

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

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

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

☒ Yes ☐ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s:

Judith and Peter Matthews

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:

Northland Planning & Development 2020 Ltd

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Judith Matthews and Peter Wesley Matthews

Property address/
location:

8. Application site details

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

Name/s:

Judith and Peter Matthews

Site address/
location:

62 Godinovich Road

Awanui

Postcode 486

Legal description:

Maimaru E4 Block

Val Number:

00013-57801

Certificate of title:

NA31D/628

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 contact Applicant prior to site visit.

9. Description of the proposal

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

Land use consent to relocate a dwelling to the site which will replace an existing flood damaged dwelling (which has been removed from site). Proposal requires consent under the PDP-AV as a restricted discretionary activity as dwelling is located within a 1 in 100 year flood hazard area.

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

10. Would you like to request public notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☒ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application ☒ Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

Judith and Peter Matthews

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.

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

Judith Matthews

Signature:

(signature of bill payer)

Date 7.9.26

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Judith Matthews

Signature

Date 7.9.26

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

Land Use Resource Consent
Judith & Peter Matthews
62 Godinovich Road, Awanui

4 September 2026

Attention: Team Leader(s) Resource Consents

The Applicant is seeking resource consent to relocate a dwelling to their site at 62 Godinovich Road, Awanui. The previous dwelling onsite was damaged during the March 2026 flood events and hence has been removed from site. The proposed relocated dwelling will replace the existing dwelling. The existing garage is to remain within the site. The site is zoned as 'Rural Production' under both the Proposed District Plan – Appeals Version (PDP-AV) and Operative District Plan (ODP).

Resource consent is sought under the PDP-AV as the relocated dwelling is located on a site susceptible to the 10 year and 100 year flood hazard. Given the building footprint is larger than 10m², resource consent is triggered under Rule NH-R3. The relocated dwelling will be located outside of the 1 in 10 year river flood hazard extent and a report prepared by Gumboots Consulting Engineers has been prepared in support of the application (**Appendix 4**). There are no other rule infringements identified under the PDP-AV. Resource consent is sought as a **Restricted Discretionary Activity** under the PDP-AV.

The proposal has not been identified as triggering resource consent under the ODP.

Building Consent for the relocated dwelling has been lodged under EBC–2027-62/0. A Form 4 was issued on 18th August 2026 identifying the requirement for resource consent. It is requested that once the Planner has completed their initial assessment of the proposal, the Form 4 inspection block is lifted to enable building consent inspections to be booked in.

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

Regards



Alex Billot

Resource Planner

Reviewed by



Sheryl Hansford

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITE

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Appendices

- 1. Far North District Council Application Form**
- 2. Record of Title – LINZ**
- 3. Site and Building Plans – 4C Architecture Studio**
- 4. Ground Condition Report – Gumboots Consulting Engineers**
- 5. Form 4 – FNDC**

Assessment of Environment Effects Report

1. Description of the Proposed Activity

Land Use

- 1.1. The Applicants are seeking land use resource consent to relocate a dwelling to their site which will replace the flood damaged dwelling that has been removed from site. The relocated dwelling has three bedrooms, one bathroom and a separate kitchen, dining and lounge area. The roof area is anticipated to be just over 88m². The existing garage on site is to remain as well as the existing wastewater and stormwater systems. The relocated dwelling is currently located at the site and is sitting on temporary stands. The previous dwelling has been removed from the site.

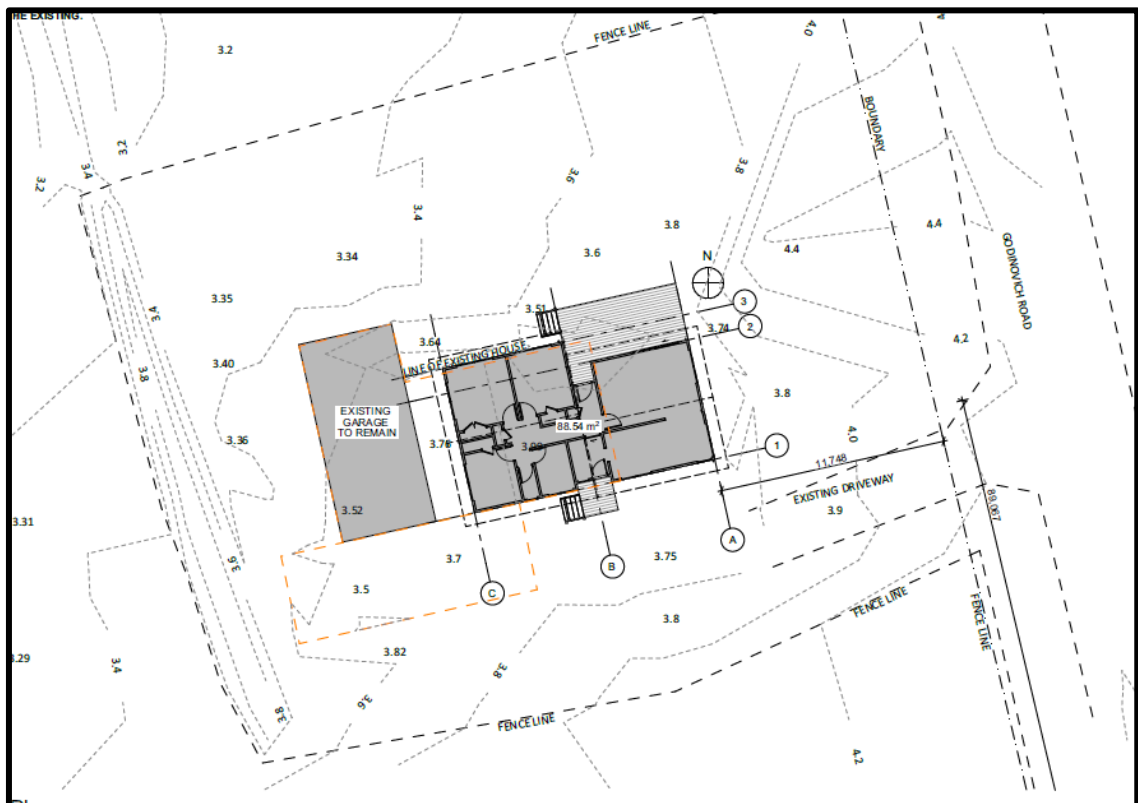


Figure 1: Site Plan.



Figure 2: Relocated dwelling at the site sitting on temporary stands, with existing garage in the background.

- 1.2. The site is zoned as Rural Production under the ODP and PDP-AV. Within the PDP-AV, the site is also subject to a number of overlays including land drainage benefit, airport protection surfaces, river flood hazard (10 year and 100 year) and Treaty Settlement Area of Interest.

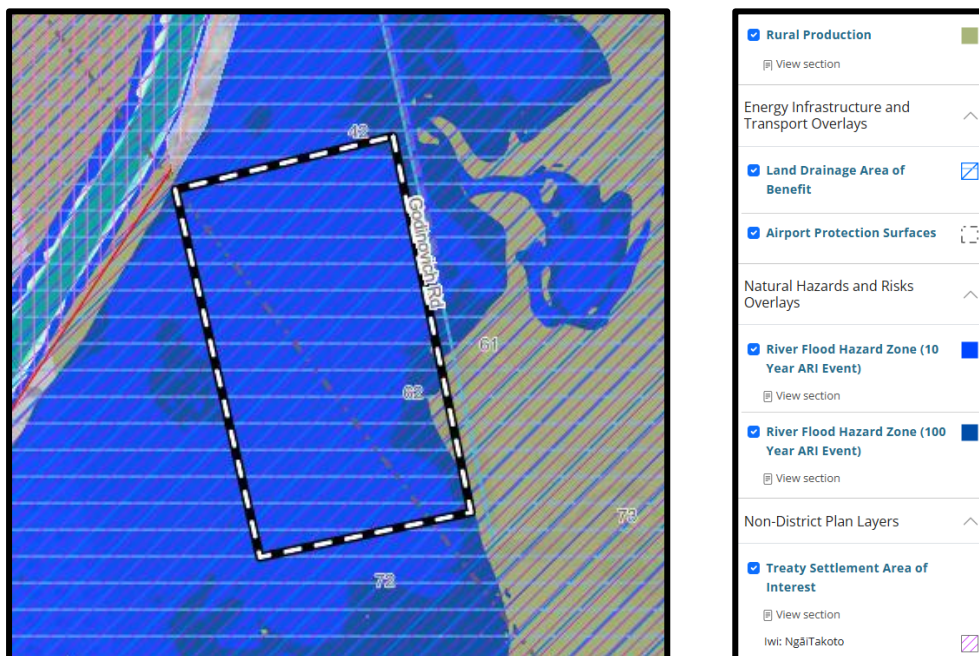


Figure 3: PDP-AV mapping of the site.

- 1.3. The proposed activity has not been identified as infringing any of the permitted rules applicable to the site under the ODP. The proposed activity has also been assessed as permitted in terms of the underlying zone rules under the PDP-AV as well as the majority of the overlay rules.
- 1.4. Given the proposed dwelling will be located within the 1 in 100 year river flood extent, consent is triggered under the PDP-AV as a Restricted Discretionary Activity in accordance with Rule NH-R7. A report has been provided by Gumboots Consulting Engineers (Gumboots) addressing the flood hazard and providing mitigation measures such as a 500mm freeboard above the water level in a 1 in 100 year flood event. Gumboots report is contained within **Appendix 4**.

2. Description of the Site and Surrounding Environment

- 2.1. The application site is located at 62 Godinovich Road, Awanui. The site is legally described as Maimaru E4 Block. A copy of the record of title is attached in **Appendix 2**.
- 2.2. The site is 4.3314 hectares and is located east of Awanui. The site is bounded by privately owned allotments on the northern, southern and western boundaries of the site and bounded by a private accessway where it adjoins the site, which is also reflected on the Title Plan (see *Figure 5*). To the west of the site is the Pairatahi River/Whangatane Spillway.



Figure 4: Site and surrounding environment.

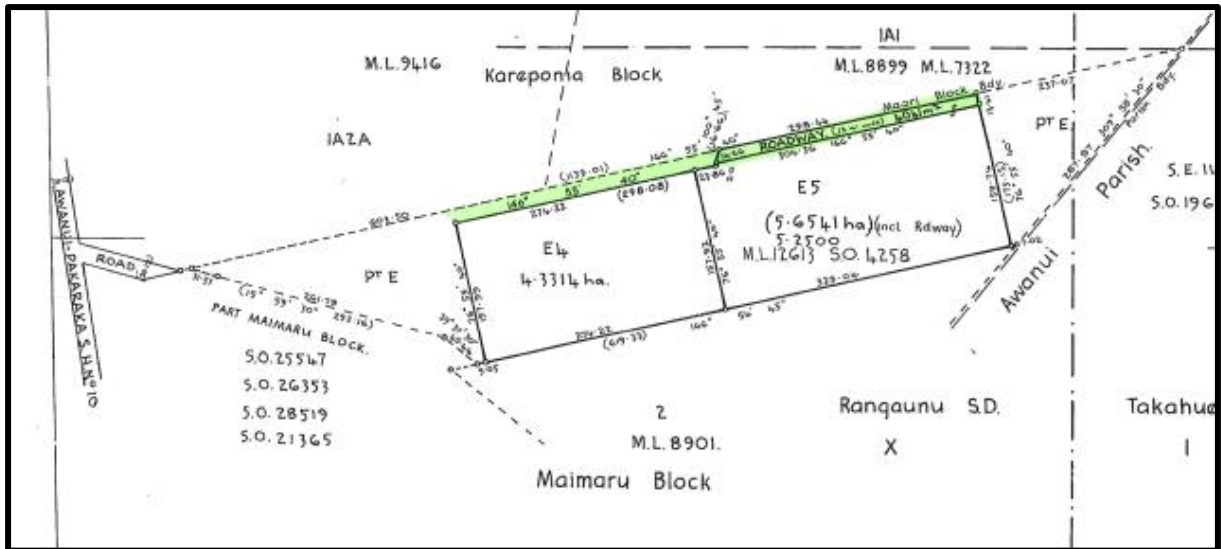


Figure 5: Snip of title plan showing that access which adjoins the site is privately owned rather than public road.

- 2.3. The dwelling site is accessed via an existing crossing from Godinovich Road, which is located to the east of the dwelling site. The remainder of the site, which is not utilised as curtilage area outside of the dwelling site is pasture.



Figure 6: Existing garage and relocated dwelling, looking towards entrance from Godinovich Road.

- 2.4. The proposed dwelling is to be located on piles, to achieve the required finished floor level (FFL). Hence, only minimal excavations will be required for foundations. The proposed dwelling will be setback in excess of 10 metres from all boundaries.
- 2.5. As detailed above, on-site infrastructure services are existing and will be utilised for the relocated dwelling.
- 2.6. The site is not shown to contain any areas of PNA or within an area where kiwi are present. The site is not located within the Coastal Environment under the Regional Policy Statement (RPS) Maps.
- 2.7. There are some archaeological sites located within the surrounding environment as detailed within the FNDC Maps, however none noted within the subject site. Given the proposed dwelling will replace the existing dwelling and be located in the same location and curtilage area, it is considered appropriate for the proposal to proceed under the guidance of an ADP.
- 2.8. Soils within the site are classified as LUC 2w2. Although soils of LUC 2 are classified as highly versatile under the Regional Policy Statement, given that the proposed activity results in a Restricted Discretionary Activity status, consideration on the productive capacity of the land is not provided for within the discretion of activities listed. However, consideration of the effect of the activity on existing land use activities must be provided for. Therefore, no consideration of the National Policy Statement for Highly Productive Land (NPS-HPL) will be provided for within this application, however the effect of the activity on existing land use activities will be provided for further within this application.
- 2.9. The site has not been identified as a HAIL site within the FNDC database and there are no known previous or current HAIL activities which have occurred on the site.
- 2.10. Whangatane Spillway to the west of the site is a Statutory Acknowledgment Area for Ngai Takoto. Whangatane Spillway does not encroach into the subject site boundaries. Given that the relocated dwelling is replacing an existing dwelling with all existing onsite services remaining (wastewater, water supply and stormwater management), it is considered that the proposed activity will not have any adverse effects on the Whangatane Spillway. Effects will be appropriately managed to ensure that the relocated dwelling is less susceptible to river

flood hazards as per the Engineering Report. As will be detailed further in this assessment, no adverse effects on the Whangatane Spillway located in adjoining allotments are anticipated.

Title

- 2.11. The site is held within Record of Title NA31D/628 which is dated 23rd October 1975. The site has a legal area of 4.3314 hectares. There are no consent notices or easements registered on the title.

3. Reasons for Consent

Weighting of Plans

- 3.1. The Appeals Version of the PDP (PDP-AV) is now available and details provisions which are subject to appeal. Provisions that are not appealed will be treated as 'operative' replacing equivalent provisions of the operative plan. If there are live appeals against a proposed provision, the proposed provision and any equivalent provisions may need to be considered through the resource consent process.
- 3.2. The Rural Production zone has been appealed in its entirety and as such, assessment of the zone within the ODP is required as part of this application. Some provisions within the relevant overlays are also subject of appeals but given there are some that do not have corresponding rules within the ODP, assessment is limited predominantly to the PDP-AV. Where required, it will be stated which rules are subject to appeal under the PDP-AV and which are not.
- 3.3. Given the stage that the PDP-AV is at, greater weighting is applied to the PDP-AV rather than the ODP. As the appeals are addressed, those remaining matters in the ODP will fall away.

Operative District Plan (ODP)

- 3.4. The site is zoned 'Rural Production' (RPZ) under the Operative Far North District Plan (ODP). There are no other resource layers that apply to the site.

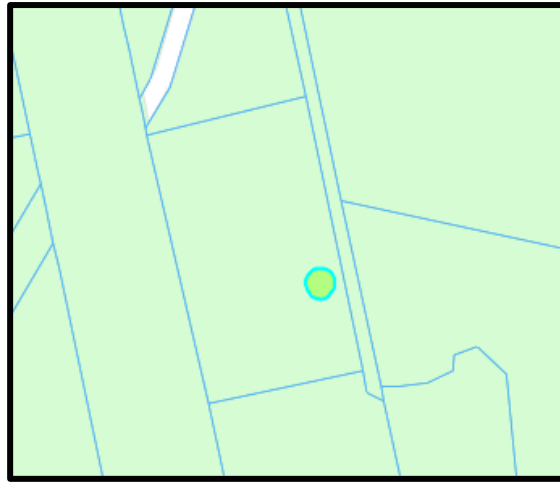


Figure 7: ODP Rural Production zoning applied to the site.

- 3.5. The proposed activity is assessed against the following RPZ rules set out in [Table 1](#) below and the District-wide rules in [Table 2](#).

ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
8.6.5.1.1	RESIDENTIAL INTENSITY	Permitted. The proposed relocated dwelling will be the only dwelling on the site.
8.6.5.1.2	SUNLIGHT	Permitted The proposed relocated structure will be a sufficient distance from all boundaries such that the sunlight provisions will be adequately met.
8.6.5.1.3	STORMWATER MANAGEMENT	Permitted The proposed and existing impermeable surfaces will be well within 15% of the total site area.
8.6.5.1.4	SETBACK FROM BOUNDARIES	Permitted.

		The proposed relocated dwelling will be set back in excess of 10 metres from the new dividing boundaries.
8.6.5.1.5	TRANSPORTATION	Traffic – the proposal results in one residential dwelling on the site, with the TIF being exempt. Parking – parking will be provided for onsite. Access – access will remain unchanged given the proposal is replacing the existing flood damaged dwelling.
8.6.5.1.6	KEEPING OF ANIMALS	Not applicable.
8.6.5.1.7	NOISE	Not applicable.
8.6.5.1.8	BUILDING HEIGHT	The proposed building height complies with the permitted height of 12m.
8.6.5.1.9	HELICOPTER LANDING AREA	Not applicable.
8.6.5.1.10	BUILDING COVERAGE	Permitted The building coverage within the site is well within 12.5% of the total site area for the lot.
8.6.5.1.11	SCALE OF ACTIVITIES	Not applicable
8.6.5.1.12	TEMPORARY EVENTS	Not applicable.

TABLE 2 - ASSESSMENT AGAINST THE APPLICABLE OPERATIVE PLAN DISTRICT-WIDE RULES:

Plan Reference	Rule	Performance of Proposal
12.1	LANDSCAPE AND NATURAL FEATURES	Not applicable The site is not within any mapped outstanding landscape or natural feature.
12.2	INDIGENOUS FLORA AND FAUNA	Permitted. The activity does not result in any indigenous vegetation clearance.

12.3	SOILS AND MINERALS	Permitted. Excavations will only be required for the foundations which are excluded from the definition of excavation under the ODP. Excavation has been anticipated to be within the permitted amount for the zone.
12.4	NATURAL HAZARDS	Permitted. The relocated dwelling is not known to be within 20m of an area of bush or scrubland and the site is not identified as being within a coastal hazard area.
12.5	HERITAGE	Permitted There are no registered archaeological sites that would be affected by the proposed development given the proposal will see a relocated dwelling replace an existing flood damaged building on the site.
12.7	LAKES, RIVERS, WETLANDS AND THE COASTLINE	Permitted. The proposed relocated dwelling is over 200 metres from the Whangatane Spillway.
12.8	HAZARDOUS SUBSTANCES	Not applicable
12.9	RENEWABLE ENERGY AND ENERGY EFFICIENCY	Not applicable

Operative District Plan Activity Status

- 3.6. Overall, the proposed activity is a **Permitted** activity under the ODP. No further assessment of the ODP will be made within this application.

Proposed District Plan

- 3.7. An assessment of the relevant rules and standards which have current legal effect has been undertaken below. All applications for resource consent that are being processed on the date the decisions are released require a full assessment of the standards, rules, objectives and policies of the PDP to enable the continued processing of the application.

- 3.8. Given that the PDP-AV now has legal effect, more weighting is applied to the standards, objectives and policies of the PDP-AV compared to the ODP. As mentioned, some provisions of the PDP-AV which are applicable to the site are under appeal and therefore do not hold as much weighting as those provisions which are not under appeal.
- 3.9. Under the PDP-DV mapping system, the site is zoned 'Rural Production'. The site is subject to river flood hazard overlays, land drainage area of benefit, airport protection surfaces and treaty settlement area of interest. The airport protection surfaces overlay covers the southwestern portion of the site only, with the location of the relocated dwelling being outside of this area. As such, no assessment of the airport protection surfaces chapter will be made as part of this application.

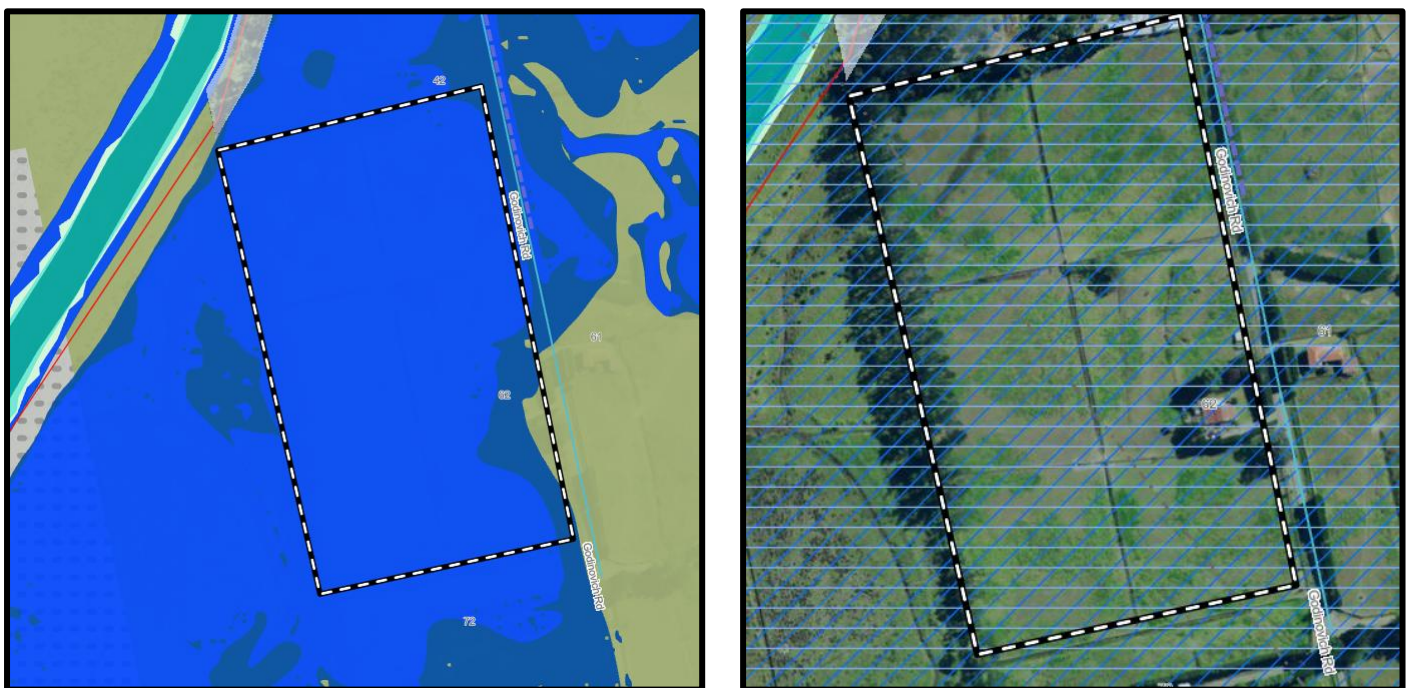


Figure 8: PDP-AV maps. Left image shows flood susceptible areas and zoning with the right image showing the land drainage area of benefit as well as airport protection surfaces (faint grey dashed line diagonally through the site).

- 3.10. An assessment against PDP rules that have immediate legal effect is set out in **Table 3** below.

TABLE 3 - ASSESSMENT AGAINST THE PDP RULES THAT HAVE IMMEDIATE LEGAL EFFECT		
Plan Reference	Rule	Performance of Proposal

Area Specific Matters		
Rural Production Zone (entire section is under appeal)		
RPROZ-R1	New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures.	Permitted. PER-1 <i>Complies – the proposal is a relocated building.</i> PER-2 Compliance with relevant standards: RPROZ-S1 Maximum height; <i>Proposal complies – permitted height is 12m.</i> RPROZ-S2 Height in relation to boundary; <i>Proposal complies given large setback distances from boundaries.</i> RPROZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); <i>Proposal complies as dwelling is set back in excess of 10m from all boundaries. The site does not adjoin a road and is accessed via a private accessway.</i> RPROZ-S4 Building or structure coverage; <i>Proposal complies.</i> RPROZ-S5-S10 not applicable. Per-3 <i>Not applicable as the relocated dwelling will not be located within the area of the site affected by the airport protection surface area.</i>
RPROZ-R2	Impermeable Surface Coverage	Permitted. PER-1

		The impermeable surface coverage of any site is no more than 10%. <i>Proposal complies.</i>
RPROZ-R3	Residential Activity	Permitted. PER-1 <i>Not applicable as PER-1 does not apply to a single residential unit located on a site less than 40ha.</i> PER-2 <i>Complies. The number of residential units on site will be one.</i>
RPROZ-R4 – R41	Not Applicable.	
Part 2 - District Wide Matters – Hazards and Risks		
Natural Hazards		
NH-R3	New buildings or structures and relocated buildings within a River Flood Hazard Area PER-1(1) is under appeal.	Restricted Discretionary PER-1 The building or structure and relocated buildings is one of the following: 1. above ground buildings or structures with a GFA or footprint of 10m² or less;  or 2. deck less than 30m² and less than 1m in height; or 3. boardwalks or stairs that are less than 500mm above ground level and located within a public reserve or legal road. <i>Comment – the proposed relocated dwelling has a GFA in excess of 10m²</i> PER-2 The building or structure and relocated buildings is not located within or does not alter or divert an overland flow path.

		<i>Comment – complies. The proposed relocated building will replace the existing damaged building and as such is not located within nor diverts an overland flowpath.</i> PER-3 – not applicable Activity status where compliance with PER-1, PER-2 or PER-3 is not achieved: Restricted discretionary (refer Rule NH-R7 for new buildings and Rule NH-R9 for new structures other than buildings).
NH-R7	New buildings, and extensions, and relocated buildings or alterations that increase the GFA of existing buildings (excluding buildings ancillary to farming activity)	Restricted Discretionary RDIS-1 New buildings for vulnerable activities, and extensions, and relocated buildings and alterations to existing buildings, for vulnerable activities are not located in a 1 in 10-year River Flood Hazard Area. <i>Comment – proposal complies. The relocated dwelling will not be located within a 1 in 10 year river flood hazard area but will be located within a 1 in 100 year river flood hazard area.</i> RDIS-2 The finished floor level of: 1. any new building or extension and relocated building or alteration to an existing building that will accommodate vulnerable activities must be at least 500mm above the maximum water level in a 1 in 100 year flood event; 2. any extension or alteration that increases the GFA of a building that accommodates vulnerable activities must be at

		least 500mm above the maximum water level in a 1 in 100 year flood event; and 3. all other new buildings, or extensions and relocated buildings or alterations to existing buildings, must be at least 300mm above the maximum water level in a 1 in 100 year flood event. <i>Comment – the relocated dwelling has been designed to be at least 500mm above the maximum water level in a 1 in 100 year flood event as per the Engineering Report.</i> RDIS-3 The new, extended or altered building does not divert an overland flow path onto other properties. <i>Comment – proposal complies.</i> RIDS-4 The building complies with standard: NH-S1 Information requirements - Any application for a resource consent in relation to an area that is located within a mapped River Flood Hazard Area must be accompanied by a report prepared by a suitably qualified and experienced engineer that addresses the matters identified in the relevant performance standards and matters of discretion. <i>Comment – proposal complies. A Report has been provided by Gumboots Consulting Engineers that addresses the matters required.</i>
<u>District Wide Matters</u> General - Earthworks		
EW-R1	Earthworks	Permitted. PER-1 The earthworks complies with standards:

	Activity Status: Permitted Where PER-1 is met.	EW-S1 Maximum earthworks thresholds; <i>The maximum threshold for the underlying zone is 5000m³ over an area of 2500m². The earthworks volumes are anticipated to be well within this given only minor earthworks are required for the foundations.</i> EW-S2 Maximum depth; <i>Maximum depth shall not exceed 1.5m or 3m if retained by an engineered wall. The proposal will comply with this.</i> EW-S3 Accidental discovery protocol; <i>Proposal complies.</i> EW-S4 Site reinstatement; <i>Proposal complies.</i> EW-S5 Erosion and sediment control; <i>Proposal complies.</i> EW-S6 Setbacks; <i>Setback requirements are 1.5m from boundary if supported by retaining walls or 3m if not supported by retaining walls. Earthworks will be setback in excess of this and as such, the proposal complies.</i> EW-S7 Land stability; <i>Proposal complies.</i> EW-S8 Nature of filling material; and <i>Proposal complies.</i> EW-S9 Flood and coastal hazards <i>Proposal complies.</i>
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EW-R4	Earthworks Affecting a mapped Land Drainage Area of Benefit	Not Applicable. <i>The earthworks required will not obstruct, divert or attenuate catchment flows or adversely affect the operation of a land drainage scheme as the proposal will see the existing flood damaged dwelling replaced.</i>
<u>District Wide Matters</u> Infrastructure (Land Drainage)		
I-R15	Buildings, Structures and Vegetation Adjacent to Land Drainage Channels (Under Appeal)	PER-1 Buildings, structures and vegetation are located at least 10 metres from a mapped land drainage channel. <i>Comment – There are no known identified land drainage channels within the site. The relocated dwelling will be located in excess of 10 metres from any mapped land drainage channel.</i> <i>The proposal is therefore permitted in terms of this rule.</i>
I-R18	Activities affecting a mapped Land Drainage Area of Benefit (Under Appeal)	RDIS-1 Buildings, structures, vegetation clearance, or activities within a mapped Land Drainage Area of Benefit that may obstruct, divert or attenuate catchment flows or adversely affect the operation of a land drainage scheme.  <i>Comment – the proposal is not considered to obstruct, divert or attenuate catchment flows or adversely affect the operation of a land drainage scheme. The relocated building will replace the existing flood damaged building, not changing the use of the site. Flows will not be obstructed or diverted as per the Gumboots Report. There are no identified mapped land drainage channels within the site.</i> <i>This rule is therefore not considered applicable to the proposal as the proposed activity will not obstruct, divert</i>

		<i>or attenuate catchment flows or adversely affect the operation of a land drainage scheme.</i>
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Proposed District Plan Activity Status

- 3.11. The activity has been assessed as requiring resource consent as a **Restricted Discretionary** Activity under the PDP-AV. This is a result of the proposed relocated dwelling being located within a 1 in 100 year river flood hazard area. The engineering report provided (**Appendix 4**), has addressed mitigation measures including a 500mm freeboard. Consent is sought in accordance with PDP-AV rules NH-R3 and NH-R7.

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

- 3.12. The site is not a recorded HAIL site and has no known history of HAIL activity. The proposal is considered Permitted in terms of this NES.

National Environmental Standards for Freshwater Management 2020

- 3.13. There are no freshwater wetlands or other stream bodies affected by the proposal. The proposal is considered Permitted in terms of this NES.

4. Statutory Assessment

Section 104C of the Resource Management Act 1991 (RMA)

- 4.1. Section 104C governs the determination of applications for Restricted Discretionary Activities. A consent authority must consider only matters which a discretion is restricted in national environmental standards, or it has restricted the exercise of its discretion in its plan or proposed plan. This relates to the land use component where matters of discretion are restricted to the effects from natural hazards and those matters listed within PDP-AV Rule NH-R7. The consent authority may grant or refuse consent.

RMA Section 104

- 4.2. The application proposal is subject to the matters set out in Section 104.
- 4.3. Section 104(1) of the RMA states that when considering an application for resource consent –

- “the consent authority must, subject to Part 2, and section 77M have regard to –*
- (a) any actual and potential effects on the environment of allowing the activity; and*
 - (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*
 - (b) any relevant provisions of –*
 - i. a national environmental standard:*
 - ii. other regulations:*
 - iii. a national policy statement:*
 - iv. a New Zealand Coastal Policy Statement:*
 - v. a regional policy statement or proposed regional policy statement:*
 - vi. a plan or proposed plan; and*
 - (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

Assessment of Effects on the Environment

- 4.4. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of the RMA). Positive effects arising from this proposal include the consented establishment of a relocated dwelling on the site which will replace the existing flood damaged residential unit on the site. The proposed activity will enable the Applicants to once again utilise this portion of the site for residential activity.
- 4.5. Potential adverse effects on the environment that go beyond the threshold of effects permitted in the Rural Production zone which are restricted to the effects of the proposed relocated dwelling being located within a 1 in 100 year river flood hazard area.

River Flood Hazards

- 4.5.1. As detailed, the site is subject to 1 in 10 year and 1 in 100 year river flood hazards. This is evident given that the purpose of this application is to replace the existing residential dwelling which was damaged during the March 2026 flood events. The proposed relocated dwelling will be located entirely outside of the 1 in 10 year river flood hazard area but will be within the 1 in 100 year river flood hazard area, as shown in *Figures 9 & 10* below.

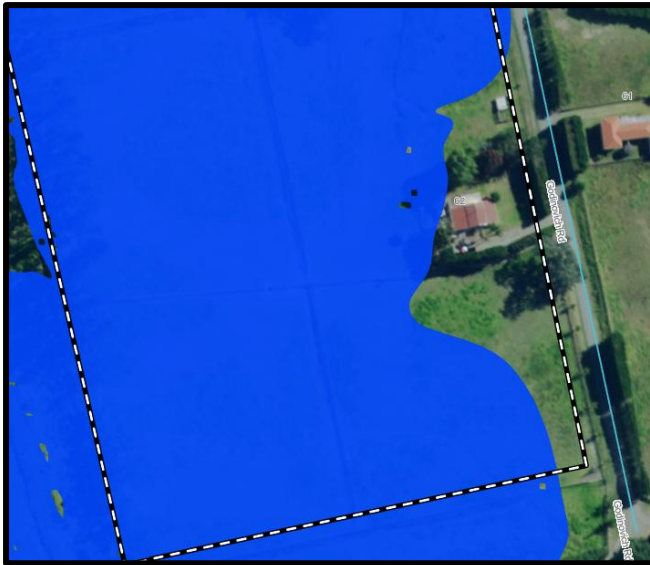


Figure 9: 1 in 10 year flood hazard area as it affects the site.

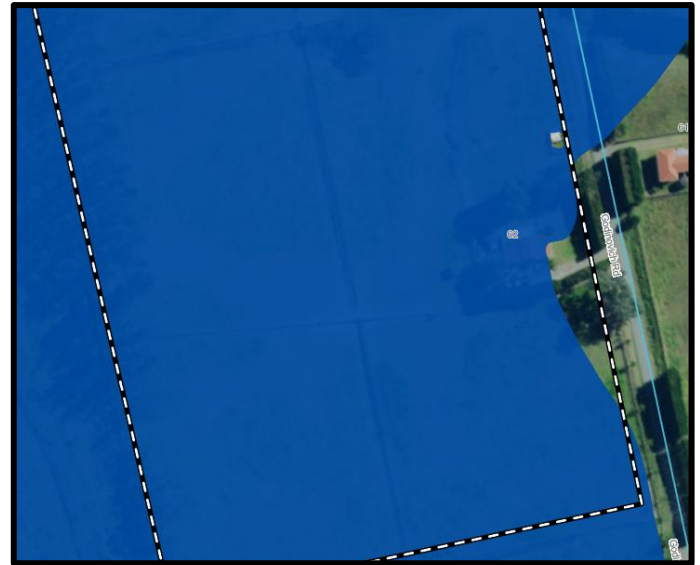


Figure 10: 1 in 100 year flood hazard area as it affects the site.

4.5.2. The matters of discretion listed within PDP-AV Rule NH-R7 are assessed as follows:

- a. *the effects of flood hazards on the integrity of the building to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004;*

4.5.3. The effects are considered to be managed appropriately through the building consent process. The Engineering Report recommends the dwelling is to be constructed on pile foundations, with the minimum finished floor level set no lower than 4.5m NZVD2016, which complies with the FNDC Engineering Environmental Standards which require a minimum freeboard of 0.5m above the 100-year flood event (which is 4.03m NZVD2016). This freeboard ensures that the building will not be damaged by flood events up to and including the 100-year flood with projected climate change impacts.

- b. *whether the works are likely to accelerate, worsen or result in material damage to that land, other land or any building or structure through inundation;*

4.5.4. Given the above mitigation measures as well as the engineering report recommending that the underfloor space beneath the dwelling be designed to allow unobstructed flood flow to avoid creating barriers to water movement during inundation events, it is considered that the proposed activity is not likely to accelerate, worsen or result in material damage.

- c. *the effects of the development, including earthworks, on overland flow paths and flood depths, velocity or frequency within the site or on surrounding sites;*
- 4.5.5. Earthworks will be minimal with only earthworks required for the building foundations. Given the relocated dwelling is replacing the existing flood damaged dwelling and is located in the same place, although slightly larger, no adverse effects on overland flowpaths or flood depths, velocity or frequency with the site or surrounding sites are anticipated.
- d. *the ability to relocate the building or structure or adapt to the flood hazard over time or in response to direct effects of the hazard;*
- 4.5.6. The building is a relocated dwelling and hence will easily be able to be relocated again if required. The freeboard requirement should eliminate this risk. Climate change has also been accounted for.
- e. *the extent to which the risk to people and property from the flood hazard is avoided or managed;*
- 4.5.7. Risk to people and property is reduced to a less than minor risk, so long as the recommendations within the engineering report are adhered to.
- f. *the nature of the activity being undertaken and its vulnerability to the potential effects of flooding;*
- 4.5.8. The activity is residential in nature. Effects have been mitigated to a less than minor degree via design controls.
- g. *provision of safe access and egress to the building or structure during a flood event;*
- 4.5.9. Godinovich Road is susceptible to flooding as well as State Highway 10. As such, ingress/egress to the site may be cut off during flood events. The community, including the subject site will be able to shelter in their respective dwellings until any flooding recedes. It is noted that this area has had extensive remediation works to stop banks which makes this situation very unlikely.
- h. *whether there is a functional or operational need for the building, structure or activity to be located within the flood hazard area;*

4.5.10. Given that the onsite infrastructure is existing, including access and the existing garage, it is considered the relocated dwelling has a functional need to be located within the proposed location. The remainder of the site is susceptible to the 1 in 10 year flood hazard given its proximity to the Whangatane Spillway. Given the dwelling will be located partly within the 1 in 100 year flood hazard and a small area potentially outside of any flood hazard area, it is considered that there is a functional and operational need for the dwelling to be located as shown on the plans.

- i. the proposed use of, necessity for and design of engineering solutions (soft or hard) to mitigate the hazard;*

4.5.11. No engineering solutions have been recommended within the engineering report.

- j. the resilience of the buildings or structures to the effects of the hazard; and*

4.5.12. Raising the floor level of the relocated dwelling will enable resilience of the building in flood events.

- k. the methods provided to manage activities and uses within the site, including safe egress from buildings or structures or the site and the management of people and property during a flood event.*

4.5.13. Safety will be provided within the dwelling during flood events given access to the site may be limited in extreme weather events on Godinovich Road and State Highway 10.

Conclusion

4.5.14. Overall, as concluded within the engineering report, it is considered that so long as the recommendations within the engineering report are adhered to, there is no significant risk from natural hazards, any subsequent use that is likely to be made of the land will not be likely to accelerate, worsen or result in inundation or material damage to other land. This satisfies section 106 requirements of the Act.

4.5.15. The location of the relocated dwelling is considered to be the most practical given it is on the edge of the 1 in 100 year flood hazard event (with potentially part of the relocated dwelling being clear of any such events) and is located outside of the 1 in 10 year flood hazard event which affects the remainder of the site.

Relevant Statutory Provisions

4.6. Section 104(1)(b) requires the consideration of any relevant provisions found in national policy statements or standards, regional policy statements or plans and operative or proposed district plans. Relevant statutory documents include:

- National Policy Statement for Natural Hazards 2025
- National Policy Statement for Highly Productive Land
- Regional Policy Statement for Northland
- Far North District Plan
- Proposed Far North District Plan – Appeals Version

National Policy Statement for Natural Hazards 2025

- 4.7. Given that the relocated dwelling will have a freeboard 500mm above the 1 in 100 year flood event as well as the underfloor space beneath the dwelling being free of obstructions and barriers, consequences to life and safety have been assessed as minor as residents can remain onsite.
- 4.8. In terms of the NPS-NH risk matrix which is used to assess the risk level associated with the subdivision, use or development of a site, it is considered the risk from flood as medium.
- 4.9. In terms of the objective and policies of the NPS-NH, the proposal is considered to meet Policies 1 & 2 given the assessment of the risk matrix. Policy 3 is not applicable. In terms of Policy 4, as detailed above, it is considered that the mitigation measures within the Gumboots report will not create or increase significant natural hazard risk on other sites. The proposal will result in a superior outcome, decreasing risk on adjoining sites. Policy 5 has been met as well as Policy 6.
- 4.10. As such, it is considered that the proposal is consistent with the NPS-NH.

National Policy Statement for Highly Productive Land

- 4.11. The site does contain soils which are considered to be highly versatile under the RPS, however given the Restricted Discretionary Activity status of the proposal, the productive capacity of

the land is not a consideration, however effects of the proposal in terms of incompatible land use and reverse sensitivity effects must be considered.

- 4.12. Given the relocated dwelling will replace the existing flood damaged dwelling and will utilise the existing access and onsite servicing, no land use compatibility or reverse sensitivity effects are considered as the proposal will result in no change of use of the site. The relocated dwelling meets the permitted setback and sunlight requirements and is not considered to affect existing legally established activities within the surrounding environment.
- 4.13. As such, the proposal is not considered to create any incompatible land use activities or reverse sensitivity effects.

Regional Policy Statement for Northland (2016 - updated 2018)

- 4.14. The purpose of the Regional Policy Statement for Northland (RPS) is to promote the sustainable management of Northland's natural and physical resources by providing an overview of the region's resource management issues.
- 4.15. The RPS sets out policies and methods to achieve integrated management of Northland's natural and physical resources. The site does not include areas of outstanding landscapes or features, high natural character and does not contain any areas of PNA. The site is not located within the coastal environment.
- 4.16. The proposal is not considered to create any effects on the character of the locality. The proposal is considered to have negligible effects on the life supporting capacity of air, water, soil and ecosystems. As such, it is considered the proposal is compatible with the intent of the RPS.
- 4.17. It is considered that in the context of the existing site zoning and the extent to which the proposal will be consistent with historic development on the site, the proposed development will not be contrary to the objectives and policies of the RPSN.

Operative Far North District Plan

- 4.18. Given that the proposed activity is Permitted in terms of the ODP, the activity is considered to be anticipated by the Plan and is consistent with the relevant objectives and policies.

Proposed Far North District Plan – Appeals Version

- 4.19. As discussed in the sections above, the site is located within the Rural Production zone under the PDP-AV mapping system. The proposal is considered to be consistent with the character of the surrounding area and is considered to have nil effects on the amenity of the area. The proposal has been assessed as Permitted in terms of the underlying zone rules which reinforces that the activity is consistent with the relevant objectives and policies of the PDP.
- 4.20. In terms of natural hazards, the engineers have recommended mitigation measures which decrease effects to a less than minor degree. Minimal earthworks will be required for foundations and overland flowpaths will not be altered. Vehicle access to the site may be restricted during flood events given the wider road network is susceptible to flooding, however ensuring the dwelling will be located higher than any anticipated flood levels will ensure residents can safely reside in their home until the hazard passes.
- 4.21. Given the Restricted Discretionary Activity status and the mitigation measures proposed, it is considered that the proposal is consistent with the relevant objectives and policies of the PDP-AV.

5. Notification Assessment

- 5.1. Section 95A-95G sets out the public and limited notification criteria for resource consent applications.

Section 95A – Public Notification Assessment

- 5.2. Section 95A requires a council to follow specific steps when deciding whether to publicly notify an application for resource consent. These steps are set out and commented on as follows.

Step 1: Mandatory public notification in certain circumstances

S95A(3)(a)	The applicant requests public notification
S95A(3)(b)	Public notification is required under section 95C
S95A(3)(c)	The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

- 5.3. The Applicant has not requested public notification, nor is it required under section 95C. Section 95A(3)(c) is not applicable.

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

S95A(5)(a)	Is the application for a resource consent for one or more activities and each activity is subject to a rule or national environmental standard that precludes public notification.
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but not other, activities; a controlled activity; a restricted discretionary, discretionary or non-complying activity, but only if the activity is a boundary activity.

- 5.4. The proposed activity applied for is not precluded from notification by a rule or a national environmental standard. The activity is not solely for a boundary activity.

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

S95A(8)(a)	The application is for a resource consent for 1 or more activities, and any one of those activities is subject to a rule or national environmental standard that requires public notification.
S95(8)(b)	In accordance with section 95D, the activity has or is likely to have adverse effects on the environment that are more than minor.

- 5.5. The proposed activity applied for is not subject to a rule or national environmental standard that requires public notification.

- 5.6. Section 95D specifies the criteria by which a consent authority may decide whether an activity will have or is likely to have adverse effects on the environment that are more than minor. This includes what a council may or may not have regard to:

S95D(a)(i)-(ii)	A consent authority <u>must</u> disregard any effects on persons who own or occupy- (i) The land in, on, or over which the activity will occur, or (ii) Any land adjacent to that land
S95D(b)	A consent authority <u>may</u> disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.
S95D(c)	A consent authority <u>must</u> , in the case of a restricted discretionary activity, disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts its discretion.
S95D(d)	A consent authority <u>must</u> disregard trade competition and the effects of trade competition.
S95D(e)	A consent authority <u>must</u> disregard any effect on a person who has given written approval to the relevant application

- 5.7. For the purposes of deciding public notification, any effects on persons who own or occupy the application site, or adjacent land may be disregarded. The proposal is not considered to create adverse effects as detailed within this application.
- 5.8. In accordance with Section 95D(b), the council has discretion to disregard the effects of an activity if a rule or a national environmental standard permits an activity with that effect, referred to as the permitted baseline. No rule or national environmental standard permits activities with the above-mentioned effects.
- 5.9. The land use activity is a restricted discretionary activity such that the matters over which the Council has discretion is limited.

- 5.10. Potential adverse effects that extend beyond the site boundary and the immediately adjacent properties are assessed to be less than minor and would not be of a wider public interest to the extent that public notification is warranted.

Step 4: Public notification in special circumstances

S95(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified?
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- 5.11. When considering public notification, current caselaw has defined ‘special circumstances’ as those outside the common run of things which are exceptional, abnormal or unusual, but they may be less than extraordinary or unique. The application seeks consent to replace the existing flood damaged dwelling with a relocated dwelling in the same location, however providing measures to reduce flood hazard risk. The proposed activity is considered to be anticipated by the District Plan. There are no extraordinary or unique circumstances.
- 5.12. Potential adverse effects beyond the immediate site boundary are less than minor. Public notification of the application is not deemed necessary, nor is it required.

Section 95B – Limited Notification Assessment

- 5.13. If an application is not publicly notified, a consent authority must follow the steps of section 95B to decide if limited notification is required. A Section 95B assessment requires a decision about whether there are any specified affected groups or affected persons (under section 95E).

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

S95B(2)(a)	Are there any affected protected customary rights groups
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?
S95B(3)(a)	Is the proposed activity adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?

S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?
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- 5.14. The proposed activity would not affect any protected customary rights groups or marine title groups. The site does adjoin a site which contains a Statutory Acknowledgement Area, which is the Whangatane Spillway. The Whangatane Spillway does not encroach into the subject site boundaries and is approximately 200 metres from the relocated dwelling site. Given that the proposed activity will not alter the existing use of the site and involves replacement of an existing flood damaged building with a relocated dwelling which will connect to existing onsite services, it is considered that the proposal will not adversely affect land that is subject of a statutory acknowledgement. As detailed within this application, mitigation measures have been included to mitigate flood risk to the relocated dwelling ensuring that there are no downstream effects created.



Figure 11: Whangatane Spillway shown in yellow, with distance from relocated dwelling shown in green. Spillway does not encroach into subject site.

- 5.15. Overall, it is considered that there are no affected persons given the nature of the proposed activity.

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

S95B(6)(a)	The application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification.
S95B(6)(b)	The application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

- 5.16. The proposed activity is not subject to a rule or national environmental standard that precludes limited notification. The application activity status is not 'controlled'.

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

S95B(7)	In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
S95B(8)	In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

- 5.17. The land use component does not involve a boundary activity. The proposed activity is a Restricted Discretionary Activity arising from the relocated dwelling being located within a 1 in 100 year flood hazard area.
- 5.18. Section 95E provides the basis on which a person is deemed to be affected by a proposed activity. Section 95E(1) a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but not less than minor). Section 95E(2)(a)-(c) sets out the adverse effects a consent authority can disregard or matters it must have regard to when assessing adverse effects on a person:

Affected Persons

S95E(2)(a)	A consent authority <u>may</u> disregard adverse effect of an activity on the person if a rule or a national environmental standard permits an activity with that effect.
S95E(2)(b)	A consent authority <u>must</u> disregard an adverse effect arising from a controlled activity or a restricted discretionary activity if the effect

	of the activity does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.
S95E(2)(c)	A consent authority <u>must</u> have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

- 5.19. An assessment of the proposal requires consideration of all potential effects on the environment. The Council may disregard the effects of an activity where they are permitted under a rule or a national environmental standard.
- 5.20. For the purpose of determining if a person is affected by a proposed activity, Section 95(3) states that a person is not affected in relation to an application if the person has given written approval.
- 5.21. There are no persons considered to be affected by the proposal. The replacement of the dwelling will be indiscernible from what currently exists and not change the level of effects as to what was previously in existence in terms of effects on adjacent property owners. The relocated dwelling will meet the required setback and sunlight infringements and all other underlying zone rules. Mitigation measures have been included to ensure that flood hazard risk is not increased downstream of the site.
- 5.22. As such, effects on adjoining property owners are considered to be less than minor. On that basis, it is considered that there are no persons who are affected by the proposed activity.
- 5.23. The Applicant requests that the application be processed on a non-notified basis.

6. Part 2 Assessment

- 6.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 6.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. The proposal is considered to retain the existing use of the land while still providing for their social,

economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and maintain the rural character of the site and surrounding environment in keeping with the intent of the RPZ.

- 6.3. Section 6 of the Act contains the matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment. The site does not contain any areas of PNA or outstanding landscapes or high natural character. The site is not known to contain any historic heritage nor be of significance to Māori. The activity is not considered to exacerbate natural hazards given the mitigation measures proposed. It is therefore considered that the proposal is consistent with Section 6 of the Act.
- 6.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area.
- 6.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The proposal has considered the principals of the Treaty of Waitangi and would not be contrary to these principals.
- 6.6. Overall, the application is assessed to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

7. Conclusion

- 7.1. The Applicant is seeking land use consent to replace the existing flood damaged dwelling with a relocated dwelling. The relocated dwelling will be located in the same place as the existing damaged dwelling, which is within a 1 in 100 year flood hazard zone. Gumboots Consulting Engineer have addressed mitigation measures for the flood hazard to ensure that the risk is not increased.

- 7.2. An assessment of the underlying ODP RPZ and PDP-AV RPZ has been undertaken which concluded that the proposal is permitted in terms of the zone rules. No other infringements were noted.
- 7.3. An assessment of potential adverse effects on the environment concludes that the effects of the proposal will be no more than minor. The proposal will not alter the use of the site, and will enable this portion of the site to continue being utilised for residential activity. To the extent possible, the proposal has been designed to comply with the permitted standards of both the ODP and the PDP-AV.
- 7.4. The relevant provisions of the ODP and PDP apply with greater weight given to the PDP-AV at this point in time. As the appeals are resolved, further weighting will be applied to those PDP-AV provisions, with the ODP provisions falling away. The proposed activity is consistent with the overall intent of the PDP-AV RPZ.
- 7.5. It is considered appropriate to grant the application on a non-notified basis.

8. Limitations

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



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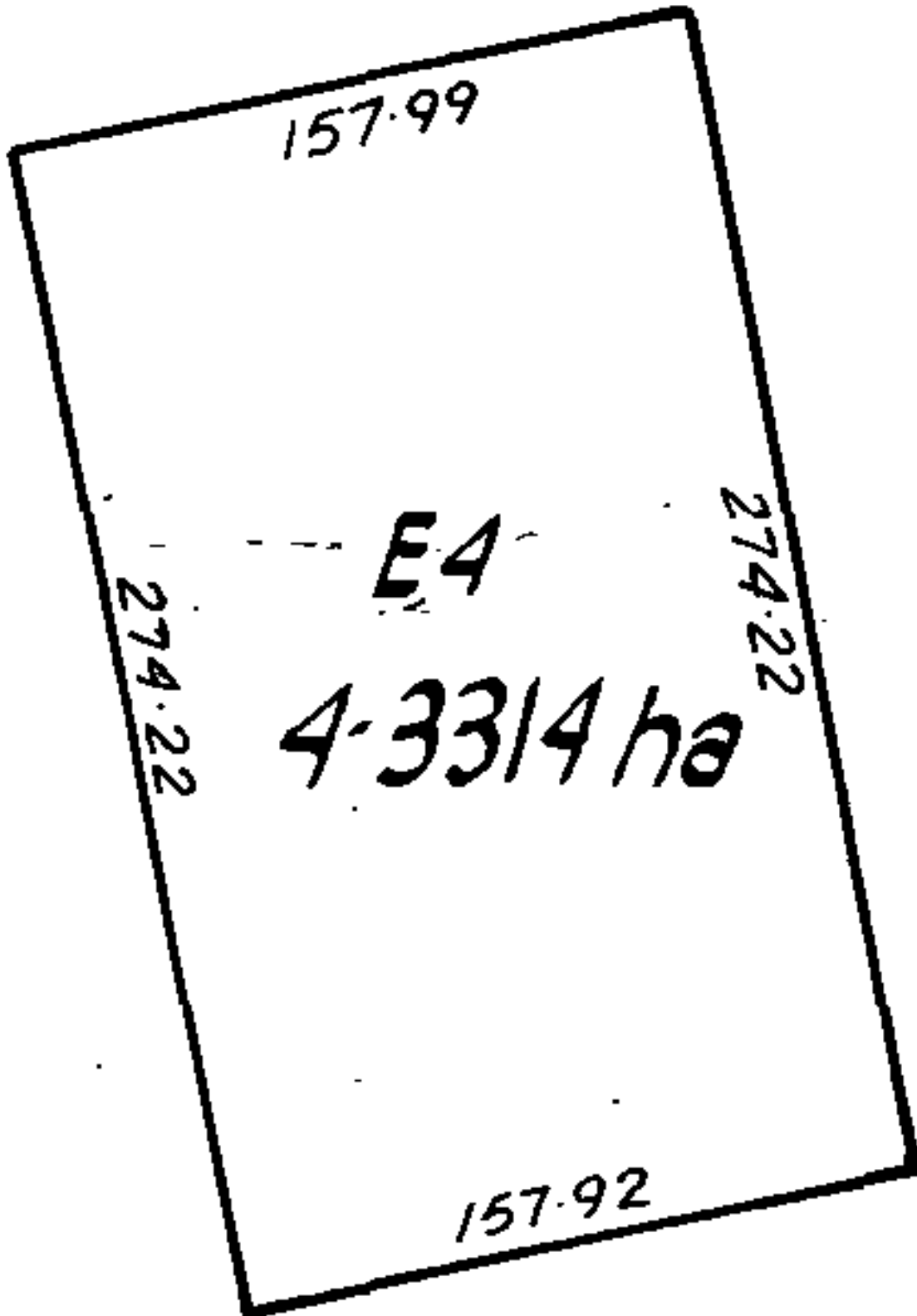

R.W. Muir
Registrar-General
of Land

Identifier **NA31D/628**
Land Registration District **North Auckland**
Date Issued 23 October 1975

Prior References
NA31D/113

Estate Fee Simple
Area 4.3314 hectares more or less
Legal Description Maimaru E4 Block
Registered Owners
Peter Wesley Matthews and Judith Matthews

Interests
C629982.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 25.7.1994 at 2.46 pm



Building Consent

62 Godinovich Road, Awanui

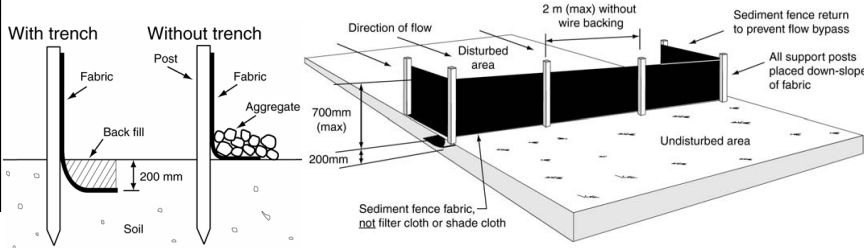
Wednesday, 22 July 2026



4C Architecture
Studio

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B1 STRUCTURE STRUCTURAL ELEMENTS MUST COMPLY WITH THE FOLLOWING STANDARDS: FIXINGS: MUST FOLLOW NZS3604:2011, UNLESS SPECIFIED OTHERWISE. FRAMING: SHOULD BE SG8 GRADE RADIATAPINE, UNLESS OTHERWISE NOTED. CONCRETE BLOCKWORK: MUST ADHERE TO NZS 4229:2013 AND NZBC B1/AS1, WHICH MODIFIES NZS4229:2013. B2 DURABILITY ALL FRAMING AND MATERIALS MUST MEET THE DURABILITY REQUIREMENTS OUTLINED IN NZBC B2, PARAGRAPH 3.2. ENSURE A DAMP-PROOF COURSE (DPC) IS PROVIDED BETWEEN STEEL AND TIMBER CONNECTIONS TO PREVENT MOISTURE-RELATED ISSUES AND ENSURE LONG-TERM PERFORMANCE. E1 SURFACE WATER ALL NEW SURFACE WATER DRAINAGE SYSTEMS MUST CONFORM TO NZBC E1 TO EFFECTIVELY MANAGE AND DIRECT SURFACE WATER AWAY FROM THE BUILDING, PREVENTING POTENTIAL FLOODING AND WATER DAMAGE. E2 EXTERNAL MOISTURE NEW CLADDING AND MODIFICATIONS TO EXISTING CLADDING MUST COMPLY WITH NZBC E2. SPECIFICALLY: WEATHERBOARDS: MUST MEET NZBC E2 9.4. NEW DECKS: MUST COMPLY WITH NZBC E2 7.0. E3 INTERNAL MOISTURE WORK IN NEW WET AREAS MUST COMPLY WITH NZBC E3 TO MANAGE INTERNAL MOISTURE LEVELS AND PREVENT ISSUES SUCH AS MOLD AND DAMPNESS. F2 HAZARDOUS BUILDING MATERIALS ALL NEW GLAZING MUST COMPLY WITH NZS 4223.3 TO ENSURE SAFETY AND MINIMIZE HEALTH RISKS RELATED TO HAZARDOUS MATERIALS. F3 HAZARDOUS SUBSTANCES AND PROCESSES (SECTION LEFT BLANK) F4 SAFETY FROM FALLING NEW DECK BALUSTRADES MUST ADHERE TO NZBC F4 STANDARDS TO ENSURE SAFETY FROM FALLS, PROVIDING EFFECTIVE PROTECTION AT ELEVATED AREAS. F7 WARNING SYSTEMS SMOKE ALARM REQUIREMENTS (NZ BUILDING CODE) 1. GENERAL REQUIREMENTS - COMPLIANT WITH ACCEPTABLE SOLUTIONS C/AS1, C/AS2 (FIRE PREVENTION) & F7/AS1 (WARNING SYSTEMS). - MUST HAVE A HUSH BUTTON (MIN. 60 SEC), TEST BUTTON, AND COMPLY WITH NZS 4514:2021 SOUND LEVELS (75-100 DBA). 2. INSTALLATION STANDARDS - PLACEMENT: INSTALL ALARMS IN ALL BEDROOMS, LIVING SPACES, HALLWAYS, LANDINGS, AND EACH LEVEL OF MULTI-LEVEL HOMES. - KITCHEN ALARMS: USE HEAT ALARMS FOR KITCHENS SEPARATED BY CLOSABLE DOORS. - SPACING: MAXIMUM 10 M APART AND NO MORE THAN 5m FROM ANY WALL IN LOCATIONS THAT REQUIRE SMOKE ALARMS 3. INTERCONNECTED ALARMS - ALL ALARMS SOUND WHEN ONE DETECTS SMOKE. - CONNECTION CAN BE WIRED OR WIRELESS. 4. POWER SOURCE - USE HARD-WIRED SYSTEMS OR 10-YEAR SEALED BATTERIES. - HARD-WIRED SYSTEMS REQUIRE TESTING/CERTIFICATION BY A LICENSED ELECTRICIAN. 5. LICENSED ELECTRICIAN - REQUIRED FOR INSTALLING OR REPLACING HARD-WIRED ALARMS. G1 PERSONAL HYGIENE SANITARY FACILITIES MUST MEET THESE REQUIREMENTS: TOILETS: FLOOR-MOUNTED BACK-TO-WALL (BTW) WITH CISTERNS. CLEARANCES: FOLLOW THE MINIMUM CLEARANCES INDICATED ON THE PLANS. G2 LAUNDERING THE LAUNDRY TUB MUST HAVE A MINIMUM CAPACITY OF 35 LITERS AND DIMENSIONS OF AT LEAST 400MM DIAMETER BY 200MM DEEP. G3 FOOD PREPARATION FOOD PREPARATION AREAS MUST COMPLY WITH THE FOLLOWING: COOKER TYPE: ELECTRIC (INDUCTION). PREPARATION SURFACES: COMPOSITE SOLID SURFACE. KITCHEN SINK: MINIMUM DIMENSIONS OF 300MM DIAMETER BY 125MM DEEP, WITH HOT AND COLD WATER SUPPLY AS PER NZBC G12/AS1. FOOD STORAGE: MINIMUM VOLUME OF 1.0M³ FOR PERISHABLE FOOD, ACHIEVED THROUGH REFRIGERATION AND/OR ADEQUATELY VENTILATED STORAGE AS PER NZBC G3/AS1. NZBC G4 - VENTILATION (EXTRACT AIRFLOW RATES) MECHANICAL EXTRACT VENTILATION SHALL BE PROVIDED TO ALL KITCHENS, BATHROOMS, ENSUITES, WC COMPARTMENTS AND LAUNDRIES IN ACCORDANCE WITH NZBC G4/AS1. MINIMUM CONTINUOUS OR INTERMITTENT EXTRACT AIRFLOW RATES SHALL BE AS FOLLOWS (UNLESS NOTED OTHERWISE): • KITCHEN: MIN. 50 L/S (OR 25 L/S CONTINUOUS) • BATHROOM / ENSUITE / WC / LAUNDRY: MIN. 25 L/S (OR 10 L/S CONTINUOUS) EXTRACT AIR SHALL BE DISCHARGED DIRECTLY TO THE EXTERIOR AND NOT INTO ROOF SPACES. G9 ELECTRICAL ELECTRICAL INSTALLATIONS MUST COMPLY WITH NZBC G9/AS1 (NZECP 51). RECESSED DOWNLIGHTS NEAR INSULATION MUST ADHERE TO NZBC C/AS1. RECESSED LUMINAIRES MUST BE ONE OF THE FOLLOWING TYPES AS SPECIFIED IN AS/NZS 60598.2.2: IC-F, IC, CA-80, CA-135, COMPLIANCE IS ACHIEVED ONLY IF LUMINAIRE INSTALLATION FOLLOWS AS/NZS 60598.2.2. G12 WATER SUPPLY AS PER THE PLANS G13 FOUL WATER SANITARY PLUMBING AND DRAINAGE SYSTEMS MUST BE DESIGNED AND INSTALLED ACCORDING TO NZBC G13/AS3 TO ENSURE EFFECTIVE WASTE MANAGEMENT AND PREVENT HEALTH HAZARDS.
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PROJECT NOTES: <u>COMPLIANCE REQUIREMENTS:</u> - ALL WORK MUST CONFORM TO NZS 3604:2011, SECTION 22 OF THE BUILDING ACT 2004, THE CURRENT REVISION OF THE NEW ZEALAND BUILDING CODE (NZBC), AND THE REQUIREMENTS OF THE TERRITORIAL AUTHORITY (T.A.). <u>DRAWING DETAILS:</u> - DRAWINGS PROVIDE GENERAL AND TYPICAL CONSTRUCTION DETAILS. FOR CONDITIONS NOT SPECIFICALLY INDICATED BUT SIMILAR TO THOSE SHOWN, A SIMILAR CONSTRUCTION DETAIL MAY BE USED. - INTERPRET DRAWINGS IN THE CONTEXT OF THE PROJECT AS A WHOLE; IF CLARIFICATION IS NEEDED, CONSULT WITH THE DESIGNER. <u>VERIFICATION AND COORDINATION:</u> - CONTRACTORS AND SUBCONTRACTORS MUST CHECK ALL DETAILS IN CONJUNCTION WITH RELEVANT BRANZ INFORMATION, RECOMMENDATIONS, AND THE MANUFACTURER'S STANDARD AND TYPICAL DETAILS. - EXAMINE THE SITE ALONG WITH THE DRAWINGS AND OTHER CONTRACT DOCUMENTS. VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE STARTING ANY WORK. - CONSULT ALL OTHER CONSULTANTS' NOTES AND DETAILS TO ENSURE COORDINATION. <u>SITE-SPECIFIC CONSIDERATIONS:</u> - THE MAIN CONTRACTOR MUST CONSIDER SITE FACTORS THAT MAY REQUIRE MODIFICATIONS TO DETAILS OR MATERIALS TO SUIT SITE-SPECIFIC CONDITIONS. REPORT ANY SUCH FACTORS TO THE OWNER IMMEDIATELY TO OBTAIN WRITTEN DIRECTION FOR DESIGN MODIFICATIONS. - FACTORS TO BE CONSIDERED INCLUDE: - LOCAL RAINFALL, WIND ZONES, PREVAILING WEATHER, RELATIVE HUMIDITY, SUNLIGHT, AND EXPOSURE TO CORROSIVE ATMOSPHERES. - EXPOSURE OF BUILDING ELEMENTS DURING CONSTRUCTION. TOPOLOGY, EXPOSURE, AND LOCAL WIND EFFECTS. - GROUND SLOPE, CHANGES IN ROOF AND FLOOR LEVELS, RETAINING WALLS, SURFACE WATER, FLOOD LEVELS, AND GROUND-TO-FLOOR LEVEL CLEARANCES. - SOIL TYPE, DRAINAGE, SUBSIDENCE, SHRINKAGE AND SWELLING, AND GROUND MOVEMENT. - VEGETATION, SHADING, LEAF LITTER, FALLING BRANCHES, AND ROOT SYSTEMS AFFECTING RAINWATER OUTLETS AND DRAINS. <u>EXISTING CONDITIONS:</u> - INFORMATION ON THE DRAWINGS REGARDING EXISTING CONDITIONS IS PROVIDED TO THE BEST OF KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. REPORT ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS TO THE OWNER FOR PROPER REVISION AND AMENDMENTS. <u>MODIFICATIONS AND SAFETY:</u> - MODIFICATION OF CONSTRUCTION DETAILS IS NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER. - MAINTAIN A SAFE SITE CONDITION AND COMPLY WITH ALL SAFETY STANDARDS. <u>DOCUMENTATION NOTE:</u> - CONTRACTORS MUST READ ALL DOCUMENTATION IN CONJUNCTION WITH NOTES FROM OTHER CONSULTANTS. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. NOTIFY THE DESIGNER OF ANY DISCREPANCIES WITH A MINIMUM OF ONE WEEK'S NOTICE. <u>SITE SETOUT:</u> - THE CONTRACTOR IS RESPONSIBLE FOR SITE SETOUT. ENSURE ACCURACY AND COMPLIANCE WITH ALL DRAWINGS AND DOCUMENTATION. VERIFY SETOUT BEFORE COMMENCING CONSTRUCTION. <u>CONFLICTS OR DISCREPANCIES:</u> - CONTRACTORS MUST NOTIFY 4C STUDIO LTD IN WRITING OF ANY CONFLICTS OR DISCREPANCIES FOUND IN THE DOCUMENTATION. <u>MATERIAL SUBSTITUTION NOTE:</u> - NO SUBSTITUTIONS OF SPECIFIED MATERIALS OR SYSTEMS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM 4C STUDIO LTD. ANY CHANGES TO PROPOSED WORKS MAY REQUIRE A BUILDING CONSENT AMENDMENT OR MINOR VARIATION. 4C STUDIO LTD MUST BE NOTIFIED OF ANY PROPOSED CHANGES FOR APPROVAL PRIOR TO CONSTRUCTION. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY. <u>CONTRACTOR RESPONSIBILITIES:</u> - ENSURE ALL WORK IS PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. - PROVIDE ADEQUATE NOTIFICATION TO THE DESIGNER AND OWNER FOR ANY ISSUES OR DEVIATIONS FROM THE PLANS. - PERFORM REGULAR QUALITY CONTROL CHECKS THROUGHOUT THE CONSTRUCTION PROCESS TO MAINTAIN HIGH STANDARDS. <u>INSPECTIONS AND APPROVALS:</u> - REQUEST INSPECTIONS AND APPROVALS FROM THE DESIGNER OR OWNER AS REQUIRED AT KEY STAGES OF CONSTRUCTION. - DOCUMENT ALL INSPECTIONS AND APPROVALS IN WRITING TO AVOID DISPUTES.	
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SITE DRAINAGE NOTE <u>PLANNING AND DOCUMENTATION:</u> - THE DRAINAGE CONTRACTOR MUST DISCUSS THE PLANNED DRAINAGE WITH THE RELEVANT PARTIES BEFORE CONSTRUCTION BEGINS. A FULLY DIMENSIONED AS-BUILT DRAINAGE PLAN MUST BE PROVIDED UPON COMPLETION AND SUBMITTED TO THE COUNCIL FILES. <u>RESPONSIBILITIES:</u> A) THE DRAINAGE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL HEIGHTS AND POSITIONS OF DRAINAGE COMPONENTS, INCLUDING DETENTION/RETENTION TANKS, MANHOLE POSITIONS, LID LEVELS, AND INVERT LEVELS, ARE ACCURATE AND CORRECT PRIOR TO CONSTRUCTION. B) THE DRAINAGE CONTRACTOR MUST ENGAGE A LAND SURVEYOR TO PROVIDE HEIGHT CERTIFICATES AND VERIFY THE POSITIONING OF DRAINAGE COMPONENTS WHERE NECESSARY. <u>INTERNAL DRAINAGE NOTE</u> 1. SANITARY PLUMBING: - ALL SANITARY PLUMBING MUST COMPLY WITH AS3500. 2. WATER SUPPLY: - WATER SUPPLY MUST COMPLY WITH NZBC G12. 3. REGULATORY COMPLIANCE: - ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE PLUMBERS, GASFITTERS, AND DRAINLAYERS ACT 2006. AS-BUILT DRAINAGE PLANS MUST BE PROVIDED BY THE DRAINLAYER TO THE PROPERTY OWNER FOR CODE OF COMPLIANCE. 4. DISCHARGE PIPES: - ALL FALLS SHOWN ARE MINIMUM FALLS REQUIRED. 5. MATERIALS: - ALL NEW DRAINS MUST BE UPVC TO THE SIZES SHOWN. 6. PIPE PENETRATIONS: - THRU-BRACKETS FOR TIMBER FRAMING MUST BE USED WHERE PIPES PENETRATE FLOOR JOISTS. <u>PLUMBING WASTES (UPVC PIPES):</u> - WC: DN80 @ 1:60 FALL - SHOWER: DN40 @ 1:40 FALL - HAND WASH BASIN: DN40 @ 1:40 FALL - WASHING MACHINE: DN40 @ 1:40 FALL
FROM NZBC E2 / AS1 2.5 MAINTENANCE – GENERAL MAINTENANCE MUST BE UNDERTAKEN AS REQUIRED TO MAINTAIN THE DURABILITY OF MATERIALS, COMPONENTS, AND JUNCTIONS. THE EXTENT AND NATURE OF MAINTENANCE DEPEND ON: A) THE TYPE OF CLADDING OR COMPONENTS USED, B) THE POSITION OF CLADDING OR COMPONENTS ON THE BUILDING, C) THE GEOGRAPHICAL LOCATION OF THE BUILDING, AND D) THE SPECIFIC SITE CONDITIONS. 2.5.1 REGULAR MAINTENANCE REGULAR MAINTENANCE FOR A BUILDING SHOULD INCLUDE: A) CLEANING EXTERIOR SURFACES, B) INSPECTING SURFACES AND JUNCTIONS, AND REPAIRING OR REPLACING ITEMS AS NECESSARY TO PRESERVE THE BUILDING'S WEATHERTIGHTNESS, C) MAINTAINING REQUIRED CLEARANCES BETWEEN CLADDING AND EXTERNAL GROUND OR PAVING AS SPECIFIED IN PARAGRAPH 9.1.3, D) ENSURING A MINIMUM 35 MM CLEARANCE BETWEEN ROOFING AND MEMBRANE DECKING, AND BETWEEN WALL CLADDING AND DECKING ABOVE, E) MAINTAINING FINISH COATINGS. WHILE RAIN WASHES AWAY MOST ATMOSPHERIC CONTAMINANTS, SHELTERED AREAS, SUCH AS WALLS DIRECTLY BELOW EAVES, ARE PROTECTED FROM DIRECT RAIN AND REQUIRE REGULAR MANUAL CLEANING. IT IS CRUCIAL TO AVOID USING HIGH-PRESSURE WATER ON SENSITIVE JUNCTIONS, SUCH AS WINDOW SURROUNDS AND OTHER FLASHINGS. TO PREVENT WATER FROM BEING FORCED PAST ANTI-CAPILLARY GAPS AND FLASHINGS INTO WALL CAVITIES.
EROSION & SEDIMENT CONTROL NOTES SILT FENCES PROPER SILT FENCE INSTALLATION IS CRITICAL TO ITS PERFORMANCE. IT NEEDS TO: KEEP DIRTY AND CLEAN WATER SEPARATE BUILD SILT FENCES TO KEEP DIRTY WATER (CONTAINING SOIL AND SEDIMENT) AWAY FROM STORMWATER DRAINS. STABILISE ENTRANCEWAYS KEEP VEHICLES OFF EXPOSED SOIL AND CLAY – BUILD A STABILISED ENTRANCEWAY WITH GEOTEXTILE CLOTH AND LARGE WASHED AGGREGATE. MINIMISE EXPOSED AREAS • KEEP AS MUCH VEGETATION COVER AS POSSIBLE OVER SOIL AND DO YOUR WORK IN STAGES. • KEEP A BERM OF GRASS AROUND THE OUTSIDE OF THE SITE TO PREVENT RAIN WASHING EXPOSED SOIL AWAY. • COVER STOCKPILES WITH MULCH, STRAW, PLASTIC SHEETS OR TARPULINS AS SOON AS POSSIBLE TO PREVENT EROSION AND RUN-OFF. • MUD SHOULD BE SWEEPED BACK ON TO SITE (NOT ON TO THE ROAD). DEWATERING REMOVING DIRTY WATER FROM FOOTINGS, TRENCHES AND PILE HOLES ON YOUR SITE NEEDS TO BE CARRIED OUT CAREFULLY SO IT DOESN'T RUN DOWN INTO STORMWATER DRAINS. NEVER PUMP UNFILTERED DIRTY WATER FROM TRENCHES OR PITS DIRECTLY TO THE KERB AND CHANNEL OR STORMWATER SYSTEM – REMEMBER THIS GOES STRAIGHT OUT TO SEA.

Building Consent Issue				
Rev	Date	Set Name	ID	Change
01	22/07/2026	Building Consent Issue		
				
4C Architecture Studio				
021 166 3630 ben@4Cstudio.co.nz				
CLIENT Peter and Judy Matthews				
PROJECT 62 Godinovich Road, Awanui				
DRAWING TITLE Notes				
Date Printed: Wednesday, 22 July 2026				
Scale at A1:				
Job No:	Drawing No:		Rev:	
26028			01	
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ORIGINAL SITE - 12 ROSEBERRY AVE,
BIRKENHEAD
PARCEL ID: 7101921
APPELLATION: LOT 1 DP 408614
LOCATION: MOUNT EDEN

CLIMATE ZONE: 1
EARTHQUAKE ZONE: ZONE 1
EXPOSURE ZONE: ZONE C
LEE ZONE: NO
RAINFALL RANGE: 80 - 90
WIND REGION: A
WIND ZONE: LOW

CONTOURS NZVD2016

NO CHANGE TO EXISTING W.W AND S.W
SYSTEMS ON SITE. THE PROPOSED HOUSE IS A
REPLACEMENT FOR THE EXISTING.

PROPOSED SITE - 62 GODINOVICH ROAD, AWANUI,
NORTHLAND
PARCEL ID: 4716187
APPELLATION: MAIMARU E4 BLOCK
LOCATION: AWANUI

CLIMATE ZONE: 1
EARTHQUAKE ZONE: ZONE 1
EXPOSURE ZONE: ZONE C
LEE ZONE: NO
RAINFALL RANGE: 90 - 100
WIND REGION: A
WIND ZONE: HIGH

Rule	Requirement
Principal Dwelling	One dwelling permitted per site
Maximum Height	12.0m
Front Yard Setback	10.0m minimum
Side Yard Setback	10.0m minimum
Rear Yard Setback	10.0m minimum
Height in Relation to Boundary	Buildings to fit within a recession plane commencing 2.0m above boundary and inclined inwards at 45°
Maximum Building Coverage	12.5% of net site area
Maximum Impervious Area	15% of net site area
Minerals Zone Setback	Dwellings to be located a minimum of 100m from any Minerals Zone boundary
Airport Approach Surfaces	Additional restrictions may apply where airport protection overlays affect the site
Natural Hazard Areas	Additional controls may apply where flood, coastal hazard or instability overlays affect the site
Significant Natural Areas	Additional controls may apply where SNA overlays affect the site
Earthworks	Earthworks to comply with Far North District Plan earthworks provisions
Access	Vehicle access to comply with Far North District Plan transportation requirements

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01	22/07/2026	Building Consent Issue		



Site Plan
Scale 1:200



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CLIENT
Peter and Judy Matthews

PROJECT
62 Godinovich Road, Awanui

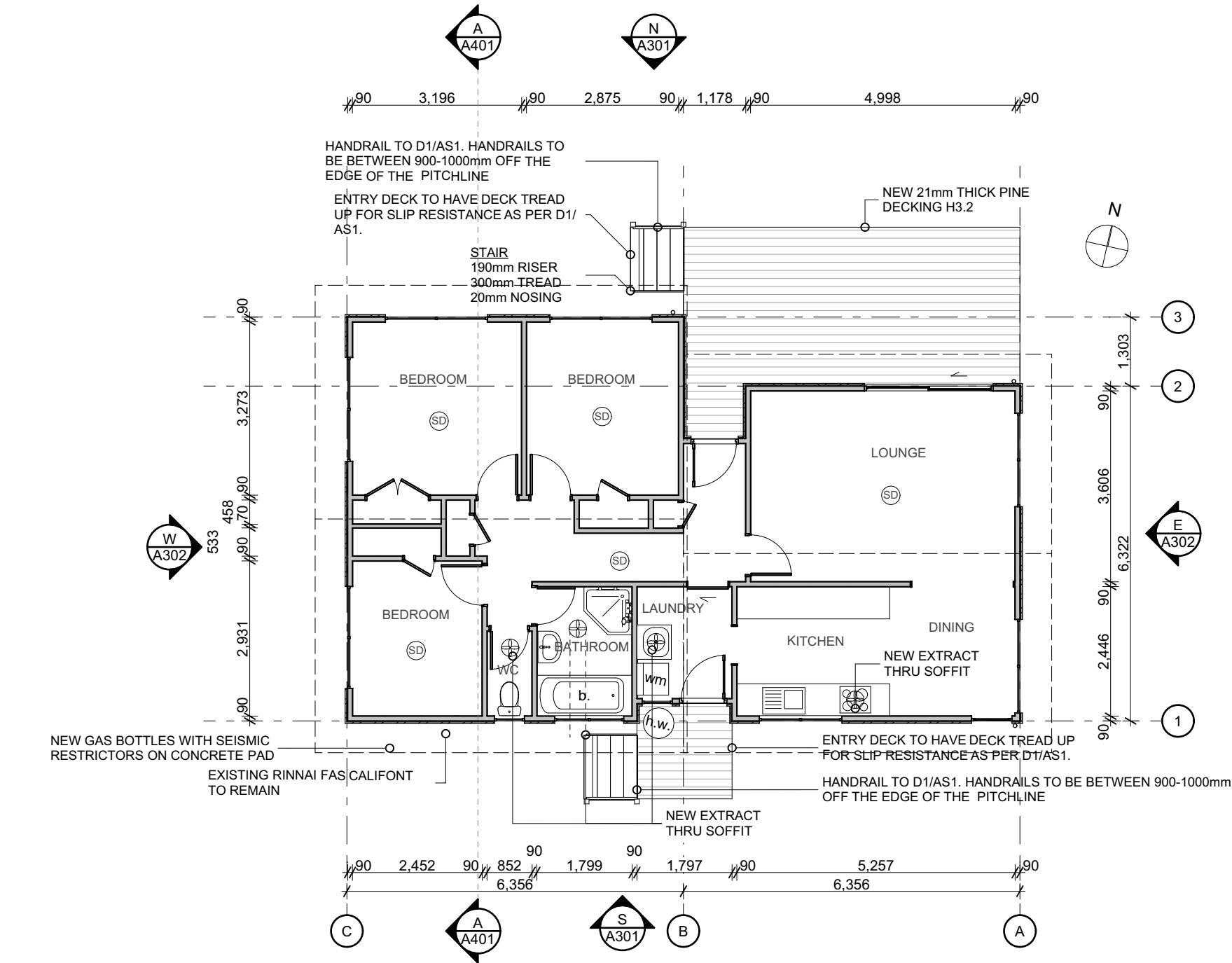
DRAWING TITLE
Site Plan

Date Printed:Wednesday, 22 July 2026

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26028	A101	01

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EXISTING BUILDING NOTES

ROOFING: METAL TILE ROOFING
CEILING STRUCTURE: EXISTING TRUSSES
WALLS: TIMBER STUD ASSUMED
CLADDING: TIMBER FIBRE CEMENT WEATHERBOARD
INTERNAL LINING: PLASTERBOARD
JOINERY: SINGLE GLAZED ALI

WALLS: EXISTING = UNKNOWN. TO REMAIN UNCHANGED
ROOF: EXISTING = UNKNOWN. TO REMAIN UNCHANGED
UNDERFLOOR: UNKNOWN. TO REMAIN UNCHANGED

1 Floor Plan
Scale 1:100

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CLIENT
Peter and Judy Matthews

PROJECT
62 Godinovich Road, Awanui

DRAWING TITLE
Existing Floor Plan

Date Printed:Wednesday, 22 July 2026

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26028	A201	01

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ACCESS TO SUBFLOOR
ACCESS SHALL BE PROVIDED TO PERMIT VISUAL INSPECTION OF ALL SUBFLOOR FRAMING MEMBERS. A CRAWL SPACE FOR THIS PURPOSE SHALL BE NOT LESS THAN 450MM HIGH TO THE UNDERSIDE OF THE FLOOR JOISTS. A CLEAR HORIZONTAL SEPARATION OF NOT LESS THAN 450MM SHALL BE MAINTAINED BETWEEN THE OUTSIDE OF ANY WALL CLADDING AND THE ADJACENT GROUND. (REFER TO NZS 3604:2011, FIGURE 6.21)

PLUMBING AND DRAINAGE
INSTALLATION OF ALL PLUMBING AND DRAINAGE SYSTEMS SHALL BE TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH NZS 3500 PART 2, SANITARY PLUMBING AND PART 3, STORMWATER DRAINAGE.

ORDINARY PILE FOOTINGS
ORDINARY GRADE CONCRETE 20MPA MIN. STRENGTH.
450MM MIN. DIA. PLAN SIZE (UNLESS HIGHLIGHTED IN RED). (REFER TO NZS 3604:2011, TABLE 6.1)
100MM MIN. CONCRETE BELOW THE BOTTOM OF THE PILE. MIN 900mm DEPTH

ANCHOR PILES
H5 125X125MM SQ. SAWN TIMBER PILE CAST IN 450MM MIN. DIAMETER (PLAN SIZE) FOOTING WITH 100MM CONCRETE UNDER TIMBER PILE (UNLESS HIGHLIGHTED IN RED). MIN 900mm DEPTH

FLOOR JOISTS
FLOOR JOISTS SHALL HAVE A MIN. BEARING ON THEIR SUPPORTS OF 32MM. REFER TO NZS 3604:2011, FIGURE 7.1 FOR LAPPED OR BUTTED JOINTS IN FLOOR JOISTS.

FLOORING FINISHES
NO CHANGE TO FLOORING IN KITCHEN

PILES:
1. NO PILE SHALL BE LESS THAN 150mm TO THE GROUND. IF LESS THAN 300mm FROM THE GROUND INSTALL BITUMINOUS DPC BETWEEN PILE AND BEARER. THIS SHOULD OVERLAP 6mm OVER EACH SIDE OF THE PILE
2. NO PILE SHALL BE OVER 600mm FROM CLEARED GROUND TO AN ANCHOR PILE FIXING
3. NO ORDINARY OR BRACED PILE SHALL BE HIGHER THAN 3m FROM CLEARER GROUND.

FIXINGS
ALL FIXINGS 'EXPOSED' AND/OR WITHIN 600MM OF FINISHED GROUND LEVEL TO BE STAINLESS STEEL IN ACCORDANCE WITH NZS 3604 TABLE 4.1.
DPC TO ALL PILE / BEARER CONNECTIONS LESS THAN 300MM TO THE FINISHED GROUND LEVEL.

BOLTS AND COACH SCREWS
IN BOLTED JOINTS, WASHERS SHALL BE PROVIDED AT EACH TIMBER SURFACE UNDER THE BOLT OR COACH SCREW HEAD AND AT THE NUT. FOR M12 AND M16 BOLTS THE WASHERS SHALL BE NOT LESS 50X50X3MM IF SQUARE OR NOT LESS THAN 55MM DIA. X 3MM IF ROUND.



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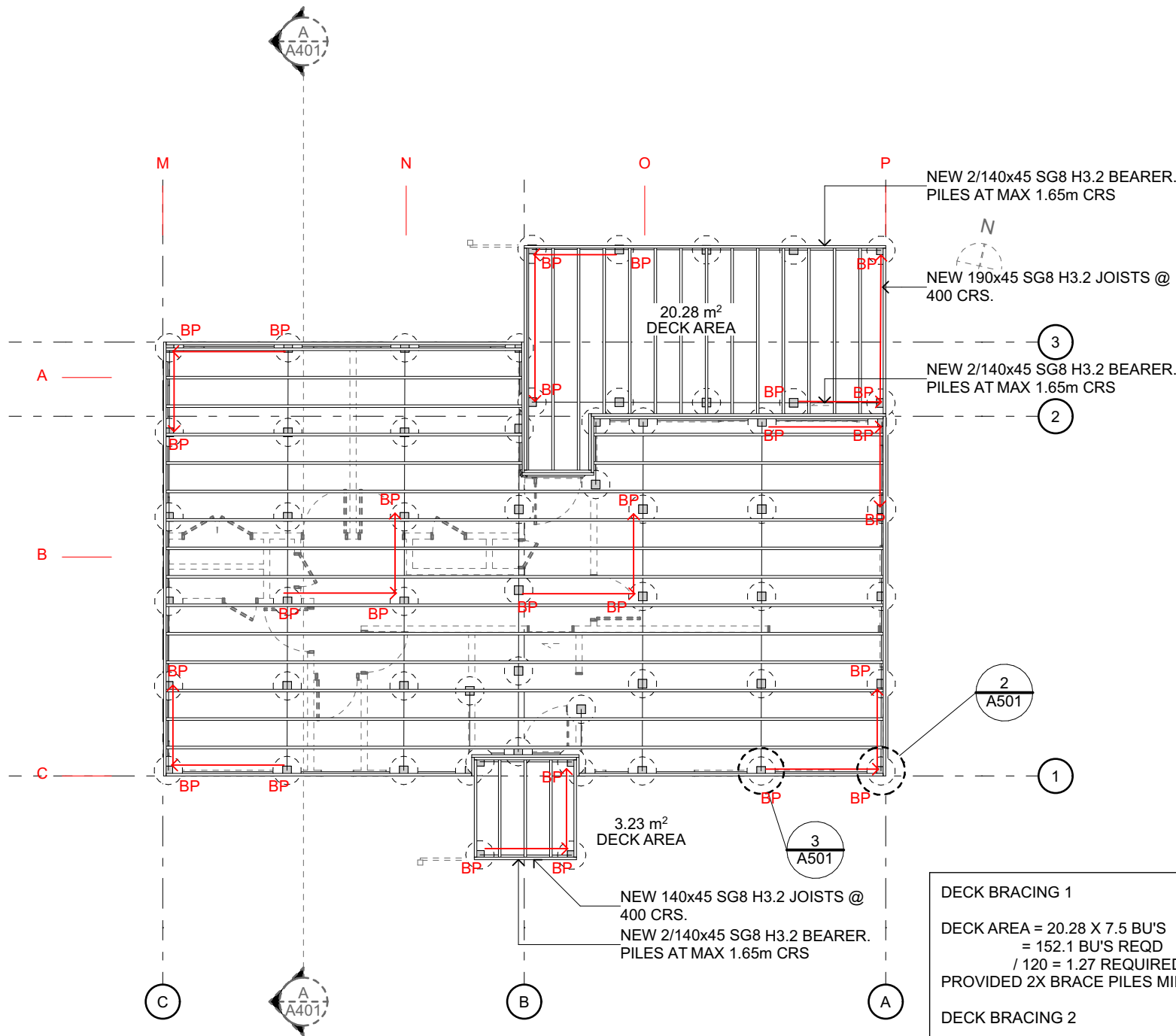
DRAWING TITLE
Floor Framing Plan

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26028	A202	01

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DECK BRACING 1

DECK AREA = 20.28 X 7.5 BU'S
= 152.1 BU'S REQD
/ 120 = 1.27 REQUIRED
PROVIDED 2X BRACE PILES MIN

DECK BRACING 2

DECK AREA = 3.23 X 7.5 BU'S
= 24.2 BU'S REQD
/ 120 = 0.2 REQUIRED
PROVIDED 1X BRACE PILES MIN

BRACED PILE SYSTEM

A BRACED PILE SYSTEM INCLUDES 2 PILES, EACH WITH A 450DIA (UNLESS HIGHLIGHTED IN RED), 450MM MIN-DEEP FOOTING. A DIAGONAL BRACE IS SECURED BETWEEN THEM. THE BRACE SHALL BE ATTACHED TO THE BOTTOM OF ONE PILE AND EITHER TO THE TOP OF THE OTHER PILE (SEE FIGURE 6.6), TO A BEARER WITHIN 200MM OF THE OTHER PILE (SEE FIGURE 6.7), OR TO A JOIST WITHIN 200MM OF THE OTHER PILE (SEE FIGURE 6.8).

ANCHOR/BRACED PILES

IF THE HEIGHT FROM THE CLEARED GROUND TO THE UNDERSIDE OF THE BEARER EXCEEDS 600MM, REPLACE THE PROPOSED ANCHOR PILE WITH 2 BRACED PILES IN BOTH DIRECTIONS, IN ACCORDANCE WITH NZS3604:2011.

REFER GUMBOOTS CONSULTING ENGINEERS GEOTECHNICAL REPORT

NEW PILES - NEW H5 RS 125SQ @ CRS SHOWN ON PLAN

EXISTING JOISTS - 140x45mm @ 500CRS

EXISTING BEARERS - VARIES SEE PLAN FOR CENTRES.

PROPOSED BEARERS - SEE DETAILS FOR BEARER NOTES

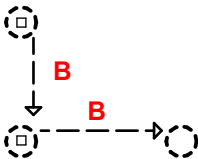
BRACES FOR BRACED PILE SYSTEM	
BRACE SIZE	MAX. LENGTH
100x75	3.0m
100x100	5.0m

ARROW POINT TO THE UP DIRECTION

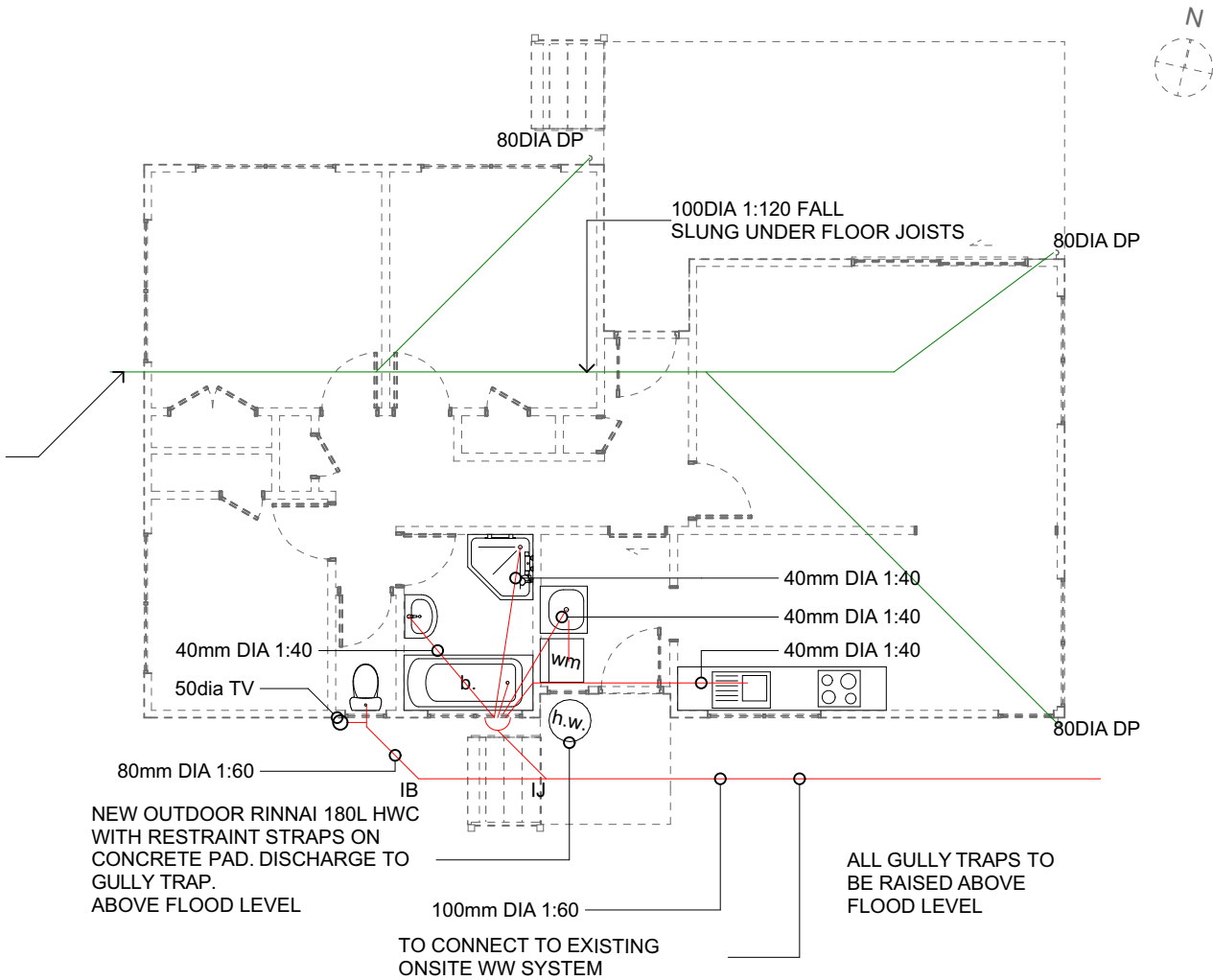
1 Framing Plan
Scale 1:100

LEGEND

- ORDINARY PILES
20MPA CONCRETE FOOTING
- ANCHOR PILES
20MPA CONCRETE FOOTING
- BRACED PILES
20MPA CONCRETE FOOTING



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1 Plumbing Plan
- Scale 1:100

LEGEND		KEY	
AAV	= AIR ADMITTANCE VALVE	FIXTURES	
GT	= GULLY TRAP	DW	= DISHWASHER
ORG	= OVERFLOW RELIEF GULLY	S	= SINK
TAP	= WATER TAP FOR WITH HOSE CONNECTION	B	= BASIN
IP	= INSPECTION POINT	WC	= TOILET
	= SLAB RECESSES	SH	= SHOWER
	= OUTLINE OF WALLS	BA	= BATH
	= UNDERFLOOR HEATING	TUB	= LAUNDRY TUB
IJ	= INSPECTION JUNCTION	WM	= WASHING MACHINE
IB	= INSPECTION BEND	FWG	= FLOOR WASTE GULLY
eDP	= EXISTING DOWNPIPE		
PLUMBING		PIPE GRADIENTS	
WHERE ANY WASTE PIPE TO GT EXCEEDS 3.5m INSTALL AAV (AIR ADMITTANCE VALVE) OR TV REQUIRED.		DRAINS AND DISCHARGE PIPE GRADIENTS AS BELOW.	
		80Ø AND 100Ø = 1 IN 60	
		65Ø AND BELOW = 1 IN 40	
		DISCHARGE PIPE	FIXTURE DISCHARGE UNITS
		40	3
		40-50	3
		40	1
		80-100	4
		40-50	2
		40	4
		40-50	5
		40	5
		50-80	

PLUMBING
ALL PLUMBING TO COMPLY WITH G13/AS1
ALL PLUMBING LINES ARE SHOWN INDICATIVELY AND ARE TO BE CONFIRMED ON SITE BY QUALITFIED PLUMBER.



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ben@4Cstudio.co.nz

CLIENT
Peter and Judy Matthews

PROJECT
62 Godinovich Road, Awanui

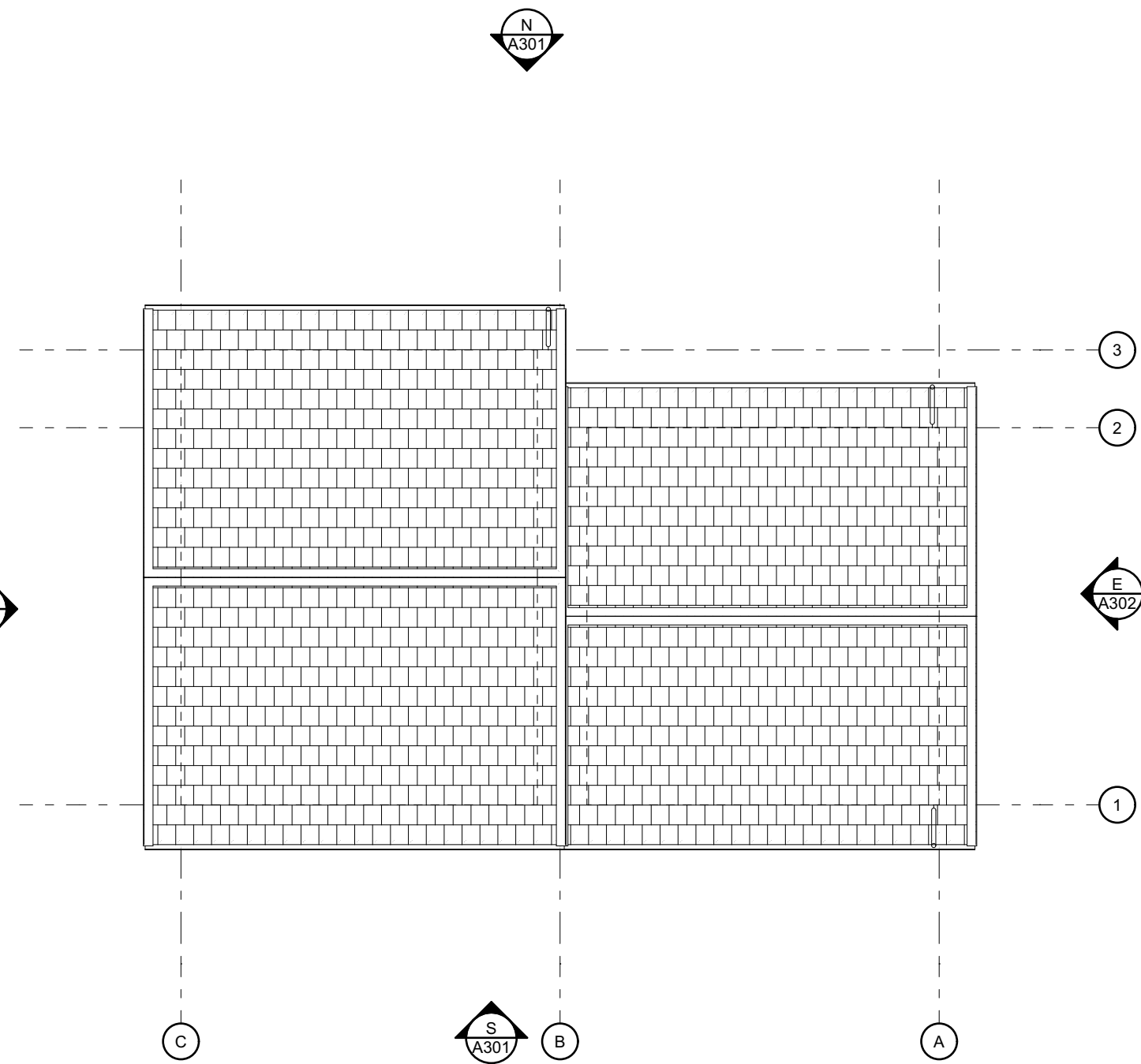
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Date Printed:Wednesday, 22 July 2026

Scale at A1: 1:100

Job No:	Drawing No:	Rev:
26028	A203	01

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1 Roof Plan
- Scale 1:100

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DRAWING TITLE

Roof Plan

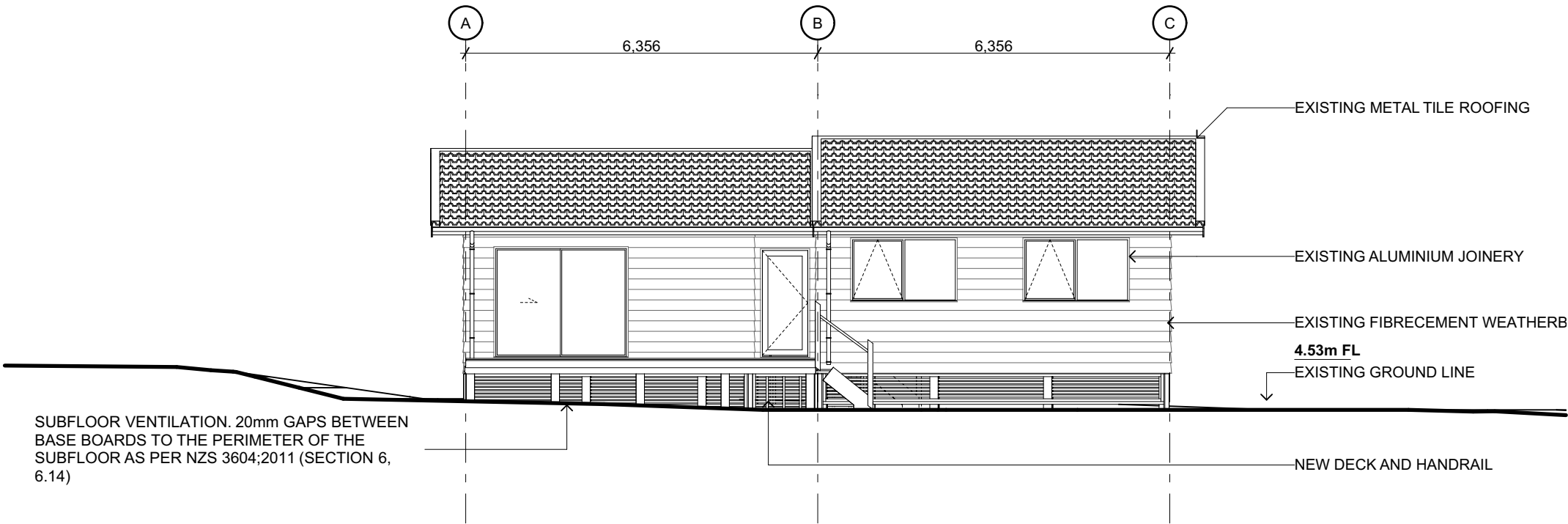
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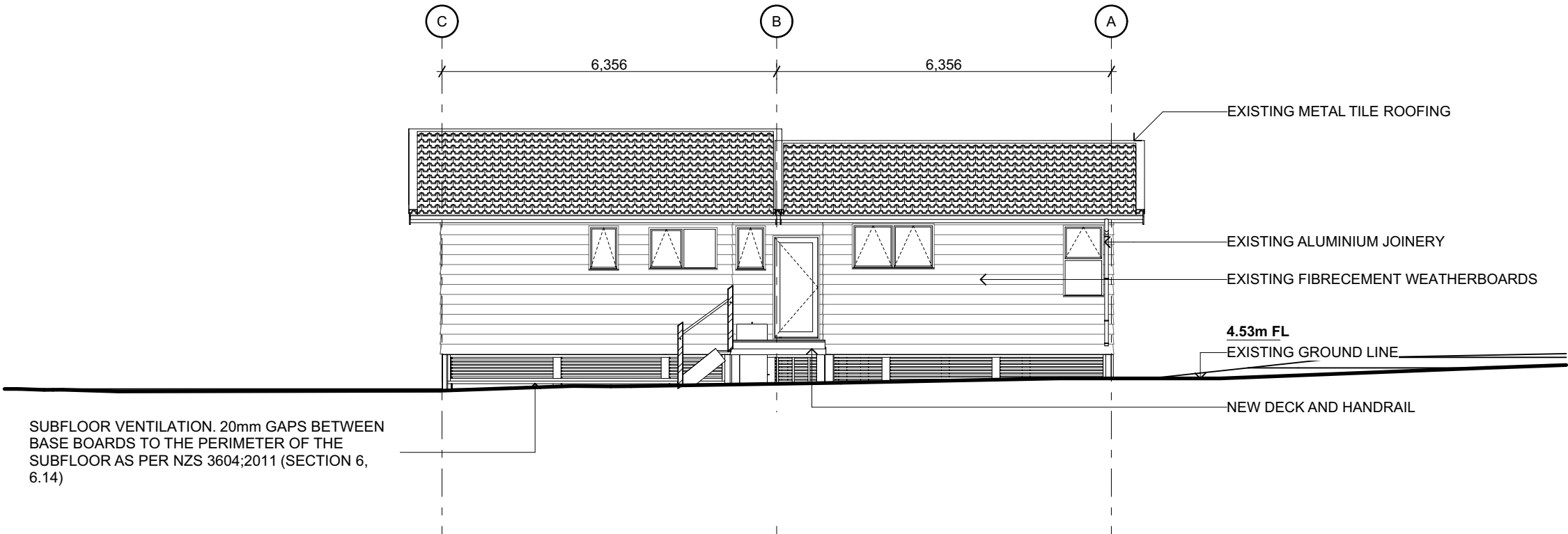
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N North Elevation
A201 Scale 1:100



S South Elevation
A201 Scale 1:100



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DRAWING TITLE
Elevations

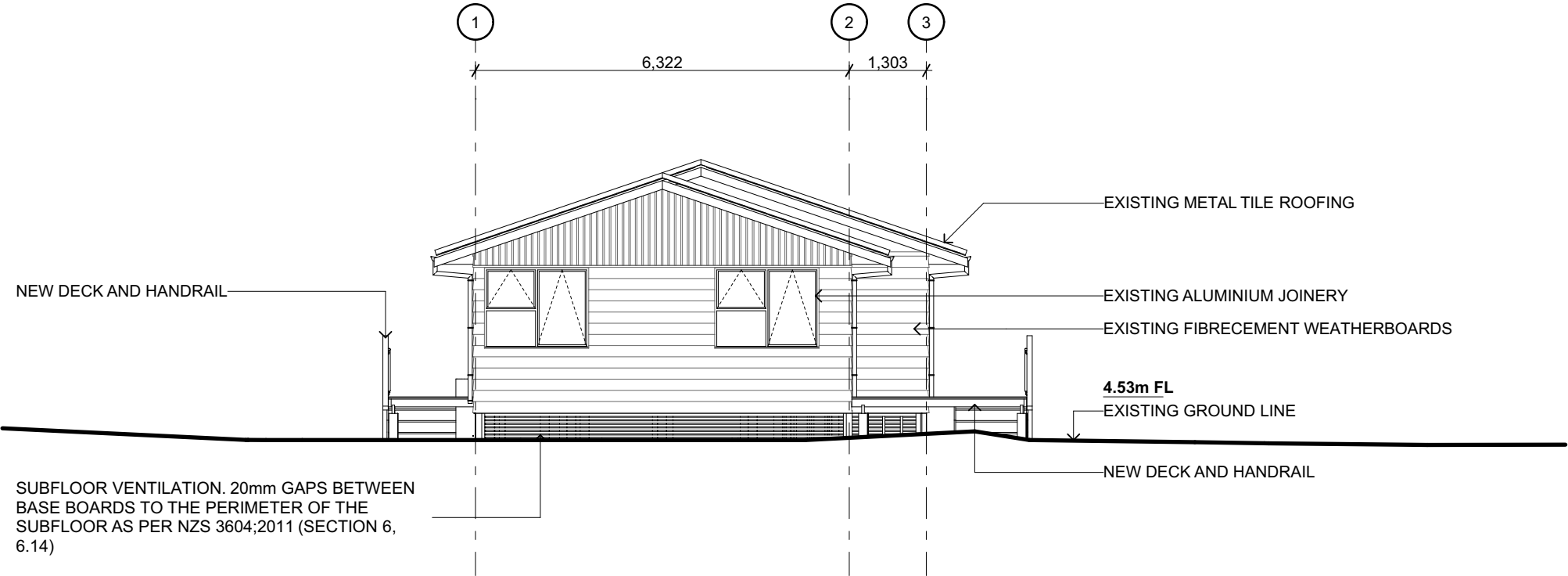
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Job No:	Drawing No:	Rev:
26028	A301	01

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E North Elevation
A201 Scale 1:100



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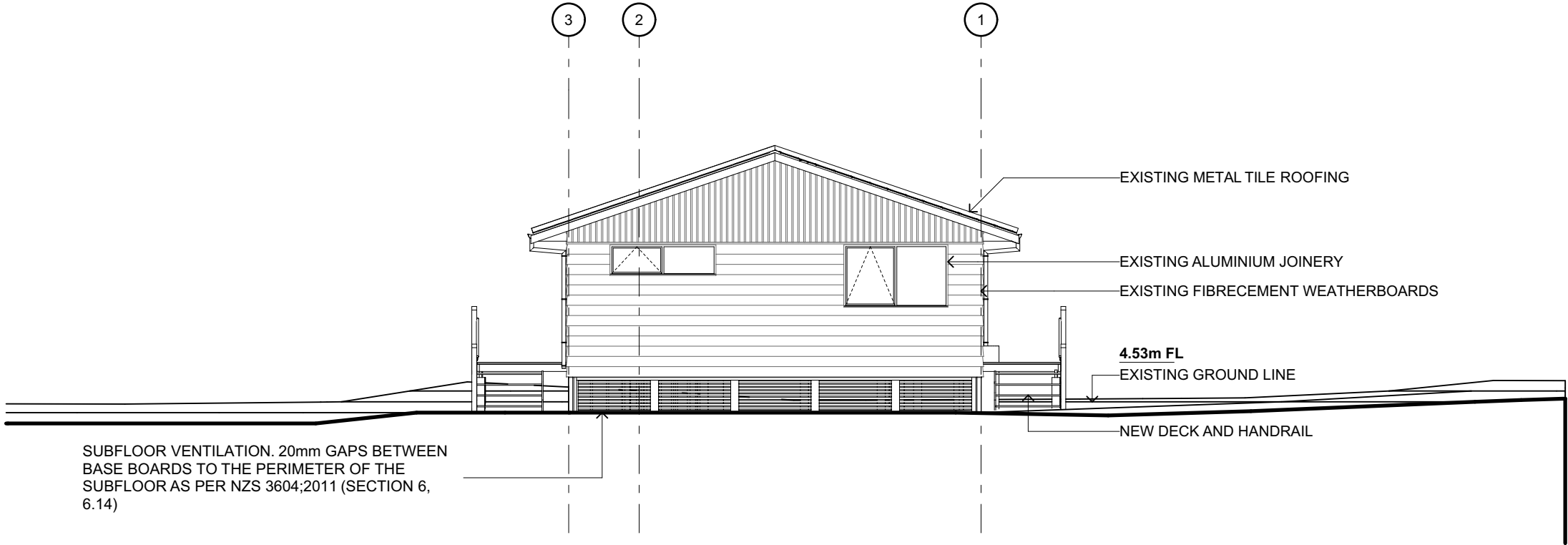
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Date Printed:Wednesday, 22 July 2026

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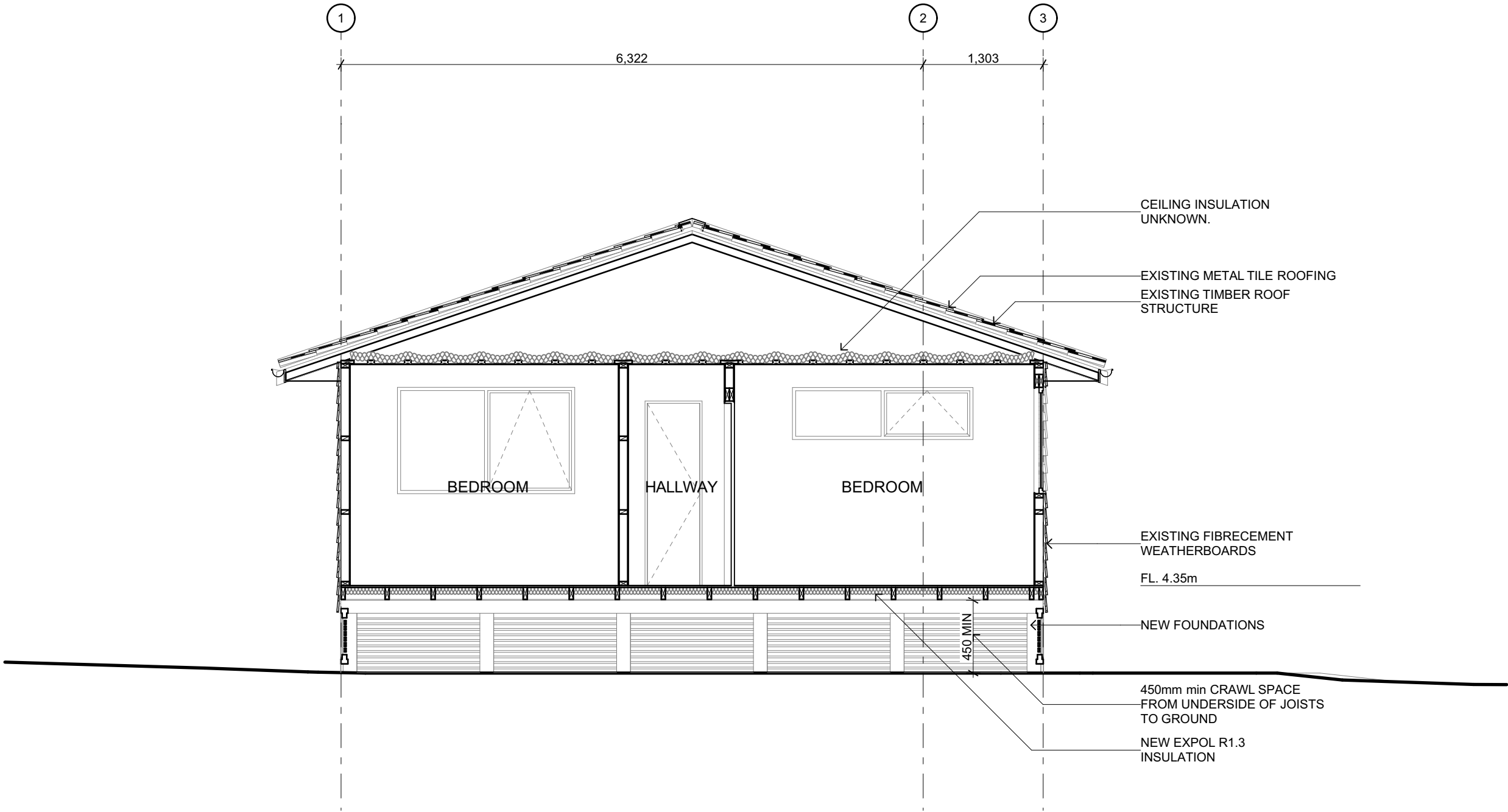
Job No:	Drawing No:	Rev:
26028	A302	01

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W South Elevation
A201 Scale 1:100

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A Section A
A201 Scale 1:50



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PROJECT
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DRAWING TITLE
Sections

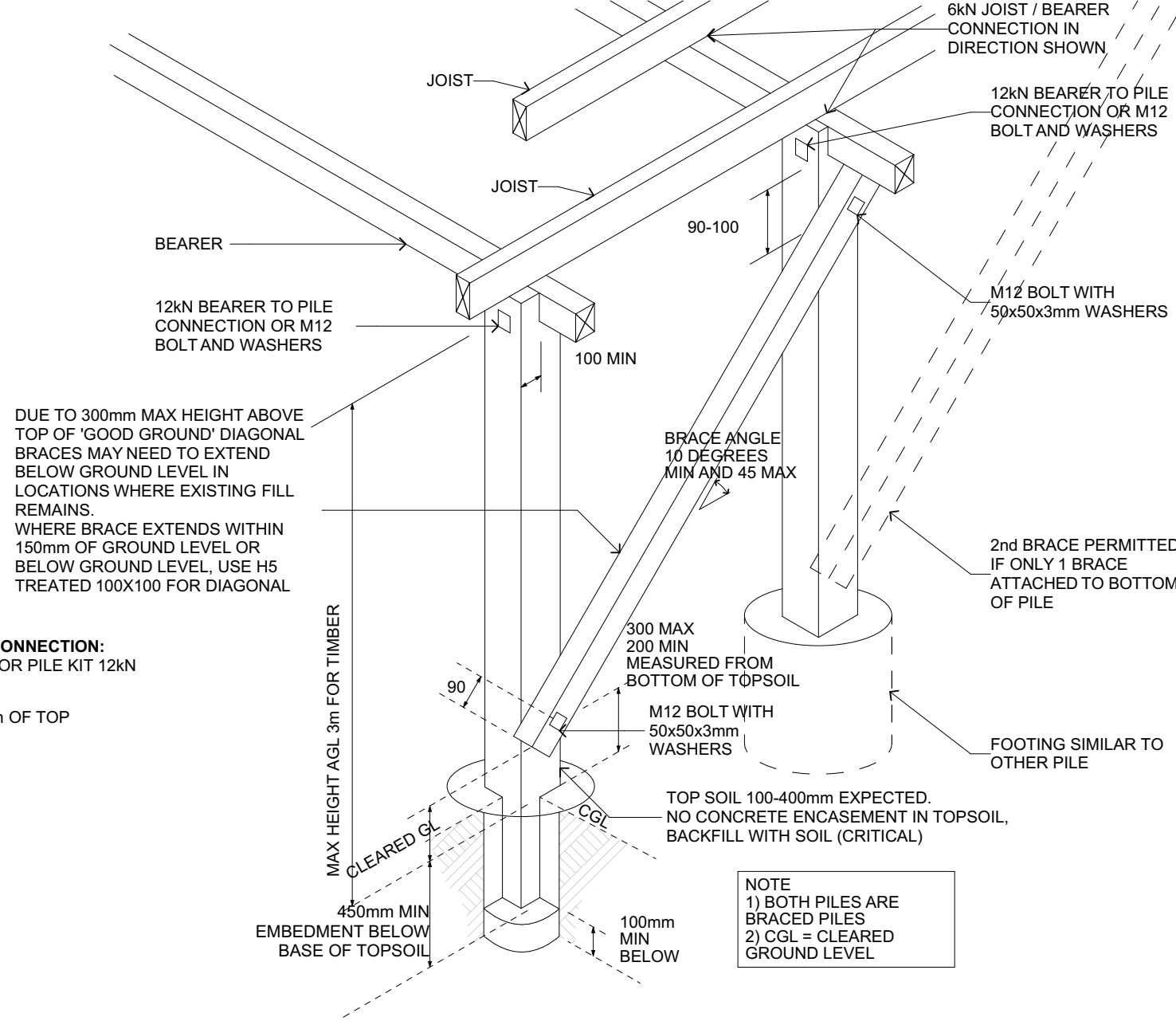
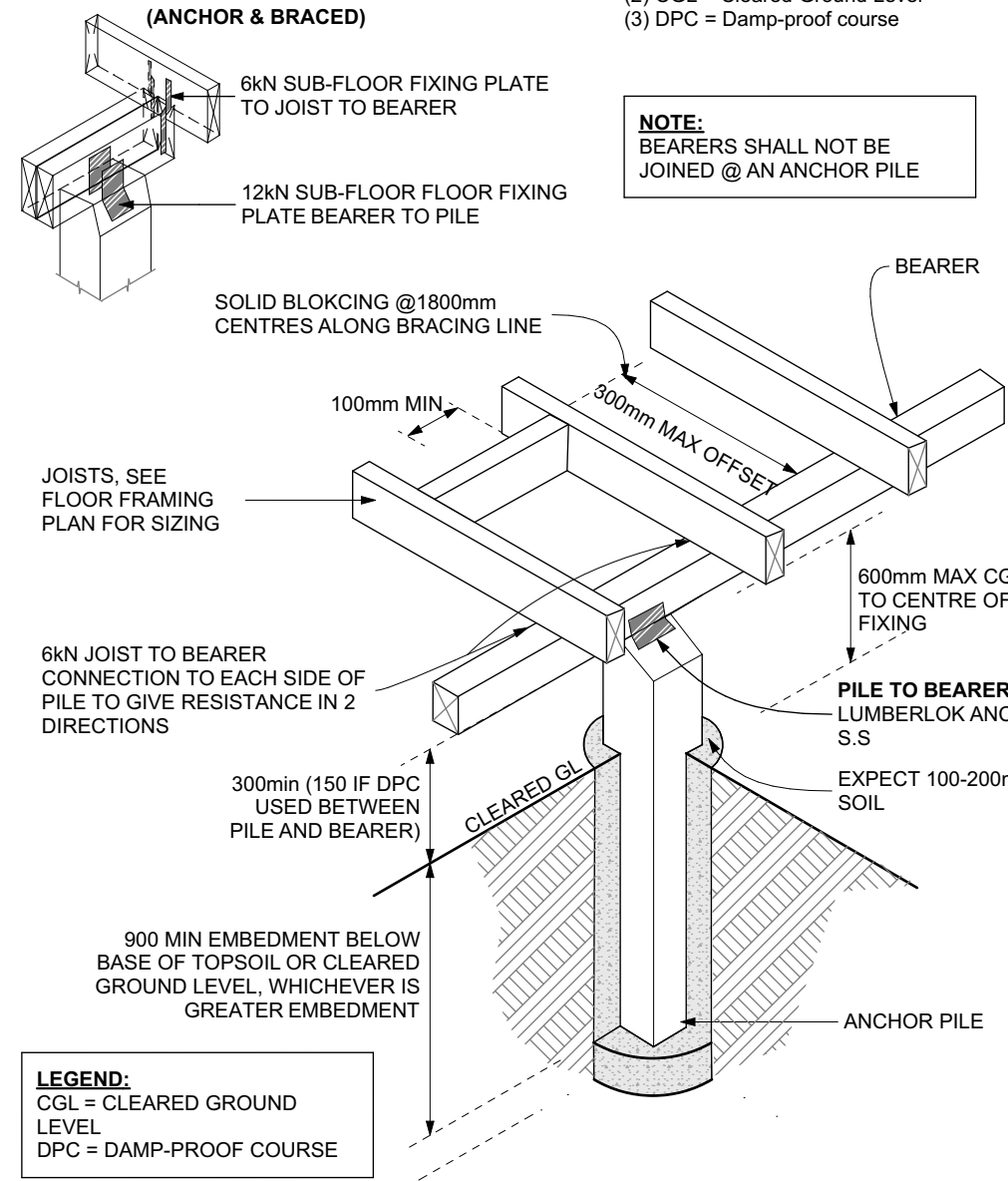
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26028	A401	01

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PILE TO BEARER CONNECTION FOR BRACED AND ANCHOR



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PROJECT
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DRAWING TITLE
Foundation Details

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Scale at A1: 1:20, 1:5

Job No:	Drawing No:	Rev:
26028	A501	01

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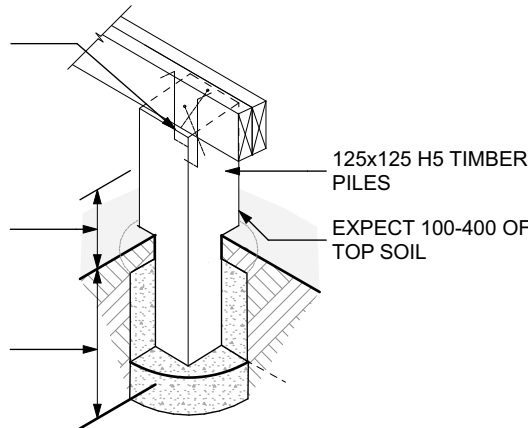
2 Anchor Pile Detail

Scale 1:20

2/3.75x90 DRIVEN NAILS + 2 WIREDOGS ALL S/S 304

PILE HEIGHT: 300 mm MIN AND 3000mm MAX TO UNDERSIDE OF BEARER (150mm MIN. PERMITTED WITH DPC BETWEEN PILE AND BEARER)

300mm EMBEDMENT BELOW BASE OF TOP SOIL

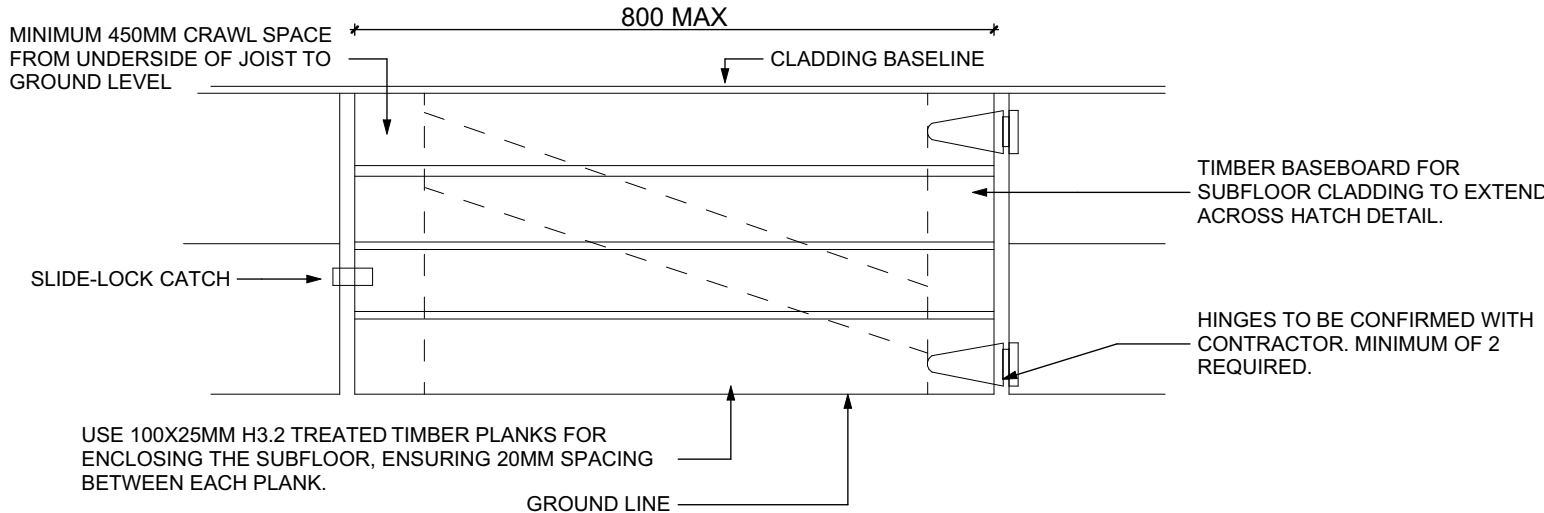


3 Ordinary Pile Detail

Scale 1:20

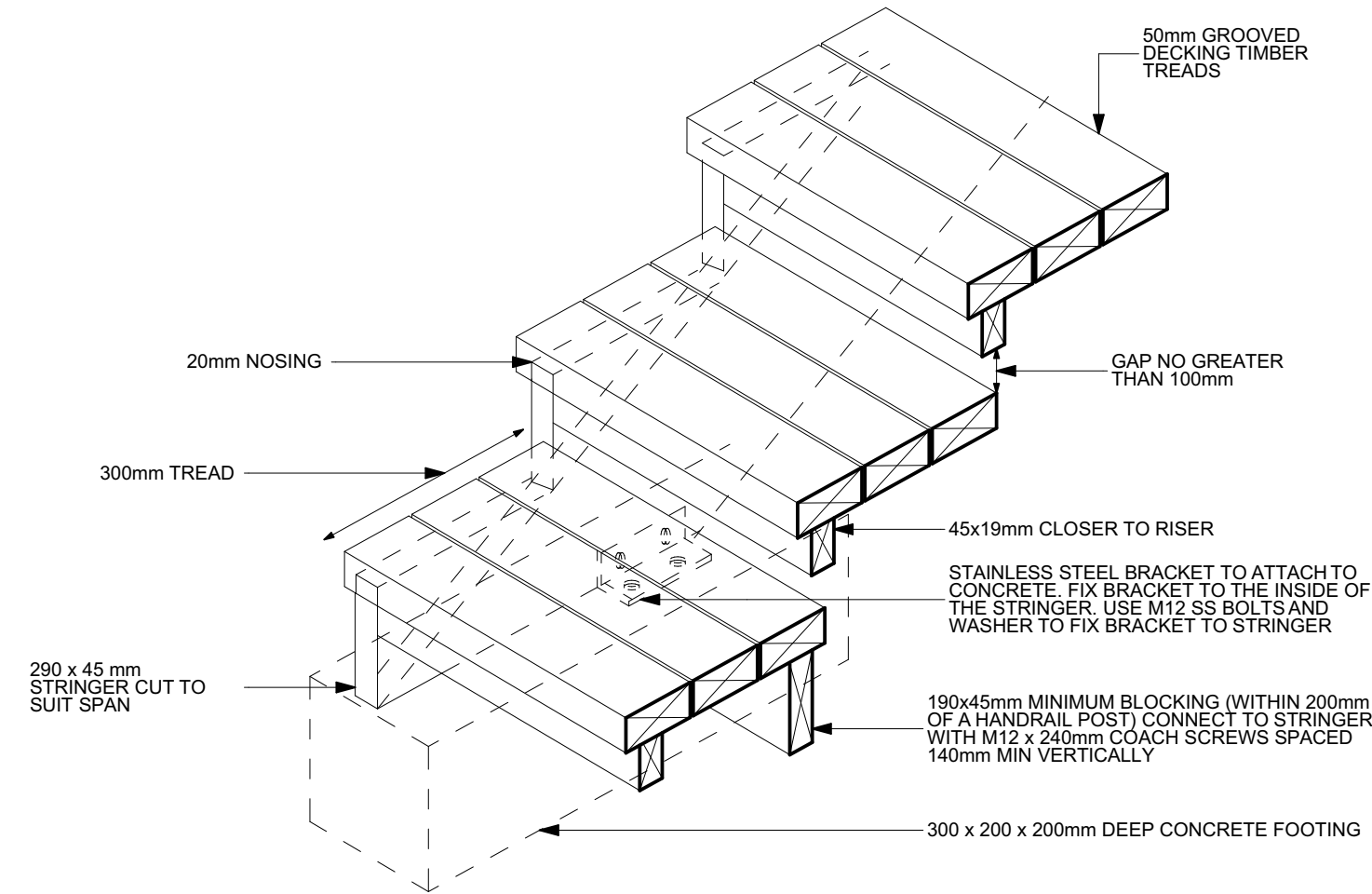
4 Braced Pile Detail

Scale 1:20



1 Subfloor Hatch Detail

Scale 1:5



1 Stair Detail
Scale 1:10

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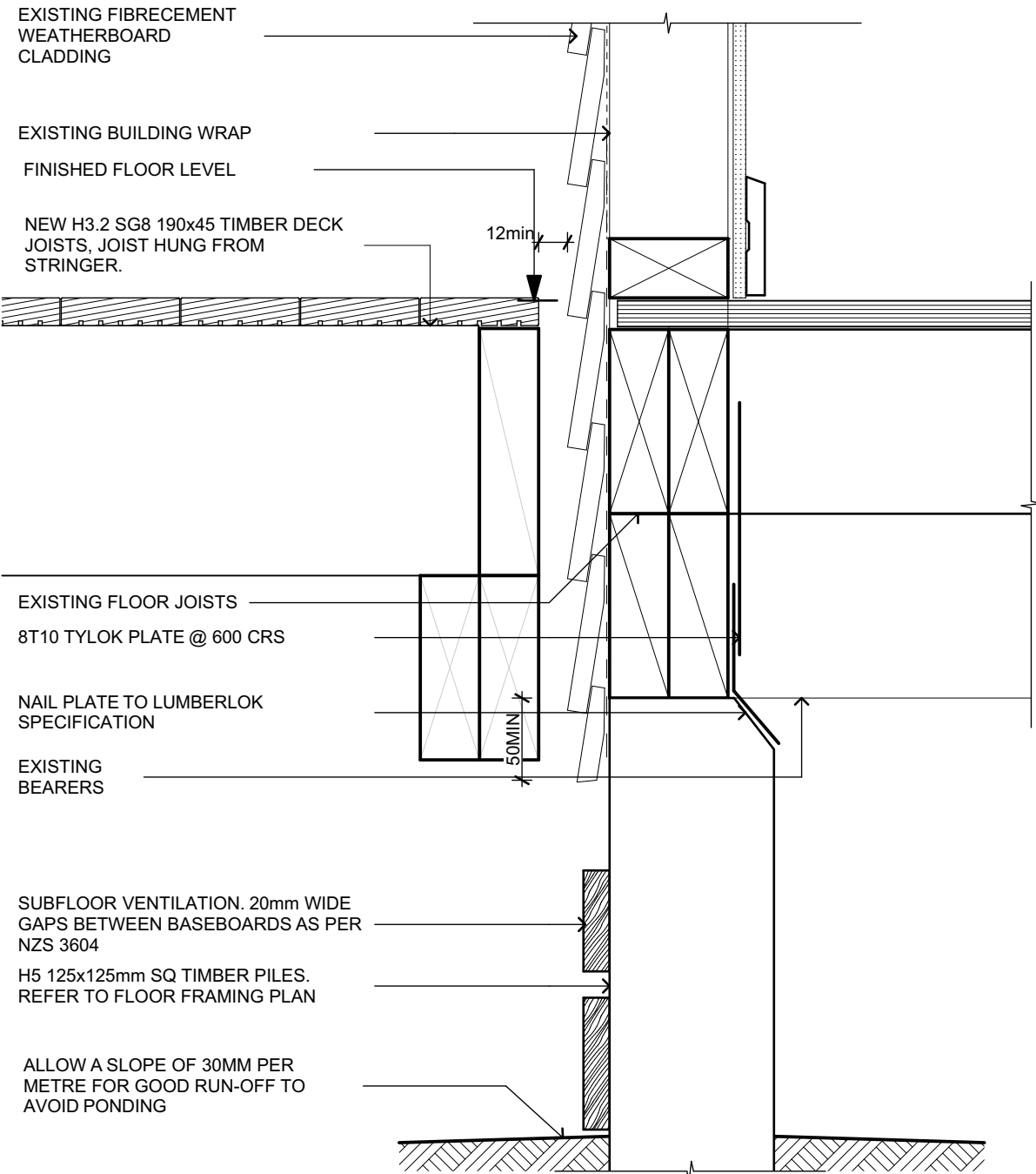
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Details

Date Printed:Wednesday, 22 July 2026

Scale at A1: 1:10

Job No:	Drawing No:	Rev:
26028	A502	01

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1 Wall Base Detail

Scale 1:5

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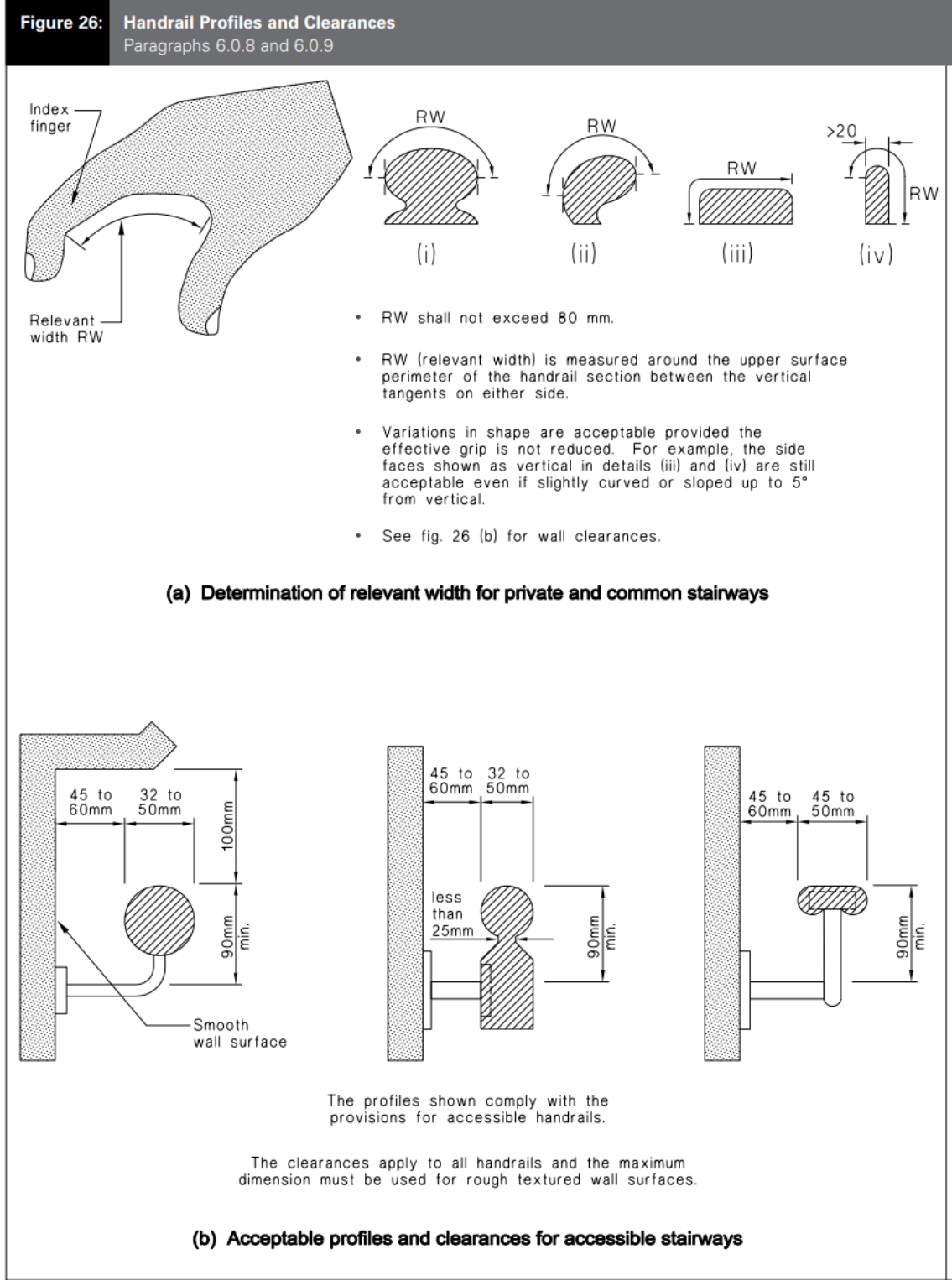
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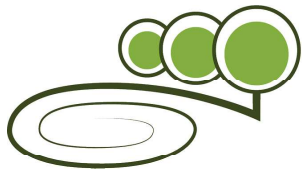
Date Printed:Wednesday, 22 July 2026

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Job No:	Drawing No:	Rev:
26028	A503	01

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GUMBOOTS

CONSULTING ENGINEERS

Ground Condition Report

62 Godinovich Rd, Awanui

For

Judith Matthews

Ground bearing capacity check for the proposed new home.

Gumboots Consulting Engineers reference 1414



13th July 2026

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- 2. Project Details**
- 3. Summary of Desktop Assessment**
 - 3.1 Limited Liability
- 4. Ground Investigations**
 - 4.1 Investigation Undertaken
 - 4.2 Subsoil Profile
 - 4.3 Groundwater
 - 4.4 Laboratory Testing
 - 4.4.1 Discussion on Atterberg Limits Results
 - 4.4.2 Discussion on Linear Shrinkage
- 5. Investigation Findings**
 - 5.1 Fill Soils
 - 5.2 Residual Soils
 - 5.3 Expansive Soils
 - 5.4 Discussion on Residual Minerals
- 6. Geological Risk Assessment**
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 - 7.1 Ground Bearing Capacity
 - 7.2 Foundation Design Recommendation
 - 7.2.1 Pile Foundation
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 - 8.7 Stormwater and Drainage
 - 8.8 Conclusion
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Appendix A

- 1.1 Geology Map
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- 1.3 Natural Hazards Map
- 1.4 Topographic Survey

Appendix B

- 2.1 Borehole Location Plan
- 2.2 Borehole Photos
- 2.3 Borehole Log 1
- 2.4 Lab Test Results

Appendix C

- 3.1 Photos
- 3.2 PS2

1. Scope and Objective

The **scope** of work is to assess the ground conditions and general site suitability in accordance with NZS 3604:2011 and related code.

General objectives through our investigations were to ascertain possible construction difficulties, identify land hazards and the **primary objective** of;

- applicability of land for a **building designed, in accordance with NZS 3604** and specific engineering design where appropriate.

It shall be noted that all site earthworks undertaken prior and following our site visit are outside of the scope covered in this report.

2. Project Details

Table 1 - Project Details

PROJECT DETAILS	
Project Brief from the Client	To ascertain adequate bearing capacity of the proposed building site.
Proposed Building Type	Relocatable 3bdr home [IL2] on timber piles
Project Street Address and Legal Description	62 Godinovich Rd, Awanui Maimaru E4
Client Details	Judith Matthews
Project and Site testing locations	As above
Revision Number	A1.0
Engineering Company Details	Gumboots Consulting Engineers Ltd
Prepared on behalf of Gumboots Consulting Engineers by:	Kelly Wright AF Member of EngNZ
Reviewed/Approved on behalf of Gumboots Consulting Engineers by:	Akira Kepu  Geo-Civil Engineer; Chartered Member of EngNZ (CMEngNZ), TIPENZ, Board Member of EngNZ Northland Branch. Member of NZGS, ISSMGE, SIG EGP & The Sustainability Society.
Date:	13 th July 2026

Job Number	1414
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This report has been prepared for Judith Matthews in accordance with the brief given to us and current New Zealand *standards* and *acceptable solutions*. Professional recommendations within this report are based on in-situ field test results, empirical relationships and local experiences.

As appropriate, this appraisal shall be read in its entirety to understand the context of the recommendations given.

3. Summary of Desktop Assessment

Table 2 – Summary of Desktop Assessment

SUMMARY OF DESKTOP ASSESSMENT	
List previous geotechnical reports available	Nil
Findings of previous geotechnical reports	N/A
Established Developments onsite.	Single-storey timber-framed residential dwelling constructed circa 1984. The existing house has been subject to flood damage and was mid demolition at the time of our site visit (19/06/26).
Geological maps available	As referenced
New Zealand Geotechnical Database (NZGD) date nearby (i.e within ~200m)	Nil
Known geological hazards from Council's GIS or equivalent	Upon review ¹ of the Northland Regional Council Hazards map, it indicates the site as having areas within the 10, 50 & 100 year flood extent areas.
Minimum floor level and flooding	4.53m NZVD2016. See Section 8: Flood Hazard Assessment
Review of historic aerial photographs - previous HAIL activity / earthworks / building activity at the site	A review of Google aerals [2003 to date] was undertaken in order to observe any changes in landform and/or land use within the site since. No significant changes to the site, surrounding area or geomorphic features were observed.

¹ <https://nrcais.maps.arcgis.com/apps/webappviewer/index.html?id=81b958563a2c40ec89f2f60efc99b13b> accessed 02/07/26

Close-proximity active faults	Nil
Topographical assessment of the surrounding area	NRC LiDAR data [OTP64 DEM and Contours] of the subject property and surrounding area was obtained/reviewed. This data set has been overlaid on LINZ NZ Aerial Imagery.
Buried services and structures	Unknown
Anticipated engineering geological model from maps and previous investigations and level of uncertainty in the model	The geological information on hand indicates the site geology as Karioitahi Group (Q1a); Unconsolidated to poorly consolidated sand, peat, mud and shell deposits (estuarine, lacustrine, swamp, alluvial and colluvial). The underlain lithology is <i>Alluvium</i> (A1₂); Mainly mud and sand, with some gravel and peat, forming river bed, flood plain and terrace deposits up to 20 m thick and up to 10 m above stream level. Unconsolidated to very soft. Unweathered. The map constitutes a regional scale. Therefore, visual observations and shallow boreholes were utilised to account for this purpose. As specific to the subject site. LandCare Research indicates the soils encountered here as Orthic Gley (GO). These ordinary gley soils are usually found on older land surfaces. They cover 3% of New Zealand and are most common in the far north, Wellington, Marlborough and Nelson regions. <u>Gley Soils [G]</u> They occur in low parts of the landscape throughout New Zealand where there are high groundwater tables or in places where there are seepages. These soils are strongly affected by waterlogging and have been chemically reduced. They have light grey subsoils, usually with reddish brown or brown mottles and waterlogging occurs in winter and spring, and some soils remain wet all year. These soils have relatively high bulk density. Trafficability is limited when soils are wet. Drainage is necessary for most agricultural development. The soils are <i>imperfectly drained</i>. Gley soils have common segregated iron and manganese oxide mottles, <u>concretions</u> or <u>nodules</u>. More reference can be noted that these are soils of the Estuarine Flats and former Lake Beds, Kaitaia Clay loam (KA) - <i>imperfectly to very poorly drained</i>. All in all it can be concluded that the soils encountered here more greatly reflect the historical effects of local conditions.

References: Geology of the Whangarei Area. Institute of Geological & Nuclear Sciences; 1: 250,000 geological map 2. Lower Hutt, New Zealand.

NZMS Sheet 290 P 04/05, part sheet O 03, 1:100,000 scale map, Edition 1, 1982: “*Kaitaia-Rawene*” (Rocks).

Manaaki Whenua LandCare Research: New Zealand Soil Classification (NZSC) - Soil Order.

3.1 Limited Liability

This report has been prepared exclusively for Judith Matthews in accordance with the brief given to us, the agreed scope and in general accordance with current standards, codes and best practice at the time of this writing. Therefore, she shall be deemed the exclusive owner on full and final payment of the invoice.

Information, assumptions, and recommendations contained within this report can only be used for the purposes with which it was intended. Gumboots Consulting Engineers accepts no liability or responsibility whatsoever for;

1. any use or reliance on the report by any party other than the owner or parties working for or on behalf of the owner, such as local authorities, and for purposes beyond those for which it was intended.
2. any omissions or errors that may befall from inaccurate information provided by the Client or from external sources.

Outcomes given in this report are based on visual methods and subsurface investigations at discrete locations designed to the constraints of the project scope to provide the best assessment of the environment and subsurface conditions.

Therefore, it must be appreciated that the nature and continuity of the subsurface materials between these locations are inferred and that actual conditions could vary from that described herein. We should be contacted immediately if the conditions are found to differ from those described in this report. Accordingly, further investigations/observations shall then be undertaken as appropriate.

This report should be read and reproduced in its entirety including the limitations to understand the context of the opinions and recommendations given.

4. Ground Investigations

4.1 Investigation Undertaken

To evaluate the subsurface conditions at the site on 19th of June 2026. Investigation data can be found in Appendix B. One hand augered [Ø 50mm] hole was undertaken within the proposed building footprint [eastern aspect]. The majority of the proposed house footprint is occupied by the existing house which is to be demolished. Therefore, further testing shall be undertaken once the former is completely removed.

The following tests and soil descriptions have been undertaken in accordance with New Zealand Geotechnical Society [NZGS] Field Guide for the description of Soil and Rock, 2005.

Table 3 - Ground Investigations

Test Type	Number of tests	Maximum Depth (mBGL)	Average depth (mBGL) min 2m	Test standard followed
Scala penetrometer	-	-	-	NZS:3604
Hand Auger ² 50mm	1	3.00	-	As above
Shear Vane	10	3.00	-	NZGS Guideline for Hand Held Shear Vane Test 2001*

**New Zealand Ground Investigation Specification Vol 1*

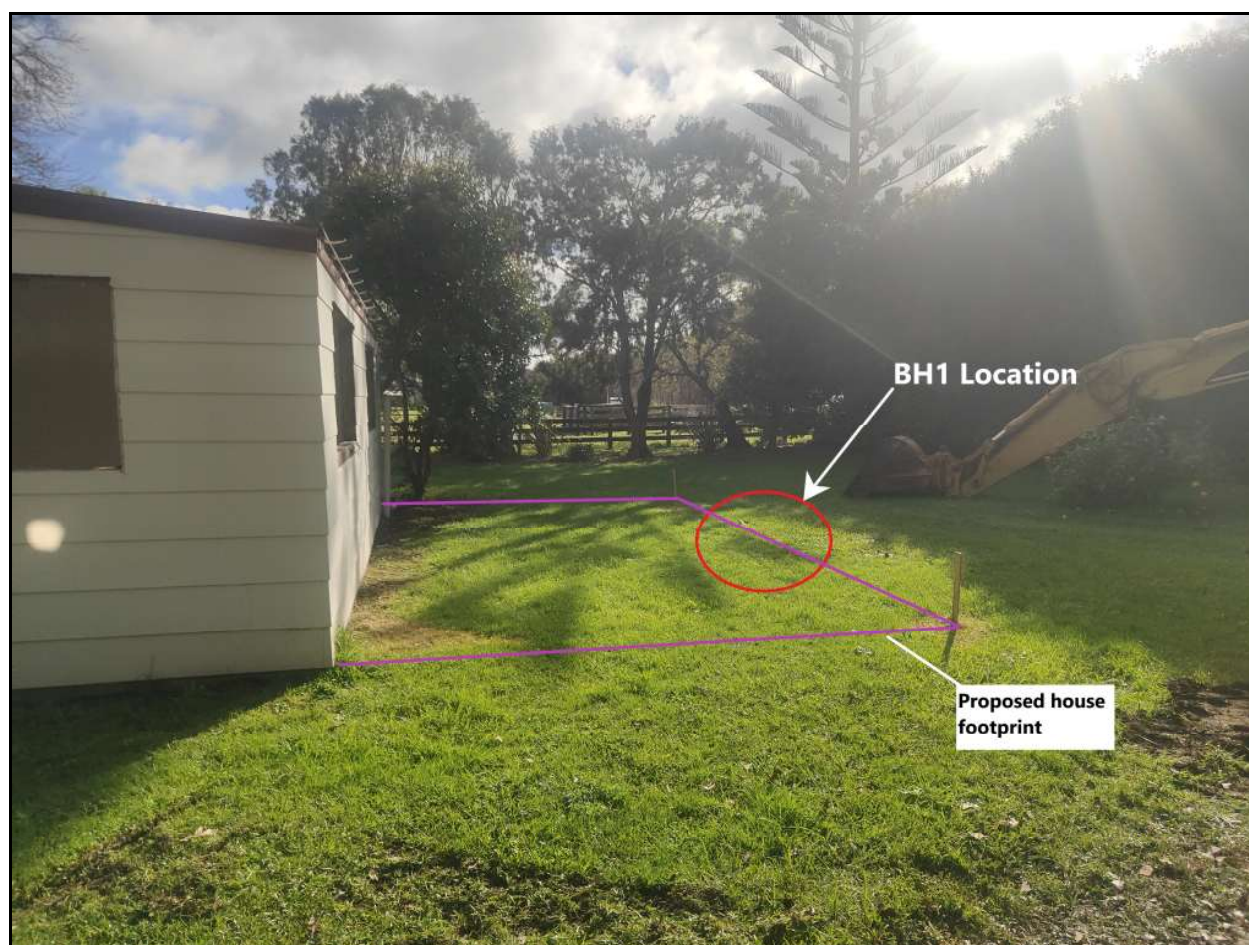


Figure 1 - Borehole Location

² Minimum required depth 2m or justifiable refusal

4.2 Subsoil Profile

Subsoil Model Profile.

Table 4 - Geotechnical Model Subsoil Profile encountered

Soil Type	Depth from (m)	Depth to (m)	Consistency/ density (NZGS)	Scala penetrometer range	Undrained shear strength (range) and remoulded range [kPa]
Silty CLAY	0.20	3.00	very stiff	-	≥ 198



Figure 2 - Natural Soils Onsite

4.3 Groundwater

Groundwater was not encountered. However, it would be prudent to note that water levels are likely to fluctuate with the seasons/peak rainfall events. Static groundwater pressure within the mantle can be considered in the order of zero.

The geological features which highly influence infiltration are highly varied over an outcrop and likely so from one to another. Therefore, a uniform distribution and infiltration of rain is highly *unlikely* and the consequent rise in water-table will be greater in some places than others.

One water bore within 200m, north [depth = 20m] of the property, recorded **static water level** at **-2.50m**.

4.4 Laboratory Testing

Two samples for Atterberg Limits and Linear Shrinkage tests taken from the site were generally within the zone of likely influence of shallow foundations. These preliminary tests were in accordance with NZS 4402 - Sections 2.1, 2.2, 2.3, 2.4 & 2.6 respectively “Methods of Testing Soils for Civil Engineering purposes”.

These index tests were primarily intended to give a likely indication of the subsoil behaviour, characteristics and conditions at its natural undisturbed state. Refer to Appendix 2.4 for results.

4.4.1 Discussion on Atterberg Limits Results

Atterberg Limit testing was undertaken on two representative soil samples. Sample 1 returned a Liquid Limit (LL) of 36% and Plastic Limit (PL) of 34%, yielding a Plasticity Index (PI) of 2%. Sample 2 returned an LL of 52% and PL of 40%, yielding a PI of 12%.

The test results indicate low to intermediate plasticity cohesive soils. The variation between the two samples reflects the variable nature of the subsurface stratigraphy and degree of weathering encountered on the site.

Sample 1 (LL 36%, PI 2%) and Sample 2 (LL 52%, PI 12%) both plot within the low-plasticity (CL) field of the USCS plasticity chart, below the A-line. Given the site's parent geology — young, largely unweathered estuarine, lacustrine and swamp deposits subjected to prolonged waterlogging typical of Gley soils — it is expected that illite is the likely dominant clay mineral. The comparatively low Plasticity Indices recorded (2–12%) are consistent with an illite-dominant assemblage. The results therefore indicate a slightly reactive classification rather than a highly expansive one.

The results are consistent with the variable weathered soils encountered during the site investigation and support the conclusion that the subsoils exhibit **non-reactive to slightly reactive behaviour** under normal seasonal moisture conditions.

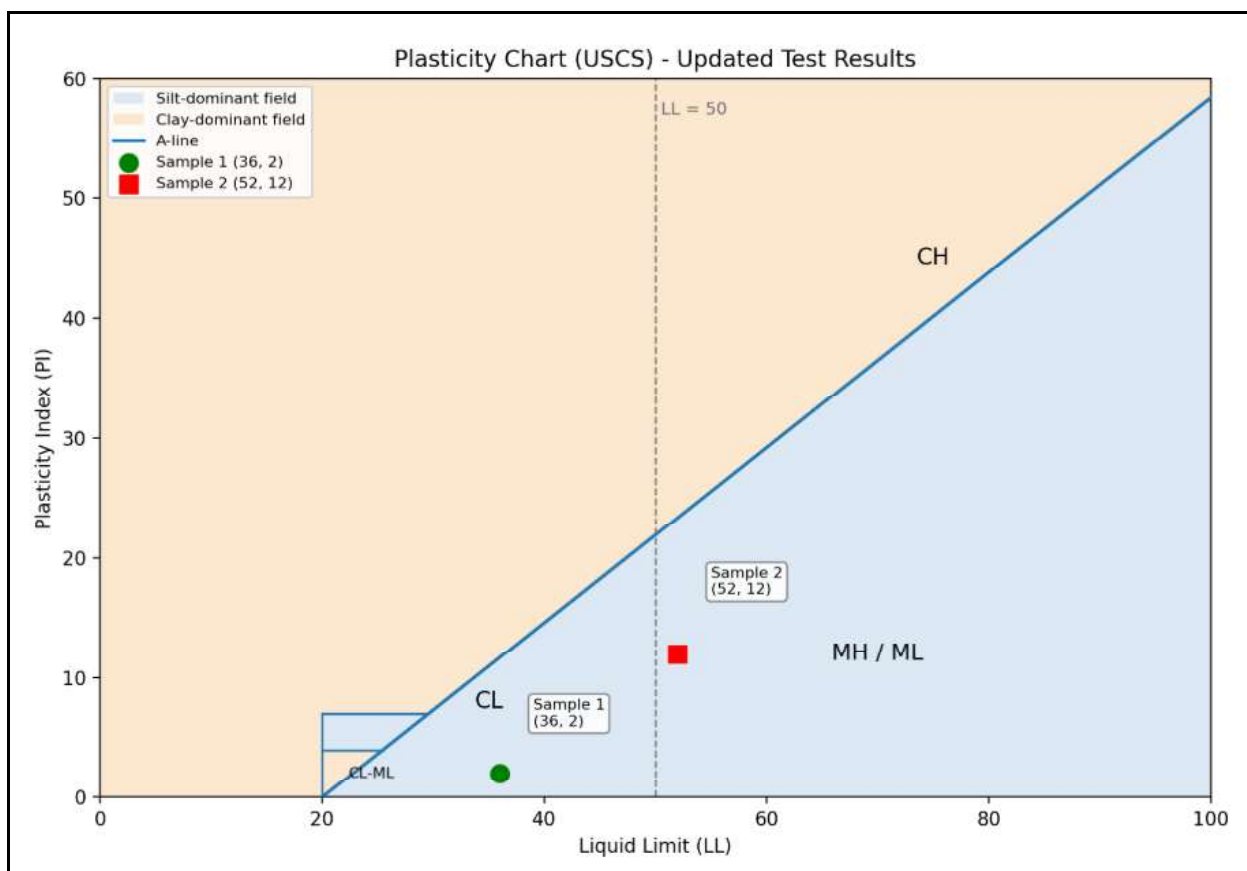


Plate 1 - Plasticity Chart.

4.4.2 Discussion on Linear Shrinkage [LS] Results

Linear Shrinkage (LS) testing returned values of **7% and 10%**. The results indicate that the soils exhibit **low to moderate shrinkage potential**. Linear Shrinkage testing is undertaken under controlled laboratory conditions using remoulded samples at elevated moisture contents and therefore represents a conservative assessment of characteristic behaviour rather than in-situ conditions.

The measured in-situ moisture contents were significantly lower than the corresponding liquid limits, indicating that the residual soils were encountered in a relatively stiff condition during the site investigation. This suggests that under natural field conditions, the soils are less prone to significant moisture-induced volume change than the laboratory test results might indicate.

The measured Liquidity Indices of -3.02 and -0.60 for Samples 1 and 2 respectively indicate that the soils are **significantly stiff** and well below their plastic limits at natural in-situ moisture contents, confirming low potential for moisture-induced volume change under normal seasonal conditions.

5. Investigation Findings

The residual soils encountered are predominantly cohesive. This section summarises the subground condition as we observed it during our site visit.

5.1 Fill Soils

Were not encountered.

5.2 Residual Soils

The soils encountered were very stiff, medium plasticity, damp and moist with depth.

5.3 Expansive Soils

The magnitude of soil expansivity is primarily dependent on the type and abundance of clay minerals present, together with seasonal variations in soil moisture content. Highly expansive soils typically contain significant proportions of smectite (montmorillonite), whereas soils dominated by non-expanding minerals such as illite, kaolinite and halloysite generally exhibit comparatively low expansivity behaviour.

5.3.1 Site Geology & Clay Mineralogy

The site at 62 Godinovich Road, Awanui is underlain by the Karioitahi Group (Q1a), comprising unconsolidated to poorly consolidated sand, peat, mud and shell deposits of estuarine, lacustrine, swamp, alluvial and colluvial origin, overlying Alluvium (A12) consisting mainly of mud and sand with some gravel and peat, up to 20 m thick. LandCare Research mapping identifies the soils at the site as Orthic Gley (GO), further referenced regionally as Kaitaia clay loam (KA) — an imperfectly to very poorly drained soil typical of the estuarine flats and former lake beds of the Far North.

These deposits are geologically young and largely unweathered, having formed under low-energy estuarine, lacustrine and swamp conditions and subsequently subjected to prolonged waterlogging and chemical reduction characteristic of Gley soils. Under these depositional and drainage conditions, the clay mineral assemblage is expected to reflect a mixed illitic–smectitic composition, consistent with published New Zealand soil classification data for Gley soils in comparable settings. Illite, largely inherited from the parent sedimentary material, is likely to be the dominant clay mineral present, with a subordinate smectite fraction also possible given the poorly drained, low-leaching depositional environment. This is consistent with the site's AS 2870 Slightly Reactive (Class S) classification (Table 6) — low-to-moderate ground movement potential, rather than the absence of any reactive behaviour.

Reference: Hewitt, A.E. (2010). *New Zealand Soil Classification* (3rd ed.). Landcare Research Science Series No. 1. Lincoln, N.Z.: Manaaki Whenua Press. DOI: 10.7931/DL1-LRSS-1-2010

5.3.2 Site Observations

No visual evidence of highly expansive clay behaviour, such as pronounced desiccation cracking, slickensided clay horizons, or significant seasonal ground movement, was observed during the site investigation.

5.4 Discussion on Residual Minerals

Illite (K,H3O)(Al,Mg,Fe)₂(Si,Al)₄O₁₀[(OH)₂·(H₂O)]; Illite is a grayish-white to silvery-gray mineral with a micaceous habit. It has a perfect cleavage on one plane. Illite is a **non-expanding** clay mineral, meaning that its layers do not swell when wet. It is also a relatively hard and durable mineral.

<https://www.geologyin.com/2023/09/illite-what-is-illite-properties.html#:~:text=Ceramics:%20Illite%20is%20used%20in,heavy%20metals%20and%20organic%20compounds.>

The site can be deemed **non** expansive based on;

- The geological mapping and field observations,
- The characteristics of the in situ soils encountered during the investigation,
- The inferred **dominant clay mineralogy** associated with the Karioitahi Group geology.

Reference:

Geology of the Kaitaia Area. Institute of Geological & Nuclear Sciences; 1: 250,000 geological map 1.

NZMS Sheet 290 P 04/05, part sheet O 03, 1:100,000 scale map, Edition 1, 1982: “Kaitaia-Rawene” (Rocks).

6. Geological Risk Assessment

Table 5 - Geotechnical Risk Assessment

Risk	Consequence	Rating	Proposed mitigation
Slope stability risk, address both risk of inundation from above as well as global stability and instability from below; referring published hazard maps and local knowledge	Foundation damage	L	The proposed building platform is flat. No evidence of ground instability was observed during the site inspection. There were no visible signs of ground movement, including tension cracking, scarps, soil creep, differential settlement or other indicators of past or active instability. Global instability is less likely due to the aforementioned, our local experience and observations within the area and favourable lithology therein.
‘Good ground’ as per NZS 3604	Foundation	L	Adequate bearing ground in accordance

	damage		with NZS:3604.
Liquefiable deposits present below depth of investigated soils	Foundation damage	L	None encountered.
Liquefaction Vulnerability Assessment as per FNDC Hazard Maps.	Foundation damage	L	Undetermined
Potentially compressible soils /recent alluvial soils (e.g. silts/peats)	Settlement	L	The residual soils encountered are silty clays in a very stiff state. No soft or alluvial soils encountered.
Close-proximity active fault risk - has fault location been established / is min offset met?	Settlement	L	None indicated within the GNS Whangarei Map 2: Geology.
Adverse effects of expansive soils	Foundation damage	L	N/A
Flooding risk (refer published hazard maps and local knowledge)	Inundation	L	Northland Regional Council Hazards map indicates the site as having areas within the 10, 50 & 100 year river flood extent areas.
Expansive soils as per NZS 3604	Cracking of concrete floors i.e. n/a in this case	L	The site can be deemed <i>non</i> expansive based on; 1. the residual minerals within the in-situ soils encountered. 2. Observations onsite revealed <i>no</i> signs of shallow desiccation which indicate shrunken material due to water depletion over the dry months. 3. NO stress cracks were observed upon the existing concrete slab.

7. Executive Summary

The following sections are generally based on our observations of the site. Final plans were not available during this time. Finalised development plans shall be reviewed by our office as due process prior submission for building consent application.

7.1 Ground Bearing Capacity

Natural *in-situ* soils onsite can achieve adequate undrained shear strengths $\geq 100\text{kPa}$. Based on the field test results, it can be concluded that the current subgrade regime is well packed and can provide an adequate supporting platform here.

7.2 Foundation Design Recommendation

Residual soils onsite below the cleared ground level were shown to have adequate bearing capacity. Piles to adopt a minimum embedment for;

- A. Ordinary piles, 300 mm,
- B. Braced piles, 450 mm
- C. Anchor piles, 900 mm.

7.2.1 Pile Foundation

House piles;

- A. Can be designed in accordance with NZS 3604:2011 however ordinary piles; founded 300mm below cleared ground level.
- B. All bored pile holes shall be free of borings and other deleterious materials prior pouring.
- C. Piles³ shall not be loaded with the dead weight of the minor dwelling until the concrete is a minimum of 24 hours old. The concrete shall have a slump of not more than 60mm at the time of placing. If at any time during the 24 hours the ambient temperature drops below 10°C , then the time before loading shall be extended to 48 hours.
- D. Allow provisions [divert all surface flows] for protection of existing foundation subgrade from surface water onto the foundations area i.e. moisture stability.
- E. A **PS3** shall be submitted by the contractor[s] attesting to the foundation construction and other related work undertaken in accordance with the approved architectural plans and related documents.

Table 6 - Site Specific Data

Site Specific Subsoil Data	
Minimum Ultimate Bearing Capacity	300 kPa
Strength Reduction Factor ULS [ϕ s]	0.5
Soil Classification as per NZS1170.5:2004	Class C

³NZS 3604 - "Timber Framed Buildings", Section 6.

Site Classification as per AS 2870	S
Liquefaction Soils	No
Good ground in accordance with NZS 3604	Yes

7.3 Concrete Slab Decommissioning

Preconstruction ground work;

- A. Stripping off all topsoil and deleterious material, revealing a natural subgrade.
- B. A **PS3** shall be submitted by the contractor[s] attesting to the foundation construction and other related work undertaken in accordance with the approved architectural plans and related documents.

7.4 Stormwater Management

Primary runoff anticipated from the proposal is designated to the roof area. Water tanks are anticipated to capture this runoff with overflow dissipated overland away from the building. The activity output in this case is considered less than minor.

7.5 Final Concept Review and Construction Monitoring

No proposed plans were provided therefore;

1. Before they are submitted to council the client shall forward the completed construction plans to us so they can be checked for compliance with all the clauses of this report. The plans for consent shall include an updated survey contour plan.
2. Gumboots Consulting Engineers shall be called upon to proof the final subgrade area under the building. As stipulated in clauses 7.3 {A} and 4.1.

8. Flood Hazard Assessment

8.1 General

The property is located in an area identified by the Northland Regional Council (NRC) River Flood Hazard Maps as susceptible to fluvial (river) flooding. The site is not currently identified as being within a coastal flood hazard zone based on NRC Coastal Hazard Mapping.



Figure 3 - Hazard Map - (map adapted from NRC Maps).

8.2 Background

The property was inundated during the March 2026 storm event. It resulted in the flood water rising 200 mm above the existing house concrete slab. Based on the topography survey the final flood level in effect of the aforementioned is in the order of 4.19 m.

The proposed new building on piles, as understood from our Client, will be elevated at a meter above the surveyed (current) FFL.

8.3 Flood Susceptability

The property is subject to fluvial flooding as indicated by the NRC River Flood Hazard Mapping. This fluvial flooding is the result of overflows from the Pairatahi River/Whangatane Spillway to the west of the site. The 10-year, 50-year, and 100-year flood extents affect the subject site.

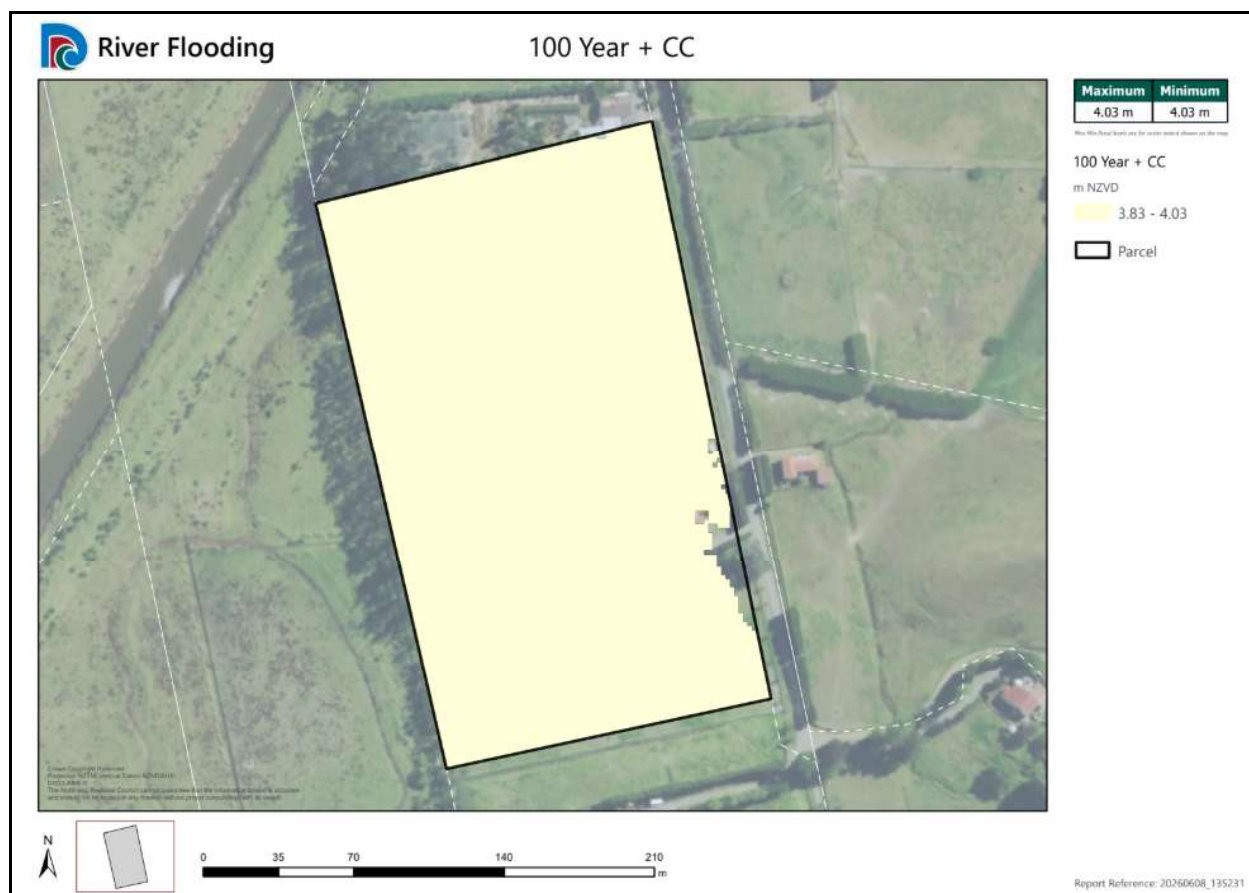


Figure 4 - River Flooding - (map adapted from NRC Maps).

From Lidar data and the fluvial flooding extents modelled by the NRC, the estimated flood levels at the subject site are:

- **10-year flood extent (10% AEP):** 3.58m NZVD2016
- **50-year flood extent (2% AEP):** 3.80m NZVD2016
- **100-year flood extent (1% AEP + Climate Change):** 4.03m NZVD2016

8.4 Site Topography

From the topographic survey undertaken, existing ground levels on the property vary across the site as follows:

- Lowest elevation (western boundary near spillway): Approximately 1.26m NZVD2016
- Mid-slope elevation (central area): Approximately 2.50–3.50m NZVD2016
- Highest elevation (eastern boundary): Approximately 4.80m+ NZVD2016

The site slopes downward toward the west (Pairatahi River/Whangatane Spillway) and south. The existing farm house is located in the central eastern area of the property at approximately **3.34–4.40m NZVD2016**.

8.5 Flood Risk Assessment

Given that the predicted 100-year fluvial flood level (with climate change allowance) is 4.03m NZVD2016, the flood risk varies significantly across the site based on topography:

- **High flood risk area:** Western and southern portions of the property below approximately 4.03m NZVD2016 (approximately 60–65% of the property)
- **Moderate flood risk area:** Central portions between 3.80–4.03m NZVD2016 (approximately 20–25% of the property)
- **Low flood risk area:** Eastern portions above 4.03m NZVD2016 (approximately 10–15% of the property)

The site is susceptible to periodic inundation from the adjacent Pairatahi River/Whangatane Spillway, particularly during high rainfall events and periods of elevated water table conditions in regional catchments. The existing house, which was damaged during a flood event, is being demolished and replaced with a new structure designed to mitigate flood risk.

8.6 Flood Mitigation Recommendations

The replacement dwelling is to be constructed on pile foundations, with the minimum finished floor level set no lower than **4.53m NZVD2016**. This provides compliance with Far North District Council Engineering Environmental Standards Section 4.9.2.1, which requires a minimum freeboard of 0.5m above the 100-year flood event (4.03m NZVD2016), and ensures the building will not be damaged by flood events up to and including the 100-year flood with projected climate change impacts.

The underfloor space beneath the elevated structure should be designed to allow unobstructed flood flow and avoid creating barriers to water movement during inundation events. Utilities and services (electrical, mechanical, plumbing) should be located above the 100-year flood level to avoid disruption during flood events.

8.7 Stormwater and Drainage

Overland flow paths have been identified on the topographic survey trending from east to west and from north to south toward the Whangatane Spillway. Site drainage should be designed to:

- Direct surface water away from the building footprint and toward natural watercourses
- Maintain existing overland flow paths and avoid concentrating flows
- Ensure stormwater disposal does not accelerate or worsen flooding on the property or downstream
- Allow flood waters to flow freely beneath the elevated structure without impendance

8.8 Conclusion

It is concluded that the property is presently susceptible to fluvial flooding. Provided that the replacement building is constructed with a finished floor level set at a minimum of **4.53m NZVD2016** on pile foundations, the development will comply with the Resource Management Act (RMA) section 106 requirements:

1. There is no significant risk from natural hazards;
2. Any subsequent use that is likely to be made of the land is not likely to accelerate, worsen, or result in inundation from any source;
3. Any subsequent use that is likely to be made of the land is not likely to accelerate, worsen, or result in material damage to other land.

8.9 Inherent Land Vulnerability

The inherent land vulnerability of the site has been assessed with reference to the observed site conditions, available geotechnical information, flood mapping, and overall landform.

Table 7 – Inherent Land Vulnerabilities

Hazard / Feature	Inherent Vulnerability	Risk Description	Mitigation / Design Response
Flooding (Stream Corridor)	Moderate	Flooding from Pairatahi River/Whangatane Spillway confined to western and southern site margins during 100-year + CC event (4.03m NZVD2016). Low-lying areas below 4.03m NZVD2016 affected; Proposed FFL above flood extent.	Construct replacement dwelling on pile foundations with finished floor level minimum 4.53m NZVD2016; adopt compliant freeboard (0.5m above 100-year event).
Surface Water / Ponding	Moderate	Flat to gently sloping site may result in localised ponding or shallow overland flow during heavy rainfall events, particularly in lower western areas.	Design site grading and drainage to direct runoff away from buildings toward Whangatane Spillway; provide adequate stormwater management systems; maintain overland flow paths.
Groundwater	Moderate – High	Shallow groundwater and seasonal saturation may affect pile foundations and site drainage; water table varies seasonally with proximity to spillway.	Allow for conservative groundwater levels in foundation design; confirm water table elevation during geotechnical investigation post-demolition; consider subsoil drainage around the building.
Subsurface Soils	Moderate – High	Potential for soft, compressible or saturated soils at depth affecting	Undertake further geotechnical investigation at post-demolition

		bearing capacity, settlement, and scour potential around pile bases.	stage to confirm soil stratigraphy and bearing capacity; design pile foundations to appropriate depth in competent strata.
Erosion / Scour (Stream Edge)	Low – Moderate	Localised scour and erosion risk along Whangatane Spillway banks during high flow events.	Maintain adequate setbacks.

8.9.1 Overall Assessment

The inherent land vulnerability of the site is assessed as **moderate**, arising primarily from:

- Proximity to the Pairatahi River/Whangatane Spillway corridor and associated localised flood hazard affecting lower portions of the property (below 4.03m NZVD2016)
- The flat to gently sloping site topography and potential for localised surface water ponding in western and southern areas
- Shallow seasonal saturation and variable groundwater conditions, particularly near the spillway

These constraints are not considered prohibitive to redevelopment, but they shall be addressed through specific engineering design, including:

- Confirmation of finished floor levels at minimum 4.53m NZVD2016 with appropriate freeboard.
- Appropriate stormwater management and site drainage design
- Further ground check post-demolition
- Maintenance of setbacks from the Whangatane Spillway and existing overland flow paths

9. Conclusion

It is my professional opinion on behalf of Gumboots Consulting Engineers Ltd that land on the subject property (Maimaru E4) is fit for purpose and can support the proposed development.

There is less than minor,

1. Significant risk from natural hazards, and;
2. The building work is likely to NOT accelerate, worsen, or result in a natural hazard on this land or any other property.
3. The contractor to ensure that the proposed work must not induce subsequent adverse effects to the site.
4. The **owner** and **designer** shall design the house foundations so that it is 100% situated into natural ground.

Reference: Geology of the Whangarei Area. Institute of Geological & Nuclear Sciences; 1: 250,000 geological map 2. Lower Hutt, New Zealand.

New Zealand Land Inventory - NZMS Sheet 290 P 04/05, 1:100,000 scale map, Edition 1, 1982: "*Kaitaia-Rawene*" (Rocks).

A.S. 2870, "Residential Slab and Footings - Construction".

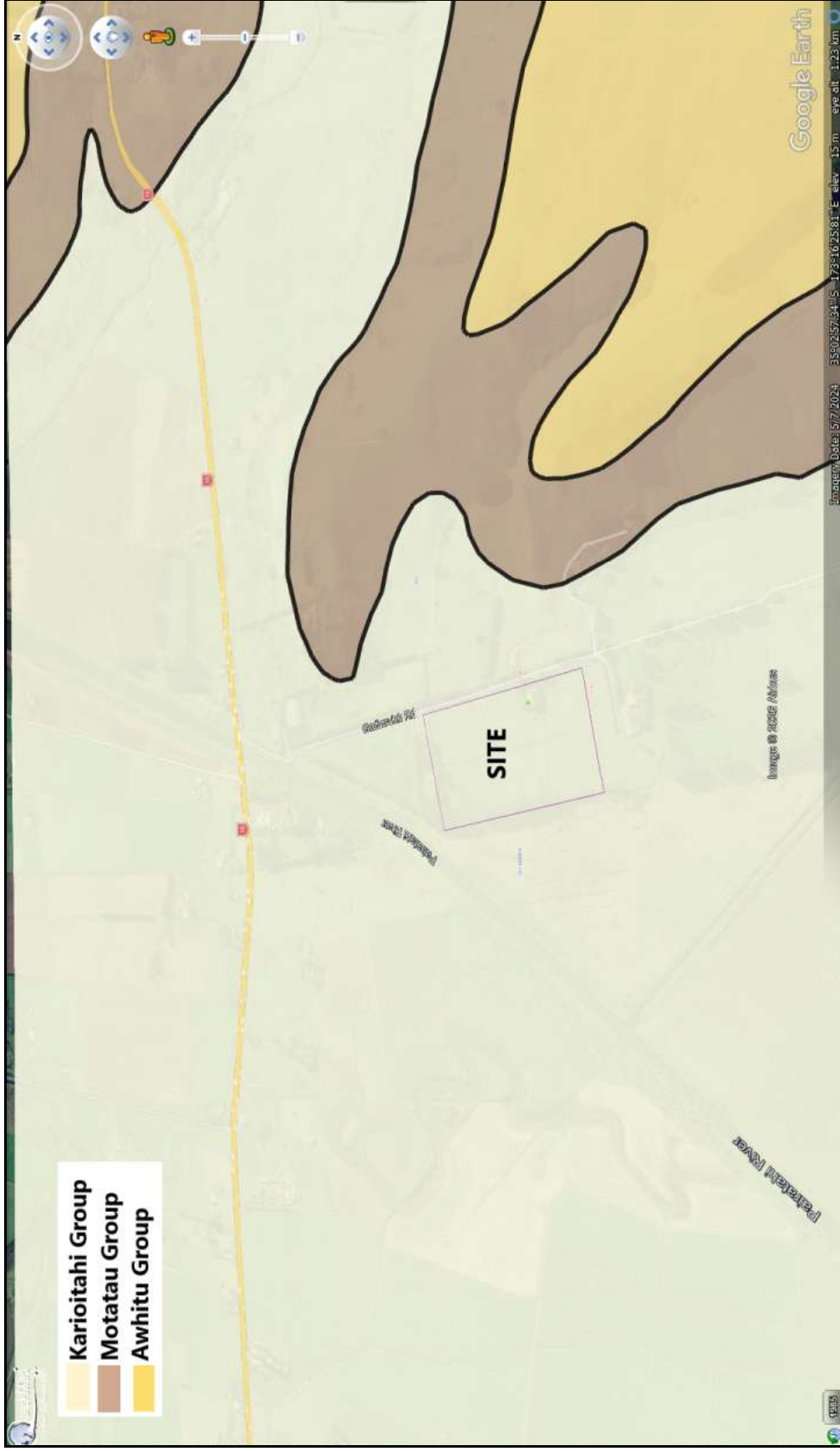
NZS 3604, "Timber Framed Buildings"

Manaaki Whenua LandCare Research: New Zealand Soil Classification (NZSC) - Soil Order.

Appendix A

No.	Attachments
1.1	Geology Map
1.2	Site Location
1.3	Natural Hazards Map
1.4	Topographic Survey

1.1 Geology Map



Map excerpt; Quickmaps and Google Earth

SUSTAINABLE LIVING - RESILIENT LAND

www.gumbootsconsultingengineers.co.nz

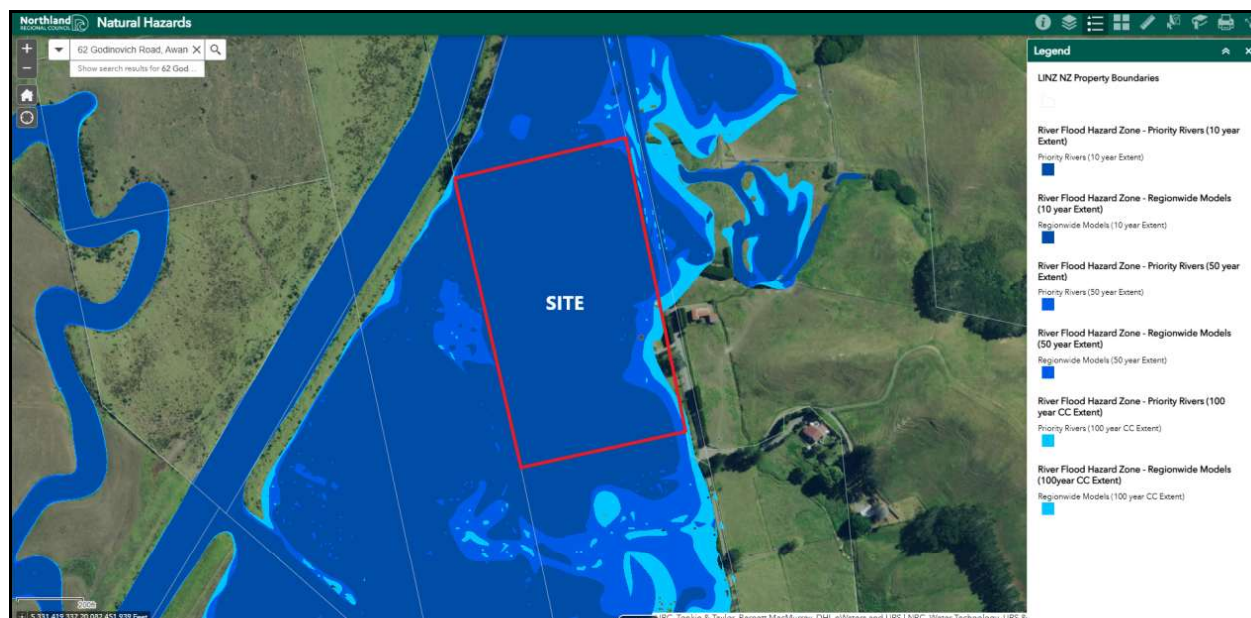
Gumboots Consulting Engineers Ltd | 191 Onekura Rd, Kerikeri 0295

P 0204486697 | E office@gumbootsconsulting.co.nz

1.2 Site Location



1.3 Natural Hazards Map



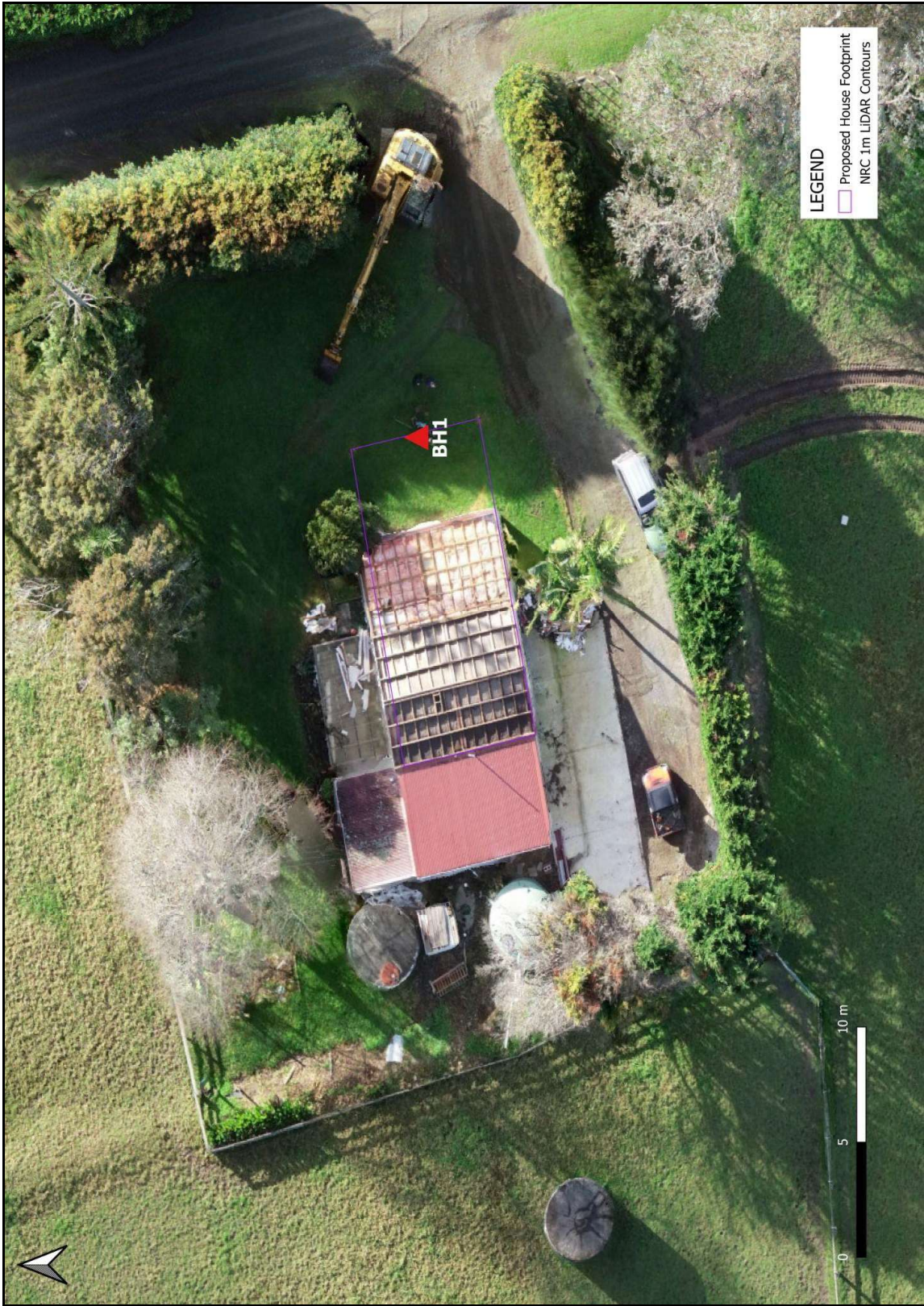
1.4 Topographic Survey



Appendix B

No.	Attachments	Scale
2.1	Borehole Location Plan	1:100
2.2	Borehole Photos	-
2.3	Borehole Log 1	-
2.4	Lab Test Results	-

2.1 Borehole Location Plan



SUSTAINABLE LIVING - RESILIENT LAND

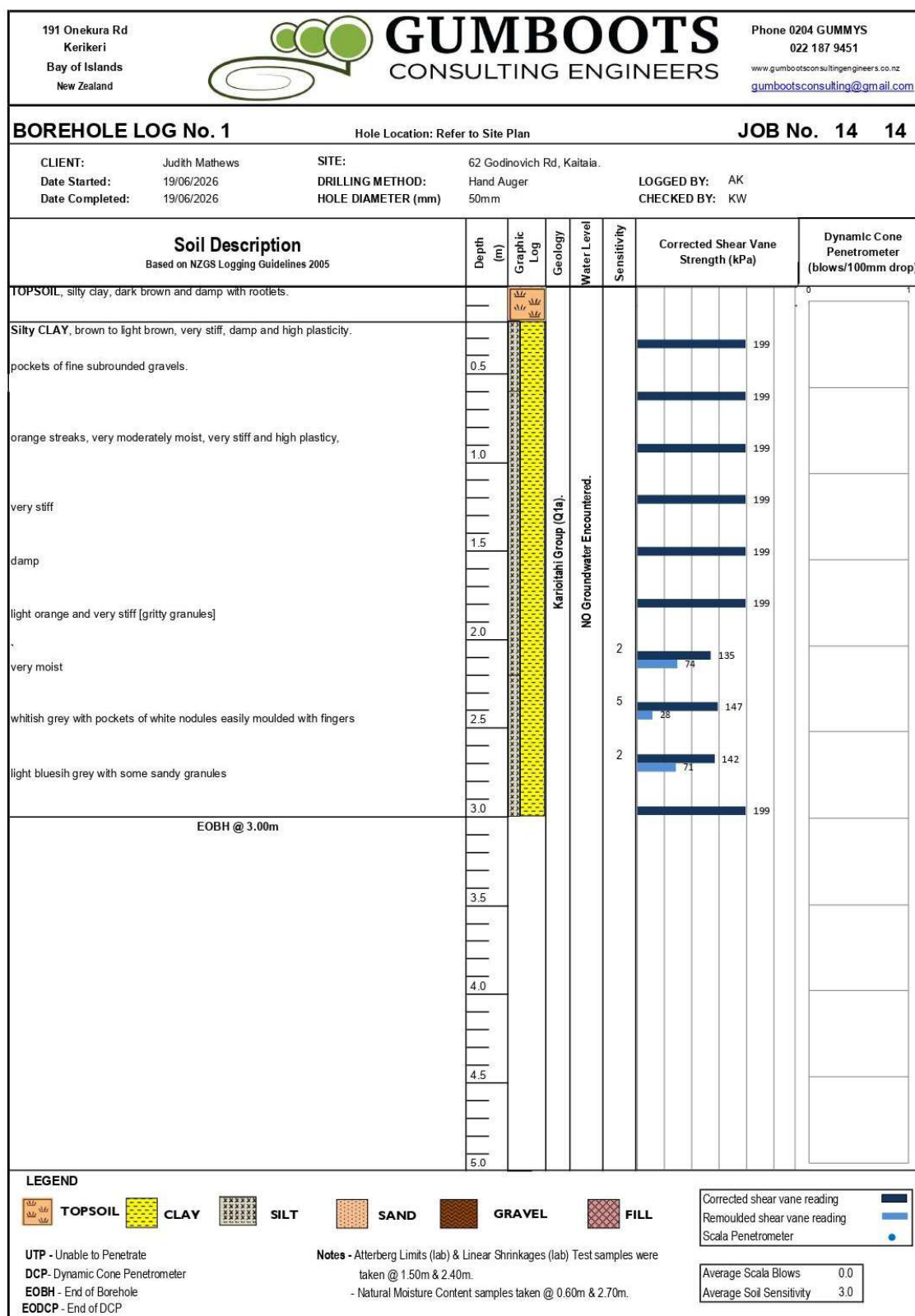
www.gumbootsconsultingengineers.co.nz

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P 0204486697 | E office@gumbootsconsulting.co.nz

2.2 Borehole Photos





2.4 Lab Test Results



Waipapa Laboratory
191 Onekura Rd
Kerikeri
0204 486 697
civillabgrouptautua@gmail.com

TEST REPORT

Lab Job No: CLG1054
Your Ref: GCE#1414
Date of Issue: 06/07/2026
Date of Re-Issue: -
Page: 1 of 6

Test Report No.
CLG1054-R001

Project: GCE#1414 - Laboratory Testing
Client: Gumboots Consulting Engineers
Attention: Kelly
Test Methods: Determination of the liquid & plastic limits, plasticity index and water content
NZS 4402:1986 Tests 2.1,2.2,2.3,2.4
Determination of the Linear Shrinkage
NZS 4402:1986 Test 2.6

SAMPLING METHOD: Sampled by Client

TEST RESULTS: As per attached sheets

K. Wright
Administrator

A. Kepu
Approved Signatory

QUALITY ASSURANCE

All tests reported herein have been performed in accordance with the relevant standards.
This report shall not be reproduced except in full, without written approval of the laboratory.



Waipapa Laboratory
191 Onekura Rd
Kerikeri
0204 486 697
civillabgroup@tautua@gmail.com

DETERMINATION OF THE WATER CONTENT

NZS 4402:1986 Test 2.1

Lab Job No: CLG1054
Client: Gumboots Consulting Engineers
Location: GCE#1414
As per table below
Date Received: 19/06/2026
Report No: CLG1054-R001
REF: GCE#1414

Sample No: CLG1054: S001- S004
Tested By: E.K
Date Tested: 19/06/2026
Checked By: A.K
Date Checked: 19/06/2026
Page: 2 of 6

Sampling Method: Sampled by client

Sampled By: Client

Date Sampled: 19/06/2026

Test Details:

Test performed on: Fraction crumbled

Sample history: Natural state

Sample No.	Test Sample Location	Date Sampled	Description of Sample	Natural Moisture Content %
S001	BH1 @ 2.4m BGL	19/06/26	Silty CLAY, whitish grey with pockets of white nodules easily moulded with fingers.	32.82
S002	BH1 @ 1.5m BGL	19/06/26	Silty CLAY, damp, light brown, orange streaks, very moderately moist, very stiff and high plasticity,	27.96
S003	BH1 @ 0.6m BGL	19/06/26	Silty CLAY, brown to light brown with pockets of fine subrounded gravels. very stiff, damp and high plasticity.	35.11
S004	BH1 @ 2.7m BGL	19/06/26	Silty CLAY, light bluish grey with some sandy granules.	28.89

QUALITY ASSURANCE

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191 Onekura Rd
Kerikeri
0204 486 697
civillabgrouptautua@gmail.com

**DETERMINATION OF THE LIQUID & PLASTIC LIMITS,
PLASTICITY INDEX & WATER CONTENT**
NZS 4402:1986 Test 2.2, 2.3, 2.4

Lab Job No: CLG1054
Client: Gumboots Consulting Engineers
Location: GCE#1414
BH1 @ 1.5m below ground level
Date Received: 19/06/2026
Report No: CLG1054-R001
REF: GCE#1414

Sample No: CLG1054-S002
Tested By: E.K
Date Tested: 24/06/2026
Checked By: A.K
Date Checked: 24/06/2026
Page: 3 of 6

Sampling Method: Sampled by client

Sampled By: Client

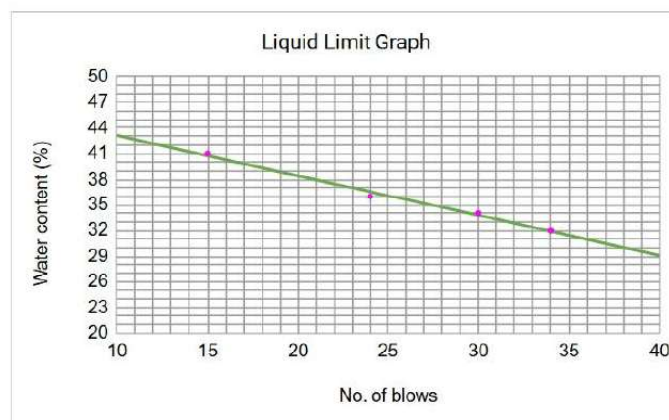
Date Sampled: 19/06/2026

Test Details:

Test performed on: Fraction passing 425mm sieve
Sample history: Natural state

Description of Sample: Silty CLAY, damp, light brown, orange streaks, very moderately moist, very stiff and high plasticity,

No. of blows	Liquid Limit				Plastic Limit			NWC	
	15	24	30	34					
Water content (%)	41	36	34	32	33	34	36	Liquid Limit	36
								Plastic Limit	34
								Plasticity Index	2
									28



QUALITY ASSURANCE

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Waipapa Laboratory
 191 Onekura Rd
 Kerikeri
 0204 486 697
 civilabgroup@tautua@gmail.com

DETERMINATION OF THE LINEAR SHRINKAGE
 NZS 4402:1986 Test 2.6

Lab Job No:	CLG1054	Sample No:	CLG1054-S002
Client:	Gumboots Consulting Engineers	Tested By:	E.K
Location:	GCE#1414	Date Tested:	24/06/2026
	BH1 @ 1.5m below ground level	Checked By:	A.K
Date Received:	19/06/2026	Date Checked:	24/06/2026
Report No:	CLG1054-R001	Page:	4 of 6
REF:	GCE#1414		

Test Performed on: Fraction passing 425mm sieve
History: Natural state

Description of Sample: Silty CLAY, damp, light brown, orange streaks, very moderately moist, very stiff and high plasticity.

Linear Shrinkage	7
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QUALITY ASSURANCE

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Kerikeri
0204 486 697
civillabgrouptautua@gmail.com

**DETERMINATION OF THE LIQUID & PLASTIC LIMITS,
PLASTICITY INDEX & WATER CONTENT**
NZS 4402:1986 Test 2.2, 2.3, 2.4

Lab Job No: CLG1054
Client: Gumboots Consulting Engineers
Location: GCE#1414
BH1 @ 2.4m below ground level
Date Received: 19/06/2026
Report No: CLG1054-R001
REF: GCE#1414

Sample No: CLG1054-S001
Tested By: E.K
Date Tested: 24/06/2026
Checked By: A.K
Date Checked: 24/06/2026
Page: 5 of 6

Sampling Method: Sampled by client

Sampled By: Client

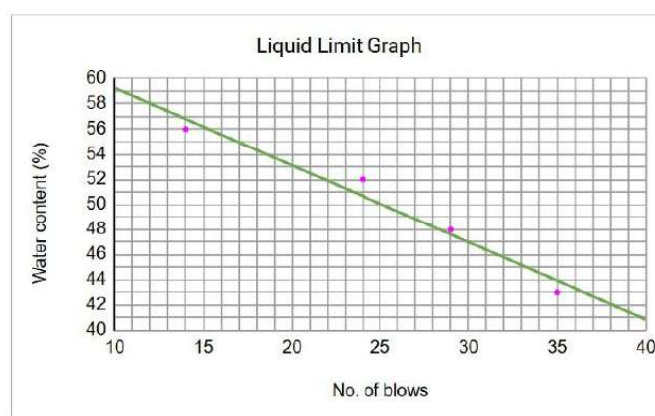
Date Sampled: 19/06/2026

Test Details:

Test performed on: Fraction passing 425mm sieve
Sample history: Natural state

Description of Sample: Silty CLAY, whitish grey with pockets of white nodules easily moulded with fingers.

No. of blows	Liquid Limit				Plastic Limit			NWC	
	14	24	29	35					
Water content (%)	56	52	48	43	40	39	40	Liquid Limit	52
								Plastic Limit	40
								Plasticity Index	12



QUALITY ASSURANCE

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 191 Onekura Rd
 Kerikeri
 0204 486 697
 civilabgrouptautua@gmail.com

DETERMINATION OF THE LINEAR SHRINKAGE
 NZS 4402:1986 Test 2.6

Lab Job No:	CLG1054	Sample No:	CLG1054-S001
Client:	Gumboots Consulting Engineers	Tested By:	E.K
Location:	GCE#1414	Date Tested:	24/06/2026
	BH1 @ 2.4m below ground level	Checked By:	A.K
Date Received:	19/06/2026	Date Checked:	24/06/2026
Report No:	CLG1054-R001	Page:	6 of 6
REF:	GCE#1414		

Test Performed on: Fraction passing 425mm sieve
History: Natural state

Description of Sample: Silty CLAY, whitish grey with pockets of white nodules easily moulded with fingers.

Linear Shrinkage	10
------------------	----

QUALITY ASSURANCE

All tests reported herein have been performed in accordance with the relevant standards.
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Appendix C

No.	Attachments
3.1	Photos
3.2	PS2

3.1 Photos



3.2 PS2





PRODUCER STATEMENT – PS2
DESIGN REVIEW

Building Code Clause(s) B1 JOB NUMBER: 26/65 (Gumboots CE 1414)

ISSUED BY: T. Drupsteen CP Eng
 (Design Review Firm)

TO: Mr Judith Matthews
 (Owner/Developer)

TO BE SUPPLIED TO: Fair North District Council
 (Building Consent Authority)

IN RESPECT OF: Proposed relocated timber-floored house
 (Description of Building Work)

AT: 62 Godinovich Rd, Awanui
 (Address, Town/City)

Legal description:
 We have been engaged by: Gumboots Consulting Engineers N/A ☒

Soil assessment report
 To review the design documents for this project, as specified in the Schedule, in respect of the requirements of the Clause(s) named above of the Building Code.

Soil assessment report
 The Review is of aspects of the design work prepared by Gumboots Consulting Engineers as listed below
Ground condition report 62 Godinovich Rd, Awanui for Judith Matthews

The extent of our review is as specified in the Schedule. to ensure compliance with commonly accepted professional engineering methods

On behalf of the firm undertaking this review, on the basis of the review undertaken, and subject to:

- ☒ (i) Site verification of the following design assumptions:
- ☐ (ii) All proprietary products meeting their performance specification requirements

I believe on reasonable grounds that

- a) the building, if constructed in accordance with the drawings, specifications, this report and the Building Act and other documents provided or listed in the Schedule, will comply with the relevant provisions of the Building Code and that,
- b) the persons who have undertaken the review have the necessary competency to do so.

Note that the aspects of the design that we have reviewed were designed in accordance with: Generally accepted professional engineering practice

- ☒ Compliance Documents issued by the Ministry of Business, Innovation & Employment; and/or
- ☒ Alternative solutions as per the Schedule

I, (Name of Design Review Professional) T. DRUPSTEEN C P Eng 61652

- ☒ CP Eng number 61652
- ☒ I hold the following qualifications B.E. CP Eng. IntPE. CM Eng NZ
3264 SH12, RD 3 Kaikohe 0473
Ph 09 4014737 0211143443
Email: drupsteenhijs65@gmail.com

The Design Review Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000
 The Design Firm is not a member of ACE New Zealand

SIGNED BY (Name of Design Review Professional): T. Drupsteen
 (Signature below): T. Drupsteen

ON BEHALF OF (Design Review Firm): T. Drupsteen CP Eng Date: 17 July 2026

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Design Review Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.

Job number 26/65 (Gumboots CE 1414)
831 051

November 2021

18 August 2026

Judith Matthews and Peter Wesley Matthews
PO Box 27
Awanui 0451

Tēnā koe,

Building consent number: EBC-2027-62/0
Property ID: 3301569
Address: 62 Godinovich Road, Awanui 0486
Description: Existing house to be relocated to site

Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

NB: As 30th June 2026, the Far North District Council Proposed District Plan – Decisions Version took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules [Map - Far North Proposed District Plan - Decisions Version](#)

The site is zoned **Rural Production** under the Operative District Plan and **Rural Production** under the Proposed District Plan – Decision Version and Resource Consent is required for breach of the following:

Rule:	NH-R3 New buildings or structures and relocated buildings PER-1 The building or structure and relocated buildings is one of the following: 1. above ground buildings or structures with a GFA or footprint of 10m ² or less;
Reason:	Proposed building exceeds 10m ² permitted.

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from www.fndc.govt.nz and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on Duty.Planner@fndc.govt.nz or 0800 920 029.

Nāku iti nei, nā

A handwritten signature in blue ink, appearing to read 'J Barber'.

Jude Barber
PIM Officer

Delivery and Operations

Emailed to: ben@4cstudio.co.nz

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM
Section 37, Building Act 2004

Building Consent Number: EBC-2027-62/0

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER
RESOURCE MANAGEMENT ACT 1991**

The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

• **Resource Consent – REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:



Trent Blakeman
Manager - Building Services –
Delivery and Operations
Far North District Council (Building Consent Authority)
18 August 2026

Position:

On behalf of:

Revised Date: