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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

◯ **Yes** ☑ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

◯ **Land Use**

◯ **Fast Track Land Use***

☑ **Change of Consent Notice (s.221(3))**

◯ **Certificate of Compliance (s.139)**

◯ **Extension of time (s.125)**

◯ **Discharge:** Total voume = _____ m³
Note; volumes >3m³ requires NRC Consent.

☑ **Subdivision**

◯ **Existing Use Certicicate (s.139A)**

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

◯ **Other (please specify)** _____

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

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

◯ **Yes** ☑ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ☑ **No**

If yes, which groups have you consulted with? _____

Who else have you consulted with? _____

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

5. Applicant details

Name/s: Amanda Hughes

Email:

Phone number:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Williams & King, Attention: Natalie Watson

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: As per applicant details.

Property address/
location:

8. Application site details

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

Name/s:

Site address/ location:

41 Taipa View Road

Taipa

Postcode 7400

Legal description: Lot 1 DP 613566 **Val Number:** 00085-18171

Certificate of title: 1221606

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

Proposed subdivision to create one additional lot in the Rural Living Zone, with lot sizes and dimensions meeting the controlled activity standard. Taipa View Road is not constructed to FNDC Engineering Standards, and upgrades not proposed. Application to cancel redundant consent notice conditions also included.

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

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

◯ **2009** ☑ **2023**

10. Would you like to request public notification?

◯ **Yes** ☑ **No**

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

(more than one circle can be ticked):

◯ **Building Consent** Enter BC ref # here (if known)

◯ **Regional Council Consent (ref # if known)** Ref # here (if known)

◯ **National Environmental Standard Consent** Consent here (if known)

◯ **Other (please specify)** Specify 'other' here

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

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

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

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

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

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

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

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

- ☑ **Flooding** (Low Risk)
- ☑ **Landslips** (Less than minor risk of instability, subject to downslope piles on Lot 2)
- ◯ **Coastal Erosion**
- ☑ **Coastal Inundation** (Low Risk)
- ◯ **Active Faults**
- ◯ **Liquefaction**
- ☑ **Tsunami** (Low risk)

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

14. Assessment of environmental effects:

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

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

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full) Amanda Jane Hughes

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) Amanada Jane Hughes

Signature:
(signature of bill payer)

Date 08-Jun-2026

MANDATORY

17. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

18. Declaration

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

Name (please write in full) AMANDA JANE HUGHES

Signature

Date 8/6/2026

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

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

Amanda Hughes

Proposed Subdivision & Cancellation of Redundant Consent Notices
41 Taipa View Road, Taipā

Williams & King, Kerikeri[1]
10 June 2026

[1] Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitaia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

1. Overview

The Applicant, Amanda Hughes, is seeking resource consent to subdivide an existing rural residential property at 41 Taipa View Road, to create one additional site. An amalgamation condition will equally split the existing 3/248th share in Lots 31 – 32 DP 195263.

Vehicle access to Lots 1 and 2 will be obtained individually off Taipa View Road, and a new vehicle crossing will be formed to Lot 2 to comply with the Type 1A standard in the 2023 FNDC Engineering Standards and Guidelines.

Redundant consent notice conditions are proposed to be cancelled as they relate to the subject site.

The subject site is zoned Rural Living in the Operative Far North District Plan. The proposed subdivision is in accordance with the controlled activity standards for subdivision in the Rural Living Zone, with the exception that the subdivision breaches the 'Frontage to Existing Roads' rule, causing an overall Discretionary Activity status.

Under the Proposed Far North District Plan, the site is zoned Rural Residential. There are no relevant rules with legal effect at this time.

This assessment accompanies the Resource Consent application made by the Applicant and is provided in accordance with Schedule 4 of the Resource Management Act 1991 ("RMA"). It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

The proposal is assessed as meeting the criteria to be treated as non-notified.

2. Description of proposal

2.1 Proposed subdivision and amalgamation condition

The overarching purpose of the proposal is to enable the creation of one additional record of title. The proposed subdivision creates Lots 1 and 2 as summarised in **Table 1**.

Lot Number	**Area** (Subject to Final Survey)	**Existing / Proposed Use**
Lot 1	5463m²	Rural residential site – existing building platform, water tanks, wastewater treatment plant.
Lot 2	5000m²	Vacant rural residential site.

Table 1: Summary of lot sizes and existing and proposed land use.

The subject record of title includes a 3/248 share in Lots 31-32 DP 195263. This will be divided via amalgamation condition "*That Lots 31 & 32 DP 195263 be held as to 3 undivided one 496th shares by the owners of Lots 1 & 2 Hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith*".

The Scheme Plan is attached in **Appendix 1** and presented in **Figure 2**. All areas and dimensions are subject to final survey.

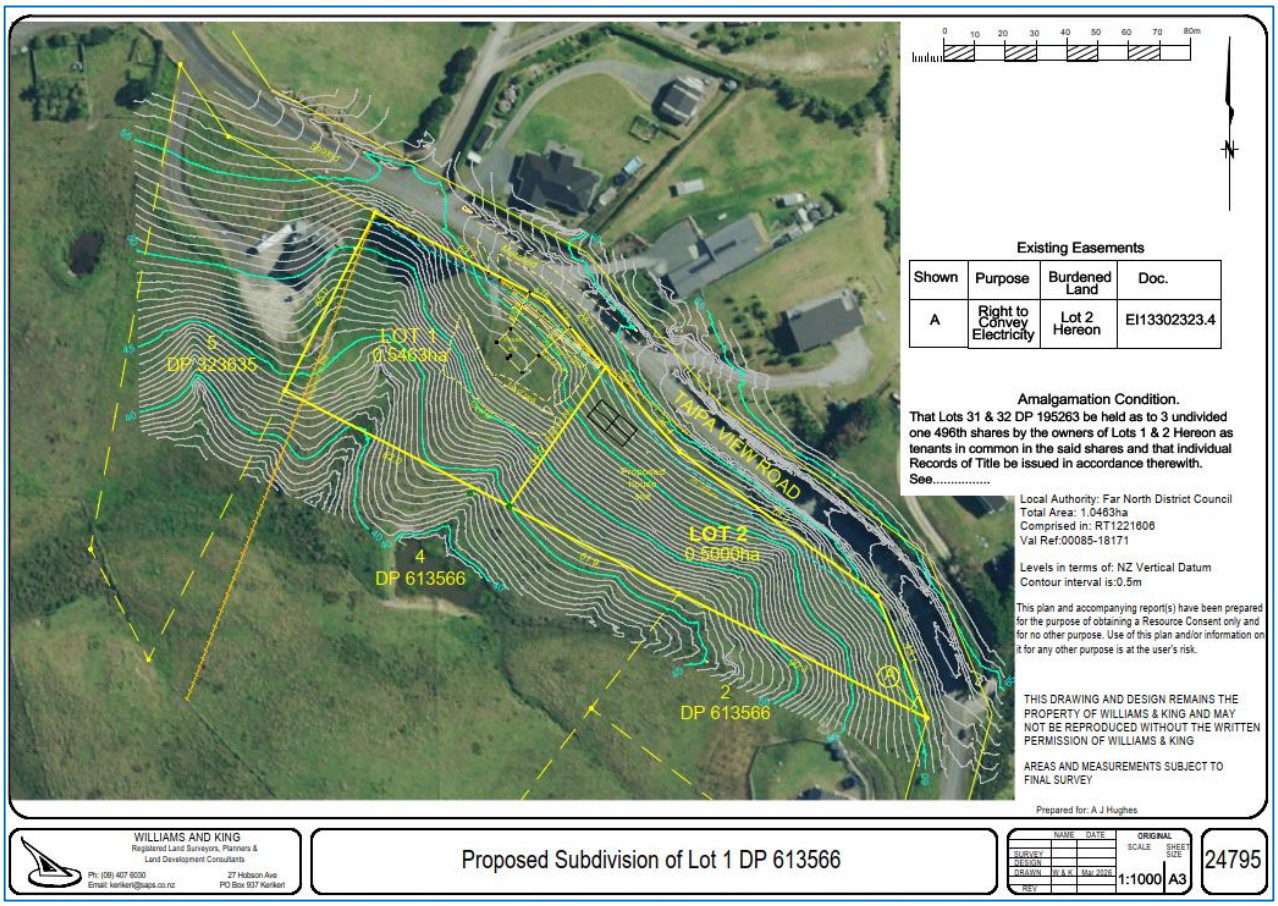


Figure 1: Scheme Plan illustrating proposed subdivision

2.2 Vehicle access

Lots 1 and 2 will each have individual access from Taipa View Road. Lot 1 has an existing entrance, located just beyond the end of the sealed portion of Taipa View Road. A new vehicle crossing will be provided to Lot 2, in accordance with the FNDC Engineering Standards Sheet 21 – Type 1A. Given the existing formation and drainage of Taipa View Road, with no drainage channel on the western edge of the road, there is no requirement for culverts under the proposed vehicle crossings to lots.

2.3 Stormwater management, impermeable surface coverage

Proposed stormwater management to achieve neutrality and avoidance or mitigation of any adverse effects of stormwater runoff on receiving environments is described in detail in the Site Suitability Report.

Lot 1 contains existing impermeable area comprising the existing driveway. Future impermeable surface coverage is likely to comprise roof area associated with a dwelling and any accessory buildings, as well as additional driveway, manoeuvring and/or outdoor parking areas. Concept impermeable surface coverage is estimated in the Site Suitability Report as amounting to around 500m², or 9.15% coverage of the proposed lot area.

Lot 2 is currently undeveloped, with concept impermeable surface coverage amounting to 500m², or 10%, coverage.

Existing and anticipated post development impermeable surfaces are summarised in **Table 2**.

	Existing Impermeable Surface Coverage	Proposed Impermeable Surface Coverage	Total Impermeable Surface Coverage	Percentage Coverage
Lot 1	90m²	410m²	500m²	9.15%
Lot 2	0m²	500m²	500m²	10%

Table 2: Table of post development impermeable surfaces

Lots 1 and 2 can comply with the permitted activity allowance for impermeable surface coverage.

The Site Suitability Report outlines concept stormwater attenuation for future lot development. The concept design attenuates the post-development stormwater runoff peak discharge to 80 % of the pre-development condition for the 20 % and 50 % AEP storm event. This is achievable by installing specifically sized low-flow orifices into the roof runoff attenuation tanks which provide sufficient detention volume. The Site Suitability Report states that:

"The concept design presented in this report should be subject to verification and an updated design at Building Consent stage once final development plans are available. This is typically applied as a consent notice to the applicable titles. We note that the detailed design will be required to provide appropriate orifices to mitigate 50 % and 20 % AEP events."

In addition:

"The direct discharge of water tank overflow in a concentrated manner can cause scour and erosion in addition to excessive saturation of shallow soils. It is recommended that overflow from rainwater tanks is conveyed in sealed pipes to a designated discharge point downslope of proposed building footprints and wastewater disposal areas. Outlet dispersion devices can be designed to manage the 20 % AEP event to reduce scour and erosion at discharge locations which may otherwise result in concentrated discharge."

2.4 Wastewater disposal

There is an existing wastewater treatment system on Lot 1, this is understood to be part of a current building consent application and is not yet operational at this point in time.

According to the Site Suitability Report, an effluent field and reserve area can be located on each lot in compliance with the current rules, based on assessed 3mm / day loading rates for Pressure Compensating Dripper Irrigation and design occupancy and flows. Dripper irrigation disposal is suitable, with specific design considerations outlined in the Site Suitability Report. Development specific design for onsite treatment and disposal of wastewater will be provided in conjunction with a building consent application for Lot 2, based on the Geologix Report recommendations and taking into account that slopes are greater than 10 degrees. A consent notice to this effect is proposed.

2.5 Earthworks

Besides minor works to form a vehicle crossing to Lot 2, earthworks are not required to complete the proposed subdivision.

2.6 Cancellation of redundant consent notice conditions

Record of title 1221606 is subject to three existing consent notices pursuant to Section 221(1) of the Resource Management Act 1991. The conditions of the consent notices are outlined in Section 3.2.

With the application of new consent notice conditions as part of this consent, the existing consent notice conditions are, or will become, redundant, and are proposed to be cancelled. As such, an approval to cancel consent notices D409886.2, 5937866.3 and 13302323.3 as they relate to Record of Title 1221606 is sought. The relevant conditions of 13302323.3 can be updated to reflect the more recent Site Suitability Report and re-applied to this consent.

3. Application site details and description

3.1 Location

The subject site is located at 41 Taipa View Road, in Taipā. The property is located just over a kilometer from the intersection of Taipa View Road with State Highway 10, and just beyond the end of the sealed section of Taipa View Road.

The property has frontage to Taipa View Road along its north eastern boundary.

Refer to the location and cadastral maps in **Figures 2** and **3**.

Figure 2: Location map (source: QuickMap)

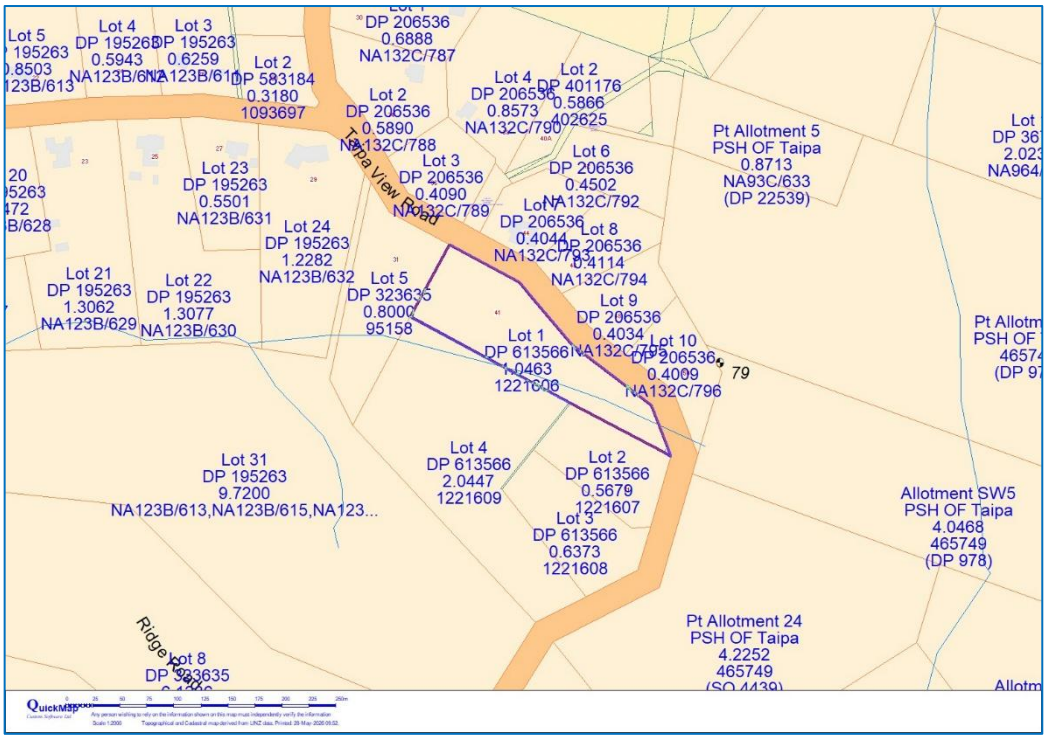


Figure 3: Cadastral map (source: QuickMap)

3.2 Legal details

The subject site is legally described as Lot 1 DP 613566 and held in record of title 1221606, comprising 1.0463ha more or less in area. The subject site also has a 3/248th share in Lots 31-32 DP 195263 (19.1140ha more or less). The record of title is attached in **Appendix 4**. Relevant interests and encumbrances documented on the record of title are listed below.

- Transfer A388217– Appurtenant hereto is a water pipeline right

- Transfer A397039– Appurtenant hereto is a water pipeline right

- D409886.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991
  Lot 1 DP 613566 is part of earlier Lots 25 & 26 DP 195263. The relevant condition is listed:
  (2) No building which requires effluent disposal shall be erected on any of the subdivision allotments without the prior of the council to specific design for such effluent disposal, including an indication of compliance with Regional Council rules.
  Such design may be in accordance with the Brown and Thomson report dated 19 September 1997 (but specific to the particular site under consideration), or to such similar professional design, standard and detail as the circumstances and the site dictate. Similar maintenance matters as set out in the 1997 report should be included as required and/or appropriate.
  Additionally, conditions (3) and (4) apply to Lots 31 & 31 DP 195263, of which a 3/248 share is included in record of title 1221606:
  (3) Prior to the expiry of two years after the issue of the new titles, satisfy the Council that no less than $14,000 (inclusive of the previous $7000 contribution) value landscaping work (planting, earthworks, access, riparian enhancement or park furniture) has been completed, in accordance with Stage B of the landscaping plan submitted by Trees Company Nursery, dated 8 February 1999.
  This condition applies only to Lots 31 and 32, and is to be registered on the titles of Lots 2 – 24, 29 and 30.

(4) Within six months of the issue of a Code Compliance Certificate for any building on a subject allotment, or within six months of its occupation or utilization (whichever comes first) provide, to Council's satisfaction, landscaping on the subject allotment in accordance with Stage C of the landscaping plan submitted by Trees Company Nursery, dated 15 April 1999.
This condition applies to Lots 13, 14, 19 – 24 (inclusive) being the allotments affected by Stage C of the landscape plan.

- Transfer D409886.4 – Subject to a stormwater drainage right (in gross) over part Lot 31 DP 195263 marked G on DP 195263 in favour of Far North District Council. The easements created by Transfer D409886.4 are subject to Section 243 (a) of the Resource Management Act 1991

- Land Covenant in Transfer D425236.1 (private land covenant)

- 5937866.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991.
  Lot 1 DP 613566 is part of earlier Lot 6 DP 325635. The relevant condition is listed:
  i. *No building that requires effluent disposal shall be erected on any of the subdivision allotments without the prior approval of the Council to specific design for such effluent disposal, including an indication of compliance with regional Council rules.*
  Such design may be in accordance with the Brown and Thomson report dated 19 September 1997 (but specific to the particular site under consideration), or to such similar professional design, standard and detail as the circumstances and the site dictate. Similar maintenance matters as set out in the 1997 report should be included as required and/or appropriate.

- Subject to Section 241(2) Resource Management Act 1991 (affects DP 323635)

- Land Covenant in Transfer 6008179.1 (private land covenant which ceased to have any effect after 31 December 2008).

- Subject to Section 241(2) Resource Management Act 1991 (affects DP 613566)

- 13302323.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 (affects Lot 1 DP 613566)
  i) *At the time of an application for Building Consent for any structure or for earthworks with average cut/fill heights exceeding 0.5m in height over sloping ground, the application must be accompanied by a Geotechnical Investigation Report (GIR) prepared by a Chartered Professional (Geotechnical) Engineer in accordance with the requirements of FNDC Engineering Standards 2023 Clause 2.3.3.4.*

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

  iii) *In conjunction with the construction of any new building on the lot, the lot owner shall install a stormwater tank with a flow attenuated outlet, or similar attenuation mechanism(s) that is designed to mitigate post-development runoff back to 80% of the pre-development site condition for a 20% AEP storm event. The system shall be designed in general accordance with the recommendations provided within the Geologix Site Suitability Report, dated August 2024, Job Reference: C0491-S-01- R01. The Stormwater report and design shall be prepared by a suitably qualified chartered professional engineer.*

iv) *Electricity supply is not a condition of this consent and power has not been reticulated to the boundary of the lot. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.*

- Easement Instrument 13302323.4 – Subject to a right to convey electricity over part Lot 1 DP 613566 marked A on DP 613566 & Appurtenant to Lot 1 DP 613566 is a right to drain water. The easements created by Easement Instrument 13302323.4 are subject to Section 243 (a) Resource Management Act 1991

3.3 Site conditions

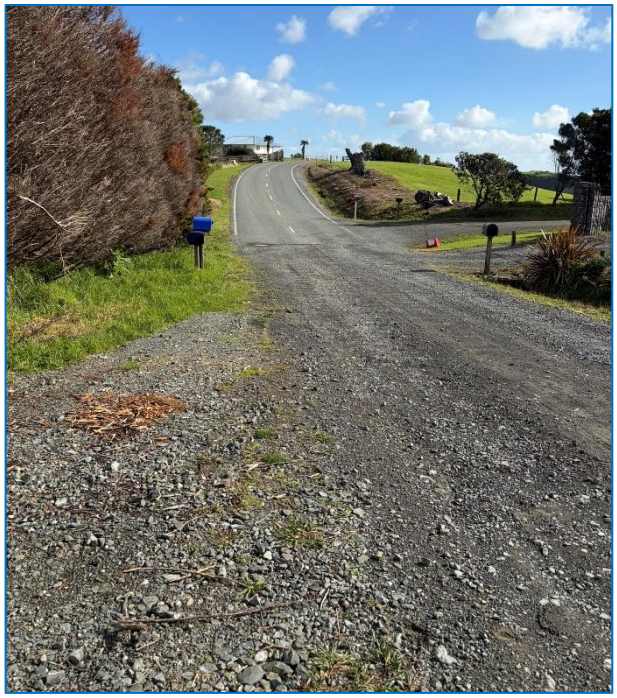
The land is moderately sloping away from Taipa View Road, and vacant areas are in pasture with rough grass. Three overland flow paths drain downslope to a pond in the adjoining Lot 4 DP 613566, which drains into Otengi Stream.

Existing post and wire fencing is located around the perimeter of the site, not always following the property boundary, as illustrated on the Scheme Plan.

Lot 1 has been developed with a level building platform, accessed by an existing vehicle crossing off Taipa View Road, located just beyond the end of its sealed portion, and a metalled driveway. Two water tanks and an onsite wastewater treatment plant have been placed on and around the building platform. Lot 2 is vacant land.

Refer to **Photographs 1** – **3**.

Photograph 1: Prepared driveway, building platform, water tanks and wastewater treatment system on Lot 1.



Photograph 2: View north west along Taipa View Road, taken from the Lot 1 existing entrance.

Photograph 3: View over Lot 2 building site from Taipa View Road.

A detailed description of the geology and hydrology of the site is provided within the Geologix Reports in **Appendices 2** and **3**.

3.4 Character of the site and surrounding environment

The character of the subject land and its receiving environment is based on the existing characteristics of the built, modified and natural environment, which comprises a mixture of rural residential development of varying sizes, and generally located close to the roading alignment. Some larger rural production and rural lifestyle sites remain further afield.

3.5 Recorded Natural Features

The subject site is not part of the coastal environment and does not include any areas of high or outstanding natural character, or outstanding natural landscapes or features as recorded in the Regional Policy Statement.

The site is not part of any ecological unit recorded in the Department of Conservation Protected Natural Area mapping or part of a North Island brown kiwi habitat.

The site is mapped as comprising Land Use Capability ("LUC") Unit VIe7. Soil and geological information is provided in detail within the LDE Site Suitability and Geotechnical Investigation Reports (**Appendices 2** and **3**). LUC Unit VIe7 does not meet the definition of 'highly versatile soils' as per the definition provided in the Regional Policy Statement or 'highly productive land' in terms of the definition in the National Policy Statement for Highly Productive Land.

4. District Plan Assessment

4.1 Far North District Operative District Plan

The application site is zoned Rural Living and is not subject to any Resource Features. The proposal is assessed against the relevant rules of the Operative District Plan as follows.

4.1.1 Rural Living Zone

Existing built development and impermeable surface coverage is present on proposed Lot 1. This, along with future potential development on each lot, is assessed against the relevant Rural Living zone standards below.

Rule	Discussion	Activity Status
8.7.5.1.1 Residential Intensity	Following the subdivision, residential intensity will not exceed a single residential unit for a single household on each lot.	Permitted Activity
8.7.5.1.4 Sunlight	Intended building sites on Lots 1 and 2 will comply.	Permitted Activity
8.7.5.1.5 Stormwater management	Anticipated impermeable areas on each lot will be less than 12.5% and will comply.	Permitted Activity
8.7.5.1.6 Setback from Boundaries	Intended building sites on Lots 1 and 2 will comply.	Permitted Activity
8.7.5.1.13 Building Coverage	Anticipated building coverage on each lot will comply.	Permitted Activity

4.1.2 Subdivision

Rule	Discussion	Activity Status
13.6.5 Legal Frontage	Each lot has direct frontage to Taipa View Road.	Controlled Activity
13.6.12 Suitability for Proposed Land Use	The land is considered suitable for the proposal as described in the Site Suitability and Geotechnical Reports.	Controlled Activity
13.7.2.1 Minimum Area for Vacant New Lots ….. 13.9.1 Discretionary (Subdivision) Activities 13.11 Non-Complying (Subdivision) Activities	The areas of Lots 1 and 2 comply with the controlled activity minimum lot size for the Rural Living Zone.	Controlled Activity
13.7.2.2 Allotment Dimensions	Lots 1 and 2 include a dimension of 30 x 30m, plus 3m boundary setbacks.	Controlled Activity

4.1.3 Transportation

Rule	Discussion	Compliance
15.1.6C.1.1 Private Accessway in all Zones	Private access is not required for the subdivision, with each lot having direct frontage to Taipa View Road.	Not applicable

15.1.6C.1.5 Vehicle crossing standards in Rural … Zones	A vehicle crossing will be supplied to Lot 2 to comply with Sheet 21 – Type 1A of the 2023 FNDC Engineering Standards.	Permitted Activity
15.1.6C.1.7 General Access Standards	Access to the boundary of each lots meets this standard, with future onsite manoeuvring to be designed at lot development stage.	Permitted Activity
15.1.6C.1.8 Frontage to Existing Roads	Lots 1 and 2 have road frontage to Taipa View Road which is not constructed to the standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), and the applicant does not wish to do the required upgrades.	Discretionary Activity

4.1.4 Summary of Activity Status under the Far North Operative District Plan

Overall, the proposal has been assessed as a discretionary activity. The relevant considerations specified in Sections 104, 104B and 106 of the Resource Management Act 1991 are addressed in Sections 5 and 6 of this Report.

4.2 Far North Proposed District Plan

The application site is zoned Rural Residential in the Far North Proposed District Plan, and is not subject to any Overlays. The proposal is assessed against the relevant rules of the Proposed District Plan as follows.

4.2.1 Area-Specific Matters - Rural Residential Zone

Rule	Discussion	Activity Status
RRZ-R2 Impermeable Surface Coverage	Anticipated impermeable surface coverage on Lots 1 and 2 will not exceed 12.5% coverage.	These rules do not have legal effect.
RRZ-R3 Residential Activity	A single residential unit per lot is intended.	
RRZ-S2 Height in Relation to Boundary	Intended building sites on Lots 1 and 2 will comply.	
RRZ-S3 Setback	Intended building sites on Lots 1 and 2 will comply.	
RRZ-S5 Building or Structure Coverage	Anticipated building coverage on Lots 1 and 2 will not exceed 12.5%.	

4.2.2 District-Wide Matters – General District-Wide Matters – Energy, Infrastructure, & Transport - Transport

Rule	Discussion	Activity Status
TRAN-R2 Vehicle crossings and access, including private accessways	Permitted activity conditions met. Shared private access is not proposed. Vehicle crossing is not off the listed road types. There will be no unused vehicle crossings. Passing bays are not required. Vehicle crossing standards comply.	This rule does not have legal effect.

4.2.3 District Wide Matters – Subdivision

Rule	Discussion	Activity Status
SUB-R3 Subdivision of land to create a new allotment.	CON-1 • Lots 1 and 2 contain building envelope dimension plus boundary setbacks. • Onsite water supply proposed. • Stormwater management is proposed in accordance with required mitigation. • Onsite wastewater disposal is feasible. • Power and telecommunications connections are proposed. • No easements are required. CON-2 • Controlled activity minimum lot size of 4,000m² is met. • No esplanade reserve requirements.	This rule does not have legal effect.

4.2.4 Summary of Activity Status under the Far North Proposed District Plan

There are no relevant rules with legal effect at this time.

5. Assessment of environmental effects

Section 104(1)(a) and (ab) require the consent authority, subject to Part 2 of the Act, to have regard to any actual and potential effects on the environment of allowing the activity and any measure proposed or agreed to by the applicant for the purpose 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.

Section 104(2) indicates that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. The relevant matters listed under Rules 13.7.3 (Controlled (Subdivision) Activities: Other Matters to be Taken Into Account) and 15.1.6C.4.2 (Frontage to Existing Roads) of the Operative Far North District Plan are also addressed in the following assessment.

5.1 Allotment sizes and dimensions and building locations

The proposed allotment size and dimension is in accordance with the controlled activity standards for the Rural Living zone. Each lot has been assessed as having sufficient area to accommodate future buildings, onsite servicing, and the ability to manage stormwater and wastewater without generating adverse effects. Overall, any direct or cumulative adverse effects on the wider rural environment generated by the proposal are considered to be less than minor, with the size of the lots being suitable for their intended purpose and the subdivision being an efficient use of land.

5.2 Natural and other hazards

The Site Suitability Report lists a low level of natural hazard risk in all relevant categories, while the Geotechnical Report notes that "*provided the downslope piles are implemented, the risk of instability for the proposed development is considered less than minor and the footprint of the proposed development meets adequate Factors of Safety*".

Specific foundation design will be required at building consent stage, with specific reference to the concept foundation specifications in the Geologix Geotechnical Report, as well as recommendations for earthworks, temporary works and retaining walls (where required).

The lots are devoid of any areas of significant vegetation which would cause fire hazard. Water supply for fire-fighting purposes will be provided by way of collection and storage of rainwater on the site.

As discussed above, a consent notice condition can be applied to the lots to require specific foundation design at building consent stage, in order to ensure that relevant adverse effects related to natural hazards are avoided.

5.3 Water supply

The property is not within the area of benefit for water reticulation, and potable and fire fighting water supply will be provided by way of collection and storage of rainwater in on-site tanks.

Condition (ii) of Consent notice 13302323.3 specifies that:

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

This requirement can be replicated into a condition of consent for the current application.

No adverse effects with respect to water supply are anticipated.

5.4 Stormwater disposal

Proposed stormwater management to achieve neutrality and avoidance or mitigation of any adverse effects of stormwater runoff on receiving environments is described in the Site Suitability Report.

An attenuation concept has been designed to limit the post development peak discharge to 80% of the pre-development condition for the 20% AEP storm event. This will be achieved by installing specifically sized low-flow orifices into the roof runoff attenuation tanks, which will provide sufficient detention volume.

This stormwater management concept will reduce peak flows from the proposed development and avoid potential adverse downstream effects.

Typical good practice measures, such as avoiding concentrated discharge of surface water, can also be implemented at lot development stage. The discharge point for both sites will be downslope of the building footprints and wastewater disposal areas using a dispersion device.

The final design for onsite stormwater attenuation and controlled discharge in association with future residential development can be submitted in conjunction with a building consent application, and required via a consent notice condition. This can be worded similarly to condition (iii) of consent notice 13302323.3 (with reference to the current Site Suitability Report), which is to be cancelled.

With the proposed stormwater attenuation, there will be a negligible impact on the total catchment impermeability, and the proposal avoids adverse effects on adjoining and downstream properties.

Residential development is not considered to create a long-term impact on water quality. For this development the existing and nominated building platforms will be surrounded by grassed or vegetated surfaces providing a buffer to runoff, trapping contaminants and sediments.

5.5 Sanitary sewage disposal

An existing wastewater system for Lot 1 has been designed and is currently being processed through a building consent application.

An effluent field and reserve area can be located on Lot 2 in compliance with the current rules, based on the assessed aerial loading rates for drip irrigation and design occupancy and flows. Disposal via pressure compensating dripper irrigation is suitable. Development specific designs for onsite treatment and disposal of wastewater will be provided in conjunction with a building consent application for Lot 2, and based on the recommendations of the Site Suitability Report, and in particular, taking into account disposal on slopes greater than 10 degrees. A consent notice to this effect is proposed, to replace the previous wastewater related conditions of consent notices D409886.2 and 5937866.3.

Overall, it is considered that onsite sanitary sewage disposal can be achieved in such a way that avoids and mitigates adverse environmental effects, such that they will be less than minor – refer to Table 9 of the Site Suitability Report.

5.6 Energy and telecommunications supply

Correspondence received from Top Energy (see **Appendix 5**) indicates that they have nil requirements, and that costs to supply power to the lots will be provided following application and on-site survey.

Connections to power and telecommunications services will be provided to the boundary of the lots.Accordingly, the proposed subdivision will provide an adequate standard of power and telecommunications, and this can be included as a condition of consent.

5.7 Access

Property access from Taipa View Road to the boundary of each lot uses individual vehicle crossings and driveways to and into Lots 1 and 2. Lot 1 has an existing vehicle crossing, and a new vehicle crossing will

be formed to Lot 2 in accordance with the FNDC Engineering Standards and Guidelines. Formation of a vehicle crossing to Lot 2 can be included as a condition of consent.

The existing legal width of Taipa View Road complies with the FNDC Engineering Standards. The proposed subdivision is located beyond the edge of the sealed portion of Taipa View Road. The section of Taipa View Road adjoining the subject site has an unsealed rural road formation with an open drain on the north eastern side. At the time of the previous subdivision, the relevant section of road formation width was measured as being greater than 4m wide which is considered suitable for its status as a Local Road / Access Road.

The Council's Section 95 Notification Determination Report for RC 2250118 (which created the subject site) stated that:

"*The road has been generally kept maintained by the occupants of Taipa View Road and no additional upgrades are necessary at this time. The road is considered fit for purpose and no adverse effects on other users are anticipated from this development due to the scale of the development and the low number of other users of the road beyond the subject site*".

A similar conclusion can be reached for the current proposal, which creates only one additional lot, with the additional traffic generated by the subdivision being in the vicinity of ten daily one-way movements.

With the formation of a vehicle crossing to Lot 2, the use of the Taipa View Road for minimal additional traffic movements will not cause any significant disruption to the efficient and safe use of the road.

Overall, it is considered that the additional traffic generated by the proposal can be accommodated by the existing and proposed vehicle crossings, and that the effects of the proposal on existing roading and traffic safety will be less than minor.

5.8 Heritage resources

The site does not contain any heritage or cultural sites listed in Appendices 1E, 1F or 1G of the Operative District Plan. The Council's Notification Determination for RC 2250118-RMASUB, being the subdivision that created the subject site, stated that:

"Councils mapping system show that the subject site potentially contains two archaeological sites. Heritage New Zealand have been contacted in regard to the proposed subdivision and have commented 'there are no recorded archaeology in the vicinity. The potential for encountering unrecorded archaeology is low.' As such, it is considered appropriate for the subdivision to proceed under Heritage New Zealand's accidental discover protocol (ADP)."[2]

Likewise, the Accidental Discovery Protocol advice note can be applied to the consent, outlining the procedures to be followed should any archaeological site be inadvertently uncovered, in order to avoid adverse effects on heritage resources.

[2] RC 2250118-RMASUB Notification Determination under Sections 95A – 95G of the Resource Management Act 1991, dated 14 November 2024.

5.9 Ecological resources

As noted, the site is devoid of indigenous vegetation, and is not part of any protected natural area having been mapped by the Department of Conservation nor is it part of a North Island brown kiwi habitat. The proposal will avoid direct and indirect adverse ecological effects.

5.10 Soil

The site does not contain highly versatile soils or highly productive land; further, the site is not within a primary production zone and has been zoned for rural residential use in accordance with the existing settlement pattern of subdivision and use present in this part of Taipā. Therefore, the proposed subdivision will have a negligible effect on soil resources and the availability of suitable land for primary production.

Soil erosion can be avoided provided that the recommended on-lot discharge of stormwater is managed in accordance with the Site Suitability Report recommendations, including that overflow from rainwater tanks be conveyed in sealed pipes to a designated discharge point downslope of proposed building footprints and wastewater disposal areas, and that the dispersion devices be specifically sized and designed at building consent stage.

5.11 Land use incompatibility

The proposed subdivision is considered appropriate for the surrounding environment and no potential reverse sensitivity adverse effects are anticipated. The subject site is surrounded by land that is also zoned Rural Living, with rural residential use being the predominant land use activity. The intended use of the lots is compatible with the existing environment, and their future development is unlikely to suffer any effects associated with land use incompatibility, nor is it likely to generate any adverse reverse sensitivity effects in terms of adjacent privately owned land.

A future dwelling on Lot 2 may be located in close proximity to the unsealed portion of Taipa View Road, with the potential for dust nuisance arising. The typical advice note suggesting that separation distances be maximised and planting can be applied to mitigate the effects of dust arising from traffic using the adjacent unsealed road. This is considered to be a sufficient measure, given that the Taipa View Road is a no-exit road and supports a limited amount of traffic.

Through its location, the proposal is therefore considered to generally avoid adverse effects associated with incompatible land use and reverse sensitivity, and the typical advice note can be applied relating to mitigation of dust effects from residential development adjacent to an unsealed road, such that the existing and proposed uses of the lots and surrounding land can be accommodated.

6. Statutory assessment

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in Sections 6.1 – 6.6 of this Report. This is followed by an assessment of Part 2 of the Act.

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *National Environmental Standard for Freshwater 2020*
- *National Policy Statement for Natural Hazards 2025*
- *Regional Policy Statement for Northland*
- *Far North Operative District Plan*
- *Far North Proposed District Plan*
- *Regional Plan for Northland*

6.1 National Environmental Standards

6.1.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 ("NES-CS")

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment's Hazardous Activities and Industries List.[3]

Review of historic aerial photography using Retrolens, and more recent aerial and satellite photography indicates that the property has been in pasture since 1944. There is no apparent evidence that the site has been used for any of the activities listed on the Hazardous Activities and Industries List.

Therefore, using Method 6(2), the subject site is not considered to be a 'piece of land' in terms of the above regulations.

6.1.2 National Environmental Standard for Freshwater 2020 ("NES-FW")

There are no mapped wetland areas on or within 100m of the subject site in the Northland Regional Council's 'Biodiversity Wetland' mapping. The nearest mapped wetland is located more than 400m from the site, below the Taipā Wastewater oxidation ponds.

Documentation relating to the earlier application RC 2250118-RMASUB, which created the subject site, described the presence of a stock water dam in downslope Lot 4 DP 613566, and noted that the site does not contain any wetlands or freshwater features. The site includes overland flow paths, from which separation distances from the proposed building site on Lot 2 and the concept wastewater disposal fields can be obtained.

[3] Northland Regional Council (n.d.): Selected Land-use Register Map. Retrieved 28 May 2026 from https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21

The proposed activity does not involve any disturbance in, or within 10m of a wetland, and with the stormwater attenuation and scour and erosion prevention proposed, will not have any adverse effect on the quantity or quality of any nearby water bodies.

No consents are considered necessary under the above regulations.

6.2 National Policy Statements

6.2.1 National Policy Statement for Natural Hazards 2025 ("NPS-NH")

This is reported on within the Geologix Site Suitability Report, which lists a low level of natural hazard risk in all relevant categories. In terms of instability, provided that downslope piles are implemented, the Geotechnical Report concludes that there is a less than minor risk of instability.

An assessment of the relevant NPS-NH objective and policies is provided below.

Part 2: Objective and policies

2.1 Objective

1. *Natural hazard risk to people and property associated with subdivision use and development is managed using a risk-based proportionate approach.*

This has been considered using the risk matrix and in response to the policies below.

2.2 Policies

Policy 1: *When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.*

A low level of natural hazard risk has been assessed, provided that recommendations of the Site Suitability and Geotechnical Reports are adhered to.

Policy 2: *Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.*

Refer to the Site Suitability and Geotechnical Reports.

Policy 5: *Natural hazard risk assessment and decisions must be based on the best available information and must be made even when that information is uncertain or incomplete.*

Most recent natural hazard mapping and site-specific investigations have been used.

Policy 6: *The potential impacts of climate change to at least 100 years into the future must be considered.*

The potential impacts of future climate change been taken into account in consideration of river and coastal flooding risk.

6.3 Regional Policy Statement for Northland ("RPS")

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region.

The subject site is not in the coastal environment, does not include any outstanding natural landscapes or features and does not include any areas of high or outstanding natural character.

The relevant RPS policy is addressed below.

Policy 5.1.1 – Planned and coordinated development, requires co-ordinated location, design and building or subdivision, use and development. Relevant matters are listed under (a), (c), (e), (g) and (h). These matters have been considered in earlier sections of this report. In particular:

- The proposed subdivision complies with the controlled activity minimum lot size and dimension for subdivision in the Rural Living zone of the Operative District Plan.
- Onsite potable water storage and supply, wastewater treatment and disposal, and stormwater disposal are considered feasible, as outlined in the Site Suitability Report. Lot 1 has an existing power connection, and one can be provided to Lot 2.
- The subdivision is located adjacent to existing rural residential and rural lifestyle development, is not near any significant mining areas, and avoids incompatible land uses in close proximity. Potential dust nuisance can be minimised through planting and separation from the adjoining unsealed road, at the owner's discretion. The rural residential pattern of development is anticipated by the zoning of the site, and the character of the surrounding environment can be retained.
- The proposal does not affect any landscape or natural character values, historic or cultural heritage values, significant ecological areas or species, or transport corridors;
- Adverse effects associated with natural hazards and downstream flooding are avoided.
- The site does not contain highly versatile soils and is not within a primary production zone.
- Matters such as renewable energy, sustainable design technologies can be further addressed at the time that development on the vacant lot is proposed.

6.4 Objectives and policies – Far North Operative District Plan

The objectives and policies of the Rural Environment, Rural Living Zone, Subdivision and Transportation Sections of the District Plan are relevant to this proposal. As the proposed activity is in accordance with the controlled activity standard for subdivision, and does not require any land use consents for infringement of the Rural Living Zone standards, it is considered that it will be consistent with the strategies of the Rural Environment, Rural Living Zone and Subdivision. Comments on the objectives and policies for Transportation are addressed as follows, which are relevant due to the discretionary activity status arising through the 'Frontage to Existing Roads' Rule.

15.1.3 OBJECTIVES

15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.

15.1.4 POLICIES

15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.

15.1.4.6 That the number, size, gradient and placement of vehicle access points be regulated to assist traffic safety and control, taking into consideration the requirements of both the New Zealand Transport Agency and the Far North District Council.

The proposed subdivision is located beyond the edge of the sealed portion of Taipa View Road, with the adjoining section of public road not meeting Council's standards. The earlier subdivision consent (RC 2250118) creating the subject site included a condition requiring "evidence from a suitably qualified and experienced person that the road formation has a carriageway width of not less than 4m where it fronts the site. Any road widening required to achieve this shall be carried out at the expense of the consent holder Road surfacing shall match the existing pavement".[4] The Council's Section 95 Notification Determination Report for RC 2250118 also said that "*The road has been generally kept maintained by the occupants of Taipa View Road and no additional upgrades are necessary at this time. The road is considered fit for purpose and no adverse effects on other users are anticipated from this development due to the scale of the development and the low number of other users of the road beyond the subject site*". Additional traffic will be minimal, based on one additional allotment being created. Traffic effects arising from the proposed subdivision are considered to be less than minor.

The subdivision uses an existing vehicle crossing to Lot 1, and a proposed vehicle crossing to Lot 2, where suitable site distances are achieved. A condition of consent can be applied, requiring that a vehicle crossing place be constructed to Lot 2, in accordance with the Council's Engineering Standards.

6.5 Objectives and policies - Far North Proposed District Plan

Relevant objectives and policies are set out under the chapters 'Rural Residential Zone' and 'Subdivision', and are commented on below, and it is concluded that the proposal will be consistent with the relevant strategies.

Rural Residential Zone
Objectives
RRZ-O4 Land use and subdivision in the Rural Residential zone:

- *(a) maintains rural residential character and amenity values;*
- *(b) supports a range of rural residential and small-scale farming activities; and*
- *(c) is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.*

Policies
RRZ-P4 Require all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:

- *a. telecommunications:*
  - *i. fibre where it is available;*
  - *ii. copper where fibre is not available;*
  - *iii. copper where the area is identified for future fibre deployment.*
- *b. local electricity distribution network.*

RRZ-P5 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. consistency with the scale and character of the rural residential environment;*
- *b. location, scale and design of buildings or structures;*
- *c. 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;*
- *d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
- *e. the adequacy of roading infrastructure to service the proposed activity;*
- *f. managing natural hazards;*
- *g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and*
- *h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

[4] Condition 3b of RC 2250118-RMASUB.

The above strategies are similar in nature to those for the Rural Living Zone of the Operative District Plan. The proposed subdivision will maintain rural residential character and amenity values, supports rural residential activities, and is not located at a zone interface. It is expected that power and telecommunications services will need to be provided to the boundary of the lots.

As noted, the proposal provides for large lot residential development with onsite servicing, and which is compatible with the anticipated character of the surrounding environment along Taipa View Road and the wider zone. Reverse sensitivity effects are generally avoided as the site is located amongst similar development. A future dwelling on Lot 2 may be located in close proximity to the unsealed portion of Taipa View Road, and the typical advice note suggesting that separation distances be maximised and planting be used to mitigate the effects of dust arising from use of the adjacent unsealed road.

Existing roading infrastructure to the site is considered to be fit for purpose, and no upgrade of the public road adjacent to the site is proposed.

Overall, it is considered that the proposal will be consistent with the above objectives and policies.

Subdivision

Objectives

SUB-O1 Subdivision results in the efficient use of land, which:

- *a. achieves the objectives of each relevant zone, overlays and district wide provisions;*
- *b. contributes to the local character and sense of place;*
- *c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;*
- *d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;*
- *e. does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and*
- *f. manages adverse effects on the environment.*

SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:

- *a. there is existing infrastructure connection, infrastructure should provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and*
- *b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.*

Policies

SUB-P3 Provide for subdivision where it results in allotments that:

- *a. are consistent with the purpose, characteristics and qualities of the zone;*
- *b. comply with the minimum allotment sizes for each zone;*
- *c. have an adequate size and appropriate shape to contain a building platform; and*
- *d. have legal and physical access.*

SUB-P4 Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan

SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:

- *a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and*
- *b. ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.*

SUB-P11 Manage 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. consistency with the scale, density, design and character of the environment and purpose of the zone;*
- *b. the location, scale and design of buildings and structures;*
- *c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
- *d. managing natural hazards;*
- *e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and*
- *f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The proposed subdivision is an efficient use of land and in accordance with the Rural Residential Zone objectives. The lots have sufficient size and shape to support proposed and future residential development including feasible stormwater and wastewater disposal provisions. The proposed subdivision and future land use activities can proceed, subject to the proposed mitigation measures, without generating any significant adverse impact on character, amenity values, heritage or cultural values, land use compatibility, legal and physical property access, supply of services and infrastructure, and does not increase natural hazard risk subject to following the recommendations of the Site Suitability and Geotechnical Reports.

6.6 Regional Plan for Northland

Proposed stormwater management has been designed to comply with the permitted activity rules of the Regional Plan for Northland. Stormwater management proposals for the site are based on Proposed Regional Plan for Northland Rule C.6.4.2; in that downstream flooding is avoided by way of the stormwater attenuation proposals, and scour and erosion can be avoided.

The discharge of sewage effluent onto land is controlled by the permitted activity rules C.6.1.3 of the Regional Plan for Northland. An on-site system has been designed for Lot 1, and is the subject of a current building consent application. A future effluent field and reserve area can be located on vacant Lot 2 in compliance with the current rules. This will require detailed design at building consent stage, with particular consideration for the sloping nature of the site, which includes gradients steeper than 10 degrees.

No consents are considered necessary for the proposed subdivision under the Regional Water and Soil Plan or Proposed Regional Plan for this proposal, although careful design of the onsite wastewater system and stormwater management will be required at building consent stage.

6.7 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to the relevant purpose and principles of Part 2 of the Resource Management Act 1991 is given below.

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-

(a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(h) The management of significant risks from natural hazards.

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall have particular regard to-

(b) The efficient use and development of natural and physical resources;
(c) The maintenance and enhancement of amenity values;
(f) Maintenance and enhancement of the quality of the environment;

8 Treaty of Waitangi
In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by creating one additional allotment. The resultant lot sizes will fit within the existing spectrum of existing development in the immediate environment, most particularly, the existing development along Taipa View Road. The location of the site avoids significant natural values, and concept design of future stormwater and wastewater management has been undertaken to show that off-site effects can be avoided and servicing of each lot is achievable. The proposal will not detract from the existing amenity, character or landscape values present in the surrounding environment.

There is no significant risk from natural hazards that would cause Section 106 of the Resource Management Act to apply. The Site Suitability and Geotechnical Reports notes that the site is suitable for development, provided that its recommendations are adhered to. Therefore, the management of risk as per Section 6 has been recognised and provided for.

The proposed subdivision is considered to be an efficient use of this land. Lot 1 is under development for rural residential use, and a future building site on Lot 2 can be developed without affecting overall amenity values. There will remain ample area available on each lot to provide for future planting to increase privacy between the sites. The proposal will maintain amenity values and the overall quality of the environment in terms of section 7.

The proposal has no known implications in terms of the Treaty of Waitangi.

The proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991.

7. Consultation and notification assessment

7.1 Public notification

Step 1: Public notification is not required in terms of the criteria listed in 95A(3).

Step 2: Public notification is not precluded in terms of 95A(5).

Step 3: There are no relevant rules that require public notification. Section 95A(8)(b) requires Council to assess, in accordance with section 95D, whether the activity will have or is likely to have adverse effects on the environment that are more than minor. Section 95D directs Council, among other things, to disregard any effects on persons who own or occupy the application site and any adjacent land; and allows adverse effects of activities permitted by a rule or national environmental standard to be disregarded.

For the purposes of deciding public notification, any effects on persons who own or occupy the application site, or adjacent land may be disregarded.

As outlined in Section 5 of this report, it is submitted that the adverse effects associated with the proposed subdivision will be avoided, remedied, and mitigated so that they are not more than minor. The application can therefore proceed without being publicly notified.

Step 4: No special circumstances are considered to exist that warrant the application being publicly notified in terms of 95A(9).

7.2 Limited notification

Step 1: There are no affected customary rights groups in terms of Section 95B(2)(a). The proposed activity is not on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement in terms of Section 95B(3)(a).

Step 2: Limited notification is not precluded in terms of Section 95B(6).

Step 3: In terms of 95B(8) an assessment has been undertaken in accordance with section 95E.

Section 95E(1) specifies that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Section 95E(2) provides further guidance as to how a consent authority should assess an activity's adverse effects on a person for the purposes of Section 95E, including clause (a), where they may disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect. There is no permitted baseline for subdivision that needs to be considered as part of this assessment.

No person is considered to be an affected person in terms of this proposed activity as:

- The proposed subdivision is in accordance with the intensity and density provided for as a controlled activity.
- There will be no adverse effects on any downstream land in terms of flooding or inundation. The concept stormwater management design attenuates post-development stormwater runoff peak discharge to 80% of the pre-development condition for the 20% and 50% AEP storm event.
- Additional traffic is considered to be adequately provided for by the existing public roading network. An existing vehicle crossing will be used for Lot 1, and a new vehicle crossing to Lot 2 will be formed in accordance with the relevant Engineering Standard.

No person is expected to suffer from adverse effects that exceed a 'less than minor' level. As such, the proposal has no adverse effects on any person and limited notification is not required.

As such, it is considered that limited notification is not required.

Step 4: There are no special circumstances that warrant notification of the application to any other person.

7.3 Summary of notification assessment

As outlined above, it is considered that the proposal achieves the statutory criteria to be processed on a non-notified basis.

8. Conclusion

In terms of sections 104 and 104B of the Resource Management Act 1991, we consider that:

- The adverse effects on the environment resulting from the proposed activity will be less than minor.
- The proposal is considered to be consistent with the relevant objectives and policies of the Operative and Proposed District Plan;
- The proposal is not contrary to the Regional Policy Statement for Northland, or the National Policy Statement for Natural Hazards.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- The proposal has been assessed as satisfying the statutory requirements to proceed without notification.

Signed:  Date: 10 June 2026

Natalie Watson
Resource Planner
WILLIAMS & KING

9. Appendices

Appendix 1 Scheme Plan
Appendix 2 Geologix Subdivision Site Suitability Engineering Report
Appendix 3 Geologix Geotechnical Investigation Report
Appendix 4 Record of Title
Appendix 5 Top Energy Correspondence

Existing Easements

Shown	Purpose	Burdened Land	Doc.
A	Right to Convey Electricity	Lot 2 Hereon	EI13302323.4

Amalgamation Condition.

That Lots 31 & 32 DP 195263 be held as to 3 undivided one 496th shares by the owners of Lots 1 & 2 Hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.
See.....

Local Authority: Far North District Council
Total Area: 1.0463ha
Comprised in: RT1221606
Val Ref:00085-18171

Levels in terms of: NZ Vertical Datum
Contour interval is:0.5m

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Prepared for: A J Hughes

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Proposed Subdivision of Lot 1 DP 613566

	NAME	DATE
SURVEY		
DESIGN		
DRAWN	W & K	Mar 2026
REV		

ORIGINAL
SCALE 1:1000
SHEET SIZE A3

24795

geologix
consulting engineers

SUBDIVISION SITE SUITABILITY ENGINEERING REPORT

41 TAIPA VIEW ROAD, TAIPA

AMANDA JANE HUGHES

C0808N-S-01-R01
APRIL 2026
REVISION 1

www.geologix.co.nz 09 392 0007 Auckland | Northland

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DOCUMENT MANAGEMENT

Document Title	Subdivision Site Suitability Engineering Report
Site Reference	41 Taipa View Road, Taipa
Client	Amanda Hughes
Geologix Reference	C0808N-S-01-R01
Issue Date	April 2026
Revision	01
Prepared	Fred Civil Engineer
Reviewed	Emily Collings Senior Environmental Engineer, BSc (hons), MSc, MEngNZ
Approved	Sebastian Hicks Principal Civil Engineer, CPEng, CMEngNZ, IntPE(NZ) /APEC Engineer
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REVISION HISTORY

Date	Issue	Prepared	Reviewed	Approved
April 2026	First Issue	FS	EJC	SH

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TABLE OF CONTENTS

TABLES

1 INTRODUCTION

This Site Suitability Engineering Report has been prepared by Geologix Consulting Engineers Ltd (Geologix) for Amanda Hughes as our Client in accordance with our standard short form agreement and general terms and conditions of engagement.

Our scope of works has been undertaken to assist with a Resource Consent application in relation to the proposed subdivision of a semi-rural/urban property Lot 1 DP 613566 at 41 Taipa View Road, Taipa, the 'site'. Specifically, this assessment addresses engineering elements of natural hazards, wastewater, stormwater, potable water, firefighting, internal access and associated earthwork requirements to provide safe and stable building platforms with less than minor effects on the environment as a result of the proposed activities outlined in Section 1.1.

1.1 Proposal

A proposed scheme plan was presented to Geologix at the time of writing, prepared by Williams and King[1] and reproduced within Appendix A as Drawing No 100. It is understood the Client proposes to subdivide the site to create two residential lots. The above is summarised in Table 1. Amendments to the referenced scheme plan may require an update to the recommendations of this report which are based on conservative, typical rural residential development concepts.

The site is located in the Rural Living zone as per the FNDC Operative District Plan (2009).

Table 1: Summary of Proposed Scheme

Proposed Lot No.	Size	Purpose
1	0.5463 ha	New residential lot
2	0.5000 ha	New residential lot

Site access for each lot will be provided from Taipa View Road, proposed Lot 1 has an existing vehicle crossing. Lot 2 will require a separate new vehicle crossing. Each vehicle crossing has been considered with a safety aspect in relation to visibility of incoming and outgoing vehicle movements. A specific Traffic Impact Assessment (TIA) is not within the scope of this report.

2 DESKTOP APPRAISAL

The site is located along the southern and western edge of Taipa View Road which has an irregular alignment to define the north-eastern site boundary. Topographically, the site area is undulating with gullies south. The overall slope of the terrain is moderately sloping from Taipa View Road.

The site setting is presented schematically as Figure 1.

[1] *Williams and King, Scheme Plan Ref. 24795, dated 01 March 2026.*

Figure 1[2]

The entire site area is currently in pasture with rough grass. No public infrastructure is present within the site boundaries. A detailed review of existing watercourses and overland flow paths is presented as Section 3. In brief, the site is intersected by three overland flow paths, draining downslope to a pond within the neighbouring site (Lot 4 DP 613566)., then overflowing into the Otengi Stream.

2.1 Existing Reticulated Networks

Far North District Council (FNDC) GIS mapping indicates that no existing 3 waters infrastructure, or reticulated networks, are present within Taipa View Road or the site boundaries. This report has been prepared with the goal of the subdivision being self-sufficient for the purpose of wastewater, stormwater, potable water and firefighting management.

2.2 Geological Setting

Available geological mapping[3] indicates the site to be directly underlain by Whangai Formation (Mangakahia Complex) of the Northland Allochthon described as fissile, dark grey to white-weathering siliceous mudstone, blue-grey calcareous mudstone, and minor micritic limestone and chert.

2.3 Existing Geotechnical Information

A Geologix Geotechnical Report[4] is available describing the geotechnical aspects of the site. A review of available GIS databases, including the New Zealand Geotechnical Database (NZGD)[5] did not indicate borehole records within 500 m of the site.

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[2] *GRIP Mapping Platform Service*
[3] *Geological & Nuclear Science, 1:250,000 scale Geological Map, Sheet 2, Whangarei, 2009.*
[4] *Geologix Geotechnical Report ref: C0808N-G-01, dated April 2026*
[5] *https://www.nzgd.org.nz/*

3 SURFACE WATER FEATURES AND OVERLAND FLOWPATHS

During our site walkover and desktop appraisal of the supplied topographic data, Geologix have developed an understanding of the surface water features and overland flow paths influencing the site. The developed understanding summarised in the following sections is shown schematically on Drawing No. 100 with associated off-set requirements.

3.1 Surface Water Features

The site is near the upper elevations of a larger catchment that extends south into the pond within Lot 4 DP 613566. This pond outlets West through other adjacent properties, ultimately entering the Otengi Stream.

3.2 Overland Flow Paths

Clearly defined flow paths are evident within the site boundaries upon moderately sloping land. Many of the minor overland flow paths source from the upper elevations of the site bordering Taipa View Road as it wraps around the site, of which later develop into a more major overland flow path via small pond. The minor overland flow paths stop and start and are approximately 50 to 100 m in length before connecting to the major overland flow paths which are more robustly defined.

A walkover survey was undertaken during a typical autumn in April and noted no flow through the overland flow paths, though the pond on Lot 4 DP 613566 was at capacity. The above is indicated across our drawing set, where in view and detailed with associated off-sets on Drawing No. 100. Various observations from the ground investigation of the site is available in a separate Geologix geotechnical report[4].

4 WASTEWATER ASSESSMENT

The scope of this wastewater assessment comprised a ground investigation[4] to ascertain a lot-specific wastewater disposal soil classification for concept design of suitable systems for a probable future rural residential development. Boreholes HA01-HA03 (Appendix B) were drilled at the site (locations shown on Sheet 100) to inform Geotechnical and wastewater considerations.

Relevant design guideline documents adopted include:

- Auckland Council, Technical Publication 58, On-site Wastewater Systems: Design and Management Manual, 2004.
- NZS1547:2012, On-site Domestic Wastewater Management.

The concept rural residential developments within this report assume that the proposed new residential lots may comprise up to a five-bedroom dwelling with a peak occupancy of eight people[6]. This considers the uncertainty of potential future Building Consent designs. The

[6] *TP58 Table 6.1.*

number of usable bedrooms within a residential dwelling must consider that proposed offices, studies, gyms, or other similar spaces maybe considered a potential bedroom by the Consent Authority.

4.1 Existing Wastewater Systems

No other existing wastewater treatment or disposal systems have been identified or surveyed within the site boundaries.

4.2 Wastewater Generation Volume

In lieu of potable water infrastructure servicing the site, roof rainwater collection within on-lot tanks has been assumed for this assessment. The design water volume for roof water tank supply is estimated at 160 litres/ person/ day[7]. This assumes standard water saving fixtures[8] being installed within the proposed future developments. This should be reviewed for each proposed lot at the Building Consent stage.

For the concept wastewater design this provides a total daily wastewater generation of 1,280 litres/day per proposed lot.

4.3 Treatment System

Selection of a wastewater treatment system will be provided by future developers at Building Consent stage. This will be a function of a refined design peak occupancy. It is recommended that to meet suitable treated wastewater output, secondary treatment systems are accounted for across the site. In Building Consent design, considering final disposal area topography and proximity to controlling site features, a higher treated wastewater standard, such as UV disinfection to tertiary quality may be required.

No specific treatment system design restrictions and manufacturers are currently in place. However, the developer will be required to specify the treatment system proposed at Building Consent.

4.4 Land Disposal System

To provide even distribution, evapotranspiration assistance and to minimise effluent runoff it is recommended that treated effluent is conveyed to land disposal via Pressure Compensating Dripper Irrigation (PCDI) systems, a commonplace method of wastewater disposal.

The proposed PCDI systems may be:

- surface laid, pinned to the slope surface and covered with minimum 150 mm mulch and planted with specific evapotranspiration species with a minimum of 80 % species canopy cover, or

[7] *TP58 Table 6.2, AS/ NZS 1547:2012 Table H3.*

[8] *Low water consumption dishwashers and no garbage grinders.*

- subsurface laid to topsoil with minimum 100 mm thickness and planted with lawn grass. Site-won topsoil during development from building and/ or driveways footprints may be used in the area of land disposal systems to increase minimum thicknesses.

Specific requirements of the land disposal system include the following which have been complied with for this report, refer Table 2.

Table 2: Disposal Area Design Criteria

Design Criteria	Site Conditions
Topography at the disposal areas shall not exceed 25°. Exceedances will require a Discharge Consent.	Concept design complies
On shallower slopes >10 ° compliance with Northland Regional Plan (NRP) rule C.6.1.3(6) is required.	Concept design for Lot 1 & 2 disposal field sited on slopes >10 ° so final design will need to meet C.6.1.3(6)(a)-(f) inclusive in order to be permitted activity.
On all terrain irrigation lines should be laid along contours.	Concept design complies
Disposal system situated no closer than 600 mm (vertically) from the winter groundwater table (secondary treated effluent).	Concept design complies
Separation from surface water features such as stormwater flow paths (including road and kerb channels), rivers, lakes, ponds, dams, and natural wetlands according to Table 9, Appendix B of the NRP.	Concept design complies. All overland flow paths separation distances to disposal areas are 15 m.
The effluent is treated and disposed of on-site such that each site has its own treatment and disposal system no part of which shall be located closer than 30m from the boundary of any river, lake, wetland, or the boundary of the coastal marine area. FNDC rule 12.7.6.1.4	Concept design complies. Separation distance complies to rule at 30m.

4.4.1 Soil Loading Rate

Based on the results of the ground investigation[4], conservatively the shallow soils are inferred to meet the drainage characteristics of TP58 Category 6, silty clay – slowly draining. This correlates to NZS1547 Category 5, poorly drained described as light clays. For a typical PCDI system, a Soil Loading Rate (SLR) of 3 mm/ day is recommended within NZS1547 Table 5.2 and TP58 Table 9.2.

To achieve the above SLR, technical guidance documents require the following compliance within the final design.

- 100 to 150 mm minimum depth of good quality topsoil (NZS1547 Table M1, note 1) to slow the soakage and assist with nutrient reduction.
- Minimum 50 % reserve disposal field area (TP58 Table 9.2, note 3) to enact 3 mm/ day rather than 2 mm/ day SLR.

4.4.2 *Disposal Areas*

The sizing of wastewater system disposal areas is a function of soil drainage, the loading rate and topographic relief. For each proposed lot a primary and reserve disposal field is required as follows. The recommendations below are presented on Drawing No. 100.

- **Primary Disposal Field.** A minimum PCDI primary disposal field of 427 m^2 laid parallel to the natural slope contours.
- **Reserve Disposal Field.** NRP rule C.6.1.3(9)(b) requires a minimum reserve disposal field equivalent to 30 % of the primary disposal field for secondary or tertiary treatment systems. As discussed above in Section 4.4.1, the proposed concept design presents a 50% reserve disposal field area. Therefore, each proposed lot provides a 214 m^2 reserve disposal area.
- Concept disposal area locations require the provision of surface water cut-off drains to meet the provisions of NRP rule C.6.1.3.
- Disposal areas discharging secondary treated wastewater are to be set at the 20-year ARI (5% AEP) flood inundation height to comply with the above NRP rule. Flood hazard potential has not been identified within the site boundaries and as such the site can provide freeboard above the 1 % AEP flood height to comply with this rule.

4.5 Summary of Concept Wastewater Design

Based on the above design assumptions a concept wastewater design is presented in Table 3 and presented schematically upon Drawing No. 100. It is recommended that each lot is subject to Building Consent specific review and design amendment according to final development plans.

Table 3: Concept Wastewater Design Summary

Design Element	Specification
Concept development	Five-bedroom, peak occupancy of 8 (per lot)
Design generation volume	160 litres/ person/ day= 1,280 litres/ day/ lot
Water saving measures	Standard. Combined use of 11 litre flush cisterns, automatic washing machine & dishwasher, no garbage grinder[1]
Water meter required?	No
Min. Treatment Quality	Secondary
Soil Drainage Category	TP58 Category 6, NZS1547 Category 5
Soil Loading Rate	3 mm/ day
Primary disposal field	Surface/ subsurface laid PCDI, min. 427 m^2
Reserve disposal field	Surface/ subsurface laid PCDI, min. 50 % or 214 m^2
Dosing Method	Pump with high water level visual and audible alarm. Minimum 24-hour emergency storage volume.
Stormwater Control	Divert surface/ stormwater drains away from disposal areas. Cut off drains required. Stormwater management discharges to be directed downslope of the disposal area.

1. Unless further water saving measures are included.

4.6 Assessment of Environmental Effects

An Assessment of Environmental Effects (AEE) is required to address two aspects of wastewater disposal. These include the effect of treated wastewater disposal for an individual lot and the cumulative or combined effect of multiple lots discharging treated wastewater to land as a result of subdivision.

The scale of final development is unknown at the time of writing and building areas, impervious areas including driveways, ancillary buildings, landscaped gardens, and swimming pools may reduce the overall area for on-site wastewater disposal. For the purpose of this report, the above impervious features are considered to be comprised within the conceptual 30 x 30 m square building envelope shown on Drawing 100, Appendix A. The conceptual wastewater disposal field areas are clear of this indicative building envelope area.

It is recommended that the AEE is reviewed at the time of Building Consent once specific development plans, final disposal field locations and treatment systems are established. The TP58 guideline document provides a detailed AEE for Building Consent application. Based on the proposed scheme, ground investigation, walkover inspection and Drawing No. 100, a site-specific AEE is presented as Appendix C to demonstrate the proposed wastewater disposal concept will have a less than minor effect on the environment.

5 STORMWATER ASSESSMENT

Considering the nature of rural subdivision and residential development, increased stormwater runoff occurs as pervious surfaces such as pasture are converted to impervious features such as roads or future on-lot buildings and driveways.

5.1 Impervious Surfaces and Activity Status

A summary of the impervious areas of the proposed lots is provided as Table 4 below which has been developed from our observations and the provided Scheme Plan. For the proposed lots, this has been taken as conceptual maximum probable development of typical rural residential scenarios. Refer Section 5.2.

The activity status reflected Table 4 is with respect to Operative FNDC Plan Section 8.6.5.1.3 only. Furthermore, the subdivision stormwater proposal has been assessed in accordance with the Operative FNDC Plan Section 13.10.4 (Refer Table 10).

Table 4: Summary of Impervious Surfaces

Surface	Proposed Lot 1 (Existing Lot)		Proposed Lot 2	
Existing Condition	**(10,463 m²)**		**NA**	
Roof	0 m²	0.0 %		
Ex.Driveway (metal)	90 m²	0.86 %		
Total impervious	90 m²	0.86 %		
Proposed Condition	**(5,463 m²)**		**(5,000 m²)**	
Roof	300 m²	5.49 %	300 m²	6.0 %

Driveway	200 m^2	3.66 %	200m^2	4.0 %
Total	500 m^2	9.15 %	500 m^2	10.0 %
Activity Status (Threshold)	Permitted (<15%)		Permitted (<15%)	

5.2 Stormwater Management Concept

The stormwater management concept considered in this report has been prepared to meet the requirements of the local and regional consent authorities considering the design storm event as follows:

- **Probable Future Development (Proposed Lots 1 & 2).** The proposed application includes subdivision formation only and not lot-specific residential development at this stage. However, a conservative proposal for probable future on-lot development has been developed for this assessment considering variation of scale in typical rural residential development.

  The probable future on-lot development concept includes up to 300 m^2 potential roof area and up to 200 m^2 potential driveway or parking areas. The runoff from the latter area has been modelled as an offset within the lot-specific roof rainwater attenuation devices.

- **Subdivision Development.** Lot 2 will require separate new vehicle crossing (proposed Lot 1 has an existing vehicle crossing). Theis presents a minor additional impervious surface that is not deemed to considerably increase runoff from the subdivision development and so specific attenuation is not proposed (other than that included for future lot development).

5.3 Design Storm Event

Relevant design rainfall intensity and depths have been ascertained for the site location from the NIWA HIRDS meteorological model[9]. The NIWA HIRDS rainfall data is presented in full within Appendix D. Provision for climate change has been adopted by means of applying a factor of 20 % to rainfall intensities, in accordance with FNDC Engineering Standards 2023.

No increase to flooding hazard on downstream property has been identified with the future development of the site and therefore there is no requirement to provide flood control in compliance with FNDC Engineering Standard Table 4-1. The concept design attenuates the post-development stormwater runoff peak discharge to 80 % of the pre-development condition for the 20 % and 50 % AEP storm event. This provision also complies with NRP Rule C6.4.2(2).

The attenuation modelling within this report has been undertaken for all of the above storm events. The results are summarised in Table 6 and provided in full in Appendix D.

[9] *NIWA High Intensity Rainfall Data System, https://hirds.niwa.co.nz.*

Outlet dispersion devices have been designed to manage the 20 % AEP event to reduce scour and erosion at discharge locations which may otherwise result in concentrated discharge. These are detailed further in Section 5.4.1 of this report.

5.4 Concept Attenuation Model

Based on the design storm events indicated above and the corresponding modelling results (in Appendix) an attenuation concept to suit the maximum storage requirement has been provided. In this case the concept limits the post-development peak discharge to 80 % of the pre-development condition for the 20 % AEP storm event. This is achievable by installing specifically sized low-flow orifices into the roof runoff attenuation tanks which provide sufficient detention volume. Calculations to support the concept design are presented as Appendix D to this report. A typical schematic retention/ detention tank arrangement detail is presented as Drawing No. 401 within Appendix A.

The concept design presented in this report should be subject to verification and an updated design at Building Consent stage once final development plans are available. This is typically applied as a consent notice to the applicable titles. We note that the detailed design will be required to provide appropriate orifices to mitigate 50 % and 20 % AEP events.

The rational method has been adopted by Geologix with run-off coefficients as published by FNDC Engineering Standards[10] to provide a suitable attenuation design to limit post-development peak flows to 80 % of pre-development conditions.

Table 5: Summary of Probable Future Development Concept (Lot 1&2)

Item	Pre-development Impervious Area	Post-development Impervious Area	Proposed Concept Attenuation Method
Future Concept Developments (Lots 1&2)			
Potential buildings	0 m^2	300 m^2	Detention within roof water tanks
Potential driveways	0 m^2	200 m^2	Off-set detention in roof water tanks
Total	**0 m^2**	**500 m^2**	

Calculations to support the concept design are presented as Appendix D to this report. A summary of the proposed on-lot stormwater attenuation design is presented as Table 6. As above, it is recommended that this concept design is refined at the Building Consent stage once final development plans are available. A Consent notice may be required to be applied to each title to ensure this is undertaken.

[10] *FNDC Engineering Standards 2021, Version 0.6, Issued May 2023.*

Table 6: Probable Future Development Attenuation Concept

Design Parameter	Flow Attenuation: 50 % AEP (80% of pre dev)	Flow Attenuation: 20 % AEP (80% of pre dev)
Proposed Development		
Regulatory Compliance	FNDC Engineering Standards Table 4-1	FNDC Engineering Standards Table 4-1
Pre-development peak flow	5.26 l/s	6.82 l/s
80 % pre-development peak flow	4.21 l/s	5.46 l/s
Post-development peak flow	8.55 l/s	11.09 l/s
Total Storage Volume Required	5,375 litres	6,984 litres
Concept Summary:	- Attenuation storage calculation accounts for offset flow from driveway (not indicated explicitly in summary above. Refer Appendix D for calcs in full) - Attenuation to 80 % of pre-development condition for 20 % AEP storm represents maximum storage requirement and is adopted for the concept design tank storage. - 1 x 25,000 litre tank is sufficient for attenuation (6,984l) + potable storage (18,016l) - 20 % AEP attenuation in isolation requires a 34 mm orifice 0.66 m below overflow and (bottom 150mm reserved for sediment retention). However regulatory requirements are to consider an additional orifice/s to control the 50 %, 20 % AEP events specifically. We note this may vary the concept orifice indicated above. Generally, this results in slightly larger volume requirements, we have allowed for a 1 x 25,000l tank in the concept.	

5.4.1 On-Lot Discharge

The direct discharge of water tank overflow in a concentrated manner can cause scour and erosion in addition to excessive saturation of shallow soils. It is recommended that overflow from rainwater tanks is conveyed in sealed pipes to a designated discharge point downslope of proposed building footprints and wastewater disposal areas.

It is recommended that the conceptually sized dispersion devices are subject to specific assessment at the Building Consent stage to limit scour and erosion from tank overflows.

Typical rural residential developments may construct either above or below ground discharge dispersion pipes. Feeding pipes can be either buried or pinned to the surface as desired. It is recommended that all pipes are designed to accommodate the design storm event peak flows from the attenuation tank. A concept dispersion pipe or trench length is presented as Table 7.

Table 7: Summary of Concept Dispersion Devices

Concept Impervious Area to Tank	Tank Outlet Velocity (at spreader orifices)	Tank outlet pipe diameter	Spreader pipe diameter	Dispersion Pipe/ Trench Length	Spreader orifice size	Concept
Proposed Lots 1&2						
500 m^2	0.019 m/s	0.1 m	0.2 m	9.0 m	20 mm	Above ground dispersion device or in-ground dispersion trench.

5.5 Subdivision Development Management

There are no stormwater conveyance devices required for the formation of the subdivision. must be suitably sized to accommodate peak run-off flows from the design storm event.

Given the existing formation and drainage of Taipa View Road, with no drainage channel on the western edge of the road, there is no requirement for culverts under the proposed vehicle crossings to lots.

5.6 Stormwater Quality

The proposed application is for a rural residential subdivision and future development. The key contaminant risks in this setting include:

- Sediments and minor contaminants washed from impervious surfaces.
- Leaf matter, grass, and other organic debris.

Stormwater treatment requirements are minor to maintain good quality stormwater discharge. Stormwater quality will be provided by:

- Leaf guards on roof guttering/ first flush devices on roof guttering and downpipes.
- Rainwater tank for potable use onsite only to be filled by roof runoff (appropriate treatment is required).
- Room for sedimentation (minimum 150 mm according to Auckland Council GD01) within the base of the stormwater attenuation roof runoff tanks as dead storage volume.
- Stormwater discharges directed to land in a dispersed manner.

The risk of other contaminants being discharged out of the site boundaries (hydrocarbons, metals etc.) as a result of the proposed activities once stormwater has been processed through the above measures that will affect the downstream water quality is considered low.

6 POTABLE WATER & FIRE FIGHTING

In the absence of potable water infrastructure within Taipa View Road or within the site it is recommended that the roof runoff water tanks are adopted for potable water supply with appropriate filtration and UV disinfection at point of use. The volume of potable water supply on each lot should consider the required stormwater detention volume identified within Table 6.

Furthermore, the absence of potable water infrastructure and fire hydrants within Taipa View Road require provision of the on-lot roof water supply tanks to be used for firefighting purposes, if required. Specific analysis and calculation for firefighting is outside the scope of this report and may require specialist input. Supply for firefighting should be made in accordance with SNZ PAS4509:2008.

7 POWER AND TELECOM

Existing services within the vicinity of the proposed lots are demonstrated by BeforeUDig plans within Appendix F. Existing power utility services appear to be provided by underground connections to the site via power pillar (Asset No.: 807673). It is anticipated that the development could opt for the proposed power, and telecommunication networks be extended to the proposed lot 1 & 2 boundaries from the existing networks, and in accordance with appropriate standards (and subject to network operator approval). Alternatively, services could be sourced from renewable energy sources and alternative telecommunication service providers.

8 EARTHWORKS

As part of the subdivision application, earthworks are required as follows:

- **New vehicle crossings.** Cut/ fill earthworks for construction of the Lot 2 vehicle crossing to current Council Engineering Standards.

Proposed earthwork volumes for the above work is anticipated to be less then 25m^3, within a 300m^3 Permitted Activity volume limit outlined by FNDC District Plan Rule 12.3.6.1.2(a) and the maximum cut and filled face height is 1.5 m i.e. the maximum permitted cut and fill height may be 3m to comply with 12.3.6.1.2(b).

Rule C.8.3.1, Table 15 of the Proposed Regional Plan outlines a Permitted Activity as 5,000m^2 of exposed earth at any time for 'other areas'. Proposed earthwork areas to form the subdivision, are anticipated to comply with the Permitted Activity standard for other areas.

8.1 General Recommendations

Bulk fill with site-won earth can be moderately sensitive to disturbance when exposed to rain or runoff which may cause saturation or vehicle movements and trafficking during earthworks. Accordingly, care should be taken during construction, including probable future developments, to minimise degradation of any earth fill due to construction traffic and to minimise machinery on site.

Any areas of proposed bulk fill which are required to meet specific subgrade requirements within should be subject to a specific earthwork specification prepared by a professional Engineer such as Geologix.

Due to the topography of the site, significant excavations are not anticipated. However, to reduce the risk of instability of excavations during construction, it is recommended that **temporary** unsupported excavations have a maximum vertical height of 0.5 m. Excavations >0.5 m should be battered at 1V:1H or 45 °. Permanent batter slopes may require a shallower angle to maintain long term stability and if proposed these should be assessed at the Building Consent stage within a specific geotechnical investigation report.

Temporary batters should be covered with polythene sheets secured to the surface with pins or batons to prevent saturation. All works within close proximity to excavations should be undertaken in accordance with Occupational Safety and Health regulations.

All earthworks should be carried out in periods of fine weather within the typical October to April earthwork season. Consent conditions commonly prescribe working restrictions.

8.2 Erosion and Sediment Control

Specific erosion and sediment control measures are required to control sediment runoff from areas of proposed earthworks within the scope of this application. It is recommended that specific on-lot development is assessed at the time of Building Consent by the future developer. To form the subdivision the following erosion and sediment control measures are recommended:

- Silt fence around the downslope face of the proposed vehicle crossing.

9 NATURAL HAZARD ASSESSMENT

To satisfy the NPS for Natural Hazards 2025 the proposed subdivision must plan for and manage the risk from natural hazards to reduce the potential adverse effects to less than minor. Following our ground investigation and considering the measures presented in this report, a summary of the proposed activities against defined natural hazards is presented as Table 11 of Appendix E of this document. Regulatory assessment of natural hazards at the site location are managed under the jurisdiction of the FNDC District Plan[11], Northland Regional Council (NRC) Proposed Regional Plan for Northland[12] and Regional Water and Soil Plan for Northland.

[11] *Operative District Plan Rule 13.7.3.2.*

[12] *Proposed Regional Plan for Northland, Appeals Version, July 2021, Chapter D.6.*

10 INTERNAL ACCESS AND VEHICLE CROSSINGS

10.1 Vehicle Crossings

Vehicle crossings will be formed at subdivision stage. A summary of vehicle crossings is presented as Table 8

Visibility and sight distance from the proposed Lot 2 vehicle crossing is suitable, given that there is no trees or other obstructions within Taipa View Road reserve that obstruct the sight lines. Vehicle crossing design and construction details to adhere to the engineering standards presented in Sheets 21-23 FNDC Engineering Standards version 2023.

Table 8: Summary of Vehicle Crossings

Location	Type	Detail	Formation
Taipa View Road/ Lot 1 Entrance	-	-	Existing
Taipa View Road/ Lot 2 Entrance	FNDC Type 1A, Light Vehicles	Constructed to typical detail, 3.0m width at boundary.	At subdivision

11 LIMITATIONS

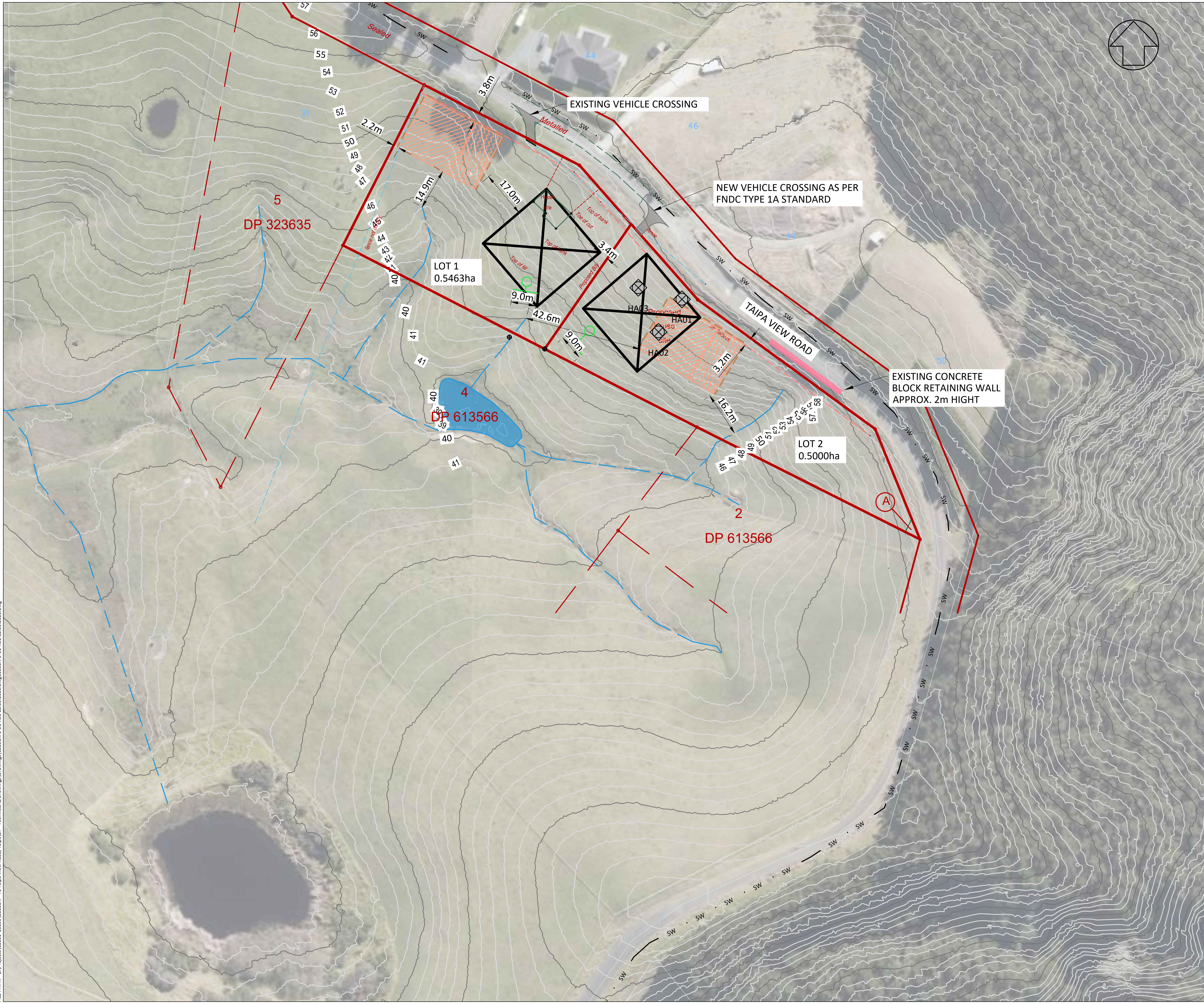
This report has been prepared for Amanda Hughes as our Client. It may be relied upon by our Client and their appointed Consultants, Contractors and for the purpose of Consent as outlined by the specific objectives in this report. This report and associated recommendations, conclusions or intellectual property is not to be relied upon by any other party for any purpose unless agreed in writing by Geologix Consulting Engineers Ltd and our Client. In any case the reliance by any other party for any other purpose shall be at such parties' sole risk and no reliability is provided by Geologix Consulting Engineers Ltd.

The opinions and recommendations of this report are based on plans, specifications and reports provided to us at the time of writing, as referenced. Any changes, additions or amendments to the project scope and referenced documents may require an amendment to this report and Geologix Consulting Engineers should be consulted. Geologix Consulting Engineers Ltd reserve the right to review this report and accompanying plans.

The recommendations and opinions in this report are based on arisings extracted from exploratory boreholes at discrete locations and any available existing borehole records. The nature and continuity of subsurface conditions, interpretation of ground condition and models away from these specific ground investigation locations are inferred. It must be appreciated that the actual conditions may vary from the assumed ground model. Differences from the encountered ground conditions during subdivision construction may require an amendment to the recommendations of this report.

APPENDIX A

Drawings



GENERAL NOTES

1. DRAWING REPRODUCED FROM Williams and King, Scheme Plan Ref. 24795, dated 01 March 2026.
2. HORIZONTAL CO ORDINATE SYSTEM = NZTM.
3. VERTICAL DATUM = NZVD.
4. MAJOR INTERVALS 5.0 m.
5. MINOR INTERVALS 1.0 m.
6. FOR INDICATION ONLY, NOT FOR CONSTRUCTION.
7. DO NOT SCALE FROM THIS DRAWING.

CONCEPT WASTEWATER DESIGN

CONCEPT DEVELOPMENT	5 BEDROOM
CONCEPT NO. OF OCCUPANTS	8 PERSONS
DAILY WASTEWATER GEN.	160 LITRES/PERSON/ DAY
TOTAL WASTEWATER GEN.	1,280 LITRES/ DAY
SOIL CATEGORY (TP58)	CATEGORY 6
SOIL CATEGORY (NZS1547)	CATEGORY 5
SOIL LOADING RATE	3.0 mm/ DAY
TREATMENT SYSTEM	NO - SUBJECT TO BUILDING CONSENT DESIGN
PRIMARY DISPOSAL AREA	427 m²
RESERVE DISPOSAL AREA	214 m² (50 %)
FINAL DESIGN?	NO - SUBJECT TO BUILDING CONSENT DESIGN
CUT OFF DRAINS?	NO
DISCHARGE CONSENT?	NO

CONCEPT BUILDING ENVELOPE (30m x 30m)
HAXX GEOLOGIX HAND AUGER LOCATION - APRIL 2026
POND
OVERLAND FLOWPATH
SW EXISTING GRASSED SWALE DRAIN
PRIMARY DISPOSAL FIELD
RESERVE DISPOSAL FIELD
WASTEWATER FEILD CUTOFF DRAIN
CONCEPT 25,000 LITRE WATER TANK ATTENUATING TO DISPERSION DEVICE TO CONTROL 500 m² AREA

Meters
20 0 20 40
1:1250

Revision	Issue	Date
A	CONSENT	13/05/2026

geologix consulting engineers
AUCKLAND | NORTHLAND

Project Name and Address
41 TAIPA VIEW ROAD
TAIPA
LOT 1 DP 613566

Project	Drawn By
C0808N	FS

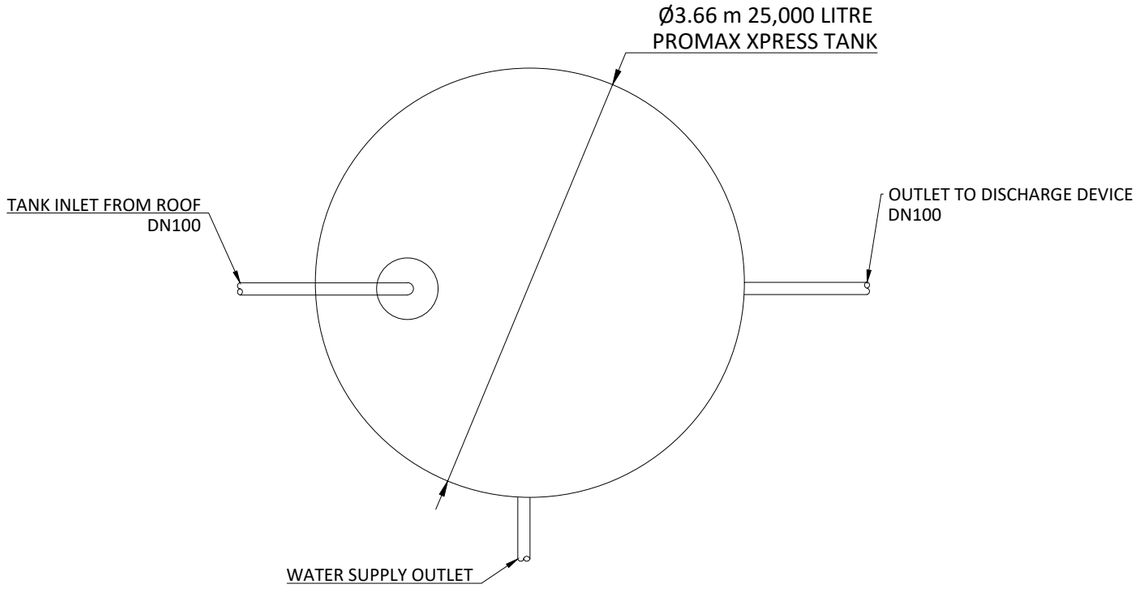
Client
A J HUGHES

Sheet Title
C0808N

Sheet
100

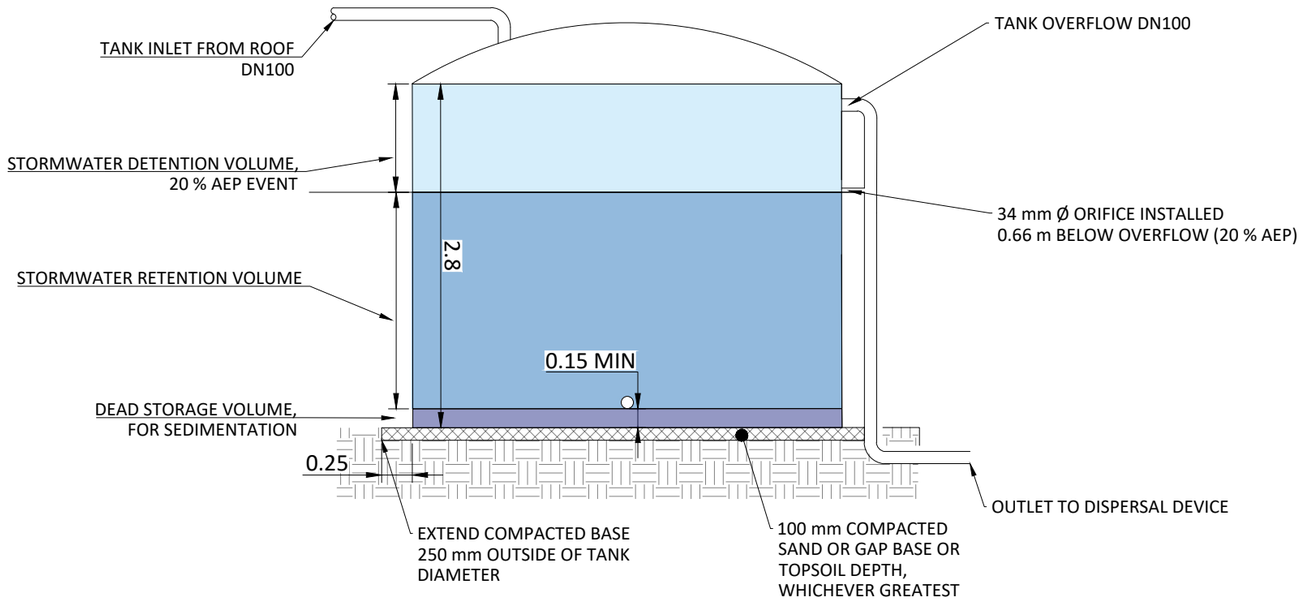
PROPOSED TANK PLAN VIEW

1:50, A3



PROPOSED TANK SIDE VIEW

1:50, A3



GENERAL NOTES

1. TANK, PIPING AND FITTINGS TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS AND IN ACCORDANCE WITH NZBC E1, UNLESS SPECIFICALLY STATED OTHERWISE.
2. ALL WORK TO BE UNDERTAKEN IN ACCORDANCE WITH NEW ZEALAND BUILDING CODE E1 ACCEPTABLE SOLUTIONS, RELEVANT STANDARDS AND GUIDELINES.
3. DO NOT SCALE FROM THIS DRAWING.
4. CONTRACTOR IS TO ORGANISE ALL SET OUT, INSPECTIONS AND MONITORING AS REQUIRED TO MEET CONSENT CONDITIONS.

1	CONSENT	12/05/2026
Revision	Issue	Date

geologix consulting engineers

AUCKLAND | NORTHLAND

Project Name and Address

41 TAIPA VIEW ROAD
TAIPA

Project	Drawn By
C0808	EC

Client

AMANDA JANE HUGHES

Sheet Title

TYPICAL TANK DETAIL

Sheet

401

FILE PATH: C:\Users\EmilyCollings\Synology Drive\Projects\C0800-C0899\C0808N - 41 Taipa View Road, Taipa\07 - Technical & Drawings\Drawings\C0808N-SW-DETAILS.dwgC0808N-SW-DETAILS.dwg

PLOTTED: 03/05/2022

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APPENDIX B

Engineering Borehole Records

HAND AUGER & DCP LOG

geologix consulting engineers

Project Ref:	C0808N
Client:	Amanda Jane Hughes
Project Name:	41 Taipa View Road, Taipa
Hole ID:	**HA01**
Project Location:	41 Taipa View Road, Taipa
Date:	2026-04-10
Hole Position:	1641148.84 mE 6127350.91 mN
Logged By:	CA
Approved:	AW

DEPTH (M)	MATERIAL DESCRIPTION (SEE CLASSIFICATION AND SYMBOLOGY SHEET FOR DETAILS)	LEGEND	SAMPLE	VANE SHEAR STRENGTH (KPA)	PEAK	RESIDUAL	SCALA PENETROMETER (Blows/100mm)	GROUND WATER
	Ground Surface							
0	SILT, with trace rootlets; dark brown. Soft; moist; low plasticity; [TOPSOIL]. 0.2 m							
	SILT, minor fine sand; light grey. Very stiff; dry; friable; [NORTHLAND ALLOCHTHON]. 0.6 m				UTP			
	Clayey SILT; dark grey mottled light brown. Very stiff; moist; low plasticity; [NORTHLAND ALLOCHTHON]. 0.9 m				168	46		
1	Silty CLAY; light grey mottled light brown. Very stiff; moist; high plasticity; [NORTHLAND ALLOCHTHON]. 1.6 m				140	57		
	SILT; light grey mottled light brown. Very stiff; moist; friable; [NORTHLAND ALLOCHTHON]. 1.8 m				200			
					200			
					200			
2	Terminated at 1.8 m						8 6 5 6 10 6 6 6 7 7 7 10 12 10 10 10 10 12 18 25	
3								
4								
5								

Remarks:

1. Hand Auger terminated at 1.80m bgl due to hard strata.
2. Continue with DCP from 1.80m bgl to 3.80m bgl.
3. Groundwater not encountered during drilling.

HAND AUGER & DCP LOG

geologix consulting engineers

Project Ref:	C0808N
Client:	Amanda Jane Hughes
Project Name:	41 Taipa View Road, Taipa
Hole ID:	**HA02**
Project Location:	41 Taipa View Road, Taipa
Date:	2026-04-10
Hole Position:	1641140.54 mE 6127339.67 mN
Logged By:	CA
Approved:	AW

DEPTH (M)	MATERIAL DESCRIPTION (SEE CLASSIFICATION AND SYMBOLOGY SHEET FOR DETAILS)	LEGEND	SAMPLE	VANE SHEAR STRENGTH (KPA)	PEAK	RESIDUAL	SCALA PENETROMETER (Blows/100mm)	GROUND WATER
	Ground Surface							
0	SILT, with trace rootlets; dark brown. Soft; moist; low plasticity; [TOPSOIL]. 0.15 m							
	SILT, with minor fine sand; light grey. Stiff; dry; friable; [NORTHLAND ALLOCHTHON]. 0.4 m							
1	Silty CLAY; dark brown mottled light grey. Very stiff; moist; high plasticity; [NORTHLAND ALLOCHTHON].				200 88 117 171	29 31 77		
	1.5 m							
	Clayey SILT; light grey mottled light brown. Very stiff; moist; low plasticity; [NORTHLAND ALLOCHTHON]. 1.9 m				200 200			
2	Terminated at 1.9 m						15 15 12 9 14 9 8 9 18 25	
3								
4								
5								

Remarks:

1. Hand Auger terminated at 1.90m bgl due to hard strata.
2. Continue with DCP at 1.90m bgl to 2.90m bgl.
3. Groundwater not encountered during drilling.

WASTEWATER LOG

Project Ref:	C0808N
Client:	Amanda Jane Hughes
Project Name:	41 Taipa View Road, Taipa
Hole ID:	**HA03**
Project Location:	41 Taipa View Road, Taipa
Date:	2026-04-10
Hole Position:	1641133.77 mE 6127354.86 mN
Logged By:	CA
Approved:	AW

DEPTH (M)	MATERIAL DESCRIPTION (SEE CLASSIFICATION AND SYMBOLOGY SHEET FOR DETAILS)	LEGEND	WASTEWATER CATEGORY (NZS1547)	WASTEWATER ASSESSMENT		GROUND WATER
				MOISTURE	COLOR	
	Ground Surface					
0	SILT, with trace rootlets; dark brown. Soft; moist; low plasticity; [TOPSOIL]. 0.1 m					0
	SILT, with trace rootlets. Stiff; moist; low plasticity; [NORTHLAND ALLOCHTHON]. 0.3 m					
	SILT, with trace fine sand; light grey mottled light brown. Very stiff; friable; [NORTHLAND ALLOCHTHON]. 0.6 m					
1	Silty CLAY; light grey mottled light brown. Very stiff; moist; high plasticity; [NORTHLAND ALLOCHTHON]. 1.2 m					1
2	Terminated at 1.2 m					2

Remarks:

1. Hand Auger terminated at target depth 1.20m bgl.

2. Groundwater not encountered during drilling.

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APPENDIX C

Assessment of Environmental Effects and Assessment Criteria

Table 9: Wastewater Assessment of Environmental Effects

Item	NRC Separation Requirement[2]	FNDC Separation Requirement	Site Assessment[3]
Individual System Effects			
Flood Plains	Above 5 % AEP	NR	Complies according to available GIS data and visual assessment.
Stormwater Flowpath[4]	15 m	NR	Complies, see annotations on Drawing No. 100.
Surface water feature[5]	15 m	15 m	Complies.
Coastal Marine Area	15 m	30 m	Complies, site is inland.
Existing water supply bore.	20 m	NR	Complies. None recorded within or within 20 m of the site boundaries.
Property boundary	1.5 m	1.5 m	Complies. Including proposed subdivision boundaries.
Winter groundwater table	0.6 m	0.6 m	Complies.
Topography			Ok – chosen disposal areas are moderately sloping (<15 °).
Cut off drain required?			Yes.
Discharge Consent Required?			No.
	TP58	**NZS1547**	
Cumulative Effects			
Biological Oxygen Demand	≤20 g/m^3		Complies – secondary treatment.
Total Suspended Solids	≤30 g/m^3		Complies – secondary treatment.
Total Nitrogen	10 – 30 g/m^3	15 – 75 g/m^3	Complies – secondary treatment.
Phosphorous	NR	4 – 10 g/m^3	Complies – secondary treatment.
Ammonia	NR	Negligible	Complies – secondary treatment.
Nitrites/ Nitrates	NR	15 – 45 g/m^3	Complies – secondary treatment.
Conclusion: Effects are less than minor on the environment.			

1. AEE based on proposed secondary treated wastewater.
2. Northland Regional Plan Table 9.
3. Based on the recommendations of this report and Drawing No. 100.
4. Including any formed road with kerb and channel, and water-table drain that is down-slope of the disposal area.
5. River, lake, stream, pond, dam, or natural wetland.

AEP Annual Exceedance Probability.
NR No Requirement.

Table 10: Operative FNDC Subdivision Stormwater Assessment Criteria, to rule 13.10.4

Assessment Criteria	Comments
(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.	Complies.
(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).	Concept design complies and has adopted latest FNDC engineering standards (2023) for runoff curves and proposed area within all undeveloped lots will be attenuated to 80 % of pre-development levels for specified design storms by FNDC standards and NRP.
(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.	Complies.
(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.	Proposed impervious areas within subdivision proposal are limited to necessity only.
(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.	Low impact design adopted – attenuation within on-site tanks for proposed lots 1 and 2. Efficient and controlled discharge outlets.
(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.	Stormwater quality devices included in design to accommodate a rural residential subdivision.
(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.	Surface drainage preferred and adopted where practical and safe. Subject site is within a rural environment with OLFPs present. No adverse effects anticipated on downstream environment.
(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.	No connection to public stormwater proposed.
(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.	NA.
(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.	Attenuation provided through storage tanks.
(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.	No adverse effects anticipated on neighbouring properties or downstream environment.
(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipelines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.	All devices adopt and are designed for gravity flows.
(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.	No fill is required for the stormwater management purpose.

(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.	NA.
(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.	NA.
(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.	NA.
(q) The need for and extent of any financial contributions to achieve the above matters.	TBC.
(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.	NA.

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APPENDIX D

Stormwater Calculations

Project Ref:	C0808N		**STORMWATER ATTENUATION TANK DESIGN**	geologix consulting engineers
Project Address:	41 TAIPA VIEW ROAD, TAIPA			
Design Case:	CONCEPT FUTURE DEVELOPMENT		**50 % AEP STORM EVENT, 80 % OF PRE DEVELOPMENT**	
Date:	8 April 2026	REV 1		

ATTENUATION DESIGN PROVIDED IN ACCORDANCE WITH NEW ZEALAND BUILDING CODE E1 FOR THE RATIONALE METHOD ACCOUNTING FOR THE EFFECTS OF CLIMATE CHANGE (20% FACTOR AS PER FNDC ENGINEERING STANDARDS).
PRE-DEVELOPMENT RUNOFF IS FACTORED BY 80% TO SUIT FNDC STANDARDS
RUNOFF COEFFIENTS DETERMINED FROM FNDC ENGINEERING STANDARDS 2023 TABLE 4-3.

PRE DEVELOPMENT CATCHMENT PARAMETERS

ITEM	AREA, A, m2	COEFFICIENT, C	DESCRIPTION
IMPERVIOUS A			
IMPERVIOUS B	0	0	
IMPERVIOUS C	0	0	
EX. PERVIOUS	500	0.67	PASTURE
TOTAL	**500**	TYPE D	

POST DEVELOPMENT CATCHMENT PARAMETERS

ITEM	AREA, A, m2	COEFFICIENT, C	DESCRIPTION
TO TANK	300	0.96	ROOF
OFFSET	200	0.83	DRIVEWAY - METAL
PERVIOUS	0	0	
EX. CONSENTED	0	0	
TOTAL	**500**	TYPE D	

RAINFALL INTENSITY, 50% AEP, 10MIN DURATION

50 % AEP RAINFALL INTENSITY, 10 MIN, I, mm/hr	56.5	mm/hr
CLIMATE CHANGE FACTOR, 2.1 DEG, 10 MIN*	20	%
50 % AEP RAINFALL INTENSITY, 10 MIN WITH CC	67.80	mm/hr

* CLIMATE CHANGE FACTOR OF 20% APPLIED IN ACCORDANCE WITH FNDC ENGINEERING STANDARDS 4.3.9.1. NIWA HISTORIC RAINFALL INTENSITY DATA, 10MIN, IS MULTIPLIED BY CLIMATE CHANGE FACTOR.

PRE AND POST-DEVELOPMENT RUNOFF, 50%AEP WITH CC, VARIOUS DURATIONS

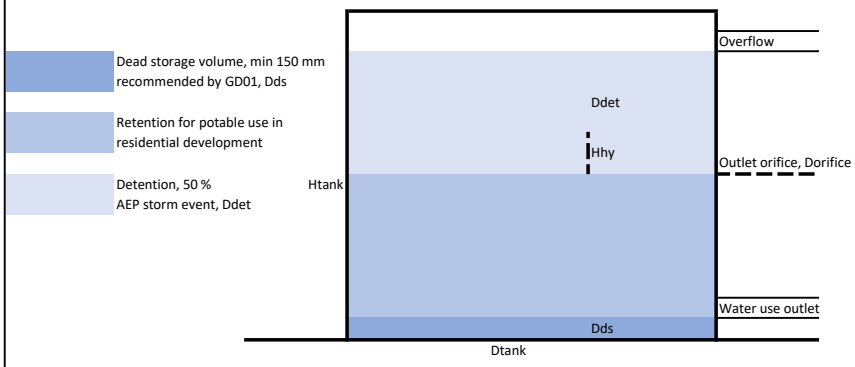
DURATION, min	INTENSITY, mm/hr	CC FACTOR	INTENSITY WITH CC, mm/hr	POST DEV RUNOFF, Qpost, l/s	PRE DEV RUNOFF, Qpre, l/s	80% of PRE DEV RUNOFF, Qpre(80%), l/s	COMMENTS
10	56.50	1.2	67.80	8.55	5.26	4.21	*Critical duration (time of concentration) for the catchments is 10min*
20	43.70	1.2	52.44	6.61	4.88	3.90	
30	36.90	1.2	44.28	5.58	4.12	3.30	
60	26.80	1.2	32.16	4.06	2.99	2.39	
120	18.70	1.2	22.44	2.83	2.09	1.67	*Pre-dev calculated on Intensity without CC factor*
360	9.76	1.2	11.71	1.48	1.09	0.87	
720	6.16	1.2	7.39	0.93	0.69	0.55	
1440	3.74	1.2	4.49	0.57	0.42	0.33	
2880	2.18	1.2	2.62	0.33	0.24	0.19	
4320	1.56	1.2	1.87	0.24	0.17	0.14	

ATTENUATION ANALYSIS, VARIOUS DURATIONS

DURATION, min	OFFSET FLOW, Qoff, l/s	TANK INFLOW , Qin, l/s	ALLOWABLE TANK OUTFLOW, Qpre(80%) - Qoff, l/s	SELECTED TANK OUTFLOW, Qout, l/s	DIFFERENCE (Qin - Qout), l/s	Required Storage, litres	
10	3.13	5.42	1.08	1.08	4.34	2607	*select largest required storage , regardless of duration, to avoid overflow*
20	2.42	4.20	1.49	1.08	3.12	3739	
30	2.04	3.54	1.25	1.08	2.46	4433	
60	1.48	2.57	0.91	1.08	1.49	5375	
120	1.03	1.80	0.64	1.08	0.72	5151	
360	0.54	0.94	0.33	1.08	No Att. Req.	0	
720	0.34	0.59	0.21	1.08	No Att. Req.	0	
1440	0.21	0.36	0.13	1.08	No Att. Req.	0	
2880	0.12	0.21	0.07	1.08	No Att. Req.	0	
4320	0.09	0.15	0.05	1.08	No Att. Req.	0	

ATTENUATION TANK DESIGN OUTPUT

Concept sizing for 25,000 litre tank



SPECIFICATION

TOTAL STORAGE REQUIRED	5.375	m3	Select largest storage as per analysis
TANK HEIGHT, Htank	2.5	m	Concept sizing for 25,000 litre tank
TANK DIAMETER, Dtank	3.66	m	No. of Tanks 1
TANK AREA, Atank	10.52	m2	Area of ONE tank
TANK MAX STORAGE VOLUME, Vtank	26302	litres	
REQUIRED STORAGE HEIGHT, Ddet	0.51	m	Below overflow
DEAD STORAGE VOLUME, Dds	0.15	m	GD01 recommended minimum
TOTAL WATER DEPTH REQUIRED	0.66	m	
SELECTED TANK OUTFLOW, Qout, l/s	0.00108	m3/s	Selected tank outflow
AVERAGE HYDRAULIC HEAD, Hhy	0.26	m	
AREA OF ORIFICE, Aorifice	7.78E-04	m2	
ORIFICE DIAMETER, Dorifice	31	mm	
VELOCITY AT ORIFICE	3.17	m/s	At max. head level

Project Ref:	C0808N		**STORMWATER ATTENUATION TANK DESIGN**	geologix consulting engineers
Project Address:	41 TAIPA VIEW ROAD, TAIPA			
Design Case:	CONCEPT FUTURE DEVELOPMENT		**20 % AEP STORM EVENT, 80 % OF PRE DEVELOPMENT**	
Date:	8 April 2026	REV 1		

ATTENUATION DESIGN PROVIDED IN ACCORDANCE WITH NEW ZEALAND BUILDING CODE E1 FOR THE RATIONALE METHOD ACCOUNTING FOR THE EFFECTS OF CLIMATE CHANGE (20% FACTOR AS PER FNDC ENGINEERING STANDARDS).
PRE-DEVELOPMENT RUNOFF IS FACTORED BY 80% TO SUIT FNDC STANDARDS
RUNOFF COEFFIENTS DETERMINED FROM FNDC ENGINEERING STANDARDS 2023 TABLE 4-3.

PRE DEVELOPMENT CATCHMENT PARAMETERS

ITEM	AREA, A, m2	COEFFICIENT, C	DESCRIPTION
IMPERVIOUS A	0	0	
IMPERVIOUS B	0	0	
IMPERVIOUS C	0	0	PASTURE
EX. PERVIOUS	500	0.67	
TOTAL	**500**	TYPE D	

POST DEVELOPMENT CATCHMENT PARAMETERS

ITEM	AREA, A, m2	COEFFICIENT, C	DESCRIPTION
TO TANK	300	0.96	ROOF
OFFSET	200	0.83	DRIVEWAY - METAL
PERVIOUS	0	0	
EX. CONSENTED	0	0	
0	0	0	
TOTAL	**500**	TYPE D	

RAINFALL INTENSITY, 20% AEP, 10MIN DURATION

20 % AEP RAINFALL INTENSITY, 10 MIN, I, mm/hr	73.3	mm/hr
CLIMATE CHANGE FACTOR, 2.1 DEG, 10 MIN*	20	%
20 % AEP RAINFALL INTENSITY, 10 MIN WITH CC	88.0	mm/hr

* CLIMATE CHANGE FACTOR OF 20% APPLIED IN ACCORDANCE WITH FNDC ENGINEERING STANDARDS 4.3.9.1. NIWA HISTORIC RAINFALL INTENSITY DATA, 10MIN, IS MULTIPLIED BY CLIMATE CHANGE FACTOR.

PRE AND POST-DEVELOPMENT RUNOFF, 20%AEP WITH CC, VARIOUS DURATIONS

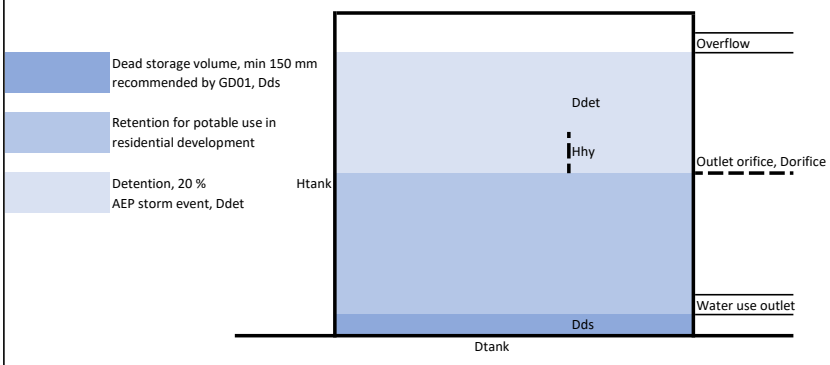
DURATION, min	INTENSITY, mm/hr	CC FACTOR	INTENSITY WITH CC, mm/hr	POST DEV RUNOFF, Qpost, l/s	PRE DEV RUNOFF, Qpre, l/s	80% of PRE DEV RUNOFF, Qpre(80%), l/s	COMMENTS
10	73.30	1.2	87.96	11.09	6.82	5.46	*Critical duration (time of concentration) for the catchments is 10min*
20	56.70	1.2	68.04	8.58	6.33	5.07	
30	47.90	1.2	57.48	7.25	5.35	4.28	
60	34.80	1.2	41.76	5.27	3.89	3.11	
120	24.30	1.2	29.16	3.68	2.71	2.17	
360	12.70	1.2	15.24	1.92	1.42	1.13	
720	8.05	1.2	9.66	1.22	0.90	0.72	
1440	4.89	1.2	5.87	0.74	0.55	0.44	
2880	2.86	1.2	3.43	0.43	0.32	0.26	
4320	2.05	1.2	2.46	0.31	0.23	0.18	

ATTENUATION ANALYSIS, VARIOUS DURATIONS

DURATION, min	OFFSET FLOW, Qoff, l/s	TANK INFLOW , Qin, l/s	ALLOWABLE TANK OUTFLOW, Qpre(80%) - Qoff, l/s	SELECTED TANK OUTFLOW, Qout, l/s	DIFFERENCE (Qin - Qout), l/s	Required Storage, litres	
10	4.06	7.04	1.40	1.40	5.64	3382	*select largest required storage , regardless of duration, to avoid overflow*
20	3.14	5.44	3.19	1.40	4.04	4851	
30	2.65	4.60	2.70	1.40	3.20	5756	
60	1.93	3.34	1.96	1.40	1.94	6984	
120	1.34	2.33	1.37	1.40	0.93	6710	
360	0.70	1.22	0.72	1.40	No Att. Req.	0	
720	0.45	0.77	0.45	1.40	No Att. Req.	0	
1440	0.27	0.47	0.28	1.40	No Att. Req.	0	
2880	0.16	0.27	0.16	1.40	No Att. Req.	0	
4320	0.11	0.20	0.12	1.40	No Att. Req.	0	

ATTENUATION TANK DESIGN OUTPUT

Concept sizing for 25,000 litre tank



SPECIFICATION

TOTAL STORAGE REQUIRED	6.984	m3	Select largest storage as per analysis	
TANK HEIGHT, Htank	2.5	m	Concept sizing for 25,000 litre tank	
TANK DIAMETER, Dtank	3.66	m	No. of Tanks	1
TANK AREA, Atank	10.52	m2	Area of ONE tank	
TANK MAX STORAGE VOLUME, Vtank	26302	litres		
REQUIRED STORAGE HEIGHT, Ddet	0.66	m	Below overflow	
DEAD STORAGE VOLUME, Dds	0.15	m	GD01 recommended minimum	
TOTAL WATER DEPTH REQUIRED	0.81	m		
SELECTED TANK OUTFLOW, Qout, l/s	0.00140	m3/s	Selected tank outflow	
AVERAGE HYDRAULIC HEAD, Hhy	0.33	m		
AREA OF ORIFICE, Aorifice	8.85E-04	m2		
ORIFICE DIAMETER, Dorifice	34	mm		
VELOCITY AT ORIFICE	3.61	m/s	At max. head level	

HIRDS V4 Intensity-Duration-Frequency Results
Sitename: : Taipa
Coordinate system: WGS84
Longitude: 173.4494
Latitude: -34.995

DDF ModelParameters:	c	d	e	f	g	h	i
Values:	0.00168955	0.50913254	-0.04065783	0	0.25199418	-0.01042486	3.19589594

Example:	Duration (hrs)	ARI (yrs)	x	y	Rainfall Rate (mm/hr)
	24	100	3.17805383	4.600149227	8.922306397

Rainfall intensities (mm/hr) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	51.6	39.9	33.7	24.4	17	8.89	5.61	3.4	1.99	1.42	1.11	0.917
2	0.5	56.5	43.7	36.9	26.8	18.7	9.76	6.16	3.74	2.18	1.56	1.22	1.01
5	0.2	73.3	56.7	47.9	34.8	24.3	12.7	8.05	4.89	2.86	2.05	1.61	1.32
10	0.1	85.8	66.4	56.2	40.9	28.6	15	9.48	5.76	3.37	2.42	1.9	1.56
20	0.05	98.7	76.5	64.7	47.1	33	17.3	11	6.67	3.91	2.8	2.2	1.81
30	0.033	106	82.5	69.8	50.9	35.6	18.7	11.9	7.22	4.23	3.04	2.38	1.96
40	0.025	112	86.9	73.5	53.6	37.6	19.7	12.5	7.62	4.46	3.21	2.51	2.07
50	0.02	116	90.3	76.4	55.7	39.1	20.5	13	7.93	4.65	3.34	2.62	2.16
60	0.017	120	93.1	78.8	57.5	40.3	21.2	13.4	8.19	4.8	3.45	2.71	2.23
80	0.013	126	97.6	82.6	60.3	42.3	22.2	14.1	8.6	5.04	3.62	2.84	2.35
100	0.01	130	101	85.6	62.5	43.8	23.1	14.6	8.92	5.23	3.76	2.95	2.43
250	0.004	149	115	97.8	71.5	50.2	26.5	16.8	10.3	6.02	4.33	3.4	2.81

Intensity standard error (mm/hr) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	6.6	4.3	3.2	2.4	1.6	1	0.7	0.55	0.35	0.27	0.22	0.18
2	0.5	7.3	4.6	3.4	2.6	1.8	1.1	0.77	0.62	0.39	0.3	0.24	0.2
5	0.2	10	6.6	4.9	3.6	2.5	1.5	1.1	0.83	0.53	0.4	0.32	0.26
10	0.1	13	8.7	6.6	4.7	3.3	2	1.3	0.99	0.63	0.48	0.38	0.32
20	0.05	17	11	8.9	6.2	4.4	2.6	1.7	1.2	0.75	0.56	0.45	0.37
30	0.033	20	13	11	7.3	5.1	3.1	2	1.3	0.82	0.62	0.5	0.41
40	0.025	22	15	12	8.2	5.8	3.4	2.2	1.4	0.88	0.66	0.53	0.44
50	0.02	24	16	13	8.9	6.3	3.8	2.4	1.4	0.93	0.7	0.56	0.46
60	0.017	26	18	14	9.6	6.8	4.1	2.6	1.5	0.97	0.73	0.58	0.48
80	0.013	28	20	16	11	7.6	4.6	2.9	1.6	1	0.78	0.62	0.51
100	0.01	31	21	17	12	8.3	5	3.1	1.7	1.1	0.82	0.65	0.54
250	0.004	43	30	24	17	12	7.3	4.5	2.1	1.3	1	0.81	0.66

Rainfall intensities (mm/hr) :: RCP2.6 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	55.3	42.7	36	26.1	18.2	9.39	5.87	3.54	2.05	1.47	1.14	0.941
2	0.5	60.6	46.8	39.5	28.7	20	10.3	6.47	3.9	2.26	1.61	1.26	1.04
5	0.2	78.9	61	51.5	37.5	26.1	13.5	8.49	5.12	2.97	2.13	1.66	1.37
10	0.1	92.5	71.6	60.5	44	30.7	15.9	10	6.04	3.51	2.51	1.96	1.62
20	0.05	106	82.5	69.8	50.8	35.5	18.4	11.6	6.99	4.07	2.91	2.28	1.87
30	0.033	115	89.1	75.4	54.9	38.4	20	12.5	7.57	4.41	3.16	2.47	2.03
40	0.025	121	93.8	79.4	57.8	40.4	21.1	13.2	8	4.66	3.33	2.61	2.15
50	0.02	126	97.5	82.5	60.2	42.1	21.9	13.8	8.32	4.85	3.47	2.72	2.24
60	0.017	130	101	85.1	62.1	43.4	22.6	14.2	8.6	5.01	3.59	2.81	2.31
80	0.013	136	105	89.3	65.1	45.5	23.7	14.9	9.03	5.27	3.77	2.95	2.43
100	0.01	141	109	92.5	67.5	47.2	24.6	15.5	9.38	5.46	3.91	3.07	2.52
250	0.004	161	125	106	77.2	54.1	28.3	17.8	10.8	6.29	4.51	3.53	2.91

Rainfall intensities (mm/hr) :: RCP2.6 for the period 2081-2100

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	55.3	42.7	36	26.1	18.2	9.39	5.87	3.54	2.05	1.47	1.14	0.941
2	0.5	60.6	46.8	39.5	28.7	20	10.3	6.47	3.9	2.26	1.61	1.26	1.04
5	0.2	78.9	61	51.5	37.5	26.1	13.5	8.49	5.12	2.97	2.13	1.66	1.37
10	0.1	92.5	71.6	60.5	44	30.7	15.9	10	6.04	3.51	2.51	1.96	1.62
20	0.05	106	82.5	69.8	50.8	35.5	18.4	11.6	6.99	4.07	2.91	2.28	1.87
30	0.033	115	89.1	75.4	54.9	38.4	20	12.5	7.57	4.41	3.16	2.47	2.03
40	0.025	121	93.8	79.4	57.8	40.4	21.1	13.2	8	4.66	3.33	2.61	2.15
50	0.02	126	97.5	82.5	60.2	42.1	21.9	13.8	8.32	4.85	3.47	2.72	2.24
60	0.017	130	101	85.1	62.1	43.4	22.6	14.2	8.6	5.01	3.59	2.81	2.31
80	0.013	136	105	89.3	65.1	45.5	23.7	14.9	9.03	5.27	3.77	2.95	2.43
100	0.01	141	109	92.5	67.5	47.2	24.6	15.5	9.38	5.46	3.91	3.07	2.52
250	0.004	161	125	106	77.2	54.1	28.3	17.8	10.8	6.29	4.51	3.53	2.91

Rainfall intensities (mm/hr) :: RCP4.5 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	56.2	43.4	36.6	26.6	18.5	9.51	5.94	3.58	2.07	1.48	1.15	0.948
2	0.5	61.6	47.6	40.2	29.2	20.3	10.5	6.54	3.94	2.28	1.63	1.27	1.04
5	0.2	80.3	62.1	52.5	38.1	26.6	13.7	8.6	5.18	3	2.15	1.67	1.38
10	0.1	94.1	72.9	61.6	44.8	31.3	16.2	10.1	6.11	3.55	2.54	1.98	1.63
20	0.05	108	84	71.1	51.7	36.1	18.7	11.7	7.08	4.11	2.94	2.3	1.89
30	0.033	117	90.7	76.8	55.9	39	20.3	12.7	7.66	4.46	3.19	2.49	2.05
40	0.025	123	95.5	80.8	58.9	41.1	21.4	13.4	8.09	4.7	3.37	2.63	2.17
50	0.02	128	99.3	84.1	61.3	42.8	22.3	14	8.42	4.9	3.51	2.74	2.26
60	0.017	132	102	86.7	63.2	44.2	23	14.4	8.7	5.06	3.63	2.83	2.33
80	0.013	138	107	91	66.3	46.4	24.1	15.1	9.14	5.32	3.81	2.98	2.45
100	0.01	143	111	94.2	68.7	48.1	25	15.7	9.49	5.52	3.95	3.09	2.54
250	0.004	164	127	108	78.7	55.1	28.7	18.1	10.9	6.36	4.55	3.57	2.93

Rainfall intensities (mm/hr) :: RCP4.5 for the period 2081-2100

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	59.1	45.6	38.5	27.9	19.3	9.9	6.15	3.69	2.12	1.51	1.18	0.967
2	0.5	64.9	50.1	42.3	30.7	21.3	10.9	6.79	4.06	2.34	1.67	1.3	1.07
5	0.2	84.7	65.5	55.3	40.2	28	14.4	8.95	5.35	3.09	2.2	1.72	1.41
10	0.1	99.4	77	65.1	47.3	32.9	16.9	10.6	6.33	3.66	2.61	2.03	1.67
20	0.05	115	88.8	75.1	54.7	38.1	19.6	12.2	7.33	4.25	3.03	2.36	1.94
30	0.033	124	95.9	81.2	59.1	41.2	21.3	13.3	7.94	4.6	3.28	2.56	2.1
40	0.025	130	101	85.5	62.3	43.4	22.4	14	8.39	4.86	3.47	2.71	2.22
50	0.02	135	105	88.9	64.8	45.2	23.3	14.6	8.74	5.06	3.61	2.82	2.32
60	0.017	140	108	91.7	66.9	46.6	24.1	15.1	9.03	5.23	3.74	2.92	2.39
80	0.013	147	114	96.2	70.2	49	25.3	15.8	9.48	5.5	3.93	3.06	2.52
100	0.01	152	118	99.7	72.7	50.8	26.3	16.4	9.85	5.71	4.08	3.18	2.61
250	0.004	173	134	114	83.2	58.1	30.1	18.9	11.3	6.57	4.69	3.67	3.01

Rainfall intensities (mm/hr) :: RCP6.0 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	55.8	43.1	36.4	26.4	18.3	9.46	5.92	3.57	2.06	1.47	1.15	0.945
2	0.5	61.2	47.3	39.9	29	20.2	10.4	6.51	3.92	2.27	1.62	1.27	1.04
5	0.2	79.7	61.6	52.1	37.9	26.4	13.7	8.56	5.15	2.99	2.14	1.67	1.37
10	0.1	93.5	72.4	61.2	44.5	31	16.1	10.1	6.08	3.53	2.53	1.97	1.62
20	0.05	108	83.4	70.5	51.4	35.9	18.6	11.7	7.04	4.1	2.93	2.29	1.88
30	0.033	116	90.1	76.2	55.5	38.8	20.1	12.6	7.63	4.44	3.18	2.48	2.04
40	0.025	122	94.8	80.2	58.5	40.9	21.3	13.3	8.05	4.68	3.35	2.62	2.16
50	0.02	127	98.6	83.5	60.8	42.5	22.1	13.9	8.38	4.88	3.49	2.73	2.25
60	0.017	131	102	86.1	62.8	43.9	22.8	14.3	8.66	5.04	3.61	2.82	2.32
80	0.013	137	107	90.3	65.9	46	24	15.1	9.1	5.3	3.79	2.97	2.44
100	0.01	142	110	93.5	68.2	47.7	24.9	15.6	9.44	5.5	3.94	3.08	2.54
250	0.004	162	126	107	78.1	54.7	28.5	18	10.9	6.33	4.54	3.55	2.92

Rainfall intensities (mm/hr) :: RCP6.0 for the period 2081-2100

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	61.7	47.6	40.2	29.2	20.2	10.3	6.34	3.79	2.17	1.54	1.2	0.984
2	0.5	67.8	52.3	44.2	32.1	22.2	11.3	7.01	4.18	2.4	1.7	1.33	1.09
5	0.2	88.6	68.5	57.9	42.1	29.2	14.9	9.26	5.52	3.17	2.26	1.76	1.44
10	0.1	104	80.6	68.2	49.6	34.5	17.6	10.9	6.52	3.76	2.68	2.08	1.71
20	0.05	120	93.1	78.7	57.3	39.9	20.4	12.7	7.56	4.36	3.11	2.42	1.98
30	0.033	130	101	85.1	62	43.1	22.1	13.7	8.2	4.73	3.37	2.63	2.15
40	0.025	137	106	89.6	65.3	45.5	23.4	14.5	8.66	4.99	3.56	2.77	2.28
50	0.02	142	110	93.3	68	47.3	24.3	15.1	9.02	5.21	3.71	2.89	2.37
60	0.017	146	114	96.2	70.1	48.8	25.1	15.6	9.32	5.38	3.84	2.99	2.45
80	0.013	154	119	101	73.6	51.3	26.4	16.4	9.79	5.66	4.03	3.14	2.58
100	0.01	159	124	105	76.3	53.2	27.4	17	10.2	5.87	4.18	3.26	2.68
250	0.004	182	141	120	87.3	60.9	31.4	19.6	11.7	6.76	4.82	3.76	3.09

Rainfall intensities (mm/hr) :: RCP8.5 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	56.9	43.9	37.1	26.9	18.7	9.6	5.99	3.61	2.08	1.48	1.16	0.952
2	0.5	62.4	48.2	40.7	29.5	20.5	10.6	6.6	3.97	2.29	1.64	1.28	1.05
5	0.2	81.3	62.9	53.1	38.6	26.9	13.9	8.68	5.22	3.02	2.16	1.69	1.38
10	0.1	95.4	73.8	62.4	45.4	31.7	16.4	10.2	6.16	3.57	2.55	1.99	1.64
20	0.05	110	85.1	72	52.4	36.6	18.9	11.9	7.14	4.14	2.96	2.31	1.9
30	0.033	119	91.9	77.8	56.7	39.5	20.5	12.8	7.73	4.49	3.21	2.51	2.06
40	0.025	125	96.8	81.9	59.7	41.7	21.6	13.6	8.16	4.74	3.39	2.65	2.18
50	0.02	130	101	85.2	62.1	43.4	22.5	14.1	8.5	4.94	3.53	2.76	2.27
60	0.017	134	104	87.9	64.1	44.8	23.2	14.6	8.78	5.1	3.65	2.85	2.35
80	0.013	140	109	92.2	67.2	47	24.4	15.3	9.22	5.36	3.84	3	2.47
100	0.01	145	113	95.5	69.7	48.7	25.3	15.9	9.57	5.57	3.98	3.11	2.56
250	0.004	166	129	109	79.7	55.8	29.1	18.2	11	6.41	4.59	3.59	2.95

Rainfall intensities (mm/hr) :: RCP8.5 for the period 2081-2100

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	67.5	52.1	44	31.9	22	11.1	6.77	4.02	2.28	1.61	1.25	1.02
2	0.5	74.3	57.4	48.5	35.2	24.3	12.2	7.51	4.43	2.52	1.78	1.39	1.13
5	0.2	97.5	75.4	63.7	46.3	32.1	16.2	9.96	5.88	3.35	2.38	1.84	1.51
10	0.1	115	88.9	75.1	54.7	37.9	19.2	11.8	6.97	3.98	2.83	2.19	1.79
20	0.05	133	103	86.9	63.3	43.9	22.3	13.7	8.08	4.63	3.28	2.55	2.08
30	0.033	143	111	94	68.5	47.5	24.1	14.9	8.77	5.03	3.56	2.77	2.26
40	0.025	151	117	99	72.1	50.1	25.5	15.7	9.27	5.3	3.77	2.92	2.39
50	0.02	157	122	103	75.1	52.2	26.5	16.3	9.65	5.54	3.93	3.05	2.49
60	0.017	162	126	106	77.5	53.8	27.4	16.9	9.98	5.72	4.06	3.15	2.58
80	0.013	170	132	112	81.4	56.6	28.8	17.7	10.5	6.02	4.27	3.31	2.71
100	0.01	176	137	116	84.4	58.6	29.9	18.4	10.9	6.25	4.43	3.45	2.82
250	0.004	201	156	132	96.5	67.2	34.3	21.2	12.5	7.19	5.1	3.97	3.25

Project Ref:	C0808N	STORMWATER DISPERSION PIPE/ TRENCH	geologix consulting engineers
Project Address:	41 TAIPA VIEW ROAD, TAIPA		
Design Case:	CONCEPT FUTURE DEVELOPMENT	DISCHARGE DEVICE - LEVEL SPREADER OR TRENCH	
Date:	8 April 2026 REV 1		

DESIGN BASED ON REFERENCED DEVELOPMENT PLANS TO PROVIDE A MINIMUM LENGTH OF ABOVE OR BELOW GROUND STORMWATER TANK OVERFLOW DISCHARGE DISPERSION DEVICE. IN GENERAL ACCORDANCE WITH MODIFIED RATIONAL METHOD AND AUCKLAND COUNCIL TR2013/018.

DESIGN STORM EVENT **20%** AEP EVENT

SLOPE BETWEEN SOURCE & DISPERSION DEVICE

ELEVATION	h	CHAINAGE, x	Δ x	h bar	Δ A
m	m	m	m	m	m2
49.6	0	0	0	0	0
47.6	2	6	6	1	6
	TOTALS	6	6		6
	SLOPE, Sc	0.333	m/m		

MANNINGS PIPE FLOW - INCOMING PIPE

Dia, m	d/D	α, rad	P, m	A, m^2	R	1:S	n	V, m/s	Q, m^3/s	Q, l/s	
0.1	0.000	6.283	0.0000	0.0000	0.000	3	0.009	0.000	0.0000	0.000	**0 % full**
0.100	0.050	5.381	0.0451	0.0001	0.003	3	0.0090	1.409	0.0002	0.207	
0.100	0.100	4.996	0.0644	0.0004	0.006	3	0.0090	2.200	0.0009	0.899	
0.100	0.150	4.692	0.0795	0.0007	0.009	3	0.0090	2.834	0.0021	2.094	
0.100	0.200	4.429	0.0927	0.0011	0.012	3	0.0090	3.373	0.0038	3.772	
0.100	0.250	4.189	0.1047	0.0015	0.015	3	0.0090	3.843	0.0059	5.901	
0.100	0.300	3.965	0.1159	0.0020	0.017	3	0.0090	4.257	0.0084	8.436	
0.100	0.350	3.751	0.1266	0.0024	0.019	3	0.0090	4.624	0.0113	11.327	
0.100	0.400	3.544	0.1369	0.0029	0.021	3	0.0090	4.948	0.0145	14.516	
0.100	0.450	3.342	0.1471	0.0034	0.023	3	0.0090	5.234	0.0179	17.943	
0.100	0.500	3.142	0.1571	0.0039	0.025	3	0.0090	5.485	0.0215	21.539	**50 % full**
0.100	0.550	2.941	0.1671	0.0044	0.026	3	0.0090	5.700	0.0252	25.231	
0.100	0.600	2.739	0.1772	0.0049	0.028	3	0.0090	5.882	0.0289	28.941	
0.100	0.650	2.532	0.1875	0.0054	0.029	3	0.0090	6.029	0.0326	32.584	
0.100	0.700	2.319	0.1982	0.0059	0.030	3	0.0090	6.142	0.0361	36.066	
0.100	0.750	2.094	0.2094	0.0063	0.030	3	0.0090	6.217	0.0393	39.281	
0.100	0.800	1.855	0.2214	0.0067	0.030	3	0.0090	6.251	0.0421	42.106	
0.100	0.850	1.591	0.2346	0.0071	0.030	3	0.0090	6.239	0.0444	44.388	
0.100	0.900	1.287	0.2498	0.0074	0.030	3	0.0090	6.167	0.0459	45.911	
0.100	0.950	0.902	0.2691	0.0077	0.029	3	0.0090	6.006	0.0463	46.287	
0.100	1.000	0.000	0.3142	0.0079	0.025	3	0.0090	5.485	0.0431	43.077	**Flowing full**

DISPERSION SPECIFICATION

INCOMING PIPE PROPERTIES:

TANK OUTFLOW, 20 % AEP	7.04	l/s		
MAXIMUM PIPE FLOW	46.29	l/s		
SUFFICIENT CAPACITY IN PIPE	YES			
LONGITUDINAL SLOPE	0.333	m/m		
DESIGN VELOCITY, Dv	6.251	m/s		

LEVEL SPREADER SPECIFICATIONS:

PIPE DIAMETER, m	0.20	m		
MANNINGS PIPE ROUGHNESS	0.009			
NUMBER OF ORIFICES	46	No.		
DIA. OF ORIFICE, D	20	mm		
ORIFICE INTERVALS, C/C	200	mm		
DISPERSION PIPE LENGTH, L	**9**	**m**		

ORIFICE DESIGN FLOW CHECK:

AREA OF SINGLE ORIFICE, A	0.00031	m2		
FLOW OUT OF 1 ORIFICE	0.000272829	m3/s	0.27 l/s	
FLOW OUT OF ALL ORIFICES	0.01255015	m3/s	12.55 l/s	**DESIGN OK**
VELOCITY FROM SINGLE ORIFICE	0.87	m/s		

BROAD CRESTED WEIR DESIGN FLOW CHECK:

FLOW DEPTH, h	0.1	m		
BASE WIDTH = L	9	m		
FLOW AREA	0.90	m2		
WEIR FLOW	0.01679	m3/s	16.79 l/s	**DESIGN OK**
WEIR VELOCITY	0.019	m/s		

INCOMING PIPE & SPREADER SUMARY:

	LOT 2	
INCOMING PIPE DIAMETER, m	0.100	m
SPREADER PIPE DIAMETER, m	0.200	m
MANNINGS PIPE ROUGHNESS	0.009	
NUMBER OF ORIFICES	46	No.
DIA. OF ORIFICE, D	20	mm
ORIFICE INTERVALS, C/C	200	mm
DISPERSION PIPE LENGTH, L	**9**	**m**

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APPENDIX E

NPS for Natural Hazards Risk Assessment

To satisfy the National Policy Statement for Natural Hazards 2025 (December 2025), the proposed subdivision must plan for and manage the risk from natural hazards to reduce the potential adverse effects to less than minor.

Following our site investigation and considering the measures presented in this report, a summary of the risk-based assessment of defined natural hazards is presented as Table 11.

Table 11: Summary of Natural Hazards Risk Assessment

Natural Hazard	Likelihood	Consequence	Risk	Mitigation
Overland flow paths, flooding, inundation	Unlikely	Minor damage to land and buildings.	Low	Attenuation offered for Lot 2 future development to mitigate exacerbating any overland flow into downstream property. Building located above or away from OLFP.
Coastal Inundation	Unlikely (>200m away, unlikely to encroach onto site property, but does affect broader egress routes)	Negligible	Low	The site is located away from coastal inundation. Egress is compromised at Taipa which is subject to flooding. Residents will have to stay at, or near, home until water levels have receded.
Tsunami	Rare (Site is at >50m elevation above mean sea level, hence no anticipated risk at the site, but does affect broader egress routes)	Negligible	Low	Lots are located in Green Zone Safe Zone. Egress is compromised at Taipa which is subject to potential tsunami inundation. Residents will have to stay at, or near, home until water levels have receded.

NA – Not Applicable.

Consequence Level	Likelihood Level						
	Almost Certain	Very Likely	Likely	Possible	Unlikely	Rare	Very Rare
ARI (years)	up to 10	10-20	20-50	50-100	100-500	500-5000	> 5000
AEP	10% or more	10% to 5%	5% to 2%	2% to 1%	1% to 0.2%	0.2% to 0.02%	< 0.02%
Catastrophic	Very High	Very High	Very High	High	Medium	Medium	Medium
Major	Very High	Very High	High	High	Medium	Medium	Medium
Moderate	High	High	High	Medium	Medium	Low	Low
Minor	Medium	Medium	Medium	Medium	Low	Low	Low
Negligible	Low	Low	Low	Low	Low	Low	Low

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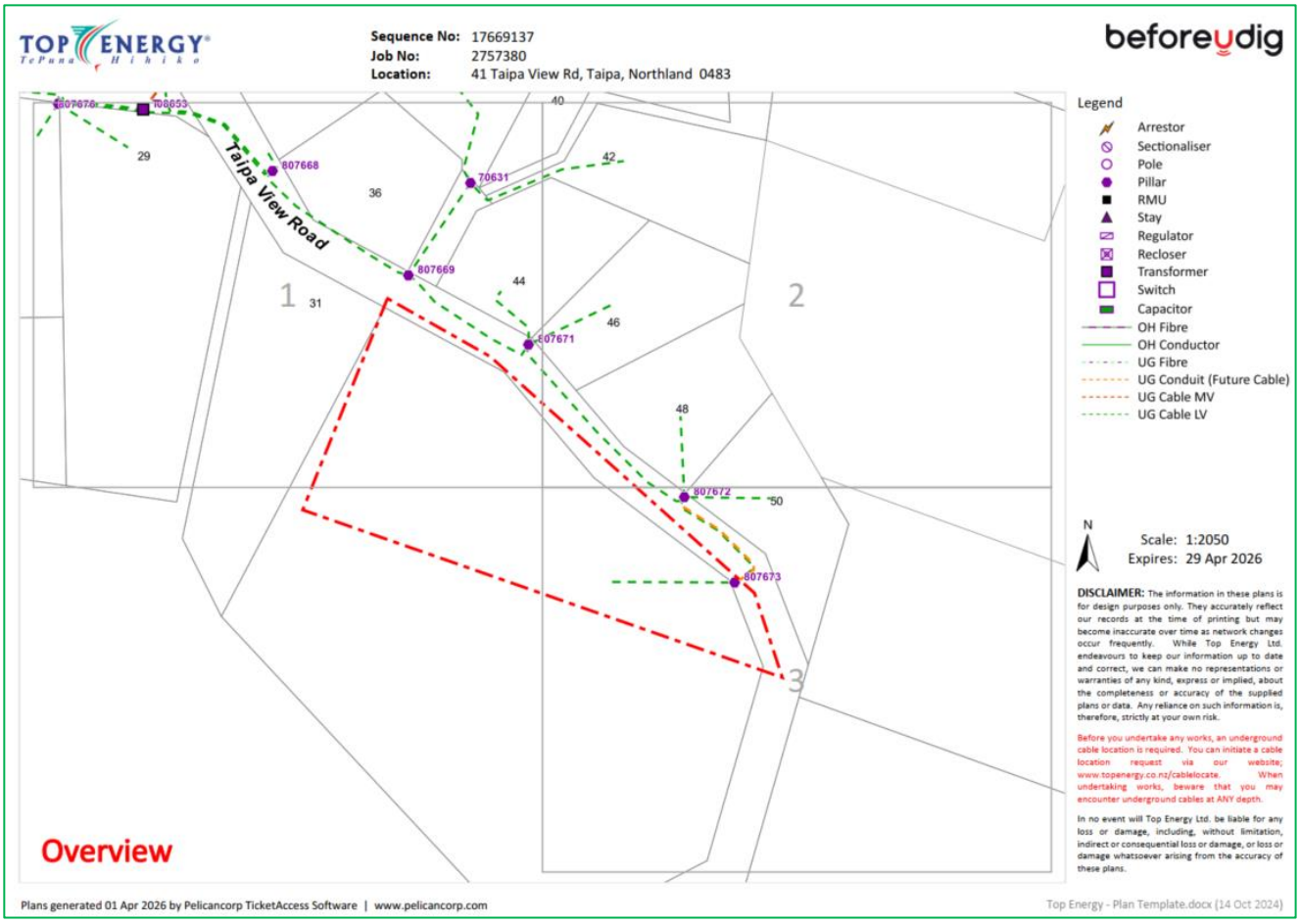
APPENDIX F

Beforeudig Plans


TOP ENERGY
TePuna Hihiko
Sequence No: 17669137
Job No: 2757380
Location: 41 Taipa View Rd, Taipa, Northland 0483
beforeudig
807676
70653
807668
70631
807669
807671
807672
807673
Taipa View Road
29
36
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50
1
2
3
31
Legend
Arrestor
Sectionaliser
Pole
Pillar
RMU
Stay
Regulator
Recloser
Transformer
Switch
Capacitor
OH Fibre
OH Conductor
UG Fibre
UG Conduit (Future Cable)
UG Cable MV
UG Cable LV
N
Scale: 1:2050
Expires: 29 Apr 2026
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GEOTECHNICAL INVESTIGATION REPORT

41 TAIPA VIEW ROAD, TAIPA

AMANDA HUGHES

C0808N-G-01
APRIL 2026

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DOCUMENT MANAGEMENT

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Client	Amanda Hughes
Geologix Reference	C0808N-G-01
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Prepared	Dominic Becher-Tatnell Geotechnical Engineer D Becher Tatnell
Reviewed	Andre Whyte Principal Geotechnical Engineer, CPEng, CMEngNZ
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REVISION HISTORY

Date	Issue	Prepared	Reviewed	Approved
April 2026	First Issue – For Consent	DBT	AW	AW

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FIGURES

TABLES

1 INTRODUCTION

This Geotechnical Investigation Report has been prepared by Geologix Consulting Engineers Ltd (Geologix) for Amanda Hughes as our Client in accordance with our standard short form agreement and general terms and conditions of engagement.

The purpose of this report is to assist with Resource Consent application in relation to the proposed subdivision and new dwelling at 41 Taipa View Road, Taipa, the 'site'. Specifically, this report provides interpretation of a site-specific ground investigation and geotechnical assessment to provide safe and stable building platforms with less than minor effects on the environment as a result of the proposed activities outlined in Section 1.1. This report may require further work to be used for detailed design and for Building Consent application.

1.1 Proposed Subdivision

It is understood that the Client proposes to develop the site to create two new residential lots. These lots are comprised of the subdivision of Lot 1 DP 613566.

Table 1: Summary of Proposed Subdivision

Proposed Lot No.	Size	Purpose
1	0.5463 ha	New residential
2	0.5000 ha	New residential

Specific development plans were not provided to Geologix at the time of writing, and as such, we have considered a conservative assessment of potential future residential development earthworks.

The understanding has been established from plans[1] supplied to Geologix at the time of writing. It is recommended that this report is subject to review and a site-specific geotechnical investigation is undertaken as part of future residential development at the Building Consent stage.

2 SITE DESCRIPTION

The site is presented to the south of Taipa View Road in Taipa. The site is legally described as Lot 1 DP 613566 and is irregular in shape with a gross site area of approximately 10,463m^2. The site is accessed from the northern boundary.

Topographically the site is slightly sloping downwards to the southwest with a slope of approximately 15°. The site does not include any retaining walls or supporting structures.

The site setting is presented schematically as Figure 1 below.

[1] *Proposed Subdivision of Lot 1 DP 613566 by Williams and King, Dated March 2026*

Figure 1: Site Setting

3 DESKTOP APPRAISAL

To assist with our geotechnical appraisal, we have undertaken a detailed desktop review of available information with a specific focus upon geotechnical influences.

3.1 Infrastructure Review

Available infrastructure information is provided by Far North District Council GIS system. According to the available data, no existing Council infrastructure is present within the site boundaries.

Geotechnically, any proposed structure foundations are not anticipated to be influenced by existing buried services according to available data.

3.2 Overland Flow Path and Flood Plains

Available GIS information indicates no indicated flood potential under the 1 % AEP event to influence the likely building platform.

The risk of encountering low-strength alluvial deposits over the building footprint is considered low.

3.3 Geology and Geomorphology

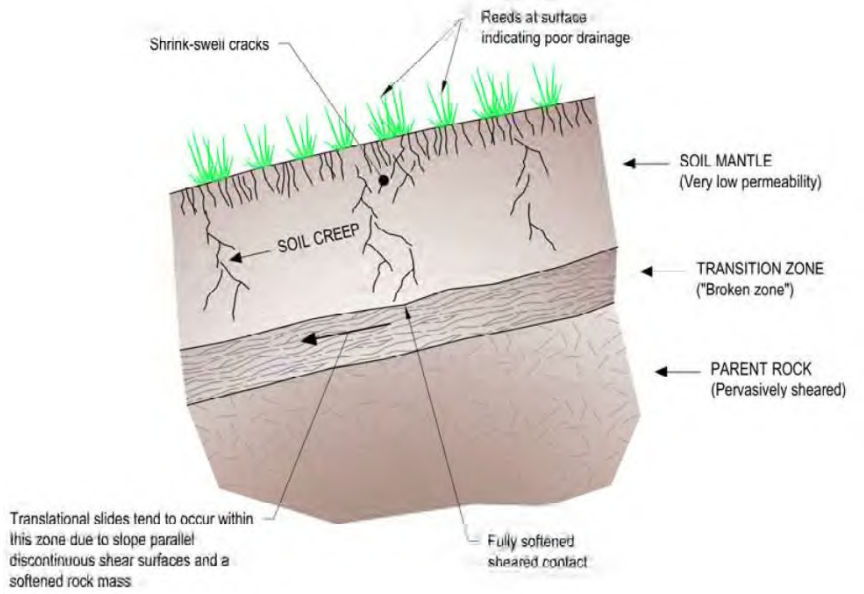
Available geological mapping[2] indicates the site to be directly underlain by Whangai Formation (Mangakahia Complex) of Northland Allochthon described as fissile, dark grey to white-weathering siliceous mudstone, blue-grey calcareous mudstone, and minor micritic limestone and chert.

The Northland Allochthon formation is well known across the local and regional area for being unstable over shallow depths from relatively shallow slope topography. Typical failures are known to occur on natural topography of 15 ° and above with evidence of soil creep such as hummocks and/ or terraces known to form on slopes as shallow as 10 °.

The geological unit can be clearly defined by three typical horizons; an upper clayey soil mantle which is distinctly characterised at the surface by water tolerant species such as reeds. The soil mantle is underlain by a transitional zone where groundwater perches above a relatively impermeable, completely weathered parent rock.

Shallow slips and long-term soil creep typically occur within the transition zone, at the interface with the parent rock as indicated by **Error! Reference source not found.** below. Geotechnical effective stress parameters for the strata are conservatively modelled commensurate to the above model.

Figure 2: Northern Allochthon Soil Profile



[2] *Geological & Nuclear Science, 1:250,000 scale Geological Map, Sheet 2, Whangarei, 2009.*

3.4 Existing Geotechnical Information

3.4.1 Geotechnical Databases

Existing subdivision and/ or Building Consent ground investigations were not made available to Geologix at the time of writing. Additionally, a review of available GIS databases, including the New Zealand Geotechnical Database[3] did not indicate borehole records within 500 m of the site.

3.4.2 Previous Reports

A previous report was prepared by Geologix in August 2024, report ref: C0491-S-01-R01, for a previous subdivision, which included the subject site. The report provided preliminary geotechnical recommendations.

Some conclusions and recommendations for the subject site are summarised below:

- Very stiff soils were encountered in HA01 & HA02 in proximity to the subject site. These boreholes had a target depth of 5m with shallow refusal at 2.6-2.8m in both boreholes.
- Soils are considered to have an ultimate bearing capacity of 300kPa and are assessed to be highly expansive.
- The soils onsite are assessed as category 6 for effluent disposal.

3.5 Ground Investigation

A site-specific walkover survey and intrusive ground investigation was undertaken by Geologix on 10th April 2026 in locations indicated on Drawing No. 200 within Appendix A. The ground investigation was scoped to confirm the findings of the above information and to provide site-specific parameters for this geotechnical assessment and ground model. The ground investigation comprised:

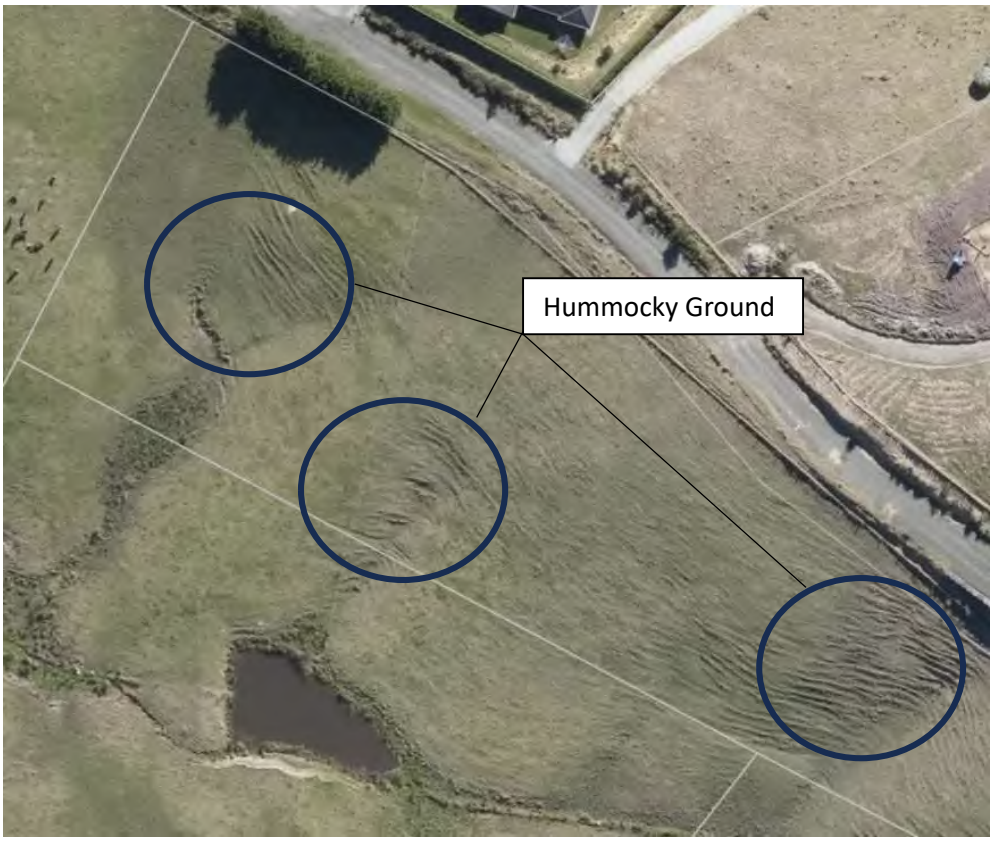
- Two hand augered boreholes designated HA01 to HA02, inclusive, formed across available soft landscaped areas of the site within proposed structural footprints to a target depth of 5.0 m below ground level (bgl).
- One hand auger designated HA03, formed within suitable areas for a wastewater disposal field for the residential lot with a target depth of 1.2 m below ground level (bgl).
- Monitoring of groundwater levels with a groundwater dip meter on the day of drilling. Groundwater measurements were taken at the time of drilling.

[3] https://www.nzgd.org.nz/

3.6 Site Walkover Survey

A visual walkover survey of the property confirmed:

- Topography is in general accordance with that outlined in Section 2 and the available GIS/ topographic contours.
- There were signs of creep movement within the development footprint at the time of our site investigation. The ground was generally hummocky in the area with larger movement around local gulleys.



- No existing retaining walls or supporting structures were noted during our walkover survey.
- Land in all directions includes similar rural properties with open pasture.

3.7 Ground Conditions

Arisings recovered from the exploratory boreholes were logged by a qualified geotechnical engineering professional in accordance with New Zealand Geotechnical Society guidelines[4]. Engineering borehole logs are presented as Appendix B in this report and approximate

[4] *New Zealand Geotechnical Society, Field Description of Soil and Rock, 2005.*

borehole positions recorded on Drawing No. 200 within Appendix A.

Strata identified during the ground investigation can be summarised as follows:

- **Topsoil encountered within all boreholes to depths of 0.15-0.2 m bgl.** Topsoil was locally encountered as a shallow surface veneer of organic silt with trace rootlets. The unit was dark brown, moist and low plasticity.
- **Northland Allochthon Residual Soil to depths of 1.8-1.9m.** The residual soils were described as grey and brown, silt, clayey silt or silty clay. The unit was detailed as dry or moist and low to high plasticity.

  The Northland Allochthon was found to be variable in strength. In total, twenty-nine in-situ field vane tests recorded vane shear strengths ranging from 88 to 200 kPa, indicative of variable stiff to hard soils and a characteristic unit vane shear strength of 155 kPa was determined at 95 % confidence.

  Generally, the Northland Allochthon was weaker near the surface and increased in shear strength with depth. A hard stratum was identified within the residual soil unit starting at approximately 1.2-1.5 m bgl.
- **Dense Northland Allochthon to depths 3.1 m to 3.8 m bgl.** Hard / Dense Northland Allochthon was conservatively inferred within all hand augers where DCP blow counts consistently returned values above 10 per 100 mm penetration.
- **Very Dense Northland Allochthon from depths >3.1 m to >3.8 m bgl.** Very Dense Northland Allochthon was inferred within all boreholes where Scala penetrometer values exceeded 20 blows per 100mm.

A summary of the above information is presented as Table 2.

Table 2: Summary of Ground Investigation

Hole ID	Hole Depth	Topsoil Depth	Northland Allochthon Residual Soil Depth Range	Hard NA Depth Range	Dense NA Depth Range	Very Dense NA Depth Range
HA01	3.8 m	0.2 m	0.2 – 1.2 m	1.2 – 3.0 m	3.0 – 3.8 m	>3.8 m
HA02	2.9 m	0.15 m	0.15 – 1.9 m	1.5 – 1.9 m	1.9 – 2.9 m	>2.9 m
HA03	1.2 m	0.1 m	0.1 – 1.2 m	NA	NE	NE

3.7.1 Groundwater

The ground investigation was undertaken during autumn and formed exploratory boreholes to maximum depths that can be achieved with hand tools. Groundwater levels were monitored utilising a groundwater dip meter on the day of drilling.

During our ground investigation, no groundwater was encountered in all hand augers. However, groundwater levels commonly fluctuate according to the season and rainfall

events. As such, groundwater levels may vary and be identified at higher levels than monitored during this ground investigation.

It is recommended that during earthworks should water ingress be noted that further advice is sought from Geologix which may require amendments to the recommendations of this report.

4 PRELIMINARY GEOTECHNICAL ASSESSMENT

Based on the results of the desktop appraisal, a site walkover survey, and the ground investigation, Geologix have undertaken a site-specific geotechnical assessment relevant to the proposed development concept.

4.1 Preliminary Geotechnical Design Parameters

Geotechnical design parameters are presented in Table 3 below. They have been developed based on our ground investigation, the results of in-situ testing, laboratory analysis and experience with similar materials.

Table 3: Geotechnical Effective Stress Parameters

Geological Unit	Unit Weight, kN/m³	Effective Friction Angle, °	Effective Cohesion, kPa	Undrained shear strength, kPa
Northland Allochthon Residual Soil	18	20	6	100 *
Hard Northland Allochthon	18	22	6	140 *
Dense Northland Allochthon	19	26	7	200 +
Very Dense Northland Allochthon	19	28	8	200 +

** Adopting Bjerrum correction factor of 0.7 from characteristic vane shear strength.*

4.2 Preliminary Site Subsoil Class

The site has been designated as Site Subsoil Class III according to the provisions of NZS1170:2025[5].

4.3 Preliminary Seismic Hazard

New Zealand Standard NZS1170.5:2004 Clause 2.1.4 specifies that to meet the requirements of the New Zealand Building Code, design of structures is to allow for two earthquake scenarios:

1. *Ultimate Limit State (ULS) shall provide for… "avoidance of collapse of the structural system…or loss of support to parts… damage to non-structural systems necessary for*

[5] *NZS1170.5:2025, Structural Design Actions Part 5: Earthquake Actions Clause 3.1.3.*

emergency building evacuation that renders them inoperable."

2. *Serviceability Limit State (SLS) are to avoid damage to… "the structure and non-structural components that would prevent the structure from being used as originally intended without repair after the SLS earthquake…."*

The seismic hazard in terms of Peak Ground Acceleration (PGA) has been assessed based on the NZGS Module 1[6]. Table 2 presents the return periods for earthquakes with ULS and SLS 'unweighted' PGAs and design earthquake loads for the corresponding magnitude. The PGAs were determined using building Importance Level (IL) 2, defined by NZS1170.5:2004. Reference should be made to the structural designer's assessment for the final determination of building importance level.

Table 4: Summary of Seismic Hazard Parameters

Limit State	Effective Magnitude	Return Period (years)	Unweighted PGA
ULS	6.5	500	0.19 g
SLS	5.8	25	0.03 g

4.4 Preliminary Site Stability

At the time of writing, no obvious indications of major deep-seated instability were identified at the site, and the risk of such deep-seated instability developing as a result of the development proposal is low.

Within the scope of this ground investigation Geologix have undertaken a digitally modelled slope stability analysis through the critical section of the site topography and proposed development platform.

The slope was analysed within propriety software Slide 2 version 9.034, developed by RocScience Inc. The purpose of the stability assessment was to:

- Ensure development concepts are feasible.
- Provide a working, accurate ground model in relation to site stability refined according to observed conditions and the results of this ground investigation.
- Develop a proposed retaining concept, if required, with any specific geotechnical stability requirements.
- Inform the requirements of Consent, developed architectural design and further engineering works.

Limit equilibrium stability analysis was adopted in the analysis to express the results as a

[6] *New Zealand Geotechnical Society, Earthquake Geotechnical Engineering Practice, Module 1, November 2021, Appendix A, Table A1.*

Factor of Safety (FS). When FS = 1.0, the represented mechanism is in equilibrium with the disturbing, active forces equal to the resisting, stabilising forces. A lower FS indicates that instability could occur under the modelled scenario whereas a higher FS demonstrates a margin of safety in respect of stability. Minimum FS criteria have been developed for use in residential development by Auckland Council[7] which are widely adopted in the Far North region. Modelling three separate event scenarios the accepted minimum FS are summarised as follows:

- Minimum FS = 1.5 for static, normal groundwater conditions.
- Minimum FS = 1.3 for elevated groundwater conditions (storm events).
- Minimum FS = 1.0 for dynamic, seismic events.

4.4.1 *Slope Stability Summary*

Slope stability analysis results are presented in full as Appendix D and summarised below as Table 5.

Table 5: Summary of Stability Analysis Results

Profile	Scenario	Global Min.	Driveway Footprint (min FS)	Result
Section A				
Existing Condition	Static[1]	1.730	>1.5	Pass
	Elevated GW[2]	1.298	<1.3	Fail
	Seismic[3]	1.042	>1.0	Pass
Proposed Condition	Static[1]	1.656	>1.5	Pass
	Elevated GW[2]	1.309	>1.3	Pass
	Seismic[3]	1.073	>1.0	Pass

1. *Static, normal groundwater minimum FS = 1.5*
2. *Static, elevated groundwater minimum FS = 1.3*
3. *Dynamic, seismic conditions minimum FS = 1.0*

4.4.2 *Stability Analysis Conclusions*

The developed slope stability model is considered to be a reasonable representation of the observed conditions on site. No detailed architectural plans or earthworks plan is available during the preparation of this report. Slope stability analyses may subject to be revised once earthworks extents are known.

From the current modelled slope stability analysis computation, factors of safety are unsatisfactory for the existing site conditions. We recommend downslope piles designed for a 1.5m high creep load as per section 5.1.1.

[7] *Auckland Council, Code of Practice for Land Development and Subdivision, Section 2 Earthworks and Geotechnical Requirements, Version 2.*

Provided the downslope piles are implemented, the risk of instability for the proposed development is considered less than minor and the footprint of the proposed development meets adequate Factors of Safety.

4.5 Preliminary Soil Expansivity

Clay soil may undergo appreciable volume change in response to changes in moisture content and be classed as expansive. The reactivity and the typical range of movement that can be expected from potentially expansive soils underlying any given building site depends on the amount of clay present, the clay mineral type, and the proportion, depth, and distribution of clay throughout the soil profile. Clay soils typically have a high porosity and low permeability causing moisture changes to occur slowly and produce swelling upon wetting and shrinkage upon drying. Apart from seasonal moisture changes (wet winters and dry summers) other factors that can influence soil moisture content include:

- Influence of garden watering and site drainage.
- The presence of mature vegetation.
- Initial soil moisture conditions at the time of construction.

Based on our experience and lab results of similar soils, for design of residential dwelling foundation, site subsoil shall design for minimum Highly Expansive, or Expansive Soil Class H, as per New Zealand Building Code. In accordance with New Zealand Building Code[8], Class H or Highly Expansive soils typically have a soil stability index (I_{SS}) range of 3.8 to 6.5% and a 500-year design characteristic surface movement return (y_s) of 78 mm. A quantification of the expansive soil class assumptions can be made by geotechnical laboratory analysis.

4.6 Preliminary Liquefaction Potential

Liquefaction occurs when excess pore pressures are generated within loose, saturated, and generally cohesionless soils (typically sands and silty sands with <30 % fines content) during earthquake shaking. The resulting high pore pressures can cause the soils to undergo a partial to complete loss of strength. This can result in settlement and/ or horizontal movement (lateral spread) of the soil mass.

The Geologix ground investigation indicates the site to be predominantly underlain by fine-grained cohesive Northland Allochthon soils. Based on the materials strength and consistency, and our experience with these materials, there is no liquefaction potential / risk in a design level earthquake event.

5 PRELIMINARY GEOTECHNICAL RECOMMENDATIONS

The following geotechnical recommendations have been developed based on the plans and

[8] *New Zealand Building Code, Structure B1/AS1 (Amendment 20, November 2021), Clause 7.5.13.1.2*

details supplied to us at the time of writing. Amendments or revisions to the plans detailed in this report may require a review of the following recommendations.

5.1 Concept Foundations

The development platform is understood to be formed by a minor topsoil strip to expose natural Northland Allochthon soils. It is recommended that any non-engineered fill, underlying soft spots (S_u <60 kPa) and any other unsuitable or deleterious materials (such as relic foundations, driveway hardstanding etc.) are sub-excavated and replaced with suitably selected and compacted materials such as GAP65 hard fill.

Based on the natural formation having an average undrained shear strength of 100kPa then it is expected that either shallow standard raft or strip footing foundations can be adopted for the dwelling. Alternatively, the extension may be founded on shallow pile foundations. Such foundations may be designed by a professional structural engineer adopting an Ultimate Bearing Capacity of 300 kPa for a highly expansive soil type and a geotechnical reduction factor of 0.5. The use of widespread deep piled foundations is not considered necessary.

Construction monitoring requirements of the above recommendations are detailed in Section 5.5 of this report.

5.1.1 Downslope Piles

Due to the moderately sloping ground downslope of the lower floor, the piles on the downslope edge of the dwelling shall be designed for a lateral soil load as follows:

- Minimum embedment depth = 4.5m
- Design lateral soil depth = 1.5m
- Ko = 0.658
- Pile maximum centre spacing = 3D where D = pile hole diameter
- Soil Su = 60kPa
- Ultimate end bearing capacity = 540kPa/m2

5.2 Concept Earthworks and Methodology

No earthwork concepts were provided to us at the time of writing. If additional earthworks are required, it is recommended that all excavations are formed at a permanent batter slope of 1V:3H up to a maximum height of 0.5 m. Above this height, it is recommended that cut batters are supported by specifically engineered retaining walls.

5.2.1 *Temporary Works*

To reduce the risk of temporary excavation instability, it is recommended that unsupported excavations have a maximum vertical height of 1.0 m. Temporary unsupported excavations above this height shall be battered at 1V:1H or 45 °. It is expected that the above temporary works can be undertaken within the property boundaries.

All works within proximity to excavations should be undertaken in accordance with Occupational Health and Safety regulations. In addition, it is recommended that all earthworks are carried out in periods of fine weather within the typical October to April earthwork season. Consent conditions commonly prescribe working restrictions.

5.3 Concept Retaining Walls

It is recommended that all retaining walls are designed by a professional engineer familiar with the findings and geotechnical parameters of this report.

Based on the results of the ground investigation and for flat backslopes, earth pressure parameters for design are presented within Table 6.

Table 6: Earth Pressure Parameters

Strata	At Rest Pressure Coefficient, K_O	Active Pressure Coefficient, K_A	Passive Pressure Coefficient, K_P
Northland Allochthon Residual Soil	0.658	0.438	2.894
Hard Northland Allochthon	0.625	0.405	3.305
Dense Northland Allochthon	0.562	0.347	4.412
Very Dense Northland Allochthon	0.531	0.321	5.172

1. *Adopts soil/ wall friction coefficient of 0.67 for timber according to NZBC B1/VM4 Table 2. Refinement required for alternative materials.*
2. *Considers 0 ° backslope only. Parameters to be modified by design engineer.*

It is recommended that a 100 mm diameter perforated drain coil and cohesionless backfill (minimum 300 mm wide) is installed behind all retaining walls including any block walls to control any temporary hydrostatic pressures.

5.4 Concept Driveways

A new driveway is proposed for the new dwelling. It is recommended that all unsuitable and deleterious materials such as topsoil, vegetation, shallow fill, and any existing foundations/ concrete hardstanding is removed from the driveway area prior to filling. By doing so, it is expected that the shallow natural Northland Allochthon soils will achieve a typical subgrade CBR value of 4 % or greater according to Austroads Standards.

For driveway and parking areas it is recommended that carriageways include a minimum total thickness of 250 mm, comprising a minimum 150 mm sub-basecourse, typically AP65 or approved similar and minimum 100 mm basecourse, typically finer AP40 or approved similar.

5.5 Concept Construction Monitoring

During site development works it is recommended that specific construction monitoring is undertaken by a professional engineer in accordance with the recommendations of this report and consent conditions. It is anticipated that a professional Geotechnical Engineer will be required to provide inspection of:

- Subgrade at the base of excavations within the footprint of buildings, driveways, and any other areas of structural or vehicle loading.
- Inspection of retaining wall construction, primarily of formed pile holes and select material properties.
- Inspection of hard fill compaction where placed >300 mm in thickness and/ or within the footprint of imposed surcharges such as buildings and/ or driveways.

The above items are considered to be capable under CM2 level construction monitoring accompanied by appropriate Producer Statements. Monitoring should be undertaken or supervised by a chartered professional engineer.

6 LIMITATIONS

This report has been prepared for Amanda Hughes as our Client. It may be relied upon by our Client and their appointed Consultants, Contractors and for the purpose of Consent as outlined by the specific objectives in this report. This report and associated recommendations, conclusions or intellectual property is not to be relied upon by any other party for any purpose unless agreed in writing by Geologix Consulting Engineers Ltd and our Client. In any case the reliance by any other party for any other purpose shall be at such parties' sole risk and no reliability is provided by Geologix Consulting Engineers Ltd.

The opinions and recommendations of this report are based on plans, specifications and reports provided to us at the time of writing, as referenced. Any changes, additions or amendments to the project scope and referenced documents may require an amendment to this report and Geologix Consulting Engineers should be consulted. Geologix Consulting Engineers Ltd reserve the right to review this report and accompanying plans.

The recommendations and opinions in this report are based on arisings extracted from exploratory boreholes at discrete locations and any available existing borehole records. The nature and continuity of subsurface conditions, interpretation of ground condition and models away from these ground investigation locations are inferred. It must be appreciated that the actual conditions may vary from the assumed ground model. Difference from the encountered ground conditions during construction may require an amendment to the recommendations of this report.

APPENDIX A

Drawings

Existing Easements

Shown	Purpose	Burdened Land	Doc.
A	Right to Convey Electricity	Lot 2 Hereon	EI13302323.4

Amalgamation Condition.

That Lots 31 & 32 DP 195263 be held as to 3 undivided one 496th shares by the owners of Lots 1 & 2 Hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith. See.....

Local Authority: Far North District Council
Total Area: 1.0463ha
Comprised in: RT1221606
Val Ref:00085-18171

Levels in terms of: NZ Vertical Datum
Contour interval is:0.5m

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Prepared for: A J Hughes

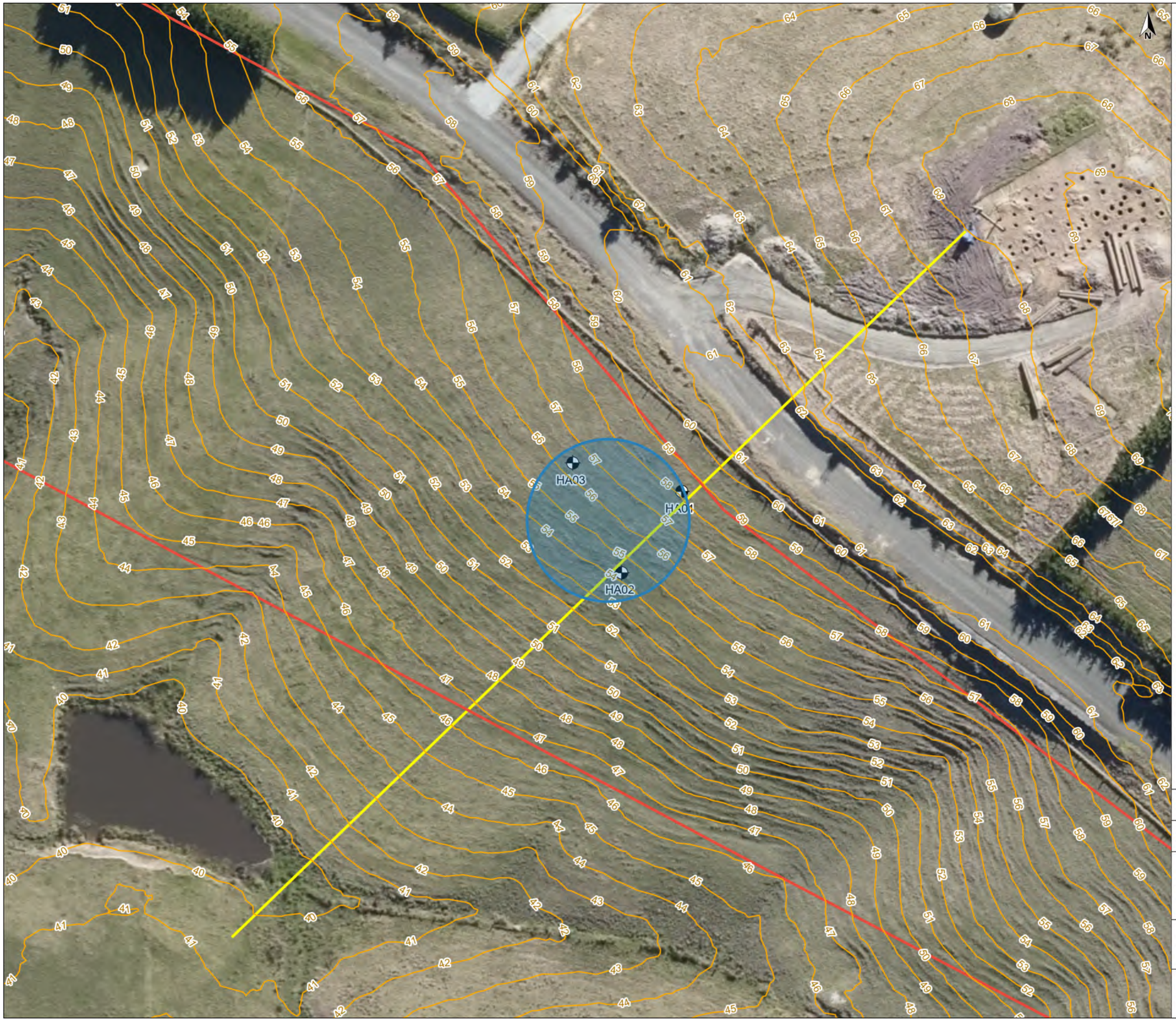
WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030
Email: kerikeri@saps.co.nz
27 Hobson Ave
PO Box 937 Kerikeri

Proposed Subdivision of Lot 1 DP 613566

	NAME	DATE
SURVEY		
DESIGN		
DRAWN	W & K	Mar 2026
REV		

ORIGINAL
SCALE 1:1000
SHEET SIZE A3

24795



Legend

- Approximate Proposed House Site
- Contours
  - Contours
- Site Boundary
- Section A
- Geologix Hand Auger + Dynamic Cone Penetrometer (April 2026)

0 5 m 10 m

geologix consulting engineers

Produced by **Datanest.earth**

Title: Geotechnical Site Plan		
Client: Amanda Hughes		Size: A3
Project: 41 Taipa View Road, Taipa	Drawn: DBT	Drawing No.: 200
Date: 13-04-2026	Checked: AW	
Proj No: C0808N	Scale: 1:500	Version: Final

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consulting engineers

APPENDIX B

Exploratory Hole Records

HAND AUGER & DCP LOG

Project Ref:	C0808N
Client:	Amanda Jane Hughes
Project Name:	41 Taipa View Road, Taipa
Hole ID:	**HA01**
Project Location:	41 Taipa View Road, Taipa
Date:	2026-04-10
Hole Position:	1641148.84 mE 6127350.91 mN
Logged By:	CA
Approved:	AW

DEPTH (M)	MATERIAL DESCRIPTION (SEE CLASSIFICATION AND SYMBOLOGY SHEET FOR DETAILS)	LEGEND	SAMPLE	VANE SHEAR STRENGTH (KPA) PEAK	VANE SHEAR STRENGTH (KPA) RESIDUAL	SCALA PENETROMETER (Blows/100mm)	GROUND WATER
	Ground Surface						
0	SILT, with trace rootlets; dark brown. Soft; moist; low plasticity; [TOPSOIL]. 0.2 m						
	SILT, minor fine sand; light grey. Very stiff; dry; friable; [NORTHLAND ALLOCHTHON]. 0.6 m			UTP			
	Clayey SILT; dark grey mottled light brown. Very stiff; moist; low plasticity; [NORTHLAND ALLOCHTHON]. 0.9 m			168	46		
1	Silty CLAY; light grey mottled light brown. Very stiff; moist; high plasticity; [NORTHLAND ALLOCHTHON]. 1.6 m			140	57		
	SILT; light grey mottled light brown. Very stiff; moist; friable; [NORTHLAND ALLOCHTHON]. 1.8 m			200			
				200			
				200			
2	Terminated at 1.8 m					8 6 5 6 10 6 6 6 7 7 7 10 12 10 10 10 10 12 18 25	
3							
4							
5							

Remarks:

1. Hand Auger terminated at 1.80m bgl due to hard strata.
2. Continue with DCP from 1.80m bgl to 3.80m bgl.
3. Groundwater not encountered during drilling.

HAND AUGER & DCP LOG

Project Ref:	C0808N
Client:	Amanda Jane Hughes
Project Name:	41 Taipa View Road, Taipa
Hole ID:	**HA02**
Project Location:	41 Taipa View Road, Taipa
Date:	2026-04-10
Hole Position:	1641140.54 mE 6127339.67 mN
Logged By:	CA
Approved:	AW

DEPTH (M)	MATERIAL DESCRIPTION (SEE CLASSIFICATION AND SYMBOLOGY SHEET FOR DETAILS)	LEGEND	SAMPLE	VANE SHEAR STRENGTH (KPA)	PEAK	RESIDUAL	SCALA PENETROMETER (Blows/100mm)	GROUND WATER
	Ground Surface							
0	SILT, with trace rootlets; dark brown. Soft; moist; low plasticity; [TOPSOIL]. 0.15 m							
	SILT, with minor fine sand; light grey. Stiff; dry; friable; [NORTHLAND ALLOCHTHON]. 0.4 m							
1	Silty CLAY; dark brown mottled light grey. Very stiff; moist; high plasticity; [NORTHLAND ALLOCHTHON].				200 88 117 171	29 31 77		
	1.5 m				200			
	Clayey SILT; light grey mottled light brown. Very stiff; moist; low plasticity; [NORTHLAND ALLOCHTHON]. 1.9 m				200			
2	Terminated at 1.9 m						15 15 12 9 14 9 8 9 18 25	
3								
4								
5								

Remarks:

1. Hand Auger terminated at 1.90m bgl due to hard strata.
2. Continue with DCP at 1.90m bgl to 2.90m bgl.
3. Groundwater not encountered during drilling.

WASTEWATER LOG

Project Ref:	C0808N
Client:	Amanda Jane Hughes
Project Name:	41 Taipa View Road, Taipa
Hole ID:	**HA03**
Project Location:	41 Taipa View Road, Taipa
Date:	2026-04-10
Hole Position:	1641133.77 mE 6127354.86 mN
Logged By:	CA
Approved:	AW

DEPTH (M)	MATERIAL DESCRIPTION (SEE CLASSIFICATION AND SYMBOLOGY SHEET FOR DETAILS)	LEGEND	WASTEWATER CATEGORY (NZS1547)	WASTEWATER ASSESSMENT		GROUND WATER
				MOISTURE	COLOR	
	Ground Surface					
0	SILT, with trace rootlets; dark brown. Soft; moist; low plasticity; [TOPSOIL]. 0.1 m					0
	SILT, with trace rootlets. Stiff; moist; low plasticity; [NORTHLAND ALLOCHTHON]. 0.3 m					
	SILT, with trace fine sand; light grey mottled light brown. Very stiff; friable; [NORTHLAND ALLOCHTHON]. 0.6 m					
1	Silty CLAY; light grey mottled light brown. Very stiff; moist; high plasticity; [NORTHLAND ALLOCHTHON]. 1.2 m					1
	Terminated at 1.2 m					
2						2

Remarks:
1. Hand Auger terminated at target depth 1.20m bgl.

2. Groundwater not encountered during drilling.

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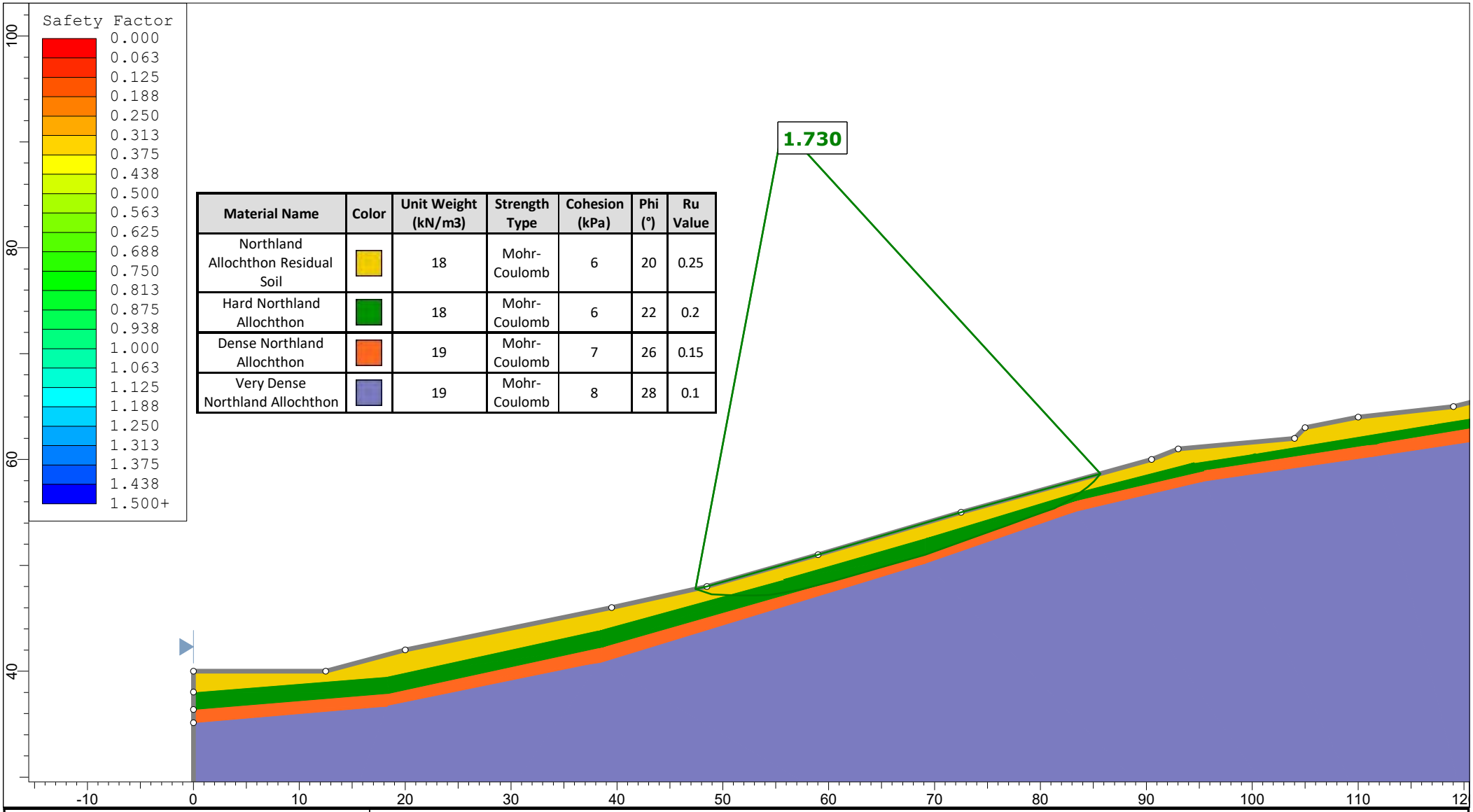
APPENDIX C

Slope Stability Analysis



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Ru Value
Northland Allochthon Residual Soil		18	Mohr-Coulomb	6	20	0.25
Hard Northland Allochthon		18	Mohr-Coulomb	6	22	0.2
Dense Northland Allochthon		19	Mohr-Coulomb	7	26	0.15
Very Dense Northland Allochthon		19	Mohr-Coulomb	8	28	0.1

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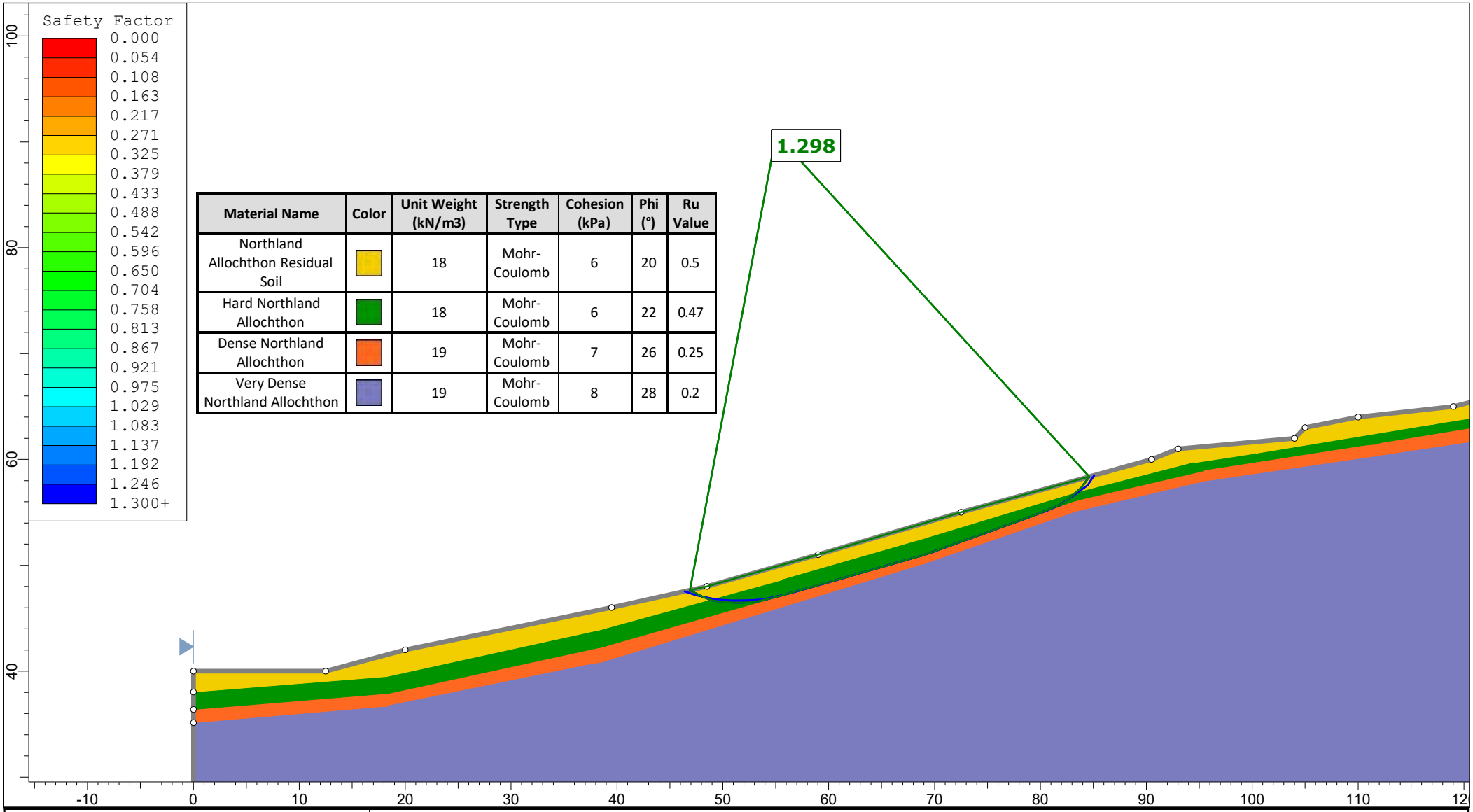
SLIDEINTERPRET 9.034

Project	41 Taipa View Road, Taipa		
Group	Existing Condition	*Scenario*	Normal GW
Drawn By	DBT	*Company*	Geologix
Date	2/04/2026, 10:43:08 am	*File Name*	Section A.slmd



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Ru Value
Northland Allochthon Residual Soil		18	Mohr-Coulomb	6	20	0.5
Hard Northland Allochthon		18	Mohr-Coulomb	6	22	0.47
Dense Northland Allochthon		19	Mohr-Coulomb	7	26	0.25
Very Dense Northland Allochthon		19	Mohr-Coulomb	8	28	0.2

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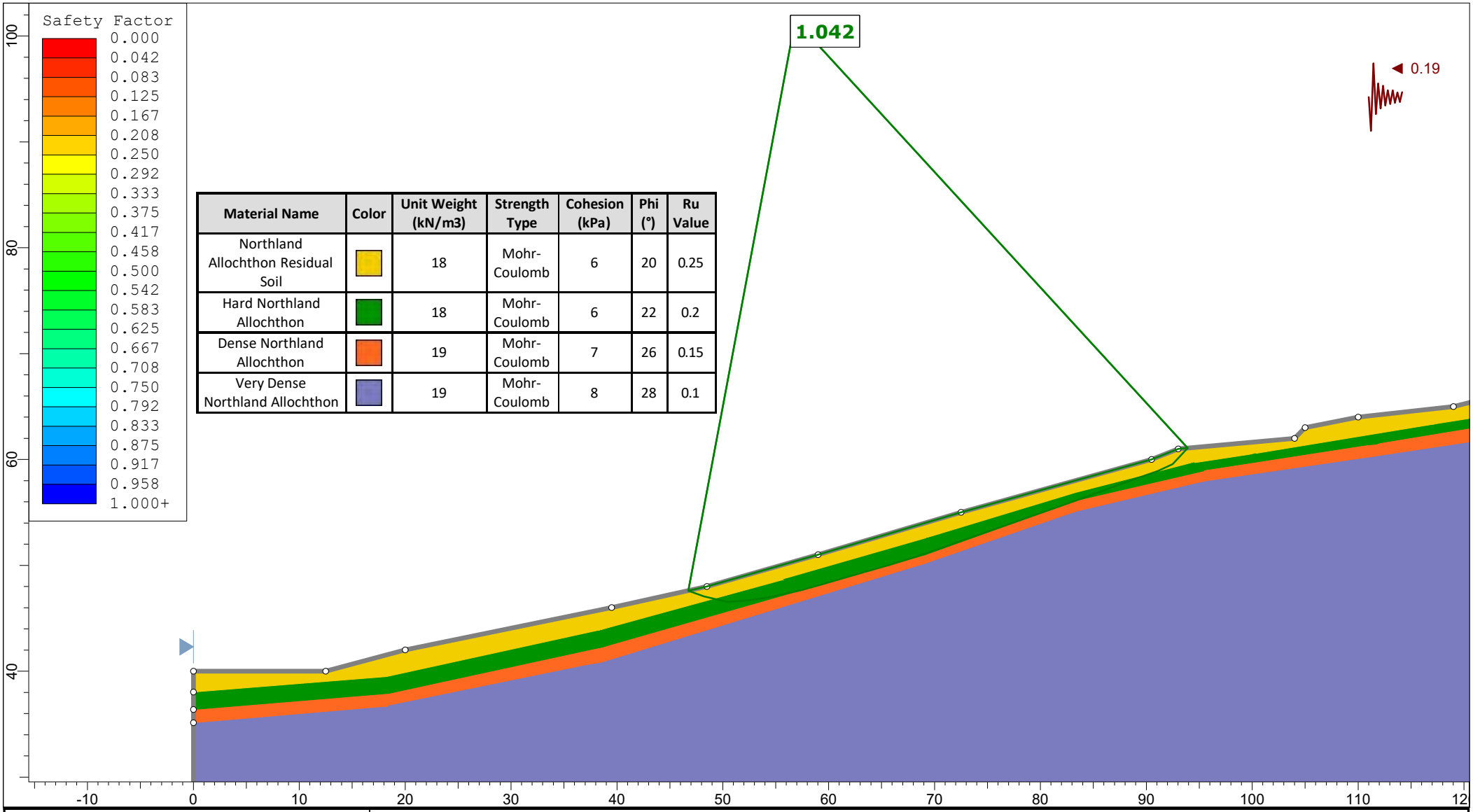
SLIDEINTERPRET 9.034

Project	41 Taipa View Road, Taipa		
Group	Existing Condition	*Scenario*	Elevated GW
Drawn By	DBT	*Company*	Geologix
Date	2/04/2026, 10:43:08 am	*File Name*	Section A.slmd



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Ru Value
Northland Allochthon Residual Soil		18	Mohr-Coulomb	6	20	0.25
Hard Northland Allochthon		18	Mohr-Coulomb	6	22	0.2
Dense Northland Allochthon		19	Mohr-Coulomb	7	26	0.15
Very Dense Northland Allochthon		19	Mohr-Coulomb	8	28	0.1

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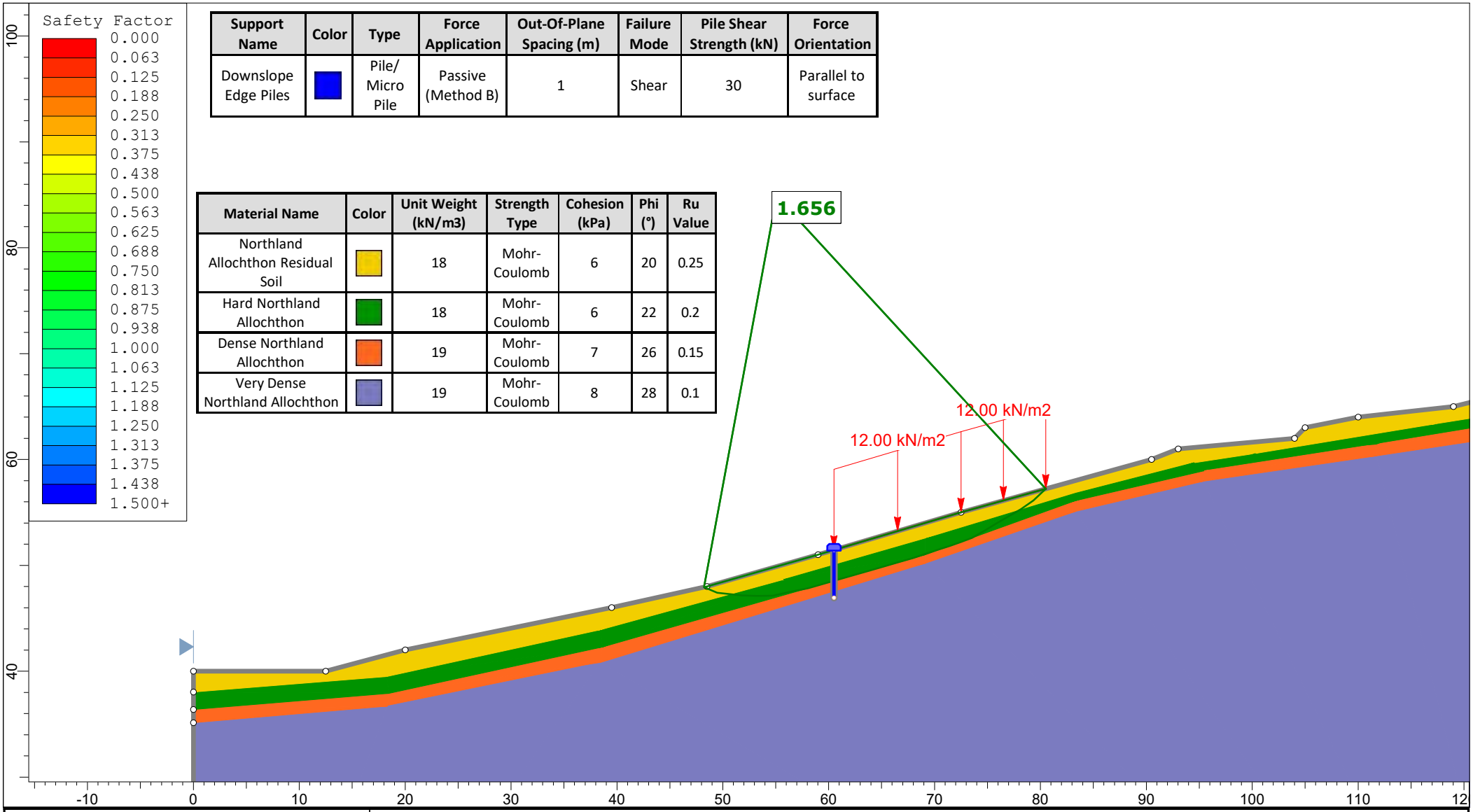
SLIDEINTERPRET 9.034

Project	41 Taipa View Road, Taipa		
Group	Existing Condition	*Scenario*	Seismic
Drawn By	DBT	*Company*	Geologix
Date	2/04/2026, 10:43:08 am	*File Name*	Section A.slmd

Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Failure Mode	Pile Shear Strength (kN)	Force Orientation
Downslope Edge Piles		Pile/ Micro Pile	Passive (Method B)	1	Shear	30	Parallel to surface

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Ru Value
Northland Allochthon Residual Soil		18	Mohr-Coulomb	6	20	0.25
Hard Northland Allochthon		18	Mohr-Coulomb	6	22	0.2
Dense Northland Allochthon		19	Mohr-Coulomb	7	26	0.15
Very Dense Northland Allochthon		19	Mohr-Coulomb	8	28	0.1



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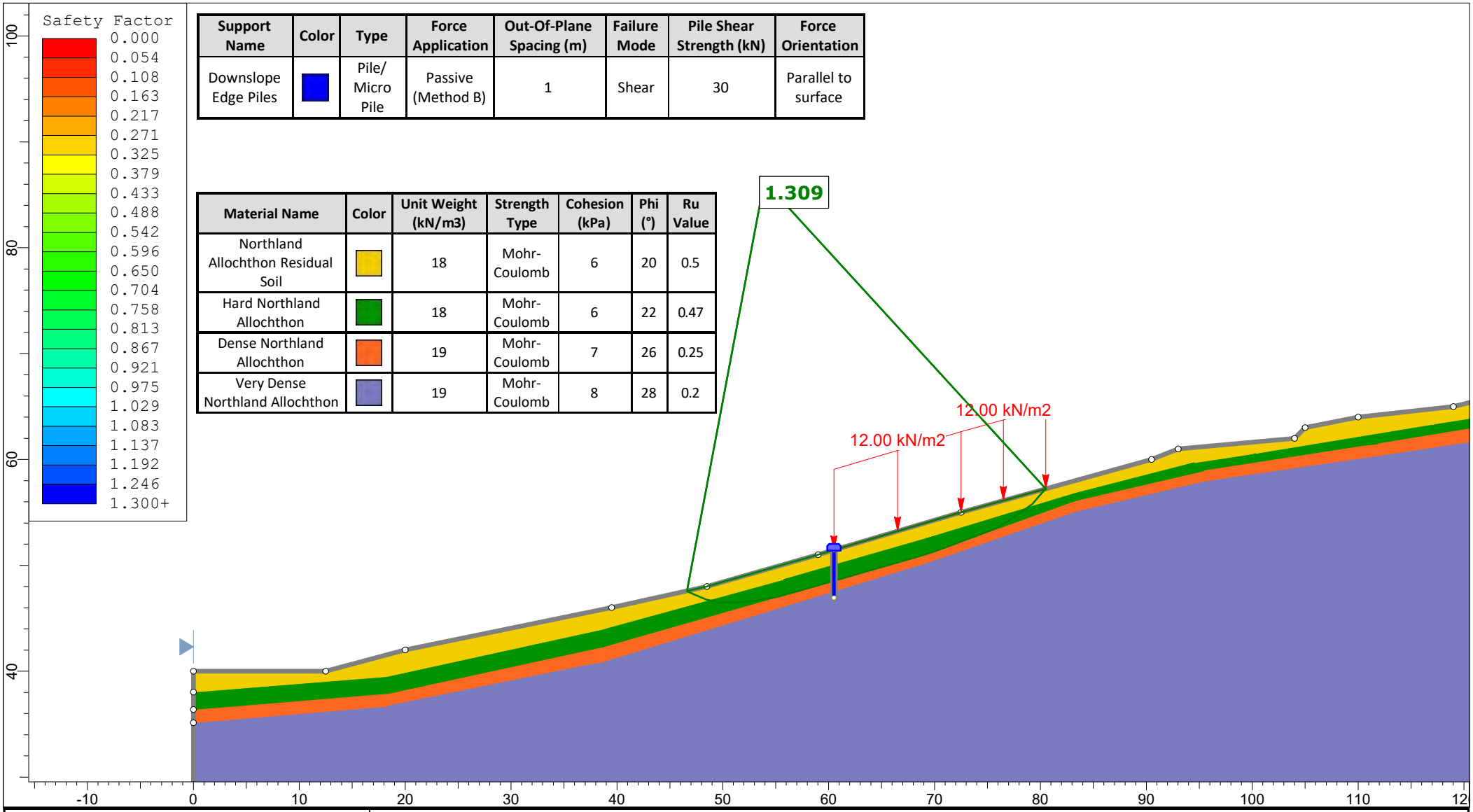
consulting engineers

SLIDEINTERPRET 9.034

Project	41 Taipa View Road, Taipa		
Group	Proposed Condition	Scenario	Normal GW
Drawn By	DBT	Company	Geologix
Date	2/04/2026, 10:43:08 am	File Name	Section A.slmd

Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Failure Mode	Pile Shear Strength (kN)	Force Orientation
Downslope Edge Piles		Pile/ Micro Pile	Passive (Method B)	1	Shear	30	Parallel to surface

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Ru Value
Northland Allochthon Residual Soil		18	Mohr-Coulomb	6	20	0.5
Hard Northland Allochthon		18	Mohr-Coulomb	6	22	0.47
Dense Northland Allochthon		19	Mohr-Coulomb	7	26	0.25
Very Dense Northland Allochthon		19	Mohr-Coulomb	8	28	0.2



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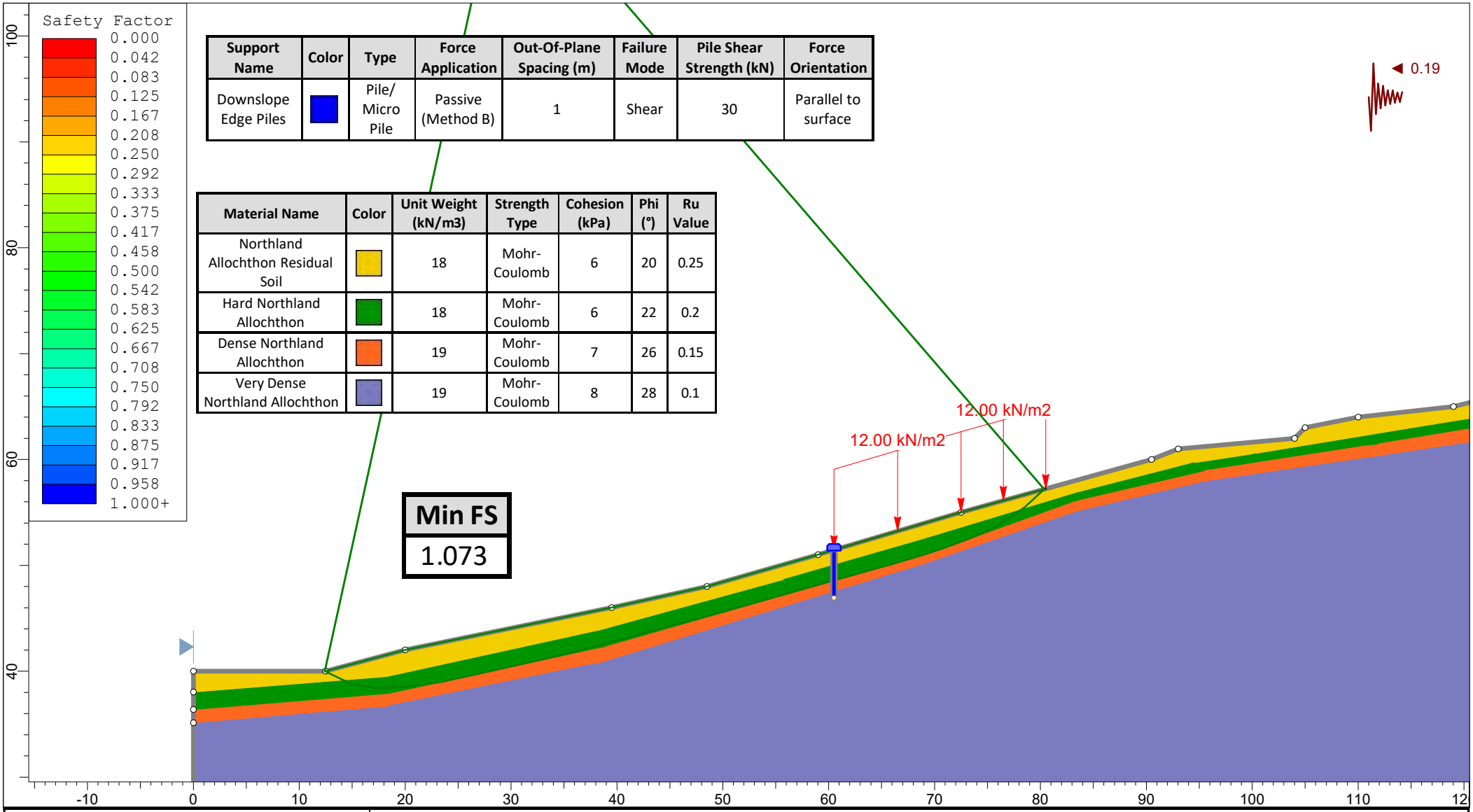
SLIDEINTERPRET 9.034

Project	41 Taipa View Road, Taipa		
Group	Proposed Condition	Scenario	Elevated GW
Drawn By	DBT	Company	Geologix
Date	2/04/2026, 10:43:08 am	File Name	Section A.slmd



Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Failure Mode	Pile Shear Strength (kN)	Force Orientation
Downslope Edge Piles		Pile/ Micro Pile	Passive (Method B)	1	Shear	30	Parallel to surface

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Ru Value
Northland Allochthon Residual Soil		18	Mohr-Coulomb	6	20	0.25
Hard Northland Allochthon		18	Mohr-Coulomb	6	22	0.2
Dense Northland Allochthon		19	Mohr-Coulomb	7	26	0.15
Very Dense Northland Allochthon		19	Mohr-Coulomb	8	28	0.1

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consulting engineers

SLIDEINTERPRET 9.034

Project	41 Taipa View Road, Taipa		
Group	Proposed Condition	*Scenario*	Seismic
Drawn By	DBT	*Company*	Geologix
Date	2/04/2026, 10:43:08 am	*File Name*	Section A.slmd

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 **1221606**
Land Registration District **North Auckland**
Date Issued 25 July 2025

Prior References
95159

Estate Fee Simple
Area 1.0463 hectares more or less
Legal Description Lot 1 Deposited Plan 613566
Registered Owners
Amanda Jane Hughes

Estate Fee Simple - 3/248 share
Area 19.1140 hectares more or less
Legal Description Lot 31-32 Deposited Plan 195263
Registered Owners
Amanda Jane Hughes

Interests

Appurtenant hereto is a water pipeline right created by Transfer A388217 - 7.5.1969 at 9:00 am

Appurtenant hereto is a water pipeline right created by Transfer A397039 - 7.5.1969 at 9:00 am

D409886.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 15.7.1999 at 9.00 am

The easements created by Transfer D409886.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a stormwater drainage right (in gross) over part Lot 31 DP 195263 marked G on DP 195263 in favour of Far North District Council created by Transfer D409886.4 - 15.7.1999 at 9.00 am

Land Covenant in Transfer D425236.1 - 31.8.1999 at 9.00 am

5937866.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.3.2004 at 9:00 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 323635)

Land Covenant in Transfer 6008179.1 - 18.5.2004 at 9:00 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 613566)

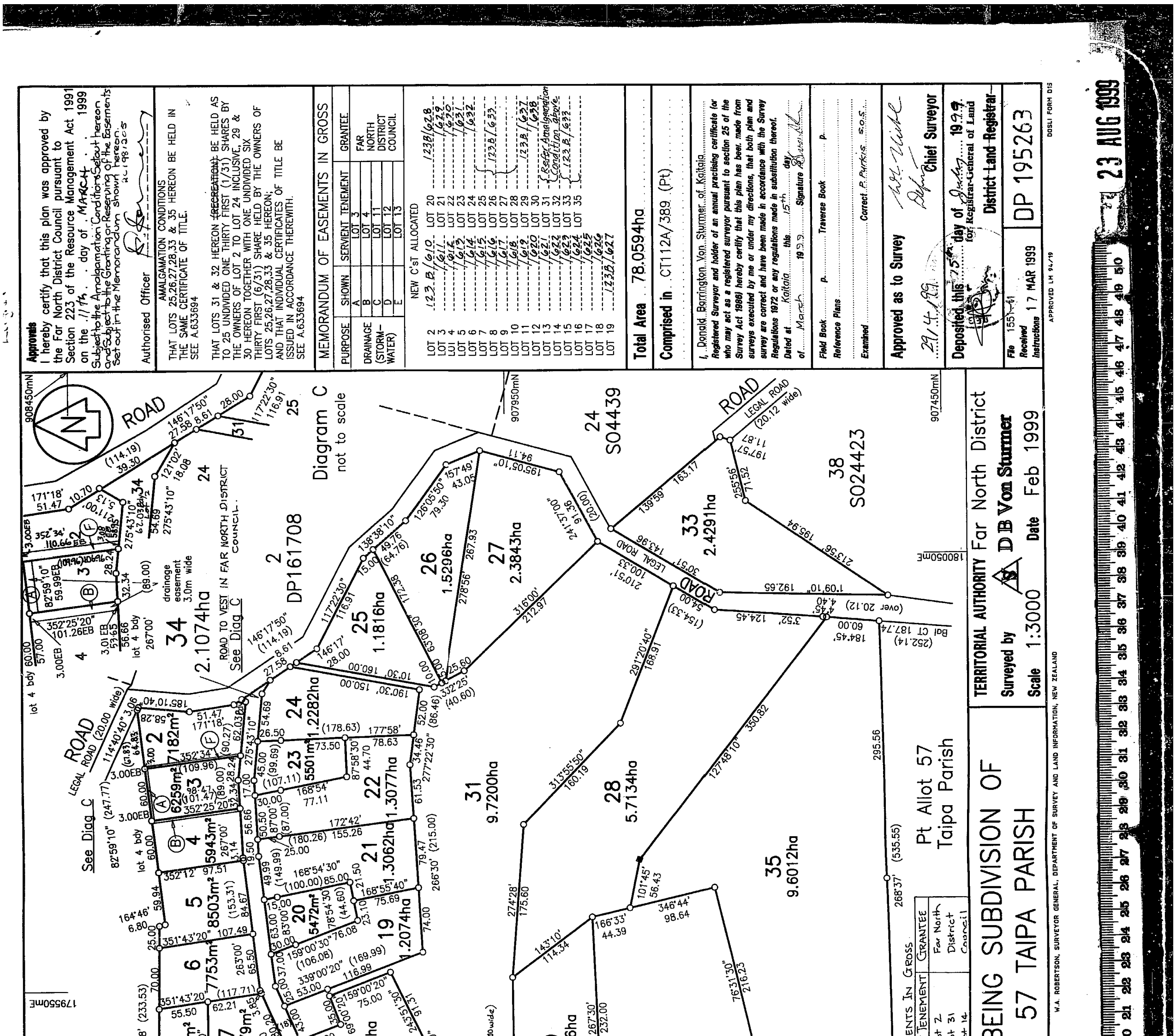
13302323.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.7.2025 at 2:41 pm (affects Lot 1 DP 613566)

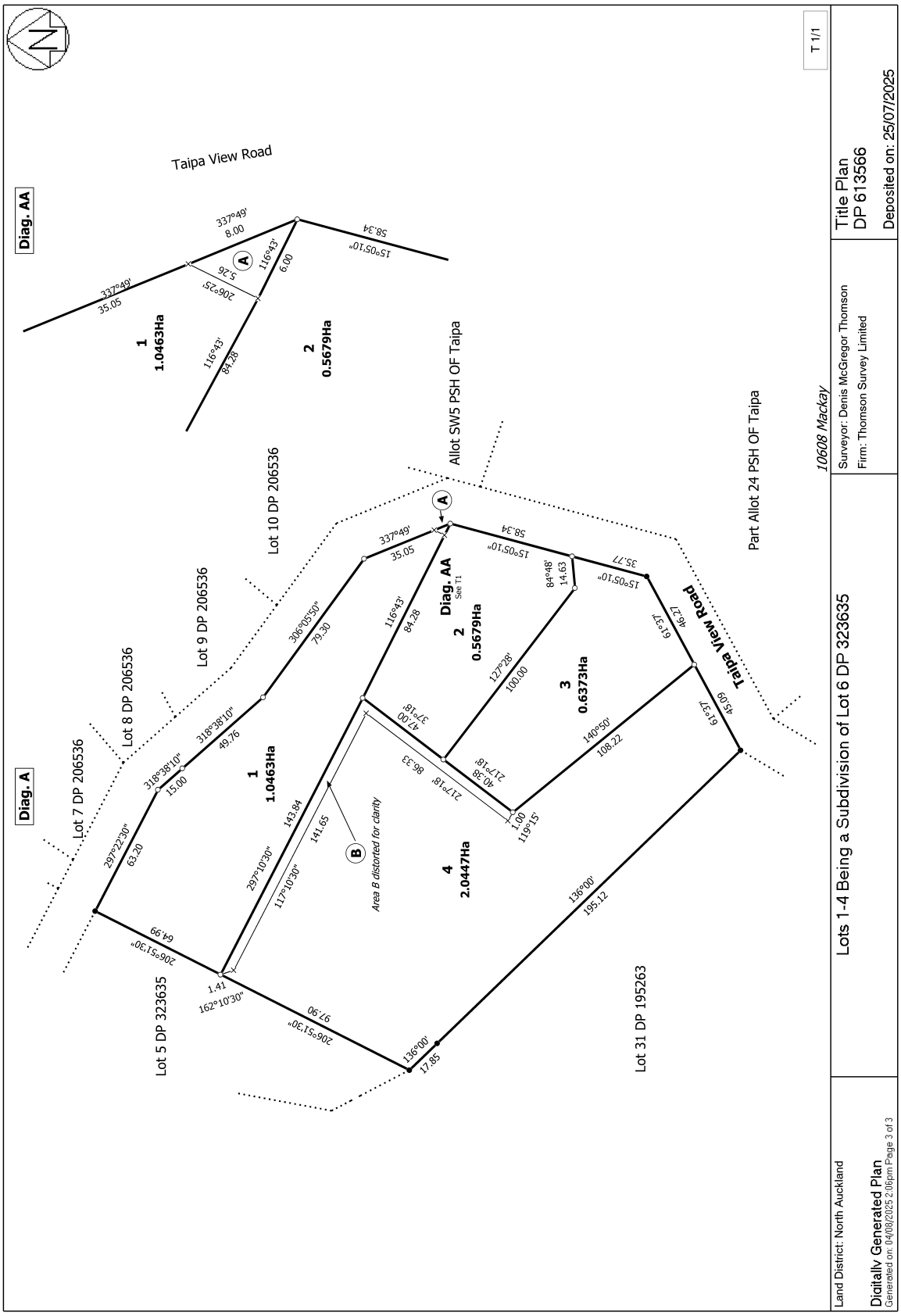
Subject to a right to convey electricity over part Lot 1 DP 613566 marked A on DP 613566 created by Easement Instrument 13302323.4 - 25.7.2025 at 2:41 pm

Appurtenant to Lot 1 DP 613566 is a right to drain water created by Easement Instrument 13302323.4 - 25.7.2025 at 2:41 pm

The easements created by Easement Instrument 13302323.4 are subject to Section 243 (a) Resource Management Act 1991

13510996.2 Mortgage to ASB Bank Limited - 23.1.2026 at 11:00 am


LOTS 2–35 BEING SUBDIVISION OF
PT ALLOT 57 TAIPA PARISH
DP 195263
TERRITORIAL AUTHORITY Far North District
Surveyed by D B Von Sturmer
Scale 1:3000
Date Feb 1999
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. IV MANGONUI
NZMS 261 SHT
RECORD MAP No
Total Area 78.0594ha
Comprised in CT112A/389 (Pt)
MEMORANDUM OF EASEMENTS IN GROSS
Diagram A
Diagram B
Diagram C
23 AUG 1999


Taipa View Road
Diag. AA
Diag. A
Lot 7 DP 206536
Lot 8 DP 206536
Lot 9 DP 206536
Lot 10 DP 206536
Allot SW5 PSH OF Taipa
Part Allot 24 PSH OF Taipa
Lot 5 DP 323635
Lot 31 DP 195263
Taipa View Road
Area B distorted for clarity
1 1.0463Ha
2 0.5679Ha
3 0.6373Ha
4 2.0447Ha
Lots 1-4 Being a Subdivision of Lot 6 DP 323635
10608 Mackay
Title Plan DP 613566
Deposited on: 25/07/2025
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
Land District: North Auckland
Digitally Generated Plan
Generated on: 04/08/2025 2:06pm Page 3 of 3
T 1/1

D409886.2

CONO

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING:
The Subdivision of
Pt Allot 57 Taipa Parish
Blk IV Mangonui SD
North Auckland Registry

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

SCHEDULE 1

(1) Any buildings situated on Lots 14 or 15 are to have foundations and floor levels designed in accordance with the floodability report from Brown and Thomson Consulting Engineers submitted on 12 February 1999.

(2) No building which requires effluent disposal shall be erected on any of the subdivision allotments without the prior approval of the council to specific design for such effluent disposal, including an indication of compliance with Regional Council rules.

Such design may be in accordance with the Brown and Thomson report dated 19 September 1997, or to such similar professional design standard and detail as the circumstances dictate. Similar maintenance matters as set out in the September 1997 report should be included as required.

(3) Prior to the expiry of one year after the issue of the new titles, satisfy the Council that no less than $ 7000 value of landscaping work (planting, earthworks, access, riparian enhancement or park furniture) has been completed, in accordance with Stage B of the landscaping plan submitted by Trees Company Nursery, dated 8 February 1999. **Note** that the cost of the deferred pedestrian walkway [varied Condition (3)(a)(v) of the 29 January 1999 consent], which is to be completed in conjunction with this condition, is *not* to be deducted from the landscaping value of $ 7000 specified herein.

This condition applies only to Lots 31 and 32, and is to be registered on the titles of Lots 2 - 24, 29 and 30.

(4) Prior to the expiry of two years after the issue of the new titles, satisfy the Council that no less than $ 14,000 (inclusive of the previous $ 7000 contribution) value landscaping work (planting, earthworks, access, riparian enhancement or park furniture) has been completed, in accordance with Stage B of the landscaping plan submitted by Trees Company Nursery, dated 8 February 1999.

This condition applies only to Lots 31 and 32, and is to be registered on the titles of Lots 2 - 24, 29 and 30.

(5) Within six months of the issue of a Code Compliance Certificate for any building on a subject allotment, or within six months of its occupation or utilisation (whichever comes first) provide, to Council's satisfaction, landscaping on the subject allotment in accordance with Stage C of the landscaping plan submitted by Trees Company Nursery, dated 15 April 1999.

This condition applies to Lots 13, 14, 19 - 24 (inclusive) being the allotments affected by Stage C of the landscape plan.

SCHEDULE 2

(1) Condition (1) in Schedule 1 refers to Lots 14 and 15 DP 195263 being contained in CsT 123B/622 and /623.

(2) Condition (2) in Schedule 1 refers to Lots 2 to 24 (inclusive), 29 - 32 (inclusive), and the amalgamated title for Lots 25 - 28, 33 and 35 DP 195263, being contained in CsT 123B/610 to /632, 123B/637 to /640 and 123B/633 and also refers to the balance area allotment of Pt Allot 57 Taipa Parish, being contained in residue CT 112A/389.

(3) Condition (3) in Schedule 1 refers to Lots 31 and 32 DP 195263 being contained in CsT 123B/639 and /640

(4) Condition (4) in Schedule 1 refers to Lots 31 and 32 DP 195263 being contained in CsT 123B/639 and /640

(5) Condition (5) in Schedule 1 refers to Lots 13 and 14, and Lots 19 to 24 (inclusive) on DP 195263 being contained in CsT 123B/621, /622 and /627 to /632.

SIGNED: _____

ENVIRONMENTAL SERVICES MANAGER for the Far North District Council

DATE: 28th MAY 1999

SIGNED by

TAIPA VIEW LIMITED

_____

as registered proprietor(s)

by its Director

Per Fridlew Lugnet :-

in the presence of:

_____

Name

RICHARD N. MARTIN

Solicitor

Wellington

_____

Occupation

P:\3CN81205 .DOC

9.00 15.JUL99 D 409886

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH AUCKLAND
FOR REGISTRAR - GENERAL OF LAND

9.00 15 JUL 99 D409886.2

(re application for new title

on part cancellation CT. in bracket 8 221
note in principle also affects residue CT.

↓

bring down on and new CT 4

D409886.4 TE

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER
Land Transfer Act 1952

If there is not enough space in any of the panels below, cross reference to and use the approved annexure schedule: no other format will be received

Land Registration District

North Auckland

Certificate of Title No.	All or Part?	Area and legal description - ***Insert only when part or Stratum, CT***
See Annexure Schedule		

Transferor *Surnames must be underlined*

Taipa View Limited

Transferee *Surnames must be underlined*

The Far North District Council

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No ...; Right of way etc*

Stormwater drainage easement in gross (Continued on Page 2 Annexure Schedule)

Consideration

$1.00

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEREE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created

Dated this 28th **day of** July **1999**

Attestation

Taipa View Limited by its Director Per Fridlew Lugnet: Signature or common seal of Transferor	Signed in my presence by the Transferor Signature of Witness **Witness to complete in BLOCK letters** *(unless typewritten or legibly stamped)* Witness name RICHARD N. MARTIN Occupation Solicitor Address Wellington

Certified correct for the purposes of the Land Transfer Act 1952

Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.

Solicitor for the Transferee

Section A Titles:- Certificate of Title No.		All or Part?
123B	611	All
123B	612	All
123B	619	All
123B	620	All
123B	621	All
123B	610	All
~~123B~~	~~623~~	~~All~~
123B	622	All

Section B Titles:- Certificate of Title No.	All or Part
123B/610 to 123B/638 inclusive 123B/641 123B/642	Part, being share of Lot 31 on DP 195263

Continuation of "Estate or Interest or Easement to be created"

Grant of easement to drain water

Easement rights

1. The Transferee will have the right to drain water:-

(i) over that part of the land in CT 123B/611 marked A on DP 195263
(ii) over that part of the land in CT 123B/612 marked B on DP 195263
(iii) over that part of the land in CT 123B/619 marked C on DP 195263
(iv) over that part of the land in CT 123B/620 marked D on DP 195263
(v) over that part of the land in CT 123B/621 marked E on DP 195263
(vi) over that part of the land in CT 123B/610 marked F on DP 195263
(vii) over that part of the land in ~~CT 123B/623~~ marked G on DP 195263 in the Section B Titles above
(viii) over that part of the land in CT 123B/622 marked H on DP 195263

2. Under clause 1 "water" means stormwater, spring, or seepage water.

3. This right is together with the rights to:-

(a) Enter the land by the most practicable route to do the following work:

- dig and construct open drainage channels on the servient land;
- inspect and maintain (including re-digging) the said drainage channels;
- dig, construct and lay a pipe or pipes under the surface of the servient land;
- inspect, maintain, dig up, alter or replace the said pipe or pipes.

(b) Do anything for the full exercise of the rights granted by this instrument. The Transferee may do this with or without agents, contractors and employees and with or without tools, plant, equipment and vehicles.

Covenants

4. The Transferee, when exercising its rights, will do all the following:

(a) Give reasonable notice to the transferor before exercising its rights, unless in an emergency. Whether or not the emergency exists will be decided by the Transferee.

(b) Cause as little damage and inconvenience as possible to the servient land.

(c) Restore the servient land as near as reasonably possible to its previous condition.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Approved by Registrar-General of Land under No. 1995/5004

Annexure Schedule

Insert below:-
"Mortgage", "Transfer", "Lease" etc

Transfer	dated	28 | 7 | 99	page	3	of	3	pages

5. The Transferor will not do anything to:

   (a) Prevent or interfere with the free passage of water through the open drainage channels or any pipes that may be laid under the surface of the servient land.

   (b) Interfere with the full use and enjoyment by the Transferee of the rights created by this instrument.

6. The above rights constitute an easement in gross.

7. If any dispute arises between the Transferor and the Transferee concerning the rights created by this transfer, the parties will:

   - Enter into negotiations in good faith to resolve the dispute.
   - If the dispute is not resolved within 1 month of the date on which the parties begin their negotiations, submit the dispute to the arbitration of an independent arbitrator appointed jointly by the parties.
   - If the parties cannot agree on that appointment within 14 days then the arbitration shall be carried out by an independent arbitrator appointed by the President of the Auckland District Law Society.
   - Such arbitration will be determined in accordance with the Arbitration Act 1996.

   The execution of this transfer is a submission to arbitration.

THE COMMON SEAL of)
THE FAR NORTH DISTRICT)
COUNCIL was hereunto)
affixed in the presence of:)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Approved by Registrar-General of Land under No. 1996/1011

TRANSFER

Land Transfer Act 1952

The ~~above~~ within ~~easements when created will be~~ is subject to Section 243(a) Resource Management Act 1991

~~for DLR~~
RGL.

LINZ COPY

9.00 15 JUL 99 D409886.4F

123 B/610
G37-38

for Registrar-General of Land

This page is for Land Registry Office Use Only.

D 425236.1 T

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER
Land Transfer Act 1952

If there is not enough space in any of the panels below, cross reference to and use the approved annexure schedule: no other format will be received

Land Registration District

North Auckland

Certificate of Title No. | All or Part? | ~~Area and legal description — Insert only when part or Stratum, CT~~

123B	610 to 633 (inclusive)	All	
123B	637	All	
123B	638	All	

Transferor *Surnames must be underlined*

Taipa View Limited

Transferee *Surnames must be underlined*

Taipa View Limited

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No ...; Right of way etc*

Fee simple subject to land covenants (continued on page 2 Annexure Schedule)

Consideration

$1.00

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEREE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created

Dated this 23rd **day of** August **19**99

Attestation

Taipa View Limited by its sole Director Per Fridlew Lugnet Signature or common seal of Transferor	Signed in my presence by the Transferor and the Transferee Signature of Witness **Witness to complete in BLOCK letters** *(unless typewritten or legibly stamped)* Witness name RICHARD N. MARTIN Occupation Solicitor Address Wellington

Certified correct for the purposes of the Land Transfer Act 1952

Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.

Solicitor for the Transferee

Approved by Registrar-General of Land under No. 1995/5004

Annexure Schedule

Insert below:-
"Mortgage", "Transfer", "Lease" etc

Transfer	dated	23 | 8 | 1999	page	2	of	6	pages

Continuation of "Estate or Interest or Easement to be created"

WHEREAS

1. The Transferor when registered as proprietor of the land formerly contained in Certificate of Title 112A/389 subdivided part of the land therein into Lots pursuant to a rural/residential scheme of subdivision in the manner shown and defined on Deposited Plan 195263 ("the Subdivision").

2. It is the Transferor's intention to create by way of land covenants certain restrictions and stipulations over certain titles contained in the Subdivision in favour of other titles contained in the Subdivision such that the owners of the titles having the benefit of the land covenants shall be able to enforce the observance of the stipulations and restrictions against the owners of the titles expressed to be subject to the land covenants.

NOW THEREFORE

1.0 **Preservation of View Covenants**

1.1 As incidental to the transfer of the certificates of title in Column B of Schedule I ("the Schedule I Servient Titles") the Transferee so as to bind each such title for the benefit of the certificate of title which appears in the same row of Column A of Schedule I ("the Schedule I Dominant Titles") does hereby covenant and agree so as to bind itself and its successors in title:-

Not to plant construct or erect or permit to be planted constructed or erected on the land in any of the Schedule I Servient Titles any tree, shrub or plant, or building or structure, or any combination of these which obstructs more than 20% of the view

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

over the land in the Schedule I Servient Titles along a horizontal sight plane taken from ground level at the highest point of the ridge on the Schedule I Dominant Title, which ridge runs east-west across the land in the Schedule I Dominant Title approximately 40 metres south of the northern (roadway) boundary.

1.2 As incidental to the transfer of the certificates of title in Column B of Schedule II (the Schedule II Servient Titles) the Transferee so as to bind each such title for the benefit of the certificates of title which appear in Column A of Schedule II does hereby covenant and agree so as to bind itself and its successors in title:-

Not to grow or permit to be grown any tree plant or shrub on any part of the land in any of the Schedule II Servient Titles to a height which exceeds by any more than 6 metres the highest point of the ridge on the respective Schedule II Servient Title, which ridge runs east-west across the land in the Schedule II Servient Title approximately 40 metres south of the northern (roadway) boundary.

1.3 As incidental to the transfer of the certificates of title in column B of Schedule III (the Schedule III Servient Titles) the Transferee so as to bind each such title for the benefit of the certificate of title which appears in the same row of column A of Schedule III (the Schedule III Dominant Titles) does hereby covenant and agree so as to bind itself and its successors in title:-

Not to plant or permit to be planted or grow or permit to be grown within 2 metres of and along more than 20% of the boundary which is common to the Schedule III Servient Title and the Schedule III Dominant Title any tree plant or shrub which, when fully grown, exceeds by more than 2 metres the height of the ridge-line at the point of the said common boundary such ridge-line running east-west across the land in the Schedule III Servient Title and Dominant Title approximately 40 metres south of the northern (roadway) boundary.

GAULT MITCHELL
LAWYERS

PARTNERS
JOHN CLAYTON MEO, LL.B.
ALLAN ROSS MARSHALL, LL.B. (HONS.)
RICHARD NORMAN MARTIN, LL.B.
ANDREW KINLEY ORMOND HENDERSON, LL.B.

CONSULTANT
JOHN ADAM WILSON, LL.B., QSO

LEVEL 4
NATURAL GAS CORPORATION HOUSE
22 THE TERRACE
WELLINGTON, NEW ZEALAND

P.O. BOX 645, WELLINGTON
DX SP26507
TELEPHONE: (04) 472-5074
FAX: (04) 471-0835

E-MAIL: rmm@gaultmitchell.co.nz

PLEASE REFER TO: Mr R N Martin

OUR REF: 30567/6

17 August 1999

URGENT please.

BY COURIER

The District Land Registrar
LINZ Auckland Regional Office
Price Waterhouse Building
41-43 Federal Street
AUCKLAND

ATTENTION: Nanu

Dear Sir

TAIPA VIEW LIMITED – REGISTRATION
PLAN REFERENCE: DP 195263
DEALING: 409886

We now **enclose** the Transfer creating the stormwater drainage easement in gross, having clarified the servient tenement details regarding the area marked "G" on Lot 31, taking into account that Lot 31 will be divided into shares and ownership vested in the other titles.

We apologise for the inconvenience, and would be grateful if the issue of the titles could now be expedited.

Thank you in anticipation.

Yours faithfully
GAULT MITCHELL

Richard Martin
Partner

Enc

Annexure Schedule

Insert below:-
"Mortgage", "Transfer", "Lease" etc

Transfer dated 23/8/1999 page 4 of 6 pages

2.0 Building Covenants

2.1 As incidental to the transfer of each of the certificates of title herein the Transferee so as to bind each title individually for the joint and several benefit of all the other titles transferred herein does hereby covenant and agree so as to bind itself and its successors in title:-

2.1.1 (i) Only to erect a new dwelling on the land or else meet the terms of clause 2.1.3;

(ii) When constructing a new dwelling only to use high quality building materials with the roof having a pre-painted finish or constructed from permanent materials;

(iii) To fully enclose and cover in the dwelling within 18 months of the laying of the foundations for the dwelling;

(iv) Not to occupy or use as a residence the dwelling until it has been substantially completed.

2.1.2 The Transferee shall not erect or place or permit to be erected or placed upon the land any caravan, hut, tent or shed to be used as a dwelling except such as may be used in conjunction with the construction of a permanent dwelling and which will be removed from the land upon completion of the construction work for the permanent dwelling.

2.1.3 The Transferee shall not erect or place nor permit to be erected or placed upon the land any secondhand building of any kind whether a dwelling house,

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

garage, flat, carport or any other structure unless the prior written consent of the Transferor has been given. The Transferor shall have complete discretion in granting or declining approval and its primary objective in reviewing applications will be to ensure that an overall high standard of buildings is established and maintained.

2.1.4 The Transferee shall not permit to be brought on to or remain on the land any materials, debris, rubbish, trade vehicles, trade equipment or trade signs other than may be reasonably necessary during the time building is in progress on the land.

Approved by Registrar-General of Land under No. 1995/5004

Annexure Schedule

Insert below:-
"Mortgage", "Transfer", "Lease" etc

Transfer dated 23 8 1999 page 6 of 6 pages

SCHEDULE I

Column A Title reference of land receiving benefit of land covenant in clause 1.1 (the Schedule I Dominant Titles)	Column B Title reference of land subject to land covenant in clause 1.1 (the Schedule I Servient Titles)
123B/624	123B/620 123B/621 123B/622 123B/623
123B/625	123B/617 123B/619 123B/620 123B/621
123B/626	123B/616 123B/617 123B/618
123B/627	123B/614 123B/615 123B/616 123B/617
123B/628	123B/613 123B/614 123B/615 123B/616
123B/629	123B/611 123B/612 123B/613 123B/614
123B/630	123B/610 123B/611 123B/612
123B/631	123B/610 123B/611 123B/612
123B/632	123B/610 123B/611 123B/612

SCHEDULE II

Column A Title reference of land receiving benefit of land covenant in clause 1.2 (the Schedule II Dominant Titles)	Column B Title reference of land subject to land covenant in clause 1.2 (the Schedule II Servient Titles)
All the titles in the Subdivision, being 123B/610 to 123B/638 (inclusive), 123B/641 and 123B/642	123B/624 to 123B/632 (inclusive)

SCHEDULE III

Column A Title reference of land receiving benefit of land covenant in clause 1.3 (the Schedule III Dominant Titles)	Column B Title reference of land subject to land covenant in clause 1.3 (the Schedule III Servient Titles)
123B/627	123B/628
123B/628	123B/627 123B/629
123B/629	123B/628 123B/630
123B/630	123B/629

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Annexure Schedule

TRANSFER Dated _____ Page ____ of ____ Pages

BLANK

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Approved by Registrar-General of Land under No. 1996/1011

TRANSFER

Land Transfer Act 1952

Gault Mitchell
Lawyers
WELLINGTON
(R N Martin)

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FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC2030355
The subdivision Lot 8-10 29 30 26-27 DP 1958263
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the title of Lots 1-6 8-15 DP 323635

SCHEDULE

i. No building that requires effluent disposal shall be erected on any of the subdivision allotments without the prior approval of the Council to specific design for such effluent disposal, including an indication of compliance with regional Council rules.

Such design ~~may~~ be in accordance with the Brown and Thomson report dated 19 September 1997 (but specific to the particular site under consideration), or to such similar professional design, standard and detail as the circumstances and the site dictate. Similar maintenance matters as set out in the 1997 report should be included as required and/or appropriate.

ii. At the time of development of either Lot 1 or Lot 2 on the plan, provide and complete to the satisfaction of the Council, a retention trench along the northern boundaries of the two lots and falling to the existing discharge across Lot 1 DP 194444 to the highway drain. Provide and register easement over this drain in favour of both titles. The costs of the drainage work and the easement creation are to be equally shared between the registered proprietors of the two lots and these matters are to be completed prior to the commencement of any built development on either lot.

iii. At the time of development of Lot 11 on the plan the registered proprietor of Lot 11 is provide and complete to the satisfaction of the Council a 300mm diameter culvert under the Lot 10 entrance strip. This work is to be completed prior to the commencement of any built development on Lot 11.

iv. Surface flow (stormwater) from Lots 12 & 13 (including water tank overflow) is to be directed to the swale drain around the cul-de-sac head.

SIGNED: _____

by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this 24th day of February 2004

RC2030355
SRM\CERT\3221

Approved by Registrar-General of Land under No. 2002/1026

Transfer instrument

Section 90, Land Transfer Act 1952

T 6008179.1 Transfer
Cpy – 01/04, Pgs – 004, 17/05/04, 13:15
DocID: 311417496

Registrar-General of Land Approval 02/1026EF A.D.L.S.

Land registration district

NORTH AUCKLAND

Unique identifier(s) or C/T(s)	All/part	Area/description of part or stratum
95158	All	
95159	All	

Transferor *Surname(s) must be underlined or in CAPITALS.*

TAIPA VIEW LIMITED

Transferee *Surname(s) must be underlined or in CAPITALS.*

Carol May GOING

Estate or interest to be transferred, or easement(s) or *profit(s) à prendre* to be created
State if fencing covenant imposed.

Fee simple subject to a Land Covenant (cont. page 2 & 3 Annexure Schedule) and Transferee shall be bound by a fencing covenant as defined in S.2 Fencing Act 1978 in favour of Transferor

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or *profit à prendre* is described above, that easement or *profit à prendre* is granted or created.

Dated this 17th day of May 2004

Attestation *(If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).*

Signed by Taipa View Limited as transferor by its Director, Per Fridlew Lugnet:	**Signed in my presence by the Transferor**
..... (Director)	*Signature of witness*
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name R M MANNING
	Occupation SOLICITOR
Signature [common seal] of Transferor	**Address** KAITAIA

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Transferee

REF: 7002 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Registrar-General of Land Approval 02/5032EF A.D.L.S.

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Transfer	Dated	11 May 2004	Page	1	of	2	Pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Estate or Interest or Easement to be Created":

The Transferor when registered as proprietor of the land formerly contained in certificates of title NA123B/616 and other titles subdivided the land into residential lots in the manner shown and defined on Deposited Plan 323635

AND WHEREAS it is the Transferor's intention to create for the benefit of the land in the certificates of title set out in Schedule A (hereinafter referred to as "the Dominant Lots") the land covenant set out in Schedule B over the land in certificate of title **95158 and 95159** (hereinafter referred to as "the Servient Lots") **TO THE INTENT** that the Servient Lots shall be bound by the stipulations and restrictions set out in Schedule B hereto and that the owners or occupiers for the time being of the Dominant Lots or any of them may enforce the observance of such stipulations against the owner/s for the time being of the Servient Lots

AND AS INCIDENTAL to the transfer of the fee simple so as to bind the Servient Lot and for the benefit of the respective Dominant Lots the Transferee **DOTH HEREBY COVENANT AND AGREE** in the manner set out in Schedule B hereto so that the covenants run with the Servient Lot for the benefit of the respective Dominant Lots as described in Schedule A.

SCHEDULE A

Certificates of Title **95154, 95155, 95156, 95157, 95160, 95161, 95162, 95163, 95164 and 95165**

SCHEDULE B

The Transferee shall not subdivide the Servient Lots or either of them (other than by boundary adjustment shifting the boundary between the two titles) which shall be retained in two certificates of title PROVIDED HOWEVER that this covenant shall cease to have any effect after 31 December 2008.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Registrar-General of Land Approval 02/5032EF A.D.L.S.

Insert type of instrument "Mortgage", "Transfer", "Lease" etc

Transfer	Dated	11th May 2004	Page	2	of	2	Pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Attestation"

Carol May Going Signature of Transferee	Signed in my presence by the Transferee Signature of Witness **Witness to completed in BLOCK letters** *(unless typewritten or legibly stamped)* Witness name: Carolyn Anne McLeod Occupation: Legal Executive to: HENDERSON REEVES SOLICITORS, WHANGAREI Address

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

T 6008179.1 Transfer
Cpy - 02/04,Pgs - 004,17/05/04,13:16
Copies
(inc. original)
DocID: 311417496

Landonline User ID: LAWFACTORLAU
LODGING FIRM: LAWFACTOR LIMITED
Address: DX CP24101

17 / 05 / 04 (1)

Uplifting Box Number: 83
ASSOCIATED FIRM: HRCR / MCLEOD
Client Code / Ref: 51579/1:GOING

HEREWITH
Survey Plan (#)
Title Plan (#)
Traverse Sheets (#)
Field Notes (#)
Calc Sheets (#)
Survey Report
Other (state)

Dealing / SUD Number: (LINZ Use only)
Priority Barcode/Date Stamp (LINZ use only)
Plan Number Pre-Allocated or to be Deposited
Rejected Dealing Number

Priority Order	CT Ref	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES $ GST INCLUSIVE
1	95158 95159	T	TAPA VIEW LTD TO GOING	50.00							~~$50.00~~ $55.00
2											
3											
4											
5											
6											

Land Information New Zealand Lodgement Form

Subtotal (for this page) ~~$50.00~~
Total for this dealing ~~$50.00~~
Less Fees paid on Dealing #
Cash/Cheque enclosed for ~~$50.00~~ $55.00

Original Signatures? ____

View Instrument Details

Instrument No	13302323.3
Status	Registered
Lodged By	Bailey-Gordon, Dinnel Ilene
Date & Time Lodged	25 Jul 2025 14:41
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	**Land District**
1221606	North Auckland
1221608	North Auckland
1221609	North Auckland

Annexure Schedule	Contains 2 Pages

Signature

Signed by Dinnel Ilene Bailey-Gordon as Territorial Authority Representative on 25/07/2025 02:36 PM

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

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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

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

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC-2250118-RMASUB**
Being the Subdivision of LOT 6 DP 323635
North Auckland Registry

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

SCHEDULE

Lots 1, 3 and 4 DP 613566

i) At the time of an application for Building Consent for any structure or for earthworks with average cut/fill heights exceeding 0.5m in height over sloping ground, the application must be accompanied by a Geotechnical Investigation Report (GIR) prepared by a Chartered Professional (Geotechnical) Engineer in accordance with the requirements of FNDC Engineering Standards 2023 Clause 2.3.3.4.

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

iii) In conjunction with the construction of any new building on the lot, the lot owner shall install a stormwater tank with a flow attenuated outlet, or similar attenuation mechanism(s) that is designed to mitigate post-development runoff back to 80% of the pre-development site condition for a 20% AEP storm event. The system shall be designed in general accordance with the recommendations provided within the Geologix Site Suitability Report, dated August 2024, Job Reference: C0491-S-01-R01. The Stormwater report and design shall be prepared by a suitably qualified chartered professional engineer.

iv) Electricity supply is not a condition of this consent and power has not been

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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

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

reticulated to the boundary of the lot. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

SIGNED:

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

DATED at **KERIKERI** this 12th day of May 2025

Top Energy Limited
John Butler Centre
60 Kerikeri Rd, PO Box 43
Kerikeri 0245, New Zealand
+64 (0)9 407 0600

28 May 2026

Natalie Watson
Williams & King
PO Box 937
KERIKERI 0230

Email: nat@saps.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
Amanda Hughes – 41 Taipa View Road, Taipa. Lot 1 DP 613566.

Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy's requirement for this subdivision is nil. Design and costs to provide a power supply could be provided after application and an on-site survey have been completed.
Link to application: Top Energy | Top Energy

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely

Aaron Birt
Planning and Design
E: aaron.birt@topenergy.co.nz