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Field Book

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Q.

Handbook _____ p. _____
Reference Plans OP 180736

DP 180736

Examined *B. Mac* & correct

Page #	Content
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1

Approved for Open Space Covenant *W.L. Minkley*

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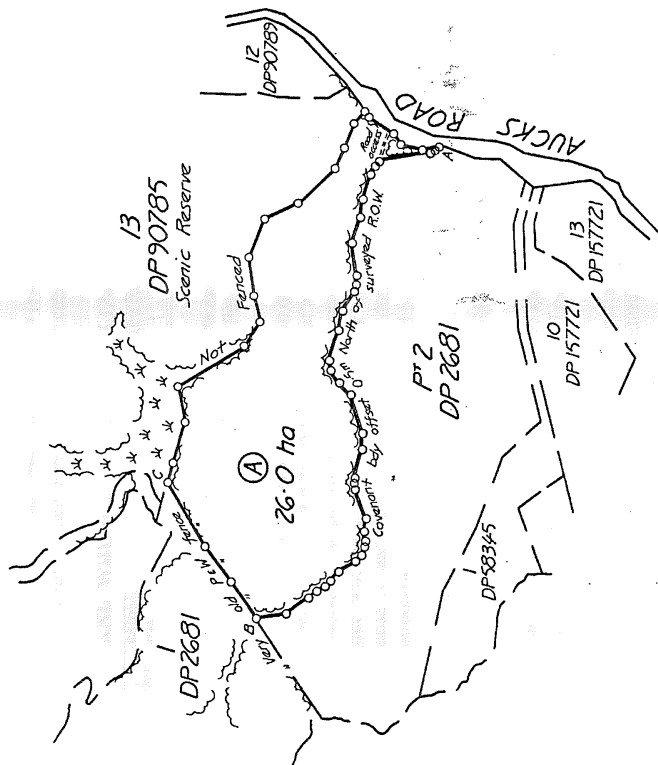
TERRITORIAL AUTHORITY *Far North District*
 Surveyed by *Lands & Survey Northland*
 Scale 1: *7500 approx* Date *August 1999*

QUEEN ELIZABETH II NATIONAL TRUST
OPEN SPACE COVENANT WITHIN
PT 1 of 2 DP22681

LAND DISTRICT North Auckland
Survey Blk. & Dist. V Russell
NZMS 261 Sheet Q05 Record Map No.

DIAGRAM A

Scale 1:7500



KEY

A-B Covenant boundary offset 0.5m North of surveyed R.O.W.

B-C Very old P, W Fence

C-4 Not Fenced

Photograph: Neg 237199
Flown: 9th September 1993

OPEN SPACE COVENANT

(Pursuant to Section 22 of the Queen Elizabeth the Second National Trust Act 1977)

WHEREAS WAIRORO PARK LIMITED

(hereinafter called "**the Covenantor**") is registered as proprietor of an estate as set out in the Schedule of Land hereto (hereinafter called "**the land**")

AND WHEREAS the **QUEEN ELIZABETH THE SECOND NATIONAL TRUST** established by the Queen Elizabeth the Second National Trust Act 1977 (hereinafter called "**the Trust**") is authorised by that Act to obtain open space covenants over any private land

AND WHEREAS the Covenantor has agreed to enter into an open space covenant with the Trust for the purpose set forth in the First Schedule hereto

NOW THEREFORE in consideration of the covenants and conditions hereinafter contained **THESE PRESENTS WITNESS** that in pursuance of the said agreement and by virtue of Section 22 of the Act the Covenantor and the Trust with the intent and so as to bind the land into whosoever hands the same may come **MUTUALLY COVENANT** at all times to observe and perform the respective duties and obligations imposed by the restrictions, stipulations and agreements contained in the Schedules hereto to the end and intent that the same shall bind the land in perpetuity.

FIRST SCHEDULE

The Purpose of the within written open space covenant is to achieve the following open space objectives of the Covenantor and the Trust:

- a) To protect and maintain the open space values of the land.
- b) To protect and enhance the natural character of the land with particular regard to the indigenous flora and fauna.
- c) To protect the landscape amenity of the bush on the land.

SECOND SCHEDULE

Interpretations, restrictions, stipulations and agreements

1. In the Deed unless the context otherwise requires:-

"**Act**" means the Queen Elizabeth the Second National Trust Act 1977.

"**Board**" means the Board of Directors of the Queen Elizabeth the Second National Trust.

"**Covenantor**" means the "**Owner**" who entered into this covenant with the Trust.

"**Trust Manager**" means the person appointed under Section 18(1)(a) of the Act.

Handwritten signature and initials, possibly 'JAS' and 'was', with 'TRP' written below.

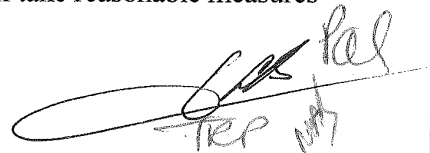
"Owner" means the person or persons who from time to time are registered as the proprietor(s) of **"the land"**.

"the land" means the property or part thereof defined as subject to this covenant and as shown on the plan annexed to this Deed.

2. No act or thing shall be done or placed or permitted to be done or remain upon the land which in the opinion of the Board materially alters the actual appearance or condition of the land or is prejudicial to the land as an area of open space as defined in the Act.

In particular, on and in respect of the land, except with the prior written consent of the Board, or as outlined in the Third Schedule, the Owner shall not:

- (a) Fell, remove, burn or take any native trees, shrubs or plants of any kind.
 - (b) Plant, sow or scatter any trees, shrubs or plants or the seed of any trees, shrubs or plants other than local native flora, or introduce any substance injurious to plant life except in the control of pest plants.
 - (c) Mark, paint, deface, blast, move or remove any rock or stone or in any way disturb the ground.
 - (d) Construct, erect or allow to be erected, any new buildings or make exterior alterations to existing buildings.
 - (e) Erect, display or permit to be erected or displayed, any sign, notice, hoarding or advertising matter of any kind.
 - (f) Carry out any prospecting or exploration for, or mining or quarrying of any minerals, petroleum, or other substance or deposit.
 - (g) Dump, pile or otherwise store any rubbish or other materials, except in the course of maintenance or approved construction, provided however that after the completion of any such work all rubbish and materials not wanted for the time being are removed and the land left in a clean and tidy condition.
 - (h) Effect a subdivision as defined in the Resource Management Act 1991.
 - (i) Allow cattle, sheep, horses, or other livestock to enter, graze, feed or otherwise be present provided, however, that they may graze up to any approved fenceline on the perimeter of the land.
3. In considering any request by the Owner for an approval in terms of Clause 2 hereof, the Board will not unreasonably withhold its consent if it is satisfied that the proposed work is in accordance with the aim and purpose of the covenant as contained in the First Schedule.
4. Except with the prior written consent of the Board, no action shall be taken or thing done, either on the land or elsewhere, which will in any way cause deterioration in the natural flow, supply, quantity, or quality of any river, stream, lake, pond, marsh, or any other water resource affecting the land.
5. The Owner shall notify the Trust of any advice received from any power authority, mining company, or other body or person of the intention to erect utility transmission lines or carry out any prospecting, exploration, mining or quarrying on the land and shall not signify any concurrence in relation to the proposed work without the written permission of the Board.
- 6.(i) The Owner shall continue to comply with the provisions of the Biosecurity Act 1993 and all amendments thereto provided, however, that the Owner may request assistance from the Trust in carrying out the aforementioned responsibility.
- 6.(ii) That in keeping with the aims and purposes of this covenant the Owner shall continue to comply with the Wild Animal Control Act 1977 and shall take reasonable measures for the control of wild animals as defined in the Act.

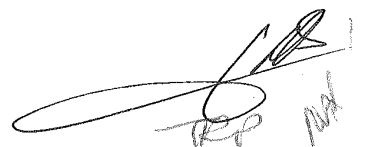
Handwritten signature and initials, possibly "TRP" and "MAY", with a large flourish.

7. The Owner shall keep all fences and gates on the boundary of the land in good order and condition and will accept responsibility for all repairs. Except as provided for in Clause 8 herein rebuilding or replacement of all such fences and gates will be the responsibility of the Owner.
8. The Trust shall repair and replace to its former condition any fence, gate or other improvement on the land which may have been damaged in the course of the Trust exercising any of the rights conferred by the covenant.
9. Subject to any conditions mutually agreed between the Trust and the Owner, members of the public shall have freedom of entry and access to the land with the prior permission of the Owner.
10. The Owner may approve the use of firearms, traps or the safe use of poison by any person or persons for the eradication of pest animals on the land.
11. The Trust, through its officers, agents or servants, may at all times enter upon the land for the purpose of viewing the state and condition thereof. In exercising this right, any officer, agent or servant of the Trust will notify the Owner in advance.
12. Any consent, approval, authorisation or notice to be given by the Trust shall be sufficient if given in writing signed by the Trust Manager and delivered or sent by ordinary post to the last known residential or official address of the Owner or to the solicitor acting on behalf of the Owner.
13. The Owner or the Trust may at any time during the term of this covenant, by mutual agreement, carry out any works or improvements, or take any action either jointly or individually, or vary the terms of this covenant to ensure the more appropriate preservation of the land as an open space in terms of the Act provided, however, such agreement is not contrary to the aim and purpose of this covenant.
14. The Trust may revoke this covenant if all the members of the Board are satisfied that by reason of any change in the character of the land or of any other circumstances which the Board may deem sufficiently material, this covenant ought to be deemed obsolete, or that the continued existence thereof would impede the reasonable use of the land without securing any practical benefit consistent with the purpose of the Act.
15. Nothing in these presents hereinbefore contained shall be deemed to render the Covenantor personally liable for any breach of these covenants and conditions committed after the Covenantor shall have ceased to be the Owner.
16. The Owner shall notify the Trust of any change of ownership or control of all or any part of the land, and shall supply the Trust with the name and address of the new owner.
17. If at any time prior to registration hereof by the District Land Registrar the Owner desires to sell or otherwise dispose of all or any part of the land such sale or disposition shall be made expressly subject to the restrictions, stipulations and agreements contained in the Second Schedule hereto.

Handwritten signature and initials, possibly "SRP" and "MMS", with a large flourish.

THIRD SCHEDULE

1. The Owner may, after prior consultation with the Trust as to route, create walking tracks through the bush on the land and maintain same.
2. The Owner may, after prior consultation with the Trust as to siting and design, provided necessary consents are obtained from the territorial authorities, subdivide the land into no more than five new allotments and create a building site of a maximum area of 2,500 square metres with access thereto on each new allotment AND FURTHER the Owner may construct and maintain a dwelling and associated amenities on each building site so created PROVIDED THAT the Owner will ensure domestic pets which could be a threat to the indigenous flora and fauna protected by this Deed are kept under strict control.
3. In accordance with clause 9 of the Second Schedule of this Deed, the Trust and the Owner have mutually agreed the Owner shall have the sole right to determine whether or not any member of the public may have entry and access to the land.

Handwritten signature and initials in the bottom right corner of the page.

SCHEDULE OF LAND

Land Registry:
Estate:

NORTH AUCKLAND
fee simple

Area:

A = 26.0 hectares

Lot & D.P. No.
(other legal description)

Part Lot 2
DP 2681
Block V
Russell Survey District
Shown as area A on SO 70061

Part Certificate of Title:

18D/1186

IN WITNESS WHEREOF this memorandum has been executed
this 19th day of April 1999

by:

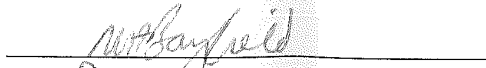
WAIRORO PARK LIMITED

as Covenantor



THE COMMON SEAL of the QUEEN
ELIZABETH THE SECOND NATIONAL
TRUST was hereto affixed in the
presence of:

Chairman



Director



Trust Manager



OPEN SPACE COVENANT

Pursuant to Section 22 of
the Queen Elizabeth the
Second National Trust
Act 1977.

Correct for the
purposes of the Land
Transfer Act.

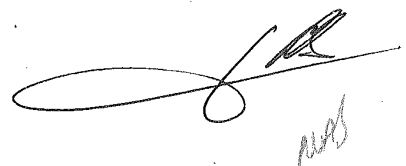
WAIRORO PARK LIMITED
Covenantor



Trust Manager
being a person authorised
by the Trust to certify on
its behalf.

AND

**THE QUEEN ELIZABETH THE
SECOND NATIONAL TRUST**

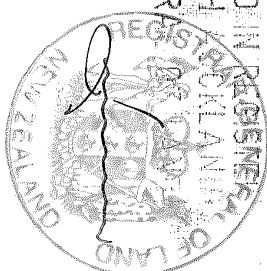


LINZ COPY

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**PARTICULARS ENTERED IN REGISTRY
LAND REGISTRY NORTH
for REGISTRAR-GENERAL**

3-21





Far North
District Council

CONO 7411707.1 Consen

Cpy - 01/04, Pgs - 003, 11/06/07, 10:34



DocID: 312907057

20 MAR 2007

Private Bag 752, Memorial Ave

Kaikōhe 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

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2050477
the Subdivision of Lot 2 DP 315354
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (C)(ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified under each condition below.

SCHEDULE

Lots 1 – 6 DP 370303

- i. No occupier of the land shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as ferrets and cats) which have the potential to be kiwi predators. On any site where dogs are to be kept dog proof fencing shall be erected to prevent possible uncontrolled dog intrusion into the bush on the land. All dogs on the properties outside of the dog proof areas shall be under direct control at all times (including those belonging to trade workers during the construction phase).
- ii. All buildings will require Engineer designed foundations. The details of which are to be provided with any building consent application.
- iii. Waste wastewater treatment and disposal shall be in accordance with TP 58 and specifically designed by a Chartered Professional Engineer.
- iv. All properties shall adhere to the requirements as specified in the Open Space Document variation covenant prepared through the Queen Elizabeth II National Trust dated 11th August 2003.

- v. All buildings on the respective lots shall be limited to the building envelopes as referred to condition 2(b) of Resource Consent 2050477.
- vi. The colours of all buildings are to comply with British Standard Specification BS5252 colour range and have a reflectance value of 30% or less.

SIGNED:


By the FAR NORTH DISTRICT COUNCIL Mr Pat Killalea
Under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this *16th* day of *May* 2007

Landonline User ID: LAWFACTORLAU

LODGING FIRM: LAWFACTOR LIMITED

Address

08 / 06 / 07 (1)

Uplifting Box Number:

83

ASSOCIATED FIRM:

MCLEODS LAWYERS

Client Code / Ref:

51790/2 BOEROP

HEREWITH

Survey Plan (#)

Title Plan (#)

Traverse Sheets (#)

Field Notes (#)

Calc Sheets (#)

Survey Report

Dealing / SJD Number
(LINZ Use only)

Priority Barcode Date Stamp
(LINZ use only)



CONO 7411707.1 Consen
Cpy - 02/04, Pgs - 003, 11/06/07, 10:34

Copies
(inc. original)
DocID: 312907057

370303

Rejected Dealing Number:

Other (state)

Priority Order	CT Ref	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTITITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEE'S \$ GST INCLUSIVE
1	60523	CONO	FAR NORTH DISTRICT COUNCIL	50.00							\$50.00
2	AS ABOVE	OCT	WAIRORO PARK LTD					6	\$636		\$636.00
3	286170-286174 INC 342720, 60522	EI	WAIRORO PARK LTD TO WAIRORO PARK LTD	50.00	1	\$2					\$52.00
4											
5											
6											

Land Information New Zealand Lodgement Form

Anticipation LINZ Use only

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

LINZ Form P005 - PDF

Original Signatures? _____

Subtotal (for this page)	\$738.00
Total for this dealing	\$738.00
Loss Fees paid on Dealing #	
Cash/Cheque enclosed for	\$738.00



Home Starter Pack

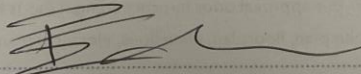
Authorisation for Council

As the legal owner of property at: 206D Aucks Rd Russell

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

Date: 05/11/25 Home Consultant: Chris Peterson

Client/s Name/s: Paul Edwards

Client/s Signature: 

Help us Support Starship:

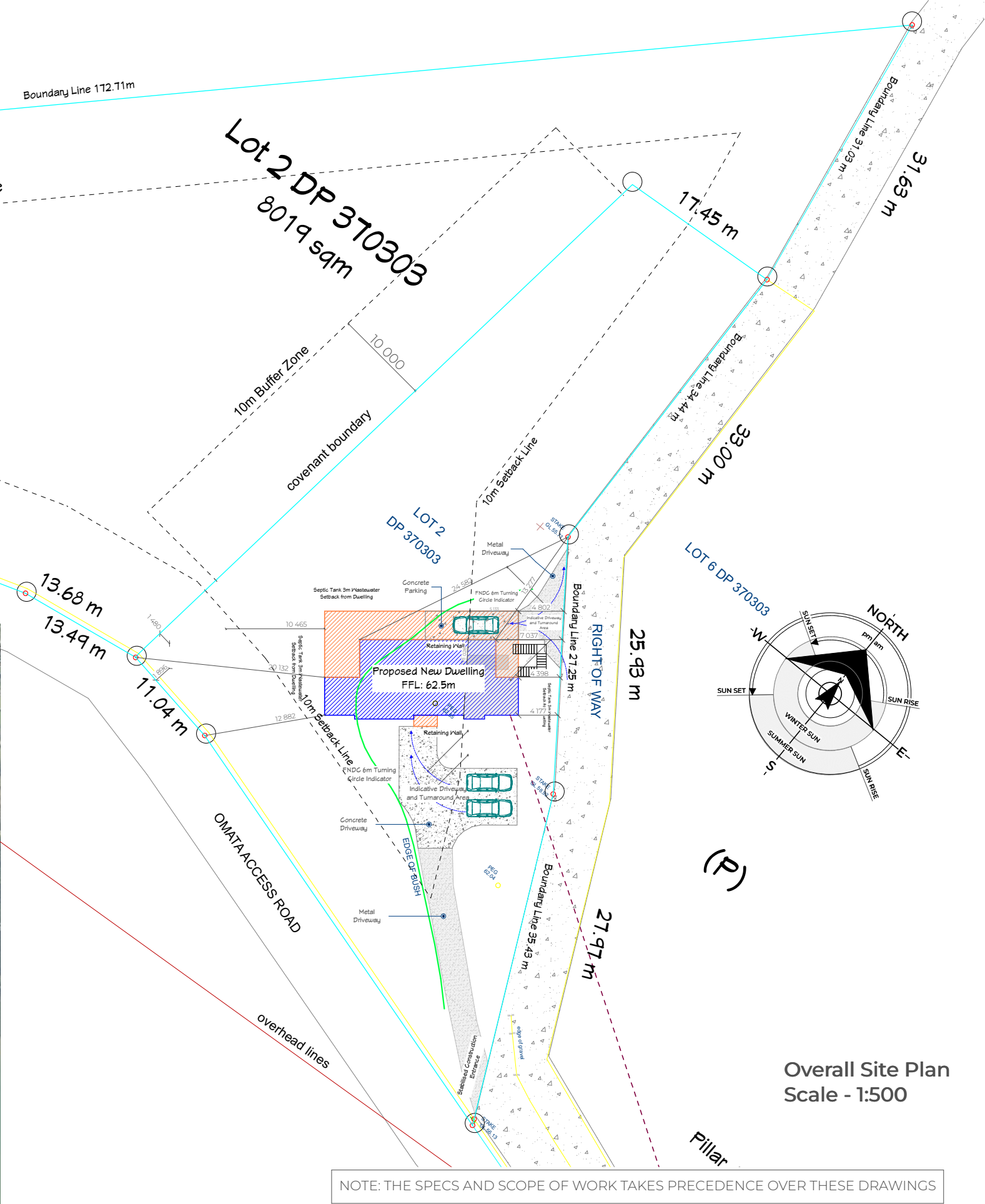
Advance Build are thrilled to have come on board as a partner of the Starship Foundation in support of Starship children's hospital. We are inviting you to help us fundraise as we want to help ensure kiwi kids get the best level of care.

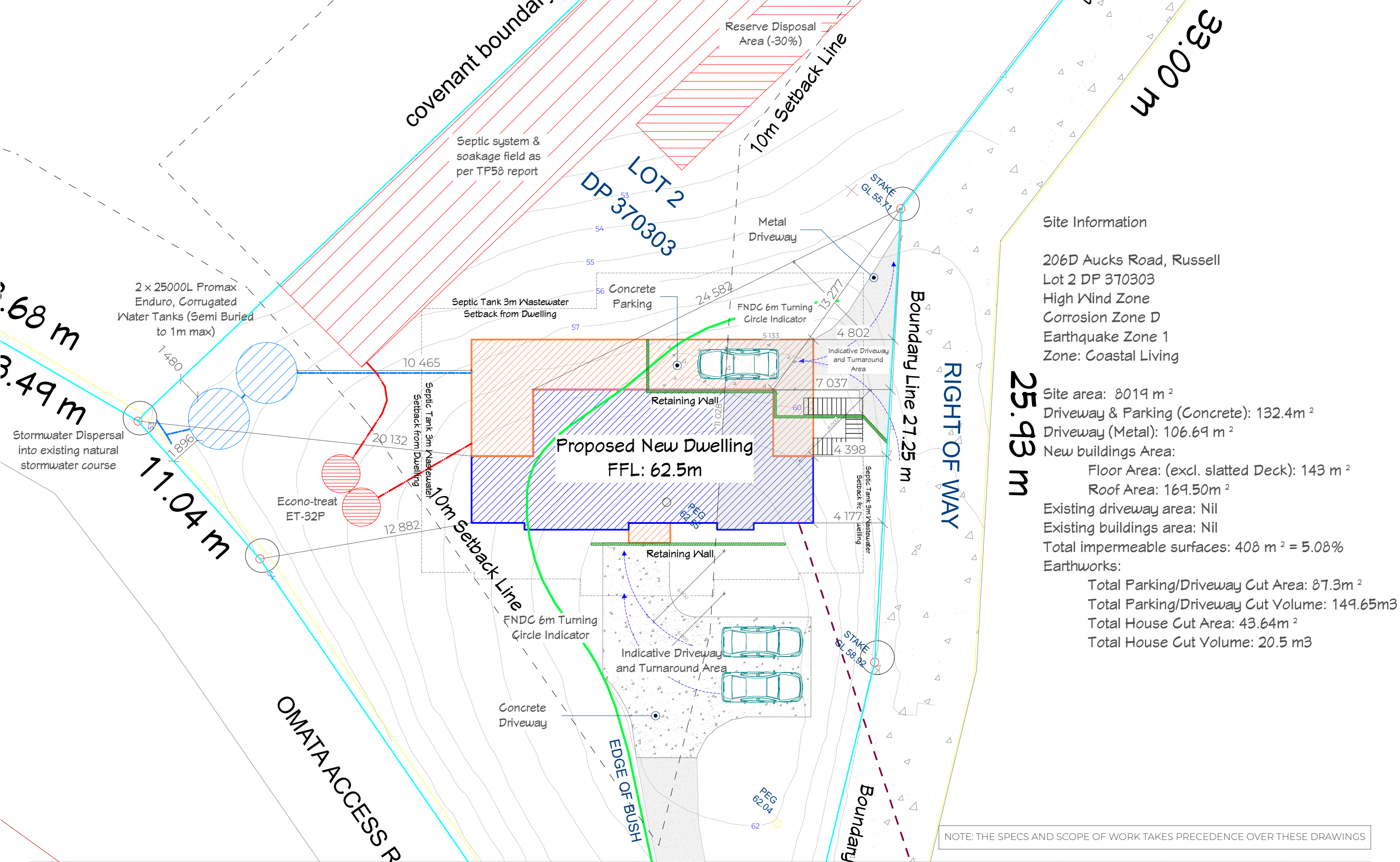


To donate either \$30, \$50, \$100, \$200 or \$500
please scan the QR Code. We appreciate your support!

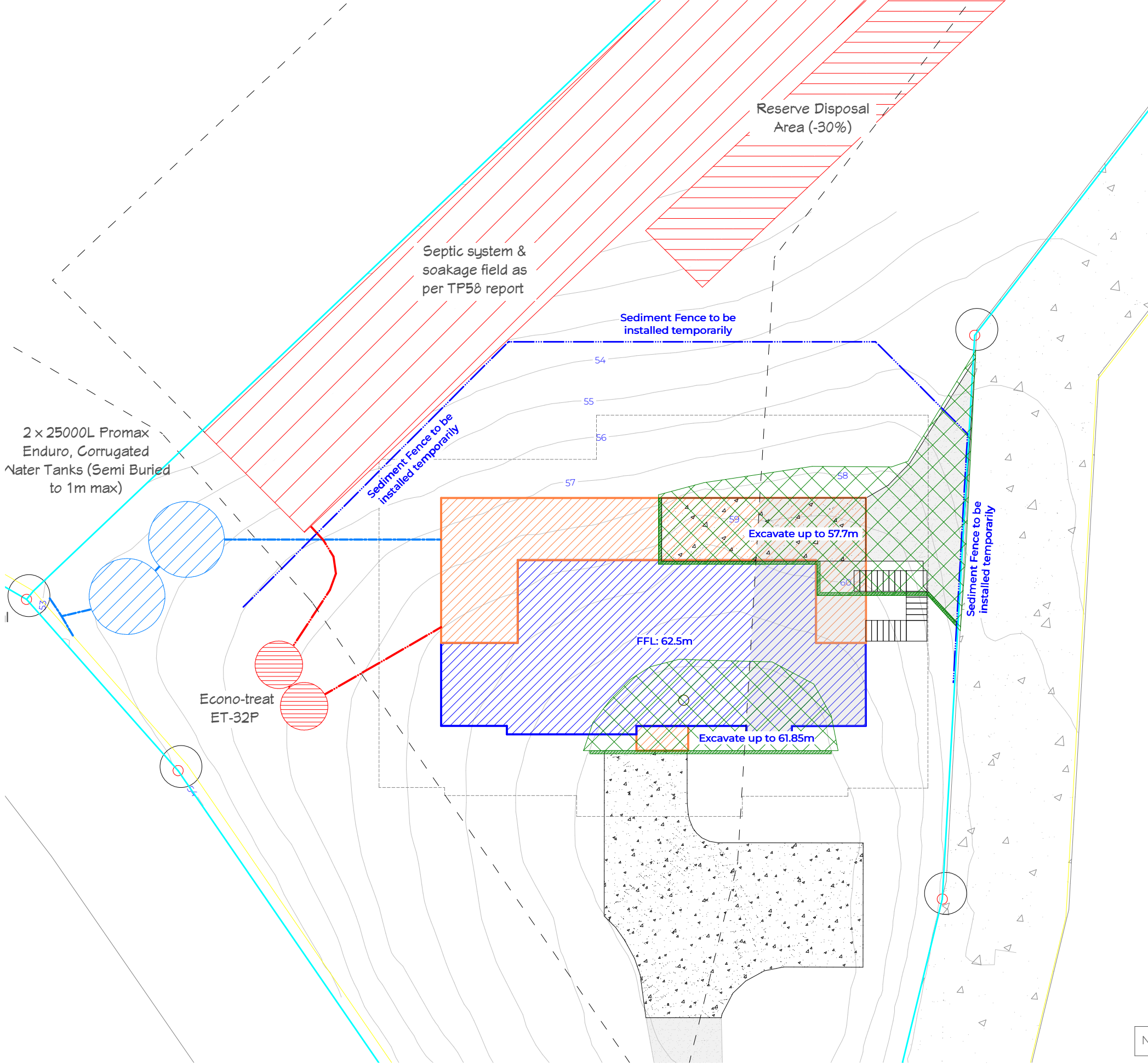


NB: Boundary Lines are Indicative Only



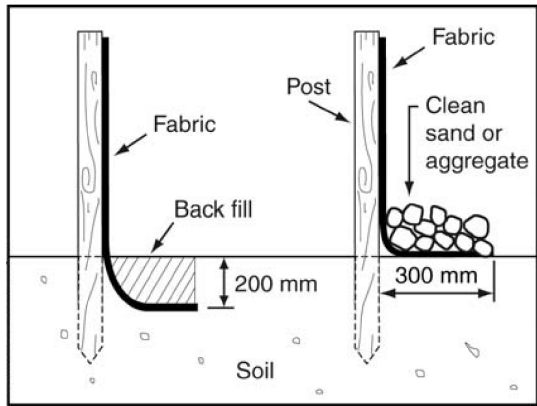
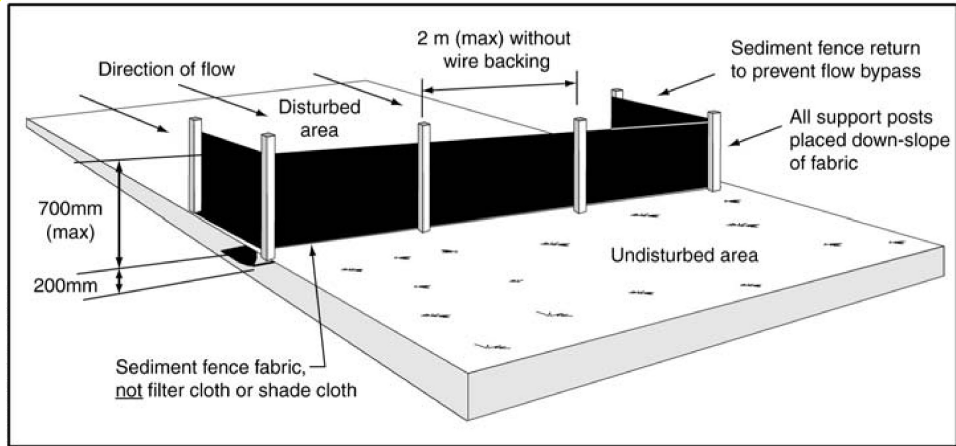


 A smarter move 2077 SH 10, WAIPAPA, 0295 0800 FAST BUILD	JOB TITLE: Paula Jane Edwards	DRAWING TITLE: Site Plan	LEGAL DESCRIPTION: Lot 2 DP 370303 FULL ADDRESS: 206D Aucks Road, Russell Factory Build	NOTES: Verify all dimensions on site before work. Refer to figured dimensions. Refer any discrepancies to Advance Manufacturing Ltd. This document and the copy right remain the property of Advance Manufacturing Ltd. The contents of this document may not be reproduced either in whole or in part by any other means whatsoever without the prior written consent of Advance Manufacturing Ltd. © 2026 Advance Manufacturing	STAGE: Resource Consent	CREATED: 17/07/2026	DRAWN: Kris		SHEET: A1.02 DATE:
					VERSION: C01				
					REVISION:	BY:	DATE:	TECHNICIAN: Lyza	
					Drawn: WD:	Kris Lyza	11/11/2025 17/07/2026	JOB # EDS1309	



Safety Information (F5/AS1 Building Code)
As per F5/AS1 "Barriers are not necessary for domestic dwellings up to 2 storey's above ground level unless specific hazards exist" All hazards during the relocation and construction on site must be avoided by complying with the Clauses contained within in F5/AS1 of the building code

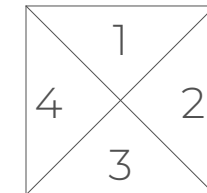
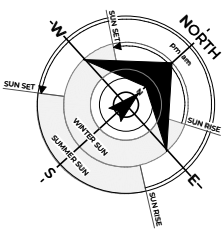
1. All Erosion and Sediment control structures to be inspected each working day maintained in good working order.
2. All ground cover vegetation outside the immediate building are to be preserved during the building phase.
3. All erosion and sediment control measures to be installed prior to commencement of major earthworks.
4. Stackpile of clay materials to be covered with impervious sheet.
5. roof water downpipes to be connected to the permanent underground stormwater system as soon as practical after roof is laid.
6. No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed lot.
7. The property is to be fenced during any construction or hazard on site



Sediment Fence Construction Details

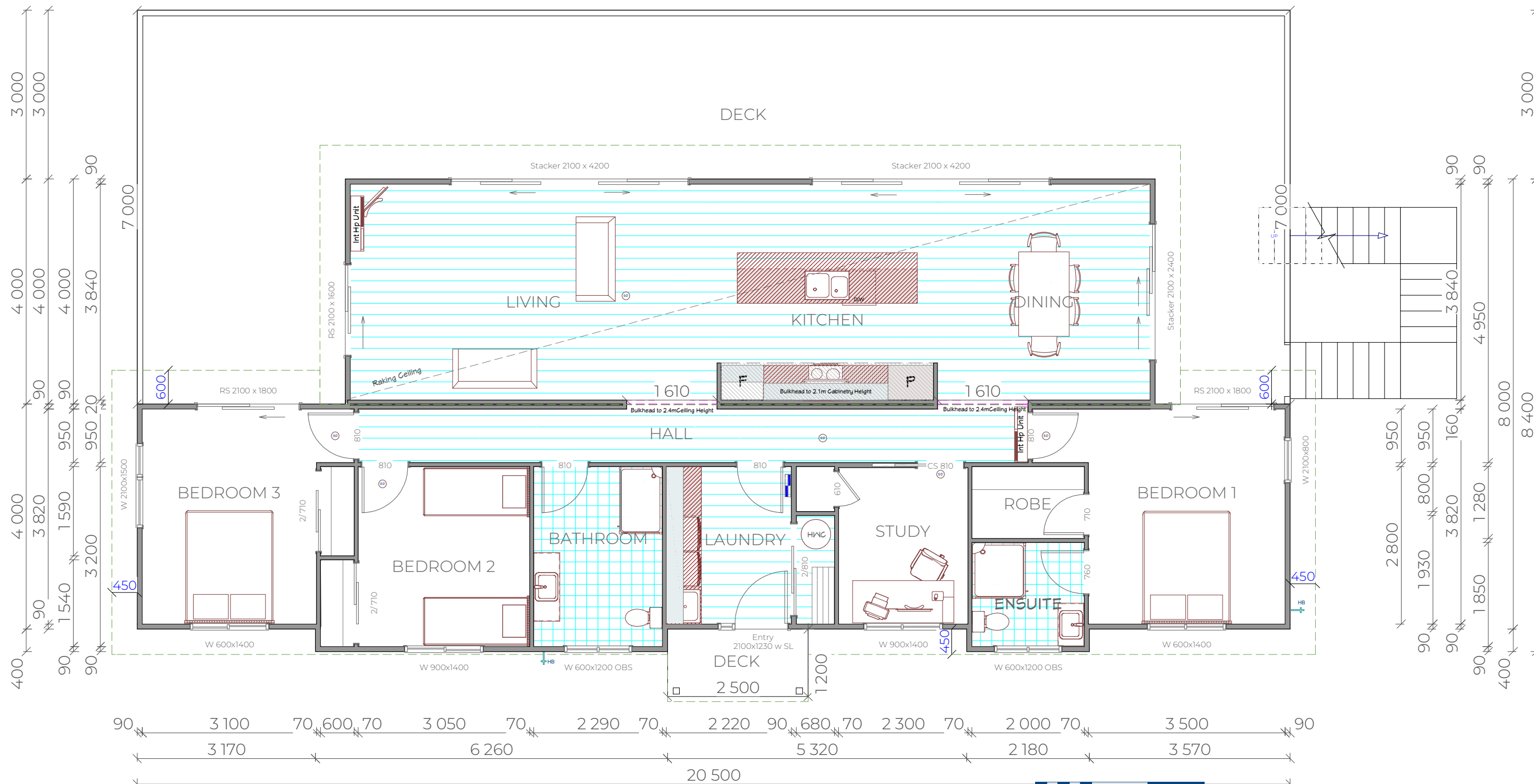
Earthworks:
Total Parking/Driveway Cut Area: 87.3m²
Total Parking/Driveway Cut Volume: 149.65m³
Total House Cut Area: 43.64m²
Total House Cut Volume: 20.5 m³

NOTE: THE SPECS AND SCOPE OF WORK TAKES PRECEDENCE OVER THESE DRAWINGS



Elevations

Roof Pitch 3 deg
Stud height - 3 deg raking to Kit/Liv/Din
- 2.4m Flat Elsewhere



LIVING AREA
143.0 SQ M

NOTE: THE SPECS AND SCOPE OF WORK TAKES PRECEDENCE OVER THESE DRAWINGS



2077 SH 10, WAIKAPA, 0295 | 0800 FAST BUILD

JOB TITLE:
Paula Jane
Edwards

DRAWING TITLE:
Floor Plan - House

LEGAL DESCRIPTION:
Lot 2 DP 370303
FULL ADDRESS:
206D Aucks Road,
Russell
Factory Build

NOTES:
Verify all dimensions on site before work. Refer to figured dimensions. Refer any discrepancies to Advance Manufacturing Ltd.

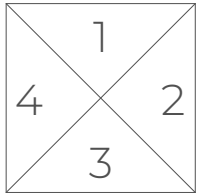
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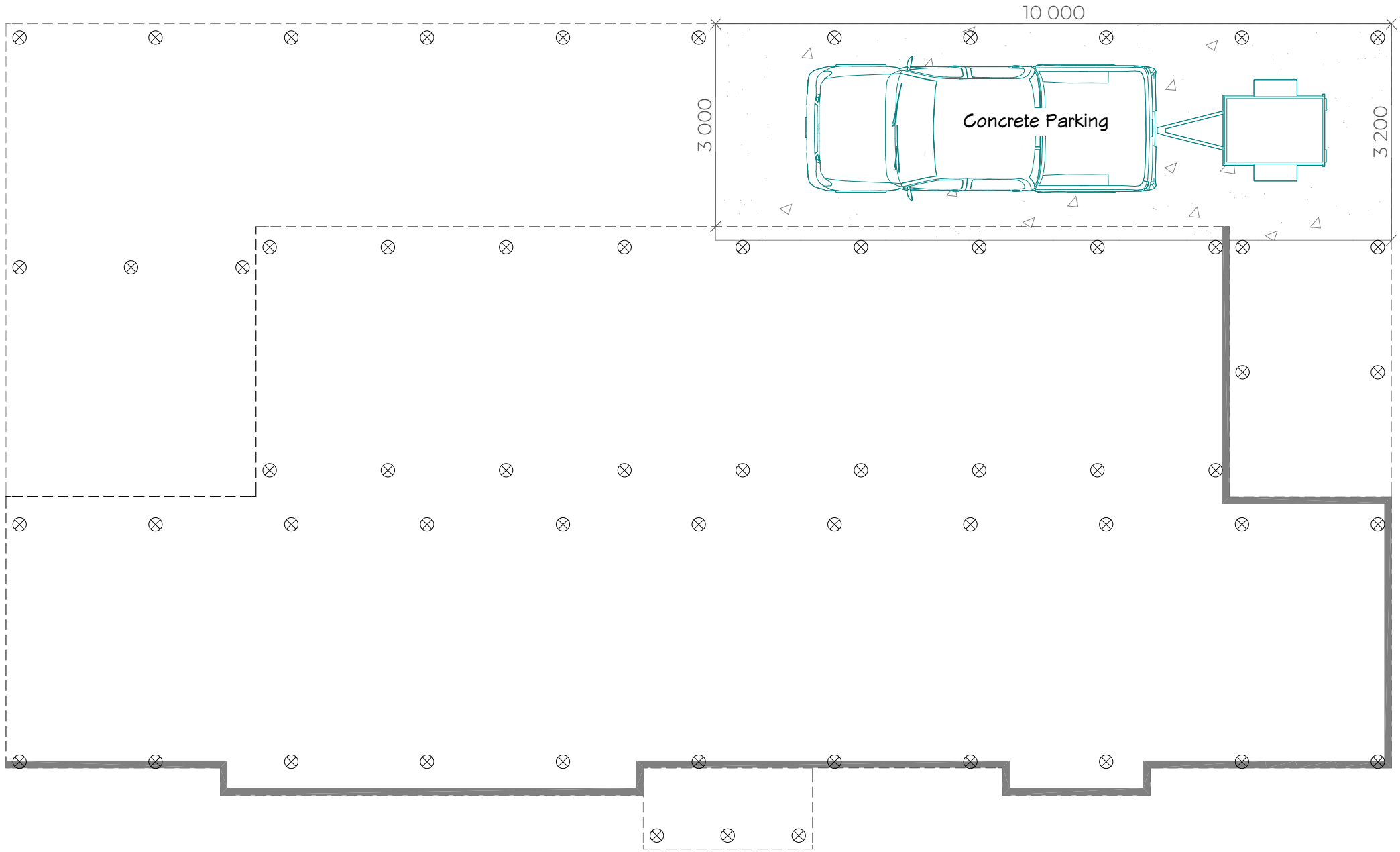
STAGE: Resource Consent		CREATED: 17/07/2026		DRAWN: Kris		SHEET: A2.01
VERSION: C01						
REVISION:		BY:	DATE:	TECHNICIAN: Lyza		
Drawn:		Kris	11/11/2025	JOB # EDS1309	SCALE: 1:75	
WD:		Lyza	17/07/2026			
						DATE:

NOTE: Indicative Piles location only

140 × 20 PG H3 Pine Baseboards



Elevations



NOTE: THE SPECS AND SCOPE OF WORK TAKES PRECEDENCE OVER THESE DRAWINGS

Advance build A smarter move 2077 SH 10, WAIPAPA, 0295 0800 FAST BUILD	JOB TITLE: Paula Jane Edwards	DRAWING TITLE: Floor Plan - Carport	LEGAL DESCRIPTION: Lot 2 DP 370303 FULL ADDRESS: 206D Aucks Road, Russell Factory Build	NOTES: Verify all dimensions on site before work. Refer to figured dimensions. Refer any discrepancies to Advance Manufacturing Ltd. This document and the copy right remain the property of Advance Manufacturing Ltd. The contents of this document may not be reproduced either in whole or in part by any other means whatsoever without the prior written consent of Advance Manufacturing Ltd. © 2026 Advance Manufacturing	STAGE: Resource Consent	CREATED: 17/07/2026	DRAWN: Kris		SHEET: A2.02 DATE:
					VERSION: C01		TECHNICIAN: Lyza		
					REVISION:	BY:			
					Drawn: WD:	Kris Lyza	11/11/2025 17/07/2026	JOB # EDS1309	



Elevation 1



Elevation 2

NOTE: THE SPECS AND SCOPE OF WORK TAKES PRECEDENCE OVER THESE DRAWINGS

Advance build A smarter move 2077 SH 10, WAIPAPA, 0295 0800 FAST BUILD	JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	STAGE: Resource Consent	CREATED: 17/07/2026	DRAWN: Kris		SHEET: A3.01
	Paula Jane Edwards	Elevations	Lot 2 DP 370303 FULL ADDRESS: 206D Aucks Road, Russell Factory Build	Verify all dimensions on site before work. Refer to figured dimensions. Refer any discrepancies to Advance Manufacturing Ltd. This document and the copy right remain the property of Advance Manufacturing Ltd. The contents of this document may not be reproduced either in whole or in part by any other means whatsoever without the prior written consent of Advance Manufacturing Ltd. © 2026 Advance Manufacturing	VERSION: C01		TECHNICIAN: Lyza		
					REVISION:	BY:	DATE:	JOB #	
					Drawn: WD:	Kris Lyza	11/11/2025 17/07/2026	EDS1309	SCALE: 1:100

Roof Pitch 3 deg
Stud height - 3 deg raking to Kit/Liv/Din
- 2.4m Flat Elsewhere

Armorsteel 5-Rib, Coastal
0.40mm

Weathertex Primelok
Smooth 200mm

Weathergroove Natural 150mm
Vertical Groove - Stained

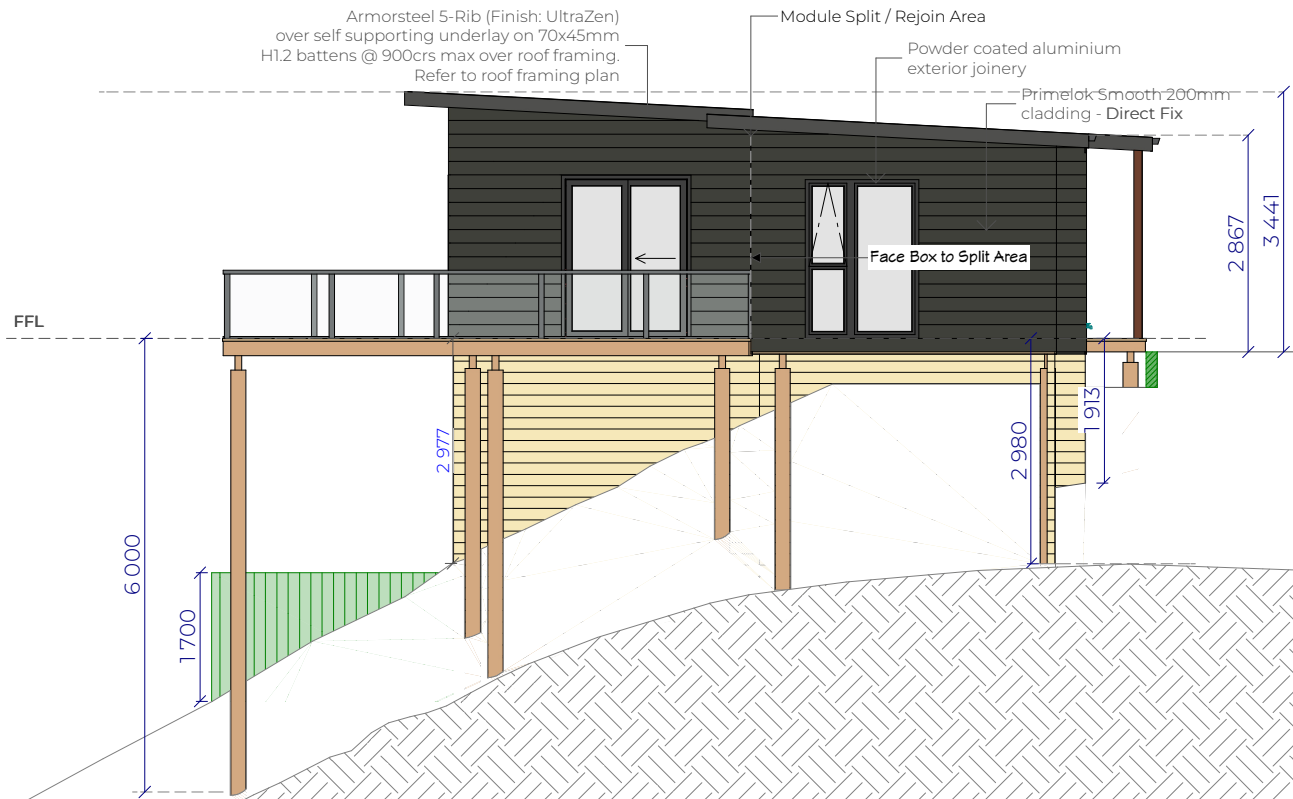


Low E Double Glazed Windows

140x35 Premium Smooth H3
Pine Decking, Nail Fixed -
uncoated

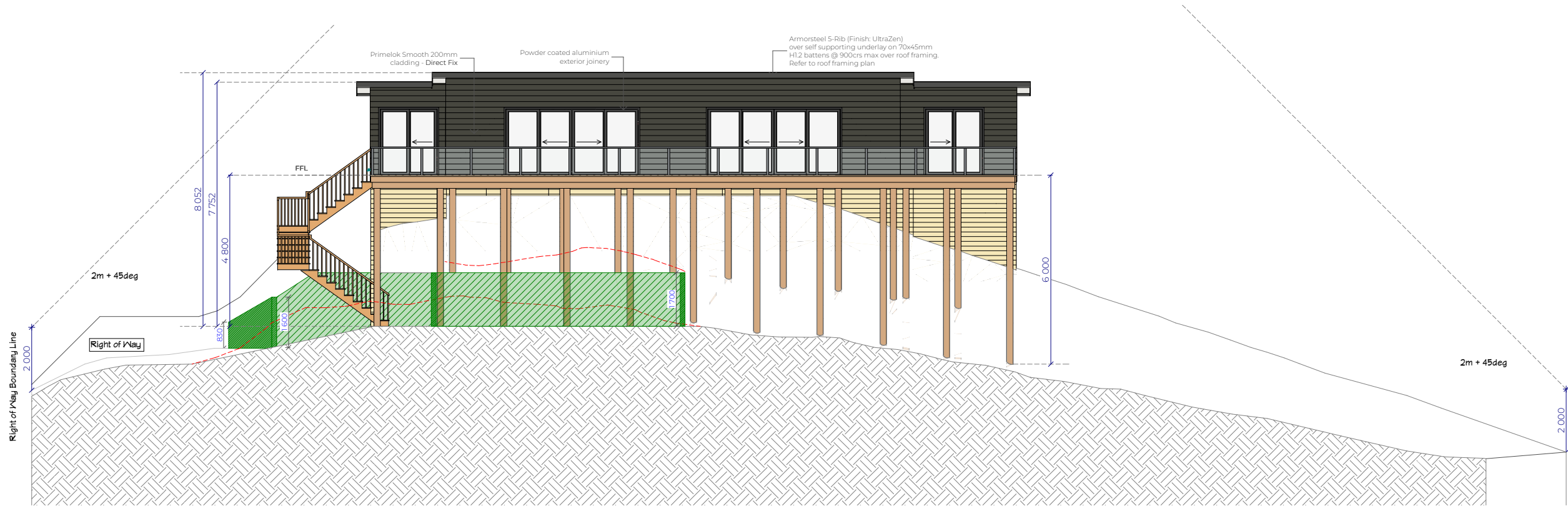
140x20 PG H3 Pine baseboards

Elevation 4

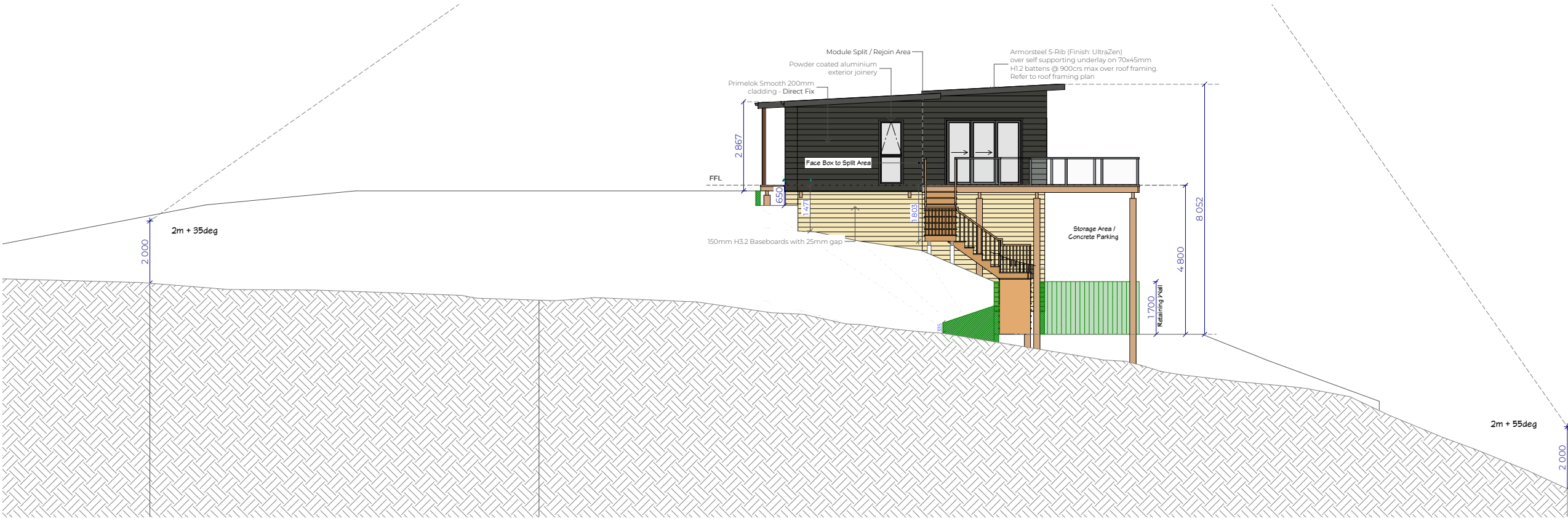


NOTE: THE SPECS AND SCOPE OF WORK TAKES PRECEDENCE OVER THESE DRAWINGS

 A smarter move 2077 SH 10, WAIPAPA, 0295 0800 FAST BUILD	JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	STAGE: Resource Consent	CREATED: 17/07/2026	DRAWN: Kris		SHEET: A3.02
	Paula Jane Edwards	Elevations	Lot 2 DP 370303 FULL ADDRESS: 206D Aucks Road, Russell Factory Build	Verify all dimensions on site before work. Refer to figured dimensions. Refer any discrepancies to Advance Manufacturing Ltd. This document and the copy right remain the property of Advance Manufacturing Ltd. The contents of this document may not be reproduced either in whole or in part by any other means whatsoever without the prior written consent of Advance Manufacturing Ltd. © 2026 Advance Manufacturing	VERSION: C01		TECHNICIAN: Lyza		
					REVISION:	BY:	DATE:	JOB #	
					Drawn: WD:	Kris Lyza	11/11/2025 17/07/2026	EDS1309	SCALE: 1:100
DATE:									



Elevation 1



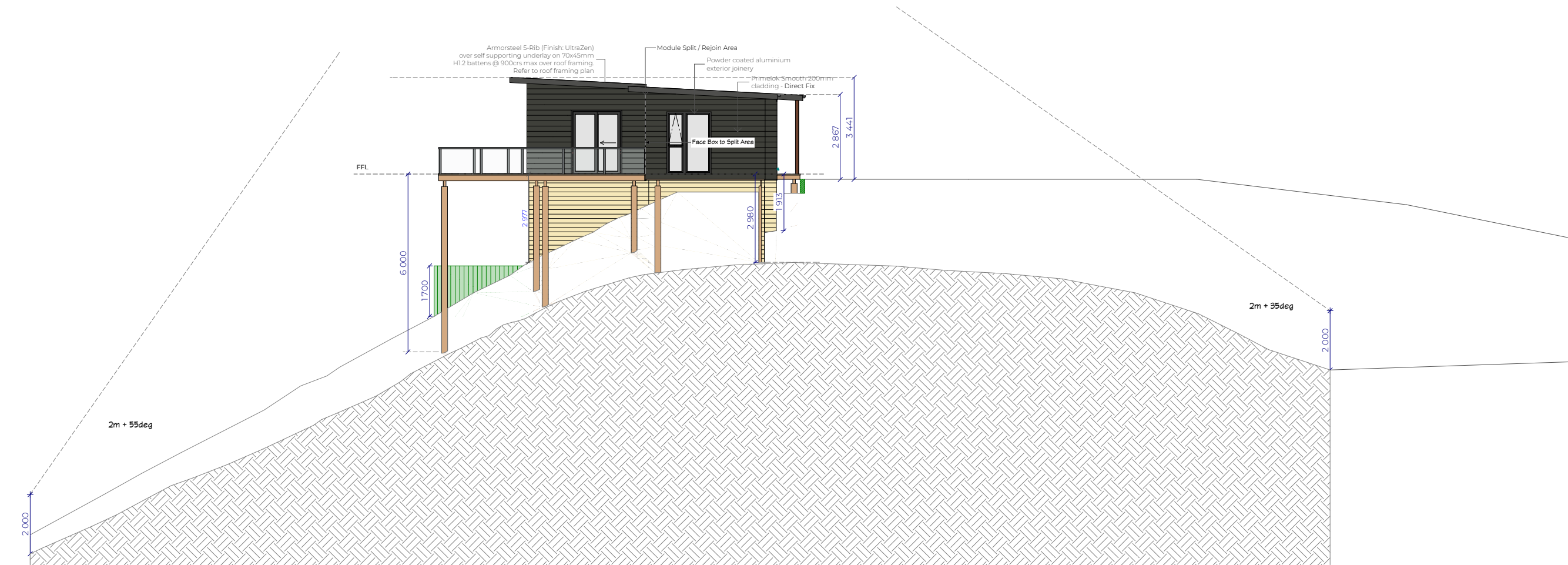
Elevation 2

NOTE: THE SPECS AND SCOPE OF WORK TAKES PRECEDENCE OVER THESE DRAWINGS

Advance build A smarter move 2077 SH 10, WAIPAPA, 0295 0800 FAST BUILD	JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	STAGE: Resource Consent	CREATED: 17/07/2026	DRAWN: Kris		SHEET: A3.04 DATE:	
	Paula Jane Edwards	Elevations - Height in Relation to Boundary	Lot 2 DP 370303 FULL ADDRESS: 206D Aucks Road, Russell Factory Build	Verify all dimensions on site before work. Refer to figured dimensions. Refer any discrepancies to Advance Manufacturing Ltd. This document and the copy right remain the property of Advance Manufacturing Ltd. The contents of this document may not be reproduced either in whole or in part by any other means whatsoever without the prior written consent of Advance Manufacturing Ltd. © 2026 Advance Manufacturing	VERSION: C01		TECHNICIAN: Lyza			
					REVISION:	BY:	DATE:	JOB #		
					Drawn: WD:	Kris Lyza	11/11/2025 17/07/2026	EDS1309		SCALE: 1:150



Elevation 3



Elevation 4

NOTE: THE SPECS AND SCOPE OF WORK TAKES PRECEDENCE OVER THESE DRAWINGS

 A smarter move 2077 SH 10, WAIPAPA, 0295 0800 FAST BUILD	JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	STAGE: Resource Consent	CREATED: 17/07/2026	DRAWN: Kris		SHEET: A3.05 DATE:		
	Paula Jane Edwards	Elevations - Height in Relation to Boundary	Lot 2 DP 370303 FULL ADDRESS: 206D Aucks Road, Russell Factory Build	Verify all dimensions on site before work. Refer to figured dimensions. Refer any discrepancies to Advance Manufacturing Ltd. This document and the copy right remain the property of Advance Manufacturing Ltd. The contents of this document may not be reproduced either in whole or in part by any other means whatsoever without the prior written consent of Advance Manufacturing Ltd. © 2026 Advance Manufacturing	VERSION: C01		TECHNICIAN: Lyza				
					REVISION:	BY:	DATE:	JOB #		SCALE:	
					Drawn: WD:	Kris Lyza	11/11/2025 17/07/2026	EDS1309		1:150	



GEOTECHNICAL REPORT

206D Aucks Road

Russell

(Lot 2 DP 370303)

GEOTECHNICAL REPORT

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(Lot 2 DP 370303)

Report prepared for: Advance Build

Report reference: 19971

Date: 22 December 2025

Revision: 1

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
22/12/2025	1	Building Consent Issue	R Beasley	S Scott Compton	M Jacobson



association of
consulting and
engineering

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File: 19971
22 December 2025
Revision: 1

GEOTECHNICAL REPORT

206D Aucks Road, Russell

(Lot 2 DP 370303)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Advance Build to investigate the suitability of Lot 2 DP 370303 for residential construction. The purpose of this report is to assess the suitability of the building site making foundation and earthworks recommendations.

The client proposes to construct a three-bedroom single level dwelling, founded on timber pile type foundations.

2.0 Site Description

This 0.8019ha property is accessed on the northern side of a right of way, some 790m west of the intersection with Aucks Road. The property consists of moderate to steep slopes, the building area consists of a ridgetop situated towards the southeastern corner of the property with slopes falling steeply ($>25-45^\circ$) surrounding this ridge. Ground coverage consists of exposed earth and dense bush.



Figure 1: Lot 2 DP 370303.

3.0 Desk Study

3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

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

3.2 Site Geology

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

3.3 Aerial Photography

RS Eng has undertaken a review of historical aerial photography, specifically three images, from 1953, 1971 and 1981. See Figure 2 below of the 1971 image. Several notable features were observed, listed below.

- Soil creep is visible to the north and northwest of the building area in the 1953 image. Soil creep appeared to be obscured by the dense vegetation in 1971 and 1981. No deep-seated slope instability was observed.
- In 1953, the property consisted of pasture. By 1971 and 1981, the property consisted of dense vegetation some being cleared to make a driveway. Earthworks were observed in 2009 and 2018 and 2020 at the proposed building platform. The remainder of the property consisted of vegetation throughout imagery.

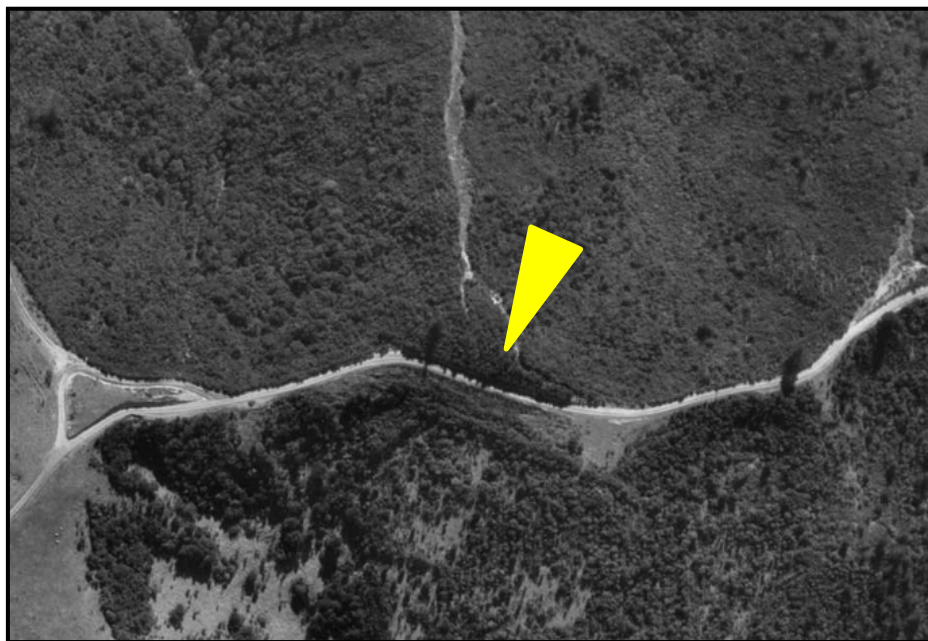


Figure 2: 1971 Aerial Image (Source: www.retrolens.nz) (yellow marker indicates proposed building area).

4.0 Field Investigation

A Technician and Geologist from this office visited the property on 11 December 2025 to undertake a walkover inspection and three hand augers.

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

The hand augers were dug to a maximum depth of 2.0m below ground level (BGL). Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

5.0 Subsoil Conditions

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

- A thickness of 0.1-0.4m of uncontrolled fill was encountered, consisting of very stiff clayey silts. In-Situ Undrained Shear Strengths exceeded 213kPa.
- Topsoil was encountered to a maximum depth of 0.3mBGL.
- Residual soils were encountered to a maximum depth of 1.3mBGL, consisting of very stiff clayey silts. In-Situ Undrained Shear Strengths exceeded 213kPa.
- Completely weathered greywacke was encountered to a maximum investigated depth of 2.0mBGL, consisting of very stiff to hard sandy silts and very stiff clayey silts. In-Situ Undrained Shear Strengths exceeded 213kPa.
- Groundwater was not encountered during the investigation, it is estimated at depths below 5.0mBGL.

6.0 Geotechnical Assessment

6.1 Slope Stability

The property consists of a steeply (<45°) sloping ridgetop, that falls around a narrow (approx. 7m wide) platform. The proposed building area is located northwest of the platform, on moderate to steep slopes (14-29°). A 4m approximate high cut (45°) is located along the eastern side of the ridgeline above the driveway exposing completely weathered to highly weathered greywacke. The proposed building area was found to be underlain with Waipapa Group greywacke consisting of very stiff to hard silts.

The common mechanism for slope failures within this terrain is translational failure, where the clayey soils slide over the underlying weathered rock. This can often be accelerated and influenced by improper stormwater management/erosion, surcharge loading and removal of toe

support. No evidence of slope instability was observed at or immediately adjacent to the building area.

Provided the recommendations made in this report are adhered to, the risk of slope instability is considered to be low.

6.2 Liquefaction

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

6.3 Expansive Soils

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

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

Based on a visual tactile assessment made during the subsoil investigation, RS Eng considers the soils as being Class M (Moderately Expansive) as per AS 2870.

6.4 Shallow Soil Creep

Seasonal changes in moisture content of clayey soils cause shrink/swell effects (expansive soils). On slopes generally more than 14° the cyclic shrink/swell characteristics combined with gravity forces cause the surface soil to displace downslope over time. This can be accelerated and exaggerated by stock. Soil creep can affect shallow slope angles where underlain by weaker materials but may not affect steeper slopes when soil strengths are high.

Shallow creep was not evident on the moderate slopes at the building site, however removal of vegetation and the proposed surcharge loading could likely activate shallow soil creep. RS Eng recommends all foundations shall be specifically designed to account for 1.0m of soil creep.

7.0 Engineering Recommendations

7.1 Site Subsoil Class

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

7.2 Building Setbacks

All foundations shall be setback a minimum of 5.0m from the crest of the northern/eastern cut slope.

7.3 Earthworks

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

- Cuts and fills shall be limited to a maximum of 1.0m and 0.5m, without further geotechnical assessment.
- Cut and fill batters should be sloped at angles less than 1V to 3H or be suitably retained.
- Site works shall generally be completed in accordance with NZS 4431.
- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.

7.4 Foundations

It is proposed to construct a timber floored dwelling on timber pile type foundations. To provide a suitable foundation for the proposed dwelling RS Eng make the following recommendations:

- All foundations shall be designed to account for 1.0m of soil creep below original ground level plus any fill depth. The piles shall be designed to account for a least 3x pile diameters of retained width and account for at rest earth pressures.
- All foundations shall be specifically designed by a suitably experienced Chartered Professional Engineer familiar with the contents of this report, using the assessed soil parameters presented in Table 1.

Table 1: Assessed Retaining Wall Design Parameters.

Parameter	FILL	Residual Soils	CW Greywacke
Soil Density (kN/m ³)	18	18	19
Friction Angle (°)	26	28	30
Undrained Shear Strength (kPa)	40	60	60

7.5 Stormwater Disposal

Uncontrolled and concentrated stormwater discharges can result in erosion and slope instability. RS Eng recommends that stormwater is collected where possible and piped to the roadside drain.

8.0 Construction Monitoring and Producer Statements

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

- Foundation excavations to confirm soil parameters.

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

9.0 Conclusions

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

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

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

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

10.0 Limitations

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

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

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

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

Prepared by:



Rachel Beasley
Geologist
BSc(Geology)

Reviewed by:



Sarah Scott Compton
Senior Technician
NZDE(Civil)

Approved by:



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

RS Eng Ltd

Appendix A

Drawings



FOR CONSENT

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



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

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

0 5 10
PLAN 1:500

	RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110	These drawings are copyright to RS Eng Ltd and should not be reproduced without prior permission. If any part of these documents are unclear, please contact RS Eng Ltd.	PROPOSED DWELLING SITE PLAN SITE INVESTIGATIONS	Client ADVANCE BUILD LTD Location 206D AUCKS ROAD RUSSELL				Scale 1:500	Rev No. A
					22/12/2025	A	Original Issue	Original A3	Sheet No.
					Date	Rev	Notes	Job No.	A01
					Drawn by: LMC		Reviewed by: RB	19971	
							Approved by: MJ		

Appendix B

Subsurface Investigations

Generated with CORE-GS by Geoc - 1 - Hand Auger - RS Standard scale & vane bars - 16/12/2025 10:28:11 am

RS Eng RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110		HAND AUGER LOG						HOLE NO.: HA01											
		CLIENT: Advance Build - Edwards PROJECT: Geotechnical Investigations						JOB NO.: 19971											
SITE LOCATION: 206D Aucks Road, Russell CO-ORDINATES: 1702469mE, 6093406mN		ELEVATION: 62.8m						START DATE: 11/12/2025 END DATE: 11/12/2025 LOGGED BY: RB											
UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)				VANE SHEAR STRENGTH (kPa) Vane: GEO3603		WATER								
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values	
FILL	Clayey SILT; yellowish/orange/grey. Dry to moist; low plasticity; (FILL).																		
Waipapa Gr	Clayey SILT; yellowish/orange. Very stiff; dry to moist; low plasticity.		0.2																
			0.4																
			0.6																
			0.8																
	With minor gravel. Gravel, subround, completely weathered.		1.0																
			1.2																
	Completely weathered; GREYWACKE. Sandy SILT, with minor clay; yellowish/orange/some white. Very stiff to hard; moist; non-plastic.		1.4																
			1.6																
			1.8																
	Unable to penetrate - too dense to auger. End Of Hole: 1.80m		2.0																
			2.2																
PHOTO(S)					REMARKS														
					WATER ▼ Standing Water Level ▷ Out flow ↰ In flow INVESTIGATION TYPE ☒ Hand Auger ☐ Test Pit														

Generated with CORE-GS by Geoc - 1 - Hand Auger - RS Standard scale & vane bars - 16/12/2025 10:28:12 am

RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110 RS Eng		HAND AUGER LOG					HOLE NO.: HA02	
CLIENT: Advance Build - Edwards PROJECT: Geotechnical Investigations		JOB NO.: 19971						
SITE LOCATION: 206D Aucks Road, Russell CO-ORDINATES: 1702468mE, 6093410mN					ELEVATION: 62.64m START DATE: 11/12/2025 END DATE: 11/12/2025 LOGGED BY: RB			
UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603		WATER
					2 4 6 8 10 12 14 16 18	50 100 150 200	Values	
FILL	Clayey SILT; brown/orange/grey. Very stiff; dry to moist; low plasticity; (FILL).		0.2					
Waipapa Gr	Clayey SILT; yellowish orange. Very stiff; moist; low plasticity.		0.4				213+	
			0.6				-	
			0.8					
	Completely weathered; GREYWACKE.		1.0				213+	
	Clayey SILT; orange/brown/grey. Very stiff; moist; low plasticity.		1.2				-	
	Sandy SILT, with minor clay; orange/yellowish/red, some white. Very stiff; moist; low plasticity.		1.4				213+	
			1.6				-	
			1.8					
	Too dense to auger. End Of Hole: 2.00m		2.0				213+	
			2.2				-	
PHOTO(S)				REMARKS				
				WATER ▼ Standing Water Level ▷ Out flow ↰ In flow INVESTIGATION TYPE ☒ Hand Auger ☐ Test Pit				

Generated with CORE-GS by Geric - 1 - Hand Auger - RS Standard scale & vane bars - 16/12/2025 10:28:13 am

RS Eng RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110		HAND AUGER LOG										HOLE NO.: HA03							
		CLIENT: Advance Build - Edwards PROJECT: Geotechnical Investigations										JOB NO.: 19971							
SITE LOCATION: 206D Aucks Road, Russell CO-ORDINATES: 1702464mE, 6093420mN ELEVATION: 59.7m START DATE: 11/12/2025 END DATE: 11/12/2025 LOGGED BY: SSC																			
UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values	
TS	TOPSOIL/BARK.		0.2	TS															
Waipapa Gr	Clayey SILT; yellowish orange/some red. Very stiff to hard; moist; low plasticity.		0.4															213+	
			0.6															-	
			0.8																
			1.0															213+	
	End Of Hole: 1.00m		1.2															-	
			1.4																
			1.6																
			1.8																
			2.0																
			2.2																
PHOTO(S)				REMARKS															
				WATER ▼ Standing Water Level ▷ Out flow ↰ In flow INVESTIGATION TYPE ☒ Hand Auger ☐ Test Pit															



WHAKARATONGA IWI

FIRE
EMERGENCY

NEW ZEALAND

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



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Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver

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

Waiver Explanation Intent

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

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

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

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

Section B – Applicant Information

Applicants Information	
Name:	Angela Vujcich c/- Advance Build
Address:	2077 State Highway 10, Waipapa
Contact Details:	021351467
Return Email Address:	Angela@advancebuild.co.nz

Section C – Property Details

Property Details	
Address of Property:	206d Aucks Road Russell
Lot Number/s:	Lot 2 DP 370303
Dwelling Size: (Area = Length & Width)	143m2
Number of levels: (Single / Multiple)	Single

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

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

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	☒ 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 20 metres	

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

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? ☒ YES ☐ NO
Comments: Plastic water tanks

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

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

2 (a) Water Supply Single Dwelling

Tank	☐ 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 10 000 litres
------	---

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
-----------	---

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:	<i>Is your water supply at least 6 metres from the building?</i> ☒ YES ☐ NO
Maximum Distance	<i>Is your water supply no more than 90 metres from the building?</i> ☒ YES ☐ NO

3 (b) Visibility

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

Comments:

Tank will be visable next to house

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:

Lid on tank

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:

Rain Water collection

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

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

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

5 (a) Alternative Method Appendix H & J

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

Name: Click or tap here to enter text.

Contact Details: Click or tap here to enter text.

Proposed volume of storage?

Litres: Click or tap here to enter text.

Comments:

Click or tap here to enter text.

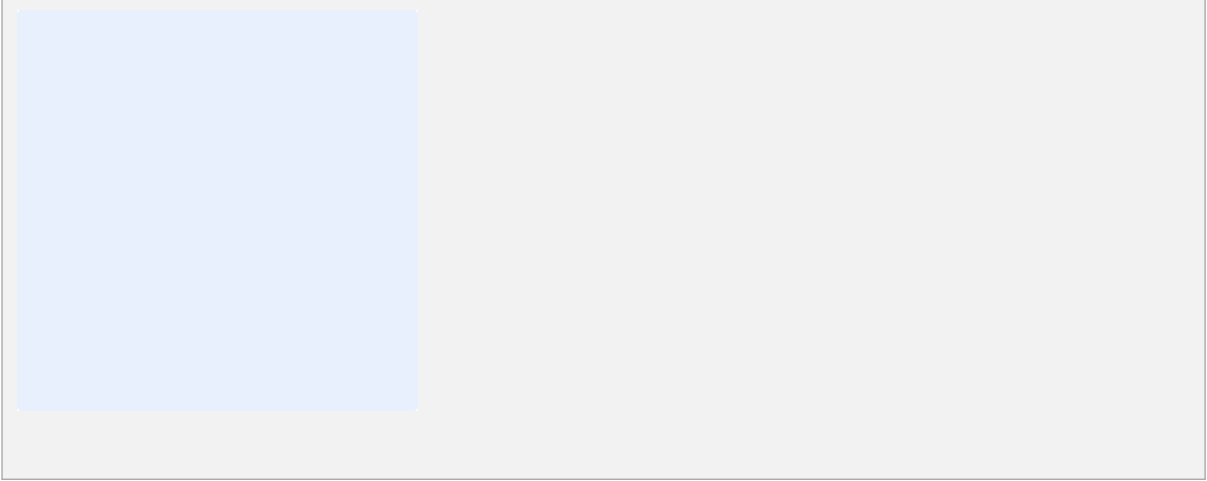
** Please provide a copy of the calculations for consideration.*

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

6. Diagram

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

A large rectangular area for a diagram. It is divided into two main sections: a light blue square on the left and a light grey rectangle on the right. The blue square is approximately one-third the width of the entire area and takes up most of the height. The grey rectangle occupies the remaining two-thirds of the width and the same height. This is intended for a user to draw a diagram showing the location of a dwelling, water supply, and fire appliance attendance point.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

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

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

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

I. Fire safe construction

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

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

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

II. Establish Safety Zones around your home.

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

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

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

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

IV. Choose Fire Resistant Plants

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

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

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

7 (a) Vegetation Risk Reduction Strategy

Given the size of the site and location to the scrub in the reserve, the proposal is unable to comply with the 20-meter setback from vegetation on property boundary. With respect to the site itself, the vegetation and scrub have been cleared as much as possible. In terms of fire hazard, Advance Build has included in there design the following mitigation: i. The use of fire-resistant building materials – Weathertex weathergroove with Coloursteel roofing, metal guttering and aluminium joinery. As per the product fact sheet, Weathertex weathergroove are flammable but difficult to ignite. ii. Remove all dead scrub on the property where able to do so. iii. Place the building as far to the front of the property as possible. Currently the separation distance between the garden tree planting and Dwelling is within approx 10m We believe in the event of a fire occurring, the property has good egress to allow for the evacuation and the access via fire appliances

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: **Angela Vujcich c/-
Advance Build**

Dated: **23/06/2026**

Contact No.: **021351467**

Email: **angela@advancebuild.co.nz**

Signature:

9. Approval

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

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

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

Signature: [Click or tap here to enter text.](#) Dated: [Click or tap to enter a date.](#)

P.P on behalf of the Area Manager

Fire and Emergency New Zealand Te Tai Tokerau / Northland District
APPROVED By GoffinJ at 10:02 am, Jun 25, 2026
Jason Goffin- Advisor Risk Reduction

STATEMENT OF DESIGN - PS1

Issued by: Matt Riddell

To: Paula Edwards

Copy to be supplied to: Far North District Council

In Respect of: Econotreat Domestic Onsite Wastewater and Sewage System Design

At: 206d Aucks Road, Russell

Legal Description: Lot 2 DP 370303

Waterflow NZ Ltd has been engaged by Paula Edwards to provide the technical design services and details in respect of the requirements of G13/VM4 and B2 Durability of the Building Code 2004, for an Onsite Wastewater and Sewage System for their building at the above location.

The Design has been carried out in accordance with Auckland Council TP-58 Guidelines and Clause B2, G13 and G14 of the Building Regulations 2004.

The proposed building work covered by this producer statement is described on the drawings titled: Paula Edwards Onsite Wastewater Design Report, and numbered 1-42 together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions: correct installation of the system and drainage fields
- (ii) All proprietary products meeting their performance specification requirements;

As an independent design professional covered by a current policy for Professional Indemnity Insurance, no less than \$200,000*, I **believe on reasonable grounds** the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

Signed by: Matt Riddell - PS Author '2384' Auckland Council, NZQA Onsite Wastewater Training/Opus, Approved Designer

Date: 17/03/2026

Signature:



Waterflow NZ Ltd
4/525 Great South Road
Penrose, Auckland 1061

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*



2026

Waterflow NZ Ltd
Certified Designer

Paula Edwards
206d Aucks Road
Russell
Lot 2 DP 370303

Reference Number: WF24940

Issued 17/03/2026

ONSITE WASTEWATER DESIGN REPORT

Limitations / Disclaimer

This document has been prepared by Waterflow NZ Ltd specifically for the commissioning client and for the project described. It should not be used, copied, or relied upon by any other party without written confirmation from Waterflow NZ Ltd that the report is appropriate for their intended purpose.

The design and recommendations presented are based on the site information, test results, and reference material made available at the time the assessment was undertaken. Any assumptions or data provided by others are considered correct unless clearly stated otherwise. Waterflow NZ Ltd cannot accept responsibility for the consequences of relying on information that is later found to be incomplete or inaccurate.

Site conditions, development plans, or client requirements may change over time. If this occurs, the conclusions and design in this report may no longer be suitable. It is the client's responsibility to seek a review of this report if new information emerges or if the project scope is amended.

This report focuses on wastewater treatment and disposal design. It does not include a geotechnical stability assessment. Waterflow NZ Ltd are not Geotechnical Engineers and make no representations regarding slope stability, ground settlement, or subsurface hazards. Where ground stability or geotechnical risk is a concern, a separate assessment by a suitably qualified professional is required.

The successful performance of any wastewater system depends on correct installation. Installers must follow all manufacturer instructions and Waterflow NZ Ltd design details. Any proposed departures from the design must be approved by the property owner, Waterflow NZ Ltd, and the relevant Council before the work proceeds.

Compliance with regional and district rules, consent conditions, and relevant legislation remains the responsibility of the property owner. Routine servicing, monitoring, and desludging of the system are essential to maintain performance and minimise environmental effects. Failure to undertake required maintenance may result in system malfunction or regulatory non-compliance, for which Waterflow NZ Ltd cannot be held liable.



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Attachments

- PS1
- Land Application System Schematics
- Pump Specification
- Electrical Diagram
- Assessment of Environmental Effects
- System & Installation Specifications
- Home Owners Care Guide

**Disclaimer**

The design presented herein is based on the information available at the time of preparation and reflects the conditions known at that time.

If additional information comes to light or if there are significant changes in site conditions or circumstances, the design may no longer be valid. In such cases, the design must be reassessed and potentially revised by the designer to ensure its continued suitability.

The designer(s) disclaim any responsibility for the design's applicability or effectiveness under new or altered conditions and recommend a review before implementation if any such changes occur.

**PART A: CONTACT AND PROPERTY DETAILS****A 1. Consultant / Evaluator**

Name:	Xandir Fatialofa
Company/Agency:	Waterflow New Zealand Ltd
Address:	4/525 Great South Road, Penrose, Auckland 1061
Phone:	09 431 0042
Fax:	
Email Address:	xandir@waterflow.co.nz

A 2: Applicant Details

Applicant Name:	Paula Edwards
Company Name:	
Property Owner:	Paula Edwards
Owner Address:	206d Aucks Road, Russell
Phone:	
Mobile:	
Email Address:	angela@advancebuild.co.nz

A 3: Site Information

Sited Visited by:	Ken Hoyle	Date:	Wednesday, 11 March 2026		
Physical Address:	206d Aucks Road, Russell				
Territorial Authority:	Far North District Council				
Regional Council:	Northland Regional Council				
Regional Rule	C.6.1.3				
Legal Status of Activity:	Permitted:	x	Controlled:		Discretionary:
Total Property Area (m²):	8019m ²				
Map Grid Reference:					
Legal Description of Land (as on Certificate of Title):					
Lot No:	2				
DP No:	370303				
CT No:	286171				



A 4: Are there any previous existing discharge consents relating to this proposal or other waste discharge/disposal on the site?

Yes:		No:	x
------	--	-----	---

If yes, give reference No's and description:

--

A 5: Dwelling(s) for which on-site wastewater service is to be provided

Status of dwelling(s) to be serviced:	New	x	Existing		Multiple	
How many dwellings on the property?	1					
Capacity of dwellings:	Dwelling 1	4				
(or number of bedrooms)	Dwelling 2					
	Dwelling 3					
	Other:					
Notes:						

**PART B: SITE ASSESSMENT - SURFACE EVALUATION****B 1: Site Characteristics**

Performance of adjacent systems:	(Unknown)		
Estimated annual rainfall (mm):	1000 - 1250 (as per NIWA statistics)		
Seasonal variation (mm):	300-400mm		
Vegetation cover:	Native bush		
Slope shape:	Linear Planar		
Slope angle:	21-25 °		
Surface water drainage characteristics:	surface overland to north western boundary		
Flooding potential?	Yes:	No:	x
If Yes, specify relevant flood levels relative to disposal area:			
Site characteristics:	206d Aucks Road is an 8019m ² undeveloped property 1km northwest of Okiato and 4km south of Russell. The property owners propose a new dwelling which will contain three bedrooms and a study which will require a new onsite wastewater management system. The proposed building platform is on a ridgeline at the eastern end of the property. The proposed area of onsite wastewater management is located to the north of the building platform on moderate to steeply sloping land with a linear planar north westerly aspect and a gradient of 20 – 25 degrees. The area is covered in native		

B 2: Slope Stability

Has a slope stability assessment been carried out on the site?

Yes:		No:	x
------	--	-----	---

If no, why not?

Low slope:	x	No signs of instability:	x	Other:
------------	---	--------------------------	---	--------

If yes, give brief details of report:

Details:	
Author:	
Company/Agency:	
Date of report:	

B 3: Site Geology

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**B 4: Slope Direction**

What aspect does the proposed disposal system face?

North		West	
North-West	x	South-West	
North-East		South-East	
East		South	

B 5: Site Clearances if applicable (also on site plan)

	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries:	>1.5	>1.5
Surface Water:	>15	>15
Ground Water:	>1.2	>1.2
Stands of Trees / Shrubs:	n/a	n/a
Wells/Water Bores:	>20	>20
Embankments / Retaining Walls:	>3	>3
Buildings:	>3	>3
Other:		

B 6: Please identify any site constraints applicable for this property, and indicate how the design process is to deal with these.

Constraints	Explain how constraints are being dealt with
1 Site constraints: (a) (b)	n/a

**PART C: SITE ASSESSMENT - SOIL INVESTIGATION****C 1: Soil Profile Determination Method**

Test pit:		Depth (mm):		No. of Test pits:	
Bore hole:	x	Depth (mm):	1200	No. of Bore holes	2
Other:					

C 2: Fill Material

Was fill material intercepted during the subsoil investigation?

Yes:		No:	x
------	--	-----	---

If yes, please specify the effect of the fill on wastewater disposal:

--

C 3: Permeability Testing

Has constant head Permeability Testing (Ksat) been carried out?

Yes:		No:	x
------	--	-----	---

If yes, please indicate the details (test procedure, number of tests):

--

Test report attached?

Yes:		No:	x
------	--	-----	---

C 4: SURFACE WATER CUT OFF DRAINS

Are surface water interception/diversion drains required?

Yes:		No:	x
------	--	-----	---

C 5: DEPTH OF SEASONAL WATER TABLE:

Winter (m):	>1.2
Summer (m):	>1.2

Was this:

Measured:	✓ no sign of ground water or mottling in bore holes
Estimated:	

C 6: SHORT CIRCUITS

Are there any potential short circuit paths?

Yes:		No:	x
------	--	-----	---

If yes, how have these been addressed?

--

**C 7: SOIL CATEGORY**

Is topsoil present?

Yes:	☒	No:	☐
------	-------------------------------------	-----	--------------------------

If yes, what is the topsoil depth & soil description?

50 mm of silty loam topsoil overlying a firm to stiff, pale yellow clay

Indicate the disposal field soil category (as per AC TP-58, Table 5.1)

Category	Description	Drainage	(x)
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good draining	
4	Sandy loam, loam & silt loam	Moderate draining	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow draining	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	☒
7	Swelling clay, grey clay & hardpan	Poorly or non-draining	

Reason for placing in stated category:

Result of bore hole/test pit sample	☒
Profile from excavation	☐
Geotech report	☐
Other:	☐

C 8: SOIL STRUCTURE

Based on results of the in-situ soil profile investigation above (C7) please indicate the disposal (land application) field soil structure:

Massive	☐
Single grained	☐
Weak	☒
Moderate	☒
Strong	☐

C 9: As necessary, provide qualifying notes on the relationship of Soil Category (C7) to Soil Structure (C8) and the effect this relationship will have on design loading rate selection:

--



PART D: DISCHARGE DETAILS

D 1: Water supply source for the property:

Rain water (roof collection)	x
Bore/well	
Public supply	

D 2: Are water reduction fixtures being used?

Yes:		No:	x	(according to our knowledge at time of design report)
------	--	-----	---	---

If 'yes' Please state:

Standard Fixtures include dual flush 11/5.5 or 6/3 litre toilet cisterns, and includes standard automatic washing machine, but a low water use dishwasher, no garbage grinder.

D 3: Daily volume of wastewater to be discharged:

No. of bedrooms/people:	1: 4 Bedroom : :
Design occupancy (people): (as per AC TP-58, Table 6.1)	1: 6 People : :
	Black / Grey water
Per capita wastewater production (litres/person/day): (as per ARC TP-58, Table 6.2)	1: 160 L/day : :
Total daily wastewater production (litres per day):	960 L/day
Notes:	

D 4: Is daily wastewater discharge volume more than 2000 litres?

Yes:		No:	x
------	--	-----	---

D 5: Gross lot area to discharge ratio:

Gross lot area:	8019 m ²
Total daily wastewater production (litres/day):	960 L
Lot area to discharge ratio:	8.35

D 6: Net Lot Area

Area of lot available for installation of the disposal (land application) field and reserve area:

Net lot area (m ²):	7019 m ²
Reserve area (m ²):	30% 144m ²

**PART E: LAND DISPOSAL METHOD****E 1: Indicate the proposed loading method:**

	Black / Grey Water
Gravity Dose:	
Dosing Siphon:	
Pump:	D42A/B

E 2: If a pump is being used please provide following information:

Total Design Head (m):	12
Pump Chamber Volume (litres):	1600
Emergency Storage Volume (litres):	2120

Is a high water level alarm being installed in pump chambers?

Yes:	x	No:	
------	---	-----	--

E 3: Identify the type(s) of Land Disposal method proposed for this site:

	Black / Grey Water
P.C.D.I. Dripper Irrigation:	PCDI surface laid and mulched
L.P.E.D. System:	
Evapo-Transpiration Beds:	
Other:	
(as per Schematics attached)	

E 4: Identify the Loading Rate proposed for option selected in E3:

as per ARC TP-58, Table 9.2 & Table 10.3	Black / Grey Water
Loading Rate (litres/m ² /day):	2
Disposal Area Basal (m ²):	
Areal (m ²):	480

E 6: Details and dimensions of the disposal (land application) field:

Length (m):	60.0	No. Lines:	8	Hole Size:	N/A
Width (m):	8.0	Spacing (m):	1.0	Hole Spacing:	N/A
Notes:	480sqm of Surface laid PCDI dripline pinned at 1m centers and covered with a minimum covering of 100mm mulch. See schematic drawing attached.				



PART F: PROPOSED WASTEWATER TREATMENT SYSTEM

A Econotreat ET32P System, fed through surface laid PCDI dripline is suitable for this site. The ET32P System has enough capacity to accommodate 1600ltr per day, so will be well within its capacity. The land application system is designed to discharge a maximum volume of 960ltrs per day and if this is exceeded it could cause failure resulting in environmental and public harm.

PART G: OPERATION AND MAINTENANCE OF SYSTEM

The operation of this complete system will be explained verbally to the owner by the Installer or Agent on Completion of Installation; also provided with Waterflow's Home Owner's Manual.

Waterflow NZ Ltd encourages the Home Owner to monitor and care for your Econotreat system yourself, with our backing and support, and by doing so you will learn how your system works and operates and how to keep it in top working order.

It is also recommended that a Maintenance Program contract is in place at all times to ensure this system is maintained at top performance at all times.

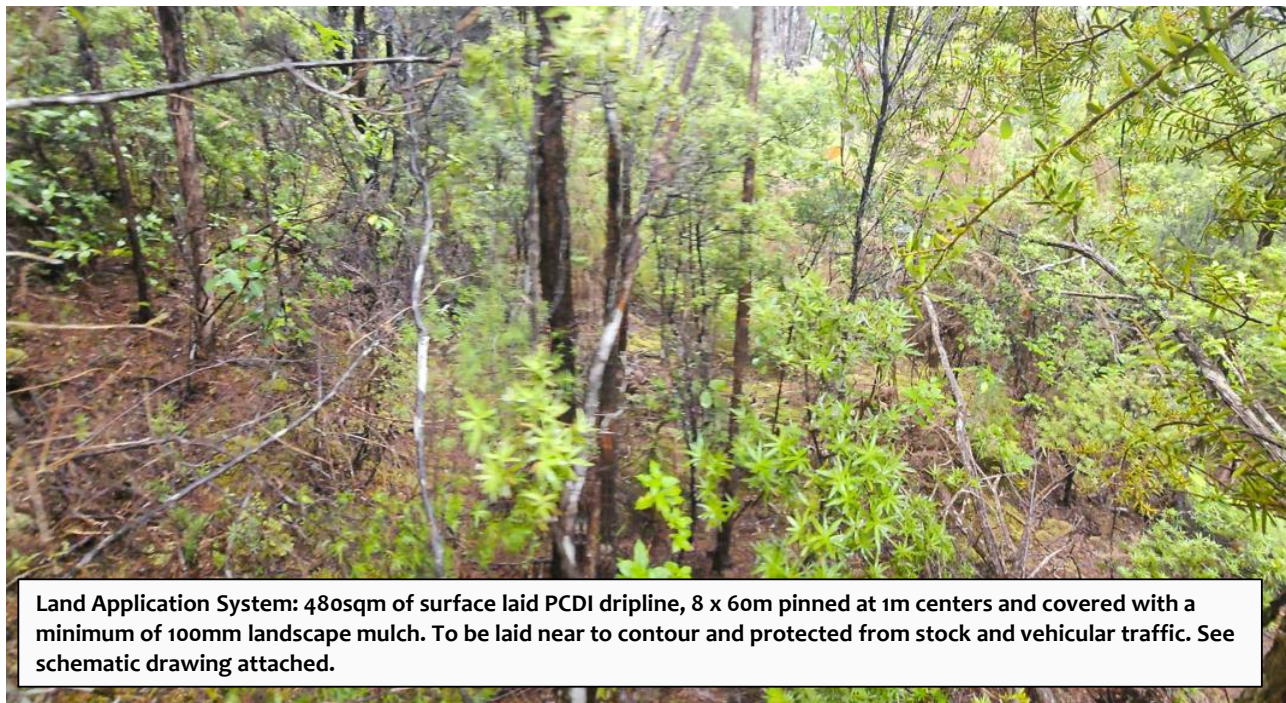
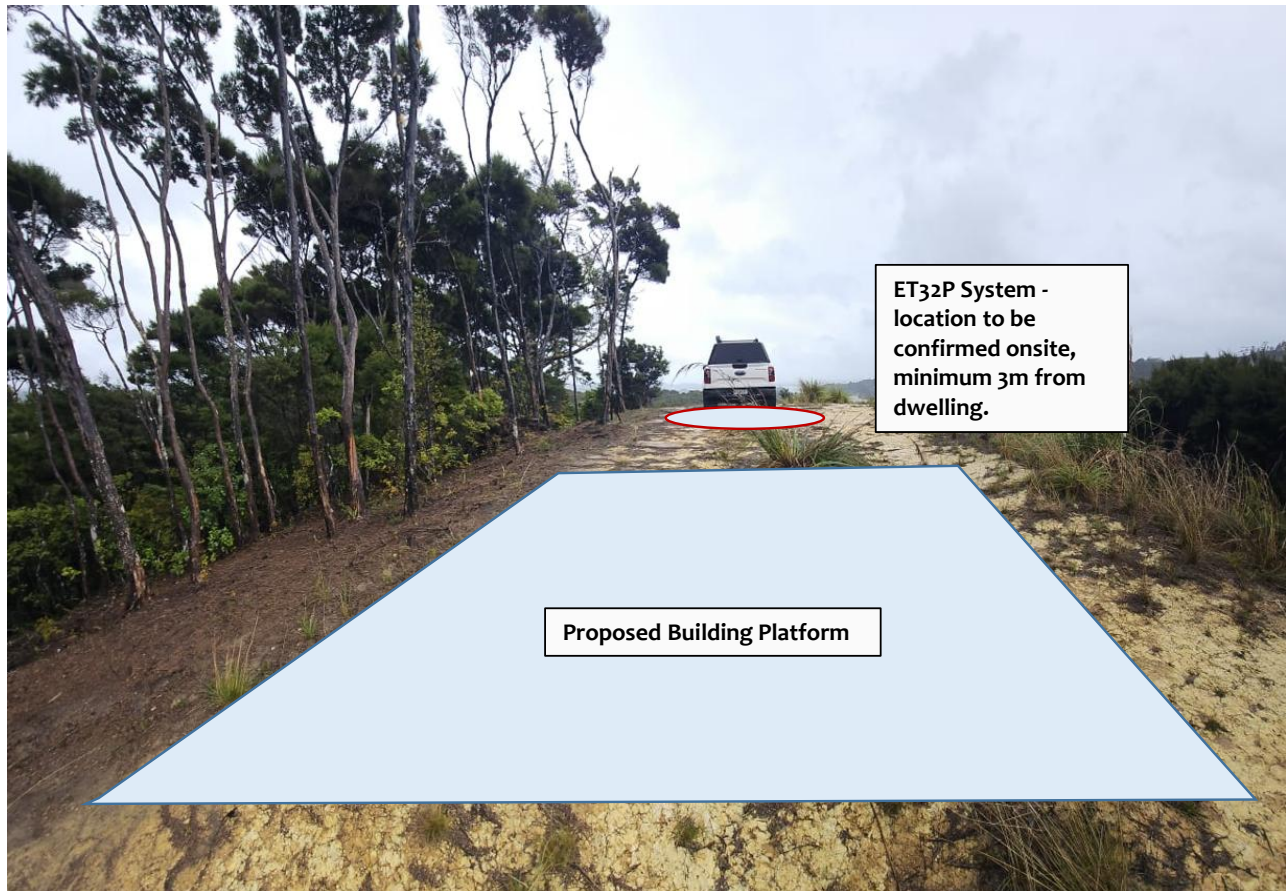
All on site wastewater systems require regular maintenance; in this case once annually is suffice and may be specified within the consent process by the Building Department of Far North District Council. This Maintenance will be recorded on hard copy and supplied to both the Owner and Far North District Council Compliance Officer if requested.

NOTE TO OWNER: All written records pertaining to the wastewater system should be retained in a safe place. When a change of ownership occurs, a full and complete history is able to be passed to the new owners.

Animals are to be physically excluded from the installed effluent field to avoid damage, and to reduce the risk of soil compaction in the vicinity of the bed.

Planting within this area is encouraged to assist with evapotranspiration by plants.

PART H: SOIL LOG PROFILE

PART I: SITE IMAGES



DECLARATION

I, hereby certify that, to the best of my knowledge and belief, the information given in this application is true and complete.

Prepared By:	
Name:	Xandir Fatialofa - Design Technician
Signature:	
Date:	17/03/2026

Designed By:	
Name:	Matt Riddell - PS Author '2384' Auckland Council, NZQA Onsite Wastewater Training/Opus, Approved Designer
Signature:	
Date:	17/03/2026

NOTE: The Waterflow Systems are to be installed by a registered drainlayer to the designs supplied by Waterflow NZ Ltd. All work to comply with Regional Council Water and Soil Plans.

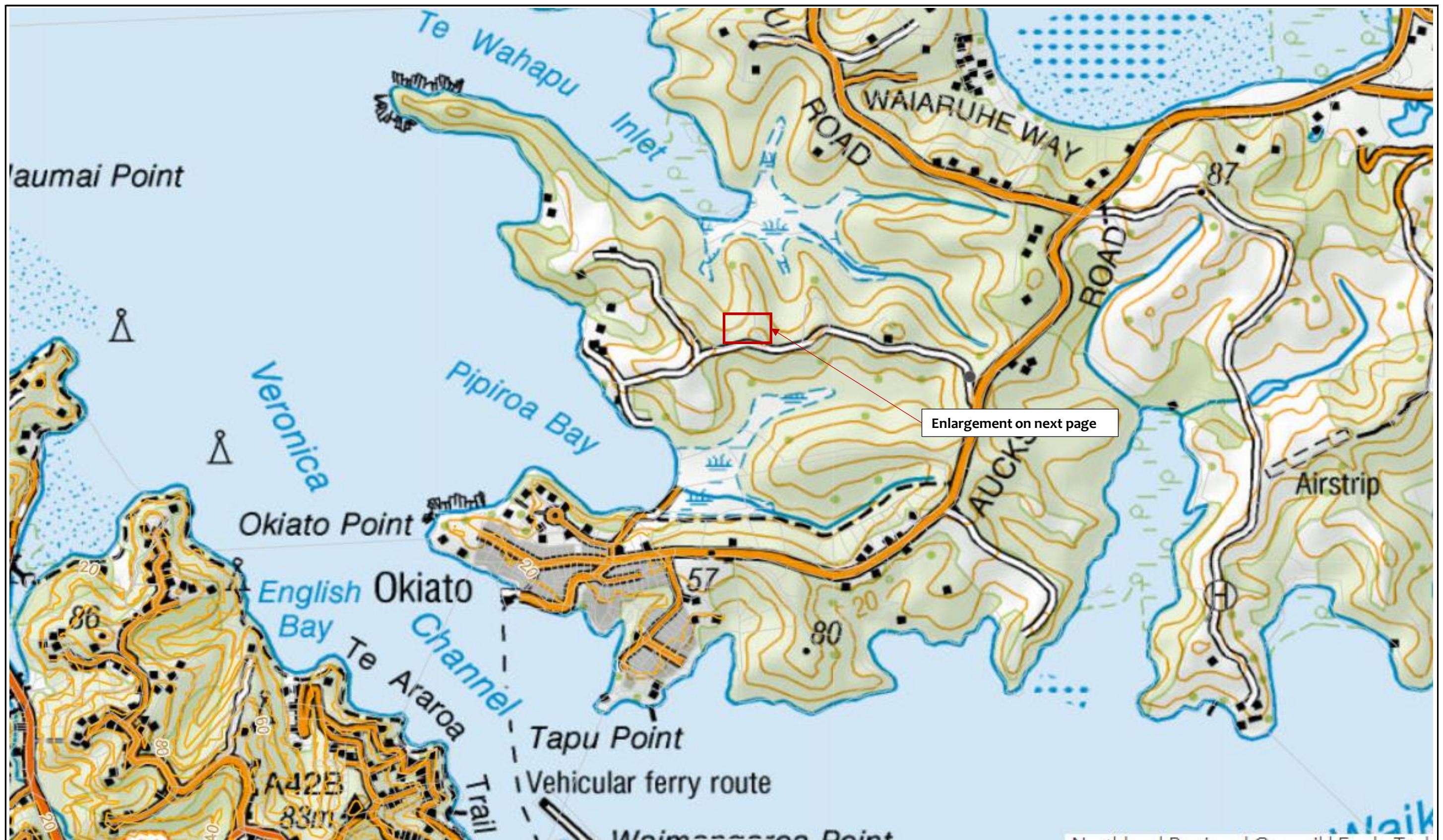
Comments/Summary:

The disposal field will need to be protected from traffic and animal grazing. Planting this area is recommended to increase Evapotranspiration.

Suitable plants for the disposal field can be found on our website www.naturalflow.co.nz

Waterflow Treatment systems to be installed by accredited installer unless other arrangements have been made by Waterflow NZ Ltd

For more information do not hesitate to contact the team at Waterflow NZ Ltd on 0800 628 356



SITE LOCATION PLAN:

Paula Edwards
206d Aucks Road
Russell
Lot 2DP 370303
0.8019HA

SCALE:

1 : 12759

@ A3

DESIGN FLOW = 960 LITRES PER DAY

CATEGORY 6 SOILS:
DLR = 2mm/DAY
MINIMUM DISPOSAL AREA = 480m2
MINIMUM RESERVE DISPOSAL AREA = 144m2 (30%)

MINIMUM 1.5m FROM PROPERTY BOUNDARIES
MINIMUM 3.0m FROM HABITABLE BUILDINGS
MINIMUM 5m FROM OPEN DRAINS
MINIMUM 15m FROM OTHER SURFACE WATER

PROPOSED LAND DISPOSAL AREA:

900m2 DISPOSAL AREA CONSISTING OF
900 LINEAL METRES OF PRESSURE COMPENSATING DRIPLINE.

DRIPLINE TO BE INSTALLED AT AN AVERAGE OF NO LESS THAN
1.0m ROW SPACING. THE RECOMMENDED SPEC FOR THE
DELIVERY PIPELINE IS 32mm DIAMETER LOW DENSITY PE

DRIPLINE LATERALS TO BRANCH OFF DELIVERY PIPELINE.
e.g. 8 x 60m LATERALS
EACH LATERAL TO TERMINATE IN A NORMALLY CLOSED FLUSH VALVE.
TO BE INSTALLED SURFACE PINNED
& COVERED WITH 100mm OF TOPSOIL OR BARK MULCH.

DRIPLINE TO BE INSTALLED AT AN AVERAGE OF NO LESS THAN
1.0m ROW SPACING. THE RECOMMENDED SPEC FOR THE
DELIVERY PIPELINE IS 32mm DIAMETER LOW DENSITY PE

DISPOSAL AREA: ~480m DRIPLINE
e.g. 8 x 60m LATERALS
SURFACE LAID PCDI DRIPLINE
COVERED WITH A MINIMUM 50mm
LANDSCAPE MULCH. TO BE LAID
NEAR TO CONTOUR.
SEE SCHEMATIC DRAWING ATTACHED.

>1.5m FROM
PROPERTY
BOUNDARIES

RESERVE DISPOSAL
AREA (~30%)

COVENANT
BOUNDARY

10m
BUFFER
ZONE

PROPOSED
DWELLING
(3 BEDROOM
+ STUDY)

BOREHOLES

32mm PE
SUPPLY
PIPELINE
~15m

ECONO-TREAT ET-32P
LOCATION TBC, >3.0m FROM
BUILDINGS

0m

50m

100m



PO Box 24
Maungaturoto
www.waterflow.co.nz

CLIENT

ADVANCE BUILD
(PAULA EDWARDS)

PROJECT

206D AUCKS ROAD
RUSSELL
ON-SITE WASTEWATER
TREATMENT AND DISPOSAL

TITLE

PROPOSED ONSITE
WASTEWATER LAYOUT

DATE	17/03/26	
DRAWN	MR	
DESIGN	MR	
CHECKED	KH	

JOB No.	SCALE.
WF24940	1:500@A3

DWG No.	REV.
WF24940-01	A

Common PCDI Layouts

Single Side Manifold - straight	Single Center Manifold - straight
Single Side Manifold - curled	Single Center Manifold - curled
Long Single Runs	Custom Layout
Cross Sections of PCDi installation	
150mm Mulch or Leaf Litter	Subsoil Buried @ 100-150mm



METZERPLAS

ADI

Cylindrical PC
(Pressure
Compensated)
dripper.

- Cylindrical PC dripper, with unique regulating labyrinth with self-flushing operation at the beginning and the end of each irrigation cycle.
- Triple inlet filter with filtering area 10 times larger than any other dripper.
- High clog resistance.
- Suitable for poor quality and effluent water.
- Large pressure compensation range up to 4.3 bars.
- Dripline diameter: 16, 18 and 20 mm.
- Dripper flow rate: 1.6, 2.2 and 3.5 l/h.
- *Rootguard*® configuration available for extra root protection in SDI (Subsurface Drip Irrigation).



ADI Dripline Technical Data:

Model	Inside Diameter (mm)	Wall Thickness (mm)	Min. Working Pressure (bars)	Max. Working Pressure (bars)	KD
ADI 16	13.8	0.9	0.8	3.5	1.12
		1.15	0.8	4.3	0.95
ADI 18	15.8	1.2	0.8	4.3	0.95
ADI 20	17.4	1.0	0.8	3.5	0.85
		1.25	0.8	4.3	0.6



METZERPLAS

ADI

Cylindrical PC (Pressure Compensated) dripper.

ADI 16 mm. Maximum lateral length (I.D. 13.8 mm, W.T 0.9 mm, Inlet pressure 2.5 bars):

Nom. Flow Rate (l/h)	Spacing Between Drippers (m)						
	0.20	0.30	0.40	0.50	0.60	0.75	1.00
1.6	86	122	156	188	218	260	324
2.2	72	103	131	157	182	216	269
3.5	51	73	94	113	131	156	195

ADI 18 mm. Maximum lateral length (I.D. 15.8 mm, W.T 1.2 mm, Inlet pressure 2.5 bars):

Nom. Flow Rate (l/h)	Spacing Between Drippers (m)						
	0.20	0.30	0.40	0.50	0.60	0.75	1.00
2.0	93	134	171	205	238	284	355
3.5	65	92	118	142	166	198	247

ADI 20 mm. Maximum Lateral length (I.D. 17.4 mm, W.T 1.0 mm, Inlet pressure 2.5 bars):

Nom. Flow Rate (l/h)	Spacing Between Drippers (m)						
	0.20	0.30	0.40	0.50	0.60	0.75	1.00
1.6	128	182	234	281	325	388	484
2.2	113	159	202	242	279	331	409
3.5	76	109	140	168	196	233	291

For additional tables and data please contact Metzerplas Technical Department or visit our website: www.metzerplas.com

Packaging Data

Model	Roll Length (m)	Quantity Per Container (Rolls)		
		20	40	40 h
ADI 16	400	150	300	350
ADI 18	300	150	300	333
ADI 20	300	133	266	300

SUBMERSIBLE DRAINAGE PUMPS

**Model Numbers: D42A, D42M,
D42A/B, D53A/B**

DEPEND ON
DAVEY

WATER PRODUCTS

SUMP PUMPS

PRODUCT DESCRIPTION

Submersible sump pump with two and three impeller designs for higher pressure, up to 45m head

APPLICATIONS

- Lawn & garden irrigation
- Sump emptying to higher heads
- Treated effluent disposal
- Water transfer from wells
- A/B models are specially designed for non potable rainwater applications

"A" suffix models equipped with present length automatic float switch fitted for automatic operation.



FEATURES & BENEFITS

Double mechanical seal, one in oil bath on motor and extra mechanical seal on pump

- Superior reliability
- Long service life

Corrosion resistant 304 stainless steel shaft, motor shell and fasteners

- Long service life

D42A/B & D53A/B have cast 316 stainless steel motor caps and super tough engineered thermo plastic pump casing

- Outstanding corrosion resistance
- Long life

Centrifugal multistage 2 & 3 impeller designs

- Higher pressures & increased efficiency

Closed vane impellers with long engagement "D" drives

- Positive operation
- Long service life

D42A & D42M have labyrinth impeller neck rings

- Maintain pump performance
- Less susceptible to wear

D42A/B & D53A/B have patented independently floating neck rings

- Outstanding pump performance
- Long pump life

Corrosion resistant hard wearing polycarbonate impellers

- Long service life

Corrosion resistant stainless steel fine mesh suction strainer with large surface area

- Prevents blockages of the pump by solids

In-built automatic thermal overload

- Protects the motor in the event of blockage or voltage supply problems

HO7RNF oil resistant leads, 10 metres long with 3 pin power plug

- Easy to connect to power supply
- Longer life in dirty water

OPERATING LIMITS

	D42A/M	D42A/B, D53A/B
Capacities to	110 lpm	130 lpm
Max. total head	26m	32m, 45m
Max. submergence		12m
Max. pumped water temperature		40°C
Max. soft solids		1.9mm O.D.
Outlet size (BSP)		1" F

Suitable Fluids

Clean water of neutral pH containing up to 1% small solids. Some wear should be expected while pumping hard solids in suspension.

TECHNICAL SPECIFICATIONS

MATERIALS OF CONSTRUCTION

PART	MATERIAL
Impeller	Glass filled polycarbonate
Lock nut	304 stainless steel
Pump casing	Cast iron - FC200 (D42A&M)
	Glass filled polycarbonate (D42A/B), (D53A/B)
Diffuser and blanking ring	Glass filled noryl
Mechanical seal - pump	Carbon/ceramic
Mechanical seal - motor	Silicon carbide/ceramic in oil bath
Shaft seal elastomer	Nitrile rubber
Pump shaft	304 stainless steel
Orings	Nitrile rubber
Motor shell	304 stainless steel
Bottom bearing housing	Cast iron - FC200 (D42A&M)
	Cast 316 stainless steel (D42A/B), (D53A/B)
Upper motor cover	Cast iron - FC200 (D42A&M)
	Cast 316 stainless steel (D42A/B), (D53A/B)
Handle	304 stainless steel
Fasteners	304 stainless steel
Float & power supply leads	HO7RN-F oil resistant

ELECTRICAL DATA

	D42, D42A/B	D53A/B
Supply voltage	220-240V	
Supply frequency	50Hz single phase	
Speed	2 pole, 2850rpm	
Full load current	4.0A	5.7A
Locked rotor current	14A	
Input power (P ₁)	0.94kW	1.31kW
Output power (P ₂)	0.60kW	0.84kW
IP rating	X8	
Insulation class	Class F	
Starting	P.S.C.	
Lead	10m long	

INSTALLATION & PRIMING

Use a rope to position and retrieve the pump. Do not lower or retrieve the pump using the power lead as this may damage the cable entry seals, causing water leaks and unsafe operation.

Don't use this product for recirculating or filtering swimming pools, spas, etc.

While these pumps are built to high safety standards, they are not approved for installations where people will be in the water while they are operating.

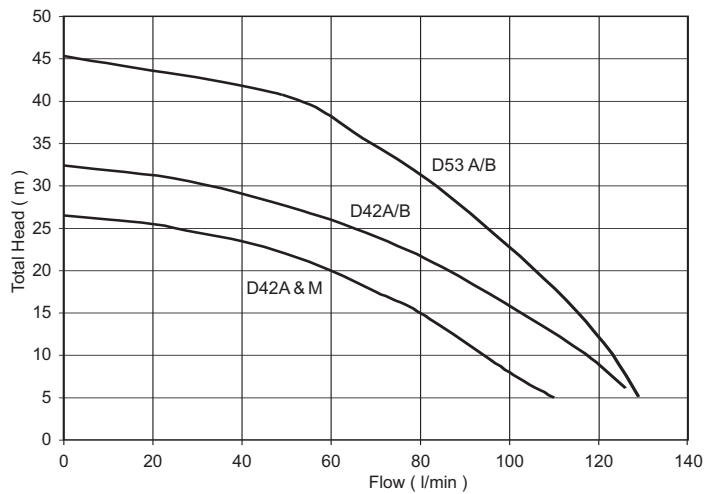
Don't pump abrasive materials. Sand and grit in the water being pumped will accelerate wear, causing shortened pump life.

Keep your pump clean, particularly in situations where lint, hair or fibrous materials may get bound around the pump shaft. Regular inspection and cleaning will extend pump life.

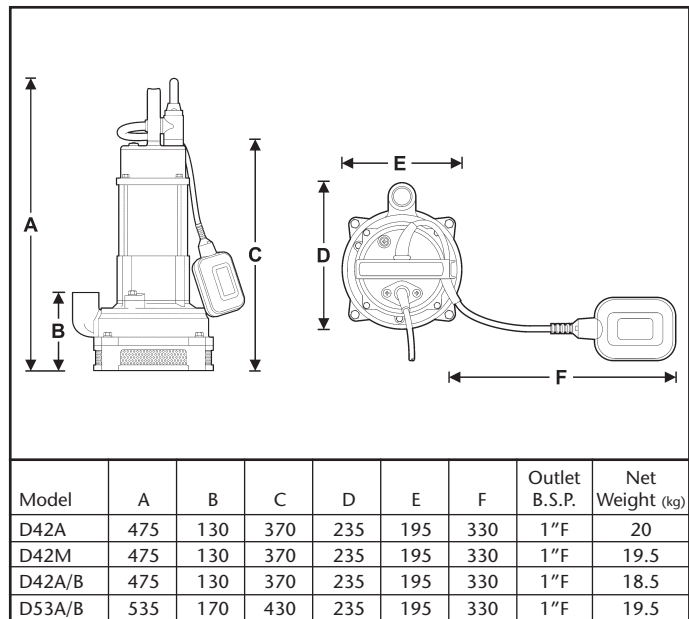
Make room for the float switch to operate. Automatic models have a float switch to turn them on when the water level rises and turn them off again when it has been pumped down to the safe operating level of the pump. If the float switch is not free to rise and fall, correct pump operation may not be possible.

Don't run your pump dry. Non-automatic models must be switched off manually or by way of an external float/level switch when the water level is reduced to the top of the pump housing.

HYDRAULIC PERFORMANCE



DIMENSIONS



All dimensions in mm unless otherwise stated.

DEPEND ON
DAVEY
WATER PRODUCTS

Davey Water Products Pty Ltd

Member of the GUD Group
ABN 18 066 327 517

AUSTRALIA
Head Office and Manufacturing
6 Lakeview Drive,
Scoresby, Australia 3179
Ph: +61 3 9730 9222
Fax: +61 3 9753 4100
Website: davey.com.au

Customer Service Centre
Ph: 1300 369 100
Fax: 1300 369 119
E-mail: sales@davey.com.au

NEW ZEALAND
7 Rockridge Avenue,
Penrose, Auckland 1061
Ph: +64 9 570 9135
Fax: +64 9 527 7654
E-mail: sales@daveynz.co.nz
Website: daveynz.co.nz

Customer Service Centre
Ph: 0800 654 333

REST OF WORLD
6 Lakeview Drive,
Scoresby, Australia 3179
Ph: +61 3 9730 9121
Fax: +61 3 9753 4248
E-mail: export@davey.com.au
Website: davey.com.au



Assessment of Environmental Effects

Paula Edwards of 206d Aucks Road, Russell Lot 2 DP 370303

1.1 Description of Proposal

The owners of this site propose the construction of a new 4 bedroom dwelling (3 bedrooms and a study). The dwelling will require a new onsite wastewater management system.

1.2 Site Description

206d Aucks Road is an 8019m² undeveloped property 1km northwest of Okiato and 4km south of Russell. The property owners propose a new dwelling with three bedrooms and a study which will require a new onsite wastewater management system. The proposed building platform is on a ridgeline at the eastern end of the property. The proposed area of onsite wastewater management is located to the north of the building platform on moderate to steeply sloping land with a linear planar northwesterly aspect and a gradient of 20 – 25 degrees. The area is covered in native bush and there are no surface waters, flood plains or overland flowpaths.

1.3 Wastewater Volume

In calculating the wastewater flows we have allowed for a maximum occupancy of 6 persons, based on the proposed 4 bedroom dwelling (as per AC TP-58, Table 6.1). Total wastewater production is based on an allowance of 160 litres per person per day (as per ARC TP-58, Table 6.2), which is conservative given that water supply is roof collected rain water and standard water fixtures will be used throughout the house.

1.4 Wastewater Volume

The ET32P system that is proposed will treat the wastewater to a high standard prior to dispersal using a PCDI drip line, into a purpose-designed disposal field, where the removal of nutrient will continue, both in the receiving soils and by plant uptake.

The system will be capable of producing reductions in Biochemical Oxygen Demand, Total Suspended Solids, Nitrogen, and Coliforms to a standard that meets the requirements (see details below). The system will cater for the wastewater requirements of the private dwellings (domestic wastewater) and will not service any commercial or trade waste sources. Risk Minor to Nil.

1.5 Proposed Treatment System

The objective of the treatment system is to reduce and remove much of the contaminants from the wastewater prior to discharge into the receiving soil. This will improve the long-term performance of the disposal field as well as reducing the risk to the receiving environment. The system will consist of:

- Septic Tank Module
- ET32P
- Land Application System

The system is constructed using plastic injection molded tanks. The system produces treated effluent with BOD <20mg/l, Suspended solids <20mg/l.

1.6 Land Application System

The proposed irrigation system uses pressure-compensating dripper lines ensuring an even delivery of moisture over the entire irrigation field and a conservative DLR of 2mm. We propose the use of Metzerplas unibioline ADI16/3.5 @ 0.6m/c with the Dripline laid out at 1m centres. This Dripline will then be covered by 100mm landscape mulch. Densely planting this area will greatly enhance evapo-transpiration and be very beneficial especially in the wetter months of the year. This irrigation can be installed in conjunction with existing or proposed landscaping.

1.7 Surface & Ground Water

It is proposed to treat the water to a high standard prior to discharge and the proposed irrigation system will introduce the water into the topsoil horizon using PCDI irrigation. A low application rate of treated effluent into the topsoil will significantly reduce the likelihood of, any breakout or runoff or any risk of surface water contamination. With the ground water levels being >1.2m this conservative DLR also means the risk of ground water contamination is virtually nil. A majority of the undeveloped areas of this site are suitable for a PCDI disposal field when the necessary setbacks are observed. Risk Minor to Nil.

1.8 Air Quality

The proposed ET32P system will produce no noticeable odour when functioning correctly. Any odour will be contained within the tanks. The PCDI irrigation system will load the soil at a rate that should not cause ponding, spraying or aerosol of the effluent that could potentially cause odours. Risk Minor to Nil.

1.9 Visual Impact

The tanks are installed wholly below ground level with only the lids being visible. The lids will protrude approximately 100mm to prevent egress of storm water into the system. The disposal field will be located in a purpose designed mulched and intensively planted disposal area. Warning signs may be installed to indicate the presence of the disposal area, although probably not necessary in a domestic situation, also the area may be fenced to restrict access.

1.10 Environmental Risks

Risks associated with this proposal are minor. The treatment system will be automated, and the Home Owner will be given a 'Home Owners Care Guide' which explains the necessary visual checks to ensure no issues arise with the system, specifically – solids build-up - high water level – discharge failure – filter blockage.

Peak flow into the system are not expected to be significant and the system includes a large emergency storage volume.

1.11 Maintenance Requirements

The maintenance requirement of this system is minimal, with the system fully automated. The system requires little input from the operator apart from the regular cleaning of the outlet filter between the treatment system and the Dripline field. All other maintenance interventions must be carried out by service persons familiar with the operation of the system and approved by the manufacturer. Maintenance may include checking of the dissolved oxygen levels, cleaning of effluent outlet filter, removal of excess sludge volume, checking of control panel function, etc... .

The disposal field is quite possibly the most important and sensitive part of the treatment system and requires a reasonable amount of maintenance to keep it functioning well. Any leaking or damaged Dripline must be fixed quickly using the appropriate materials, the planting must be maintained, weeds removed and grass kept cut. The Dripline should be kept covered with a suitable bark, mulch, or topsoil.

Warning signs such as ponding, odours, and signs of excessive growth act as an indicator to possible problems. A disk filter is fitted to help prevent blockage of the drippers and to protect the Dripline. This filter will require cleaning during servicing of the system. The owners will be verbally informed at the commissioning of this system of all maintenance requirements and strongly advised to have a service contract in place prior to final sign off of the system installation.



ECONOTREAT™

ET32P



**System Specifications &
Installation Instructions**

ET32P

System Specifications & Installation Instructions



Compliance Requirements

All Waterflow Septic Tanks and Treatment Modules meet the requirements of the New Zealand Building Code G13-VM4, Clause B1 - Structure, and Clause B2 Durability. As stated in the AS/NZS 1546.1:2008 Standard, 1.5.2.1, all septic tanks constructed to this Standard meet the requirements of the New Zealand Building Code for Clause B1 - Structure and Clause B2 Durability.

The design and specifications of the septic tank are fully compliant with the AS/NZS1546.1:2008 Standard, including but not limited to:

Structural Integrity: The tank is designed using Polymer suitable for the manufacturing method as per 9.4.1 AS/NZS1546.1:2008, with all exposed lids being UV protected, with appropriate foot anchors and reinforcement, ensuring it meets the structural requirements specified in the standard.

Material Specifications: All materials used, including the Polymer composition, comply with the necessary standards for durability and suitability in septic tank applications.

Capacity and Dimensions: The tank's dimensions and baffle placements align with the standard's guidelines, ensuring proper functionality and waste management.

Access and Maintenance Provisions: The design includes provisions for easy access, necessary for regular inspection, cleaning, and maintenance in accordance with the standard.

Please feel free to ask for a copy of this complete document, if required.



Treatment Process

SAFF is a cost-effective method of wastewater treatment and sewage sanitation that is primarily used in residential and commercial complexes particularly for small to medium sized treatment plants where available land is limited, and where full-time operational manning would be uneconomical. A well designed Submerged Aerobic Fixed Film (SAFF) plant has no moving parts within its process zones, any serviceable items will be positioned to access easily without disrupting the ongoing treatment.

Primary Septic Tank

Influent enters this chamber from the source whereby larger solids settle into the bottom of the primary tank and are removed periodically as sludge, and where other buoyant material (oils and fats) float upward to form a 'crust' that is essential to trap and retain septic odours. The primary tank is a simple settling and scum retention module in which the accumulating sludge in the base of the tank biodegrades and consolidates slowly under the action of facultative and anaerobic microorganisms. The primary tank module is fitted with an outlet filter which is a very effective and relatively low-cost filter that is fitted to the outlet of the primary tank and leads to a considerable improvement in the performance of the whole wastewater treatment system.

Aeration Module

Influent enters from the Primary Chamber where the excess biodegradable Organic Matter is degraded by the biomass on the SAFF media. Air is introduced into this chamber via an air blower to create an environment for aerobic bacteria to multiply and flourish. SAFF reactor is a type of aerobic attached growth treatment process with a small footprint area, stable process, lesser sludge production and modular installations which are the key features of the SAFF process. Essentially SAFF system is a hybrid reactor where attached growth and suspended growth activity takes place simultaneously.

Clarification Chamber

Is essentially a quiescent zone where the activated sludge is 'settled out' and returned to the primary tank via a sludge return system. These particles aid in further biological reduction, denitrification and provides a constant food supply rich in microbes supporting the system through periods of limited flows.

ET32P

System Specifications & Installation Instructions

Effluent Quality

The Econotreat ET32P Series wastewater treatment system generates advanced secondary treated effluent of the following quality provided that there are no inhibitory or toxic substances within the wastewater that will impair the biological performance of the system:

- 5-day Biochemical Oxygen Demand (BOD5) 15 mg/L
- Suspended solids 15 mg/L

Note: Please read Guidelines on how to care for your EconoTreat wastewater system which are to be adhered to at all times.

The treated wastewater will usually be disposed of via a land application system, designed according to AS/NZS 1547:2012 which describes various land application systems for primary treated effluent. Disposal systems must also comply with the relevant Regional Authority rules, and these should be consulted.

Loading Rates

- | | |
|----------------------------|----------------|
| • Total Daily Flow Rate | 2000 L per day |
| • Organic loading as BOD5 | 700g per day |
| • Suspended solids loading | 700g per day |

Important: the actual maximum loading of an installed EconoTreat EP32P System is limited to the capacity of the land application system it discharges to. For example if the land application system is designed with a capacity of 800L per day, then the EP32P System must not be loaded at more than 800L per day.

Dual Chamber Septic Tank

3200L Nominal Capacity
2000mm Diameter
2038mm High

Aeration Tank

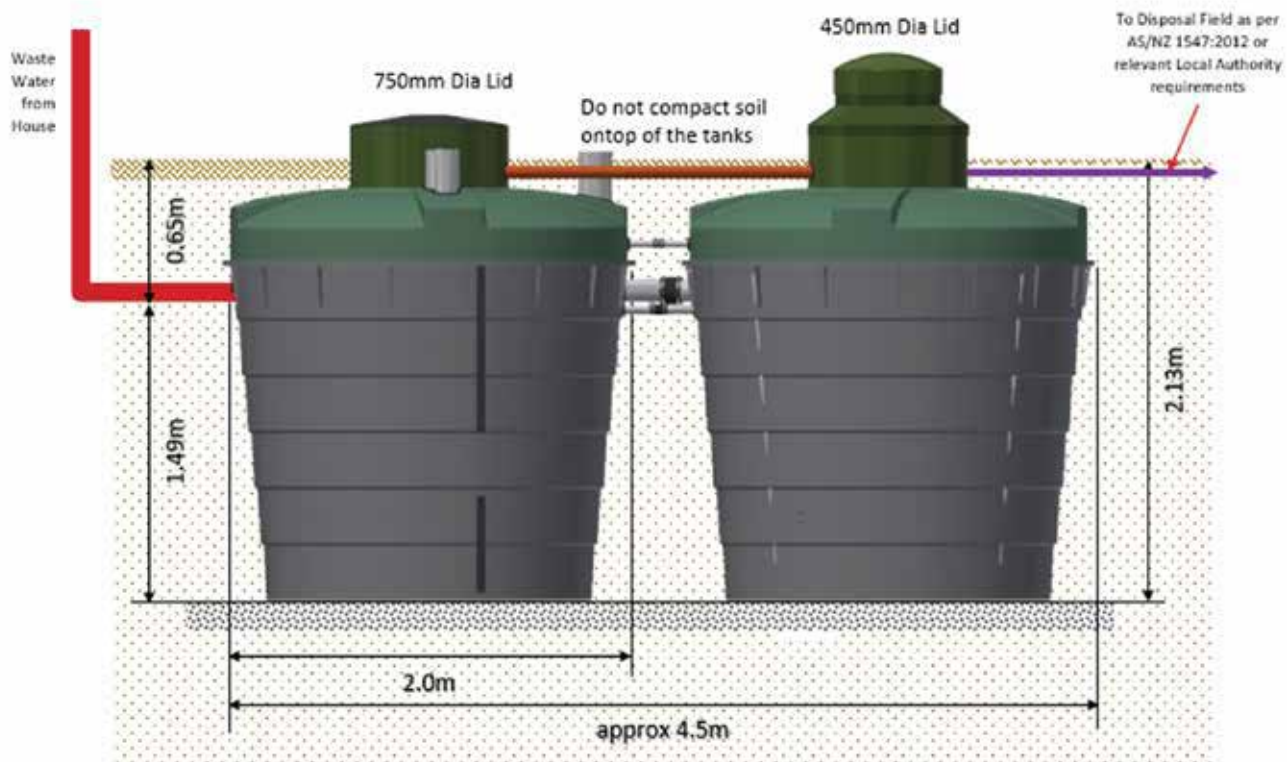
3200L Nominal Capacity
2000mm Diameter
2038mm High

Pump Chamber

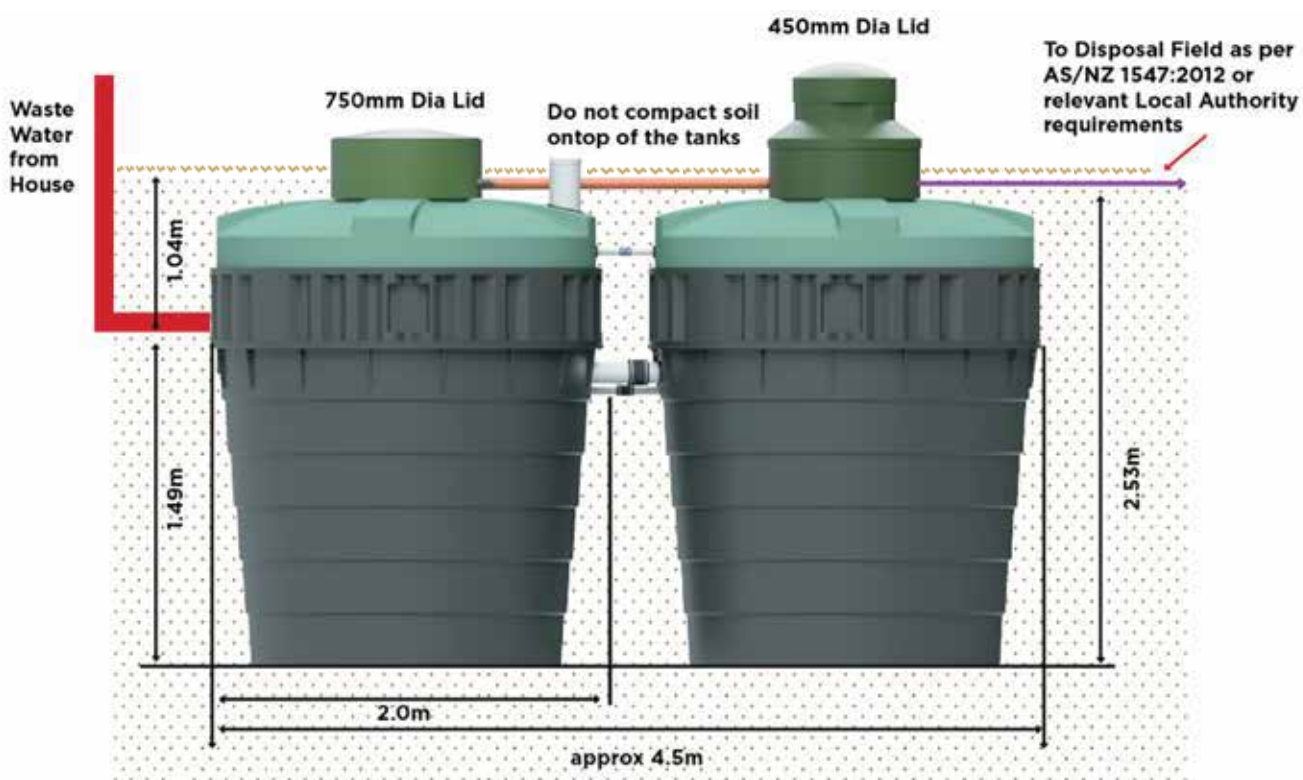
780mm Diameter
1200mm High
350L Nominal Capacity

(Located in the center of the Septic Tank)

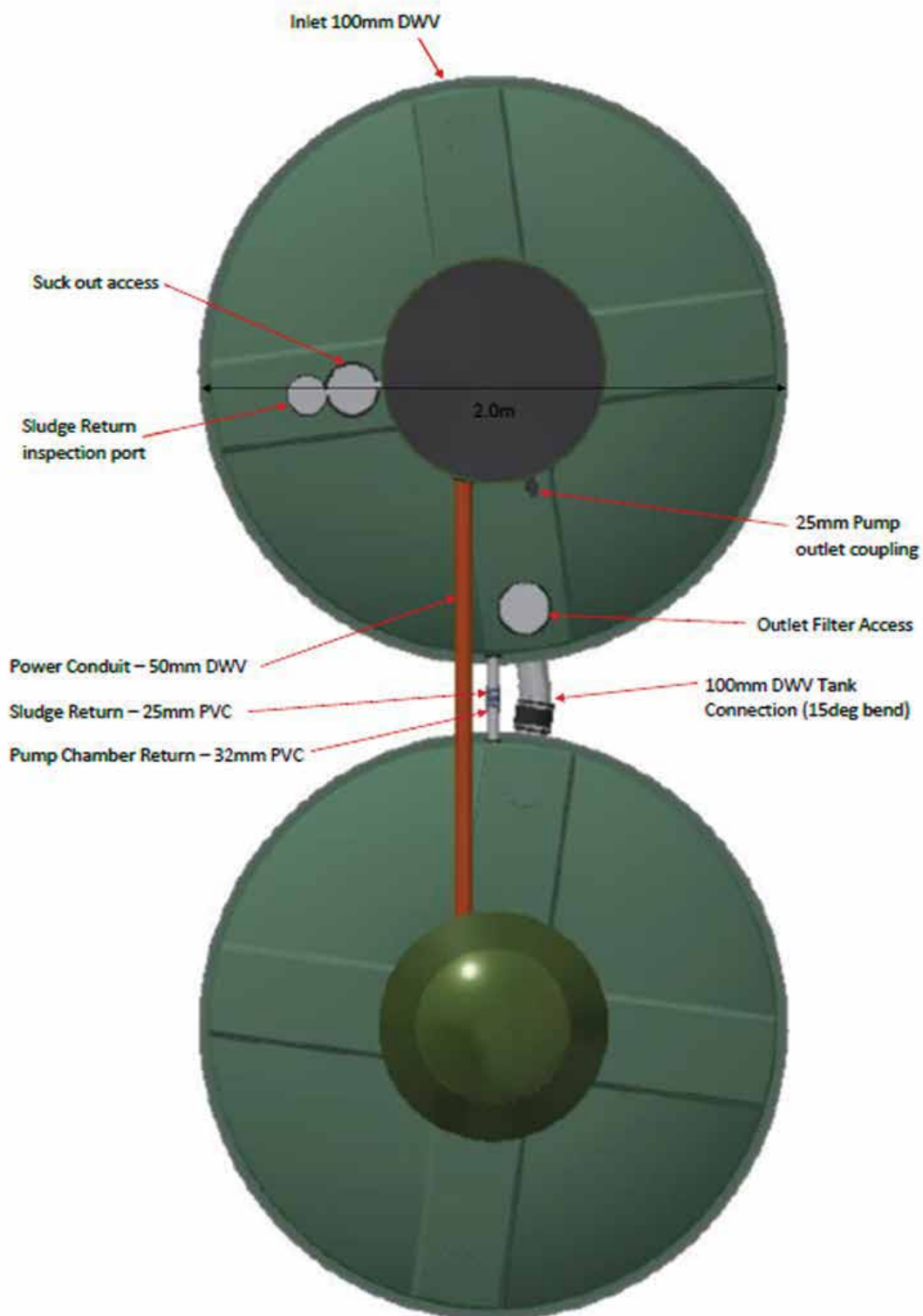
Schematic Drawings



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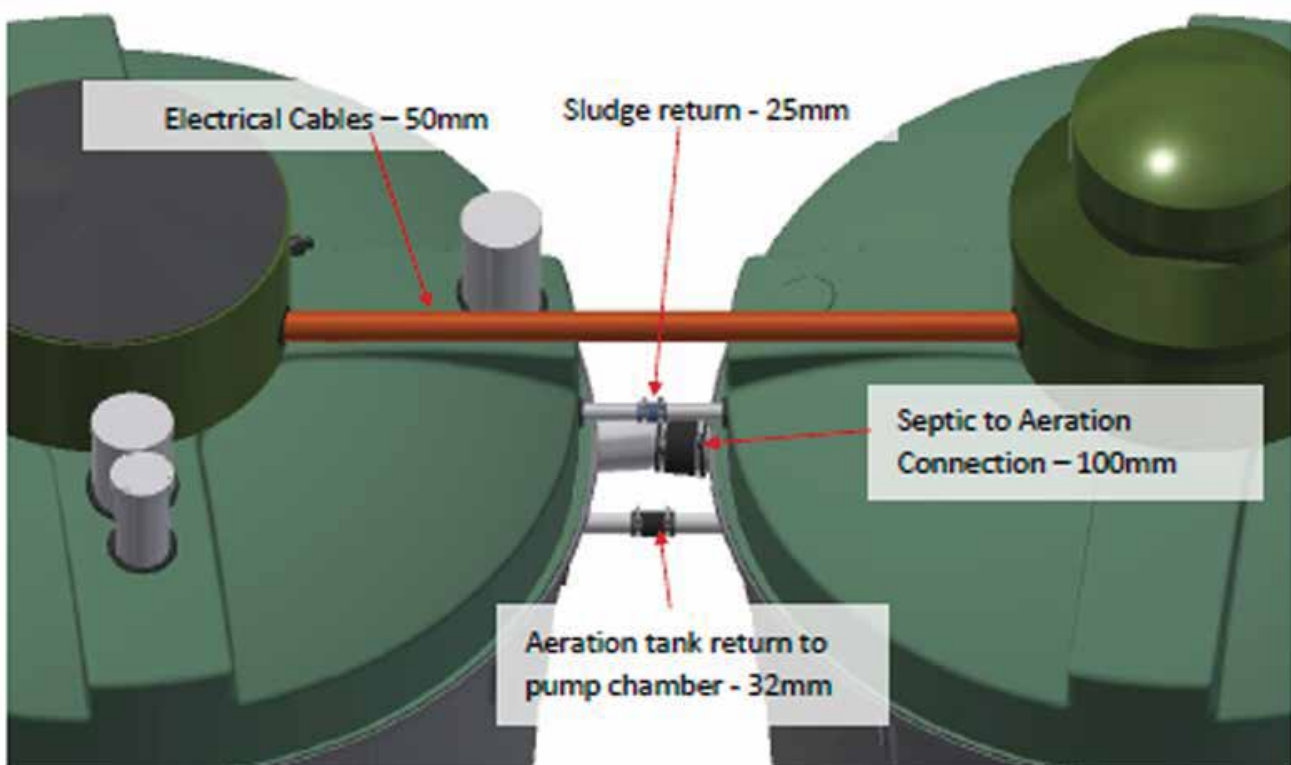
Top View



Instructions for Installation

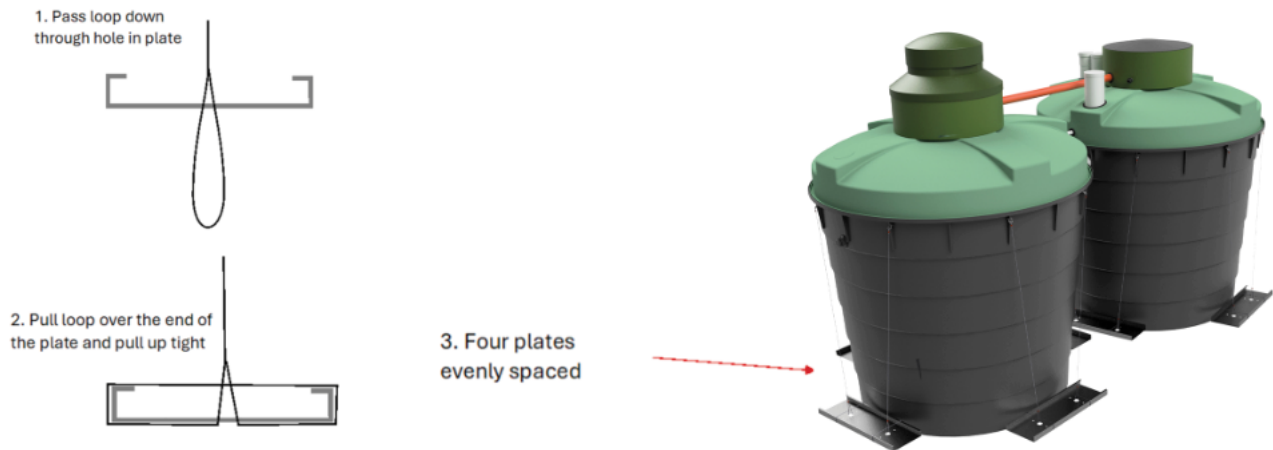
The EconoTreat system is to be installed or signed off by a registered Drain layer to the design specified by Waterflow NZ Ltd. The following installation instructions and procedures followed correctly will ensure System performance is not compromised in any way.

1. Excavate two 2.5m x 2.5m level platforms at an appropriate depth to ensure adequate fall for inlet pipe from the source or dwelling. This has to be installed on virgin ground. The two platforms need to be on the same level and close to each other.
2. Where possible excavate a trench away from the System and lay a drain coil and drainage metal at the base of the System to drain away any surface or ground water.
3. Move the tanks close together so all the pipes meet. Connect each pipe using the rubber couplings supplied and take a photo of them. See diagram below for identification of each pipe.



4. Install 4 anti-floatation plates to hold the modules securely in the ground. Wires should be hanging tight as they are designed to hold the plates 50 - 100mm above the bottom of the tank, as per below image. Take a photo of this before backfilling for Waterflow sign off.

Instructions for Installation



5. Connect the risers with 50mm DVW. There will be holes already drilled and uniseals supplied.

6. Draw the cables from the pump chamber through to 50mm DWV to the treatment tank. The cables are coiled inside the septic tank.

7. Trench from Dose Chamber outlet to disposal field and lay the 25mm alkathene feed line.

8. Backfill the excavation from the base of the tank with a GAP/PAP 20 metal, dry mixed with cement to form a solid mass, to a minimum of 400mm above the anchor plates. Then continue with metal, clean unsaturated soils or spoil from the excavation, (if suitable i.e. up to Class 4 as per AS/NZS 1547:2012) in approximately 200mm layers. Compact each layer evenly with a mechanical compactor to minimise subsidence and back fill to the level of the invert pipe.

9. Backfill around the pipe work with compacted clean sand/fines then complete back filling up to the maximum level of the backfill lines indicated on the shoulder of the tank or in the product specification sheet supplied.

10. Ensure the area around the tank is free draining and sloping away in all directions, to ensure that any rain or surface runoff will not pond on or near the tank.

11. Do not cover the top of the System with heavy soils but you can cover with a layer of topsoil, bark mulch or similar media material.

Installation Location and Certification

These tanks are not designed for vehicle loads and shall be located no closer than 2m to a driveway, road frontage or a building. If for any reason the tank is located where vehicle traffic may drive over the tank or approach closer than 2m, or where it may be trampled on by farm stock then the tank should be protected by a concrete slab designed to support these loads. Surface water must also be diverted from flowing into the installation.

Installation must be certified to AS/NZS 1547:2012, the certificate to be issued and held by the regulatory authority.

High Water Table Installations

All tanks have been engineered and designed for maximum strength, in accordance with the NZC 3604. Clauses B1 and B2 for structure and durability, to withstand any hydraulic pressures, both lateral and uplift, created by high water table conditions.

In high water table installations, it is important to fill the tanks with water. This removes the hydraulic uplift and simplifies the installation. In extremely high-water tables, cement can be added to fine metal to create a mass around the dead men anchors secured to the tanks (alternately concrete could be used). Waterflow must be made aware of this early on in view of supplying a tank that is fit for purpose.

Plumbing Pipes and Fittings

All internal plumbing is done with PVC pipes with appropriate connections according to AS/NZS 1260 and AS/NZS 4130.

Alarm System

The VBB-P-2000 System is equipped with an AS/NZS 1546.3 compliant audible and visual alarm with a mutable alarm signal and alarm light. The alarm panel must be mounted in a location that is readily visible within the dwelling.

Alarm is triggered by a high-level float switch in the pump well.

ET32P

System Specifications & Installation Instructions



Backfill and Bedding

Backfill the excavation from the base of the tank with a GAP/PAP 20 metal, dry mixed with cement to form a solid mass, to a minimum of 400mm above the anchor plates. Then continue with metal, clean unsaturated soils or spoil from the excavation, (if suitable i.e. up to Class 4 as per AS/NZS 1547:2012) in approximately 200mm layers. Compact each layer evenly with a mechanical compactor to minimise subsidence and back fill to the level of the invert pipe.

Electrical

Where a pump is required to dose the Land Application System, all electrical connections must be installed according to AS/NZS 3000. The electrical connections are housed in an enclosure on the top of the tank. Please see separate Electrical Guide for more details.

ET32P

System Specifications & Installation Instructions



Warranty

WATERFLOW NZ LTD warrants that all Treatment Systems manufactured by WaterFlow NZ Ltd will be free from defects in materials and workmanship for the following periods from the date of installation, under the following conditions:

1. Plastic-Moulded tanks: 15 years
2. Concrete Tanks: 15 years
3. Filter Media: 5 years
4. Dosing float: 2 years
5. Electrical Components and Pump: 2 years

WATERFLOW NZ LTD will, at its discretion, repair or replace any defective components with the same or equivalent part at no charge to the consumer, in accordance with the following terms and conditions laid out in the WaterFlow NZ's Warranty Certificate. Full text warranty available on request.

1st June 2025
Dean Hoyle
Managing Director



WaterFlow

Bringing Clarity to Wastewater

Our team of wastewater experts are here to help.
Let's see if Econotreat could be right for your backyard.

*Smarter wastewater and sewage systems, for a
cleaner New Zealand.*

0800 628 356

www.waterflow.co.nz

sales@waterflow.co.nz

ET-32P-SpecInstall-250516

ECONOTREAT™





ECONOTREAT™

Advanced Secondary Treatment
Aerated Wastewater System



Owner's
Manual

EconoTreat Wastewater Systems

Owner's Manual

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EconoTreat Wastewater Systems

Owner's Manual

To the Owner

Thank you for choosing an EconoTreat System to treat and care for your on-site sewage and wastewater.

Your EconoTreat System is fully automatic in operation and requires little owner intervention to ensure years of service. It is useful that the owner/operator of the system understand some of the broad concepts of the system operation. This manual has been written to provide this simple explanation and to serve as a future reference so that you can ensure that the system is operating effectively at all times.

We encourage you to monitor and care for your EconoTreat system with our backing and support. By doing so you will learn how your system works and operates and how to keep it in top working order. WaterFlow promises consistent results year after year.

Kind regards,
The Waterflow Team

EconoTreat Wastewater Systems

Owner's Manual

WaterFlow NZ Ltd Warranty

WATERFLOW NZ LTD warrants that the Waterflow NZ System will be free from defects in materials and workmanship for the following periods from the date of installation, under the following conditions:

1. Plastic-Moulded tanks: 15 years
2. Concrete Tanks: 15 years
3. Filter media: 5 years
4. Dosing float: 2 years
5. Electrical components and Pump: 2 years

WATERFLOW NZ LTD will, at its discretion, repair or replace any defective components with the same or equivalent part at no charge to the consumer, in accordance with the full terms.

Note: Full warranty document available at your request.

EconoTreat Wastewater Systems

Owner's Manual

Components of Your Wastewater Septic System

Primary Chamber / Tank

Influent enters the chamber via the source whereby scum and solids capable of settling are separated from the raw influent. Primary treated effluent flows through a transfer port to the aeration tank. This primary tank will also act as a storage chamber for sludge returned from the Clarification Chamber.

Aeration Chamber

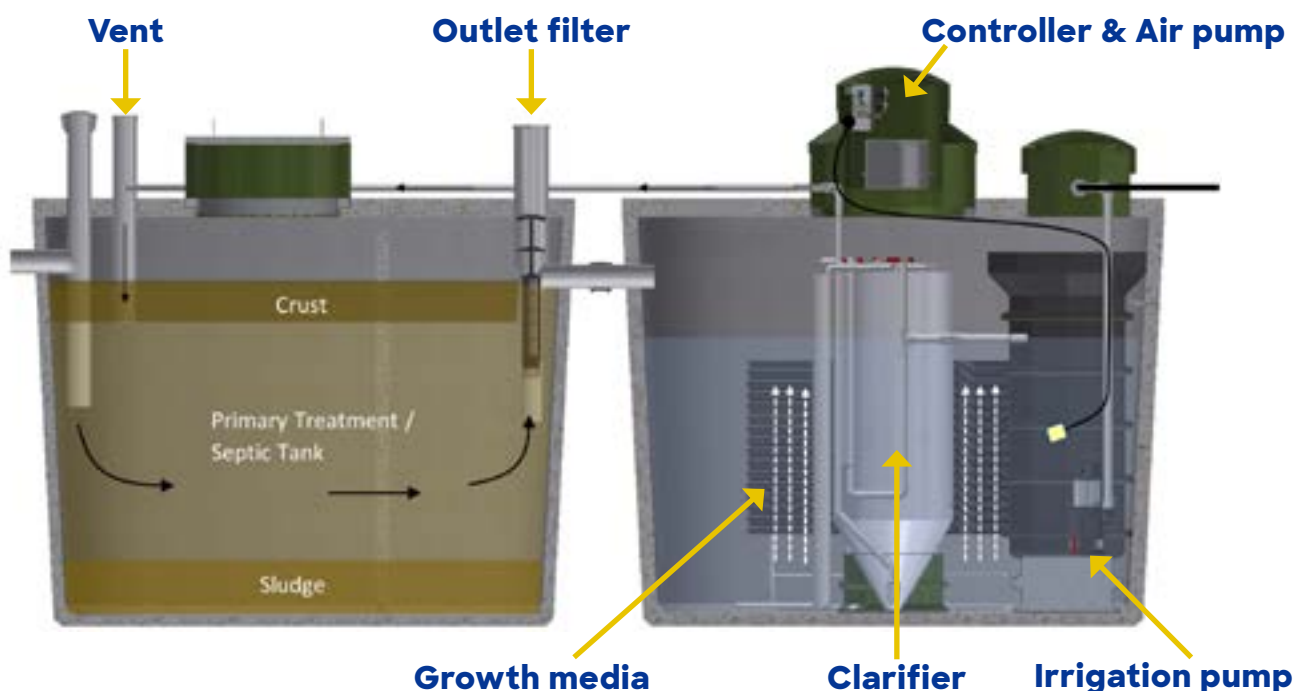
Water enters from the Primary Chamber. Air is introduced into this chamber via an air blower to create an environment for aerobic bacteria and other helpful organisms to consume the organic matter present. The aeration tank is designed in a manner to help prevent short circuiting of the wastewater to ensure extended aeration. Media is present in the tank to support the growth of bacteria.

Clarification Chamber

The Clarification chamber is essentially a quiescent zone where suspended particles/solids are settled out of the water. These particles are returned to the Primary chambers via a sludge return which aids in further biological reduction, denitrification and providing a constant food supply rich in microbes supporting the system through periods of limited flows.

Primary (Septic) Chamber

Secondary (Aeration) Chamber



EconoTreat Wastewater Systems

Owner's Manual

Service Agent Role

Your EconoTreat System requires annual service and maintenance inspections unless otherwise specified by local regulations. This will need to be done by our trained technicians. We will phone to arrange a suitable time to attend to your servicing needs. Servicing done by technicians who are not approved by WaterFlow will void your Warranty.

A record sheet (in duplicate) will be completed by our technician at the time of service. One copy is for you the customer and available upon payment, the other copy will be retained for our records.

Please call our office for the cost of servicing after the initial 12-month period.

Servicing includes:

1. A general inspection of tank area, irrigation and drainage.
2. Inspection of electrical equipment including timer, Low powered Blower, irrigation pump, warning lights and connections.
3. Inspection of Pump-out Chamber and septic tank, checking air lines, adjusting air supply (if necessary), operating de-sludging unit, resetting air control, operating submersible switch, checking bio-mass growth, checking sludge level.
4. Inspection of irrigation including lines, jets and outlets. Between 4 - 9 years the tank will need to be de-sludged (pumped out) as with any septic tank. We will notify you of this requirement, as the service technicians will be monitoring sludge depth annually.

EconoTreat Wastewater Systems

Owner's Manual

Owner Care Role

Did you know...

...that as a homeowner you're responsible to make sure your wastewater system gets the required maintenance needed to protect the investment in your home? This guide will help you care for your wastewater system. It will help you understand how your system works and what steps you can take as a homeowner to ensure your system will work efficiently.

The owner is greatly encouraged to maintain a monthly visual check of the operation of their system and to make sure their land application systems are maintained in good condition.

1. Industry recommendation is to have a maintenance contract in place at all times
2. Visual check of treatment system
3. Visual check of land application system
4. Notify your approved service provider of any issues

Intermittent Use

There are no precautions to take. Your EconoTreat can be left to function automatically for 6 to 12 months. However, if you are likely to be away from home for more than six months you may like to contact our office, so we can make a routine check.

Efficient Water Use - it really does make a difference

Average indoor water use in the typical single-family home is approximately 180ltrs per person per day. The more water a household conserves, the less water enters the septic system. Efficient water use can improve the operation of the wastewater system and reduce any risk of disposal field overload.

Washing machines

By selecting the proper load size, you'll reduce wastewater. Washing small loads of laundry on the large-load cycle wastes precious water and energy. If you can't select load size, run only full loads of laundry. N.B. A new Energy Star washing machine uses 35 percent less energy and 50 percent less water than a standard model.

EconoTreat Wastewater Systems

Owner's Manual



Inspection Checklist

When checking the system operation, take particular note of;

1. Remove and clean outlet filter every 3-4 months.
2. Field performance, particularly looking for any undue odours or effluent breakout (flush field lines 2-3 monthly).
3. All electrical parts (if applicable). Ensure all pump alarms are working.
4. Clean disc filter 2-3 monthly (if applicable)

EconoTreat Wastewater Systems

Owner's Manual

Care for your Land Application System (LAS / Disposal Field)

Your disposal field is an important part of your wastewater system. Here are a few things you should do to maintain it:

- Flush driplines regularly – every 3 months recommended
- Mow your disposal field and maintain plantings regularly to ensure access to flushpoints etc.
- Plant only recommended wetland plants over and near your wastewater system. Roots from nearby trees or shrubs might clog and damage the disposal field
- Protect both the treatment system and the disposal field from vehicle traffic, including livestock to avoid damage to the pipes, tank, or other septic system components.
- Do not build any structures over it or seal it with concrete, asphalt etc
- Keep roof drains, basement sump pump drains, and other rainwater or surface water drainage systems away from the disposal field. Flooding the disposal field with excessive water slows down or stops treatment processes and can cause plumbing fixtures to back up
- Trees with very aggressive roots, such as willows, should be kept well away from the disposal field
- A soggy disposal field won't absorb and neutralise liquid waste. Plan landscaping, roof gutters and foundation drains so that excess water is diverted away from the disposal field



EconoTreat Wastewater Systems

Owner's Manual

Effects of Household Cleaning Chemicals

Use of many cleaning chemicals in facilities served by on-site disposal systems, can result in high concentrations of the constituents in those cleaning agents being discharged into the receiving soils. These chemicals and constituents can have a massive impact on the quality and condition of the receiving soils over time.

Many of the chemicals can disrupt soil structure and decrease hydraulic conductivity while others can act as bactericides, destroying the essential micro-organisms required to achieve the high level of biodegradation in the treatment and disposal systems.

The following matters need to be considered when using cleaning agents in a domestic situation:

- Laundry powders are often extremely high in sodium which will destroy the salt balance in the soils. Check the labels for low sodium and phosphorous contents.
- Wastewater flow from dishwashing machines can have an impact on wastewater treatment systems, in terms of the strong cleaning chemicals used, so check labels for low sodium products
- Highly corrosive cleaners (such as toilet and drain cleaners) that have precautionary labels warning users to minimise direct contact, are an indication that they can adversely affect the wastewater treatment system. Up to 1 cup of bactericides such as bleach can be sufficient to impact on all the micro-organisms/bugs in a septic system.

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Substitutes For Household Cleaning Chemicals

Use of the following readily biodegradable substitutes for common potentially harmful household cleaning chemicals will reduce the stress on any wastewater system, significantly enhance the performance of the whole system and increase the life of the land application system, while reducing the potential effects of the receiving soils.

General Cleaners

Use soft soap cleaners and bio-degradable cleaners and those low in chlorine levels. Contact us for a new biological cleaner that will help you system.

Ammonia-Based Cleaners

Instead sprinkle baking soda on a damp sponge.

Disinfectants

In preference use Borax (sold in most Bin Inn stores): ½ cup in 4-litres of water.

Drain De-Cloggers

Avoid using de-clogging chemicals. Instead use a plunger or metal snake, or remove and clean trap. Contact us for very effective, worm friendly, drain cleaning products.

Scouring Cleaners and Powders

Instead sprinkle baking soda on a damp sponge or add 4-Tbs baking soda to 1-Litre warm water. It's cheaper and won't scratch.

Toilet Cleaners

Sprinkle on baking soda, then scrub with toilet brush.

Laundry Detergent

Choose one with a zero phosphate content and low in alkaline salts (in particular, a low sodium level) and no chlorine.

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Do's and don'ts

DO

- If your system requires power supply make sure this remains on continuously
- Wipe and bin your fats and frying oils rather than rinsing them down the drain
- Check faucets and toilets for leaks; make repairs if necessary
- Use low flush toilets where possible
- Use a 'displacer' to reduce the amount of water needed to flush older toilets
- Use aerators on faucets and flow reducer nozzles on showers to help lower water consumption
- Reduce water levels for small loads of laundry
- Wait until the dishwasher is full to run it
- Perform regular monthly visual checks of your system and field
- Keep records of all maintenance undertaken on the wastewater systems

DO NOT

- Switch off power unless servicing
- Use cleaners high in chlorine, phosphorous or ammonia in toilets or kitchen sink
- Pour any toxic/strong chemicals (paint, oil, grease, paint thinners or pesticides) down any drains
- Pour strong or large volumes of acid down any drains. These include: vinegar, brine, lemon juice.
- Flush down your toilet – Dental floss, feminine hygiene products, diapers, wipes, cotton swabs, cigarette butts, cat litter, dog poo, and other kitchen and bathroom items. Flushing household chemicals, gasoline, oil, pesticides, antifreeze, and paint can also stress or destroy the biological treatment taking place in the system or might contaminate surface or ground waters.
- Discard any drugs down the sink or toilet
- Alter or add any part of your system without Waterflow NZ LTD's approval

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Troubleshooting

To ensure the most effective operation of your EconoTreat System you should familiarise yourself with the contents of this manual. The system has a high-water level and air failure alarm that can be muted as per AS/NZS 1546.3:2008. The mute function will automatically reset to audible in 24hrs. The EconoTreat has been designed to include additional safety margins and minor mishaps and normal household usage will not usually affect the operation of the system.

However, if the alarm sounds or strong odours persist, please call your service

Problem	Potential Cause(s)	Remedial Action(s)
Alarm sounds (will indicate air or water alarm)	Irrigation pump not working Air supply not working No power at the tank Blocked Septic filter	Check power source and wriggle pipe from pump to ensure float is not stuck Check water levels Listen for the air compressor Clean septic outlet filter Check your fuse board Open the taps on your drip field to assist water exiting faster High level float switch in the pump well may be triggered - the alarm will reset after the water level in the sump subsides If your system has a disc filter, remove and clean it If everything all looks to be ok, it may be a faulty alarm sensor (mute alarm and contact your service provider.
Water around tank	System overflowing Blocked outlet filter Storm/Surface water	Check there is power on at the system Remove and clean outlet filter Divert Storm/Surface water away from the system
Excessive foaming	Too much laundry detergent Too many washes	Use recommended quantities Spread wash loads over different days

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Problem	Potential Cause(s)	Remedial Action(s)
Persistent odours	Too much water usage Excessive chemicals in use Gully traps dried out or non-existent (if the bathroom does not get used often, the water can evaporate out of a gully trap allowing odour to escape into the house).	Add biologic starter pack Install water saving devices Stop fats, oils, and grease going down the drain Reduce water usage or install water saving devices Avoid using nasty chemicals (Eco store, Earthwise, Ecobeings and Dishpod are great options) Run water down drain to ensure gully trap is blocking odour System will recover
Irrigation system not working	Irrigation pump not working Irrigation lines kinked or blocked Saturated areas at the end of the irrigation field	Check power source and wriggle pipe from pump to ensure float is not stuck Locate all flush valves, check if water is exiting Flush irrigation line and remove kinks or blockages Turn flush valves off to avoid further saturation Check if any large machinery has driven over / near it
Water ponding on irrigation field	Storm/Surface water Irrigation line blocked Excessive water use	Install water saving devices Repair irrigation pipe Redirect any surface water away from the irrigation field
Household drains gurgling	Blocked drain to the tank Check your main switchboard that the power to the system is on Check water levels, if flooded then a technician may be needed to investigate further	Check and make sure you can see the inlet into the tank. If you can you have a drainage issue. Send pictures of the inside of the tank to service@waterflow.co.nz to arrange an inspection Please limit water usage until we can come to site Stop and fats, oils, or grease going down the drain

ECONOTREAT™

Need a hand? We're here to help.

0800 628 356

www.waterflow.co.nz

sales@waterflow.co.nz

