

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☒ No

2. Type of Consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| <input checked="" type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> Other (please specify) _____ | |

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

3. Would you like to opt out of the Fast Track Process?

☒ Yes ☐ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Robert and Mandy Pye

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

Email:

Phone number:

Postal address:

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

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

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:

Mandy Christine Pye and Robert John Pye, Louis Bruce Savill and Doreen May Savill

**Property Address/
Location:**

552 Henderson Bay Road

Ngataki

Postcode

8. Application Site Details

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

Name/s:

Rob and Mandy Pye

**Site Address/
Location:**

552 Henderson Bay Road

Ngataki

Postcode

Legal Description:

Lot 30 DP72042

Val Number:

00011-34800

Certificate of title:

NA28B/969

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

Site visit requirements:

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

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

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

Please contact Rob to arrange site visit. There is a locked gate which provides access to the sleepout.

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.

Retrospective Land Use Consent for a dwelling and sleepout which have been located on the site for many years. The activity requires consent due to breach of the permitted rules for Visual Amenity and Fire Risk to Residential Units. The site is located within the General Coastal Zone under the ODP and has been assessed as a Discretionary Activity.

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

- ☒ **Building Consent** here (if known)
- ☐ **Regional Council Consent (ref # if known)**
- ☐ **National Environmental Standard consent**
- ☐ **Other (please specify)**

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) Rob & Mandy Pye

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Rob Pye

Signature:

(signature of bill payer)

Date 05-Jun-2025

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Rob Pye

Signature:

[Redacted Signature]

Date 05-Jun-2025

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

Checklist (please tick if information is provided)

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

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

Landuse Resource Consent Proposal

Rob & Mandy Pye

552a Henderson Bay Road, Ngataki

12 June 2025

Attention: Liz Searle and Whitney Peat – Team Leaders Resource Consents, and Aneta Kingi – Monitoring Compliance Officer

Please find attached:

- an application form for a Landuse Resource Consent for retrospective consent for a relocated dwelling on the site and a sleepout within the General Coastal Zone as a **Discretionary Activity** under the Operative District Plan.
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposals on the environment.

The proposed landuse application has been assessed as a **Discretionary Activity** under the Far North Operative District Plan and a **Permitted Activity** under the Proposed District Plan.

This resource consent is in response to a COA application lodged by the applicant. This matter is being followed up by Aneta Kingi – Monitoring Compliance officer. As such, we ask that communication on this application also be forwarded to her.

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

Regards,



Alex Billot

Resource Planner

Reviewed by:



Rochelle Jacobs

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Attachments

1. FNDP Application Signed
2. Certificate of Title – LINZ
3. Easement Document 681769 – LINZ
4. Plan Set – Christiansen Building Services Ltd
5. TP58 & TP10 – Effluent Drainlayers Ltd
6. Form 4 – FNDP
7. Correspondence – Fire and Emergency New Zealand



Assessment of Environment Effects Report

1.0 DESCRIPTION OF THE PROPOSED ACTIVITY

- 1.1 The Applicant is seeking land use consent retrospectively, for a relocated dwelling that was moved to the site many years ago. The site is located at 552 Henderson Bay Road, Ngataki and is zoned as General Coastal under the Operative District Plan ("ODP").
- 1.2 The dwelling is located within the northeastern corner of the site, nearest to Henderson Bay Road. It is single storey and consists of two bedrooms, kitchen, lounge and a bathroom/laundry area. There is an existing septic system that services the dwelling as well as runoff from the roof of the dwelling being located to a 25,000L tank, which provides the dwelling with water supply.
- 1.3 The dwelling itself is located on an elevated portion of the site, outside of any flood susceptible areas. A stream meanders through the lower reaches of the site which is surrounded by a mix of shrub and indigenous vegetation.
- 1.4 There is also an existing sleepout located to the south of the dwelling (approximately 200 metres away from the subject dwelling). This sleepout has been estimated to have a floor area of 28m² and does not contain any dishwashing, cooking or laundry facilities.
- 1.5 The relocated dwelling and sleepout on the site are each over 25m² and therefore trigger consent under Rule 10.6.5.1.1 Visual Amenity. The relocated dwelling is also within 20 metres of naturally occurring scrub, specifically to the west of the dwelling and therefore triggers consent under 12.4.6.1.2 Fire Risk to Residential Units.
- 1.6 Therefore, consent is required for a **Discretionary Activity** under the ODP.

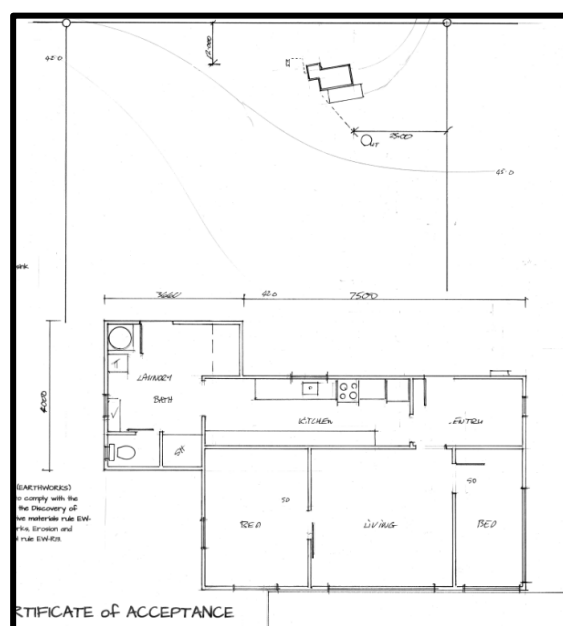


Figure 1: Site and floor plan of the dwelling.



Figure 2: Aerial image of the site showing the location of the dwelling and sleepout subject of this application as well as the second dwelling which has now been removed from site.

2.0 SITE DESCRIPTION

- 2.1 The subject site is located at 552a Henderson Bay Road, Ngataki. The site has two existing access points, one is located near the northwestern corner of the site, which was utilised to access the second dwelling which has now been removed from site, as well as access to the sleepout on the site. The access within the northeastern corner of the site is utilised to access the dwelling subject of this application.
- 2.2 The dwelling subject of this application is located on an elevated portion of the site, 12 metres from the boundary with Henderson Bay Road. There is an existing septic system which services the dwelling as per the TP58 attached to this report. There is also one 25,000L water tank which captures runoff from the roof of the dwelling and supplies the dwelling with potable water. The dwelling was relocated to site many years ago as well as the septic and water tank being installed.
- 2.3 As mentioned, there was a second dwelling located on the site, however this has recently been removed as shown in the site photos below. There is also an existing sleepout which is utilised as sleeping quarters only. We have been advised there are no cooking or washing facilities, toilet or laundry within the sleepout. There are also a couple of smaller, non-habitable sheds scattered throughout the site.
- 2.4 The southern portion of the site is scrubland, which is similar to the adjoining allotments. The remainder of the site is scattered bush areas and maintained access tracks to allow ease of access throughout the usable portion of the site. There is a small stream which meanders through the site and onto the adjoining allotments. The stream is surrounded by non-indigenous and indigenous bush.
- 2.5 Land use activities in the surrounding environment are similar to the proposed lot, where built development is located closer to the road boundary, assumably to provide ease of access, whilst maintaining the rear of the lots as mixed bush areas. Henderson Bay is located to the east of the site, although given the existing topography and bush areas, is not visible from the subject site.

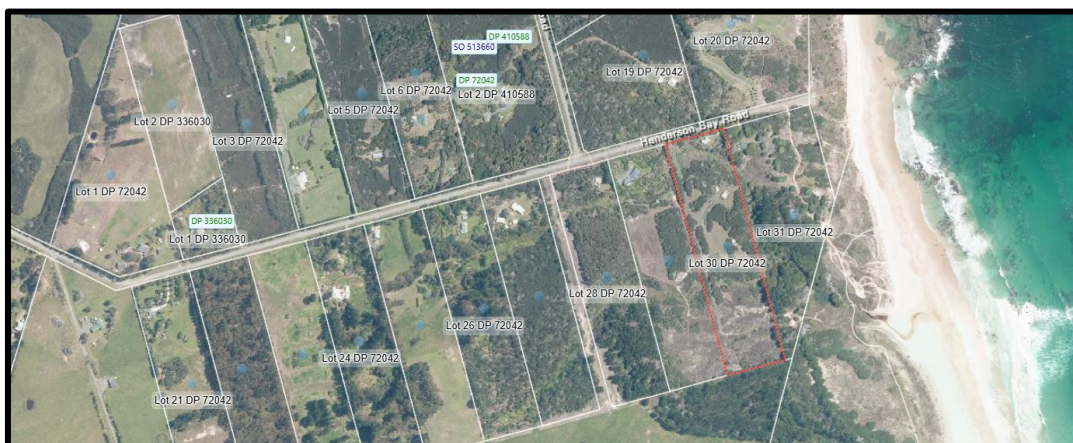


Figure 3: Aerial Image of the subject site and surrounding environment.



Site Photos

2.6 A site visit was undertaken in May 2025, with a compilation of the images taken shown below.



Figure 4: Subject dwelling



Figure 5: Western side of subject dwelling.



Figure 6: Northern side of subject dwelling. Henderson Bay Road is located to the right of the image, behind the vegetation.



Figure 7: Existing access to the dwelling from Henderson Bay Road.



Figure 9: Looking west along the road boundary, from the access point to the dwelling. Dwelling is located behind the vegetation.



Figure 8: Access to the dwelling from Henderson Bay Road.



Figure 10: Northwestern access to the site which provides access to the sleepout.



Figure 11: Internal access to the sleepout.



Figure 12: Previous house site for the second dwelling, which has now been removed from site.



Figure 13: Sleepout subject of this application.

Background

- 2.7 A Code of Acceptance has been lodged for the dwelling under COA-2025-99/0. A Form 4 was issued on 3rd April 2025 stating the requirement for resource consent. This is attached within **Appendix 6** of this application.

Title

- 2.8 The subject site is held within Record of Title NA28B/969 which is dated 21st July 1974. The site has a legal area of 4.0468ha and is legally described as Lot 30 DP 72042. There are no consent notices registered on the title. There is one right of way easement registered which references Deposited Plan 50436 with the easement shown in blue. The land associated with DP 50436 is located to the West of the site and has since been subdivided. The land set aside as an Easement is now public road such that this easement is now redundant.



Figure 14 - DP 50436

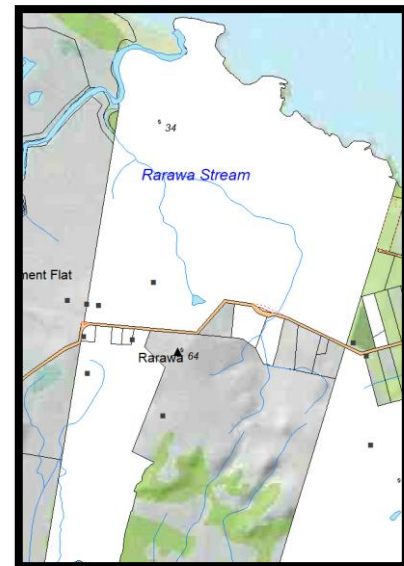


Figure 15 - Cadastral Plan view of land at Henderson Bay

Site Features

- 2.9 The site is located within the General Coastal zone under the Operative District Plan.
- 2.10 The Proposed District Plan maps the site as Rural Production with a very small portion of the site being within the coastal environment overlay. This appears to run along the southeastern boundary of the site.
- 2.11 The Regional Policy Statement has mapped the southeastern boundary of the site as being within the coastal environment (blue line). The site is not shown to be subject to any outstanding natural landscapes or outstanding natural features. Henderson Bay is shown as being of Outstanding Natural Landscape and Natural Character.
- 2.12 Given the sites rural location there are no connections to Council reticulated services such as water supply, wastewater and stormwater.

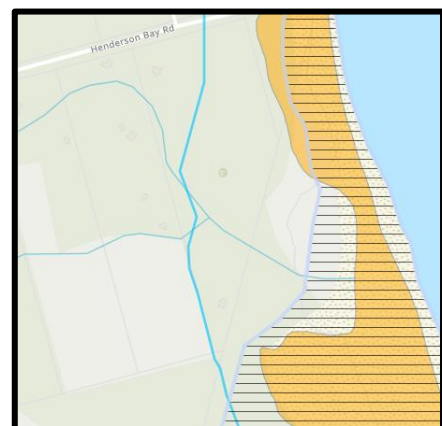


Figure 16: RPS Maps showing southeastern boundary as being captured within coastal environment overlay.



2.13 There are areas of the site shown to be susceptible to river flood hazards, as indicated in **Figure 15**. These areas are bound to the stream which meanders through the site and the existing built development on the site is located outside of these areas. The site is not shown to be susceptible to coastal hazards.

2.14 NZAA has not mapped any archaeological sites within the subject site. There are sites in the surrounding environment, however there will be no physical changes made to the site given the development is existing.

2.15 The subject site is not shown to be listed as a HAIL site.

2.16 The soils contained within the lot are classified as LUC 6s5 & 8e1, which are not considered to be highly versatile soils under the RPS and therefore the National Policy Statement for Highly Productive Land (NPS-HPL) is not considered applicable to the proposal.



Figure 17: NRC Hazard Maps indicating low lying areas susceptible to river flood hazards.

2.17 The site contains areas of Henderson Bay & Kowhai Bay N03016 Duneland within the southern portion of the site. The development is existing on the site, and sits outside of these areas. As such these areas will remain unaffected by this retrospective consent.

2.18 The site is not shown to be within a kiwi present area.

2.19 The site is not shown to adjoin or be within a Statutory Acknowledgement Area.

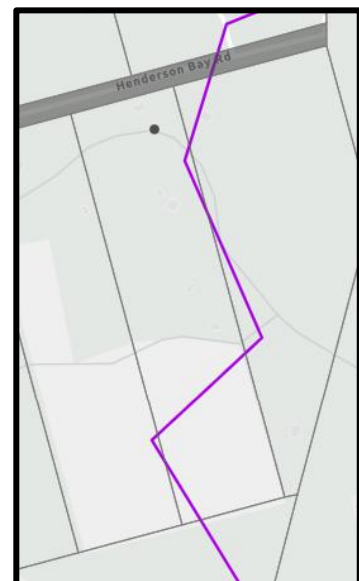


Figure 18: Areas of PNA within the site and adjoining allotments.

3.0 WEIGHTING OF PLANS

3.1 The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. It is apparent from the summary of submissions relating to the applicable zone that a large number relate to the application of these provisions. Based on the volume and comprehensive nature of these submissions, the Council has confirmed that no other rules will have legal effect until such time as a decision is made on those provisions.

3.2 District Plan hearings on submissions are currently underway and are scheduled to conclude in October 2025. No decision on the PDP has been issued. For this reason, little weight is given to the PDP provisions.

4.0 ACTIVITY STATUS OF THE PROPOSAL

Operative District Plan

- 4.1 The subject site is located within the General Coastal Zone. An assessment of the relevant zone and district wide rules of the District Plan is set out in the tables below.

Tabel 1 - Assessment of the Permitted Section 10.6.5.1 General Coastal Zone.		
Plan Reference	Rule	Performance of Proposal
10.6.5.1.1	Visual Amenity	Restricted Discretionary The relocated dwelling as well as the sleepout are for habitable use and exceed 25m ² floor area. The colour of the dwelling is grey, however the specific colour is unknown and as such it cannot be confirmed that the colour falls within the BS5252 range. As such, consent will be applied for to allow the existing colour of the dwelling to remain as is. The sleepout is constructed of natural materials and like the above it is unknown if it complies with the BS5252 range. For completeness, consent will also be sought to enable this colour to remain.
10.6.5.1.2	Residential Intensity	Permitted. There is only one residential unit on the site. The sleepout is considered to be defined as an accessory building and the second dwelling which was onsite has now been removed.
10.6.5.1.3	Scale of Activities	Not applicable. No non-residential activities are proposed.
10.6.5.1.4	Building Height	Not applicable. The buildings comply with the permitted building height of 8m.
10.6.5.1.5	Sunlight	Permitted. The built development is not known to create any sunlight infringements given the distances from the boundaries.
10.6.5.1.6	Stormwater Management	Permitted The permitted impermeable surface coverage for the General Coastal zone is 10% of the total site area. The site has an area of 4.0468ha which enables an impermeable surface coverage of 4046.8m ² . The existing impermeable surface coverage of the site is anticipated to be well within this.
10.6.5.1.7	Setback from Boundaries	Permitted. The built development on the site is considered to be more than 10m from site boundaries.
10.6.5.1.8	Transportation	Permitted. <u>Traffic</u>



		<p>The proposal will result in 10 traffic movements being consented for the site which is within the permitted allowance.</p> <p><u>Parking</u> Parking is provided for onsite.</p> <p><u>Access</u> The access has been constructed to an appropriate standard. It is not anticipated any other works are required for access formation or upgrades.</p>
10.6.5.1.9	Keeping of Animals	<p>Not applicable. No keeping of animals is proposed.</p>
10.6.5.1.10	Noise	<p>Permitted.</p>
10.6.5.1.11	Helicopter Landing Area	<p>Not applicable. No helicopter landing area is proposed.</p>

Table 2 - Assessment of the Chapter 12		
Plan Reference	Rule	Performance of Proposal
12.1	LANDSCAPE AND NATURAL FEATURES	<p>Not applicable. The site is not identified as an outstanding landscape.</p>
12.2	INDIGENOUS FLORA AND FAUNA	<p>Permitted No indigenous vegetation clearance is proposed as the development is existing and is located on existing cleared portions of the site, which are maintained.</p>
12.3.6.1.2	EXCAVATION AND/OR FILLING, INCLUDING OBTAINING ROADING MATERIAL BUT EXCLUDING MINING AND QUARRYING, IN THE RURAL LIVING, COASTAL LIVING, SOUTH KERIKERI INLET, GENERAL COASTAL, ZONES	<p>Permitted. The buildings are existing, and no additional earthworks are proposed.</p>
12.4.6.1.2	NATURAL HAZARDS - FIRE RISK TO RESIDENTIAL UNITS	<p>Discretionary Activity The dwelling is located within 20 metres of naturally occurring scrub, specifically to the west of the dwelling. FENZ have been contacted as part of the pre-application process, with their written approval received. This will be discussed further in this application.</p>
12.5	HERITAGE	<p>Not applicable.</p>
12.6	AIR	<p>Deleted Chapter</p>
12.7	LAKES, RIVER, WETLANDS AND THE COASTLINE	<p>Permitted.</p>



		There are no known lakes, rivers (with an average bed of 3m or more) or wetlands of 1ha or more located within 30m of the dwelling on the site. A TP58 has been prepared for the onsite wastewater system which concluded compliance with the District and Regional rules. The site does not adjoin the CMA.
12.8	HAZARDOUS SUBSTANCES	Not applicable.
12.9	RENEWABLE ENERGY AND ENERGY EFFICIENCY	Not applicable.

Overall Activity Status under the Operative District Plan

4.2 The assessment above has identified the following infringements to the Operative District Plan rules:

- 10.6.5.1.1 Visual Amenity
- 12.4.6.1.2 Fire Risk to Residential Units

4.3 The land-use proposal will be assessed a Discretionary Activity in accordance with Rules 10.6.5.4 and 12.4.6.3 Discretionary Activities. An assessment of the relevant Assessment Criteria within Chapter 11 and Section 12.4.7 will be made as part of this application.

Proposed District Plan

4.4 The proposal is also subject to the Proposed District Plan process. The subject site is located within the Rural Production zone and within the Coastal Environment. An assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Assessment against the PDP rules that have immediate legal effect ¹		
Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource Rules HS-R5, HS-R6, HS-R9	Not applicable. The proposal does not include a new significant hazardous facility.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable. The site is not located within a Heritage Area Overlay.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10)	Not applicable.

¹ As updated by PDP Plan Variation 1 dated 14 October 2024



	Schedule 2 has immediate legal effect	The site does not contain any areas of scheduled Heritage Resources.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Maori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	Not applicable. The site does not contain any scheduled sites and areas of significance to Māori under the PDP.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable. The site does not include any scheduled Significant Natural Areas. No vegetation clearance is proposed as part of the proposal.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable. The proposal is not for subdivision.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted Activity. Any future earthworks as part of this proposal will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not applicable. No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

- 4.5 The assessment above has identified that the proposal complies with the Proposed District Plan.



National Environmental Standards

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

- 4.6 The site is not identified as HAIL on the Council database of HAIL sites. A review of historic aerials as well as the discussions with the landowner has determined that there are no known activities that have previously occurred or are currently occurring on the site that are registered as HAIL Activities. For this reason, the NESCS (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) is not a consideration of this application. The proposal is considered **Permitted** in terms of this regulation.

National Environmental Standards for Freshwater

- 4.7 The retrospective proposal is not considered to have a hydrological connection nor alter the water levels of any natural inland wetlands. The proposal is not considered to result in the reclamation of a river or affect the passage of fish. The proposal is deemed to be **Permitted** in terms of this regulation.
- 4.8 There are no other National Environmental Standards relevant to this application.

5.0 STATUTORY ASSESSMENT

Section 104B of the Act

- 5.1 Section 104B governs the determination of applications for Discretionary and Non-Complying Activities. With respect to these activities, a consent authority may grant or refuse the application and if it grants the application, it may impose conditions under Section 108.

Section 104(1) of the Act

- 5.2 Section 104(1) of the Act states that when considering an application for resource consent –

“the consent authority must, subject to Part II, have regard to –

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



to determine the application.”

- 5.3 Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (As described in section 3 of the act). Positive effects arising from this development include the consenting of an existing dwelling on the site which will enable the residential use of dwelling. The dwelling was relocated to site many years ago, however consent was never obtained. The owners are now in the process of obtaining a COA, which has resulted in the requirement for resource consent. The dwelling and sleepout are visually obscured from the surrounding environment due to the existing vegetation on the site. Approval from FENZ has been obtained given the distance from the dwelling to the scrub on the site. Potential adverse effects relate to the visual effects of the buildings as well as risk of fire to the dwelling. As will be discussed within this report, it is considered these are less than minor.
- 5.4 Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. In this case the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment.
- 5.5 Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided below.
- 5.6 Section 104(1)(c) states that consideration must be given to ‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.’ There are no other matters relevant to this application.

6.0 ENVIRONMENTAL EFFECTS ASSESSMENT

- 6.1 Having reviewed the relevant plan provisions and taking into account the matters to be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.
- 6.2 The proposal is to be assessed as a Discretionary Activity as per Rules 10.6.5.4 and 12.4.6.3 *Discretionary Activities*. The Council may approve or refuse an application for a Discretionary Activity, and it may impose conditions on any consent. In assessing an application for a discretionary activity, the Council have full discretion. An assessment of the relevant sections of Chapter 11 and 12.4.7 have been undertaken below.



Visual Amenity

- 6.3 The proposal requires retrospective consent for the relocated dwelling as well as the sleepout on the site which are for habitable use and exceed 25m² floor area. The colour of the dwelling is a grey, however the specific colour is unknown and as such it cannot be confirmed that the colour falls within the BS5252 range. As such, consent is sought to allow the existing colour of the dwelling to remain as is. The sleepout is constructed of natural materials and as above it is unknown if it complies with the BS5252 range and as such, consent is also sought to enable this colour to remain.



Figure 20: Existing dwelling on the site.



Figure 19: Existing sleepout.

- 6.4 An assessment of Chapter 11.5 has been undertaken below.

11.5 VISUAL AMENITY IN THE GENERAL COASTAL, SOUTH KERIKERI INLET AND COASTAL LIVING ZONES

(a) The size, bulk, height and siting of the building or addition relative to skyline, ridges, areas of indigenous vegetation and habitat of indigenous fauna, or outstanding landscapes and natural features.

(b) The extent to which landscaping of the site, and in particular the planting of indigenous trees, can mitigate adverse visual effects.

- 6.5 The dwelling and sleepout are located on existing cleared and maintained areas of grass, as can be seen in the images above. These sections of the site are elevated compared to the lower lying areas, which are susceptible to flood hazards, however the buildings are not considered to be located on ridgelines or areas which would make them elevated above adjoining properties. The dwelling and sleepout sit within areas of the site which are surrounded by vegetation, such that they are visually obscured from the road as well as adjoining properties. The size, height and bulk of the buildings are modest such that they do not intrude on any features listed within (a). Given the extensive bush and planting within the site and along the road boundaries, no additional landscaping or planting is considered necessary or warranted in this instance as the buildings are visually obscured from view. This can be seen in **Figure 19** below, where the dwelling cannot be seen from the road boundary due to the existing planting along this boundary, and given the distance of the sleepout from the road and the bush which surrounds it, this is also visually obscured from all adjoining properties.





Figure 21: View along the northern boundary of the site, taken from near the access to the dwelling. The vegetation along the road boundary screens the dwelling from sight.

(c) The location and design of vehicle access, manoeuvring and parking areas.

- 6.6 The dwelling is accessed via the crossing place within the northeastern corner of the site. Parking and manoeuvring areas are existing within the site and are located near the dwelling, as can be seen in **Figures 20 & 21** below. These areas cannot be seen from the road boundary, given the vegetation located along the road boundary. The sleepout is accessed via the crossing within the northwestern corner of the site. There is ample area for any parking or manoeuvring which is not visible outside of the site boundaries.



Figure 22: Access to the dwelling.



Figure 23: Access to the sleepout.

(d) The means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.

(e) The degree to which the landscape will retain the qualities that give it naturalness and visual value as seen from the coastal marine area.

(f) Where a building is in the coastal environment and it is proposed to be located on a ridgeline, whether other more suitable sites should be used and if not, whether landscaping, planting or other forms of mitigation can be used to ensure no more than minor adverse visual effects on the coastal environment.

- 6.7 As detailed above, the buildings are screened from the road due to the existing vegetation along the road boundary. The buildings are not considered to be visible from the foreshore given the vegetation within the site and adjoining properties. No permanent screening is proposed nor considered necessary. The landscape is considered to retain the qualities that give it naturalness and visual value as the buildings are visually obscured from the public view. Many allotments along Henderson Bay Road are developed with a residential dwelling located nearest to the road boundary, many of which are much more visible than the subject buildings. As such, it is considered that the buildings on site do not have any adverse effects on the qualities of the environment. The buildings are not located on ridgelines.

(g) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.

- 6.8 The buildings are located on elevated portions of the site which are not shown to be susceptible to natural hazards. The dwelling is located within 20m of naturally occurring shrub, however water supply for firefighting use will be provided on site and approval from FENZ has been obtained such that the proposal is not considered to cause or exacerbate natural hazards. There is no anticipated increase in effect to life, property or the environment.

(h) the extent to which private open space can be provided for future uses ;

(i) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;

(j) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

- 6.9 There is ample area on the site for private open space given the site is over 4 hectares in area. The buildings are not considered to create visual dominance given that they are setback in excess of the permitted setback distances for the zone and given the extensive vegetation within the site which obscures the buildings. The buildings are not considered to adversely affect the privacy, outlook and enjoyment of private open spaces on adjacent sites. The nearest dwelling on the adjoining site is located over 50 metres to the east of the dwelling on site and is not visible from the subject dwelling given the existing vegetation on the site. This same dwelling is located nearly 200



Figure 24: Image showing distance of neighbouring dwelling on adjoining allotment.

metres from the sleepout and is also separated by existing vegetation. As such, no adverse effects on the adjoining properties are anticipated.

Summary

- 6.10 The dwelling and sleepout on the site are visually obscured from adjoining properties and the road boundary due to the existing vegetation within the site. The vegetation along the road boundary which is located within the site also provides protection against dust nuisance and as such will remain so long as the dwelling is located in the current location. The sleepout is located over 200 metres from the road boundary such that it is not possible to see this from any public places. The buildings are not visible from the foreshore and are adequately screened compared to many other dwellings along Henderson Bay Road. It is considered that given the extensive screening and other development along Henderson Bay Road, it is appropriate for the existing exterior colours of the buildings to remain as is as repainting will not serve a superior outcome to what is currently in existence.

Fire Risk to Residential Units

- 6.11 The dwelling (residential unit) on the site is considered to be within 20 metres of naturally occurring scrub, as can be seen in the images provided with this application. The sleepout is considered to be an accessory building, given it does not meet the definition of a residential unit and as such, has not been assessed against this rule.

- 6.12 An assessment of the relevant criteria within Section 12.4.7 has been undertaken below.

(j) in respect of fire risk to residential units:

- (i) the degree of fire risk to dwellings arising from the proximity of the woodlot or forest and vice versa; and*
- (ii) any mitigation measures proposed to reduce the fire risk; and*
- (iii) the adequacy of the water supply; and*
- (iv) the accessibility of the water supply to fire service vehicles.*

- 6.13 As can be seen in **Figures 25 & 26** adjacent and below, there is an existing cleared and maintained area around the dwelling which provides a physical barrier between the bush/scrub on site and the dwelling. These cleared areas contain the existing onsite wastewater system as well as areas for parking, such that they will be maintained as cleared areas of land. This will ensure there is a physical barrier between the dwelling and any bush to mitigate fire risk.



Figure 25: Cleared are in front of the dwelling (south side).

6.14 A 25,000L tank services the dwelling, with rainwater collected from the roof of the dwelling which then provides potable water to the dwelling. The Applicant has agreed to have at least 10,000L of water within the tank at all times for the purpose of fire fighting use. FENZ were contacted as part of the pre-application process and provided their written approval which is attached within **Appendix 7** of this application.



Figure 26: Cleared area to the west of the dwelling.

6.15 Given the above, it is considered that the proposal will not exacerbate or increase the risk of natural hazards occurring on the site.

7.0 POLICY DOCUMENTS

7.1 In accordance with section 104(1)(b) of the Act the following documents are considered relevant to this application.

National Environmental Standards

National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

7.2 As mentioned earlier in this report, there have been no previous or current activities listed on the HAIL, undertaken on the site. The proposal is therefore considered permitted in terms of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.

National Environmental Standards for Freshwater 2020

7.3 The proposal is not considered to alter the water range levels or hydrological connections with any wetland areas. A TP58 has been prepared for the onsite wastewater system which did not raise any concerns for the District or Regional Rules. The proposal is not considered to result in the reclamation of rivers nor affect the passage of fish. As such, it is considered that the proposal is Permitted in terms of this regulation.

Other National Environmental Standards

7.4 No other National Environmental Standards are considered applicable to this development.

National Policy Statements

7.5 There are currently 8 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development.
- National Policy Statement for Freshwater Management.
- National Policy Statement for Renewable Electricity Generation.



- National Policy Statement on Electricity Transmission.
- New Zealand Coastal Policy Statement.
- National Policy Statement for Highly Productive Land.
- National Policy Statement for Indigenous Biodiversity.
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023.

7.5.1 A very small portion of the site, along the southeastern boundary, is identified as being within the coastal environment. This is located over 250 metres from the dwelling on the site. Nonetheless, given the zone of the site is General Coastal, a brief assessment of the New Zealand Coastal Policy Statement will be undertaken below. No other national policies are considered relevant to this proposal.

NZ Coastal Policy Statement

- 7.6 The site is partially located within the Coastal Environment but is not located within any areas identified as outstanding natural landscape, outstanding natural feature or high natural character. The proposal will not result in loss of indigenous vegetation and will promote the intended use of the site which is anticipated to be a large lifestyle block which can be utilised for residential use as well. The site itself is a mix of maintained lawn areas and naturally occurring vegetation and the proposal is consistent with the existing and anticipated use of the site.
- 7.7 The proposal is considered to be consistent with the objectives and policies of the NZCPS, as the proposal will not adversely affect the form, functioning and resilience of the coastal environment. The buildings on site are not visible from the CMA or public areas. Existing vegetation and adjoining lots separate the building locations and the CMA, providing a buffer between the two. The large setback will ensure that ecosystems within the CMA are unaffected. Natural character of the coastal environment will be maintained by ensuring the existing vegetation on site continues to screen the buildings. The proposal is considered to preserve the natural character of the coastal environment as it is considered to be consistent with the anticipated activities on the site and the area in general. The buildings on site are more visually screened than other buildings along Henderson Bay Road, such that visual effects are considered to be less than minor.
- 7.8 Overall, it is considered that the proposed activity is considered to be consistent with the objectives and policies of the New Zealand Coastal Policy Statement.

Regional Policy Statement

- 7.9 The role of the Regional Policy Statement is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northland's natural and physical resources. It is considered the proposal is compatible with the intent of the RPS.



- 7.10 The buildings on site are considered to be consistent with the expected and existing use of the site and will enhance the use of the site by enabling the Applicants to utilise the dwelling whilst ensuring visual effects of the buildings are less than minor. The proposal is not considered to have an adverse impact on reverse sensitivity or primary production. No indigenous vegetation will be impacted by the proposal. Due to the large separation distance from the building locations to the CMA, as well as the topography and vegetation which separates the two, no adverse effects from runoff are anticipated on the CMA or neighbouring properties. Cumulative impacts are not anticipated. All effects will be managed within the site boundaries.
- 7.11 It is therefore concluded that the proposal is consistent with objectives and policies of the RPS for Northland.

Far North District Plan

- 7.12 The relevant objectives and policies of the Plan are those related to the Coastal Environment and the General Coastal Zone as well as the Natural Hazards Chapter.
- 7.13 The proposal is considered to be consistent with the character of the site and the surrounding area. The buildings are visually screened such that no adverse visual effects are anticipated. The proposal is considered to be consistent with the objectives and policies of the Plan.

Assessment of the objectives and policies within the Coastal Environment

Objectives

10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.

10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:

- (a) the natural character of the coastline and coastal environment;*
- (b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- (c) outstanding landscapes and natural features;*
- (d) the open space and amenity values of the coastal environment;*
- (e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).*

10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.

10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.

10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.



10.3.6 To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.

10.3.7 To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.

10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.

10.3.9 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.

- 7.14 As assessed within this report, the proposal is not considered to create any adverse effects. The natural character of the coastal environment will be maintained. No significant areas of vegetation or habitats of indigenous fauna will be affected nor any outstanding landscapes or natural features. Water quality and soil conservation will remain unchanged. The relationship of Māori and their culture are considered to remain unaffected, given the proposal is for the retrospective consent for a dwelling and sleepout which is consistent with other land use activities in the area. Public access has not been a consideration of this proposal. No activities proposed will cross the CMA boundary. The site is not connected to the reticulated water supply system and water supply is provided for onsite. Natural and physical resources will be maintained.

Policies

10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:

- (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and*
- (b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and*
- (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and*
- (d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and*
- (e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and*
- (f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and*
- (g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and*
- (h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.*



10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.

10.4.3 That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.

10.4.4 That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.

10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".

10.4.6 That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.

10.4.7 To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:

- (a) parking;*
- (b) rubbish disposal;*
- (c) waste disposal;*
- (d) dinghy racks.*

10.4.8 That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.

10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.

10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.

10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:

- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;*
- (b) the number of buildings and intensity of development;*
- (c) the colour and reflectivity of buildings;*
- (d) the landscaping (including planting) of the site;*
- (e) the location and design of vehicle access, manoeuvring and parking areas.*



- 7.15 In terms of Policy 10.4.1, the proposal is considered to achieve this. The proposal is not a sprawling or sporadic subdivision. The proposal is not anticipated to have any adverse effects on ecological values. Public access has not been a consideration of this proposal. No adverse effects on Māori and their relationship with the land are anticipated to arise. The proposal is not considered to create effects which would require superior outcomes to be achieved, given the proposal is for retrospective consent for a dwelling and sleepout on the site which is consistent with other land use activities in the area. No maritime facilities are proposed. The proposal is not considered to exacerbate natural hazards as discussed within this report. The site is not connected to the reticulated water supply system and water supply is provided for onsite. No adverse effects from sediment runoff, erosion or stormwater are anticipated. No adverse effects on the natural character and amenity values of the coastal environment are anticipated.

Assessment of the objectives and policies within the General Coastal Zone

Objectives

10.6.3.1 To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.

10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.

10.6.3.3 To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations;

- 7.16 The buildings on site are considered to be consistent with land use activities in the area and are considered to preserve the natural character given the existing vegetation on site which visually obscures the buildings from view. The proposal would enable one dwelling on the site as well as a sleepout, which is not considered to be objectionable with the surrounding environment and is considered to be consistent with the intended use of the site and activities on adjoining allotments. The natural and physical resources in the area are considered to be maintained given the low density of the development.

Policies

10.6.4.1 That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.

10.6.4.2 That the visual and landscape qualities of the coastal environment be protected from inappropriate subdivision, use and development.

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

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

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



- (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;*
- (d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District. (Refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives (2004)";*
- (e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;*
- (f) protecting historic heritage through the siting of buildings and development and design of subdivisions.*

10.6.4.4 That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.

10.6.4.5 Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

10.6.4.6 The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.

- 7.17 The proposal is considered to preserve the natural character of the coastal environment as has been discussed throughout this report. Visual and landscape qualities will be protected given the existing vegetation on the site which screens the development. In terms of Policy 10.6.4.3, it is considered that the proposal achieves the techniques listed. No adverse effects are anticipated as discussed throughout this report. The proposed activity is not considered to adversely affect the relationship of Māori and their culture and traditions. No earthworks are proposed given the buildings are already located on site.

Assessment of the objectives and policies within Chapter 12.4 Natural Hazards

Objectives

12.4.3.1 To reduce the threat of natural hazards to life, property and the environment, thereby to promote the well being of the community.

12.4.3.2 To ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.

12.4.3.3 To ensure that natural hazard protection works do not have adverse effects on the environment.

12.4.3.4 To ensure that the role in hazard mitigation played by natural features is recognised and protected.

12.3.4.5 To improve public awareness of natural hazards as a means of helping people to avoid them.



12.3.4.6 To take into account reasonably foreseeable changes in the nature and location of natural hazards.

12.4.3.7 To avoid fire risk arising from the location of residential units in close proximity to trees, or in areas not near fire fighting services.

- 7.18 The threat of fire hazard has been reduced by ensuring that there is tank storage onsite for use in case of a fire emergency. The area around the dwelling will be kept clear of vegetation. As a result, it is considered that the proposal does not exacerbate the effects of natural hazards. Public awareness has been improved via this process. Fire risk is considered to be mitigated to a less than minor degree which is evident with the approval from FENZ.

Policies

12.4.4.1 That earthworks and the erection of structures not be undertaken in areas where there is a significant potential for natural hazards unless they can be carried out in such a way so as to avoid being adversely affected by the natural hazards, and can avoid exacerbating natural hazards.

12.4.4.2 That the natural character of features, such as beaches, sand dunes, mangrove areas, wetlands and vegetation, which have the capacity to protect land values and assets from natural coastal hazards, is protected and enhanced.

12.4.4.3 That protection works for existing development be allowed only where they are the best practicable option compatible with sustainable management of the environment.

12.4.4.4 That the sea level rise, as predicted by the Intergovernmental Panel of Climate Change or Royal Society of NZ, be taken into account when assessing development in areas potentially affected.

12.4.4.5 That information on known natural hazards be made available in order that the public can make informed resource management decisions.

12.4.4.6 That the adverse effects on people, property and the environment from coastal hazards in Coastal Hazard Areas, as identified by the Northland Regional Council, are avoided.

12.4.4.7 That the risk to adjoining vegetation and properties arising from fires be avoided.

12.4.4.8 That the location, intensity, design and type of new coastal subdivision, use and development be controlled so that the need for hazard protection works is avoided or minimised.

12.4.4.9 That the role of riparian margins in the mitigation of the effects of natural hazards is recognised and that the continuing ability of riparian margins to perform this role be assured.

- 7.19 The dwelling location is not known to be affected by significant natural hazard risk. No protection of natural features is proposed nor considered necessary. No protection works are proposed. The site is not considered to be affected by sea level rise given the site does not adjoin the coast. Information on the fire risk was made available during this process and FENZ have provided their written approval to the proposal. The site is not shown to be susceptible to coastal hazards. The adjoining sites contain vegetation which will be managed within each of the sites. The proposal has considered and assessed fire risk for the dwelling with measures proposed which will mitigate effects to a less than minor degree. The proposal is not a new coastal subdivision, use or development. The site does not adjoin any riparian margins.



Proposed District Plan Objectives and Policies

- 7.20 Under the Proposed District Plan, the site is zoned Rural Production within the Coastal Environment overlay therefore an assessment of the objectives and policies within these chapters have been included below. The proposal is considered to create no more than minor adverse effects on the environment. The proposal is considered to be consistent with the objectives and policies of the Proposed District Plan.

Rural Production Zone

Objectives

RPROZ-O1 - The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-O2 - The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

RPROZ-O3 - Land use and subdivision in the Rural Production zone:

- (a) protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;*
- (b) protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
- (c) does not compromise the use of land for farming activities, particularly on highly productive land;*
- (d) does not exacerbate any natural hazards; and*
- (e) is able to be serviced by on-site infrastructure.*

RPROZ-O4 - The rural character and amenity associated with a rural working environment is maintained

- 7.20.1 The proposed activity will not affect the availability for primary production activities, although the site does not boast the qualities which would render primary production activities feasible. The site is not classified as highly productive land. No reverse sensitivity effects are anticipated. Natural hazards are not anticipated to be exacerbated. Onsite infrastructure is existing.

Policies

RPROZ-P1 - Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:

- (a) enabling primary production activities as the predominant land use;*



(b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.

RPROZ-P3 - Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

RPROZ-P4 - Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

- (a) a predominance of primary production activities;*
- (b) low density development with generally low site coverage of buildings or structures;*
- (c) typical adverse effects such as odour, noise and dust associated with a rural working environment; and*
- (d) a diverse range of rural environments, rural character and amenity values throughout the District.*

RPROZ-P5 - Avoid land use that:

- (a) is incompatible with the purpose, character and amenity of the Rural Production zone;*
- (b) does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*
- (c) would result in the loss of productive capacity of highly productive land;*
- (d) would exacerbate natural hazards; and*
- (e) cannot provide appropriate on-site infrastructure.*

RPROZ-P6 - Avoid subdivision that:

- (a) results in the loss of highly productive land for use by farming activities;*
- (b) fragments land into parcel sizes that are no longer able to support farming activities, taking into account:*
 - 1. the type of farming proposed; and*
 - 2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.*
- (c) provides for rural lifestyle living unless there is an environmental benefit.*

RPROZ-P7 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- (a) whether the proposal will increase production potential in the zone;*
- (b) whether the activity relies on the productive nature of the soil;*
- (c) consistency with the scale and character of the rural environment;*
- (d) location, scale and design of buildings or structures;*
- (e) for subdivision or non-primary production activities:*
 - i. scale and compatibility with rural activities;*



- ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;*
- iii. the potential for loss of highly productive land, land sterilisation or fragmentation*
- (f)at zone interfaces:*
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
- (g)the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*
- (h)the adequacy of roading infrastructure to service the proposed activity;*
- (i)Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
- (j)Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6*

7.20.2 The site and adjoining allotments do not boast features where primary production activities would be feasible. Nonetheless, the proposed activity will not alter the use of sites for productive use. No reverse sensitivity effects are anticipated. The proposed activity is considered to maintain the amenity of the zone. The activity is considered consistent with other activities in the surrounding environment and is not objectionable to the zone, given it will result in one residential dwelling on the site and a sleepout. The proposal will not alter the productive use of the zone. The activity does not rely on the productive nature of the soil. The activity is consistent with other development in the area. Location, scale and design of the buildings is considered consistent with other development in the area and most suitable for the site. The proposal is not for subdivision and the site is not located at a zone interface. Onsite infrastructure is existing. It is considered the traffic movements associated with the activity will be easily absorbed into the roading network. No adverse effects on historic heritage, cultural values, natural features, landscapes or indigenous biodiversity are anticipated. The site is not known to have a historical, spiritual or cultural association.

Summary

7.21 The above assessment of the relevant policy documents demonstrates that the proposal will be consistent with the relevant objectives and policies of those statutory documents.

8.0 NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE ACT

Public Notification Assessment

8.1 Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:



Step 1 Mandatory public notification in certain circumstances

- (2) Determine whether the application meets any of the criteria set out in subsection (3) and, —*
(a) if the answer is yes, publicly notify the application; and
(b) if the answer is no, go to step 2.
(3) The criteria for step 1 are as follows:
(a) the applicant has requested that the application be publicly notified;
(b) public notification is required under section 95C;
(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

- 8.1.1 It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore step 1 does not apply and Step 2 must be considered.

Step 2: Public Notification precluded in certain circumstances.

- (4) Determine whether the application meets either of the criteria set out in subsection (5) and, —*
(a) if the answer is yes, go to step 4 (step 3 does not apply); and
(b) if the answer is no, go to step 3.
(5) The criteria for step 2 are as follows:
(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;
(b) the application is for a resource consent for 1 or more of the following, but no other, activities:
(i) a controlled activity;
(ii) [Repealed]
(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.
(iv) [Repealed]
(6) [Repealed]

- 8.1.2 Public Notification is not precluded as the proposal is a discretionary activity and is not a boundary activity. Therefore Step 3 must be considered.

Step 3: Public Notification required in certain circumstances

- (7) Determine whether the application meets either of the criteria set out in subsection (8) and, —*
(a) if the answer is yes, publicly notify the application; and
(b) if the answer is no, go to step 4.
(8) The criteria for step 3 are as follows:
(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;
(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

- 8.1.3 The proposal is not subject to a rule or NES requiring public notification and the proposal does not have effects that will be more than minor. Therefore, Public Notification is not required, and Step 4 must be considered.

Step 4: Public notification in special circumstances

- (9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and, —*
(a) if the answer is yes, publicly notify the application; and



(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

- 8.1.4 There are no special circumstances that exist to justify public notification of the application because the proposal is not considered to be controversial or of significant public interest, particularly given that it is private land, and the application is for retrospective consent for a dwelling and sleepout on the site. The application is neither exceptional or unusual.

Public Notification Summary

- 8.1.5 From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

Limited Notification Assessment

- 8.2 If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

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

- (2) Determine whether there are any—*
(a) affected protected customary rights groups; or
(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).
(3) Determine—
(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and
(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.
(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

- 8.2.1 The site is not known to adjoin or be within a Statutory Acknowledgement Area or be affected by protected customary rights. Therefore Step 1 does not apply and Step 2 must be considered.

Step 2: Limited notification precluded in certain circumstances.

- (5) Determine whether the application meets either of the criteria set out in subsection (6) and,—*
(a) if the answer is yes, go to step 4 (step 3 does not apply); and
(b) if the answer is no, go to step 3.
(6) The criteria for step 2 are as follows:
(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;
(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

- 8.2.2 There is no rule in the plan or national environmental standard that precludes notification. The application is not solely for a controlled activity therefore Step 2 does not apply and Step 3 must be considered.



Step 3: Certain other affected persons must be notified.

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

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

(9) Notify each affected person identified under subsections (7) and (8) of the application. The proposal is not for a boundary activity nor is it a prescribed activity

8.2.3 The proposal is not for a boundary activity.

In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

8.2.3.1 A council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval.

8.2.3.2 In this case, FENZ have been contacted as part of the pre-application process, with their written approval being obtained and included with this application.

8.2.3.3 With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 6 of this report, which found that the potential adverse effects on the environment will be less than minor. In regard to effects on persons, the assessment in Sections 5, 6 & 7 are also relied on and the following comments made:

- The proposal will result in the retrospective consent for a dwelling and sleepout on the site which are visually obscured from the public view as well as adjoining properties.
- The built development is located a significant distance from the CMA, with ample area for open space within the site.
- No vegetation clearance is proposed, and it is anticipated that the activity will be easily absorbed into the existing environment.
- The proposal is not considered to be contrary to the objectives and policies under the District Plan, NZCPS and Regional Policy Statement.

8.2.3.4 Therefore, no other persons will be affected to a minor or more than minor degree.

8.2.3.5 Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.



Step 4: Further notification in special circumstances

(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons),

- 8.2.4 The proposal is for retrospective consent for a dwelling and sleepout on the site. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

- 8.3 Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no affected persons.

Notification Assessment Conclusion

- 8.4 Pursuant to sections 95A to 95G it is recommended that the Council determine the application be non-notified for the above-mentioned reasons.

9.0 PART 2 ASSESSMENT

- 9.1 The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 9.2 The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the site is being used for its intended use. In addition, the proposal will avoid adverse effects on the environment and will maintain the character of the site and surrounding environment.
- 9.3 Section 6 of the Act sets out a number of matters of national importance. The subject site is partially located within the coastal environment under the RPS. The proposal is not considered to have adverse effects on the natural environment values. Public access is not considered relevant to this application. The proposal has taken into account the relationship of Māori and their culture and traditions, and it is considered that the proposal will not create any adverse effects on Māori and their relationships with their ancestral lands, water, sites, waahi tapu and other taonga. No adverse effects on historic heritage are anticipated. The proposal is not considered to exacerbate natural hazards.
- 9.4 Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment. The proposal also maintains and enhances the quality of the environment.
- 9.5 Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The proposal has taken into account the principals of the Treaty of Waitangi; and is not considered to be contrary to these principals.



9.6 Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by section 5 of the Act.

10.0 CONCLUSION

- 10.1 This application is for the retrospective consent of a dwelling and sleepout on the site. The development will result in no more than minor adverse effects on the coastal environment and less than minor effects on any person or party.
- 10.2 No significant adverse effects are anticipated to arise from the activity included in the application and no consideration of alternatives has been undertaken. All effects of the activity are being managed within the property boundaries. Overall, it is considered that the proposal will result in no more than minor effects on the environment.
- 10.3 In terms of section 104(1)(a) of the Act, the actual and potential effects of the proposal will be less than minor. The relevant provisions within Part 2 of the Act have been addressed as part of this application. The overall conclusion from the assessment of the statutory considerations is that the proposal is considered to be consistent with the sustainable management purpose of the Resource Management Act 1991.
- 10.4 It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 10.5 In terms of section 104(1)(b) of the Act, the proposal is found to be generally consistent with the objectives, policies and assessment criteria of the relevant statutory documents as set out in this report.
- 10.6 As a Discretionary Activity, the application has been assessed under the matters specified under Section 104 and 104B of the Resource Management Act 1991. It is considered that the proposal results in no more than minor effects on the environment. It is considered appropriate for consent to be granted on a non-notified basis, subject to fair and reasonable conditions.

11.0 LIMITATIONS

- 11.1 This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 11.2 Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals,



without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.

- 11.3 Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 11.4 Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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

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




R.W. Muir
Registrar-General
of Land

Identifier **NA28B/969**
Land Registration District **North Auckland**
Date Issued 21 July 1974

Prior References
NA2097/85

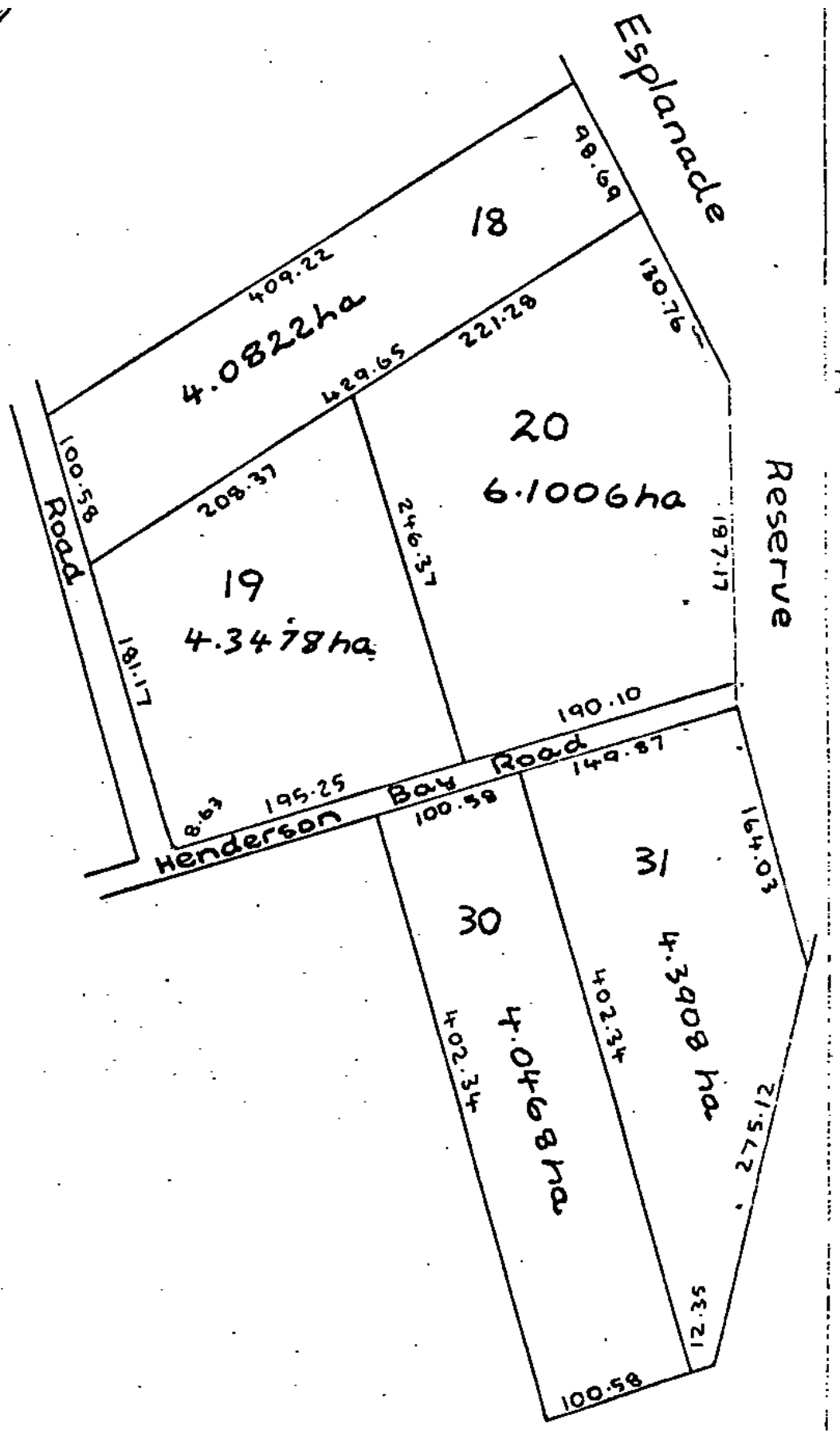
Estate Fee Simple
Area 4.0468 hectares more or less
Legal Description Lot 30 Deposited Plan 72042

Registered Owners

Robert John Pye and Mandy Christine Pye as to a 1/2 share
Louis Bruce Savill as to a 1/4 share
Doreen May Savill as to a 1/4 share

Interests

Appurtenant hereto is a right of way created by Transfer 681769



681769 TE
01011870

(Approved by the District Land Registrar, Auckland, No. 3360)

New Zealand]

(C)

Under the Land Transfer Act, 1952

Memorandum of Transfer

WHEREAS JOHN GIBSON NATTRASS of Houhora Farmer (hereinafter called "the Transferor")

is
being registered as proprietor

of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in all that piece of land situated in the Land District of Auckland containing 900 acres more or less being Lot 1 Deposited Plan 50436 being part Houhora Block situated

in Blocks II and VI Houhora East Survey District and being the whole more or less being (Limited as to Parcels) of the land comprised in Certificate of Title/Volume Folio

Auckland Registry (hereinafter called "the servient tenement") AND

WHEREAS ELEANOR ROSEMARY WAGENER of Pukenui Married Women (hereinafter called "the Transferee") is registered as proprietor of an

estate in fee simple subject however to such encumbrances liens and interests as are notified by memoranda underwritten or endorsed hereon in all that piece of land situated in the land district of Auckland containing 5890 acres more or less being part Houhora Block situated

in Blocks II, VI, VII and XI Houhora East Survey District and being the whole of the land comprised in Certificate of Title (Limited as to Subject to Mortgage No. Parcels) Volume 778 Folio 23 Auckland Registry/(hereinafter called "the

dominant tenement") AND WHEREAS the Transferor has for the consideration hereinafter appearing agreed with the Grantee to grant a Right-of-Way appurtenant to the dominant tenement over part of the servient tenement in the terms hereinafter set forth

NOW THIS TRANSFER WITNESSETH that in pursuance of the premises and in consideration of the sum of ONE HUNDRED POUNDS (£100) paid to the Transferor by the Transferee (the receipt of which sum is hereby acknowledged) the Transferor DOTH HEREBY TRANSFER AND GRANT unto the Transferee her executors administrators and assigns and her and their servants agents workmen and visitors and all persons having business with her or them a

504-26

980

Stamp ready for

19 II 62 8221 -01.00

980

Hand.

free and perpetual right of way ingress egress--and regress on horseback or on foot and with or without implements and vehicles of every description loaded or unloaded by night as well as by day in cver and upon that portion of the servient tenement as is coloured blue and marked Right of Way on said Deposited Plan 50436 for the purpose of giving access to and from the dominant tenement and any part thereof and to and from the public road delineated on the said Deposited Plan and abutting the servient tenement such easement of right of way hereby created being in common with that of any other person or persons from time to time entitled to any easement of right of way over the said portion of the servient tenement or any part thereof TO THE INTENT that such easement of right of way hereby created shall be forever appurtenant to the dominant tenement.

DATED the 6th day of February 1962.

SIGNED by the said JOHN GIBSON
NATTRASS as Transferor in the
presence of:-

John S. Nathan

for H. Kelly
Solicitor
Kaituma

SIGNED by the said ELEANOR
ROSEMARY WAGENER as Transferee
in the presence of:-

681769

No.

TRANSFER OF

Correct for the purposes of the Land Transfer Act.

W. Reynolds

Solicitor for the Transferee

JOHN GIBSON NATTRASS

Transferor

ELEANOR ROSEMARY WAGENER

Transferee

T 680200

24 FEB 1962

Plan 50436 registered
11/2/60.

Particulars entered in the Register-Book Vol.

Folio 778/23. 2097/84

Produced
the 21st day of June

1962

at 10-16 o'clock and entered

6 November 1962 at 9.50



Assistant Land Registrar

of the District of Auckland.

16 FEB 1962

33378

130 A9 02



REYNOLDS & RASMUSSEN

Solicitors,

KAITIAI.

LAND & DEEDS
Nature: Transfer
Firm: R. & R.
21 JUN 1962
Time: 10-16
Fee: \$ 1/6: -
Abstract No. 2512

Solicitors for the Transferee

THE LAW SOCIETY OF THE DISTRICT OF AUCKLAND

Land Transfer Office
Received 50436
(Half Shore Plan)
Title Reference R11 S.I. 718/24
to 1652/24 (Ld. on to Rarawa Is.)
Referred to L.I. Surveyor

50436

50436

Deposited this 12th
day of March 1962
District Land Registrar

The lots on this plan have no road
frontage.
See T. 606406 For legal access

Lots 1 and 2 exempted
from provisions of Sec. 128
P.W. Act 1928 see K. 107098
107099

I, Eleanor Rosemary Wagener, being the Registered
Proprietor of Pt Houhora Blk C.T. 718/24 hereby
agree to the definition of the eastern boundary
of the land shown edged green on this plan.
E. R. Wagener.



Cross Referenced:
Approved as to Survey
Chief Surveyor
Received 14/6/62
Reference Plans 106, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

50436

Plan of Subdⁿ of Pt Houhora Blk

Comprised in C.T. 1652/24th & C.T. 718/24th (4 Shores)
Blks II & VI Houhora East S.D. Local Body: Mangonui County
North Auckland Land District Scale: 10 chains to an inch
Surveyed by D.B. von Sturmer Date: October 1961

I, Donald Barrington von Sturmer of Kaipara Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me, that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1938. And I make this declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.
Declared at Kaipara this 6th day of February 1962 before me—
Magistrate (Solicitor)

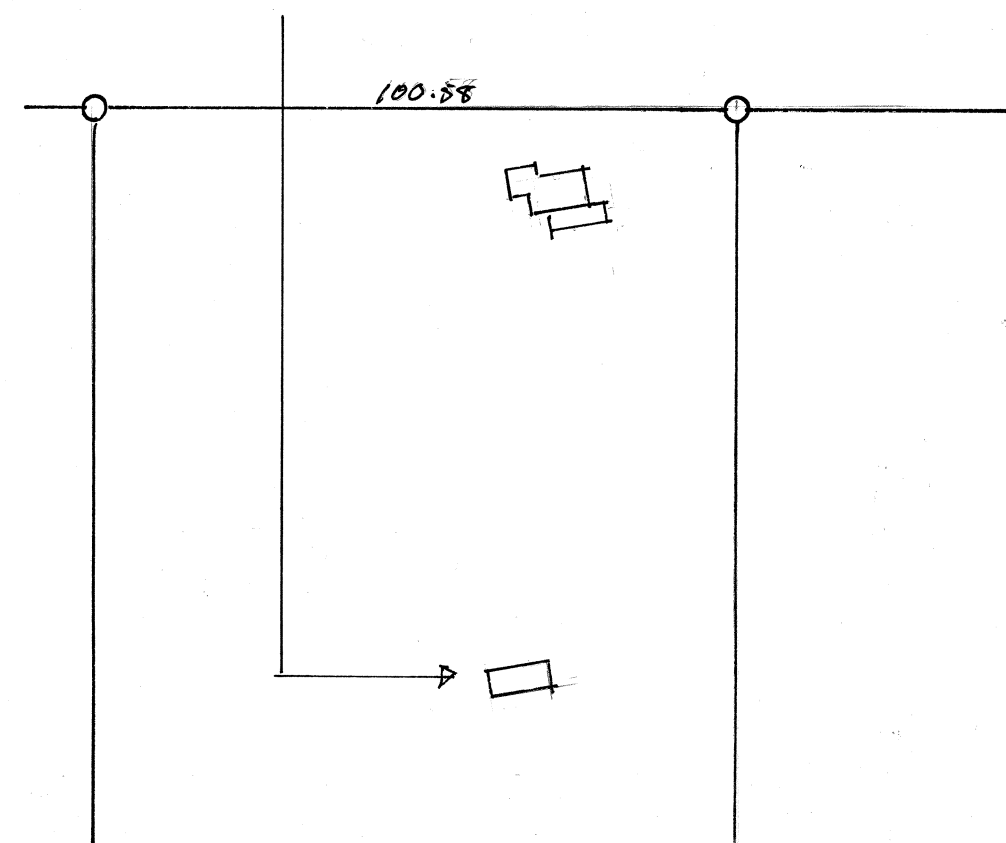
LAND & DEEDS
Name: PLAN
Plan: Rudd Garand
Time: 12.15
Fee: £ 4.10/-
Abstract No. 9986

Total Area: 1800-0-0
(TPM PA. Paulson) (1820.51)

Approved
Registered Owners

50436

Existing sleepout to be demolished or relocated off site



Existing asbestos clad shed to have sink removed

552 Henderson Bay Road
Henderson Bay
LOT 30 DP 72042 - 4ha
GENERAL COASTAL ZONE

MAXIMUM BUILDING HEIGHT
8m (Actual = 4.2m)
SUNLIGHT
45 degree and max 2m (Nearest
boundary is 3m + roof pitch)
SET BACK
10m (Nearest boundary 12m)
STORMWATER MANAGEMENT
Refer district plan

Corrosion Zone- A

Wind Zone - VH

TP58 (Onsite Effluent disposal)
Refer to TP 58 design provided

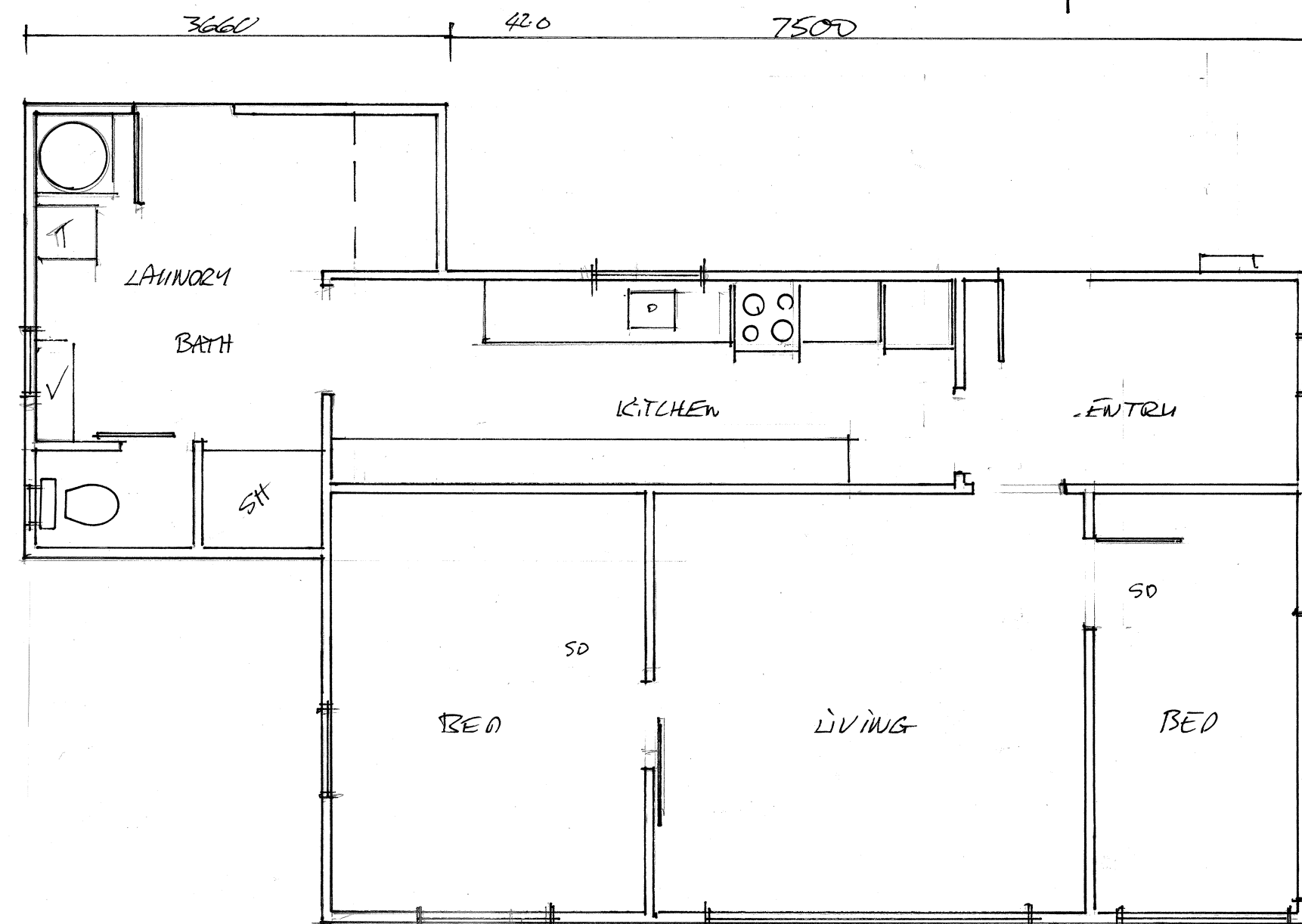
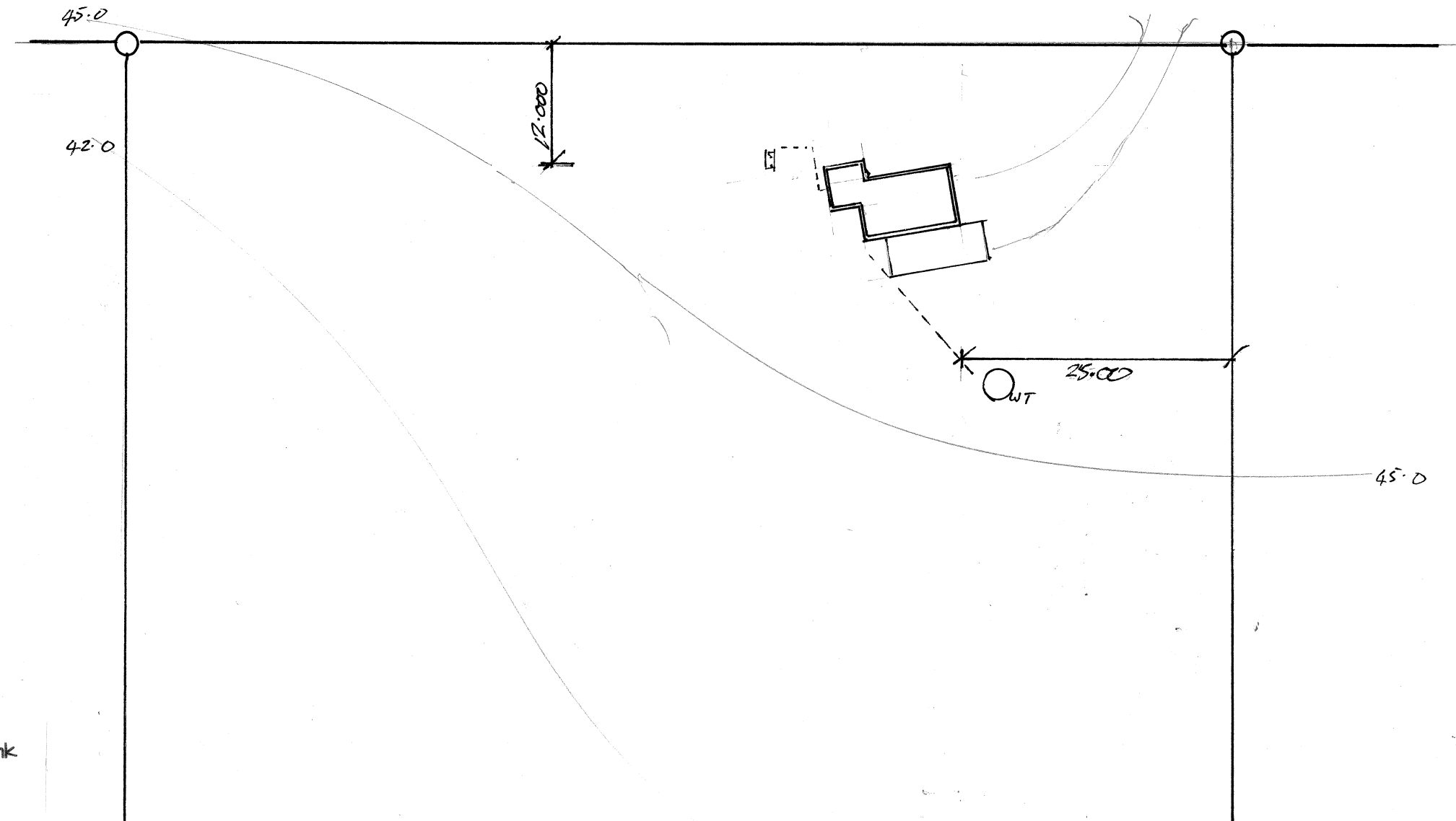
DISTRICT PLAN (EARTHWORKS)
The intension is to comply with the
Earthworks and the Discovery of
suspected sensitive materials rule EW-
R12 and Earthworks, Erosion and
Sediment Control rule EW-R13.

CERTIFICATE OF ACCEPTANCE

RELOCATE DWELLING

552 Henderson Bay Road

Henderson Bay (Ngataki)



NOTE: All dimensions and location of
underground services to be checked
prior to commencement of all work. Do
not scale off drawings. Cross reference
all drawings. Confirm site levels, floor
heights & restrictions prior to
earthworks. If any discrepancies occur,
ask the designer or contractor
immediately before commencing works
or ordering. Liability will not be accepted
for any materials & labour not shown on
the drawings. All work shall comply with
NZS 3604 and the Building Code. All
claddings/Roofing and other construction
materials chosen for this building are at
the owner request and no liability will be
accepted by the designer for product
installation or durability

NOTE: Deck and entry porch are
not part of the COA application (Exempt
building work as per 1st Schedule of the
Building Act 2004)

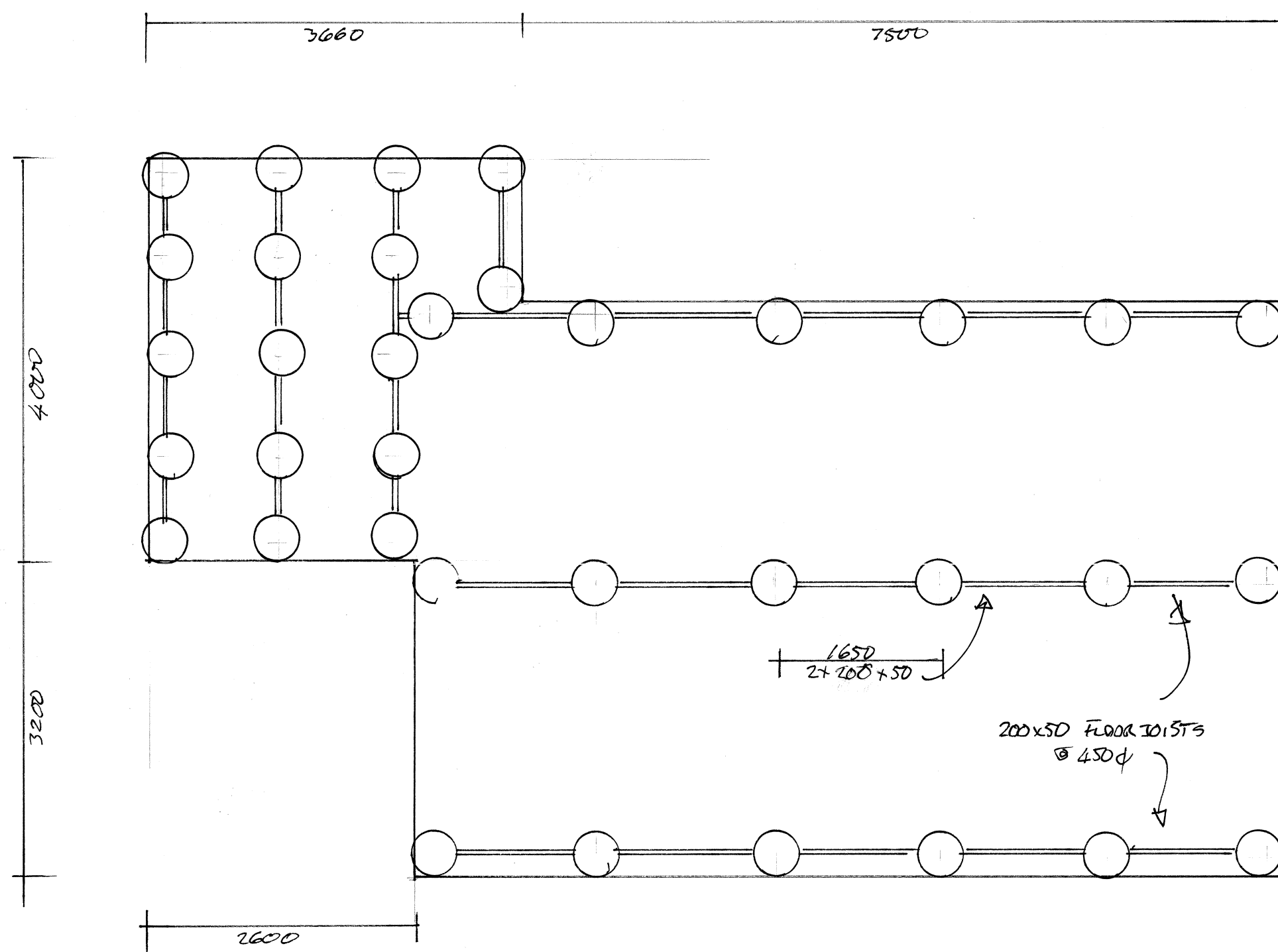
SD= LONG LIFE BATTERY "SMOKE DETECTOR"

SITE and FLOOR PLAN

March 2025 Scale 1:25 & 1:50 100 A2
CHRISTIANSEN BUILDING SERVICES LTD
ARCHITECTURAL DESIGN & BUILDING
CONSULTANTS

clesnorthland@gmail.com
021407806 (Licensed Design/Carpentry/Site
2) www.christiansenbuildingservices.co.nz

SHEET 1



SUBFLOOR BRACING SCHEDULE

WIND

Wind Zone VHigh (Refer Wall bracing for details)

Apex 4.2m - Roof eave 1m -

Across = $80 \times 13 = 104 \text{ BU/m} \times 11 \text{ m} =$

1155 Bu's 34 cantilever piles @ 70 Bus per pile = 2380Bus (OK)

Along $90 \text{ BU/m} \times 13 = 117 \text{ Bus} \times 7.2 \text{ m} =$

843 Bu's 34 cantilever piles @ 70 Bus per pile = 2380Bus (OK)

EARTHQUAKE

Zone 1 - Light roof - Light cladding - light

subfloor - roof pitch (0.25) $15 \text{ Bu's} \times$

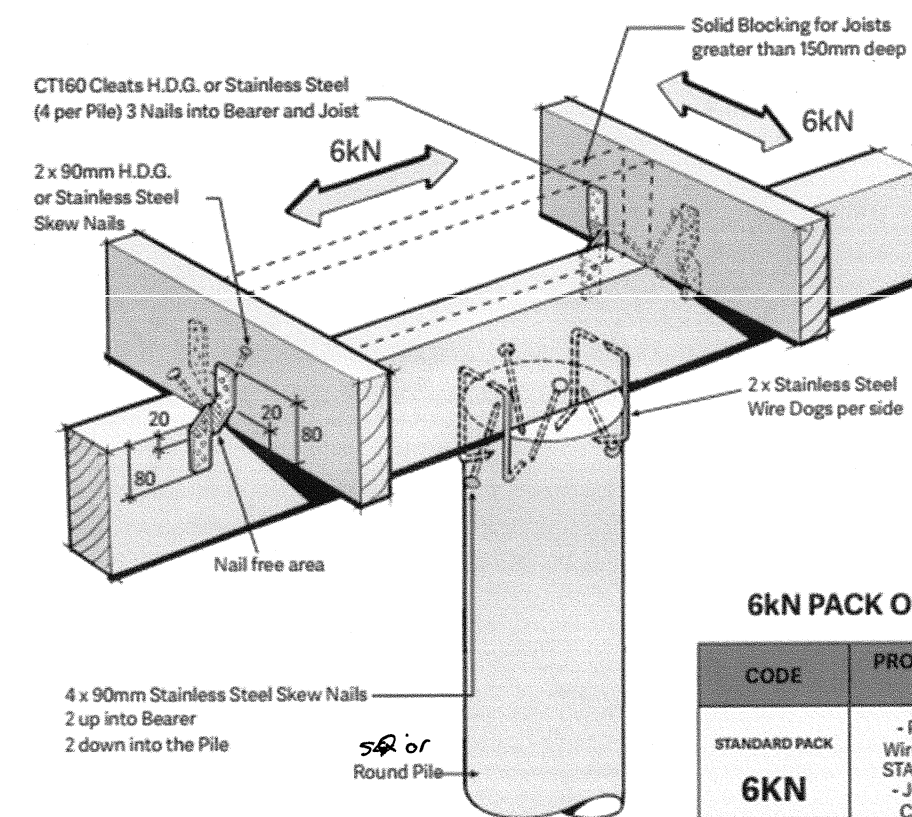
$60 \text{ ms floor} \times 0.4$ (Multiplication factor

on Table 5.8 NZS3604) = 360 Bu's

34 cantilever piles @ 30 Bus per pile = 1020 Bus (OK)

6kN PILE FIXING FOR CANTILEVER PILES

- The 6kN Pile Fixing must be installed in accordance with this brochure
- Auckland University Tested. Test Ref. 4613
- All subfloor construction must be in accordance with NZS 3604:2011
- NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Clause 71.2
- Joists deeper than 150mm require solid blocking over cantilever pile



6kN PACK OPTIONS

CODE	PRODUCT FINISH OPTIONS
STANDARD PACK 6KN	- Pile to Bearer Wire Dogs & Nails STAINLESS STEEL - Joist to Bearer Cleats & Nails HOT DIP GALVANISED
HIGH CORROSION PACK 6KNH	- Pile to Bearer Wire Dogs & Nails STAINLESS STEEL - Joist to Bearer Cleats & Nails STAINLESS STEEL

Existing 450mm dia x 600 deep pile footings with proposed cantilever pile fixings (Note: floor too low for braces and soil too hard - 600mm deep hard soil pan that makes anchor pile installation impractical) to all pile connections (NZS 3604 - Cantilever Piles 70Bus for wind and 30Bus for earthquake)

SUBFLOOR PLAN

March 2025 Scale 1:50 A2

CHRISTIANSEN BUILDING SERVICES LTD

ARCHITECTURAL DESIGN & BUILDING

CONSULTANTS

cbnorthland@gmail.com

021407806 (Licensed Design/Carpentry/Site

2) www.christiansenbuildingservices.co.nz

SHEET 2

Effluential DrainLayers Ltd
3778 Main North Road
R.D.4
Kaitaia 0484

Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

Executive Summary

26/7/2022
Rob & Mandy Pye
Henderson Bay Road
Ngataki
R.D.4
Kaitaia

Verification of Performance of Installed Septic Systems

The enclosed TP58 & TP10 for the existing buildings show:

The designed treatment and effluent system will have all septic waste contained within the boundaries.

The evaluation of the existing services shows that the capacity is greater than normal requirement.

There is room to provide extra effluent treatment if required

The design evaluation for septic waste treatment and disposal is developed from on site evaluation and ksat testing to support conclusions.

Septic waste will be contained within the boundaries in accordance with the 1.5m septic waste boundary offset, and has been placed so as to minimize potential hazard.

There are no environmental or hail hazards found.

Calculations are supplied for attenuation for pit or tank. Pit disposal is the most desirable, but in accordance with TP10 property allowances, should not be required, as attenuation can't be imposed retrospectively, the majority of the buildings are small, the property is large, and the soil absorption capacity is high.

The conclusions are:

That the development on this site will have no effect on FNDC infrastructure.

The septic design for the main dwelling shows no sign of stress and is within the recommendations incorporated in TP58.

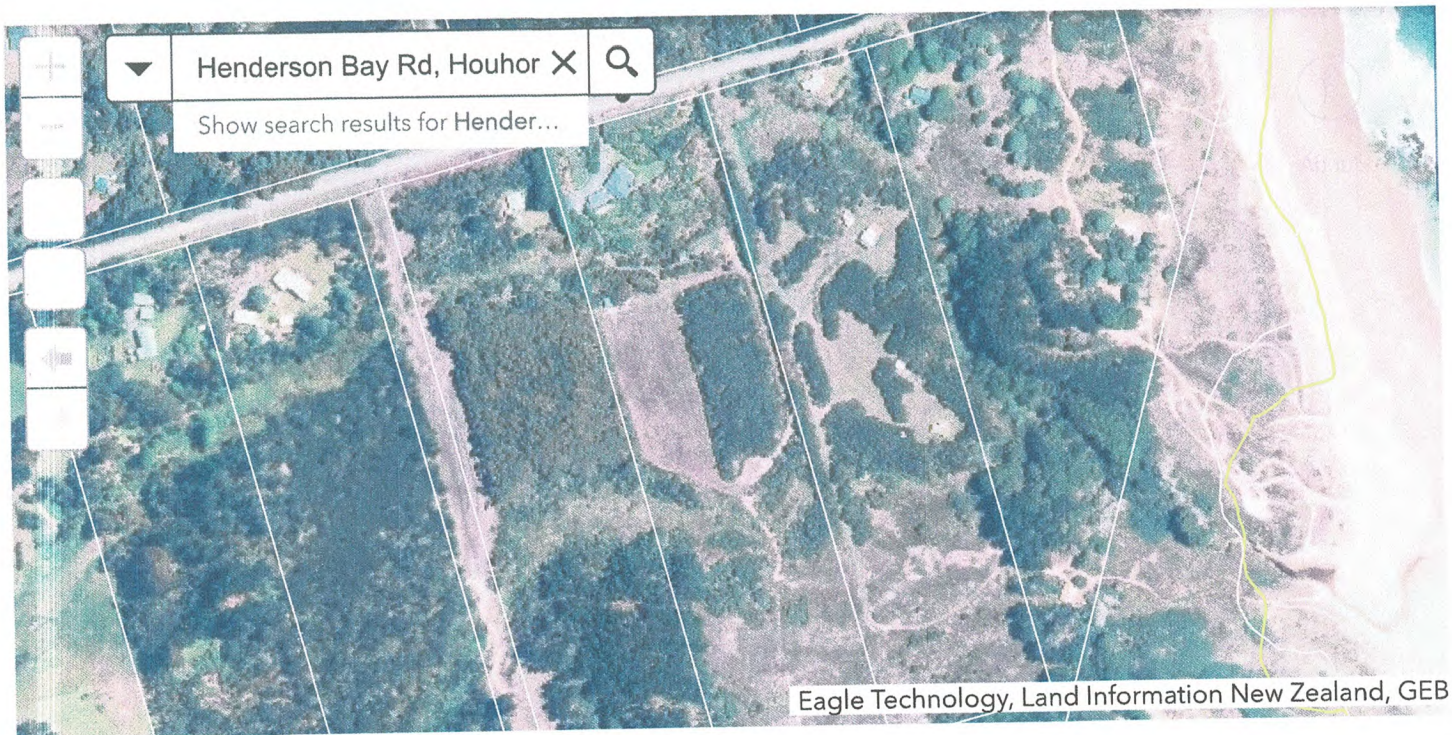
The other installations are for minor services and while not strictly to code again show no signs of septic stress.

Eric Wagener Certifying Registered Drainlayer 05877



Property an...

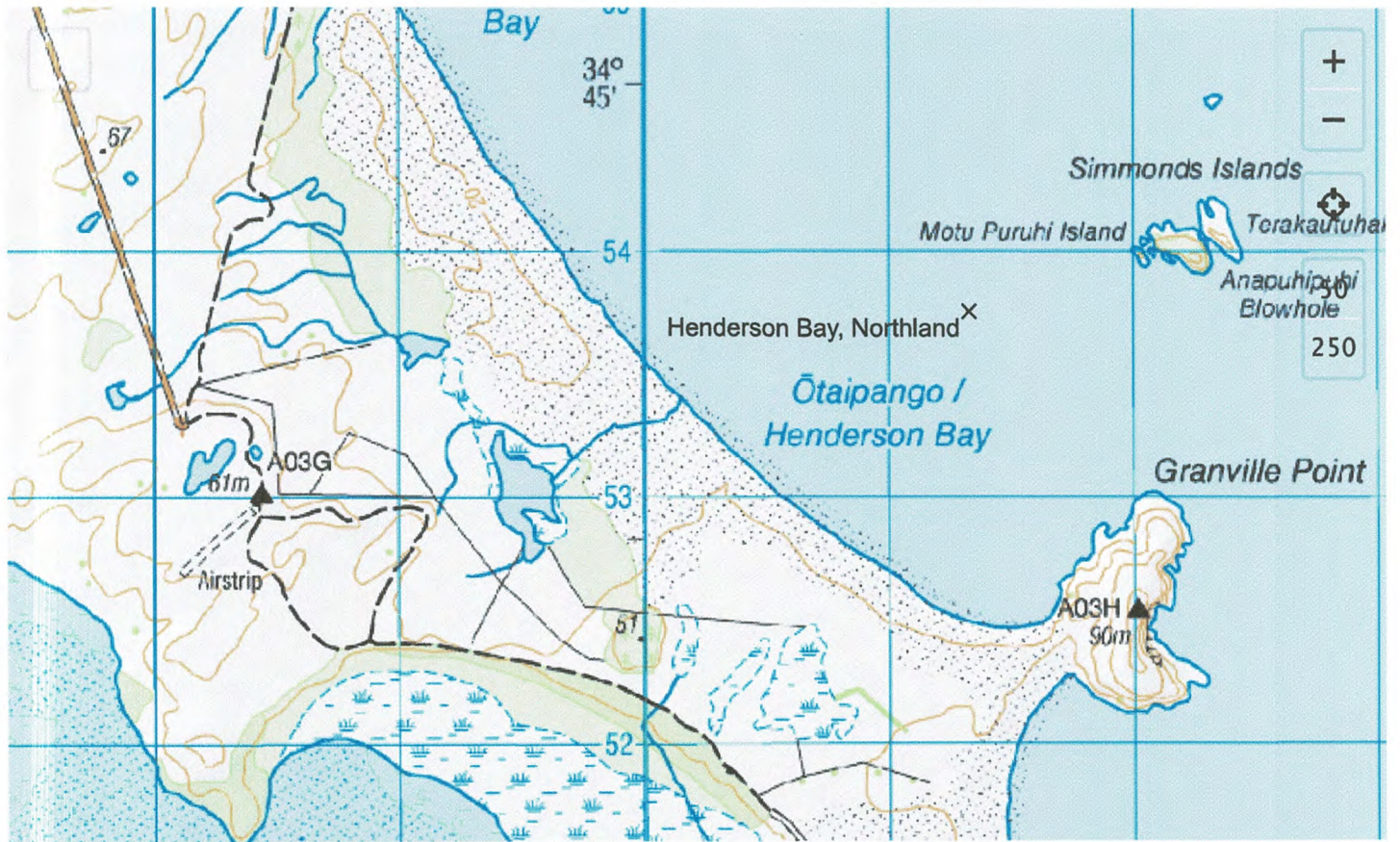
More



Eagle Technology, Land Information New Zealand, GEB

100m

1610485.93 6155425.40 Meters | Scale 1:4514



500 m



Site Distances Rob & Mandy Pye
Henderson Bay

PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY: ...Eric Wagener.....(approved qualified design professional)

TO: ...Rob & Mandy Pye

(owner).....

TO BE SUPPLIED TO:Far North District Council.....

PROPERTY LOCATION: Henderson Bay Road

.....

LOT...30 DP72042.....ID...4870699.....VALUATION NUMBER.....

TO PROVIDE : Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

(1) The site verification of the soil types.

(2) All proprietary products met the performance requirements.

The proposed design will met the relevant provisions of the Building Code and 8.15 of The Far North District Council Engineering Standards.

.....(Signature of approved design professional)

...Certifying Registered Drainlayer(Professional qualifications)

.....05877.....(Licence Number or professional Registration number)

Address ...3778 Far North Road R.D4 Kaitaia.....

.....

Phone Number...09 409 8854.....

Fax Number

Cell Phone0274 885584.....

Date ...26/7/2022.....

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

On-site Wastewater Disposal Site Evaluation Investigation Checklist

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

Part A –Owners Details**1. Applicant Details:**

Applicant Name	Rob & Mandy Pye		
Company Name			
Property Owner Name(s)	First Name(s)	Surname	
	Rob & Mandy	Pye	

Nature of Applicant* owners

(*i.e. Owner, Leasee, Prospective Purchaser, Developer)

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	Eric Wagener			
Site Evaluator Name				
Postal Address	3778 Far North Road			
	R.D.4			
	Kaitaia			
Phone Number	Business	094098854	Private	
	Mobile	0274885584	Fax	
Name of Contact Person	Eric Wagener			
E-mail Address	ewagener@xtra.co.nz			

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

Yes		No	(Please tick)
If yes, give Reference Numbers and Description			
Existing section has existing building services which while un-permitted show no sign of stress			

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted

If so, specify Application Details and Consent No.

(eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

Part B- Property Details**1. Property for which this application relates:**

Physical Address of Property	Henderson Bay Road R.D.4 Kaitaia
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL
Regional Council	NORTHLAND REGIONAL COUNCIL
Legal Status of Activity	Permitted Controlled: Discretionary:
Relevant Regional Rule(s) (Note 1)	
Total Property Area (m ²)	40469m2
Map Grid Reference of Property If Known	

2. Legal description of land (as shown on Certificate of Title)

Lot No.	30	DP 72042		ID	
Other (specify)					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes	<input checked="" type="checkbox"/> Y	No	<input type="checkbox"/>
-----	---------------------------------------	----	--------------------------

 (Please tick one)

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

see survey	-The study basically revealed that this land has been rural life style for many years.

1. Has a Slope Stability Assessment been carried out on the property?

Yes		No	N	Please tick
-----	--	----	---	-------------

If No, why not?

. There is no sign of erosion either on this site or on other built adjacent sections

If Yes, please give details of report (and if possible, please attach report):

Author	
Company/Agency	
Date of Report	
Brief Description of Report Findings:-	

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:

Performance of Adjacent Systems:

All are performing well some have been upgraded and are modern designs

Estimated Rainfall and Seasonal Variation:

Information available from **N.I.W.A MET RESEARCH**

1200>1300mm

Vegetation / Tree Cover:

Grass - Native Scrub

Slope Shape: (Please provide diagrams)

Flat - building platforms are on areas with around a 1-5 degree slope

Slope Angle:

Refer to topo maps for >degree

Surface Water Drainage Characteristics:

There are no concerns with surface water retention, slopes direct water away from the Primary systems and effluent sites

Flooding Potential: YES/NO

no This area is well drained,

f

If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.

Surface Water Separation:

+20m

Site Characteristics: or any other limitation influencing factors

3. Site Geology**Check Rock Maps**

The soil is mainly Ohia Sand

Geological Map Reference Number

290

4. What Aspect(s) does the proposed disposal system face? (please tick)

North		West	
North-West	North west	South-West	
North-East		South-East	
East		South	

5. Site clearances,(Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	+15m	Check Council requirements +15
Surface water, rivers Creeks drains etc	+15	+20m
Groundwater	Not found at test	+2.m
Stands of Trees/Shrubs	+10m	10m
Wells, water bores	N/A	N/A
Embankments/retaining walls	N/A	N/A
Buildings	+3m	+7m
Other (specify):		

PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		(Depth _____ m)	No of Test Pits	
Bore Hole		(Depth <u>1.8</u> m)	No of Bore Holes	2
Other (specify):				

Soil Report attached?

Yes	Y	No		Please tick
-----	---	----	--	-------------

2. Was fill material intercepted during the subsoil investigation?

Yes		No	N	Please tick
-----	--	----	---	-------------

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

3. percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method	
Constant Head Ksat	

Test Report Attached?	Yes	Y	No		Please tick
-----------------------	-----	---	----	--	-------------

4. Are surface water interception/diversion drains required?

Yes		No	N	Please tick
-----	--	----	---	-------------

If yes, please show on site plan

4a Are subsurface drains required No

If yes enter details

5. Please state the depth of the seasonal water table:

Winter	+1.8m	m	Measured	Yes	Estimated	
Summer	As Above	m	Measured	Yes	Estimated	

6. Are there any potential storm water short circuit paths?

Yes		No	No	Please tick
-----	--	----	----	-------------

If the answer is yes, please explain how these have been addressed

7. Based on results of subsoil investigation above, please indicate the disposal field soil category (Refer TP58 Table 5.1)

Is Topsoil Present?	Yes	If so, Topsoil Depth?	100mm>	(m)
---------------------	-----	-----------------------	--------	-----

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

Reasons for placing in stated category

Soil tests and soil maps	GNS 290

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	Tank
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available

(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	2 - 3 - 4			3
Design Occupancy	5			(Number of People)
Per capita Wastewater Production	140	160	180	(tick) (Litres per person per day)
Other - specify	200	220		
				Note per new dwelling
Total Daily Wastewater Production	800			(litres per day)

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	no				(Please tick)
b) Water Recycling - what %?	%				(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Yes		(Please tick)
No	No	(Please tick)

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	40469m2	Note L/D Ratio is for all dwellings
Total Daily Wastewater Production	800	(Litres per day)(from above)
Lot Area to Discharge Ratio	50.5	

7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?

Yes	Yes	No		Please tick
-----	-----	----	--	-------------

8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	no	(Please tick)
-----	--	----	----	---------------

There is existing use right of the current system which can be expanded to accommodate additional load

PART F: Primary Treatment (Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, dual chamber explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1	Concrete	4500L
	Main House	
1	Service area	
	Total Capacity	4500L

2. Type of Septic Tank Outlet Filter to be installed? Bio filter

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary Treatment	
Home aeration plant	
Commercial aeration plant	
Intermediate sand filter	
Recirculating sand filter	
Recirculating textile filter	
Clarification tank	
Tertiary Treatment	
Ultraviolet disinfection	
Chlorination	
Other	Specify

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	X
Dosing Siphon	
Pump	

2. High water level alarm to be installed in pump chambers

No ☐

If not to be installed, explain why

3. If a pump is being used, please provide the following information:

Total Design Head	12m	(m)
Pump Chamber Volume		(Litres)
Emergency Storage Volume		(Litres)

4. Please identify the type(s) of land disposal method proposed for this site: (please tick)

(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation		
Sub-surface Dripper irrigation		
Standard Trench	as per evaluation	
Deep Trench		
Mound		
Evapo-transpiration Beds		
Other		
	Specify	As per design C

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	Ksat 25	(Litres/m2/day)
Disposal Area	Design	32 (m2)
	reserve	32 (m2)

Explanation (Refer TP58 Sections 9 and 10)

Test showed better than ksat30 refer to site tests however have used conservative DLR

6. What is the available reserve wastewater disposal area (Refer TP58 Table 5.3)

Reserve Disposal Area (m ²)	32.m2
Percentage of Primary Disposal Area (%)	100%

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

See Design Appendix C

Plan Attached?	Yes	yes	No		(Please tick)
----------------	-----	-----	----	--	---------------

If not, explain why not

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Yes		No	X
-----	--	----	---

 (Please tick)

Name of Suppliers

--

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes	See enclosed		
-----	--------------	--	--

 (Please tick)

If Yes, list and explain possible effects

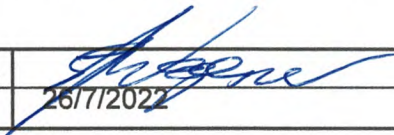
PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	Y
Include a <i>Location Plan</i> and <i>Site Plan</i> (with Scale Bars)	Y
Attach an Assessment of Environmental Effects (AEE)	Y

1. Declaration

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

Name	Eric Wagener	Signature	
Position	Certifying Registered Drainlayer 05877	Date	26/7/2022

Robert Wagener Associate Engineer

Note

Any alteration to the site plan or design after approval will result in non compliance.

APPENDIX – A

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Summary:

Rob & Mandy Pye
Lot 30 DP 72042
Henderson Bay

In Preparing this design and recommendations the writer has taken into account:

- Subsoil structure, surface structure and the ability to contain effluent on the life style/residential site.
- Ground water separation and potential for contamination.
- Evaluated the potential for effluent disposal and assessed the absorption field ability to cope with design load.
- Adopted and evaluated design criteria as they apply to standard septic tank systems.
- Selected a simple solution and design recommendation for any additions to effluent disposal.
- Calculated the daily water use and combined that into the calculations for effluent disposal in m2 requirements plus 100% reserve.
- Evaluated visually the potential for surface water contamination and potential for system short circuit.
- Identified that there is enough area within the proposed site constraints to allow for any designed load, and the designed effluent disposal.
- Identified that there is capacity for reserve if the reserve is required
- Identified and recorded the site aspect, and location
- Included topographical, site, and location maps.
- Included site drainage location
- Stipulated design criteria
- Referred to the design criteria in T.P.58 Manual for On Site Disposal with particular reference to soil categories "Appendix D"
- Taken note of the special clauses of the consent notices, and evaluated the impact that this building proposal may have.
- Used for assessment purposes calculations based on site land bore investigation, and percolation tests, balancing that against seasonal absorption variations.
- Taken note of overland surface water drainage patterns
- Concluded from careful evaluation that there will be no environmental effects which cannot be easily remedied.

Background to the summary for the assessment of environmental effects and mitigation measures Appendix A-

Owner: Rob & Mandy Pye
Henderson Bay Road
Ngataki
27/07/2022

The property is located off State Highway 1F North of Pukenui. Off Henderson Bay Road. This is a large lifestyle section with adjacent developments. It slopes upward from Henderson Bay Road, where there are a number of scattered small accommodation units with minor falls from the building platforms. The main development is a relocated cottage close to the road.

The property soil type is listed as Ohia and Tangatiki Sand. Well to very well drained. The upper section of the property with the minor development is not as absorbent as the cottage area close to the road.

Natural surface water is directed away from all buildings via the natural contours of the land.

Risk Assessment:

The section is best described as rural lifestyle. The surrounding land area and scattered vegetation provide a significant buffer from the lower plain.

There are no flooding issues present.

There is native flora and fauna present on the property, neither are an issue with the building elements.

The building platforms are above any recognised flood level plain. There are no ecological risks. No Hail issues have been identified with this area. The effluent systems have been placed so that while they are closer than preferred to risk areas there is separation achieved from any assessed risk area. The wastewater and septic systems have been designed using rates and design calculations from the ARC TP58 Design Manual approved by the FNDC.

The soakage into the dune structure is good in all seasons but will be less effective in the winter. It is worth noting that tests were conducted in one of the wettest months recorded. Groundwater in winter is at a depth greater than 1.2m. This is significantly deeper than the existing designed effluent disposal systems. It has not been possible to establish all the minor cabin effluent disposal systems. This would require excavation. However on site visual assessment concludes that there is no signs of septic stress. It must also be noted that due to the lack of continuous occupancy it is difficult to assess the accuracy of the visual observations. These minor "cabins" are well separated and so any environmental effect is minimised.

Impact on surface water:

Visual evaluation of the sites showed that adequate falls have been allowed for at the current effluent disposal sites. These disposal areas will not be affected by surface water. The primary treated effluent has been designed to be disposed of into the soil by trenches. There is sufficient slope on the section to ensure that there will be no

surface water retention for any length of time which could affect or compromise the effluent disposal systems chosen.

The effluent systems are not seen to pose any threat to surface water for the above risk matrix reasons, or pose a threat to others in the near vicinity.

Impact on groundwater:

On site exploration and extensive testing has shown:

- Tests carried out on the site indicate that the soil falls into a category 2 Category 3 has been used for ksat comparison assessment. There will be adequate area for reserve areas. The property in general, has acceptable buffer areas.
- Current tests indicate a better absorption factor than that used for calculation but this has seasonal factors to consider. Category 3 has been used for calculations.
- The decision tree process upon which the design was evaluated involved the careful analysis of soil structure, consideration of the areas available, the depth of soil available and the ability of the site to safely contain effluent discharge. The soil loading rates used were as a result of Ksat tests, those recommended in T.P58, and ASNZS standards.

Having taken all the above factors into consideration it is believed that there will be little possibility of any effect on groundwater. There is a minor buffer between the effluent site and any risk area. The location of the effluent disposal systems have been placed so that the horizontal movement of any contaminants would not cause a hazard or have any effect on the immediate environment.

Impact on the soil:

It is generally accepted that the degree of nitrogen leaching increases with higher soil carriage water (rain fall and effluent loading rate). Therefore, low effluent loading rates can assist in the mitigation of nitrogen leaching.

The primary mechanism for reducing nitrogen discharges into the receiving environment is the reduction of the organic load. In this case the opportunity for intensive organic load is not considered a major factor due to the low occupancy.

The soil at the main house effluent site is classified as being Ohia sand. This soil type is classed as well to very well drained in soil maps. The testing that was carried out concurs with the soil classification of a category 2 soil. Therefore we have used a loading rate of ksat 25 for assessment calculations.

Storm Water:

Storm water overflow from impervious surfaces, is covered by roof water being discharged to tank storage with the overflow being controlled via 100mm uPVC pipes to ground and then flowing overland to the lower boundary. The flow charts for determining whether there is a requirement for attenuation uses the impervious to land mass ratio of >2%. TP10 Stormwater Attenuation states that attenuation can be disposed of to ground where applicable. Due to the high absorption rates, the distance from the road, and the slope of the property towards a minor valley to which

discharge will be directed it is unlikely that runoff from impermeable surfaces will have a negative effect on council infrastructure. The extremely high absorption rates indicates that stormwater will largely be contained within existing boundaries.

Design mitigation measures:

The system installed for effluent disposal (appendix C) has been designed to maximise the potential for basal ground area, wall and transpiration disposal.

The separation distance of wastewater distribution from potential groundwater aquifers, which were not found, minimises the opportunity for any aquifer contamination. Storm water and storm water treatment is managed so that there will be no impact on effluent disposal.

Amenity Values:

An in-depth study of the immediate areas of impact indicates that this existing development is having no more impact on the surrounding land users or occupiers than that currently existing. The current systems for the neighbouring dwellings into similar structures show no sign of septic stress.

Conclusion:

The summary of factors taken into consideration "Appendix A" leads to the conclusion that there are no environmental effects which are not mitigated by adequate design.

It is my assessment that there are no environmental effects that would give reasons for concern with this building development.

E.J.Wagener Certifying Registered Drainlayer 05877



Effluential DrainLayers Ltd
3778 Main North Road
R.D.4
Kaitaia 0484

Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

27/07/2022
R & M Pye
Henderson Bay Road
Ngataki

Report on Storm Water Attenuation

Purpose

To control/assist the management of the effects of stormwater runoff from building developments and mitigate the impact this has on infrastructural assets.

Considerations

It needs to be accepted that the impact is greater in densely populated areas and less in urban/rural.

The definition of soakage is the process where a permeable substance receives a liquid, in this case where storm water is disposed of into ground, or effective runoff slowed so as to minimize effects on the environment or infrastructure.

The infiltration factor k_{sat} assessment, assists in mitigating runoff impact.

Characteristics that determine permeability are soil structure, soil particle size, and geomorphology.

The flow rate of the soakage discharge is also dependent upon the soakage area and the hydraulic pressure forcing water into the absorbent media.

Site Description

The property is located on the beach area of Henderson Bay Road, Ngataki and is 40469m².

This is a large section with areas predominantly covered in grass with the rest in trees. The property has a raised flat area in the centre of it with fall in all directions towards its extremities. Natural surface water is directed away from buildings via the contours of the land. There is an existing metalled driveway into the interior.

The sum impact on impervious surfaces of the developments are minor.

The soil type is listed as Tangitiki and Ohia Sand; onsite testing indicates that it is Ohia Sand at the house site. Soil maps class this as well drained. This was corroborated by the onsite constant head k_{sat} test.

Effluential DrainLayers Ltd
3778 Main North Road
R.D.4
Kaitaia 0484

Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

Design Criteria

Soakage devices must be 3m from dwellings.

The Far North District Council aligns storm water attenuation requirements with other authorities.

The Whangarei District Council requires site attenuation when the percentage of impermeable surfaces exceeds 2%.

The Auckland Regional Council prepared TP10 as a reference on a similar basis and ASNZS 1547 is also structured in the same manner.

The spread sheet used in calculating Attenuation requirements has been developed in conjunction with the FNDC stormwater Engineer.

The Far North District Council information was designed specifically to enable storm water design to be expedited quickly. The ARC prepared TP10 on the same basis. ASNZS1547 is also structured in the same manner.

Therefore, attenuation is only required when the ratio of impermeable surfaces to total property area exceeds 2%. However other factors can influence the requirement to attenuate. In this case all development has taken place prior to the instigation of TP10.

Design Calculations

All calculations submitted are via FNDC Stormwater calculation spread sheet. It is a given that new calculations may be required should future development take place.

Run off from impervious surfaces on a total land area of 40469m² is of marginal concern. The estimated impermeable surfaces have been calculated as: Minor structures approx. 120m², House allowance 210m², driveway 273m². This is a combined total of 603m² out of an overall 40469m².

The ratio of impermeable surfaces to overall area is 0.14%.

In line with the design criteria above, the property, with a ratio of 0.14%, should not require attenuation.

Effluential DrainLayers Ltd
3778 Main North Road
R.D.4
Kaitaia 0484

Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

Design Proposal

Any development has some adverse effects however in relation to the major area the effects are small, with stormwater having no immediate effect on any regional infrastructure.

The principle being used in this case is that stormwater generated by the building roof areas is discharged via 100mm uPVC stormwater pipe to the surrounding environment. The cumulative effects from this sized development is minor, in relation to the whole. As the property is close to the beach there will be no impact on Far North District Council services.

Devices which discharge water via infiltration through soil provide a storm water quality benefit to the receiving environment and the in-situ soil acts as a filter media for removing contaminants. This is a known beneficial factor and provides for infiltration devices to be used as storm water quality treatment.

On site observation indicates that there is not, and is unlikely to be, any erosion from this source.

It is most unlikely given the percentage of impervious surfaces that there will be any environmental effect which cannot be contained within the boundaries with this development.

This combination of circumstance lessens the impact on the downstream environment while providing for the maximum soil absorption as proposed by TP10, again lessening the potential impact on infrastructure.

Regional Plan:

The Northland Regional Council proposed rule C6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network, provided that (amongst other conditions) the discharge or diversion does not cause or increase nuisance or damage to other property. In this case there will be no affected neighbouring properties.

Therefore, this proposal is in accordance with NRC Rule C6.4.2.

Effluential DrainLayers Ltd

3778 Main North Road

R.D.4


Kaitaia 0484

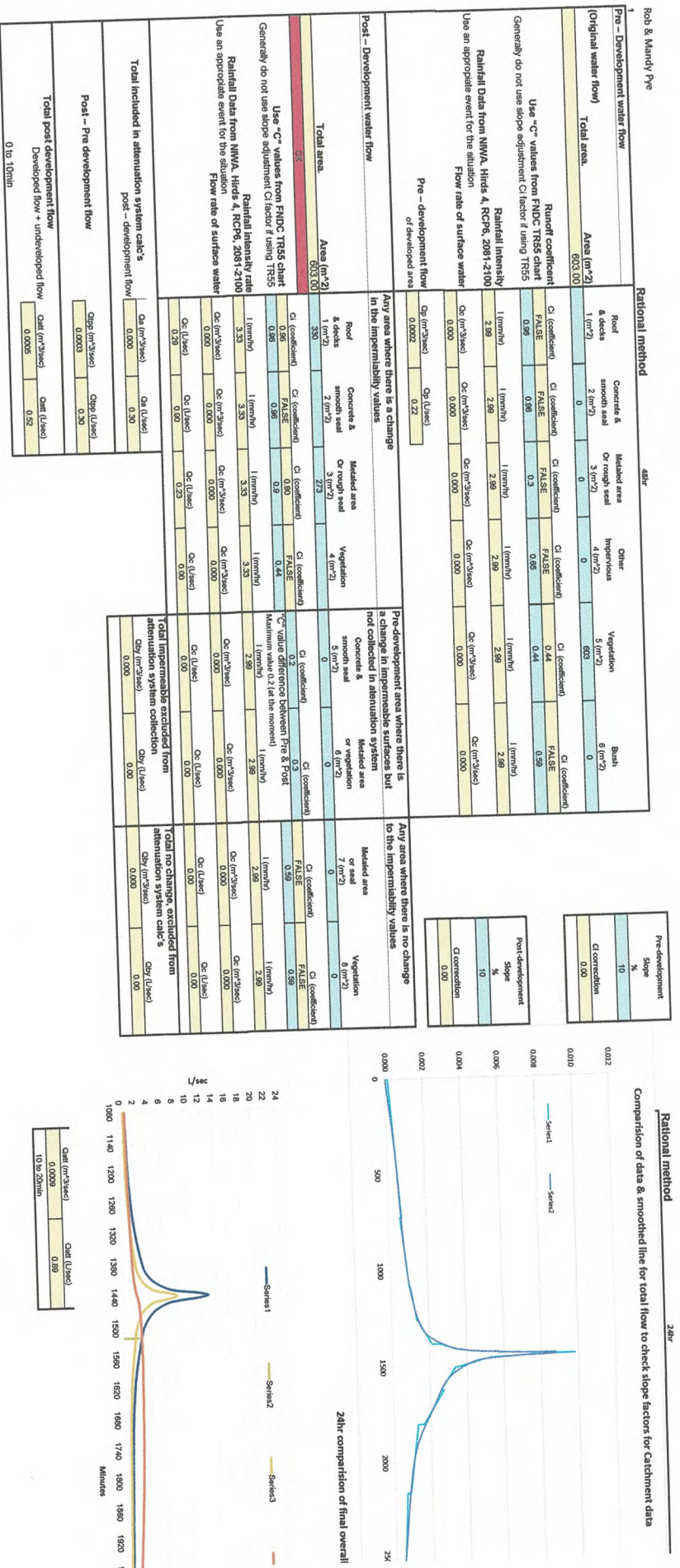
Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

Conclusion:

Any stormwater overflow from these buildings is being discharged to the surrounding natural environment. The scattered nature of the various minor structures spreads the effects of stormwater overflow. TP10 allows for ground absorption, can not be required retrospectively and in this case, there will be no cumulative effect on FNDC infrastructure. Calculations are provided to show that the effects are minor.

Eric Wagener Certifying Registered Drainlayer 05877





[illegible][illegible]

This will have further development at a later stage, including a 2yr orifice size & position (3 orifices in total).

Fixed value	100yr	10yr
u	g	Desc hrs
0.76	9.8067	0.7

Adjust until orifices are closest to the values of tab 10yr & 100yr "cell D136"

Change orifice factor "u" to suit, short tube 0.76 & thin sharp edge 0.62

100yr	100yr	Qav	ho100yr	hav	Or100yr
100yr	32.17	0.0128	3.6	1.80	0.0600
100yr tab	Cell H71		Cell H67		33.1

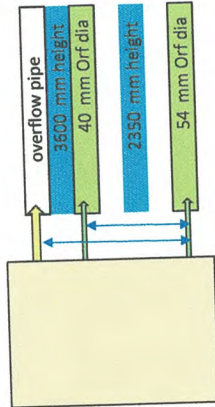
10yr	10yr	Qav	ho10yr	hav	Or10yr
10yr	21.10	0.0085	2.35	1.18	0.0544
10yr tab	Cell H71		Cell H67		23.1

100 - 10yr	Vdet	Qav	htop	hhalf
100 - 10yr	11.07	0.0044	1.25	0.63
				0.6250

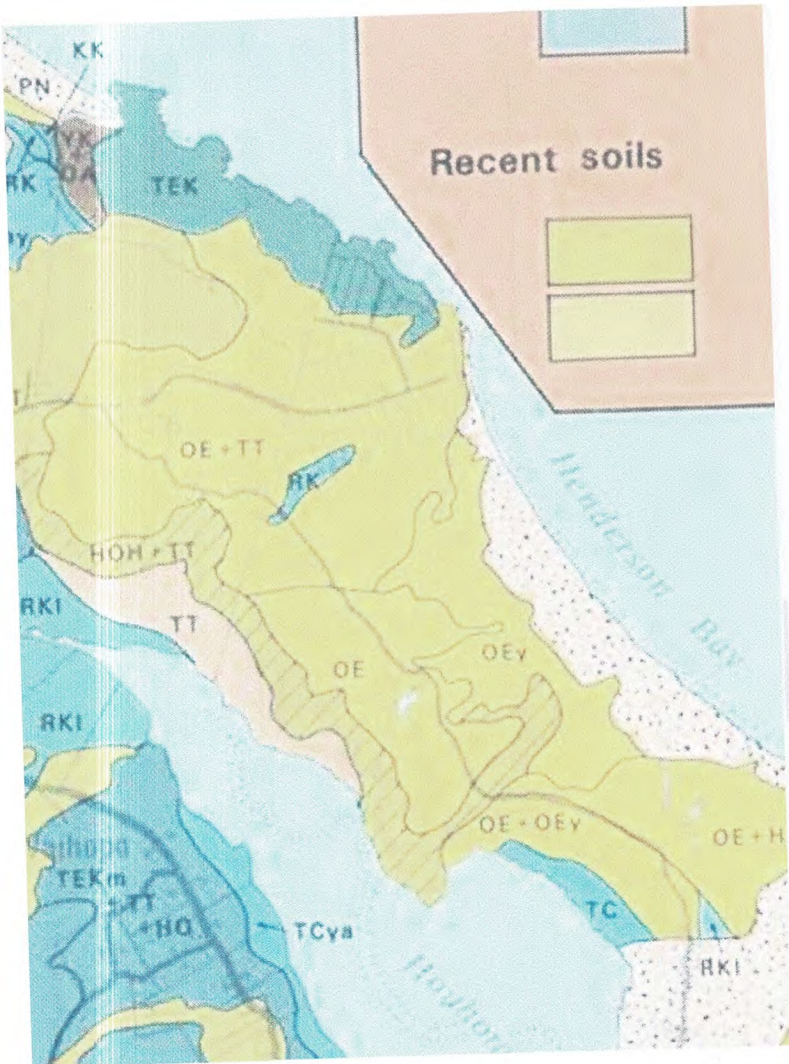
10yr cor.	Vocomb	Qav	hchart	hav	OK	Area
10yr cor.	23.75	0.0096	2.98	1.49	0.0545	0.0023

100-10yrcor	Vtop	Qav	htop	hav	Ortop
100-10yrcor	8.42	0.0033	1.25	0.625	0.0400

ho100yr	ho100yr	Or100yr	ho100yr	Or100yr
3.60	0.054	2.35	0.040	0.040
Size of lower orifice (fitted 150mm above bottom/base if tank for attenuation only)	Size of lower orifice (fitted 150mm above bottom/base if tank for attenuation only)	Size of lower orifice (fitted 150mm above bottom/base if tank for attenuation only)	Size of lower orifice (fitted 150mm above bottom/base if tank for attenuation only)	Size of lower orifice (fitted 150mm above bottom/base if tank for attenuation only)
Size of second orifice (fitted at ho10yr above lower orifice Or10yr)	Size of second orifice (fitted at ho10yr above lower orifice Or10yr)	Size of second orifice (fitted at ho10yr above lower orifice Or10yr)	Size of second orifice (fitted at ho10yr above lower orifice Or10yr)	Size of second orifice (fitted at ho10yr above lower orifice Or10yr)



NB EXAMPLE ONLY NO ATTENUATION REQUIRED



EFFLUENTIAL DRAINLAYERS LTD

3788 MAIN NORTH ROAD
RD 4
KAITIATA, 0848

Outcome of Permeability Test in accordance with AS/NZS 1547:2000, Clause 4.1F3

Inputs

Hole Diameter cm.

Depth of Water in Test Hole cm.

Time to deplete reservoir by 500ml min.

Outputs

Permeability (K_{sat}) cm/min

m/d

Calibration Line

Fall in mm 1 unit = 100mm

2 8 31

1 = 1150mm fall in 1.27min = 480 in 1.27
= 480/1.27 mm/min = 377.95 mm/min

2 = 1150mm fall in 3.12min = 480 in 3.12
= 480mls/3.12 mls/min = 153.85mm/min

Time per 500mm fall
average = $377.95 + 153.85/2$
= 265.9

500/265.9 = 1.88min for 500mm fall

100mm black sandy peat loam

light yellow sand

silica sand



0.500Mil 1 unit = 050ml

K Sat Chart

House

Rob & Mandy Pye
Henderson Bay

E.J.Wagener 05877



1610374.37 6155407.50 Meters | Scale 1:4514

100m

Appendix C

Note: Percolation tests show that absorption is best
sub sandstone

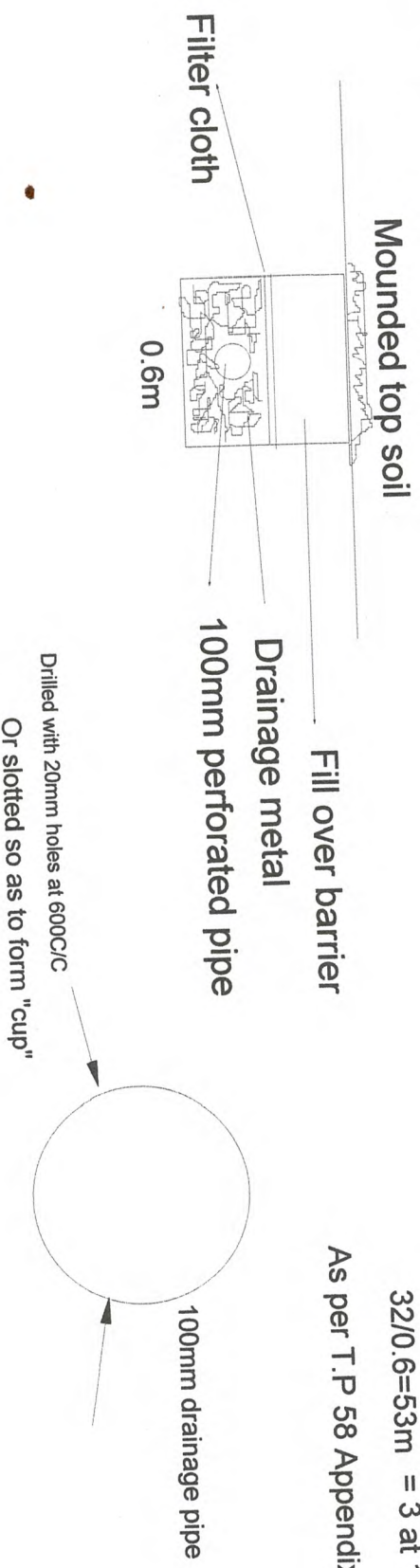
Trenches should be laid level
so that even loading occurs

Note: Allow @ 5 person = 800L

$$\begin{aligned} &= 800L \text{ MDWF} \\ 800/K_{\text{sat}}25 &= 32\text{m}^2 \\ 32/0.6 &= 53\text{m} = 3 \text{ at } 17\text{m} \end{aligned}$$

As per T.P 58 Appendix F

Note: Pipes to be capped at open ends



On Site Assessment Effluent Trench Details Rob & Mandy Pye

E.J.Wagener 05877

3 April 2025

Christiansen Building Services Ltd
26 Paretu Drive
RD 1
Kerikeri 0294

Dear Sir / Madam,

Building consent number: COA-2025-99/0
Property ID: 3300097
Address: 552A Henderson Bay Road, Ngataki 0484
Description: Relocate dwelling without Obtaining a Building Consent

Requirement for Resource Consent

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

NB: As of 27th July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules
[Far North Proposed District Plan \(isoplan.co.nz\)](http://isoplan.co.nz)

The site is zoned **General Coastal** under the Operative District Plan and Resource Consent is required for breach of the following:

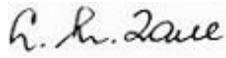
Rule:	10.6.5.1.1 VISUAL AMENITY The following are permitted activities in the General Coastal Zone: (a) any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m ² or for human habitation provided that the gross floor area does not exceed 25m ² ; and (b) the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or are constructed of natural materials which fall within this range.
Reason:	The relocated dwelling in this application has a gross floor area that exceeds 25m ² and the exterior colour is not stated, therefore unable to confirm whether it is within the BS5252 standard colour palette range with a reflectance value of 30% or less or whether it is constructed of natural materials which fall within this range. There appears to be a nonconsented shed not for human habitation that exceeds 50m ² that you may want to include in this Certificate of Acceptance application and the Resource Consent application as well.

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

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

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'L. Tane', is shown within a light grey rectangular box.

Leeanne Tane
PIM Officer
Delivery and Operations

Emailed to: cbsnorthland@gmail.com

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

Building Consent Number: COA-2025-99/0

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

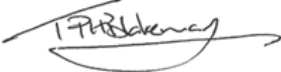
The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

• **Resource Consent – REQUIRED**

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

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

Signature:



Position:

Trent Blakeman

On behalf of:

Manager - Building Services

Date:

Far North District Council (Building Consent Authority)

4 April 2025



WHAKARATONGA IWI

FIRE
EMERGENCY

NEW ZEALAND

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



Contents

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Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver

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

Waiver Explanation Intent

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

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

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

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

Section B – Applicant Information

Applicants Information	
Name:	Robert Pye
Address:	552A Henderson Bay Road, Ngataki
Contact Details:	021 459 234)
Return Email Address:	info@northplanner.co.nz

Section C – Property Details

Property Details	
Address of Property:	552A Henderson Bay Road, Ngataki
Lot Number/s:	Lot 30 DP72042
Dwelling Size: (Area = Length & Width)	Approx 60m2 - see plans
Number of levels: (Single / Multiple)	Single

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

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

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the access at least 4 metres wide?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Is the surface designed to support a 20-tonne truck?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Are the gradients less than 16%	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Fire Appliance parking distance from the proposed water supply is Parking will be available immediately outside the location of the dwelling which is approx 25 metres from dwelling. See plan metres	

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

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Comments: There is one 25,000L water tank onsite.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

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

2 (a) Water Supply Single Dwelling	
Tank	<input type="checkbox"/> Concrete Tank <input checked="" type="checkbox"/> Plastic Tank <input type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input type="checkbox"/> Part Buried (max exposed 1.500 mm above ground) <input type="checkbox"/> Fully Buried (access through filler spout) Volume of dedicated firefighting water 10,000Litres

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

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

Internal FENZ Risk Reduction comments only:

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

3. Water Supply Location

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

3 (a) Water Supply Location	
Minimum Distance:	<i>Is your water supply at least 6 metres from the building?</i> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Maximum Distance	<i>Is your water supply no more than 90 metres from the building?</i> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

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

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: This is not of a concern

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

4. Adequacy of Supply

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

4 (a) Adequacy of Water supply

Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*

Comments:

Tanks will be drip fed with rain water. In dry periods, water can be delivered to site by water delivery companies.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

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

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

5 (a) Alternative Method Appendix H & J

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

Name: Click or tap here to enter text.

Contact Details: Click or tap here to enter text.

Proposed volume of storage?

Litres: Click or tap here to enter text.

Comments:

Click or tap here to enter text.

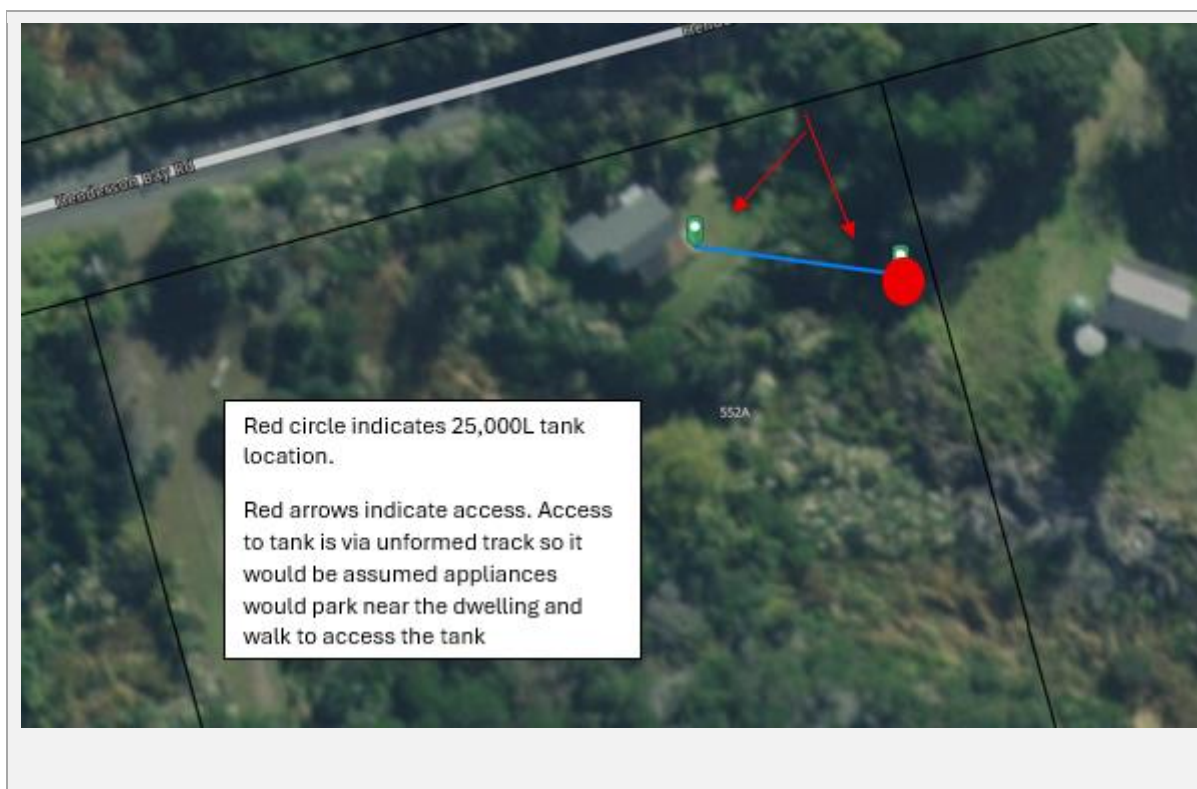
** Please provide a copy of the calculations for consideration.*

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

6. Diagram

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



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

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

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

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

I. Fire safe construction

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

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

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

II. Establish Safety Zones around your home.

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

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

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

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

IV. Choose Fire Resistant Plants

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

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

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

7 (a) Vegetation Risk Reduction Strategy

The dwelling is located on an elevated portion of the site which has cleared grassed areas surrounding it. There is naturally occurring shrub within 20 metres of the dwelling, particularly to the west. This is a low lying area, with a stream meandering through it. The area around the dwelling will be kept clear of bush and shrub, given it is utilised for access and parking as well as onsite wastewater disposal.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
<input checked="" type="checkbox"/>	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
<input checked="" type="checkbox"/>	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Alex Billot Dated: 22/05/2025

Contact No.: 094081866

Email: info@northplanner.co.nz

Signature: Alex Billot

9. Approval

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

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

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

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

P.P on behalf of the Area Manager

Fire and Emergency New Zealand
Te Tai Tokerau / Northland District

APPROVED
By GoffinJ at 9:21 am, May 26, 2025

Jason Goffin- Advisor Risk
Reduction