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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

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0800 920 029
fndc.govt.nz

Application for 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 discussion

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

◯ **Yes** ☑ **No** ☑ **N/A**

Have you consulted Council's Infrastructure Officer regarding infrastructure capacity to service the development?

◯ **Yes** ☑ **No** ☑ **N/A**

Have you consulted the Roading Officer regarding any road to vest or departure from District Plan / Engineering standards?

◯ **Yes** ☑ **No** ☑ **N/A**

**Contact details of who and how to engage in pre lodgement discussions can be found on the Resource Consent pages of the FNDC website.*

2. Type of consent being applied for

(more than one circle can be ticked):

- ☑ **Land Use**
- ◯ **Fast Track (Land Use - Controlled Activity)**
- ◯ **Change of Consent Notice (s.221(3))**
- ◯ **Certificate of Compliance (s.139)**
- ◯ **Extension of time (s.125)**
- ◯ **Discharge:** Total voume = _____ m³
  Note; volumes >3m³ requires NRC Consent 3m³
- ◯ **Subdivision**
- ◯ **Existing Use Certificate (s.139A)**
- ◯ **Consent under National Environmental Standard**
  (e.g. Assessing and Managing Contaminants in Soil)
- ◯ **Other (please specify)** _____

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:
The Resource Consents Planning Technicians, **planning_technicians@fndc.govt.nz**

5. Applicant details

Name/s: Nick Fistonich

Email: [redacted]

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: Archiology Ltd - Logan Lambarth

Email: [redacted]

Phone number:

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

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

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

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

Name/s: Nick Fistonich

Property address/ location: 13 Albatross Alley, Ahipara

Postcode

8. Application site details

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

Name/s:

Site address/ location: 13 Albatross Alley, Ahipara

Postcode 0481

Legal description: Lot 18 DP 612351 **Val Number:**

Certificate of title: 1216935

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

Relocate 2nd hand dwelling & garage to site. new SW tanks, timber decks & concrete driveway area & drainage

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

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

◯ **2009** ◯ **2023**

10. Would you like to request public notification?

◯ **Yes** ☑ **No**

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

(more than one circle can be ticked):

- ☑ **Building Consent** Enter BC ref # here (if known)
- ○ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ○ **National Environmental Standard Consent** Consent here (if known)
- ○ **Other (please specify)** Specify 'other' here

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

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

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

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

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

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

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

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

- ○ **Flooding**
- ○ **Landslips**
- ○ **Coastal Erosion**
- ○ **Coastal Inundation**
- ○ **Active Faults**
- ○ **Liquefaction**
- ○ **Tsunami**

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

14. Assessment of environmental effects:

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

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

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full) Nick Fistonich

Email: [redacted]

Phone number: [redacted]

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

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

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

Name: (please write in full) Logan Lambarth - Archiology Ltd (Agent)

Signature:
(signature of bill payer) [redacted] Date 19-Nov-2026

MANDATORY

17. Important Information:

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

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

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

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

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

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

18. Declaration

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

Name (please write in full) Logan Lambarth - Archiology Ltd (Agent)

Signature [redacted] Date 19-Nov-2026

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

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

- ☐ Payment (cheques payable to Far North District Council)
- ☑ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ Details of your consultation with Iwi and hapū
- ☑ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☑ Applicant / agent / property owner / bill payer details provided
- ☑ Location of property and description of proposal
- ☑ Assessment of Environmental Effects
- ☐ Written approvals / correspondence from consulted parties
- ☐ Reports from technical experts (if required)
- ☐ Copies of other relevant consents associated with this application
- ☑ Location and site plans (land use) AND/OR
- ☐ Location and scheme plan (subdivision)
- ☑ Elevations / floor plans
- ☐ Topographical / contour plans

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

CPPC PLANNING
PLANNING DEVELOPMENT CONSULTANT
DELIVERING QUALITY PLANNING

PO Box 550, Warkworth 0941
Mobile: 021 302 340
Email: claire.phillips1@xtra.co.nz
Web: www.cppcplanning.co.nz

RESOURCE CONSENT APPLICATION AT A PROPERTY AT 13 ALBATROSS ALLEY, AHIPARA

NOVEMBER 2026

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APPLICANT DETAILS

Applicant:	Residential Housing Limited
Owner:	Taipa View Limited
Site Address:	13 Albatross Alley, Ahipara
Legal Description:	Lot 18 DP 612351
Site Area:	687m^2
Consent:	Land Use
Activity:	Consent to relocate dwelling and garage, stormwater tank and driveway.
District Plan Zones: Operative District Plan	 <u>Zone</u> Coastal Living
Proposed District plan	 <u>Zone</u> Rural Lifestyle Land Drainage Area of Benefit Does not contain any overhead power lines
Other Overlays	 Treaty Settlement Area of Interest • Iwi: NgāiTakoto • Iwi: Te Aupōuri • Iwi: Te Rarawa
Address for Service:	Claire Phillips - Consultant Planner - CPPC Planning PO Box 550, Warkworth, 0941, New Zealand Mobile: 021302340 - Email: claire.phillips1@xtra.co.nz

Land use consent is being sought pursuant to section 88 of the Resource Management Act 1991 for a Restricted Discretionary Activity Consent to relocate dwelling and garage, stormwater tank and driveway 13 Albatross Alley, Ahipara.

The proposal involves the following elements:

- A single level dwelling with an area of 107.6m^2 and will contain three bedrooms, bathrooms, kitchen, dining and living room and laundry. The proposal also involves a covered deck with an area of 35.16m^2.

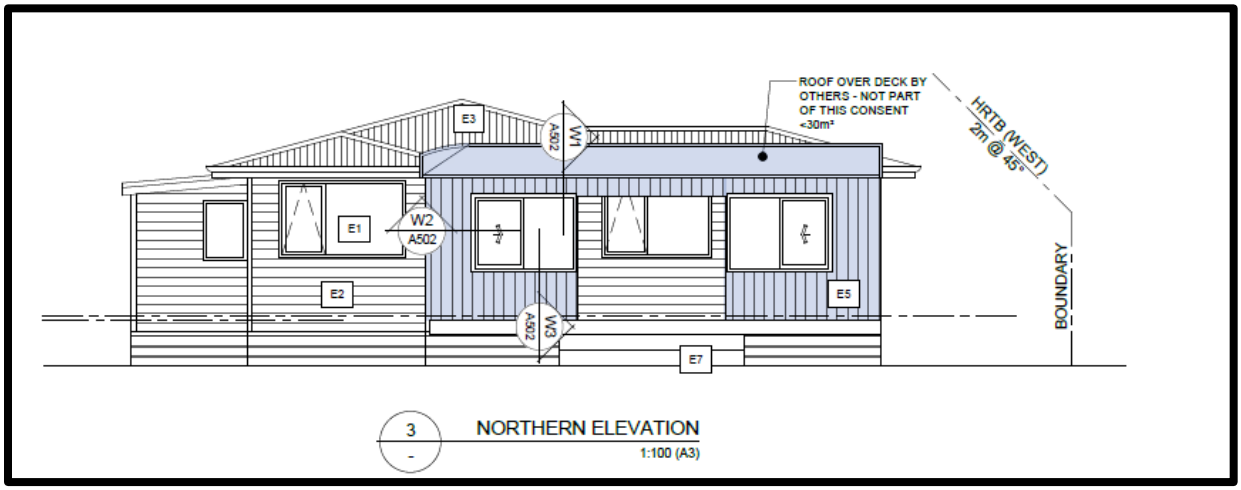


Figure 1: North elevation of dwelling

- It is also proposed to relocate a garage with an area of 42.8m^2.

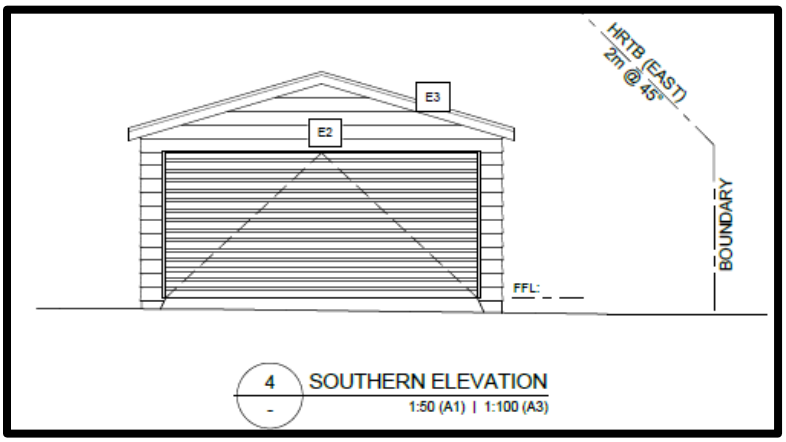


Figure 2: South elevation of garage

- To provide the platform for the relocated dwelling and garage and associated outdoor living and driveway areas, earthworks are to be undertaken over an area of 11.06m^2 and with a volume of 6.63m^3. The earthworks are to be undertaken in accordance with the Auckland Council's GD05, with appropriate erosion and sediment control measures.

- Water supply is proposed by way of a 30,000 litre on-site water tank.

- The proposal involves impervious surfaces of 306.56m^2. This includes building coverage of 185.56m^2 and a driveway area of 121m^2. Stormwater mitigation is proposed through a combination of on-site detention and soakage. Runoff from the approximately 156m^2 combined dwelling and garage roof area will be collected within a 30,000L detention tank, incorporating controlled outlets sized for the 10-year and 100-year storm events, with detained flows and tank overflow conveyed via a sealed system to the existing 150mm stormwater line. Runoff from the approximately 121m² driveway will be collected through a grated sump and directed to a 22.65m² soakage trench, 0.5m deep, located beneath the driveway and sized to accommodate runoff from the 100-year storm event. Together, these measures are intended to attenuate peak stormwater flows and manage runoff from the additional impervious surfaces on-site.

- The proposal involves a connection to the public reticulated services for sewer as well as local water network.

SITE DESCRIPTION

The subject property is currently legally described as Lot 18 DP 612351 having an area of 687m^2. The site is currently vacant of buildings. The building platform is grassed and clear of vegetation. Access to the property is located directly off Albatross Alley, which is formed to an urban standard.



Figure 3: Aerial Photo of Locality – Source – FNDC Maps



Figure 4: View of site from Albatross Alley – Source Google Maps

The locality is made up of single and multi-level residential dwellings. Each dwelling has a moderate amount of separation.

RECORD OF TITLE

The application site is legally described as Lot 18 DP 612351 having an area of 687m^2 and contained within identifier 1216935. There are three consent notices:

- D628917.3
- 7360323.2
    - Reference to impervious surfaces on any area of overland flow path – The proposal will not obstruct any overland flow paths.
- 13227411.2
    - Seeks on-site attenuation – A separate stormwater report taking into consideration the Hawthorn Geddes Engineers and Architects Ltd dated 20 March 2024 has been prepared by Dean Consultancy Limited dated 30-1-26 addressing stormwater. This stormwater mitigation shall be maintained.
    - Firefighting supply shall be provided, which in this case involves reserve within the potable supply which has been approved by the fire fighting service.
    - Visual amenity does not apply as we have confirmed that the oxidation of the driveway is to be 4% which is consistent with the consent notice.

FAR NORTH DISTRICT COUNCIL – OPERATIVE DISTRICT PLAN

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

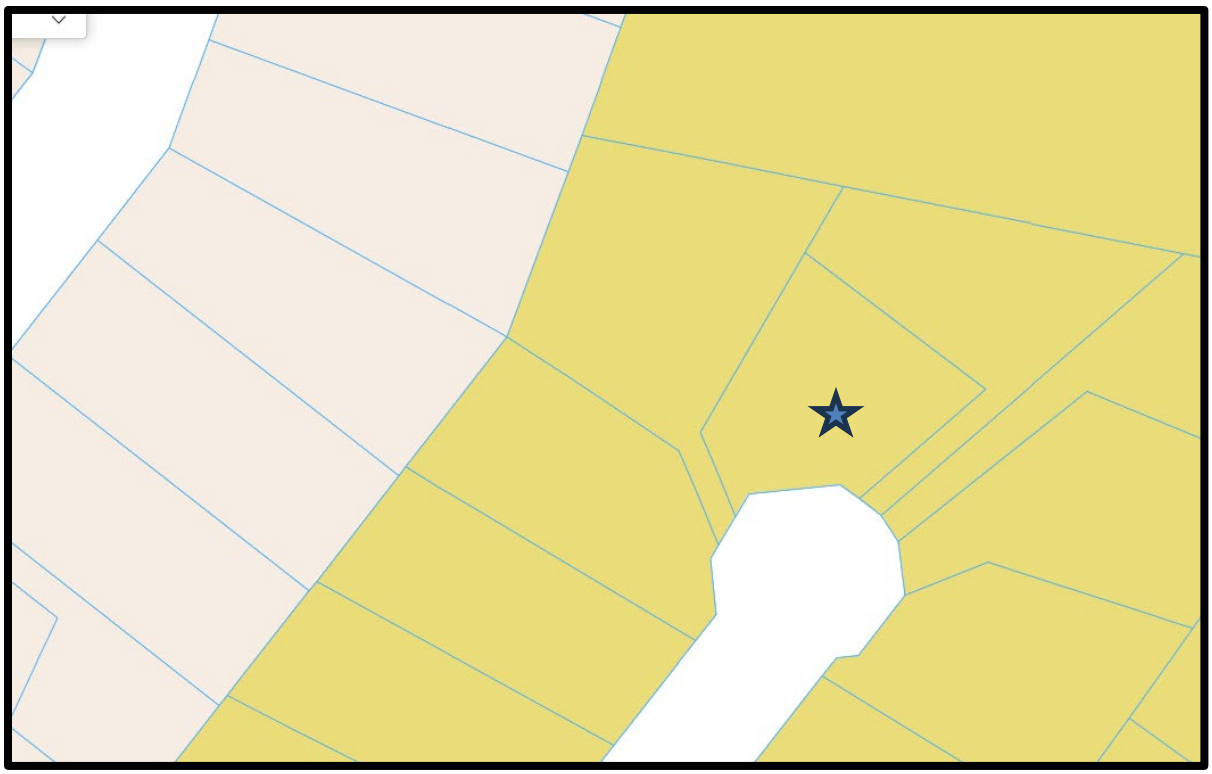


Figure 5: Zone Map Source – Far North Operative District Plan

Chapter 10 – Coastal Environment

- Rule 10.7.5.3.1 – Visual Amenity states that any new building is a restricted discretionary activity where it fails to meet the permitted and control standards in 10.7.5.1.1 and 10.7.5.2.2. It is noted that this infringement is covered by consent notice 13227411.2vi.

  Note: There appears to be no relevant rule to the above in the PDP.

FAR NORTH DISTRICT COUNCIL – PROPOSED DISTRICT PLAN – APPEALS VERSION

Note that provisions that are not appealed will be treated as 'operative', replacing equivalent provisions in the operative plan.

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



Figure 6: Zone Map – Source – Far North Proposed District Plan

PART 2 – District Wide – General District Wide Matter Earthworks

- The site is located within a mapped Land Drainage Area of Benefit. However, the proposed earthworks are not anticipated to obstruct, divert or attenuate catchment flows or adversely affect the operation of a land drainage scheme. Accordingly, the qualifying circumstances in EW-R2 (RDIS-1) are not considered to arise.

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

PART 3 – AREA-SPECIFIC MATTERS – ZONES - Rural zones - Rural Lifestyle

- The relocated building that does not comply with the standard in RLZ is a restricted discretionary activity under RLZ-R1 as PER-2 cannot be met. In this case the following standards are not met:

- The building or structure must be setback at least 10m from all site boundaries, except on sites less than 5,000m^2 the setback is a minimum of 3m for boundaries that do not adjoin a road under RLZ-S3. In this instance, the dwelling is located 4.317 metres to the road boundary and the garage is located 8.450 metres to the road boundary. The water and stormwater tanks are located within the 3 metre yard setback however are partially buried and will not exceed 2.7 metres above ground so are excluded.
- The building or structure coverage of any site is no more than 12.5% under RLZ-S4. In this case, building coverage is 185.56m^2, being 27% of the site.

- The impermeable surface coverage of any site is that is more than 12.5% or 2,500m^2 (whichever is the lesser) is a restricted discretionary activity under RLZ-R2 as PER-1 cannot be met. In this case, building coverage is 306.56m^2, being 44.62% of the site.

Overall the proposal is considered to be a Restricted Discretionary Activity.

PUBLIC NOTIFICATION ASSESSMENT

ASSESSMENT OF STEPS 1 TO 4 (SECTION 95A)

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

STEP 1: MANDATORY PUBLIC NOTIFICATION IN CERTAIN CIRCUMSTANCES

Step 1 states that no mandatory notification is required as:

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

In this case the applicant does not request notification.

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

Step 2 states that the application is not precluded from public notification as:

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

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

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

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

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

PART 3 – AREA-SPECIFIC MATTERS – ZONES - Rural zones - Rural Lifestyle

- RLZ-R2 Impermeable surface Coverage
    a. *the extent to which landscaping or vegetation may reduce adverse effects of run-off;*
    b. *the effectiveness of the proposed method for controlling stormwater on site;*
    c. *the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites or downstream sites; and*
    d. *whether water sensitive design methods and use of green spaces can be used;*
    e. *any cumulative effects on total catchment impermeability;*
    f. *natural hazard mitigation and site constraints; and*
    g. *extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.*
- RLZ-S3 Setback
    a. *the character and amenity values of the surrounding area;*
    b. *screening, planting and landscaping on the site;*
    c. *the design and siting of the building or structure with respect to privacy and shading;*
    d. *natural hazard mitigation and site constraints;*
    e. *the effectiveness of the proposed method for controlling stormwater;*
    f. *the safety and efficiency of the current or future access, egress on site and the roading network;*
    g. *the impacts on existing and planned public walkways, reserves and esplanades;*
    h. *reverse sensitivity effects on primary production activities;*
    i. *the health and amenity impacts of dust from unsealed roads on habitable buildings;*
- RLZ-S4 Building or Structure Coverage
    h. *the character and amenity values of the surrounding area;*
    i. *any landscaping, planting and screening to mitigate any adverse effects;*
    j. *the extent to which private open space can be provided for future uses;*

k. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment; and

l. natural hazard mitigation and site constraints.

No other effects have been taken into account in this assessment.

STEP 4: PUBLIC NOTIFICATION IN SPECIAL CIRCUMSTANCES

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

Special circumstances are those that are:

- exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable.

In this instance I have turned my mind specifically to the existence of any special circumstances and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

EXISTING ENVIRONMENT AND PERMITTED BASELINE

ENVIRONMENT

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

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

In this case the site and locality have been described in the site description above. The site is vacant of buildings and is accessed from Albatross Alley. The receiving environment also confirms compliance with the consent notices, which allows for development under the Visual Amenity Rule 10.7.5.2.2 of the Operative Plan without resource consent.

PERMITTED BASELINE

RMA states that for the purposes of formulating an opinion as to whether the adverse effects on the environment will be minor or more than minor a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect. In this case the site is within Rural Lifestyle Zone and the following activities are provided for as it relates to this application:

- New buildings (for residential purposes) that comply with zone standards.

ASSESSMENT OF EFFECTS

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

The following assessment of effects is based on the exclusion of effects that Council must disregard in accordance with Section 104(1a)



RESIDENTIAL CHARACTER AND AMENITY VALUES

The amenity values of an area are those qualities, including its natural and physical characteristics, that contribute to making an area pleasant, distinctive or valued. In this case, the site is located within the Rural Lifestyle Zone, which provides primarily for rural lifestyle living while seeking to retain an open, spacious and vegetated rural character. Residential development, together with associated accessory buildings and structures, is therefore an anticipated component of the character of the zone.

The scale, form and design of the proposed relocated dwelling and garage are considered typical of residential development within the surrounding locality and will integrate appropriately with the established pattern of dwellings and accessory buildings in the area. Although the dwelling and garage do not comply with the 10m road boundary setback required by RLZ-S3, being setback approximately 4.317m and 8.450m respectively, the reduced setbacks are not considered to result in the buildings appearing visually dominant or incongruous when viewed from the road or surrounding properties. Importantly, the infringements relate to the road boundary rather than an internal boundary adjoining another residential property, thereby limiting the potential for associated privacy, shading or dominance effects on adjacent sites. The buildings are of a conventional residential scale and form, and landscaping and planting available within the site will further assist in integrating the development and maintaining the amenity of the road frontage.

The proposed building coverage of approximately 185.56m^2 or 27% of the site, exceeds the 12.5% standard under RLZ-S4. However, the increased percentage largely reflects the relatively constrained size of the site rather than an unusually large or intensive form of development. The dwelling and garage remain modest in scale and provide for an anticipated residential use of the site, with sufficient areas around the buildings remaining available for landscaping, outdoor living and open space. When viewed in conjunction with the surrounding development, the additional coverage will not result in an obvious or inappropriate change in character or create an unacceptable sense of visual dominance. The coastal and rural lifestyle character of the locality will therefore be maintained.

Similarly, while impermeable surface coverage is approximately 306.56m^2 or 44.62% of the site, the resulting effects can be appropriately managed through the proposed stormwater measures. The proposal retains permeable and landscaped areas, while the partially buried water and stormwater tanks assist with servicing the development without introducing prominent additional structures. There is no indication that the development will adversely affect the operation of the wider land drainage scheme or materially alter the character and amenity values experienced from surrounding properties.

Overall, while the proposal involves numerical infringements relating to setbacks, building coverage and impermeable surface coverage, those infringements do not translate into a corresponding adverse change to the character or amenity of the site or surrounding locality. The dwelling and garage are of a size, scale, design and residential character consistent with development in the immediate vicinity, and there will be no obvious difference in character or amenity effects when compared with development anticipated within the Rural Lifestyle Zone. The existing rural lifestyle and coastal character of the area will be maintained. Accordingly, adverse effects on character and visual amenity are considered to be less than minor.

CULTURAL/HISTORIC HERITAGE

The site is identified within Treaty Settlement Areas of Interest associated with Ngāi Takoto, Te Aupōuri and Te Rarawa, which establishes a relevant cultural context for consideration of the proposal. The proposed development comprises the relocation of a dwelling and associated garage, together with relatively limited earthworks required to establish and service the development. No known archaeological or historic heritage features have been identified as being directly affected by the proposed works. In the event that archaeological material, kōiwi or other material of potential cultural significance is encountered during earthworks, works will cease and the applicable accidental discovery protocols will be followed, including notification to the relevant authorities and tangata whenua where required. Having regard to the nature and limited extent of the earthworks, the absence of identified archaeological or historic heritage features directly affected by the proposal, and the application of accidental discovery procedures, adverse effects on cultural and historic heritage values are considered to be less than minor.

TRAFFIC AND ACCESS EFFECTS

Access to the site will be provided via a new vehicle crossing from Albatross Alley, which is formed to an urban standard. The proposal provides for on-site parking and manoeuvring associated with the residential use of the property. The driveway will be constructed with a 4% oxide finish, which will assist in providing a visually recessive surface that integrates with the character of the site and surrounding environment.

The relocated dwelling and garage will generate vehicle movements typical of a residential activity and will not result in traffic volumes that would adversely affect the safe or efficient operation of Albatross Alley or the surrounding road network. Temporary construction traffic will occur during relocation of the dwelling and completion of the earthworks and associated works; however, these movements will be limited to the construction period.

Overall, the proposed access, parking and manoeuvring arrangements are appropriate for the scale and residential nature of the activity. The proposal will not compromise the safety or efficiency of access, egress or the surrounding road network. Accordingly, adverse traffic and access effects are considered to be less than minor.

DUST, NOISE AND VIBRATION EFFECTS

The proposal involves land-disturbing activities associated with establishment of the building platform, retaining works, access and associated residential development. The earthworks will be temporary and undertaken within a single earthworks season.

During the works, there is potential for temporary dust, noise and vibration effects associated with excavation, machinery movements and construction activities. Dust will be managed through commonly accepted dust suppression and site management measures, with exposed areas progressively stabilised or otherwise covered following completion of the works. Given the limited

scale and duration of the earthworks, significant dust effects extending beyond the site are not anticipated.

Noise and vibration generated by construction machinery will similarly be temporary and limited to the earthworks and construction period. The works will be undertaken in accordance with the applicable noise and vibration standards. Subject to these requirements and appropriate conditions of consent, the works are not anticipated to result in unreasonable disturbance to surrounding properties.

Overall, having regard to the temporary nature, scale and duration of the works and the proposed management measures, adverse dust, noise and vibration effects on the surrounding environment are considered to be less than minor.

WATER QUALITY EFFECTS

The principal potential water quality effect associated with the proposed earthworks is the discharge of sediment-laden runoff from disturbed areas during rainfall events. If not appropriately controlled, sediment runoff has the potential to leave the site and adversely affect downstream receiving environments.

Erosion and sediment control measures will be established prior to commencement of earthworks and maintained for the duration of the works. These measures include silt fencing and a stabilised construction crossing, commensurate with the relatively limited scale of the proposed earthworks. Disturbed areas will also be stabilised following completion of the works, thereby reducing the period during which soils are exposed to erosion and sediment mobilisation.

The site is located within a mapped Land Drainage Area of Benefit; however, the proposed earthworks are not anticipated to obstruct, divert or attenuate catchment flows or otherwise adversely affect the operation of the wider land drainage scheme. With the proposed erosion and sediment controls in place, sediment generated by the works can be appropriately contained and managed within the site.

Accordingly, having regard to the scale and duration of the earthworks and the erosion and sediment control measures proposed, adverse effects on water quality and the downstream receiving environment are considered to be less than minor.

NATURAL HAZARDS AND SERVICING EFFECTS

The site is located within a mapped Land Drainage Area of Benefit. The proposed development and associated earthworks are not anticipated to obstruct, divert or attenuate catchment flows or adversely affect the operation of the wider land drainage scheme. Existing drainage functions will therefore be maintained, and the proposal is not expected to exacerbate natural hazard

effects on the site or surrounding properties.

Water and stormwater servicing will be provided through two 30,000 litre partially buried tanks, with one tank providing for stormwater management and the required firefighting water supply. Wastewater generated by the development will be discharged to the public reticulated wastewater network.

Stormwater generated from the dwelling, garage and other impermeable surfaces will be collected and appropriately managed on site. Roof runoff will be directed to the proposed tank system, with stormwater detention and controlled discharge providing for attenuation of flows from the development. Driveway runoff will be collected via a grated sump and directed to the proposed 33m² soakage trench, approximately 0.5m deep and located beneath the driveway. These measures provide for the collection, attenuation and disposal of stormwater generated by the development and will assist in ensuring that runoff does not adversely affect adjoining or downstream properties.

Overall, the proposed servicing and stormwater arrangements are appropriate for the nature and scale of the residential development and will maintain existing drainage functions. Accordingly, adverse effects associated with natural hazards, stormwater and servicing are considered to be less than minor.

SUMMARY

Overall, the proposal represents a residential form of development that is consistent with the established character and anticipated use of the Rural Lifestyle Zone. While the proposal involves infringements relating to building setbacks, building coverage and impermeable surface coverage, these do not translate into unacceptable adverse effects on the character or amenity of the surrounding environment. The proposal appropriately addresses cultural and historic heritage matters through accidental discovery protocols, provides safe and efficient vehicle access and on-site parking, and temporary construction-related dust, noise, vibration and sediment effects can be appropriately managed. Stormwater runoff will be collected, attenuated and managed on site through the proposed tank and soakage systems, while wastewater will connect to the public reticulated network and existing drainage functions within the mapped Land Drainage Area of Benefit will be maintained. Having regard to the nature and scale of the proposal and the mitigation measures proposed, the overall adverse effects on the environment are considered to be less than minor.

ASSESSMENT OF STEPS 1 TO 4 (SECTION 95B)

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

STEP 1: CERTAIN AFFECTED PROTECTED CUSTOMARY RIGHTS GROUPS MUST BE NOTIFIED

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups or affected persons under a statutory acknowledgement affecting the land (ss95B(2) and 95B(3)).

The application site is not affected by customary rights.

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

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude public notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity (ss95B(5) and 95B(6)).

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

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

Step 3 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

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

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

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

STEP 4: FURTHER NOTIFICATION IN SPECIAL CIRCUMSTANCES

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

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

SECTION 95E STATUTORY MATTERS

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

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

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

- A permitted residential building provides a relevant baseline for the presence and general residential use of a dwelling and accessory building. However, the baseline does not extend to the effects arising specifically from the proposed setback, building coverage and impermeable surface infringements.
- The adverse effects on those persons who have provided their written approval must be disregarded.

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

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

ADJACENT PROPERTIES

The adjacent properties to be considered in the limited notification assessment under section 95B and 95E are set out below:

- 11 Albatross Alley, Ahipara
- 15 Albatross Alley, Ahipara

No persons are considered to be adversely affected by the activity because:

- The relocated dwelling and garage are of a conventional residential scale, form and appearance and are consistent with the nature of residential development anticipated within the Rural Lifestyle Zone. While the proposal infringes the road boundary setback, building coverage and impermeable surface coverage standards, these infringements do not result in a built form that is visually dominant or out of character with the surrounding residential environment.

- The setback infringements relate to the road boundary rather than the internal boundaries shared with adjoining properties. Accordingly, the reduced road setbacks do not materially reduce the separation between the proposed buildings and the neighbouring properties at 11 and 15 Albatross Alley.

- Adequate separation is retained between the proposed development and adjoining residential properties. Having regard to the scale, form, orientation and siting of the dwelling and garage, the proposal will not result in minor or more than minor privacy, shading, overlooking, visual dominance or overbearing effects on adjoining occupants.
- The proposed building coverage, while exceeding the applicable standard, principally reflects the relatively constrained size of the site. The dwelling and garage remain of a scale and form consistent with residential development in the immediate locality, with sufficient open and landscaped areas retained to provide visual relief and assist with integration of the buildings.
- Stormwater associated with the increased impermeable surface area will be managed through the proposed detention tank and soakage system. Accordingly, the development is not anticipated to result in minor or more than minor stormwater or drainage effects on either adjoining property.

Overall, the proposal will maintain the residential and rural lifestyle amenity experienced from 11 and 15 Albatross Alley, and the identified infringements will not result in adverse effects on the owners or occupiers of those properties that are minor or more than minor. Accordingly, no persons are considered adversely affected for the purposes of sections 95B and 95E of the RMA.

SECTION 104(1A)

For completeness, the wider assessment of actual and potential effects under section 104(1)(a) of the RMA is subject to the statutory exclusions applicable under that provision. Effects excluded from consideration by the Act have therefore not been relied upon in reaching conclusions on the environmental effects of the proposal. The assessment of whether any person is adversely affected is addressed separately in accordance with the relevant notification provisions.

SECTION 104 MATTERS

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

ASSESSMENT CRITERIA

FAR NORTH PROPOSED DISTRICT PLAN – APPEALS VERSION

The following assessment criteria are considered relevant to the application and provide a reliable basis to determine the effects of the proposal. As demonstrated above, the proposal is considered to be consistent with these assessment criteria.

RLZ-R2	**IMPERMEABLE SURFACE COVERAGE**		
	Requirement	**Comment**	**Compliance**
RURAL LIFESTYLE ZONE	*a. the extent to which landscaping or vegetation may reduce adverse effects of run-off;* *b. the effectiveness of the proposed method for controlling stormwater on site;* *c. the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites or downstream sites; and* *d. whether water sensitive design methods and use of green spaces can be used;* *e. any cumulative effects on total catchment impermeability;* *f. natural hazard mitigation and site constraints; and*	or the impermeable surface coverage infringement only, I would focus the assessment on whether the additional runoff associated with the higher coverage can be appropriately managed on site, particularly given the site's location within the Land Drainage Area of Benefit. The proposed impermeable surface coverage exceeds the permitted standard; however, the resulting stormwater effects are considered capable of being appropriately managed on site. Roof runoff from the dwelling and garage will be collected and directed to the proposed tank system, comprising two 30,000 litre partially buried tanks, with provision for stormwater management and firefighting supply. Runoff from the driveway will be collected via a grated sump and directed to the proposed 33m² soakage trench beneath the driveway. These measures provide for the collection, attenuation and disposal of stormwater and will reduce the potential for increased or concentrated runoff to adjoining or	**Compliant**

	g. extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.	downstream properties. Remaining permeable and landscaped areas will further assist with infiltration and provide opportunities for planting and vegetation to reduce surface runoff. Wastewater is to be discharged to the public reticulated network and therefore does not require disposal within the available permeable area of the site. While the increased impermeable coverage will contribute to overall catchment impermeability, the proposed detention and soakage measures appropriately address the additional runoff generated by the development. In particular, the site is located within a mapped Land Drainage Area of Benefit; however, the proposed stormwater management approach is not anticipated to obstruct, divert or adversely affect existing catchment flows or exacerbate natural hazard effects on adjoining or downstream sites. No affected waterbodies have been identified and, consequently, adverse effects on cultural, spiritual, heritage or amenity values associated with waterbodies are not anticipated. Overall, having regard to the proposed stormwater management measures and remaining permeable areas, adverse effects arising specifically from the impermeable surface coverage infringement are	

		considered to be less than minor.	

RLZ-S3	**SETBACK**		
	Requirement	**Comment**	**Compliance**
RURAL LIFESTYLE ZONE	*a. the character and amenity values of the surrounding area;* *b. screening, planting and landscaping on the site;* *c. the design and siting of the building or structure with respect to privacy and shading;* *d. natural hazard mitigation and site constraints;* *e. the effectiveness of the proposed method for controlling stormwater;* *f. the safety and efficiency of the current or future access, egress on site and the roading network;* *g. the impacts on existing and planned public walkways, reserves and esplanades;* *h. reverse sensitivity effects on primary production activities;* *i. the health and amenity impacts of dust from unsealed roads on habitable buildings;* *j. The location and design of the building as it relates to the ability to safely use, access and*	In relation to the setback infringement, the proposed dwelling and garage are setback approximately 4.317m and 8.450m respectively from the road boundary, rather than the required 10m. The reduced setbacks are not considered to adversely affect the character and amenity values of the surrounding area, as the buildings are of a conventional residential scale and form consistent with development in the locality. Importantly, the infringement relates to the road boundary rather than boundaries shared with adjoining residential properties, such that the siting will not result in adverse privacy, overlooking or shading effects on neighbouring sites. Landscaping and planting within the site will assist in integrating the buildings with the road frontage and maintaining the rural lifestyle character of the area. The reduced setback does not compromise the proposed stormwater management measures or exacerbate identified natural hazard or site constraints, and safe and efficient access to and from Albatross Alley will be maintained. The setback will not adversely affect existing or planned public walkways,	**Compliant**

	maintain buildings without requiring access on, above or over the rail corridor; and *k. The safe and efficient operation of the rail network.*	reserves or esplanades, nor is the residential activity anticipated to create reverse sensitivity effects on primary production activities. As Albatross Alley is formed to an urban standard, the criterion relating to dust from unsealed roads is not relevant. Similarly, the rail-related assessment criteria are not relevant to the proposal. Overall, the siting of the dwelling and garage appropriately responds to the site and surrounding environment and adverse effects arising specifically from the setback infringement are considered to be less than minor.	

RLZ-S4	**BUILDING OR STRUCTURE COVERAGE**	
	Requirement	**Comment**
RURAL LIFESTYLE ZONE	*a. the character and amenity values of the surrounding area;* *b. any landscaping, planting and screening to mitigate any adverse effects;* *c. the extent to which private open space can be provided for future uses;* *d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment; and* *e. natural hazard mitigation and site constraints.*	The proposed building coverage of approximately 185.56m², or 27% of the site, exceeds the 12.5% standard. While the numerical exceedance is substantial, it is influenced by the relatively small size of the site and does not result in an unusually large or intensive residential built form. The development comprises a dwelling and associated garage of a scale and form consistent with residential development in the surrounding locality. Sufficient areas remain around the buildings to provide private outdoor space, landscaping and planting, which will assist in visually integrating the development and maintaining an appropriate balance between built form and open space. The siting and design of the buildings are not considered to result in an unacceptable level of visual dominance when viewed from

		adjoining properties or the surrounding environment. Overall, notwithstanding the increased building coverage, the proposal will maintain the established character and amenity values of the locality and will provide an appropriate level of on-site amenity. Accordingly, adverse effects arising from the building coverage infringement are considered to be less than minor.

OBJECTIVES AND POLICIES

FAR NORTH DISTRICT COUNCIL – OPERATIVE DISTRICT PLAN

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

Chapter 10 Coastal Living

- *Objectives 10.7.3*
- *Policies 10.7.4*

The objectives and policies seek to provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated and preserve the natural character of the coastal environment.

The proposal involves the relocation of the dwelling that is a modest dwelling (single level) with garage and located so as to complement this coastal environment.

FAR NORTH DISTRICT COUNCIL – PROPOSED DISTRICT PLAN – APPEALS VERSION

PART 3 – AREA-SPECIFIC MATTERS – ZONES - Rural zones - Rural Lifestyle

- Objectives – RLZTSL-O1 to O4
- Policies – RLZ-P1 to P4

The proposal is considered consistent with Objectives RLZ-O1 to RLZ-O4 and Policies RLZ-P1 to RLZ-P4. The relocation of an existing dwelling and establishment of an associated garage provides for a residential activity that is consistent with the intended function of the Rural Lifestyle Zone. While the proposal exceeds the permitted building and impermeable surface coverage standards and infringes the required road boundary setback, the resulting built form remains residential in scale and character and is compatible with the established pattern of development in the

surrounding locality. Sufficient separation, landscaping and open space are retained to maintain an appropriate level of rural lifestyle character and amenity, and the proposal will not result in unacceptable privacy, shading or visual dominance effects. Stormwater associated with the increased impermeable area will be appropriately managed through the proposed detention and soakage systems, while safe access and appropriate servicing can be provided. The residential nature of the proposal will not introduce an incompatible activity or give rise to reverse sensitivity effects that would compromise surrounding primary production activities. Overall, the proposal maintains the rural lifestyle character and amenity values of the zone while providing for anticipated residential use of the site, and is therefore considered consistent with the relevant Rural Lifestyle Zone objectives and policies.

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

NATIONAL POLICY STATEMENT

NATIONAL POLICY STATEMENT FOR ELECTRICITY NETWORKS

The National Policy Statement for Electricity Networks (NPS-EN), as amended in 2025 and in force from 15 January 2026, applies to electricity transmission and distribution networks throughout New Zealand. There are no overhead electricity lines within the vicinity of the application site and the proposal does not involve works to, or development in proximity to, electricity network infrastructure. Accordingly, the proposal is not anticipated to compromise the safe operation, maintenance, upgrading or development of an electricity network. On this basis, no specific issues arise in relation to the NPS-EN and the proposal is not considered contrary to its relevant objective and policy direction.

NATIONAL ENVIRONMENTAL STANDARD

RESOURCE MANAGEMENT (NATIONAL ENVIRONMENTAL STANDARDS FOR ELECTRICITY NETWORK ACTIVITIES) AMENDMENT REGULATIONS 2026

The National Environmental Standards for Electricity Network Activities (NES-ENA), in its amended form from 8 October 2026, provides nationally consistent planning provisions for electricity transmission and distribution networks and includes provisions relating to the protection of electricity networks from incompatible development. In this instance, there are no overhead electricity lines within the vicinity of the site, and the proposed dwelling, garage, earthworks and associated site works do not affect electricity network infrastructure. Accordingly, no consent requirements under the NES-ENA have been identified in relation to the proposed development, and no adverse effects on the safe operation, maintenance or functioning of an electricity network are anticipated.

SECTION 106A

In terms of section 106A of the Resource Management Act 1991, consideration has been given to whether the proposed development would create or exacerbate a significant risk from natural hazards. The site is located within a mapped Land Drainage Area of Benefit; however, the proposed dwelling, garage and associated earthworks are not anticipated to obstruct, divert or attenuate catchment flows or adversely affect the operation of the wider land drainage scheme. Stormwater generated by the development will be collected and managed through the proposed tank system, with driveway runoff directed via a grated sump to the proposed soakage trench. These measures will provide for the attenuation and management of runoff generated by the increased impermeable surfaces and assist in avoiding increased stormwater effects on adjoining and downstream properties. Having regard to the nature and scale of the proposal, the proposed stormwater management measures and the existing drainage environment, I am satisfied that the proposal will not create a significant natural hazard risk, increase an existing natural hazard risk to a significant level, or exacerbate an existing significant natural hazard risk. Accordingly, there are no grounds under s106A to refuse consent or impose additional conditions beyond those otherwise necessary to appropriately manage the identified effects of the proposal.

PART II OF THE RESOURCE MANAGEMENT ACT

Part II of the Resource Management Act 1991 comprises sections 5 to 8, addressing the purpose of sustainable management, matters of national importance, other matters to which particular regard must be had, and the principles of the Treaty of Waitangi.

Having regard to section 5, the proposal provides for the residential use and development of the site while appropriately managing the associated environmental effects. The relocated dwelling and garage represent a form of residential development anticipated within the Rural Lifestyle Zone, and the identified setback, building coverage and impermeable surface infringements have been assessed as resulting in adverse effects that are less than minor. Stormwater and servicing can be appropriately managed, safe vehicle access is provided, and temporary construction-related effects can be suitably controlled. The proposal is therefore considered to provide for the use and development of the site while avoiding, remedying or mitigating adverse effects on the environment, consistent with the sustainable management purpose of the Act.

In terms of sections 6 and 7, no matters have been identified that would make the proposal inappropriate having regard to the matters of national importance or other relevant environmental considerations under those sections. The development maintains the character and amenity values of the surrounding environment, provides for the efficient use and development of the

site, and appropriately addresses natural hazard, drainage and servicing matters. The site is located within a Treaty Settlement Land Overlay, and this context has been recognised in assessing the proposal. Having regard to section 8, the proposal is not considered to conflict with the principles of the Treaty of Waitangi, and no known archaeological or heritage features are identified as being adversely affected by the works.

Overall, having regard to the nature and scale of the proposal, the anticipated residential use of the site and the measures proposed to manage adverse effects, I consider the proposal to be consistent with the purpose and principles of Part 2 of the RMA.

CONCLUSION

Overall, having regard to the assessment above, the proposal is considered to be an appropriate form of residential development for the site and consistent with the anticipated character of the Rural Lifestyle Zone. The identified setback, building coverage and impermeable surface infringements can be appropriately accommodated without generating unacceptable adverse effects, with overall effects considered less than minor and no persons adversely affected. The proposal is consistent with the relevant objectives and policies of the applicable planning provisions and with the purpose and principles of Part 2 of the RMA. Accordingly, I consider that the application can be granted subject to appropriate conditions of consent.

Appendix 1 – Record of Title

Appendix 2 – Plans

Appendix 3 – Stormwater Report

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**1216935**
Land Registration District	**North Auckland**
Date Issued	21 February 2025

Prior References
652402

Estate	Fee Simple
Area	687 square metres more or less
Legal Description	Lot 18 Deposited Plan 612351
Registered Owners	
Taipa View Limited	

Interests

Subject to Section 206 Land Act 1924

D628917.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 7.8.2001 at 1.03 pm

7360323.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.5.2007 at 1:09 pm

12089904.5 Mortgage to Family Finance Limited - 16.4.2021 at 4:03 pm

13227411.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.2.2025 at 10:43 am

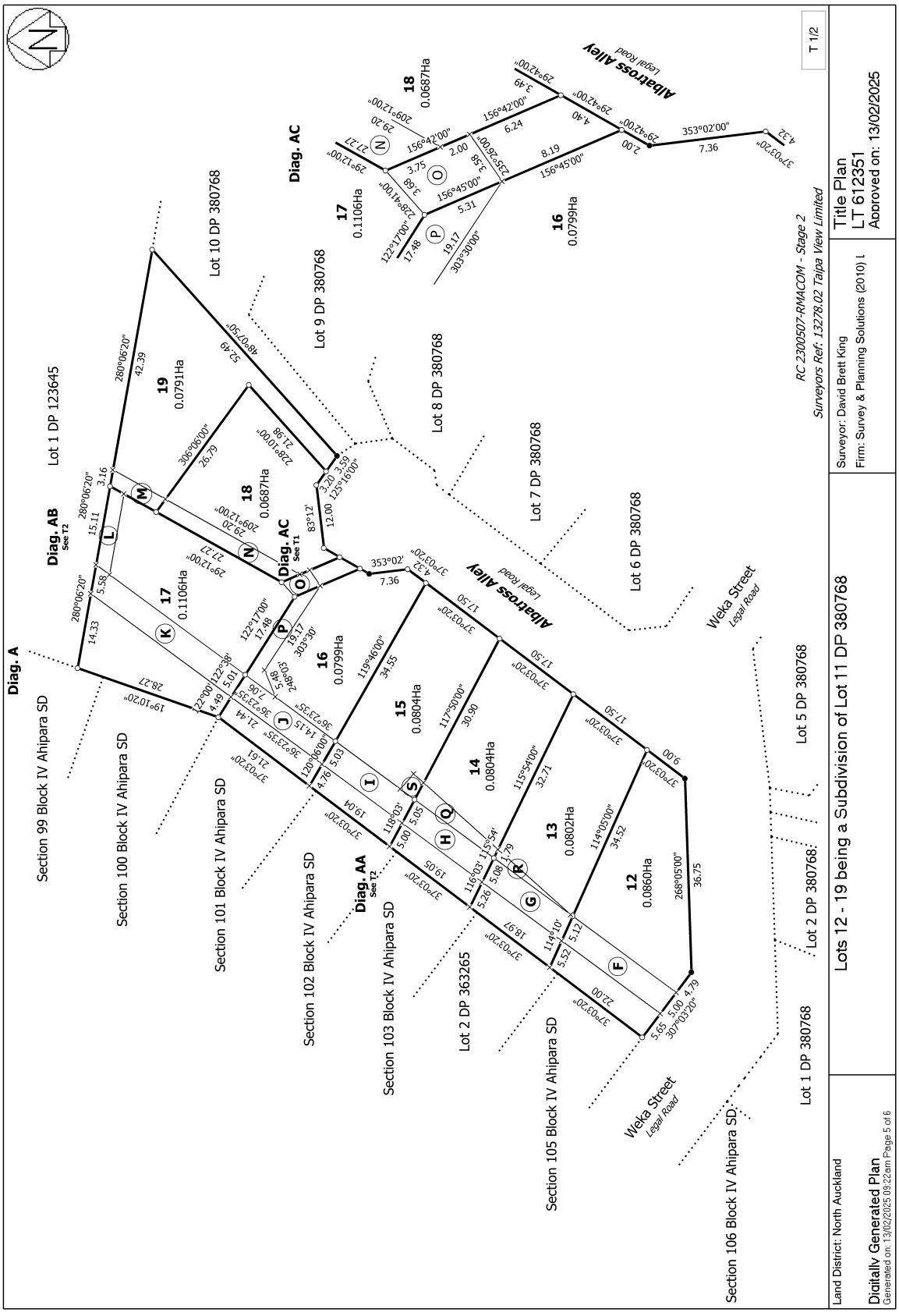
Subject to a right to drain sewage over part marked N on DP 612351 created by Easement Instrument 13227411.4 - 21.2.2025 at 10:43 am

Appurtenant hereto is a right to drain water created by Easement Instrument 13227411.4 - 21.2.2025 at 10:43 am

The easements created by Easement Instrument 13227411.4 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant (in gross) in favour of Far North District Council created by Covenant Instrument 13227411.5 - 21.2.2025 at 10:43 am

Land Covenant in Covenant Instrument 13234217.1 - 26.2.2025 at 10:22 am


Diag. A
Diag. AA
See T2
Diag. AB
See T2
Diag. AC
See T1
Lots 12 - 19 being a Subdivision of Lot 11 DP 380768
Title Plan
LT 612351
Approved on: 13/02/2025
Land District: North Auckland
Digitally Generated Plan
Generated on: 13/02/2025 09:22am Page 5 of 6
Surveyor: David Brett King
Firm: Survey & Planning Solutions (2010) L
RC 2300507-RMACOM - Stage 2
Surveyors Ref. 13278.02 Taipa View Limited
T 1/2
Albatross Alley
Legal Road
Weka Street
Legal Road
Lot 1 DP 123645
Lot 10 DP 380768
Lot 9 DP 380768
Lot 8 DP 380768
Lot 7 DP 380768
Lot 6 DP 380768
Lot 5 DP 380768
Lot 2 DP 380768
Lot 1 DP 380768
Lot 2 DP 363265
Section 99 Block IV Ahipara SD
Section 100 Block IV Ahipara SD
Section 101 Block IV Ahipara SD
Section 102 Block IV Ahipara SD
Section 103 Block IV Ahipara SD
Section 105 Block IV Ahipara SD
Section 106 Block IV Ahipara SD
19 0.0791Ha
18 0.0687Ha
17 0.1106Ha
16 0.0799Ha
15 0.0804Ha
14 0.0804Ha
13 0.0802Ha
12 0.0860Ha

D628917.3 CONO

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING:
The Subdivision of
Pt Section 152
Blk IV Ahipara SD
(North Auckland Registry)

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in Schedule 1 below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and this Notice is to be registered on the new titles, as set out in Schedule 2 herein.

SCHEDULE 1

(1) Provide adequate maintenance against damage, siltation and weed obstruction to any ponds and open drains identified on the stormwater management plan, attached.

(2) The applicant and any prospective purchasers should be informed that the Mangonui County Council Land Drainage Bylaw 1986 applies to both sides of the Sandhills Drain as follows:

"Without prior consent of the Council and then only subject to such conditions as the Council may impose, no owner of any land on the banks of any Council drain shall plant or permit to grow any tree, shrub or hedge, or erect or maintain any fence, building, bridge or other construction or make any excavation in such a position as to interfere with or obstruct the free access of the Council's workmen or agents, plant or machinery along such drain or to any part thereof, for a distance of ten metres from the bank of the drain, or such other distance as the Council may specify in respect to any particular drain or part thereof."
[Lots 26 – 32]

(3) On the basis of a 50 year return period, a minimum datum plane above which a dwelling floor level could expect to be flood-free for such specified flood frequency has been assessed in terms of the stormwater management plan prepared for this subdivision. This datum has been set at 1.00 metre above the top (RL 12.0m) of the concrete culvert at the Sandhills Road entrance to Pt Sec 153 SO 25103 (the FNDC sewerage treatment facility); and the ground floor levels of any dwellings erected on Lots 26 – 32 (inclusive) are to be set at no less than this datum plane; which is identified on the title plan as land covenant areas (B) and (D) to (I) (inclusive).

(4) Because the stormwater management plan identified potential flooding of the land under extreme conditions, any accessory building which requires a building consent on Lots 26 – 32 (inclusive) shall have a finished ground floor level which exceeds by 0.30 metre the average ground level of the land upon which it is erected, unless such average ground level exceeds the datum plane specified in the previous consent notice condition.

(5) No dwelling is to be erected on either Lot 26 or Lot 33 closer than 150 metres from the boundary of the Ahipara Sewerage Treatment Facility, as indicated on the attached copy of the title plan.

SCHEDULE 2

(1) Condition (1) in Schedule 1 refers to Lots 26 - 32 DP 207316, being contained in CsT 135D/67 to 135D/73 (inclusive).

(2) Condition (2) in Schedule 1 refers to Lots 26 –32 DP 207316, being contained in CsT 135D/67 to 135D/73 (inclusive).

(3) Condition (3) in Schedule 1 refers to Lots 26 – 32 DP 207316, being contained in CsT 135D/67 to 135D/73 (inclusive).

(4) Condition (4) in Schedule 1 refers to Lots 26 – 32 DP 207316, being contained in CsT 135D/67 to 135D/73 (inclusive).

(5) Condition (5) in Schedule 1 refers to Lots 26 and 33 DP 207316, being contained in CsT 135D/67 and 135D/74.

SIGNED: P J Killalea

RESOURCE CONSENTS MANAGER for the Far North District Council

DATE: 10th July 2001.

SIGNED by TAIRA VIEW LTD

as registered proprietor(s)

in the presence of:

PER LUGNET

Name

DIRECTOR

Occupation

LINZ COPY

1.03 07.AUG01 D 628917 .3

PATRICULARS ENTERED IN RE
LAND REGISTRY NORTH /

REGISTRAR-GENERAL OF LAND
NEW ZEALAND

cono.

80D/305

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-305/dcd

3

CONO 7360323.2 Cons
Cpy - 01/01, Pgs - 003, 08/05/07, 13:19
DocID: 312882372

Far North District Council

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

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2050439
the Subdivision of Lot 3 DP 326060
North Auckland Registry

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

SCHEDULE

:

(i) Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary/overland (Q100) flow path [on the stormwater management plan prepared previously], and as shown on the as-built drawing (attached). (Lots 1, 6 – 11, 18, 19, 25 – 31 & 34 DP 380768)

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

DATED at **KAIKOHE** this 1st day of May 2007

Note :

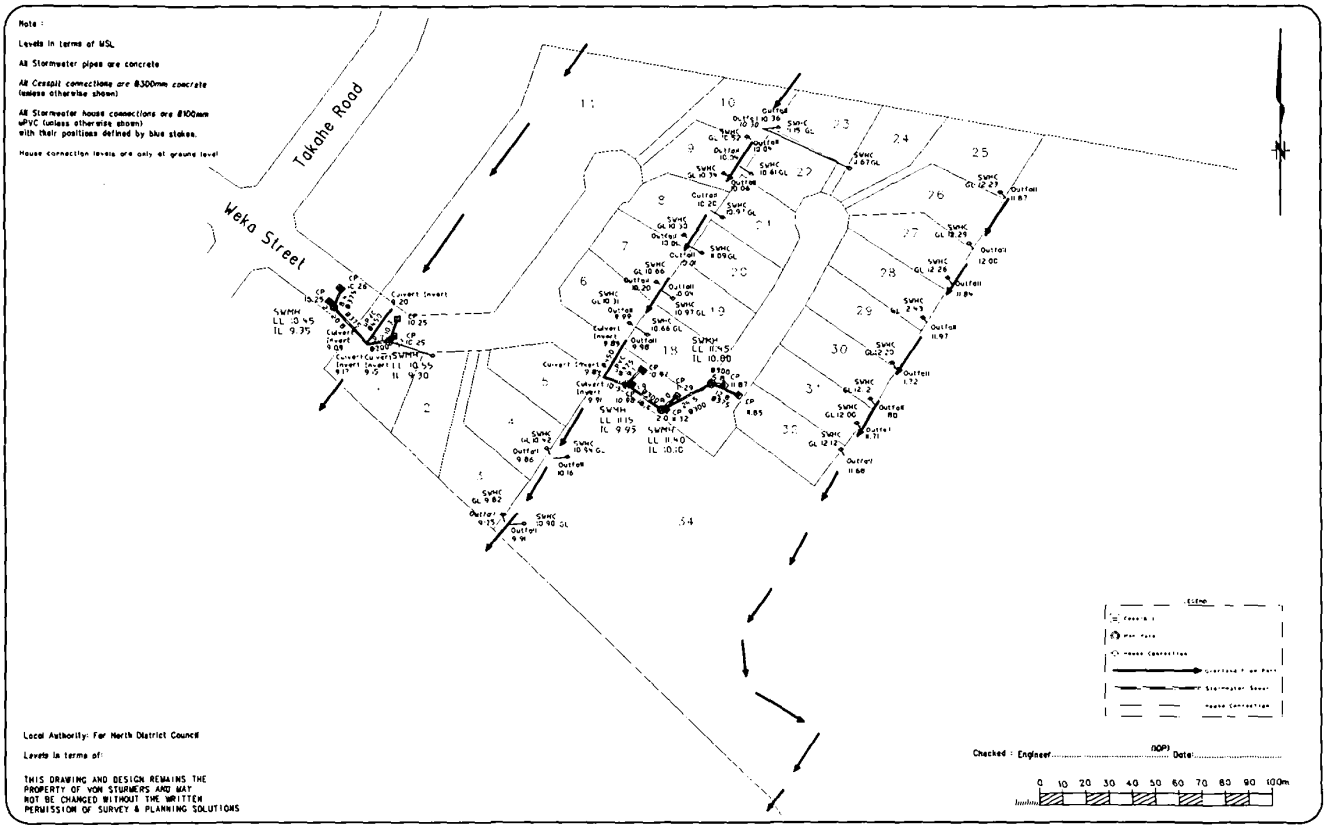
Levels in terms of MSL

All Stormwater pipes are concrete

All Ceasspit connections are Ø300mm concrete (unless otherwise shown)

All Stormwater house connections are Ø100mm uPVC (unless otherwise shown) with their positions defined by blue stakes.

House connection levels are only at ground level



Local Authority: Far North District Council

Levels in terms of:

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VON STURMERS AND MAY NOT BE CHANGED WITHOUT THE WRITTEN PERMISSION OF SURVEY & PLANNING SOLUTIONS

Checked : Engineer..... (SOP) Date:.....

VON STURMERS
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 408 6600
Fax: (09) 408 6602
E-mail: kaitaia@surveyandplanning.co.nz
87 Commerce St
P.O. Box 128
Kaitaia

As-Built - Stormwater

Prepared for Taipa View Limited - RC 2050439

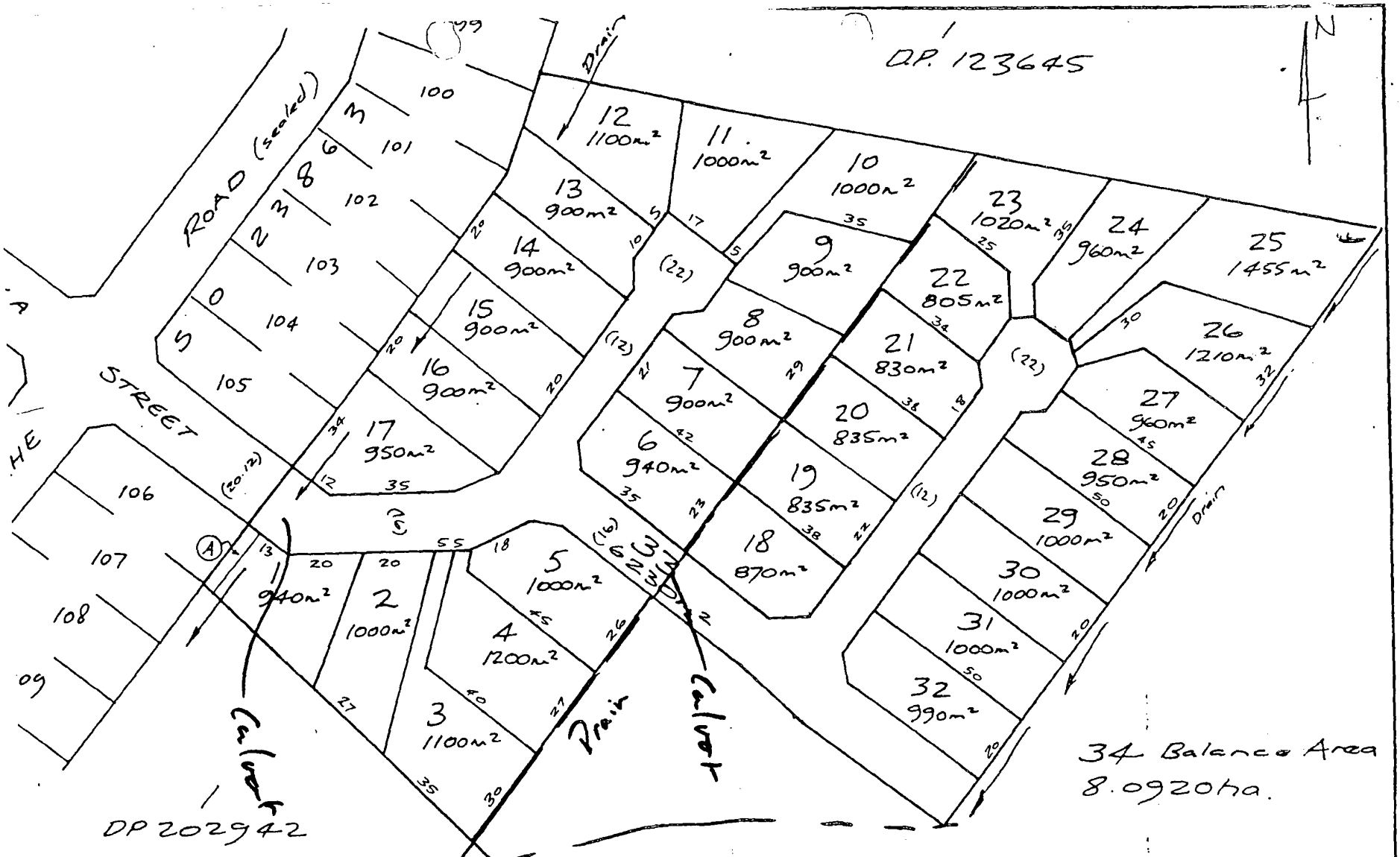
	Name	Date
Surveyed		
Design		
Drawn		7/7/06
Approved		
Rev		

ORIGINAL SCALE 1:1000 SHEET SIZE A2

Surveyors Ref. No: 10624/538

Series

Sheet of



Existing Easement

Purpose	Shown	Created
R.O.W	(A)	C.167176.5

5500
1.8400 ha

Plan for Resource Consent purposes
Areas & measurements subject to survey

RTH DISTRICT
UNCIL

PROPOSED SUBDIVISION OF LOT 3 O.P. 326060
WEKA ST, AHIPARA.
FOR: TAIPA VIEW LTD

Prepared by: VAN STURMERS
SURVEYORS (Kaitaia)

DRAWN AVP | CHECKED | SCALES | SHEET 1 | SERIES OF

View Instrument Details

Instrument No	13227411.2
Status	Registered
Lodged By	Baker, Lisa Anne
Date & Time Lodged	21 Feb 2025 10:43
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	**Land District**
1216929	North Auckland
1216930	North Auckland
1216931	North Auckland
1216932	North Auckland
1216933	North Auckland
1216934	North Auckland
1216935	North Auckland
1216936	North Auckland

Annexure Schedule	Contains 2 Pages

Signature

Signed by Richard George Ashwell Palmer as Territorial Authority Representative on 21/02/2025 10:40 AM

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

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Far North District Council

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CREATING GREAT PLACES
Supporting our people

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

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **CER-2300507-CER224/A**
Being the Subdivision of LOT 11 DP 380768
North Auckland Registry

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

SCHEDULE

Lots 12-19 DP 612351

i. In conjunction with the construction of any building on the lot requiring a building consent the lot owner shall submit for the approval of Council alongside a Building Consent application, details of the on-site stormwater attenuation designed in general accordance with the 'Engineering Suitability Report' prepared by Hawthorn Geddes Engineers and Architects Ltd, Job no 12372, revision 1, and dated 22/03/21, 'Stormwater Assessment Addendum' prepared by Hawthorn Geddes Engineers and Architects Ltd dated 25 March 2024, and 'Flooding Assessment' prepared by Hawthorn Geddes Engineers and Architects Ltd dated 20 March 2024.

   Should the impermeable area proposed exceed 340m^2 on any lot then an additional report shall be provided on stormwater disposal with the application for Building Consent. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the predevelopment flow from the site for rainfall events up to a 10% and 1 % AEP plus allowance for climate change. The design of the onsite retention storage and flow attenuation shall be prepared by a Chartered Professional Engineer or a suitably qualified and experienced practitioner.

ii. The owners of the lots shall maintain on an ongoing basis the private stormwater system for the subdivision to a reasonable and operational standard as per the 'Engineering Suitability Report' prepared by Hawthorn Geddes Engineers and Architects Ltd, Job no 12372, revision 1, and dated 22/03/21 and the 'Stormwater Assessment Addendum' prepared by Hawthorn Geddes Engineers and Architects dated 25 March 2024. If maintenance of the stormwater system is not maintained to a reasonable and operational standard, works can be completed by Council and costs recovered from the individual lot owners respectively. The Council assumes no responsibility including costs towards the ongoing maintenance of private assets that

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service the development. Until such time as the Council of its own volition decides to assume responsibility, the lot owners or occupier of the land will not request the Council to undertake such maintenance.

iii. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and is to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

iv. Rule 10.7.5.2.2 Visual Amenity shall not apply to the development of the lots [Lots 12 -19] provided that details of the oxidation of accessways is supplied at time of Building Consent to mitigate potential visual effects resulting from reflective surfaces within the accessways.

Lots 12-17 DP 612351

v. Lots 12-17 contain areas which are identified by Council as likely to be flood susceptible. All new habitable buildings shall be constructed with a minimum floor level of 10.76m OTP datum as specified in the 'Flooding Assessment' prepared by Hawthorn Geddes Engineers and Architects Ltd dated 20 March 2024. Any other buildings may require assessment from a Chartered Professional Engineer if below the habitable floor level datum, to determine a suitable flood protection level. Assessment shall reference the 'Flooding Assessment prepared by Hawthorn Geddes Engineers and Architects Ltd dated 20 March 2024.

Lots 17 and 19 DP 612351

vi. Screening by way of landscaped planting (in the form of a hedgerow which can grow to a minimum height of 3 metres) or alternatively fencing (in the form of a sold 1.8m timber fence) be undertaken along the northern boundary of these Lots (boundary with Lot 1 DP123645). Any planting is to be implemented by the individual lot owner within the first planting season following the granting of building consent and be maintained for a minimum of 5 years thereafter.

SIGNED:

Ms Nicola Cowley - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE CONSENTS

DATED at **KERIKERI** this 21st day of February 2025

View Instrument Details

Instrument No	13227411.4
Status	Registered
Lodged By	Baker, Lisa Anne
Date & Time Lodged	21 Feb 2025 10:43
Instrument Type	Easement Instrument

Affected Records of Title	**Land District**
1216934	North Auckland
1216935	North Auckland
1216936	North Auckland

Annexure Schedule	Contains 1 Pages

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

I certify that the Mortgagee under Mortgage 12089904.5 has consented to this transaction and I hold that consent ☑

Signature

Signed by Richard George Ashwell Palmer as Grantor Representative on 05/02/2025 12:27 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Richard George Ashwell Palmer as Grantee Representative on 05/02/2025 12:27 PM

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

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Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

TAIPA VIEW LIMITED

Grantee

TAIPA VIEW LIMITED

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose of Easement, or *profit*	Shown (plan reference) **DP 612351**	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to drain water	M	Lot 19 DP 612351 RT 1216936	Lot 18 DP 612351 RT 1216935
	L	Lot 17 DP 612351 RT 1216934	Lots 18, 19 DP 612351 RT 1216935, 1216936
Right to drain sewage	N	Lot 18 DP 612351 RT 1216935	Lot 19 DP 612351 RT 1216936

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

The rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018.

View Instrument Details

Instrument No	13227411.5
Status	Registered
Lodged By	Baker, Lisa Anne
Date & Time Lodged	21 Feb 2025 10:43
Instrument Type	Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Affected Records of Title	**Land District**
1216929	North Auckland
1216930	North Auckland
1216931	North Auckland
1216932	North Auckland
1216933	North Auckland
1216934	North Auckland
1216935	North Auckland
1216936	North Auckland

Annexure Schedule	Contains 3 Pages

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Richard George Ashwell Palmer as Covenantor Representative on 05/02/2025 12:27 PM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Richard George Ashwell Palmer as Covenantee Representative on 05/02/2025 12:27 PM

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

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Form 26

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

TAIPA VIEW LIMITED

Covenantee

FAR NORTH DISTRICT COUNCIL

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose of covenant	Shown (plan reference) **DP 612351**	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant		Lots 12-19 inclusive DP 612351 RT 1216929 to 1216936 inclusive	In Gross

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Covenant rights and powers (including terms, covenants and conditions)

The provisions applying to the specified covenants are those set out below:

COVENANT

1. For the purposes of this instrument the following terms shall have the following definitions:

   The Covenantor includes itself and its successors in Title.

   The Covenantee includes itself and its successors in Title

   Benefited Land means the existing Ahipara Oxidation Ponds at Sandhills Road, Ahipara owned by the Covenantee which has the benefit of this instrument and is identified as "the Oxidation Ponds".

   Burdened Land means that land owned by the Covenantor which is the subject of this instrument and is identified in Schedule A as the Burdened Land

   RMA means the *Resource Management Act 1991,* and includes any replacement legislation

   Emissions means all or any machinery or related noise, light and vibration emissions, odour and emissions emanating from the Benefited Land

2. The Covenantor acknowledges that the Covenantee owns, runs and maintains the Oxidation Ponds at Sandhills Road, Ahipara and that the use of processes, equipment and machinery for the treatment and transfer/disposal of municipal wastewater are part of the day to day workings of the Oxidation Ponds. The Covenantor agrees that it will not:

   (a) Complain, object, challenge, seek to take enforcement action or publicly comment on, or cause others to complain, object to, seek to take enforcement action, or publicly comment on, any of the current or future operations undertaken by the Covenantee (or any lessee of the Covenantee or other occupier of the Dominant Tenement) as they relate to any Emissions from the Benefited Land; or

   (b) To the extent that any of the Emissions gives rise to a claim in nuisance or disruption or any other claim, make any claim for compensation or seek an injunction, or procure any person to make such a claim for application, or provide any support or encourage or fund any such claim or application,

   provided that the Covenantee (or any lessee of the Covenantee or other occupier of the Dominant Tenement) is not in material breach of the consents, district plan standards or other statutory or regulatory requirements applicable to the Emmissions.

   For the purposes of clause 2, if there is a change in any consent, district plan standard or other statutory or regulatory requirement in respect of the zoning of the Burdened Land from the date this instrument is registered those changes shall be disregarded in assessing the Covenantee's compliance with any consent, district plan standard or statutory or regulatory requirement.

3. The Covenantor agrees that it will not:

   (a) Directly or indirectly lobby any authority or other interested party, or directly or indirectly make, support, encourage or fund any objections, in relation to any variation, change or modification to the permitted use, or any designations or consents, either in place at the date of this instrument or granted to the

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Covenantee (or any lessee of the Covenantee or other occupier of the Benefited Land) at a later date, and required by the Covenantee (or other such party), in connection with its use of the Benefited Land; or

(b) Make any objection or submission to take any issue or cause an impediment or delay to any application for Resource Consent under the RMA or any other application for a land use or other consent to facilitate any development, subdivision or change of use on the Benefited Land and it will not encourage or assist any other party to object to or attempt to prevent or delay any such development.

(c) Make any application for Resource Consent under the RMA or any other application for a land use or other consent to facilitate any development, subdivision or change of use on the Burdened Land without obtaining the prior written consent of the Covenantee.

4. For the purposes of this instrument, the Covenantor acknowledges that the business of the Covenantee (and any lessee of the Covenantee or other occupier of the Benefited Land) operating on the Benefited Land may operate on a 24 hours per day, seven days a week basis and the level of Emissions may increase or decrease from time to time and/or as required for public benefit.

5. The Covenantor further agrees that it shall procure that any lessees, licensees, mortgagees or occupiers of the Burdened Land shall enter into an agreement with the Covenantor such that any person shall observe the Covenantor's covenants in clauses 2 and 3 of this instrument as if that person were the Covenantor which covenant shall also be and shall be stated to be for the benefit of the Covenantee for the purpose of the *Contracts (Privity) Act 1982.*

6. In the event that any lessee, licensee, mortgagee or occupier of the Burdened Land does any of those things that clauses 2 and 3 above intend to restrict, the Covenantor shall indemnify the Covenantee (and the lessee of the Covenantee and any occupier of the Dominant Tenement) for any loss incurred by the Covenantee (or other such person) from such an action. This clause 6 shall, for the purposes of the *Contracts (Privity) Act 1982* be for the benefit of the lessees of the Covenantee and any other occupier of the Dominant Tenement.

7. Should the Covenantor have any concerns about the Emissions which it reasonably considers do not comply with any relevant consents, district plans, or RMA or other statutory or regulatory requirements, the Covenantor agrees that it shall discuss these concerns with the Covenantee before making any complaints or taking action, and to allow the Covenantee (or any lessee of the Covenantee or other occupier of the Dominant Tenement) reasonable time (having regard to the nature of the concern and time reasonably required to (if necessary) remedy such concern) to respond to and remedy the concerns.

RELOCATE SECONDHAND RESIDENCE & GARAGE TO SITE

JOB #:
26131
PROJECT:
13 ALBATROSS ALLEY,
AHIPARA
FOR:
NICK FISTONICH

architecture | design | draughting

Drawing Register:

Site Plan	BC-A.101
Silt Fence Details	BC-A.102
Existing Floor Plan	BC-A.110
Proposed Floor Plan	BC-A.111
Subfloor / Drainage Plan	BC-A.112
Garage Plans & Elevations	BC-A.113
Existing Elevations	BC-A.201
Proposed Elevations	BC-A.202
Cross Sections	BC-A.301
Pile Details	BC-A.501
Weathering Details - Sheet 1	BC-A.502
Lumberlok Pile Fixings	BC-A.510
Lumberlok Pile Fixings	BC-A.511
Generic Relocate Cut Details	BC-A.520
Generic Relocate Cut Details	BC-A.521
Generic Relocate Cut Details	BC-A.522
Standard Figures	BC-A.601
Standard Tables	BC-A.602

Archiology Ltd

24 Kahikatea Flat Road,
Dairy Flat, Auckland 0810, NZ
P O Box 120, Kumeu
Auckland 0794

P: 0800 22 77 45
e: info@archiology.co.nz

archiology
ARCHITECTURE | DESIGN | DRAUGHTING

Legal Description:

Site Address	13 Albatross Alley, Ahipara
Territorial Authority	Far North District Council
Legal Desc.	Lot 18 DP 612351
Cert. of Title	1216935
Site Area	687 m2
Zone	Coastal Living
Overlays	NA
Controls	NA
Wind Zone - Ex Dwelling	High (BRANZ)
Wind Zone - Subject Site	High (BRANZ)
EQ Zone	Zone 1
Exposure Zone	Zone C

General Site Notes:

SITE MANAGEMENT:
- ENSURE TO ERECT SILT CONTROL FENCES & WATER DIVERSION TRENCH AWAY FROM THE EXCAVATION PRIOR TO ANY SOIL DISTURBANCE TAKING PLACE.
- ENSURE THAT THE SUPPRESSION OF DUST IS ATTENDED TO IF IT BECOMES AN ISSUE.

NZBC:F5 - CONSTRUCTION & DEMOLITION HAZARDS
- WORKS UNDERTAKEN FOR THIS CONSENT DO NOT INCLUDE THOSE WHERE FALLING OBJECTS ARE A HAZARD. WORKS ARE CENTRALLY LOCATED TO THE SITE, ADJACENT PROPERTIES ARE OUTSIDE PROXY OF ANY POTENTIAL HAZARDOUS ACTIVITY.
- ALL SUITABLY QUALIFIED CONTRACTORS ARE TO ENSURE OPERATION OF WORKS FALLS INTO COMPLIANCE WITH NZBC F5.2.
- WORKS UNDERTAKEN ARE TO BE DONE UNDER APPROPRIATELY QUALIFIED SUPERVISION. PROJECT MANAGER/FOREMAN OR CLIENT TO ENSURE HAZARDOUS WORKS CANNOT BE ACCESSED BETWEEN OPERATIONAL WORKING HOURS.

NOTE: SETOUT / LOCATION OF BUILDINGS
- THE PROPOSED LOCATION OF THE RESIDENCE IS TO BE PEGGED BY A SURVEYOR IN THE CONFIRMED LOCATION. CHECK WITH HOUSE MOVER PRIOR TO UNDERTAKING THIS.
- PEG FFL *DATUM BY SURVEYOR ON SITE - ENSURE 450MM TO UNDERSIDE OF JOIST MINIMUM (PEG FFL AGAINST FENCE - OUT OF THE WAY) - CONFIRM THAT YOU ARE OK WITH THIS LEVEL.
- ADVISE HOUSE MOVER THAT THE ABOVE HAS BEEN CONFIRMED AND/OR CARRIED OUT AND THAT THE SITE IS READY FOR THE RELOCATION OF THE BUILDING.
- HOUSE MOVING CONTRACTOR TO CONFIRM EXISTING LEVELS ON SITE PRIOR TO SITING DWELLING - ENSURE MINIMUM CLEARANCE 450mm TO UNDERSIDE OF FLOOR JOISTS IS ACHIEVED FROM THE HIGHEST POINT OF EXISTING GROUND

WATER SUPPLY NOTES:
OWNER TO PROVIDE 5-MICRON FILTRATION & UV STERILIZATION TO THE WATER SUPPLY, INCLUDING A FIRST FLUSH DIVERTER FOR ROOF SUPPLY, LEAF DIVERTERS TO ALL DOWNPIPES & BACKFLOW PREVENTION DEVICE. PIPE SIZE & MATERIAL TO BE SELECTED AS PER NZBC:G12 TABLE 1. ENSURE PUMP IS INSTALLED TO PROVIDE CONSTANT WATER SUPPLY.
HOUSEHOLDS WITH 11/5.5 OR 6/3 FLUSH TOILET(S) AND STANDARD FIXTURES, LOW WATER USE DISHWASHER AND NO GARBAGE GRINDER

ASBESTOS ASSESSMENT
IF WORKS INCLUDE AREAS WHERE RISK OF PRODUCTS CONTAINING ASBESTOS A SUITABLY QUALIFIED CONTRACTOR IS TO BE CONTACTED TO ASSESS AND REMOVE (WHERE/IF REQUIRED) TO WORKSAFE NZ (2016) *'MANAGEMENT & REMOVAL OF ASBESTOS. APPROVED CODE OF PRACTICE'* STANDARDS.

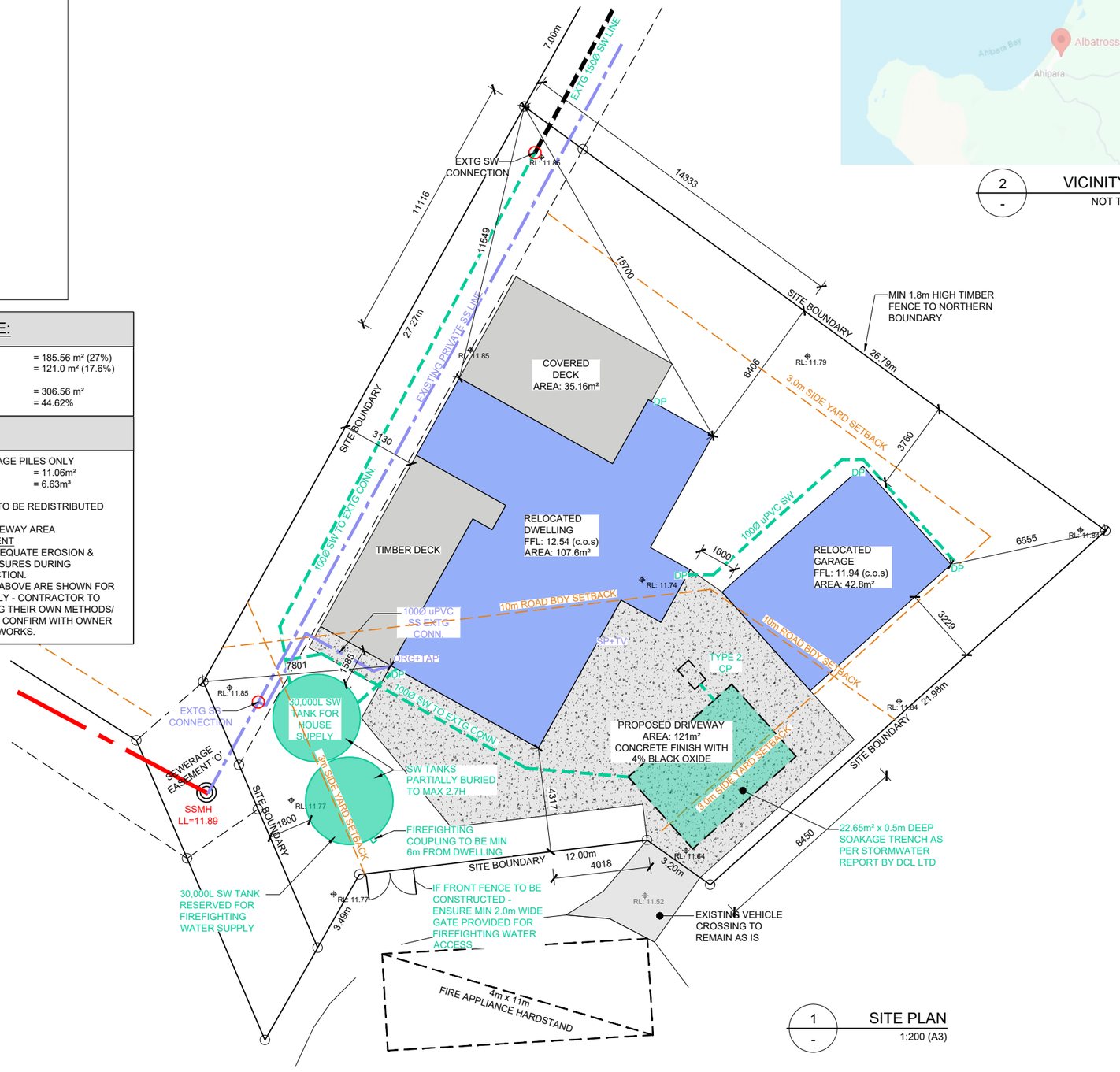
SITE COVERAGE:

BUILDING COVERAGE	= 185.56 m² (27%)
DRIVEWAY	= 121.0 m² (17.6%)
TOTAL IMPERVIOUS	= 306.56 m² = 44.62%

EARTHWORKS:

CUT AREA: HOUSE & GARAGE PILES ONLY
CUT AREA = 11.06m²
CUT VOLUME = 6.63m³

- EXCESS CUT MATERIAL TO BE REDISTRIBUTED ONSITE
- EARTHWORKS FOR DRIVEWAY AREA
NOT PART OF THIS CONSENT
- ENSURE TO PROVIDE ADEQUATE EROSION & SEDIMENT CONTROL MEASURES DURING EARTHWORKS CONSTRUCTION.
- EARTHWORKS FIGURES ABOVE ARE SHOWN FOR PLANNING PURPOSES ONLY - CONTRACTOR TO CALCULATE/ QUOTE USING THEIR OWN METHODS/ CALCULATIONS ON SITE & CONFIRM WITH OWNER PRIOR TO UNDERTAKING WORKS.



1 - SITE PLAN
1:200 (A3)



2 - VICINITY MAP
NOT TO SCALE

SCALE 1:200 - (m) 0 1 2 3 4 5 6 7 8 9 10 11 12 14 16 18 20
SCALE 1:100 - (m) 0 1 2 3 4 6 8 10

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ARCHITECTURE | DESIGN | DRAUGHTING

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P O Box 120, Kumeu
Auckland 0841, NZ
e: info@archiology.co.nz

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ISSUE	REVISION	BY	DATE

ORIGINAL PLAN IN COLOUR

CLIENT:
NICK FISTONICH

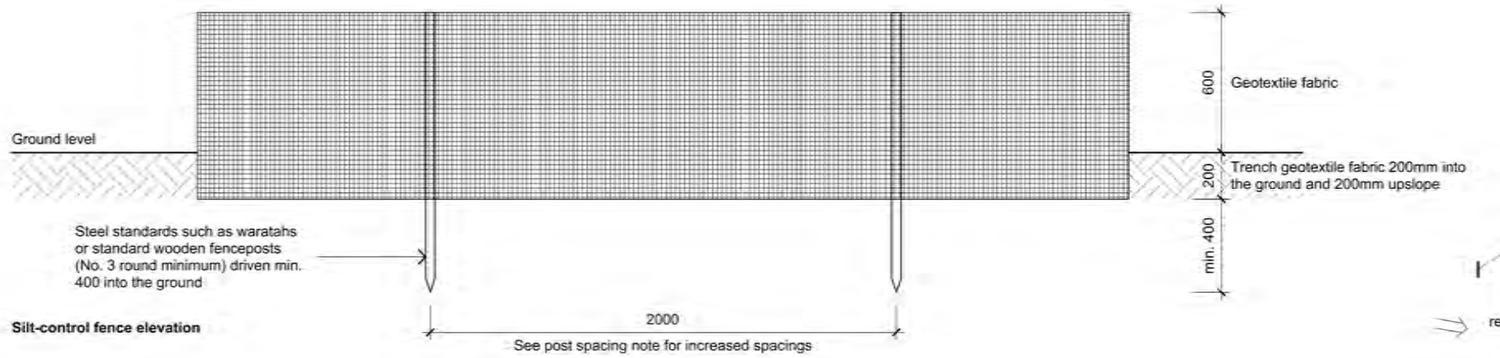
PROJECT:
RELOCATE EXISTING RESIDENCE TO SITE

ADDRESS:
13 ALBATROSS WAY, AHIPARA

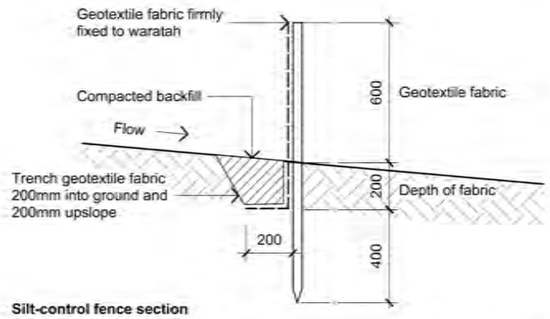
DRAWING TITLE:
SITE PLAN

PRELIMINARY

DESIGNED:	DRAWN: LL
CHECKED:	SCALE: NTD (A3)
APPROVED:	
JOB NUMBER: 26131	DATE: 06/2025
DWG NUMBER: BC-A.101	REV.



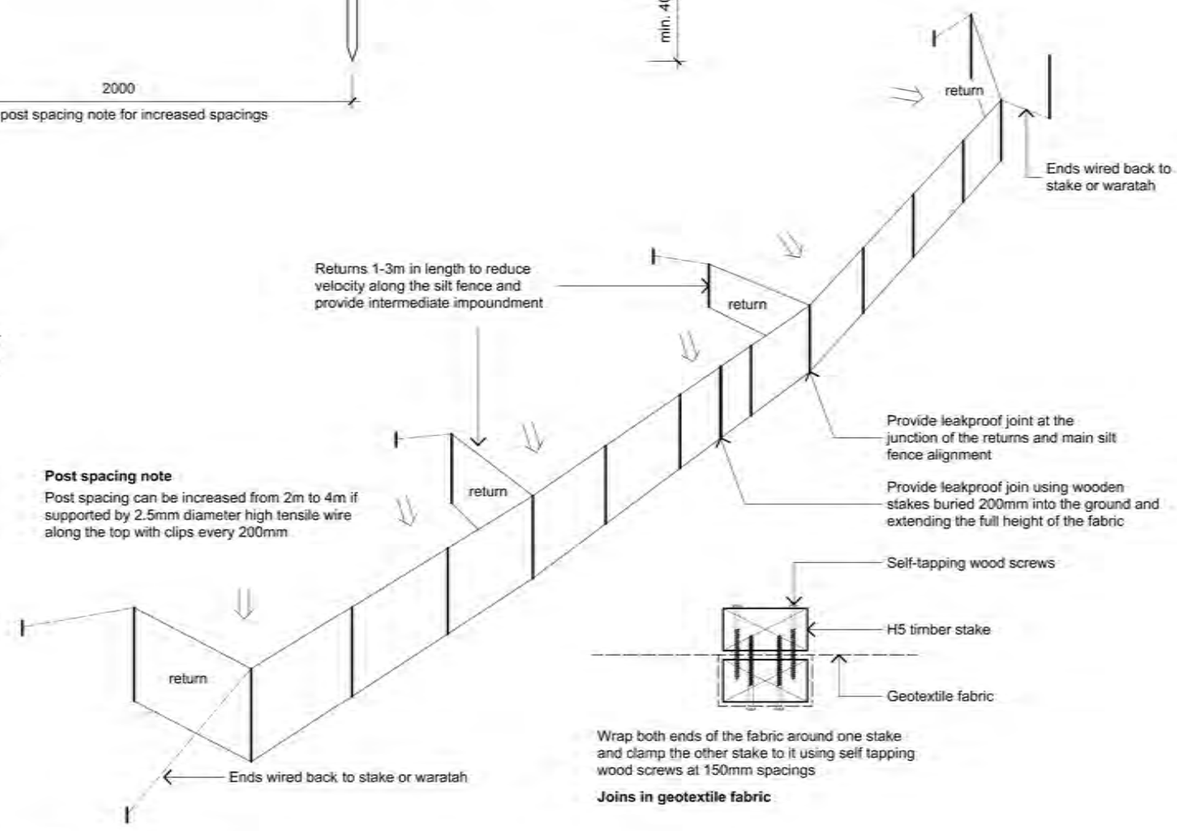
Silt-control fence elevation



Silt-control fence section

Post spacing note

Post spacing can be increased from 2m to 4m if supported by 2.5mm diameter high tensile wire along the top with clips every 200mm



Silt-control fence layout

Wrap both ends of the fabric around one stake and clamp the other stake to it using self tapping wood screws at 150mm spacings

Joins in geotextile fabric

1 / - SILT FENCE DETAILS

NOT TO SCALE

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ISSUE	REVISION	BY	DATE

ORIGINAL PLAN IN COLOUR

CLIENT:
NICK FISTONICH

PROJECT:
RELOCATE EXISTING RESIDENCE TO SITE

ADDRESS:
13 ALBATROSS WAY, AHIPARA

DRAWING TITLE:
SILT FENCE DETAILS

PRELIMINARY

DESIGNED:	DRAWN: II
CHECKED:	SCALE: NTD (A3)
APPROVED:	
JOB NUMBER: 26131	DATE: 09/2026
DWG NUMBER: BC-A.102	REV.

General Notes:

1. ALL WINDOWS AND EXTERIOR DOOR DIMENSIONS ARE GIVEN AS TRIM SIZES (HxW).
2. SETOUT TO MEET NZS3604:2011
3. ALL SHOWER GLAZING TO BE SAFETY GLASS.
4. ALL DOWNLIGHTS TO BE CA RATED, REFER TO SPECS.
5. ALL BATHROOM AND WC WINDOWS MUST HAVE RESTRICTOR STAYS.
6. ALL WARDROBES & CUPBOARDS TO HAVE 300 WIDE VENTILATED WIRE SHELVES.
7. GLAZING = DOUBLE GLAZED VANTAGE ALUMINIUM RESIDENTIAL SUITE - INSTALL GLAZING IN ACCORDANCE WITH NZS 4223
8. ALL BATH AND SHOWER SCREEN/DOORS AND ALL BATHROOM WINDOW GLAZING WITHIN 1500mm OF ADJACENT FFL TO BE TOUGHENED
9. ALL TIMBER TO BE SG8 UNLESS NOTED OTHERWISE

D1: SLIP RESISTANCE

ALL ACCESS ROUTE MATERIALS SHALL COMPLY WITH MINIMUM SLIP RESISTANCE FOR WALKING SURFACE *REFER D1/AS1 TABLE 2 SLIP RESISTANCEFOR WALKING SURFACES.*
ACCESS ROUTE ONLY TO MAIN ENTRANCE IS ASSUMED TO BE WET.

STAIRS - ENTRY / DECK
a) TO BE CONSTRUCTED WITH A SLIP RESISTANT MATERIAL GROOVED ACROSS PROFILE TO MEET COEFFICIENT OF NOT LESS THAN 0.4 WHEN WET TO MEE NZS3604:2011 CLAUSE 7.4.4.
b) IF THERE ARE STEPS COMING OFF OUTWARD OPENING DOORS THEN 400mm CLEARANCE FROM DOOR SWING TO STEPS IS REQUIRED.
c) IF THERE ARE 3 OR MORE RISERS - ENSURE TO PROVIDE HANDRAIL TO NZBC REQUIREMENTS.
d) STAIR TREADS = MIN. 280mm / RISERS = MAX.190mm

G8: ARTIFICIAL LIGHT

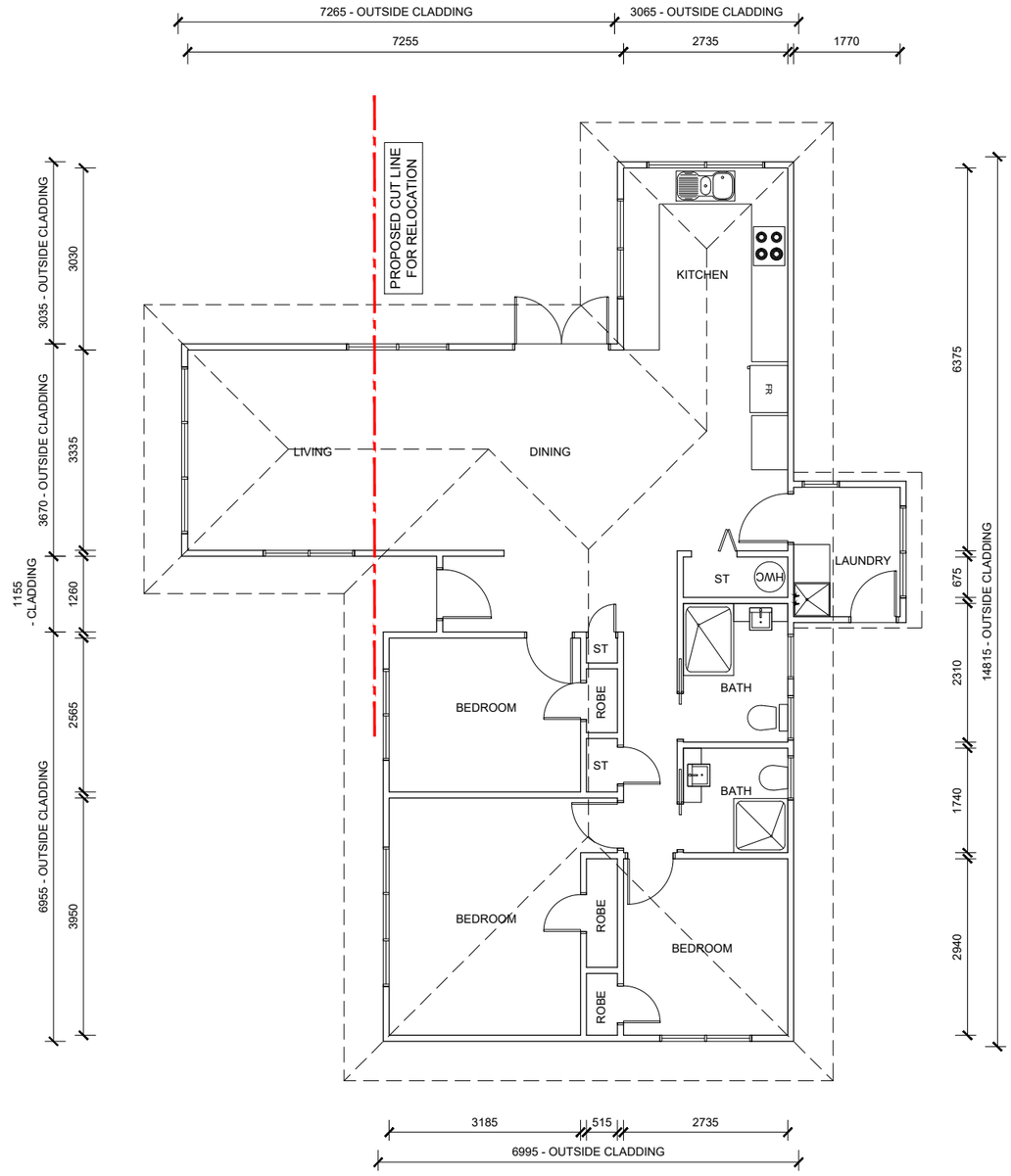
ALL LIGHTING TO COMPLY WITH NZBC G8/AS1 TABLE 1 & D1/AS1 TABLE 8
INTERNAL STAIR LUMINAIRE TYPE INCADESCENT LIGHTING IN COMMON SPACES WATTAGE REQUIREMENT 10W/m² AS PER TABLE 1.
FRONT ENTRY LUMINAIRE TYPE INCADESCENT LIGHTING IN COMMON SPACES WATTAGE REQUIREMENT 6W/m² AS PER TABLE 1.

SAFETY FROM FALLING

ALL WINDOWS WITH OPENINGS WITHIN 760mm OF THE FFL AND WITH A FALL HEIGHT >1.0m TO BE FITTED WITH RESTRICTOR STAYS AS PER NZBC:F4 - CONTRACTOR TO CONFIRM ON SITE.

F7: SMOKE ALARMS

- TO BE IN ACCORDANCE WITH NZBC F7/AS1.3.1 + C/AS1 & C/AS2.
- SMOKE ALARMS MUST BE IN ALL **BEDROOMS, LIVING SPACES, HALLWAYS AND LANDINGS**, AND ON EACH LEVEL OF A MULTI-LEVEL HOME.
- WHERE A KITCHEN IS SEPARATED FROM LIVING SPACES AND HALLWAYS BY CLOSABLE DOORS, AN ALARM SUITABLE FOR KITCHENS (WHICH MAY BE A HEAT ALARM) MUST BE INSTALLED IN THE KITCHEN.
- ALARMS MUST BE MOUNTED WITHIN 10m OF EACH OTHER IN ANY DIRECTION.
- ALARMS CAN BE HARD-WIRED OR OPERATED WITH A LONG-LIFE (MINIMUM 10-YEAR) SEALED AND NON-REMOVABLE BATTERY. WHERE HARD WIRED THEY MUST BE TESTED AND CERTIFIED BY A LICENSED ELECTRICAL WORKER.
- THE INTERCONNECTION BETWEEN ALARMS CAN BE WIRED OR WIRELESS AND HARD-WIRED ALARMS CAN BE INCORPORATED INTO A SECURITY SYSTEM.



1 / - EXISTING FLOOR PLAN
1:100 (A3)

SCALE 1:200 - (m) 0 1 2 3 4 5 6 7 8 9 10 11 12 14 16 18 20
SCALE 1:100 - (m) 0 1 2 3 4 6 8 10

Legend - Floor Plan:

EXTG TIMBER FRAMED WALLS - SIZE AS DIMENSIONED

PROPOSED 90x45 H3.1 TIMBER FRAMED WALL - DOUBLE STUDS AT 600c/c MAX (MAX HEIGHT 3.0m), NOGS @ 800c/c OR TO SUIT CLADDING MANUFACTURERS SPECS

SD INTERLINKED AUDIBLE SMOKE DETECTOR

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ISSUE	REVISION	BY	DATE

ORIGINAL PLAN IN COLOUR

CLIENT:
NICK FISTONICH

PROJECT:
RELOCATE EXISTING RESIDENCE TO SITE

ADDRESS:
13 ALBATROSS WAY, AHIPARA

DRAWING TITLE:
EXISTING FLOOR PLAN

PRELIMINARY

DESIGNED:		DRAWN:	LL
CHECKED:		SCALE:	NTD (A3)
APPROVED:			
JOB NUMBER:	26131	DATE:	09/2026
DWG NUMBER:	BC-A110	REV.	

General Notes:

1. ALL WINDOWS AND EXTERIOR DOOR DIMENSIONS ARE GIVEN AS TRIM SIZES (HxW).
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- TO BE IN ACCORDANCE WITH NZBC F7/AS1.3.1 + C/AS1 & C/AS2.
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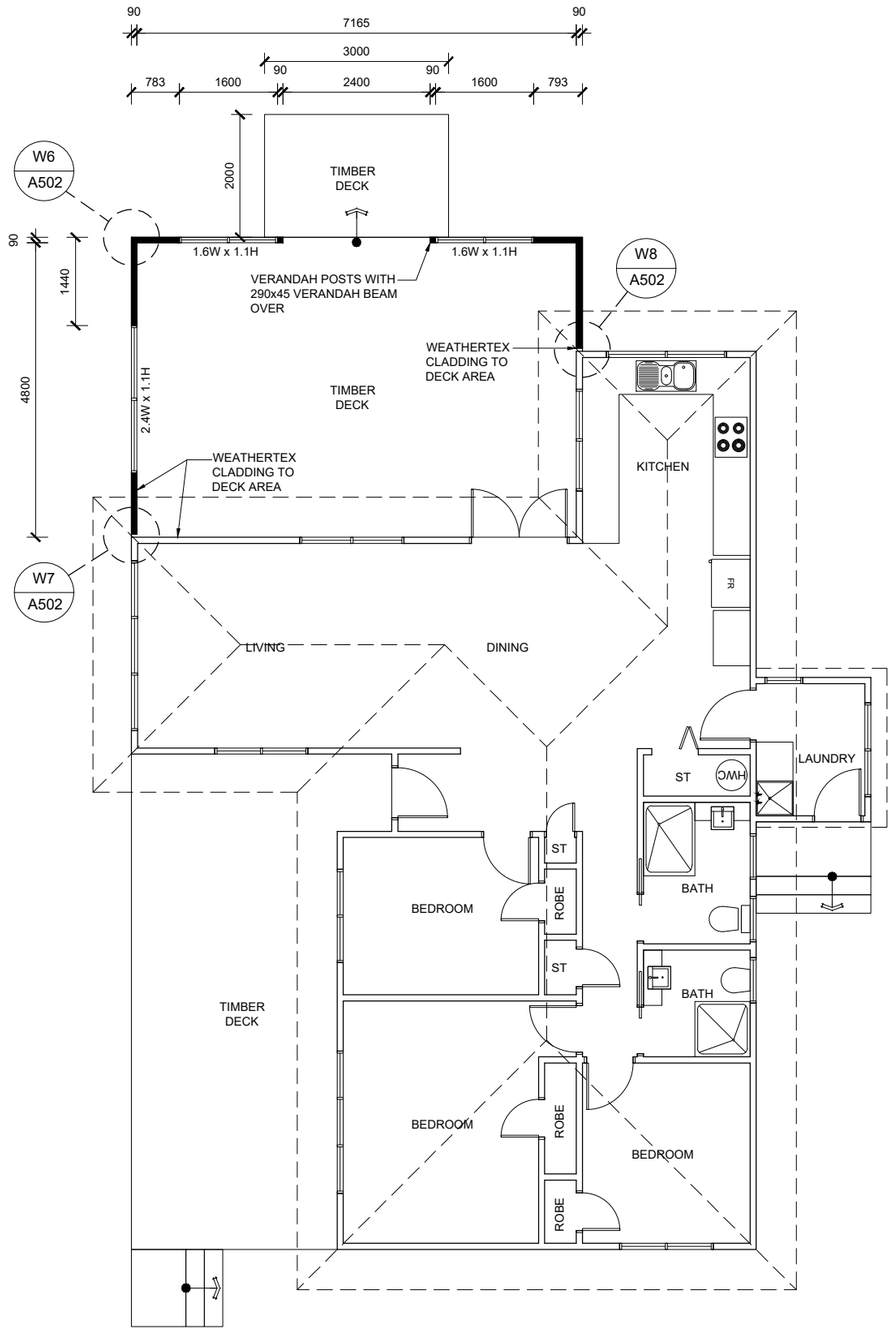

1 / - PROPOSED FLOOR PLAN
1:100 (A3)

SCALE 1:200 - (m) 0 1 2 3 4 5 6 7 8 9 10 11 12 14 16 18 20
SCALE 1:100 - (m) 0 1 2 3 4 6 8 10

Legend - Floor Plan:

EXTG TIMBER FRAMED WALLS - SIZE AS DIMENSIONED

PROPOSED 90x45 H3.1 TIMBER FRAMED WALL - DOUBLE STUDS AT 600c/c MAX (MAX HEIGHT 3.0m), NOGS @ 800c/c OR TO SUIT CLADDING MANUFACTURERS SPECS

SD INTERLINKED AUDIBLE SMOKE DETECTOR

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P O Box 120, Kumeu Auckland 0841, NZ
e: info@archiology.co.nz

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ISSUE	REVISION	BY	DATE

ORIGINAL PLAN IN COLOUR

CLIENT:
NICK FISTONICH

PROJECT:
RELOCATE EXISTING RESIDENCE TO SITE

ADDRESS:
13 ALBATROSS WAY, AHIPARA

DRAWING TITLE:
PROPOSED FLOOR PLAN

PRELIMINARY

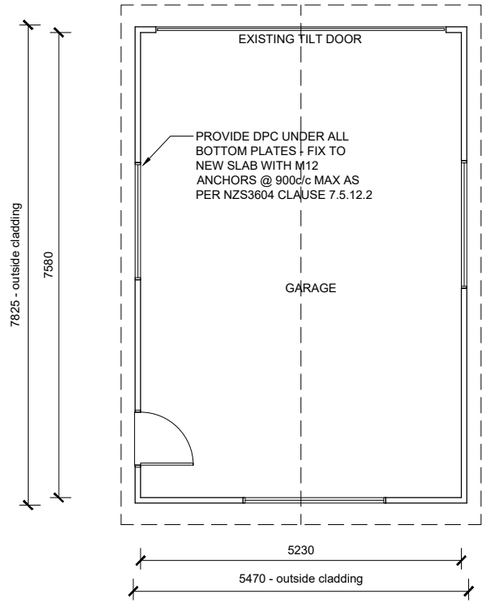
DESIGNED:	DRAWN: LL
CHECKED:	SCALE: NTD (A3)
APPROVED:	
JOB NUMBER: 26131	DATE: 09/2026
DWG NUMBER: BC-A111	REV.

Legend - Floor Plan:

EXTG TIMBER FRAMED WALLS - SIZE AS DIMENSIONED

PROPOSED 90x45 H3.1 TIMBER FRAMED WALL - DOUBLE STUDS AT 600c/c MAX (MAX HEIGHT 3.0m), NOGS @ 800c/c OR TO SUIT CLADDING MANUFACTURERS SPECS

SD ● INTERLINKED AUDIBLE SMOKE DETECTOR



1 - EXISTING FLOOR PLAN
1:100 (A3)

Foundation Legend:

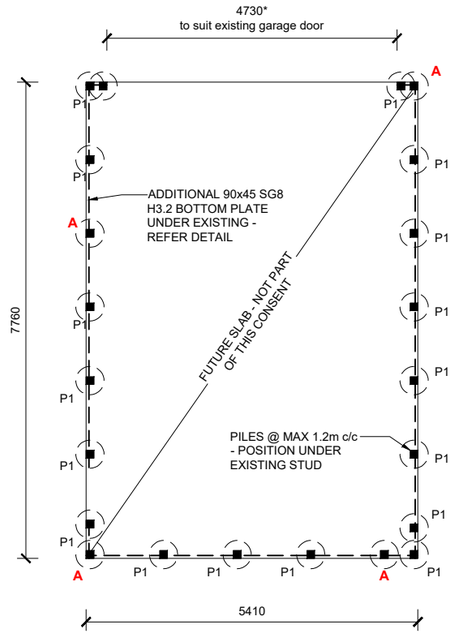
NON LOAD BEARING CONCRETE SLAB
100mm THK 25MPa CONCRETE SLAB WITH SE62 MESH ON 25mm GAP7 BLINDING ON MIN 100mm GAP40 COMPACTED BASE

200W X 200D SLAB THICKENING BETWEEN PILES

SC
25mm DEEP SAW CUT WITHIN 24HOURS

P1
ORDINARY PILES
125sq H5 SENTON PILE IN 400Ø x 600mm DEEP 25mpa CONC. FOOTING - MIN 100 CLEAR FROM BASE OF PILE TO BASE OF HOLE

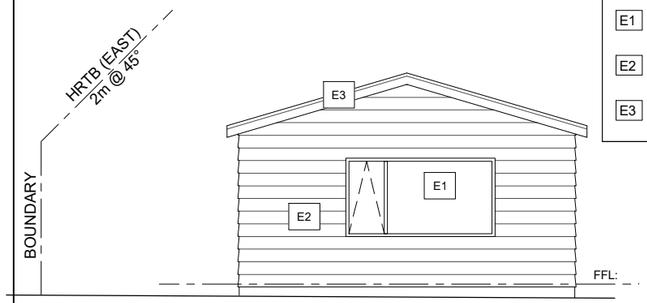
A
ANCHOR PILES
125sq H5 SENTON PILE IN 400Ø x 900mm DEEP 25mpa CONC. FOOTING - MIN 100 CLEAR FROM BASE OF PILE TO BASE OF HOLE



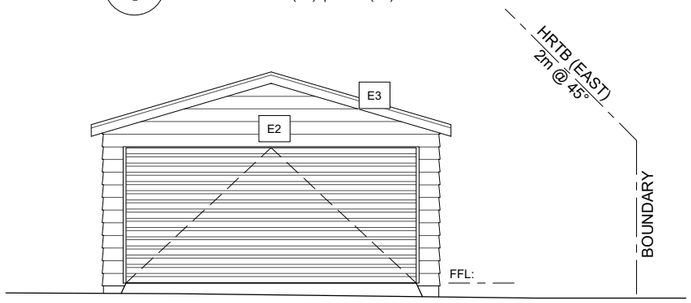
2 - FOUNDATION PLAN
1:100 (A3)

Elevations - Notes:

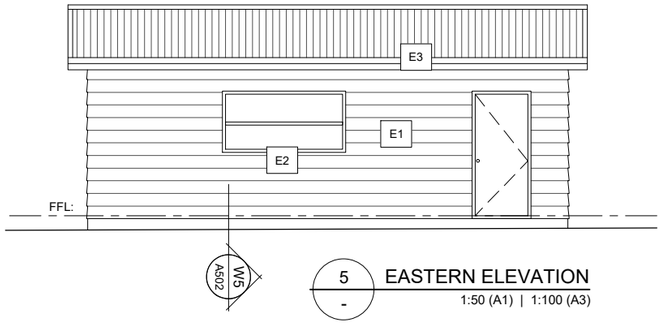
- E1 SINGLE GLAZED ALUMINIUM JOINERY
- E2 EXISTING FIBRE CEMENT WEATHERBOARD CLADDING TO REMAIN
- E3 EXISTING LONGRUN METAL ROOFING



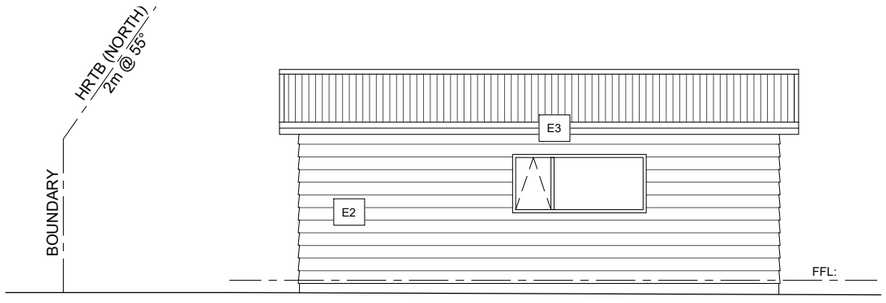
3 - NORTHERN ELEVATION
1:50 (A1) | 1:100 (A3)



4 - SOUTHERN ELEVATION
1:50 (A1) | 1:100 (A3)



5 - EASTERN ELEVATION
1:50 (A1) | 1:100 (A3)



6 - WESTERN ELEVATION
1:50 (A1) | 1:100 (A3)

SCALE 1:200 - (m) 0 1 2 3 4 5 6 7 8 9 10 11 12 14 16 18 20
SCALE 1:100 - (m) 0 1 2 3 4 6 8 10

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ARCHITECTURE | DESIGN | DRAUGHTING

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ISSUE	REVISION	BY	DATE

ORIGINAL PLAN IN COLOUR

CLIENT:
NICK FISTONICH

PROJECT:
RELOCATE EXISTING RESIDENCE TO SITE

ADDRESS:
13 ALBATROSS WAY, AHIPARA

DRAWING TITLE:
GARAGE PLANS & ELEVATIONS

PRELIMINARY

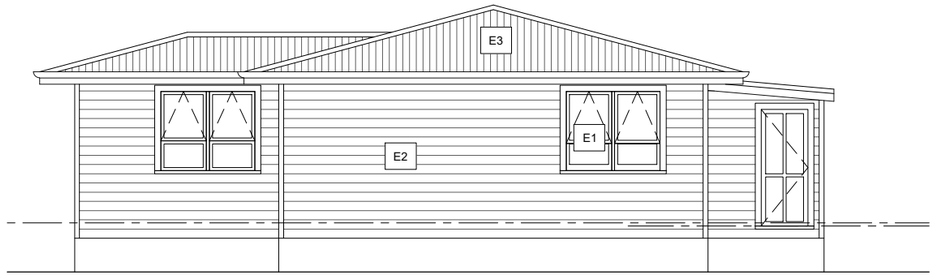
DESIGNED:		DRAWN:	LL
CHECKED:		SCALE:	NTD (A3)
APPROVED:			
JOB NUMBER:	26131	DATE:	05/2026
DWG NUMBER:	BC-A.112	REV.	

HOUSE MOVING CONTRACTOR TO CONFIRM EXISTING LEVELS ON SITE PRIOR TO SITING DWELLING - ENSURE MINIMUM CLEARANCE 450mm TO UNDERSIDE OF FLOOR JOISTS IS ACHIEVED FROM THE HIGHEST POINT OF EXISTING GROUND

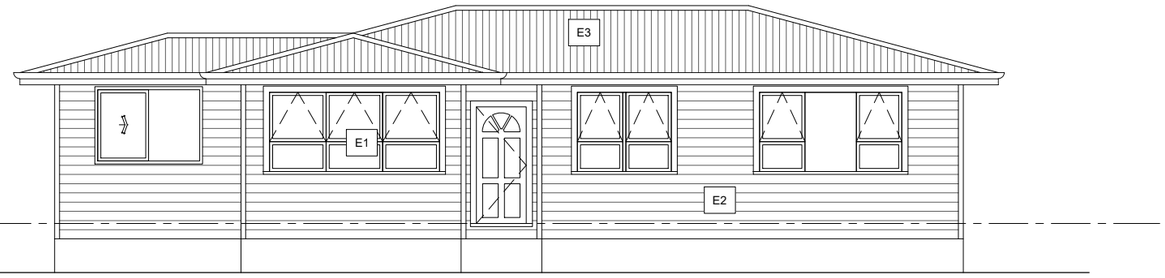
CONTRACTOR TO CONFIRM CONDITION & SUITABILITY OF ROOF CLADDING FOR POTABLE WATER SUPPLY - RE-COAT WITH RESENE SUMMIT ROOF PAINT (OR SIMILAR) IF REQUIRED

Elevations - Notes:

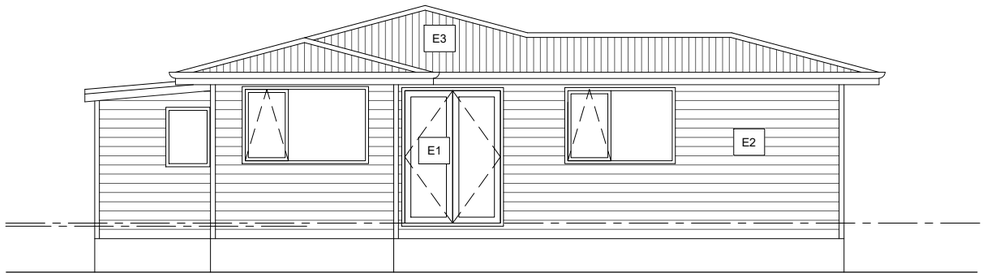
E1	EXISTING SINGLE GLAZED JOINERY TO REMAIN
E2	EXISTING INSULATED VINYL CLADDING OVER TIMBER WEATHERBOARDS
E3	EXISTING CORRUGATED IRON ROOFING
E4	PROPOSED SINGLE GLAZED ALUMINIUM JOINERY - COLOUR & STYLE TO MATCH EXISTING
E5	PROPOSED DIRECT FIXED WEATHERTEX CLADDING
E6	PROPOSED TRAPEZOIDAL PROFILED ROOF CLADDING
E7	H3.2 90x18 HORIZONTAL TIMBER SLAT CLADDING TO SUBFLOOR - MIN 20mm GAP BETWEEN BOARDS FOR VENTILATION - PROVIDE 90x45 H3.2 STUDS EACH SIDE OF PILES AS REQUIRED FOR SLAT SUPPORT



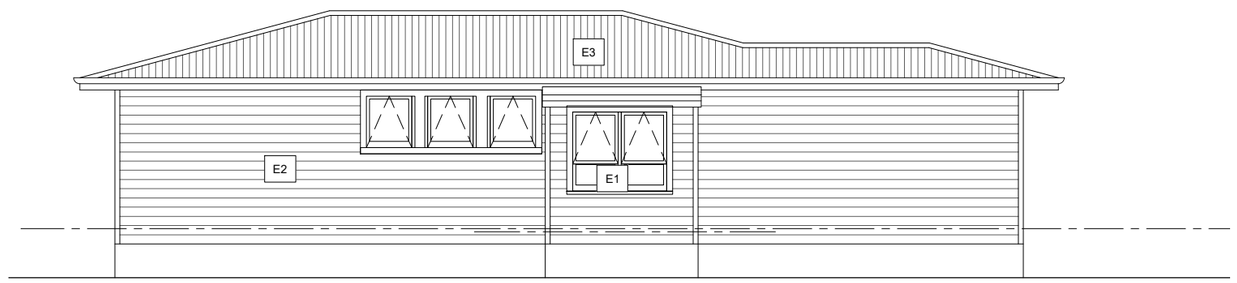
1 / - ELEVATION
1:100 (A3)



2 / - ELEVATION
1:100 (A3)



3 / - ELEVATION
1:100 (A3)



4 / - ELEVATION
1:100 (A3)

SCALE 1:200 - (m) 0 1 2 3 4 5 6 7 8 9 10 11 12 14 16 18 20

SCALE 1:100 - (m) 0 1 2 3 4 6 8 10

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ISSUE	REVISION	BY	DATE

CLIENT:
NICK FISTONICH

PROJECT:
RELOCATE EXISTING RESIDENCE TO SITE

ADDRESS:
13 ALBATROSS WAY, AHIPARA

DRAWING TITLE:
EXISTING ELEVATIONS

PRELIMINARY

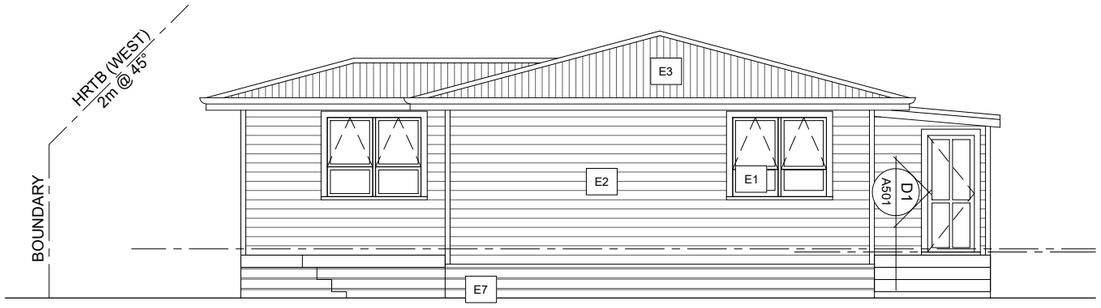
DESIGNED:	CJM	DRAWN:	CJM
CHECKED:		SCALE:	NTD (A3)
APPROVED:			
JOB NUMBER:	26131	DATE:	09/2026
DWG NUMBER:	BC-A201	REV.	

HOUSE MOVING CONTRACTOR TO CONFIRM EXISTING LEVELS ON SITE PRIOR TO SITING DWELLING - ENSURE MINIMUM CLEARANCE 450mm TO UNDERSIDE OF FLOOR JOISTS IS ACHIEVED FROM THE HIGHEST POINT OF EXISTING GROUND

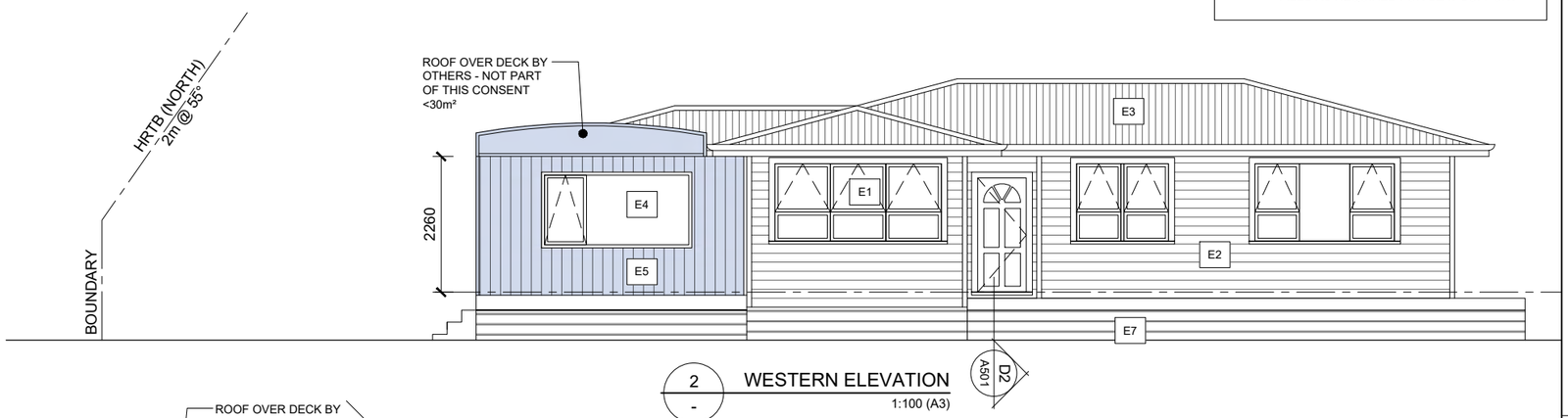
CONTRACTOR TO CONFIRM CONDITION & SUITABILITY OF ROOF CLADDING FOR POTABLE WATER SUPPLY - RE-COAT WITH RESENE SUMMIT ROOF PAINT (OR SIMILAR) IF REQUIRED

Elevations - Notes:

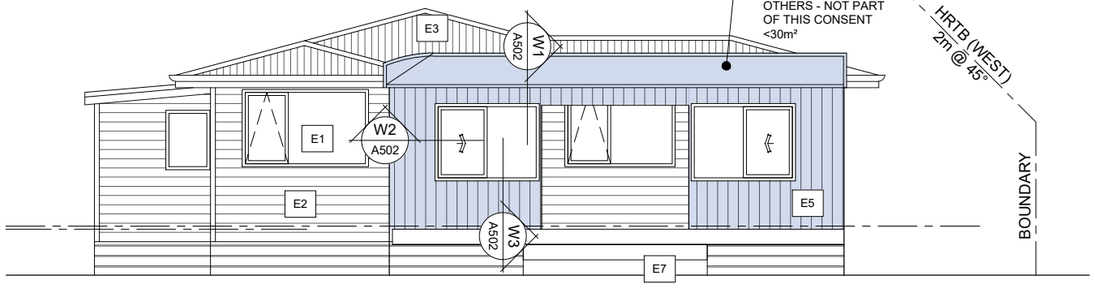
E1	EXISTING SINGLE GLAZED JOINERY TO REMAIN
E2	EXISTING INSULATED VINYL CLADDING OVER TIMBER WEATHERBOARDS
E3	EXISTING CORRUGATED IRON ROOFING
E4	PROPOSED SINGLE GLAZED ALUMINIUM JOINERY - COLOUR & STYLE TO MATCH EXISTING
E5	PROPOSED DIRECT FIXED WEATHERTEX CLADDING
E6	PROPOSED TRAPEZOIDAL PROFILED ROOF CLADDING
E7	H3.2 90x18 HORIZONTAL TIMBER SLAT CLADDING TO SUBFLOOR - MIN 20mm GAP BETWEEN BOARDS FOR VENTILATION - PROVIDE 90x45 H3.2 STUDS EACH SIDE OF PILES AS REQUIRED FOR SLAT SUPPORT



1 / - SOUTHERN ELEVATION
1:100 (A3)



2 / - WESTERN ELEVATION
1:100 (A3)



3 / - NORTHERN ELEVATION
1:100 (A3)



4 / - EASTERN ELEVATION
1:100 (A3)

SCALE 1:200 - (m) 0 1 2 3 4 5 6 7 8 9 10 11 12 14 16 18 20

SCALE 1:100 - (m) 0 1 2 3 4 6 8 10

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ARCHITECTURE | DESIGN | DRAUGHTING

Archiology Ltd

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p: 0800 22 77 45

P O Box 120, Kumeu Auckland 0841, NZ
e: info@archiology.co.nz

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ISSUE	REVISION	BY	DATE

CLIENT:
NICK FISTONICH

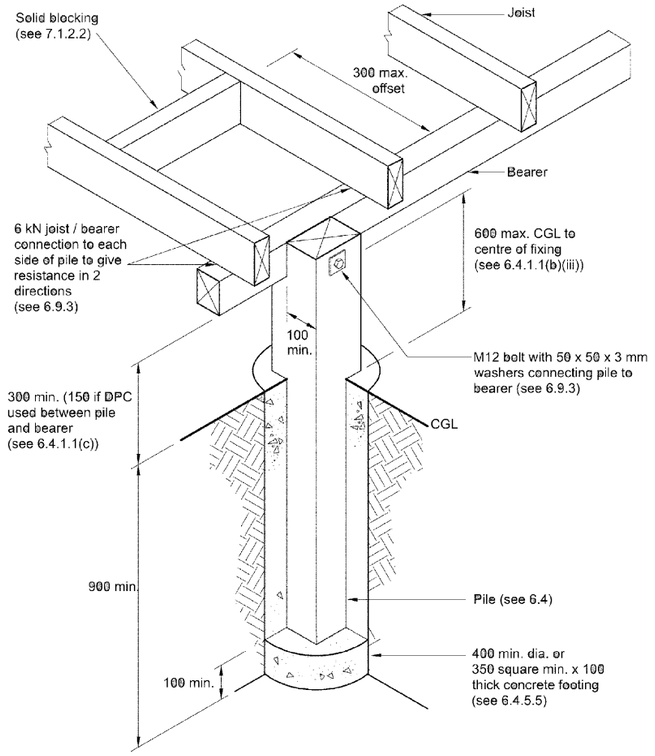
PROJECT:
RELOCATE EXISTING RESIDENCE TO SITE

ADDRESS:
13 ALBATROSS WAY, AHIPARA

DRAWING TITLE:
PROPOSED ELEVATIONS

PRELIMINARY

DESIGNED:	CJM	DRAWN:	CJM
CHECKED:		SCALE:	NTD (A3)
APPROVED:			
JOB NUMBER:	26131	DATE:	09/2026
DWG NUMBER:	BC-A202	REV:	

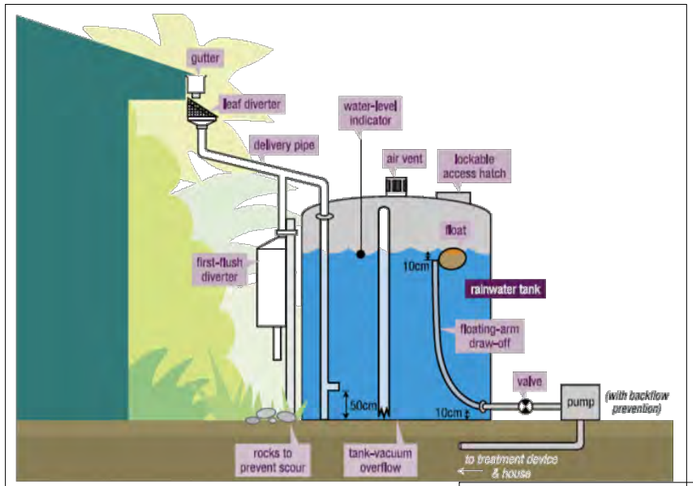


NOTE –
(1) Bearers shall not be joined at an anchor pile.
(2) CGL = Cleared ground level.
(3) DPC = Damp-proof course.
(4) See section 4 for durability requirements.

Bracing units	
Wind	160
Earthquake	120

Unless otherwise stated, all dimensions are in mm.

Figure 6.10 – Anchor pile directly connected to bearer only (see 6.9)



ALL NON-POTABLE WATER SUPPLY OUTLETS (LAUNDRY,WC, OUTSIDE USE ETC) TO HAVE SIGNAGE AS PER FIGURE 3. NON-POTABLE SUPPLY PIPES TO TO BE LABELLED / IDENTIFIABLE AS PER NZBC:G12 - 4.3

4.2 Outlet identification

4.2.1 NZBC F8 requires signs to be provided to all potential hazards. Outlets for non-*potable water* shall be identified non-*potable*, by displaying the safety sign shown in Figure 3.

Figure 3: Non-potable Water Sign
Paragraph 4.2.1



4.3 Pipeline identification

4.3.1 Where a non-*potable water* supply is reticulated around the *building*, all non-*potable water* supply pipework shall be Lilac coloured or made readily identifiable as non-*potable water* supply pipework using permanent identification markings in accordance with Paragraph 4.3.3.

4.3.2 Where a non-*potable water* supply is reticulated around a *building* other than a *household unit*, the *potable water* supply pipework shall also be made readily identifiable as containing *potable water* in accordance with Paragraph 4.3.3.

4.3.3 Where required by Paragraphs 4.3.1 and 4.3.2, permanent pipework identification markings shall be placed at spacings not exceeding 6 m, and adjacent to branches, junctions, valves, fixtures and wall/floor penetrations.

4.3.4 All below ground non-*potable water* supply pipework shall be Lilac coloured or installed with underground marking tape laid 150 mm above the pipe which identifies the pipework below as containing non-*potable water*.

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ISSUE	REVISION	BY	DATE

CLIENT:
NICK FISTONICH

PROJECT:
RELOCATE EXISTING RESIDENCE TO SITE

ADDRESS:
13 ALBATROSS WAY, AHIPARA

DRAWING TITLE:
STANDARD FIGURES

PRELIMINARY

DESIGNED:		DRAWN:	LL
CHECKED:	LJB	SCALE:	NTD (A3)
APPROVED:	LJB		
JOB NUMBER:	26131	DATE:	09/2026
DWG NUMBER:	BC-A.601	REV.	

Reference: 26417-1 **Dated: 13/11/2026**

RESIDENTIAL HOUSING LTD
13 ALBATROSS ALLEY, AHIPARA
LOT 18 DP 612351, Area 687m²
STORMWATER ATTENUATION REPORT

1. Preamble:

Our client, Residential Housing Ltd, proposes to relocate a 107.6m² dwelling and a 47.6m² garage to the above address. DCL has reviewed the existing drawings of the structures on site. The two structures have a combined roof area of approximately 156m², while the proposed driveway covers an area of approximately 121m². This report provides recommendations for stormwater management for the on-site stormwater system, including sizing calculations, operation and maintenance plan and detailed tank plan.

In accordance with Far North District Council (FNDC) engineering standards and stormwater management requirements, appropriate measures are required to ensure that stormwater runoff from the proposed roof and driveway areas is effectively controlled, treated, and discharged without causing adverse effects on downstream properties, public infrastructure, or the receiving environment. This includes the provision of stormwater attenuation and treatment systems sized to the impervious areas noted above, with particular emphasis on sediment control and safe conveyance to an approved outfall.

The purpose of this report is to outline the stormwater management design approach and supporting calculations to demonstrate compliance with the FNDC stormwater management requirements, in accordance with the Hawthorn Geddes Engineers and Architects Stormwater Assessment Addendum dated 25 March 2024 and the relevant consent conditions.

2. Calculations:

Total Roof (156m²):

Stormwater runoff from the roof areas will be collected and directed to a stormwater detention tank, sized to attenuate peak stormwater flows in accordance with FNDC requirements for the 10-year ARI and 100-year ARI storm events. The detention tank will incorporate a controlled

outlet (orifice) to regulate discharge, ensuring post-development peak flows do not exceed pre-development levels.

Calculations:

Stormwater attenuation calculations are provided in Appendix A. The RCP 8.5 climate change scenario has been used for rainfall data, incorporating a 3.8°C temperature increase. A 30,000L circular stormwater detention tank will be installed to attenuate stormwater runoff from the dwelling and garage roof areas. The tank will incorporate a 26mm diameter orifice, installed 0.2m below the tank overflow level, to regulate runoff for the 10% AEP (10-year ARI) event. Additionally, a 32mm diameter orifice, installed 0.3m below the tank overflow level, will regulate runoff for the 1% AEP (100-year ARI) event. The tank sizing and orifice calculations are provided in Appendix A.

Tank overflows and controlled detention discharges will be collected via a sealed stormwater system and conveyed to the existing 150mm diameter stormwater line located within the northwestern portion of the property.

Driveway Runoff (121m^2):

As per the Hawthorn Geddes Engineers & Architects Ltd Stormwater Assessment Addendum dated 25 March 2024, the driveway runoff is to be directed and collected via a grated sump and discharged into a soakage trench. The soakage trench is to be installed beneath the driveway.

The Stormwater Assessment Addendum assessed a standard driveway area of 90m^2 for each lot. For a 90m^2 driveway, a soakage bed with a footprint area of 18m^2 and a depth of 0.5m is required to manage stormwater runoff generated during the 100-year ARI event. For driveway areas exceeding 90m^2, an additional 1.5m^2 of soakage trench footprint is required for every additional 10m^2 of driveway area.

For Lot 18 (the subject site), the proposed driveway area is approximately 121m^2, exceeding the standard assessed area by 31m^2. Accordingly, the additional soakage requirement is calculated as follows:

- Standard soakage requirement (90m^2 driveway): 18m^2
- Additional driveway area: 121 − 90 = 31m^2
- Additional soakage requirement: (31 ÷ 10) × 1.5 = 4.65m^2
- Total required soakage trench footprint: 18 + 4.65 = **22.65m^2**

Accordingly, a soakage trench with a minimum footprint area of **22.65m^2 and a depth of 0.5m** is required to accommodate stormwater runoff from the proposed driveway during the 100-year ARI event.

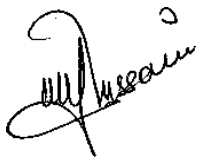
Refer to Appendix A – Stormwater tank calculations and stormwater tank detail.
Refer to Appendix B – Architectural plans from Archiology Ltd job no: 26131 for the locations of the stormwater tanks.
Refer to Appendix C – Soakage trench detail from Hawthorn Geddes Engineers & Architects Ltd Stormwater Assessment Addendum dated 25 March 2024.

3. Limitation

This report has been prepared solely for the benefit of Residential Housing Ltd as our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall, without prior review and agreement in writing, be at such parties' sole risk.

Should you have any queries regarding the contents of this report, please don't hesitate to contact this office.

Kind Regards,

Prepared By	Authorised By
	
Mubashir Hussain Engineering Geologist (Bsc)	**Josh Charlwood** Technical Director (CMEngNZ, CPEng) CPEng# 1020428
13 November 2026	13 November 2026

Appendix A

11-Nov-26

June 04 Version

STORMWATER ON-SITE DETENTION TANK (OSD) DESIGN
10 and 100 YEAR ARI STORM with ONE OUTLET

ADDRESS	13 Albatross Alley	Calcs By	MH
NAME	Residential Housing		
PHONE		Date	11-Nov-26

NOTE:
Only fill in the blue (unprotected) cells

DATA

Depth of Tank	2.65	*m*
Time of Concentration	10	*min. (10,15,20,30,60)*

	Area (m²)	`C'	CA (m²)
Site Area	687		
1. EXISTING SITE COVERAGE			
Existing Roof	0	0.9	0.0
Existing Paved	0	0.85	0.0
Existing Garden	687	0.25	171.8
TOTAL Existing Area	687		171.8
2. PROPOSED DEVELOPMENT			
Additional/Reduced Roof	156	0.9	140.4
Additional/Reduced Paved	121	0.85	102.9
Additional/Reduced Lawn/Garden	-277	0.25	-69.3
TOTAL Addition Area (should be zero)	0		174.0
3. REMAINING UNDRAINED AREA	(Not routed thru detention tank after development)		
Undrained Roof Area (Normally Zero)	0	0.9	0.0
Undrained Paved Area (Normally Zero)	0	0.85	0.0
Undrained Lawn/Garden Area	410	0.25	102.5
TOTAL Extg Not to Tank Area	410		102.5

NOTE A "#DIV/0!" message appearing in a cell means that data has been entered incorrectly

NOTE The sum of the existing areas must equal the `Site Area'

* NOTE If pre-development lawn areas are reduced a negative number is required to be entered.

CONTROL DATA

Existing `C'	0.25		*(`CA'extg/Site Area)*
Developed `CA' to OSD tank	243	*(m²)*	*(`CA'extg+`CA'adds-`CA'undr)*
Additional Area	0	*(m²)*	*(`A'add)*

RUNOFF DATA

	for 10 year		for 100 year	
Intensity I	117.0	*mm/hr*	179.0	*mm/hr*
Allowable Qmax whole site	5.59		8.55	
Lost Flows	3.33		5.10	
Allowable Qmax from tanks =	2.3	*l/s*	3.45	*l/s*
Allowable Qave from tanks =	1.5	*l/s*	2.2	*l/s (Qmax * 0.65)*

Rainfall Intensities (10 yr)

MIN	MM/HR
10	117
15	102
20	88
30	73
60	52
120	35

Rainfall Intensities (100 yr)

MIN	MM/HR
10	179
15	157
20	135
30	113
60	80
120	33

STORAGE (10 year)

time (min)	depth (mm)	inflow (l)	outflow (l)	storage (l)	
10	10.1	2469	878	1590	*inflow=`CA'dev*depth*
15	13.5	3274	1318	1956	*outflow=Qave*time*
20	16.1	3918	1757	2161	*diff=inflow-outflow*
30	20.1	4882	2635	2247	
60	27.1	6585	5271	1314	
120	35.2	8564	10541	0	
180	41.1	9987	15812	0	
240	45.8	11138	21083	0	
300	49.8	12121	26353	0	
360	53.4	12988	31624	0	
420	56.6	13770	36895	0	
480	59.5	14485	42165	0	
540	62.3	15146	47436	0	
600	64.8	15764	52707	0	
660	67.2	16344	57977	0	
720	69.4	16892	63248	0	

STORAGE (100 year)

time (min)	depth (mm)	inflow 100 yr (l)	outflow (l)	Storage (100 yr) (l)	outflow (2 yr outlet)	Storage (2 yr outlet)
10	16.1	3907	1344	2563	878	3029
15	21.7	5277	2016	3261	1318	3959
20	25.9	6305	2688	3617	1757	4548
30	32.5	7907	4032	3875	2635	5272
60	43.0	10461	8064	2397	5271	5190
120	57.4	13966	16127	0	10541	3424
180	68.0	16538	24191	0	15812	726
240	76.6	18645	32255	0	21083	0
300	84.1	20463	40318	0	26353	0
360	90.8	22079	48382	0	31624	0
420	96.8	23544	56446	0	36895	0
480	102.3	24892	64509	0	42165	0
540	107.5	26145	72573	0	47436	0
600	112.3	27319	80637	0	52707	0
660	116.9	28426	88701	0	57977	0
720	121.2	29476	96764	0	63248	0

SUMMARY

Design for 10 year peak only

10 Year Tank Volume	2.2	m^3
10 Year Max Discharge	2.3	*l/s*
10 Year Orifice Diameter	26	*mm*

Proposed Tank Specification	Depth (m)	Area (m2)	Volume (l)
	2.65	11.61	30.7665

Min. Depth of orifice from tank overflow 0.2 *m*

SUMMARY

Design for 100 year peak only

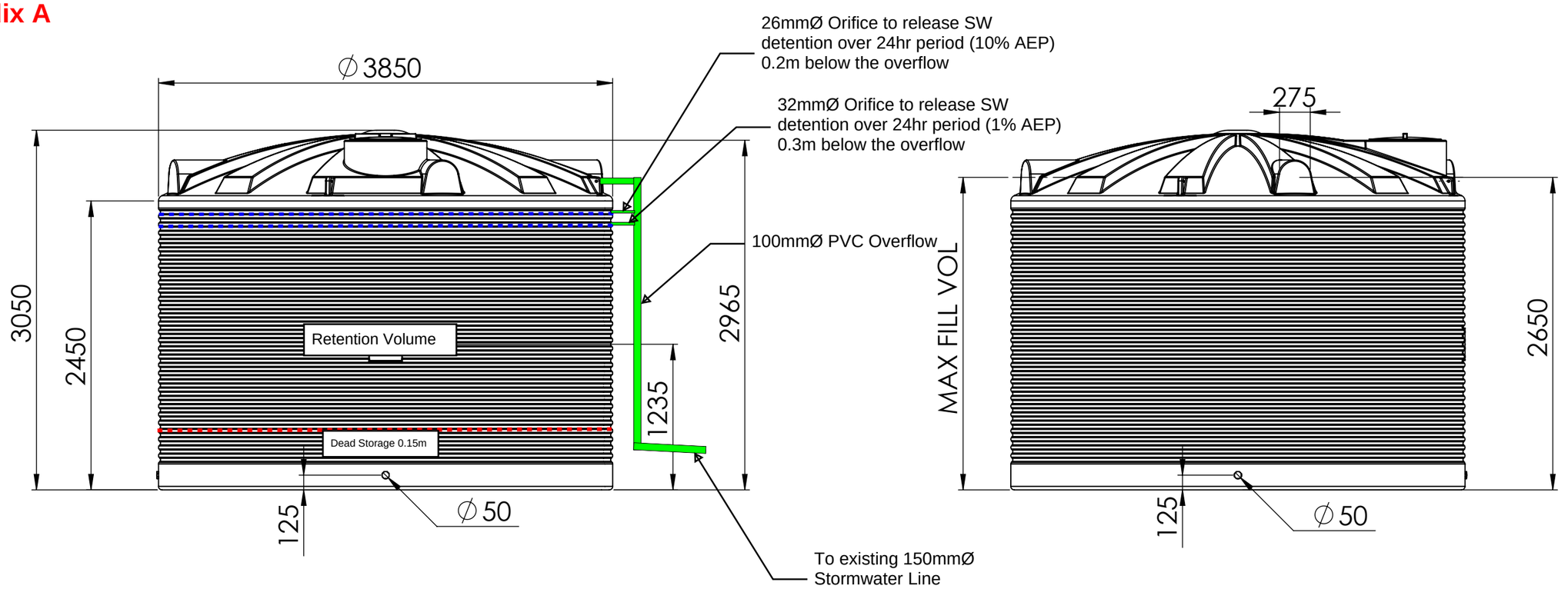
100 Year Tank Vol	3.9	m^3
100 Year Max Disc	3.4	*l/s*
100 Year Orifice Di	32	*mm*

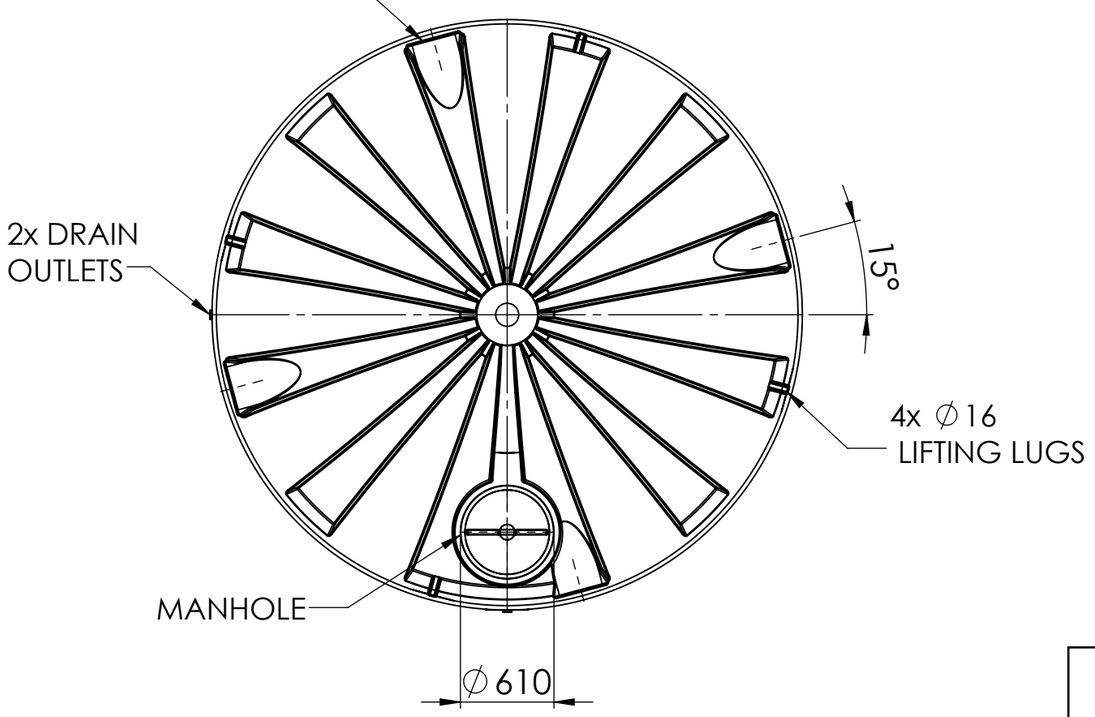
Proposed Tank Specification

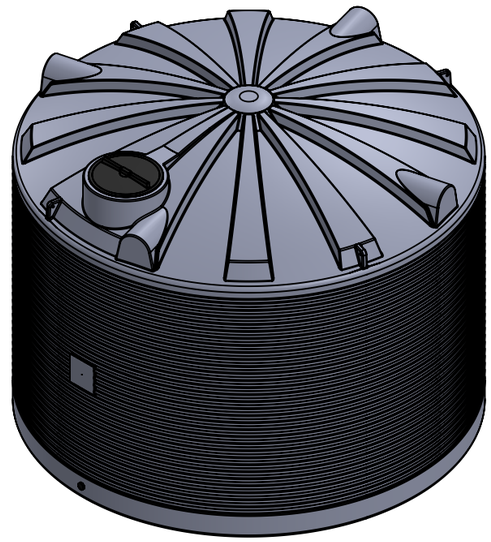
Depth (m)	Area (m2)	Volume (l)
2.65	11.61	30.7665

'Min. Depth of orifice from tank overflow 0.3 *m*

Appendix A







NOTE:

1. ALL DIMENSIONS ARE IN mm
2. TOLERANCE: 3%

Promax
LIQUID MANAGEMENT SOLUTIONS

DO NOT SCALE DRAWING

ISSUED: 2/11/2023

AUTHOR: B.H.

DISPLAY NAME/NUMBER: ENDURO Water Tank 30,000 Ltr - North Island (EN1030000)

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MATERIAL: LLDPE

DWG No. DETAILED DRAWING A3

WEIGHT: 450 kg

SCALE: 1:40

SHEET: 1 OF 1

Appendix B

Legal Description:

Site Address	13 Albatross Alley, Ahipara
Territorial Authority	Far North District Council
Legal Desc.	Lot 18 DP 612351
Cert. of Title	1216935
Site Area	687 m2
Zone	Coastal Living
Overlays	NA
Controls	NA
Wind Zone - Ex Dwelling	High (BRANZ)
Wind Zone - Subject Site	High (BRANZ)
EQ Zone	Zone 1
Exposure Zone	Zone C

General Site Notes:

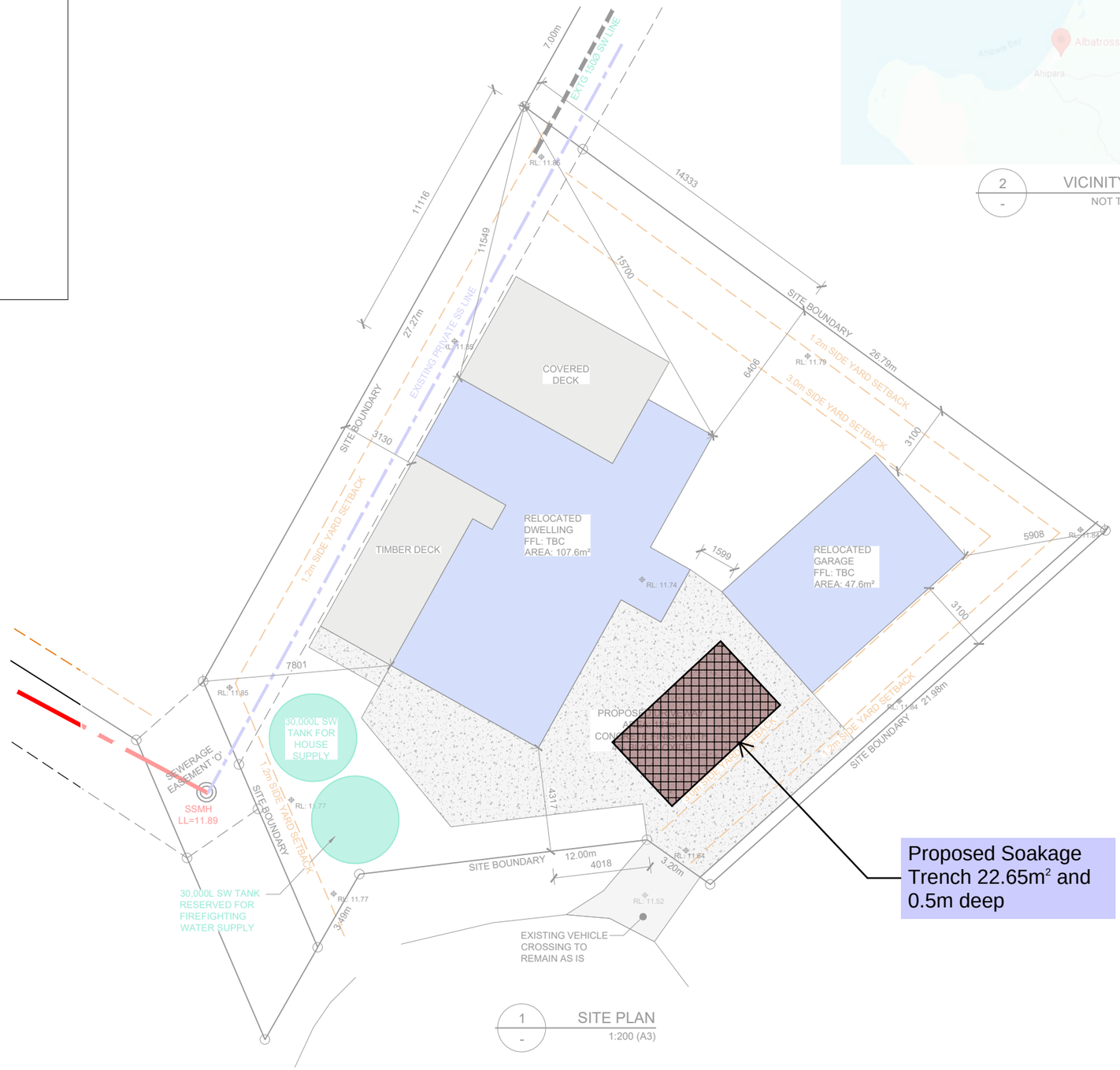
SITE MANAGEMENT:
- ENSURE TO ERECT SILT CONTROL FENCES & WATER DIVERSION TRENCH AWAY FROM THE EXCAVATION PRIOR TO ANY SOIL DISTURBANCE TAKING PLACE.
- ENSURE THAT THE SUPPRESSION OF DUST IS ATTENDED TO IF IT BECOMES AN ISSUE.

NZBC:F5 - CONSTRUCTION & DEMOLITION HAZARDS
- WORKS UNDERTAKEN FOR THIS CONSENT DO NOT INCLUDE THOSE WHERE FALLING OBJECTS ARE A HAZARD. WORKS ARE CENTRALLY LOCATED TO THE SITE, ADJACENT PROPERTIES ARE OUTSIDE PROXY OF ANY POTENTIAL HAZARDOUS ACTIVITY.
- ALL SUITABLY QUALIFIED CONTRACTORS ARE TO ENSURE OPERATION OF WORKS FALLS INTO COMPLIANCE WITH NZBC F5.2.
- WORKS UNDERTAKEN ARE TO BE DONE UNDER APPROPRIATELY QUALIFIED SUPERVISION. PROJECT MANAGER/FOREMAN OR CLIENT TO ENSURE HAZARDOUS WORKS CANNOT BE ACCESSED BETWEEN OPERATIONAL WORKING HOURS.

NOTE: SETOUT / LOCATION OF BUILDINGS
- THE PROPOSED LOCATION OF THE RESIDENCE IS TO BE PEGGED BY A SURVEYOR IN THE CONFIRMED LOCATION. CHECK WITH HOUSE MOVER PRIOR TO UNDERTAKING THIS.
- PEG FFL *DATUM BY SURVEYOR ON SITE - ENSURE 450MM TO UNDERSIDE OF JOIST MINIMUM (PEG FFL AGAINST FENCE - OUT OF THE WAY) - CONFIRM THAT YOU ARE OK WITH THIS LEVEL.
- ADVISE HOUSE MOVER THAT THE ABOVE HAS BEEN CONFIRMED AND/OR CARRIED OUT AND THAT THE SITE IS READY FOR THE RELOCATION OF THE BUILDING.
- HOUSE MOVING CONTRACTOR TO CONFIRM EXISTING LEVELS ON SITE PRIOR TO SITING DWELLING - ENSURE MINIMUM CLEARANCE 450mm TO UNDERSIDE OF FLOOR JOISTS IS ACHIEVED FROM THE HIGHEST POINT OF EXISTING GROUND

WATER SUPPLY NOTES:
OWNER TO PROVIDE 5-MICRON FILTRATION & UV STERILIZATION TO THE WATER SUPPLY, INCLUDING A FIRST FLUSH DIVERTER FOR ROOF SUPPLY, LEAF DIVERTERS TO ALL DOWNPIPES & BACKFLOW PREVENTION DEVICE. PIPE SIZE & MATERIAL TO BE SELECTED AS PER NZBC:G12 TABLE 1. ENSURE PUMP IS INSTALLED TO PROVIDE CONSTANT WATER SUPPLY.
HOUSEHOLDS WITH 11/5.5 OR 6/3 FLUSH TOILET(S) AND STANDARD FIXTURES, LOW WATER USE DISHWASHER AND NO GARBAGE GRINDER

ASBESTOS ASSESSMENT
IF WORKS INCLUDE AREAS WHERE RISK OF PRODUCTS CONTAINING ASBESTOS A SUITABLY QUALIFIED CONTRACTOR IS TO BE CONTACTED TO ASSESS AND REMOVE (WHERE/IF REQUIRED) TO WORKSAFE NZ (2016) *'MANAGEMENT & REMOVAL OF ASBESTOS. APPROVED CODE OF PRACTICE'* STANDARDS.



1 - SITE PLAN
1:200 (A3)

2 - VICINITY MAP
NOT TO SCALE

SCALE 1:200 - (m) 0 1 2 3 4 5 6 7 8 9 10 11 12 14 16 18 20
SCALE 1:100 - (m) 0 1 2 3 4 6 8 10

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ARCHITECTURE | DESIGN | DRAUGHTING

Archiology Ltd

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ISSUE	REVISION	BY	DATE

ORIGINAL PLAN IN COLOUR

CLIENT:
NICK FISTONICH

PROJECT:
RELOCATE EXISTING RESIDENCE TO SITE

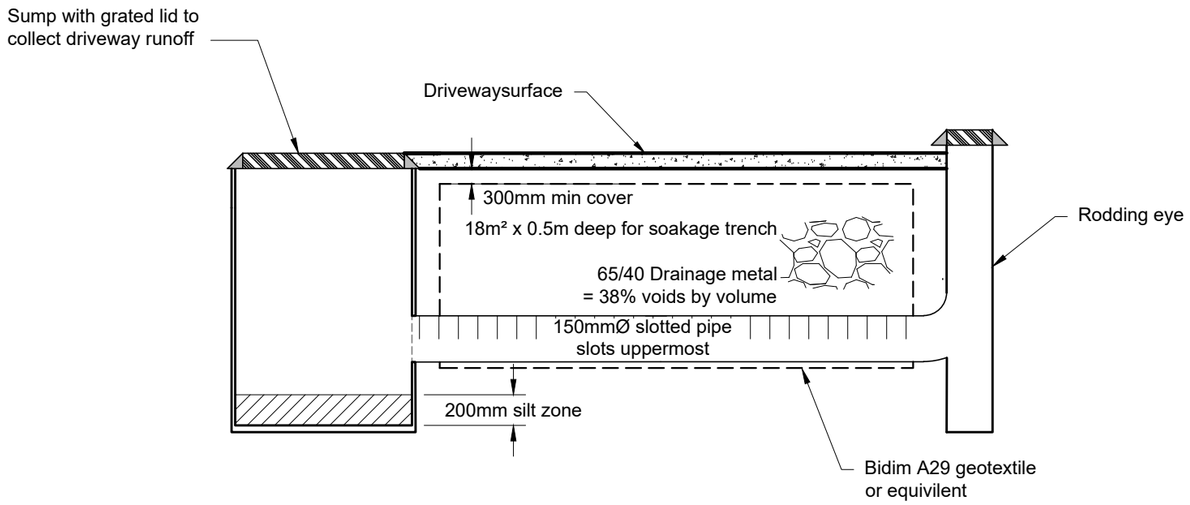
ADDRESS:
13 ALBATROSS WAY, AHIPARA

DRAWING TITLE:
SITE PLAN

PRELIMINARY

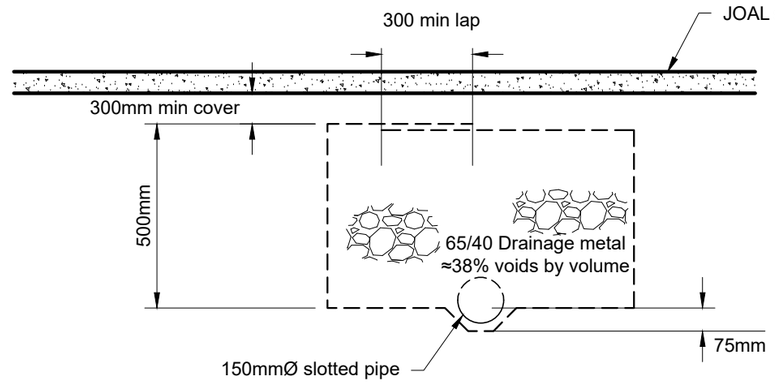
DESIGNED:		DRAWN:	LL
CHECKED:		SCALE:	NTD (A3)
APPROVED:			
JOB NUMBER:	26131	DATE:	06/2025
DWG NUMBER:	BC-A.101	REV.	

Appendix C



CD01 - **TYPICAL SOAKAGE TRENCH DETAIL**
SCALE - NTS

Example solution based on 90m^2 of driveway area



SOAKAGE TRENCH SECTION CD02 -
SCALE - NTS

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