

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

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

## 2. Type of Consent being applied for

*(more than one circle can be ticked):*

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

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

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

Yes  No

## 4. Consultation

Have you consulted with Iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

## 5. Applicant Details

**Name/s:**

Angela Vujcich - Advance Build

**Email:**

**Phone number:**

**Postal address:**

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

## 6. Address for Correspondence

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

**Name/s:**

CppC Planning - Claire Phillips

**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:**

Andre Newth and Kaytee Boyd

**Property Address/  
Location:**

113 Cable Bay Block Rd, Cable Bay

Postcode

## 8. Application Site Details

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

**Name/s:**

**Site Address/  
Location:**

**Postcode**

**Legal Description:**

**Val Number:**

**Certificate of title:**

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

### Site visit requirements:

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

Is there a dog on the property?  Yes  No

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

## 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.

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

## 10. Would you like to request Public Notification?

Yes  No

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

(more than one circle can be ticked):

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

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

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

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

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

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

## 13. Assessment of Environmental Effects:

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

Your AEE is attached to this application  Yes

## 13. Draft Conditions:

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

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

## 14. Billing Details:

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

**Name/s:** (please write in full)

**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)

**Signature:**

(signature of bill payer)



**MANDATORY**

## 15. Important Information:

### Note to applicant

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

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

### Fast-track application

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

### Privacy Information:

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

## 15. Important information continued...

### Declaration

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

**Name:** (please write in full)

Angela Vuicich

**Signature:**

[Redacted Signature]

**Date** 25-Jan-2024

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

### Checklist (please tick if information is provided)

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

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

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# **RESOURCE CONSENT APPLICATION FOR 113 CABLE BAY BLOCK ROAD, CABLE BAY**

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**Updated JANUARY 2025**

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## APPLICANT DETAILS

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Applicant: Advance Build

Owner: Andre Martin Newth and Rise Trustee Limited

Site Address: 113 Cable Bay Block Road, Cable Bay

Legal Description: Lot 6 DP 132350

Site Area: 4724m<sup>2</sup>

Consent: Land Use

Activity: Land use consent for the relocation one new prebuilt dwelling and servicing (being the second dwelling on-site). Retrospective land use consent for a retaining wall on the boundary.

District Plan Zones:  
Operative District Plan  
Zone  
Rural Living

Proposed District plan  
Zone  
Rural Residential

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

## PROPOSAL DESCRIPTION

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Consent is being sought pursuant to section 88 of the Resource Management Act 1991 for the relocation one new prebuilt dwelling and servicing (being the second dwelling on-site) consent for a retaining wall on the boundary at 113 Cable Bay Block Road, Cable Bay.

The proposal involves the following elements:

- The existing dwelling is to be retained. This existing dwelling has a floor area of 52m<sup>2</sup> and is used for small scale occupation, consistent with a minor dwelling.
- The construction of a new prebuilt two level dwelling. The ground floor is to have an area of 122.46m<sup>2</sup> and will contain a 45.58m<sup>2</sup> garage, offices, laundry and bathroom. The first floor is to have an area of 135.35m<sup>2</sup> and will contain two bedrooms, bathrooms, kitchen with scullery, living and dining room. The new dwelling is to be located approximately 82 metres to the existing minor dwelling. The offices within the dwelling are for home use only, i.e. for the occupants of the dwelling and does not exceed the allowable scale of activities.



*Figure 1: Perspective of papakainga*

- The new dwelling is to be constructed out of a weathergroove cladding for the basement level, natural horizontal weatherboards, double glazed windows with aluminum joinery and amorsteel 5-rib roofing.
- The dwelling will have two 25,000 litre promax water tank for water supply. These tanks are either to be on the surface or buried 1 metre.

- Access to the development will be over an existing crossing and driveway with Cable Bay Block Road. No new crossings are proposed as part of the application.
- It is proposed to connect to the existing reticulated wastewater network.
- To provide for the building platform for the dwelling earthworks are to be undertaken over an area of 422.31m<sup>2</sup> and with a cut volume of 615.8m<sup>3</sup> and fill volume of 76.5m<sup>3</sup>. Any earthworks will be undertaken in accordance with Council's Guidance Document GD05 which provides guidance on erosion and sediment control. In particular this proposal will utilize silt fencing and a stabilized crossing with Cable Bay Block Road. Furthermore earthworks are proposed to be undertaken during good weather conditions.
- The proposal involves impervious surfaces of 690.58m<sup>2</sup> (14.6% of the site area) which includes the proposed dwelling, existing buildings, accessways and driveways. RS Eng recommends that stormwater is collected where possible and piped to the open drain along Cable Bay Block Road. The design for stormwater is contained within the RS Eng Ltd dated 20 January 2025.
- Retrospective land use consent for a retaining wall on the boundary. The retaining wall on the northern boundary has a maximum height of 1 metre, however is considered to have a surcharge, therefore is a building.

# RECORD OF TITLE AND SITE DESCRIPTION,

## SITE DESCRIPTION

The property contains an existing dwelling, shower building, garage, office, storage, garden shed and tool shed, which are accessed over an existing crossing and driveway with Cable Bay Block Road. The property contains some landscaping as well as three retaining walls given the slope of the site. The remainder of the site in pasture and undulating.



*Figure 2: Aerial Photo of site and locality*



***Figure 3: View of existing buildings and building platform***



***Figure 4: View of building platform***

It is noted that the retaining wall along the northern boundary with a maximum height of 1.0 metre, thus is not meet the definition of a building. The retaining wall to the east of the new dwelling also has a maximum height of 1.0 metre. A Certificate of Acceptance has been lodged to the building department for consideration.

## **RECORD OF TITLE**

The subject property is currently legally described as Lot 6 DP 132350, has a site area of 4724m<sup>2</sup> and is contained with Identifier NA78A/225.

The record of title is subject to the following interests:

- Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land
- 10983749.6 Mortgage

### FAR NORTH DISTRICT COUNCIL – OPERATIVE DISTRICT PLAN

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

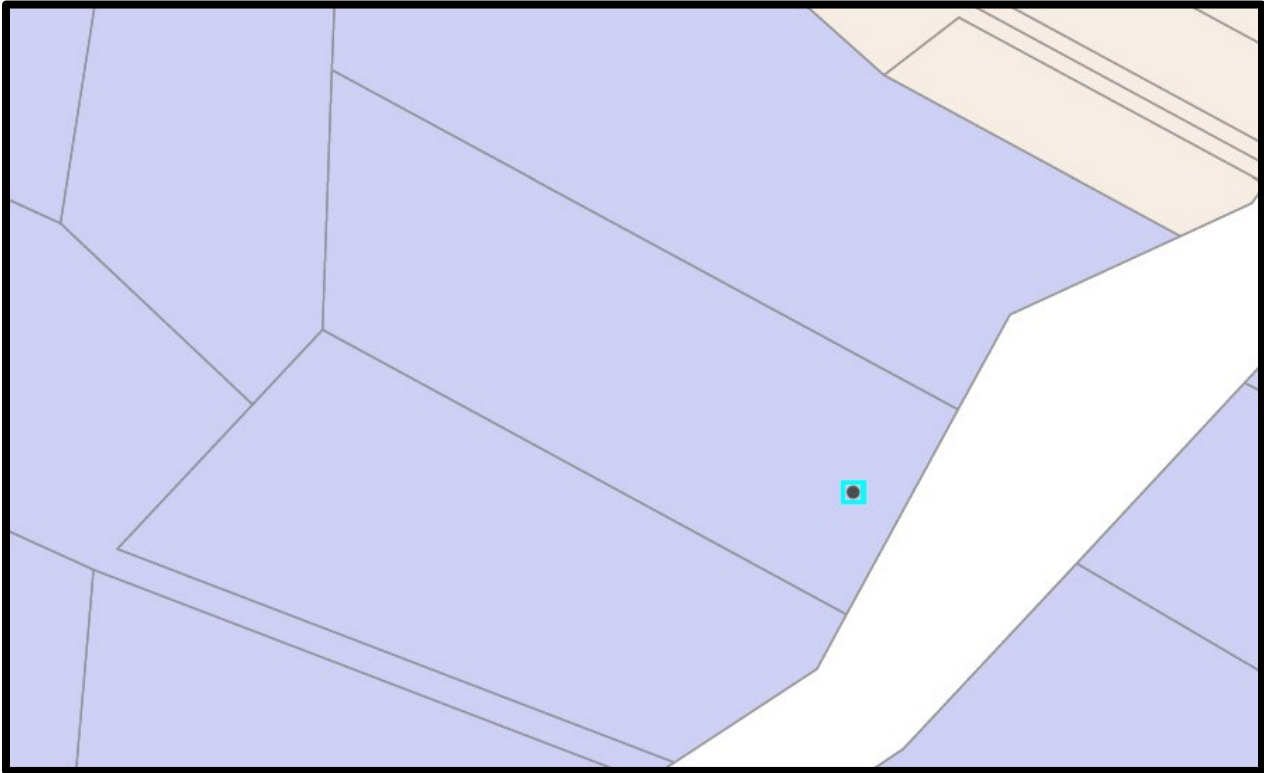


Figure 5: Zone Map – Source – Far North Operative District Plan

#### Chapter 8 – Rural Environment

##### Section 7 – Rural Living Zone

###### **Residential Intensity**

- Rule 8.7.5.1.1 states that as a permitted activity ... *Residential development shall be limited to one unit per 4,000m<sup>2</sup> of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m<sup>2</sup> for its exclusive use surrounding the unit plus a minimum of 1,000m<sup>2</sup> elsewhere on the property.*

Rule 8.7.5.4.1 states that as a discretionary activity ... *Residential development shall be limited to one unit per 3,000m<sup>2</sup> of land. In all cases the land shall be developed in such a way that each unit shall have at least 2,000m<sup>2</sup> for its exclusive use surrounding the unit plus a minimum of 1,000m<sup>2</sup> elsewhere on the property.*

The intensity of development fails to meet the minimum of 6000m<sup>2</sup> and therefore the second dwelling on site will be a **non-complying activity**.



### **Stormwater Management**

- Rule 8.7.5.2.2 states that as a controlled activity *...the maximum proportion or amount of the gross site area covered by buildings and other Impermeable Surfaces shall be 20% or 3300m<sup>2</sup>, whichever is the lesser.*” The proposal involves impervious surfaces of 690.58m<sup>2</sup> (14.6% of the site area) and is therefore a **controlled activity**.

### **Setback from Boundaries**

- The minimum building setback from boundaries is 3m under Rule 8.7.5.1.6. The retaining wall on the northern boundary has a maximum height of 1 metre, however is considered to have a surcharge, therefore is a building. To infringe this rule is a **restricted discretionary activity** under rule 8.7.5.3.6.

## ***Chapter 12 – Natural and Physical Resources***

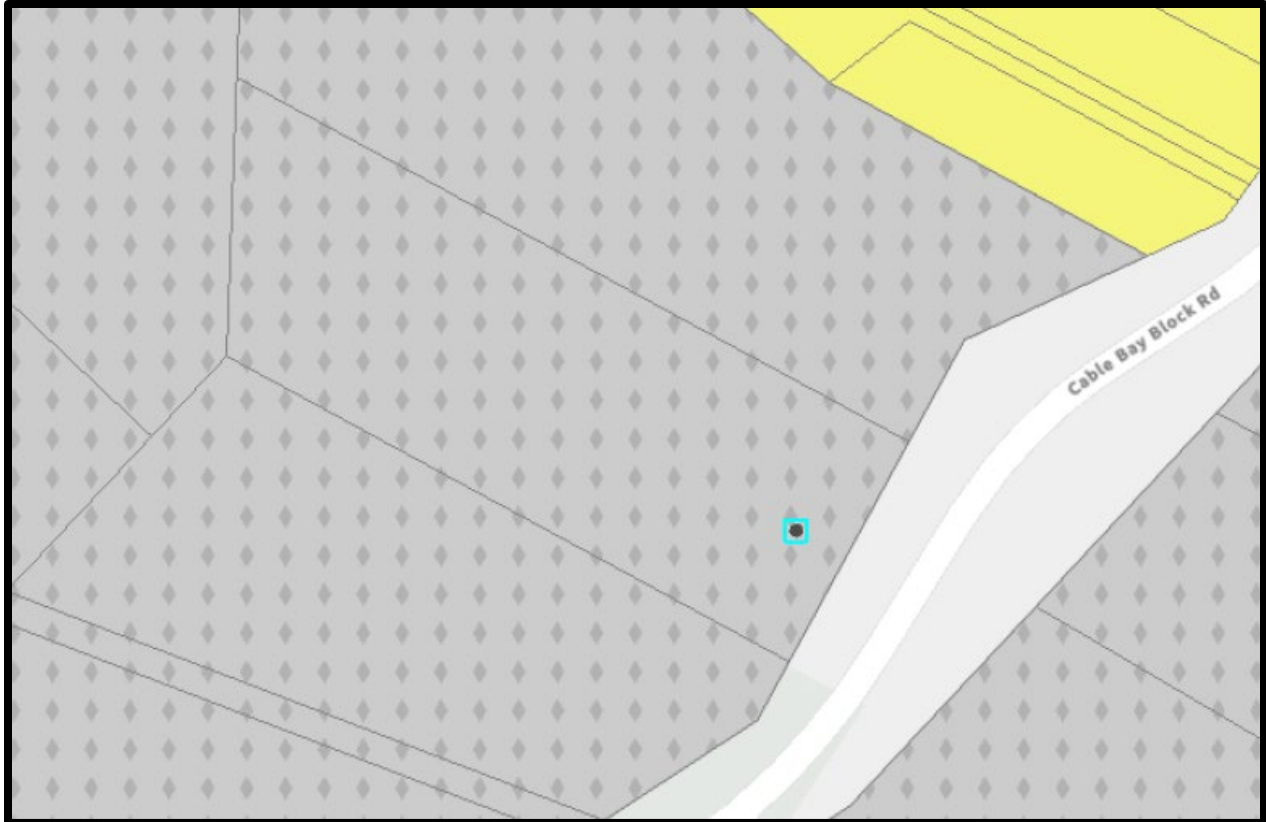
### ***Section 3 – Soils and minerals***

- Rule 12.3.6.1.2 states excavation or filling is permitted if it does not exceed 300m<sup>3</sup> on any 12 month period per site and does not exceed a cut height of 1.5 metres. The proposal involves earthworks with a volume of 692.3m<sup>3</sup> and a cut face height of 2.9 metres and is therefore a **restricted discretionary activity** under Rule 12.3.6.2. However as consent is required as a non-complying activity for the dwelling, the earthworks will be **non-complying** under Rule 12.3.6.4.

## **FAR NORTH DISTRICT COUNCIL – PROPOSED DISTRICT PLAN**

The Far North Proposed District Plan was notified on July 27, 2022. Only some parts of this plan have legal effects and only those rules where relevant are assessed below.

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



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

***PART 2 – DISTRICT-WIDE MATTERS - NATURAL ENVIRONMENT VALUES - Natural character***

- No parts of this chapter have legal effect.

***PART 2 – District Wide – General District Wide Matter Earthworks***

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

***PART 3 – AREA-SPECIFIC MATTERS – ZONES - Rural zones - Rural residential***

- No parts of this chapter have legal effect.

*Note: The above only reflects those rules that have immediate legal effect. If the Council considers that more rules require assessment, I am sure you will let us know.*

**Overall, the proposal is considered to be a Non-Complying Activity.**

## **PUBLIC NOTIFICATION ASSESSMENT**

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### **ASSESSMENT OF STEPS 1 TO 4 (SECTION 95A)**

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

#### **STEP 1: MANDATORY PUBLIC NOTIFICATION IN CERTAIN CIRCUMSTANCES**

Step 1 states that no mandatory notification is required as:

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

In this case the applicant does not request notification.

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

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

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

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

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

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

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

#### **STEP 4: PUBLIC NOTIFICATION IN SPECIAL CIRCUMSTANCES**

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

Special circumstances are those that are:

- exceptional, abnormal or unusual, but something less than extraordinary or unique.

- outside of the common run of applications of this nature; or
- circumstances which make notification desirable.

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

## **ASSESSMENT OF ENVIRONMENTAL EFFECTS**

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### **EXISTING ENVIRONMENT AND PERMITTED BASELINE**

#### **ENVIRONMENT**

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

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

In this case the site and locality have been described in the site description above.

#### **PERMITTED BASELINE**

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

- The traffic intensity value for each dwelling is 10 vehicle movements, the proposal results in 20 vehicle movements, with 20 movements permitted from the site.
- Earthworks up to 300m<sup>3</sup> and with a cut/fill less than 1.5 metres in height.
- A single residential dwelling and associated accessory buildings.
- Impervious surfaces equating to 12.5% of the property, so in this case equating to 590.5m<sup>2</sup>.
- Retaining walls up to 1m on the boundary provided they have no surcharge.

## **ASSESSMENT OF EFFECTS**

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

### **RURAL CHARACTER EFFECTS**

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

In this case, the site is within the Rural Living Zone, known for residential living on small rural properties. The proposal involves the relocation of a new pre built dwelling and carport into this rural living environment. The property itself has been described in the preceding sections and under the Operative Plan does not contain any overlays or significant outstanding landscape features.

The introduction of the dwelling will form a cluster of built development both within the site and adjacent to dwellings on other rural living sites within what is predominantly a rural living landscape has the potential to impact upon landscape character and rural amenity values if the design is insensitive and inappropriate to the locality.

The architectural plans show that the dwelling is to be integrated into this landscape setting through the earthworks proposed and recessive colour design. This will ensure that development upon the site will be sensitive to the character of the local environs within which it is situated.

The proposal involves the retention of the existing dwelling, which is 52m<sup>2</sup> and is akin to a minor dwelling, although these are not provided for within the Rural Living Zone. The location and type of construction proposed for the new dwelling and currently location of the existing minor dwelling are considered to be the type of building characteristic to this locality. In fact there is a similar situation on the corner of Cable Bay Block Road and Spicer Road. The new dwelling and existing minor dwelling are clustered and considered to be in close proximity, whilst also appearing appear secondary to one another

The characteristics of the future activities associated with the development will be in keeping with the current use of this zone. The potential adverse landscape and rural character effects of the proposal initially will be low to moderate (minor) as the proposal will form a visible and recognizable change and new element within the scene which will be noticeable, however it will not detract from the overall quality of the scene.

Retaining walls up to 1m on the boundary provided are provided for as a permitted activity where they have no surcharge. The retaining wall will have a surcharge, however does not exceed 1m and thus will not result in any additional impacts over and above those associated with a permitted

activity. Any effects on character or amenity values as a result of the retaining wall will be less than minor and similar to those of a permitted activity.

The development will not result in buildings that could be considered dominant or out of character, particularly when viewed in conjunction with other properties and built structures and are considered to be an improvement on the site.

Overall, it is considered that the adverse effects of the proposed papakainga development on rural character will be less than minor.

### **VISUAL AMENITY EFFECTS**

The amenity values means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

Visual changes to a landscape can have an effects on amenity values of peoples appreciation of an area. Visual effects are measured by the response of a particular viewing audience, which is influenced by the degree of visibility, whether the proposal is the focal point or part of a wider view, whether the view is transient or permanent and the degree of contrast with the surrounding environment. The second component is perceptions and expectations that people hold about amenity.

It is noted that the existing buildings on the site are well screened by the existing fencing along Cable Bay Block Road. As noted above, the new dwelling have been clustered with the existing buildings on site to ensure that the are viewed with a vegetated backdrop, thus providing mitigation and minimizing visual effects, however is not inappropriate within this Rural zone.

Overall any effects on amenity values and visual amenity will be less than minor given the vegetated backdrop and set into the landscape.

### **CULTURAL/HISTORIC HERITAGE**

The Far North and west coast have a rich historical legacy. Evidence exists of European occupation as well as Maori occupation.

There are no known heritage sites or archaeological sites within the area or adjacent to the In accordance with standard protocols accidental discovery, work must cease immediately, and Council and Heritage NZ notified should any archaeological or heritage site be uncovered during the earthworks. Given this standard and the relatively unlikely nature of any archaeological site being uncovered, it is considered that the effects of the proposal on cultural matters will be less than minor.

Should consultation be required, we would expect this to be undertaken through the Council's internal processes.

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

## **EARTHWORKS**

To provide for the building platform for the new dwelling earthworks are to be undertaken over an area of 422.31m<sup>2</sup> and with a cut volume of 615.8m<sup>3</sup> and fill volume of 76.5m<sup>3</sup>.

Any earthworks will be undertaken in accordance with Council's Guidance Document GD05 which provides guidance on erosion and sediment control. In particular this proposal will utilize silt fencing and a stabilized crossing with Cable Bay Block Road. Further earthworks are proposed to be undertaken during good weather conditions.

The main adverse effects on the environment that could potentially arise from earthworks relate to the silt discharge from the earthworks site. The building platform is vacant of any vegetation apart from pasture. If silt is uncontrolled, it can create adverse effects on water quality of a waterway.

The effect of the proposed earthworks on water quality and quantity will be largely avoided by the location of the proposed earthworks being relatively distant from any waterways.

The applicant is to install measures to control and/or mitigate any silt/stormwater run-off. In particular the applicant proposes to install appropriate silt fencing until the completion of the dwelling construction. Further the earthworks will be undertaken during good weather in order to minimise sediment run-off.

The applicant intends to implement erosion and sediment control measures in accordance with the Auckland Councils GD05, which in this case includes clean water diversion and a sediment pond, as well as a stabilised crossing.

In terms of off-site effects such as noise, dust, vibration, and traffic generation, these effects on the surrounding environment will be no more than minor, given that the majority of earthworks are cut to fill on the site and because of the central location of the works within the site.

Overall, it is considered that the proposed earthworks will not compromise the use of the surrounding land for any other permitted or controlled activities and the potential off-site effects of the earthworks such as noise, dust, vibration, and traffic generation are considered to be no more than minor.

## **TRAFFIC AND ACCESS EFFECTS**

Access to the development will be over an existing crossing and driveway with Cable Bay Block Road, being a local road formed to a rural sealed standard. Traffic associated with the dwelling will not be noticeable or exceed the permitted daily traffic movements to and from the site.

Construction machinery will be delivered to the site for the earthworks and once the earthworks and associated impervious surfaces are completed the construction machinery will be removed. The traffic movements to and from the site will be minimal and not outside the level anticipated in a Rural Living zone.

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

## **NATURAL HAZARDS AND SERVICING EFFECTS**

It is proposed to install a new onsite wastewater treatment plant to accommodate the papakainga. It is proposed to connect to the existing reticulated wastewater network.

The proposal involves impervious surfaces of 690.58m<sup>2</sup> (14.6% of the site area) which includes the proposed dwelling, existing buildings, accessways and driveways. RS Eng recommends that stormwater is collected where possible and piped to the open drain along Cable Bay Block Road. It is considered that the effects of the natural hazards and servicing of the site will be less than minor.

## **SUMMARY**

In summary, having assessed the adverse effects of the activity on the environment, it is considered that the proposed new pre-built housing and associated earthworks will have less than minor adverse effects on the environment.

## **LIMITED NOTIFICATION ASSESSMENT**

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### **ASSESSMENT OF STEPS 1 TO 4 (SECTION 95B)**

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

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

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

The application site is not affected by customary rights.



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

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

The proposal is a non-complying activity and there are no rules precluding notification.

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

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

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

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

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

## **STEP 4: FURTHER NOTIFICATION IN SPECIAL CIRCUMSTANCES**

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

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

## **SECTION 95E STATUTORY MATTERS**

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

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

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

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

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

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

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

## **ADJACENT PROPERTIES**

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

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

- The design of the proposal has been designed to be sympathetic with the rural environment.
- The long-term potential visual amenity effects generated by the development will be low. This is due to the ability of the landscape to absorb the proposal into the context of the existing settlement pattern.
- The proposal retains sufficient separation distances between the neighbouring dwellings (consistent with other locations within this locality) and will not compromise the existing levels of amenity or rural character enjoyed by adjacent properties to a minor or more than minor extent.
- The proposal will be consistent in the rural character and scale to other dwellings located within the local vicinity and will comply with all the relevant development standards so will not generate adverse effects in terms of shading, overbearance and overlooking to the adjoining properties.
- There is a suitable water supply for firefighting purposes to ensure that the fire hazard (dwelling) is mitigated. Further the dwelling will contain standard fire safety.
- Any potential adverse noise, dust and sedimentation effects generated during the land disturbance and construction phase will be temporary in nature and can be suitably managed through appropriate erosion and sediment control measures. Earthworks are cut to fill on site, with no excess cut to be removed from the site.
- During the construction, there will be traffic, however these movements are considered consistent with the permitted level of traffic movements associated with a residential building. The proposal is not expected to greatly increase the amount of vehicular traffic

to and from the site beyond what can generally be associated with a rural residential activity.

- Any construction related effects will be temporary and transient and less than minor.
- Suitable erosion and sediment control methods will be utilized to ensure that the effects on the adjacent sites as a result of the earthworks will be less than minor.

## SECTION 104 MATTERS

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

### ASSESSMENT CRITERIA

#### FAR NORTH DISTRICT PLAN

Whilst the proposal is a non-complying activity, the following assessment criteria, matters for control and discretion are considered relevant to the application and provide a reliable basis to determine the effects of the proposal.

11.1	Residential Intensity		
	Requirement	Comment	Compliance
	<p><i>(a) The character and appearance of building(s) and the extent to which the effects they generate can be avoided, remedied or mitigated, consistent with the principal activity on the site and with other buildings in the surrounding area.</i></p>	<p>The new dwelling and existing dwelling are considered to be secondary to one another and are in close proximity and do not appear above the density allowable in this area. This area is acknowledged to contain dwellings in a cluster in this locality.</p> <p>The new dwelling maintains a reasonable level of rural-residential amenity and avoids potential reverse sensitivity effects.</p> <p>The amenity of the surrounding area is made up of large separation distances and landscaping, as sense of openness and privacy.</p> <p>The additional traffic and noise levels generated from the dwelling are unlikely to significantly exceed levels expected from a dwelling activity on a rural site.</p> <p>Overall, it is anticipated that the retention of the existing minor dwelling will have adverse effects in terms of rural</p>	<p><b>Compliant</b></p>

		character, scale and amenity values that are less than minor	
	<i>(b) The siting of the building(s), decks and outdoor areas relative to adjacent properties and the road frontage, in order to avoid visual domination and loss of privacy and sunlight.</i>	The dwelling and associated earthworks have been sited to ensure that they do not visually dominate the road and adjacent properties. Further the scale of the buildings do not result in the loss of privacy or sunlight.	<b>Compliant</b>
	<i>(c) The size, location and design of open space and the extent to which trees and garden plantings are utilised for mitigating adverse effects.</i>	The dwelling will have sufficient open space areas to enable garden plantings etc.	<b>Compliant</b>
	<i>(d) The ability of the immediate environment to cope with the effects of increased vehicular and pedestrian traffic.</i>	It is considered that this community/environment can accommodate the proposed dwelling as well as increased vehicular movements.	<b>Compliant</b>
	<i>(e) The location and design of vehicular and pedestrian access, on site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic.</i>	Access is located on the existing crossing. The additional vehicle movements can be adequately accommodated within the roading environment. Further there is sufficient car parking and manoeuvring on site.	<b>Compliant</b>

	<i>(f) Location in respect of the roading hierarchy – the activity should be assessed with regard to an appropriate balance between providing access and the function of the road.</i>	Cable Bay Block Road is a local road and provides access to the site. The proposal rationalises an existing crossing for access.	<b>Compliant</b>
	<i>(g) The extent to which hours of operation are appropriate in terms of the surrounding environment.</i>	Not applicable	<b>Compliant</b>
	<i>(h) Noise generation and the extent to which reduction measures are used.</i>	No excess noise is envisaged from the residence. The dwelling itself is double glazed.	<b>Compliant</b>
	<i>(i) Any servicing requirements and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater.</i>	On site servicing is available.	<b>Compliant</b>
	<i>(j) Whether the development is designed in a way that avoids, remedies or mitigates any adverse effects of stormwater discharge from the site into reticulated stormwater systems and/or natural water bodies.</i>	Stormwater will be caught and controlled by way of water tank.	<b>Compliant</b>
	<i>(k) The ability to provide adequate opportunity for landscaping and buildings and for all outdoor activities associated with the residential unit(s) permitted on the site.</i>	There is the ability within the site for landscaping if necessary.	<b>Compliant</b>

	<i>(l) The degree to which mitigation measures are proposed for loss of open space and Vegetation.</i>	The property will maintain significant open space areas and will not result in the loss of any vegetation.	<b>Compliant</b>
	<i>(m) Any adverse effects on the life supporting capacity of soils.</i>	The property is not prime or elite soils, being class 4 soils.	<b>Compliant</b>
	<i>(n) The extent of visual and aural privacy between residential units on the site and their associated outdoor spaces.</i>	Visual privacy can be achieved through landscaping if necessary.	<b>Compliant</b>
	<i>(o) Visual effects of site layout on the natural character of the coastal environment.</i>	The coast is not in close proximity to the site.	<b>Compliant</b>
	<i>(p) The effect on indigenous vegetation and habitats of indigenous fauna.</i>	There are no indigenous habitats or fauna within the site that are affected by the proposal.	<b>Compliant</b>
	<i>(q) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.</i>	There are no known natural hazards affecting the proposal.	<b>Compliant</b>
	<i>(r) Proximity to rural production activities and potential for incompatible and reverse sensitivity effects.</i>	There are no sensitive activities in the locality.	<b>Compliant</b>
	<i>(s) When establishing a minor residential unit</i>	NA	<b>Compliant</b>
	<i>(t) With respect to access to a State Highway (SH) that is a Limited Access Road, the effects on the safety and/or efficiency on any SH and its connections to the local roading network and the provision of written</i>	NA	<b>Compliant</b>

	<i>approval from the NZ Transport Agency.</i>		
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<b>11.3</b>	<b>Stormwater Management</b>		
	<b>Requirement</b>	<b>Comment</b>	<b>Compliance</b>
	<i>(a) The extent to which building site coverage and impermeable surfaces result in increased stormwater runoff and contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.</i>	All water from the increase in built surfaces is to be caught for potable water supply. Any other water from driveways and surfaces is to be controlled and directed as per the RS Eng Ltd report dated 20 January 2025.	<b>Compliant</b>
	<i>(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.</i>	The design principles of the proposal do not result in excessive impervious surfaces.	<b>Compliant</b>
	<i>(c) Any cumulative effects on total catchment impermeability</i>	There are no cumulative effects of the increased impervious surfaces.	<b>Compliant</b>
	<i>(d) The extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.</i>	The proposal is not considered to result in the altering of the natural drainage patterns.	<b>Compliant</b>
	<i>(e) The physical qualities of the soil type.</i>	The soil is not prime soils.	<b>Compliant</b>
	<i>(f) Any adverse effects on the life supporting capacity of soils.</i>	As above	<b>Compliant</b>
	<i>(g) The availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water</i>	The site does not propose any on-site effluent disposal and as stated above, any water from roofed areas is to be collected and utilised for potable supply.	<b>Compliant</b>



	<i>quality of water bodies (including groundwater and aquifers) or on adjacent sites.</i>	The stormwater is to be directed to existing drainage.	
	<i>(h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.</i>	The proposal does not result in excessive impervious surfaces.	<b>Compliant</b>
	<i>(i) The extent to which landscaping may reduce adverse effects of run-off.</i>	Not applicable	<b>Compliant</b>
	<i>(j) Any recognised standards promulgated by industry groups</i>	The RS Eng Ltd report has been prepared with the design principals proposed appropriate for industry standards.	<b>Compliant</b>
	<i>(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.</i>	As per the RS Eng Ltd report, the proposal is appropriate.	<b>Compliant</b>
	<i>(l) The extent to which the proposal has considered and provided for climate change</i>	Climate change in this location is not an issue.	<b>Compliant</b>
	<i>(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.</i>	Detention is proposed with low impact design.	<b>Compliant</b>

<b>11.6</b>	<b>Setback From Boundaries</b>		
	<b>Requirement</b>	<b>Comment</b>	<b>Compliance</b>
	<i>(a) Where there is a setback, the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and</i>	Retaining walls up to 1m on the boundary provided are provided for as a permitted activity where they have no surcharge. The retaining wall will have a surcharge, however does not exceed 1m and thus will not result in any additional impacts over and above those	<b>Compliant</b>

	<i>buildings on the site and on adjacent sites.</i>	associated with a permitted activity. Any effects on character or amenity values as a result of the retaining wall will be less than minor and similar to those of a permitted activity.	
	<i>(b) The extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties.</i>	The retaining wall does not impinge any outlook or privacy of adjacent sites.	<b>Compliant</b>
	<i>(c) The extent to which the buildings restrict visibility for vehicle manoeuvring.</i>	The retaining walls will not restrict visibility or vehicle manoeuvring.	<b>Compliant</b>
	<i>(d) The ability to mitigate any adverse effects on the surrounding environment, for example by way of street planting</i>	Similar to a permitted activity, not mitigation necessary.	<b>Compliant</b>
	<i>(e) The extent to which provision has been made to enable and facilitate all building maintenance and construction activities to be contained within the boundaries of the site.</i>	Given the height of the wall, maintenance can be achieved.	<b>Compliant</b>

<b>12.3.7</b>	<b>Soils and Minerals</b>		
	<b>Requirement</b>	<b>Comment</b>	<b>Compliance</b>
	<i>(f) the degree to which the activity may cause or exacerbate erosion and/or other natural hazards on the site or in the vicinity of the site, particularly lakes, rivers, wetlands and the coastline;</i>	Any earthworks will be undertaken in accordance with Council's Guidance Document GD05 which provides guidance on erosion and sediment control. In particular this proposal will utilize silt fencing and a stabilized crossing with Cable Bay Block Road. Further earthworks are proposed to be undertaken during good weather conditions.	<b>Compliant</b>

		The applicant intends to implement erosion and sediment control measures in accordance with the Auckland Councils GD05, which in this case includes clean water diversion and a sediment pond, as well as a stabilised crossing. In terms of off-site effects such as noise, dust, vibration, and traffic generation, these effects on the surrounding environment will be no more than minor, given that the majority of earthworks are cut to fill on the site and because of the central location of the works within the site.	
	<i>(g) any effects on the life supporting capacity of the soil;</i>	The dwelling has a footprint of 135m <sup>2</sup> with the soil being class 4 soils. The development will not result in effects on the supporting capacity of the soil.	<b>Compliant</b>
	<i>(h) any adverse effects on stormwater flow within the site, and stormwater flow to or from other properties in the vicinity of the site including public roads;</i>	Silt control is proposed, with stormwater appropriately contained. Post development the proposal will detain water for potable supply and any other stormwater is to be directed to the stormwater drainage system.	<b>Compliant</b>
	<i>(i) any reduction in water quality;</i>	The effect of the proposed earthworks on water quality and quantity will be largely avoided by the location of the proposed earthworks being relatively distant from any waterways.	<b>Compliant</b>
	<i>(j) any loss of visual amenity or loss of natural character of the coastal environment</i>	The site is not located or visible to the coastal environment. The applicant is to install measures to control and/or mitigate any silt/stormwater run-off. In particular the applicant proposes to install appropriate silt fencing until the completion	<b>Compliant</b>

		of the dwelling construction. Further the earthworks will be undertaken during good weather in order to minimise sediment run-off.	
	<i>(k) effects on Outstanding Landscape Features and Outstanding Natural Features (refer to Appendices 1A and 1B in Part 4, and Resource Maps);</i>	The site does not contain any overlays or features.	<b>Compliant</b>
	<i>(l) the extent to which the activity may adversely affect areas of significant indigenous vegetation or significant habitats of indigenous fauna;</i>	No vegetation removal is proposed.	<b>Compliant</b>
	<i>(m)the extent to which the activity may adversely affect heritage resources, especially archaeological sites;</i>	There are no known heritage sites or archaeological sites within the area or adjacent to the In accordance with standard protocols accidental discovery, work must cease immediately, and Council and Heritage NZ notified should any archaeological or heritage site be uncovered during the earthworks. Given this standard and the relatively unlikely nature of any archaeological site being uncovered, it is considered that the effects of the proposal on cultural matters will be less than minor.	<b>Compliant</b>
	<i>(n) the extent to which the activity may adversely affect the cultural and spiritual values of Maori, especially Sites of Cultural Significance to Maori and waahi tapu (as listed in Appendix 1F in Part 4, and shown on the Resource Maps);</i>	As noted above, there are no known sites of cultural or spiritual value within the site.	<b>Compliant</b>

	<i>(o) any cumulative adverse effects on the environment arising from the activity;</i>	There are no known cumulative effects of the development	<b>Compliant</b>
	<i>(p) the effectiveness of any proposals to avoid, remedy or mitigate any adverse effects arising from the activity;</i>	The proposal involves erosion and sediment control measure appropriate and considered to mitigate the effects of the earthworks.	<b>Compliant</b>
	<i>(q) the ability to monitor the activity and to take remedial action if necessary;</i>	All silt control measures will remain on site until all works are completed.	<b>Compliant</b>
	<i>(r) the criteria in Section 11.20 Development Plans in Part 2</i>	NA	<b>Compliant</b>
	<i>(s) the criteria (p) in Section 17.2.7 National Grid Yard.</i>	NA	<b>Compliant</b>

## OBJECTIVES AND POLICIES

### FAR NORTH DISTRICT COUNCIL – OPERATIVE DISTRICT PLAN

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

#### *Chapter 8.6 Rural Environment – Section 6 Rural Living*

- *Objectives 8.7.3.1 to 8.7.3.3*
- *Policies 8.7.4.1 to 8.7.4.12*

<b>8.7</b>	<b>Rural Environment – Section 7 Rural Living</b>		
	<b>Objectives</b>	<b>Comment</b>	<b>Compliance</b>
<i>8.7.3.1</i>	<i>A Rural Living Zone where residential living on small rural lots is compatible with those other rural activities that have an emphasis on production rather than lifestyle.</i>	In this case, the site is within the Rural Living Zone, known for residential living on small rural properties. The proposal involves the relocation of a new pre built dwelling and carport into this	<b>Compliant</b>

		<p>rural living environment. The property itself has been described in the preceding sections and under the Operative Plan does not contain any overlays or significant outstanding landscape features.</p> <p>The introduction of the dwelling will form a cluster of built development both within the site and adjacent to dwellings on other rural living sites within what is predominantly a rural living landscape has the potential to impact upon landscape character and rural amenity values if the design is insensitive and inappropriate to the locality.</p>	
8.7.3.2	<i>A Rural Living Zone where the controls on the activities ensure a high standard of privacy and amenity for residential activities.</i>	<p>Visual effects are measured by the response of a particular viewing audience, which is influenced by the degree of visibility, whether the proposal is the focal point or part of a wider view, whether the view is transient or permanent and the degree of contrast with the surrounding environment. The second component is perceptions and expectations that people hold about amenity.</p> <p>It is noted that the existing buildings on the site are well screened by the existing fencing along Cable Bay Block Road. As noted above, the new dwelling have been clustered with the existing buildings on site to ensure that they are viewed with a vegetated backdrop, thus providing mitigation and</p>	<b>Compliant</b>

		<p>minimizing visual effects, however is not inappropriate within this Rural zone.</p> <p>Overall any effects on amenity values and visual amenity will be less than minor given the vegetated backdrop and set into the landscape.</p>	
8.7.3.3	<i>A Rural Living Zone where activities are self sufficient in terms of water supply, sewerage and drainage, while not causing adverse effects on the environment.</i>	The proposal involves on-site water tanks for water supply, which are to be serviced by rain water. Sewerage is to connect to the public system, with all stormwater detained and released to the existing drainage patterns.	<b>Compliant</b>

	<b>Policies</b>	<b>Comment</b>	<b>Compliance</b>
8.7.4.1	<i>That a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.</i>	The location of the property does not conflict between residential and rural zones. All activities proposed within the site are residential and are considered to be compatible with the locality.	<b>Compliant</b>
8.7.4.2	<i>That the Rural Living Zone be applied to areas where existing subdivision patterns have led to a semi-urban character but where more intensive subdivision would result in adverse effects on the rural and natural environment.</i>	The proposal is located within a small rural living site, where it is expected that rural residential living is accommodated. Many dwellings are constructed on the more elevated parts of their site for views. The proposal to retain the minor dwelling and construct a new dwelling maintains the rural character of this site.	<b>Compliant</b>
8.7.4.3	<i>That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewerage system is not provided, sufficient land for onsite effluent disposal.</i>	In this case, the dwelling does have sufficient land to ensure outdoor living achieves a high standard. T	<b>Compliant</b>

8.7.4.4	<i>That no limits be placed on the types of housing and forms of accommodation in the Rural Living Zone, in recognition of the diverse needs of the community.</i>	The proposal allows for the retention of the minor dwelling to allow for the construction of the new modest dwelling.	<b>Compliant</b>
8.7.4.5	<i>That non-residential activities can be established within the Rural Living Zone subject to compatibility with the existing character of the environment.</i>	NA	<b>Compliant</b>
8.7.4.6	<i>That home-based employment opportunities be allowed in the Rural Living Zone.</i>	The applicants work from home in their home offices.	<b>Compliant</b>
8.7.4.7	<i>That provision be made for ensuring that sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.</i>	The dwelling has been designed to ensure solar access is achieved.	<b>Compliant</b>
8.7.4.8	<i>That the scale and intensity of activities other than a single residential unit be commensurate with that which could be expected of a single residential unit.</i>	The proposal whilst for a second dwelling is of a scale and intensity that is appropriate in this location. The existing dwelling is a small building, with the proposal a more modest development of the site.	<b>Compliant</b>
8.7.4.9	<i>That activities with effects on amenity values greater than a single residential unit could be expected to have, be controlled so as to avoid, remedy or mitigate those adverse effects on adjacent activities.</i>	Visual effects are measured by the response of a particular viewing audience, which is influenced by the degree of visibility, whether the proposal is the focal point or part of a wider view, whether the view is transient or permanent and the degree of contrast with the surrounding environment. The second component is perceptions and expectations that people hold about amenity.	<b>Compliant</b>



		<p>It is noted that the existing buildings on the site are well screened by the existing fencing along Cable Bay Block Road. As noted above, the new dwelling have been clustered with the existing buildings on site to ensure that they are viewed with a vegetated backdrop, thus providing mitigation and minimizing visual effects, however is not inappropriate within this Rural zone.</p> <p>Overall any effects on amenity values and visual amenity will be less than minor given the vegetated backdrop and set into the landscape.</p>	
7.8.4.10	<i>That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.</i>	Privacy can be achieved both within the site and adjacent sites.	<b>Compliant</b>
8.7.4.11	<i>That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.</i>	NA	<b>Compliant</b>
8.7.4.12	<i>That the Council maintains discretion over new connections to a sewerage system to ensure treatment plant discharge quality standards are not compromised (refer to Rule 13.7.3.5).</i>	That is acknowledged.	<b>Compliant</b>

<b>12.3</b>	<b>Natural and Physical Resources – Soils and Minerals</b>		
	<b>Objectives</b>	<b>Comment</b>	<b>Compliance</b>
12.3.3.1	<i>To achieve an integrated approach to the responsibilities of the Northland Regional Council and Far North District Council in respect to the management of adverse effects arising from soil excavation and filling, and minerals extraction.</i>	<p>Any earthworks will be undertaken in accordance with Council’s Guidance Document GD05 which provides guidance on erosion and sediment control. In particular this proposal will utilize silt fencing and a stabilized crossing with Cable Bay Block Road. Further earthworks are proposed to be undertaken during good weather conditions.</p> <p>The main adverse effects on the environment that could potentially arise from earthworks relate to the silt discharge from the earthworks site. The building platform is vacant of any vegetation apart from pasture. If silt is uncontrolled, it can create adverse effects on water quality of a waterway.</p> <p>The effect of the proposed earthworks on water quality and quantity will be largely avoided by the location of the proposed earthworks being relatively distant from any waterways.</p> <p>The applicant is to install measures to control and/or mitigate any silt/stormwater run-off. In particular the applicant proposes to install appropriate silt fencing until the completion of the dwelling construction. Further the earthworks will be undertaken during good</p>	<b>Compliant</b>

		<p>weather in order to minimise sediment run-off.</p> <p>The applicant intends to implement erosion and sediment control measures in accordance with the Auckland Councils GD05, which in this case includes clean water diversion and a sediment pond, as well as a stabilised crossing.</p> <p>In terms of off-site effects such as noise, dust, vibration, and traffic generation, these effects on the surrounding environment will be no more than minor, given that the majority of earthworks are cut to fill on the site and because of the central location of the works within the site.</p> <p>Overall, it is considered that the proposed earthworks will not compromise the use of the surrounding land for any other permitted or controlled activities and the potential off-site effects of the earthworks such as noise, dust, vibration, and traffic generation are considered to be no more than minor.</p>	
12.3.3.2	<i>To maintain the life supporting capacity of the soils of the District.</i>	As above	<b>Compliant</b>
12.3.3.3	<i>To avoid, remedy or mitigate adverse effects associated with soil excavation or filling.</i>	As above	<b>Compliant</b>
12.3.3.4	<i>To enable the efficient extraction of minerals whilst avoiding, remedying or mitigating any adverse</i>	NA	

	<i>environmental effects that may arise from this activity.</i>		
--	---	--	--

	<b>Policies</b>	<b>Comment</b>	<b>Compliance</b>
12.3.4.1	<i>That the adverse effects of soil erosion are avoided, remedied or mitigated.</i>	<p>Any earthworks will be undertaken in accordance with Council's Guidance Document GD05 which provides guidance on erosion and sediment control. In particular this proposal will utilize silt fencing and a stabilized crossing with Cable Bay Block Road. Further earthworks are proposed to be undertaken during good weather conditions.</p> <p>The main adverse effects on the environment that could potentially arise from earthworks relate to the silt discharge from the earthworks site. The building platform is vacant of any vegetation apart from pasture. If silt is uncontrolled, it can create adverse effects on water quality of a waterway.</p> <p>The effect of the proposed earthworks on water quality and quantity will be largely avoided by the location of the proposed earthworks being relatively distant from any waterways.</p> <p>The applicant is to install measures to control and/or mitigate any silt/stormwater run-off. In particular the applicant proposes to install appropriate silt fencing until the completion of the dwelling construction. Further the earthworks will be undertaken during good</p>	<b>Compliant</b>

		<p>weather in order to minimise sediment run-off.</p> <p>The applicant intends to implement erosion and sediment control measures in accordance with the Auckland Councils GD05, which in this case includes clean water diversion and a sediment pond, as well as a stabilised crossing.</p> <p>In terms of off-site effects such as noise, dust, vibration, and traffic generation, these effects on the surrounding environment will be no more than minor, given that the majority of earthworks are cut to fill on the site and because of the central location of the works within the site.</p> <p>Overall, it is considered that the proposed earthworks will not compromise the use of the surrounding land for any other permitted or controlled activities and the potential off-site effects of the earthworks such as noise, dust, vibration, and traffic generation are considered to be no more than minor.</p>	
12.3.4.2	<i>That the development of buildings or impermeable surfaces in rural areas be managed so as to minimise adverse effects on the life supporting capacity of the soil.</i>	See previous section on assessment of the development. It is concluded that the effects on the soil is less than minor.	<b>Compliant</b>
12.3.4.3	<i>That where practicable, activities associated with soil and mineral extraction be located away from areas</i>	NA	<b>Compliant</b>

	<i>where that activity would pose a significant risk of adverse effects to the environment and/or to human health. Such areas may include those where: (a) there are people living in close proximity to the site or land in the vicinity of the site is zoned Residential, Rural Living, Coastal Residential or Coastal Living; (b) there are significant ecological, landscape, cultural, spiritual or heritage values; (c) there is a potential for adverse effects on lakes, rivers, wetlands and the coastline; (d) natural hazards may pose unacceptable risks.</i>		
12.3.4.4	<i>That soil excavation and filling, and mineral extraction activities be designed, constructed and operated to avoid, remedy or mitigate adverse effects on people and the environment.</i>	The earthworks will not impact on adjacent sites through the industry accepted practises that are to be employed.	<b>Compliant</b>
12.3.4.5	<i>That soil conservation be promoted.</i>	Acknowledged	<b>Compliant</b>
12.3.4.6	<i>That mining tailings that contain toxic or bio-accumulative chemicals are contained in such a way that adverse effects on the environment are avoided.</i>	NA	<b>Compliant</b>
12.3.4.7	<i>That applications for discretionary activity consent involving mining and quarrying be accompanied by a Development Plan.</i>	NA	<b>Compliant</b>
12.3.4.8	<i>That as part of a Development Plan rehabilitation programmes</i>	NA	<b>Compliant</b>

	<i>for areas no longer capable of being actively mined or quarried may be required.</i>		
12.3.4.9	<i>That soil excavation and filling in the National Grid Yard are managed to ensure the stability of National Grid support structures and the minimum ground to conductor clearances are maintained.</i>	NA	<b>Compliant</b>
12.3.4.10	<i>To ensure that soil excavation and filling are managed appropriately, normal rural practices as defined in Chapter 3 will not be exempt when determining compliance with rules relating to earthworks, except if the permitted standards in the National Grid Yard specify that activity is exempt.</i>		<b>Compliant</b>

The proposed Papakainga housing takes into consideration the existing features of the property and is considered to adequately avoid, remedy and mitigate any potential effects through the design of the buildings, including colours and materials and the landscape mitigation planting. Overall, the proposal is in keeping with these objectives and policies.

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

**FAR NORTH DISTRICT COUNCIL – PROPOSED DISTRICT PLAN**  
**PART 2 – District Wide – General District Wide Matter Earthworks**

- Objectives EW-O1 - O3
- Policies EW-P1 – EW-P8

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

### ***PART 3 – AREA-SPECIFIC MATTERS – ZONES - Rural zones - Rural residential***

- *Objectives RLZ-O1 - O4*
- *Policies RLZ-P1 – RLZ-P4*

The above objectives and policies seek to ensure the Rural residential zone is managed to ensure low density residential activities are accommodated. That development maintains rural character and amenity values of this low density.

The proposed development on the proposed site is consistent with the direction of the above objectives and policies.

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

## **NATIONAL ENVIRONMENTAL STANDARD**

### **NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING & MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH) REGULATIONS 2011**

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES Contaminated Soils) were gazetted on 13th October 2011 and took effect on 1st January 2012. Council is required by law to implement this NES in accordance with the Resource Management Act 1991 (RMA). The standards are applicable if the land in question is, or has been, or is more likely than not to have been used for a hazardous activity or industry and the applicant proposes to subdivide or change the use of the land, or disturb the soil, or remove or replace a fuel storage system.

The application site has been utilised for small residential living, with no changes proposed. Therefore there is no known trigger requirement for consent under this NES.

## **NATIONAL POLICY STATEMENTS**

### **NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY 2023**

The National Policy Statement for Indigenous Biodiversity 2023 seeks to protect, maintain and restore indigenous biodiversity requiring at least no further reduction nationally. There is no indigenous biodiversity on the site.

### **NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020 (NPSFM)**



The NPS-FM aims to maintain and enhance freshwater quality. In this case the site does not contain any wetlands.

## **NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPS-HPL)**

The NPS-HPL came into force on 17 October 2022, with most provisions having immediate effect, placing restrictions on rezoning, subdivision and land-use proposals on land that meets the transitional definition of HPL (Land Use Capability (LUC) classes 1–3, with some exceptions). The site does not contain prime soils.

## **PARTICULAR RESTRICTIONS FOR NON-COMPLYING ACTIVITIES**

Under s104D a non-complying activity can only be granted provided it passes at least one of the tests of either s104D(1)(a) or s104D(1)(b).

If an application fails both tests of s104D then it cannot be granted.

The proposal satisfies the threshold test of s104D because the adverse effects on the environment will be minor the proposal will not be contrary to the objectives and policies of the Auckland Unitary Plan.

The application therefore meets both of the tests of s104D and the application can be assessed against the provisions of s104B and a substantive decision made.

## **PART II OF THE RESOURCE MANAGEMENT ACT**

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

*Section 5* of the Resource Management Act 1991 (the Act) describes the Purpose and Principles of the Act and provides a definition of 'sustainable management' which includes reference to managing the use and development of natural and physical resources at a rate that allows people and communities to provide for their wellbeing, whilst avoiding, remedying and mitigating any adverse effects of activities on the environment.

This involves sustaining resource potential (excluding minerals), safeguarding the life supporting capacity of air, water, soil and ecosystems and avoiding, remedying or mitigating adverse effects. The effects of this proposal on the environment have been described above.

The proposal is considered to be consistent with the Purposed and Principles outlined above as the effects on character and amenity will be no more than minor. Further any potential effects can be adequately avoided, remedied and mitigated.

*Section 6* of the Act requires all persons exercising functions and powers under the Act to recognise and provide for matters of national importance in relation to the natural character of the coastal environment, wetlands, lakes and rivers and the protection of them from inappropriate subdivision use and development. Outstanding natural features and landscapes are also to be protected from inappropriate subdivision, use and development.

The proposal is considered to be consistent with section 6 of the Act as there are considered to be no matters of national importance on this site.

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

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

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

## CONCLUSION

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It is concluded that the proposal will have less than minor adverse effects on the surrounding environment. Further the proposed activity is in keeping with the relevant assessment criteria, objectives and policies set out in Far North District Plan.

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

**Appendix 1 – Record of Title**

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## Appendix 2 – Architectural Plans

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## **Appendix 3 – Suitability Report**

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## Appendix 4 – Stormwater Report

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**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** NA78A/225  
**Land Registration District** North Auckland  
**Date Issued** 09 November 1990

**Prior References**  
NA43B/686

---

**Estate** Fee Simple  
**Area** 4724 square metres more or less  
**Legal Description** Lot 6 Deposited Plan 132350

**Registered Owners**  
Andre Martin Newth and Rise Trustee Limited

---

**Interests**

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

10983749.6 Mortgage to ANZ Bank New Zealand Limited - 20.12.2017 at 12:07 pm







# Home Starter Pack

## Authorisation for Council

113 Cable Bay Block Road, Cable Bay

As the legal owner of property at: .....

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

9/10/2024

Tyler Dixon

Date: ..... Home Consultant: .....

Andre Newth Kaytee Boyd

Client/s Name/s: .....

Client/s Signature: .....  
Signed by: Andre Newth Signed by: Tyler Dixon  
C2326516B6D64E7... F782C97D26124C9...

### Help us Support Starship:

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



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

# Proposed New Dwelling

113 Cable Bay Block Road, Cable Bay

For: Andre Newth & Kaytee Boyd

## Contents

P01	Site Location Plan
P01A	Site Plan
P02	Floor Plan
P02A	Garage/Office Floor Plan
P03	Elevations
P04	Electrical Plan
P04A	Garage/Office Electrical Plan
P05	Fittings Plan
P05A	Garage/Office Fittings Plan
P06	Laundry Plan



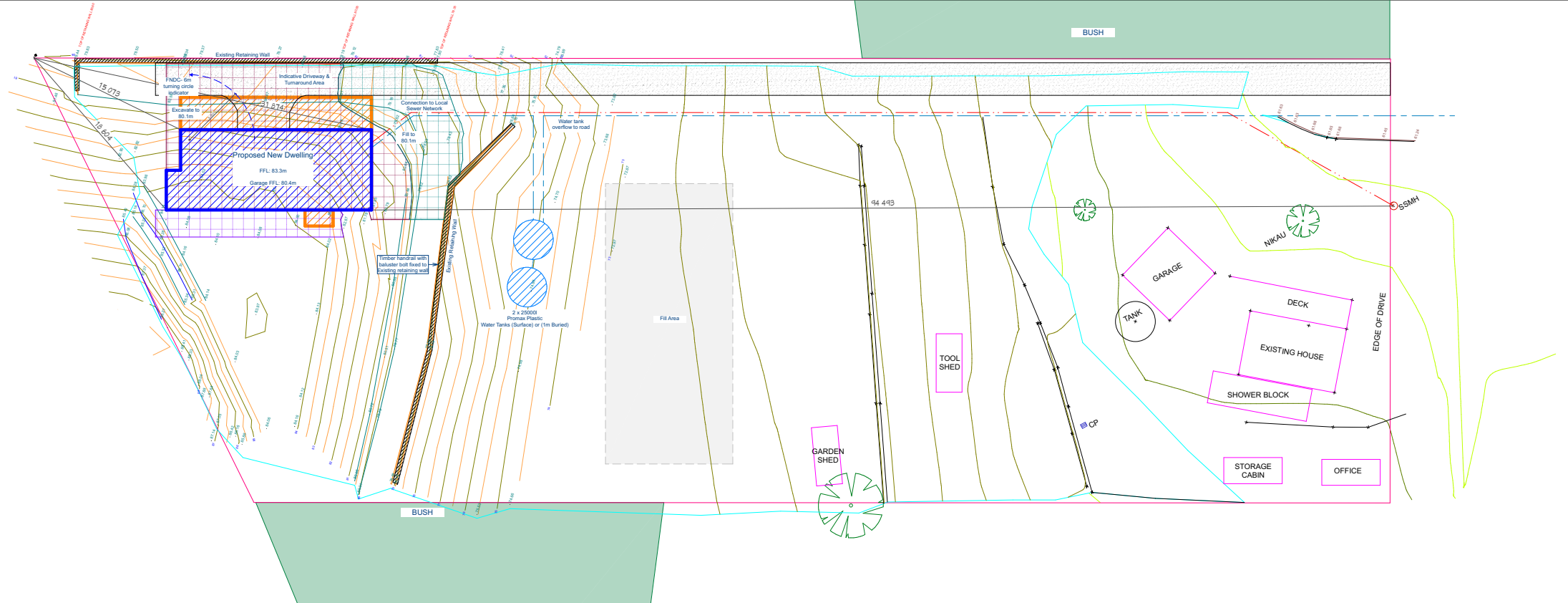
## Concept Plans

Concept 2

December 2024

FINAL WORKING DRAWINGS TAKE PRECEDENCE OVER CONCEPT PLANS. ALL LANDSCAPING, PLANTING, LIGHTING & FENCING IS SHOWN FOR IMAGING PURPOSES ONLY

REVISION:	C02
PROJECT NO.	1253
DRAWN BY:	JBD
HC:	TKD



Overall Site Plan  
Scale - 1:500



Site Location

NB: Boundary Lines are Indicative Only

REVISION: BY: DATE:  
Drawn JBD Sep 18 2024

Verify all dimensions on site before commencing work. Refer to figured dimensions. Refer any discrepancies to Advance manufacturing Ltd.  
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Proposed New Home for:  
Andre Newth & Kaytee Boyd  
113 Cable Bay Block Road  
Cable Bay

SHEET TITLE:  
Site Location Plan  
SCALE: NTS  
PROJECT #: PAGE: REVISION:  
1253 01 C02

**Site Information**

113 Cable Bay Block Road, Cable Bay  
 Lot 6  
 DP 132350  
 Very High Wind Zone  
 Corrosion Zone C  
 Earthquake Zone 1  
 Zone: Rural Living

Site area: 4724m<sup>2</sup>  
 Driveway area: 359.29m<sup>2</sup>  
 New buildings area:  
 1st Level Floor Area: 135.35m<sup>2</sup>  
 Ground Level Floor Area (excl Garage): 76.88m<sup>2</sup>  
 Garage Area: 45.58m<sup>2</sup>  
 Total (Incl Garage): 257.81m<sup>2</sup>

Building Area (Only Ground Floor): 122.46m<sup>2</sup>  
 Roof Area: 162.86m<sup>2</sup>

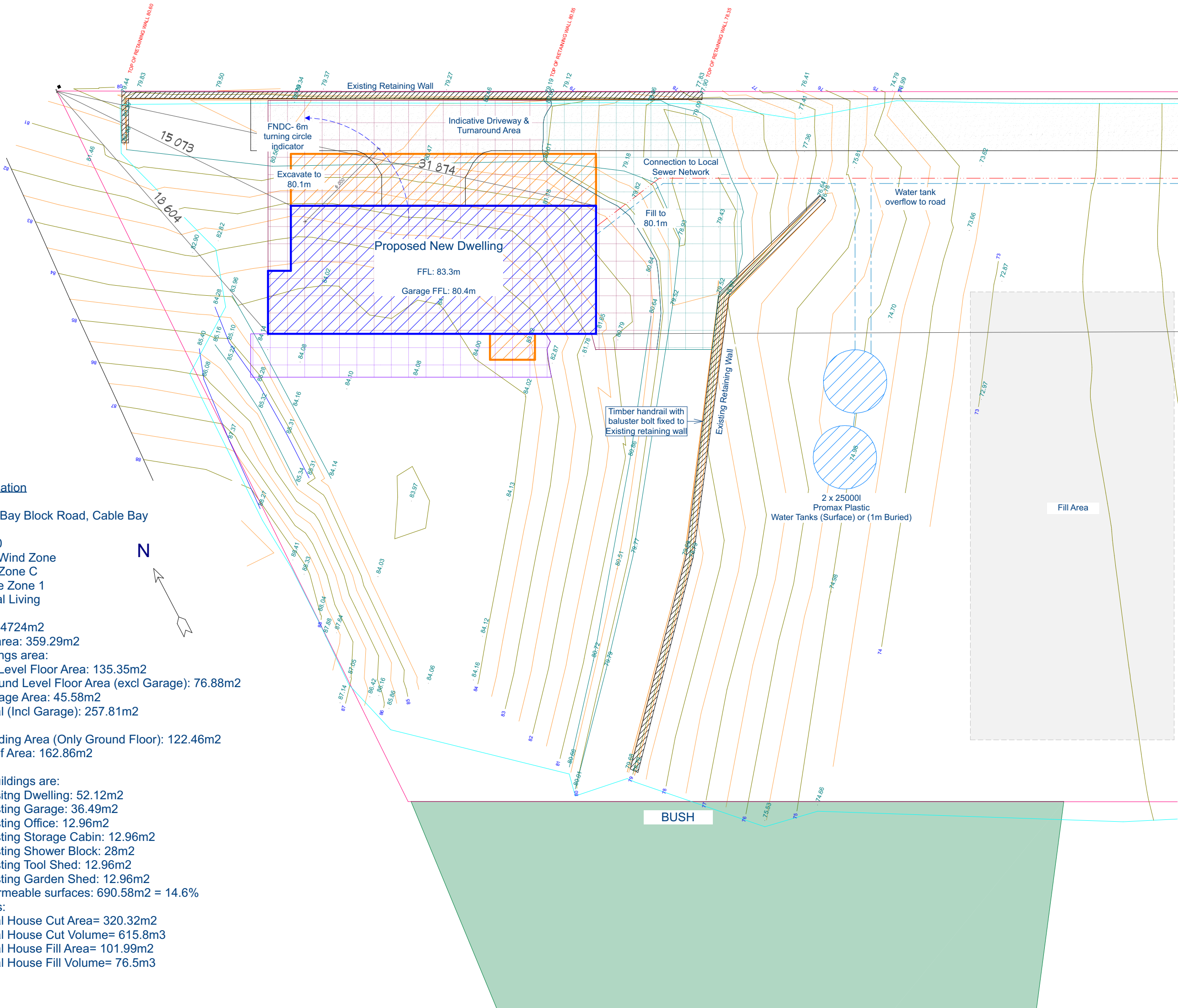
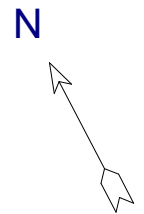
**Existing buildings are:**

Existing Dwelling: 52.12m<sup>2</sup>  
 Existing Garage: 36.49m<sup>2</sup>  
 Existing Office: 12.96m<sup>2</sup>  
 Existing Storage Cabin: 12.96m<sup>2</sup>  
 Existing Shower Block: 28m<sup>2</sup>  
 Existing Tool Shed: 12.96m<sup>2</sup>  
 Existing Garden Shed: 12.96m<sup>2</sup>

Total impermeable surfaces: 690.58m<sup>2</sup> = 14.6%

**Earthworks:**

Total House Cut Area= 320.32m<sup>2</sup>  
 Total House Cut Volume= 615.8m<sup>3</sup>  
 Total House Fill Area= 101.99m<sup>2</sup>  
 Total House Fill Volume= 76.5m<sup>3</sup>



REVISION:	BY:	DATE:
Drawn	JBD	Jul 3 2024
Rev	JBD	Jul 8 2024
Rev	JBD	Jul 9 2024
Rev	JBD	Jul 11 2024
Rev	JBD	Sep 17 2024
Rev	JBD	Oct 9 2024

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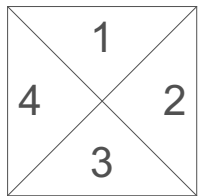


Proposed New Home for:  
 Andre Newth & Kaytee Boyd  
 113 Cable Bay Block Road  
 Cable Bay

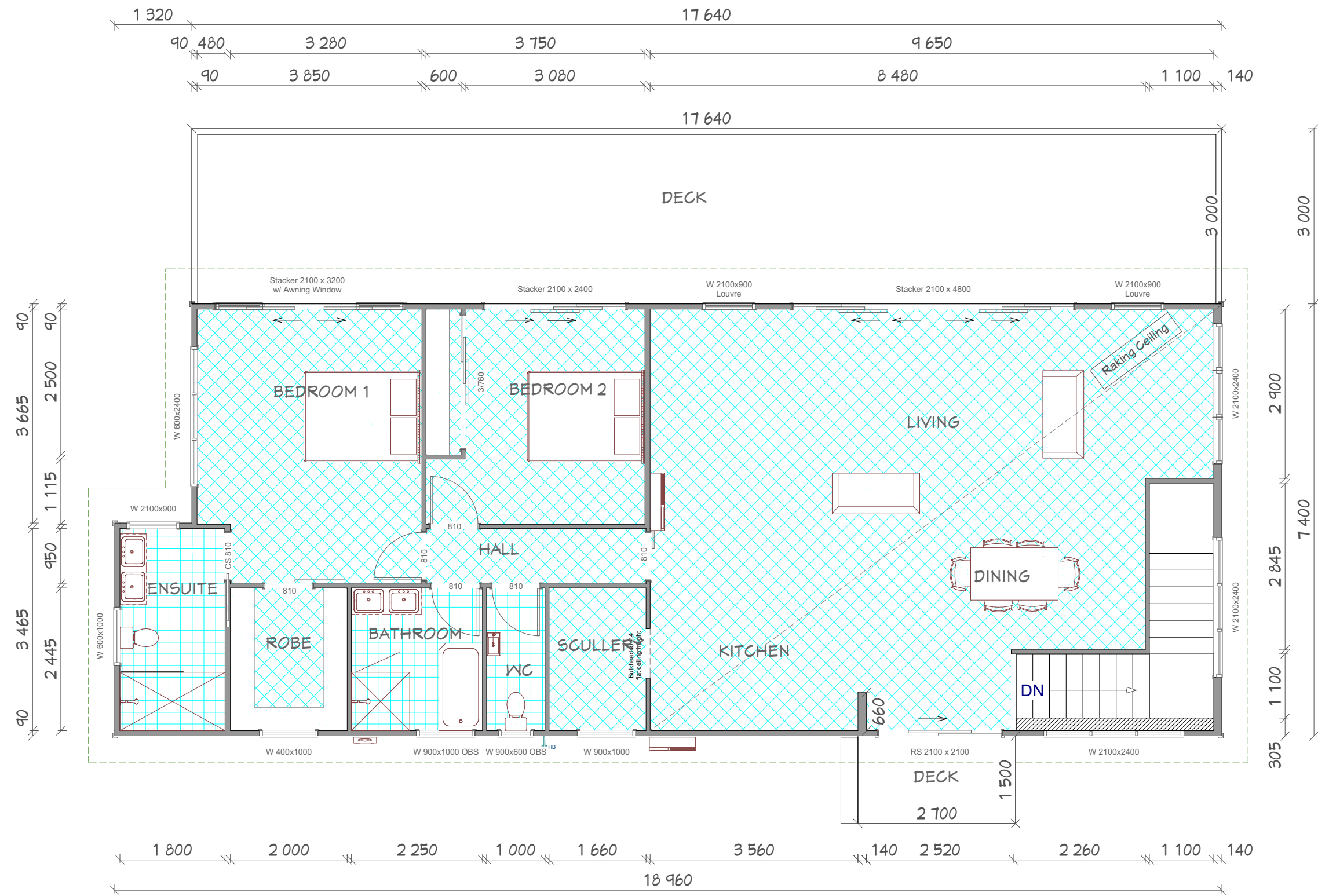
SHEET TITLE:  
 Site Plan

SCALE: 1:200 (A3 Original)

PROJECT #: PAGE: REVISION:  
 1253 01A C02



Elevations



REVISION:	BY:	DATE:
Drawn	JBD	Jun 27 2024
Rev	JBD	Jul 1 2024
Rev	JBD	Jul 2 2024
Rev	JBD	Jul 8 2024
Rev	JBD	Jul 9 2024
Rev	JBD	Jul 11 2024
Rev	JBD	Jul 16 2024
Rev	JBD	Jul 17 2024
Rev	JBD	Jul 22 2024
Rev	JBD	Dec 3 2024

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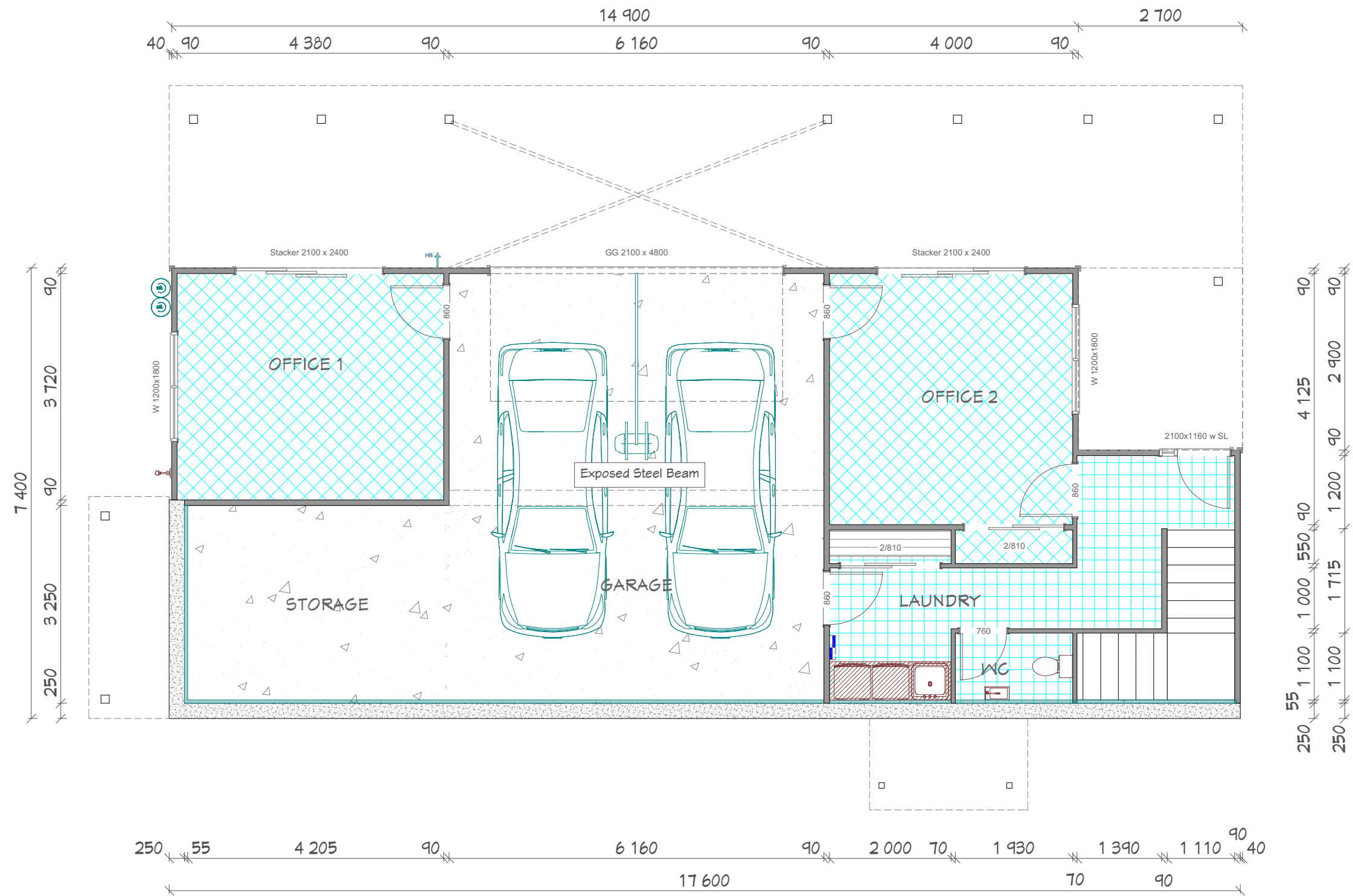
Proposed New Home for:  
 Andre Newth & Kaytee Boyd  
 113 Cable Bay Block Road  
 Cable Bay

SHEET TITLE:  
 Floor Plan

SCALE: 1:75 (A3 Original)

PROJECT #: PAGE: REVISION:

1253 02 C02



REVISION:	BY	DATE:
Drawn	JBD	Jun 27 2024
Rev	JBD	Jul 1 2024
Rev	JBD	Jul 2 2024
Rev	JBD	Jul 8 2024
Rev	JBD	Jul 9 2024
Rev	JBD	Jul 11 2024
Rev	JBD	Jul 16 2024
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Proposed New Home for:  
 Andre Newth & Kaytee Boyd  
 113 Cable Bay Block Road  
 Cable Bay

SHEET TITLE:  
 Garage/Office Floor Plan

SCALE: 1 : 75 (A3 Original)

PROJECT #: PAGE: REVISION:

1253 02A C02

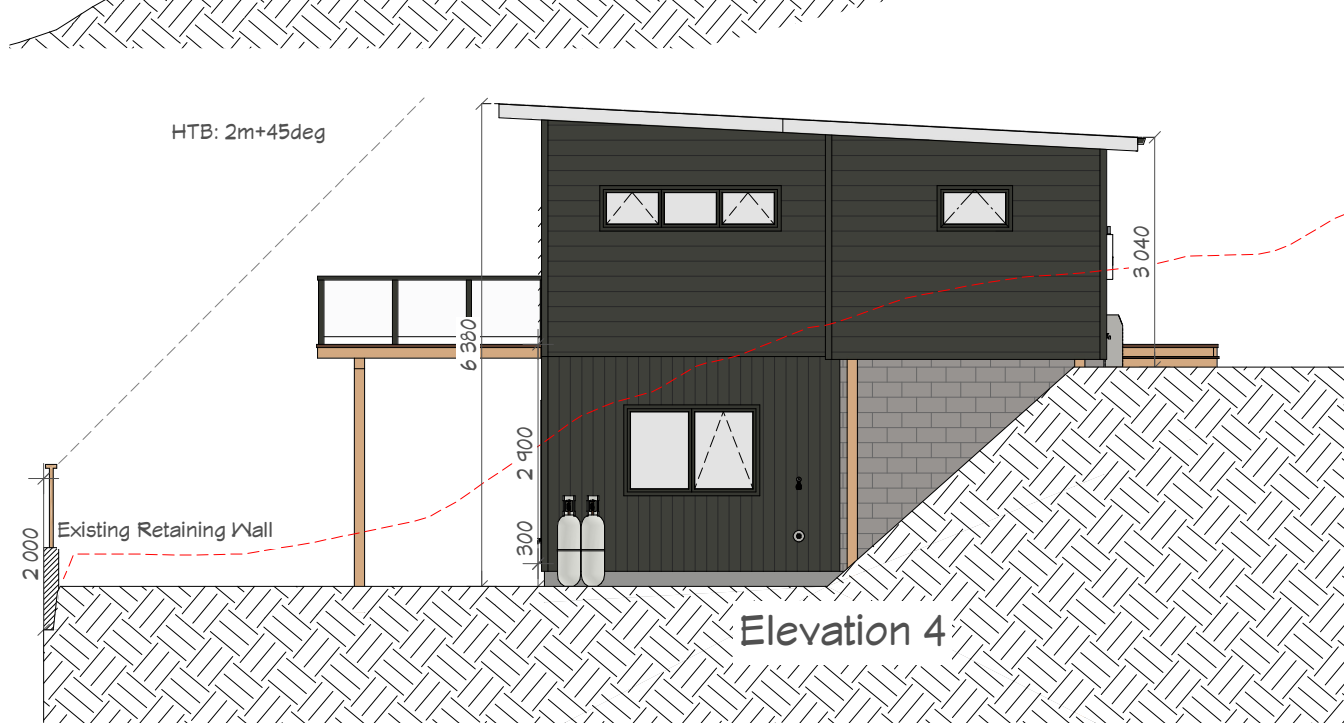
Armorsteel 5-Rib, Coastal (UltraZen) roofing or similar

Selkirk Vgroove Natural 150mm, horizontal- Stained - 20mm drained cavity  
To Elevation 1 (upstairs only)

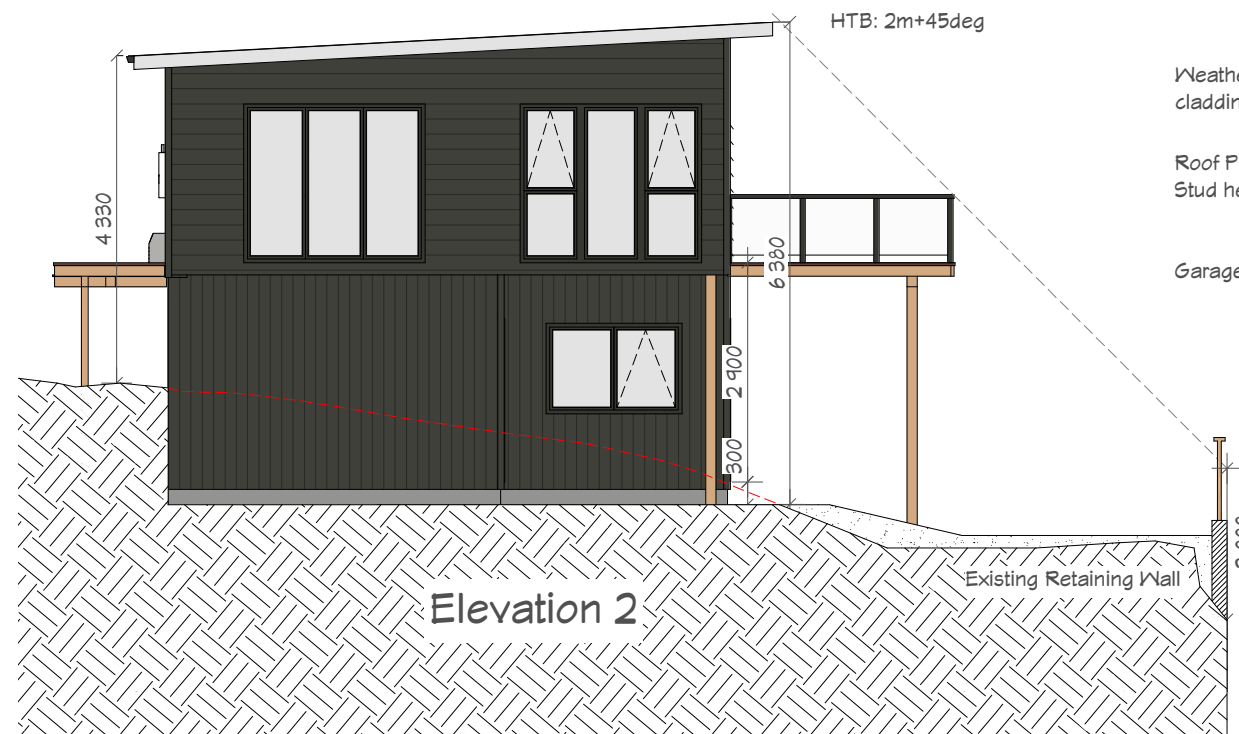
Weathergroove Smooth 150mm cladding - direct fix  
To Garage/Office



Elevation 1



Elevation 4



Elevation 2

Weatherdex 200mm weatherboard cladding - 20mm drained cavity

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

Garage Stud height - 2.7m



Elevation 3

Double glazed windows

REVISION:	BY	DATE:
Drawn	JBD	Sep 18 2024
Rev	JBD	Oct 9 2024
Rev	JBD	Nov 19 2024

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Proposed New Home for:  
Andre Newth & Kaytee Boyd  
113 Cable Bay Block Road  
Cable Bay

SHEET TITLE:  
Elevations

SCALE: 1:100 (A3 Original)

PROJECT #: PAGE: REVISION:

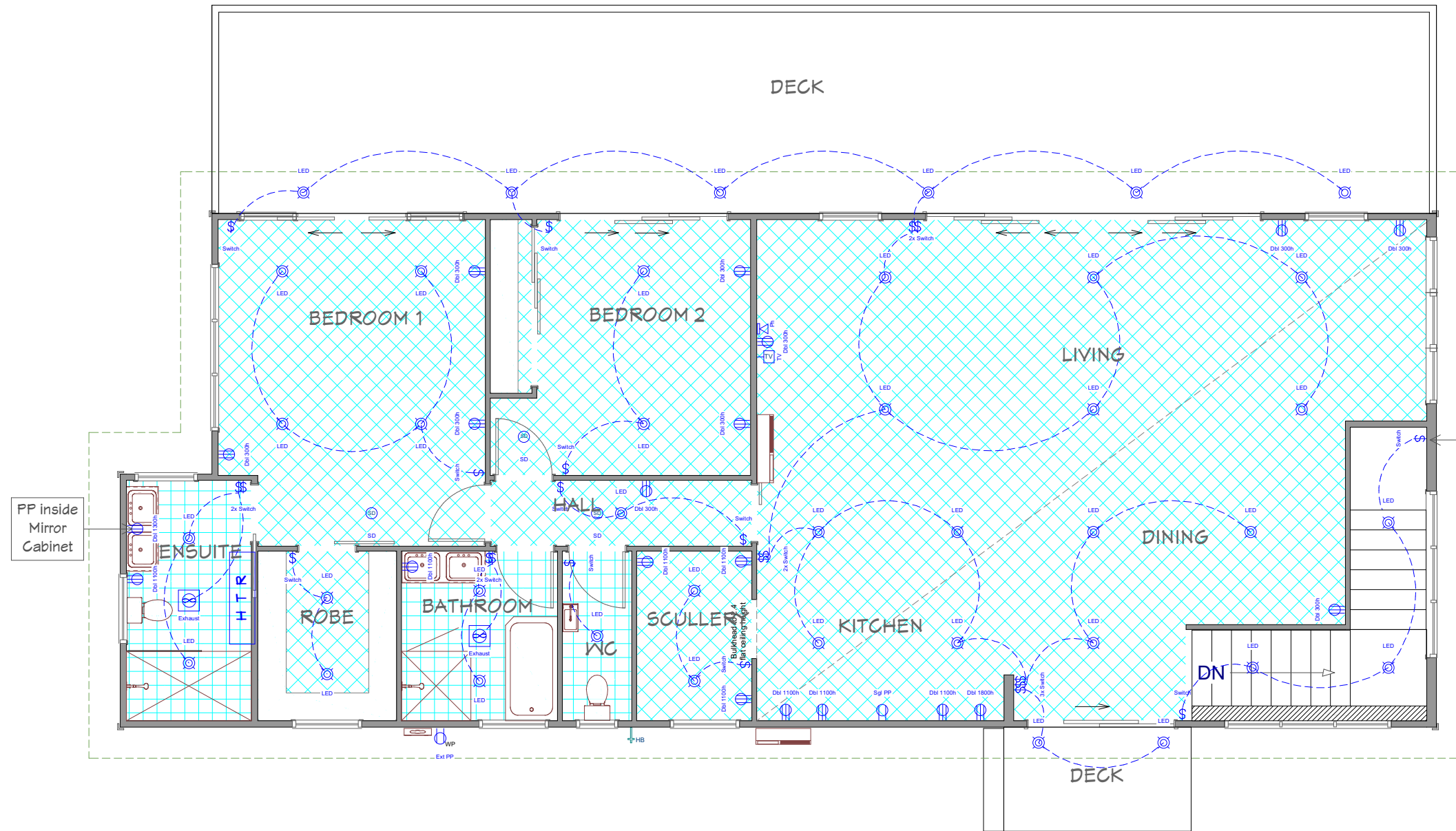
1253 03 C02



# Electrical Legend

	Single Power Outlet	1
	Double Power Outlet	20
	Television Outlet	1
	Telephone Outlet	1
	Light Switch	22
	Batten Holder Light	
	Heated Towel Rail	1
	Inline Fan	2
	LED Down Light	40
	Dimmer Switch	
	Exterior Wall Light	
	Heat Pump	1
	Security Light	
	Sgl Ceiling Power Outlet	
	Weatherproof Power Outlet	1
	Pendant Light	
	Meter Box	
	Distribution Board	
	Battery Smoke Detector	3

**Notes:**  
 - Allow 3x draw-wires to switchboard for future wiring & septic system



**NOTE:**  
 Provision of switch at base of stairs

REVISION:	BY	DATE:
Drawn	JBD	Sep 18 2024
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Rev	JBD	Dec 3 2024

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Proposed New Home for:  
 Andre Newth & Kaytee Boyd  
 113 Cable Bay Block Road  
 Cable Bay

SHEET TITLE:  
 Electrical Plan

SCALE: 1 : 75 (A3 Original)

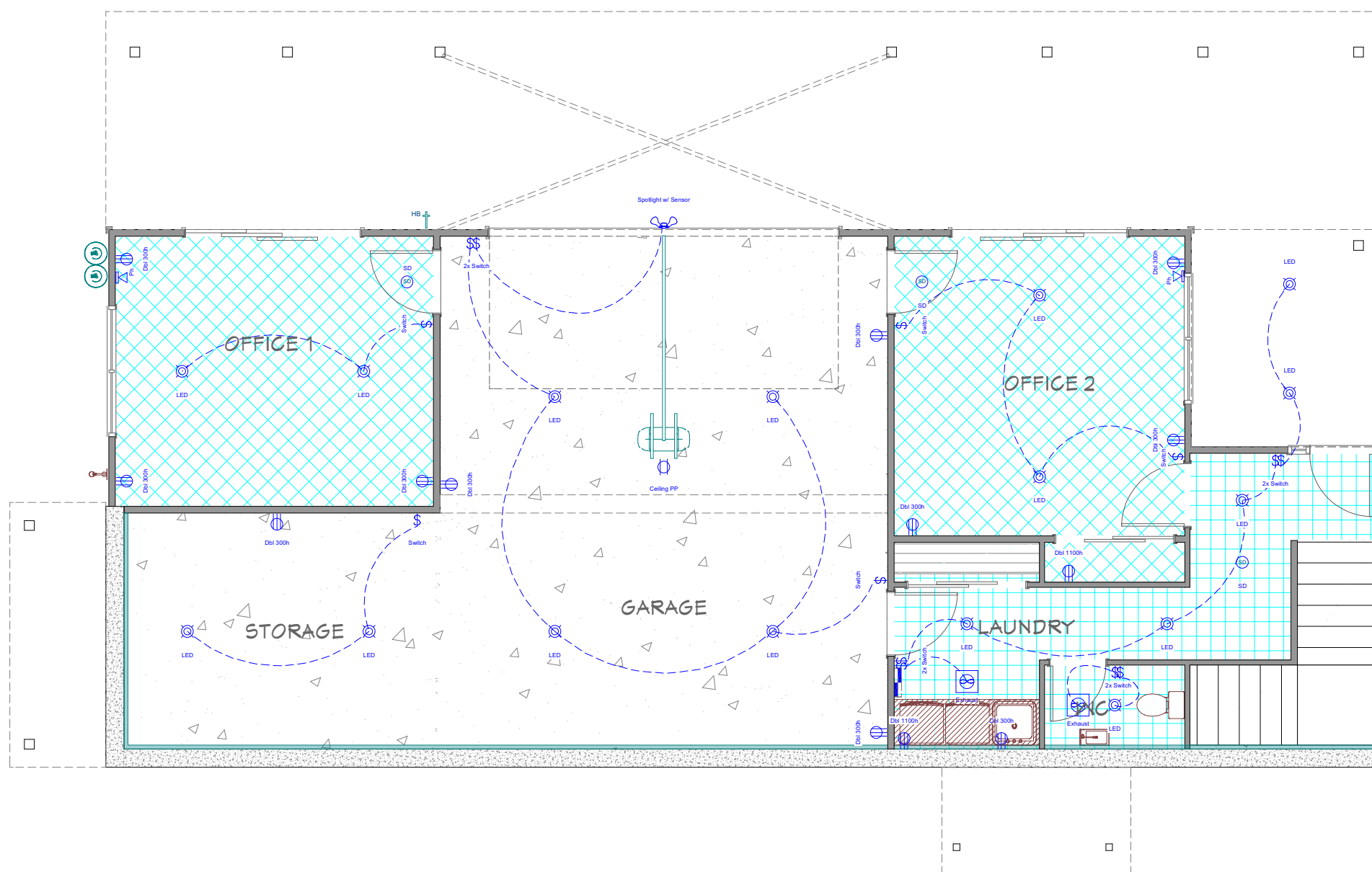
PROJECT #: PAGE: REVISION:

1253 04 C02

# Electrical Legend

	Single Power Outlet	
	Double Power Outlet	13
	Television Outlet	
	Telephone Outlet	2
	Light Switch	13
	Batten Holder Light	
	Heated Towel Rail	
	Inline Fan	2
	LED Down Light	16
	Dimmer Switch	
	Exterior Wall Light	
	Heat Pump	
	Security Light	1
	Sgl Ceiling Power Outlet	
	Weatherproof Power Outlet	
	Pendant Light	
	Meter Box	
	Distribution Board	1
	Battery Smoke Detector	3

**Notes:**  
 - Allow 3x draw-wires to switchboard for future wiring & septic system



REVISION:	BY	DATE:
Drawn	JBD	Sep 18 2024
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Proposed New Home for:  
 Andre Newth & Kaytee Boyd  
 113 Cable Bay Block Road  
 Cable Bay

SHEET TITLE:  
 Garage/Office Electrical Plan

SCALE: 1 : 75 (A3 Original)

PROJECT #: PAGE: REVISION:

1253 04A C02

**Floorcoverings**

V=Vinyl

Total Area- 104.2m<sup>2</sup>

T=Tiles

Total Area- 13.91m<sup>2</sup>

**Interior Door Handles**

SL=Sliding

PS=Passage

PV=Privacy

**Exterior Door Handles**

KL=Keyed Lock

**Ceiling Height**

3 deg Raked- Kit/Din/Liv

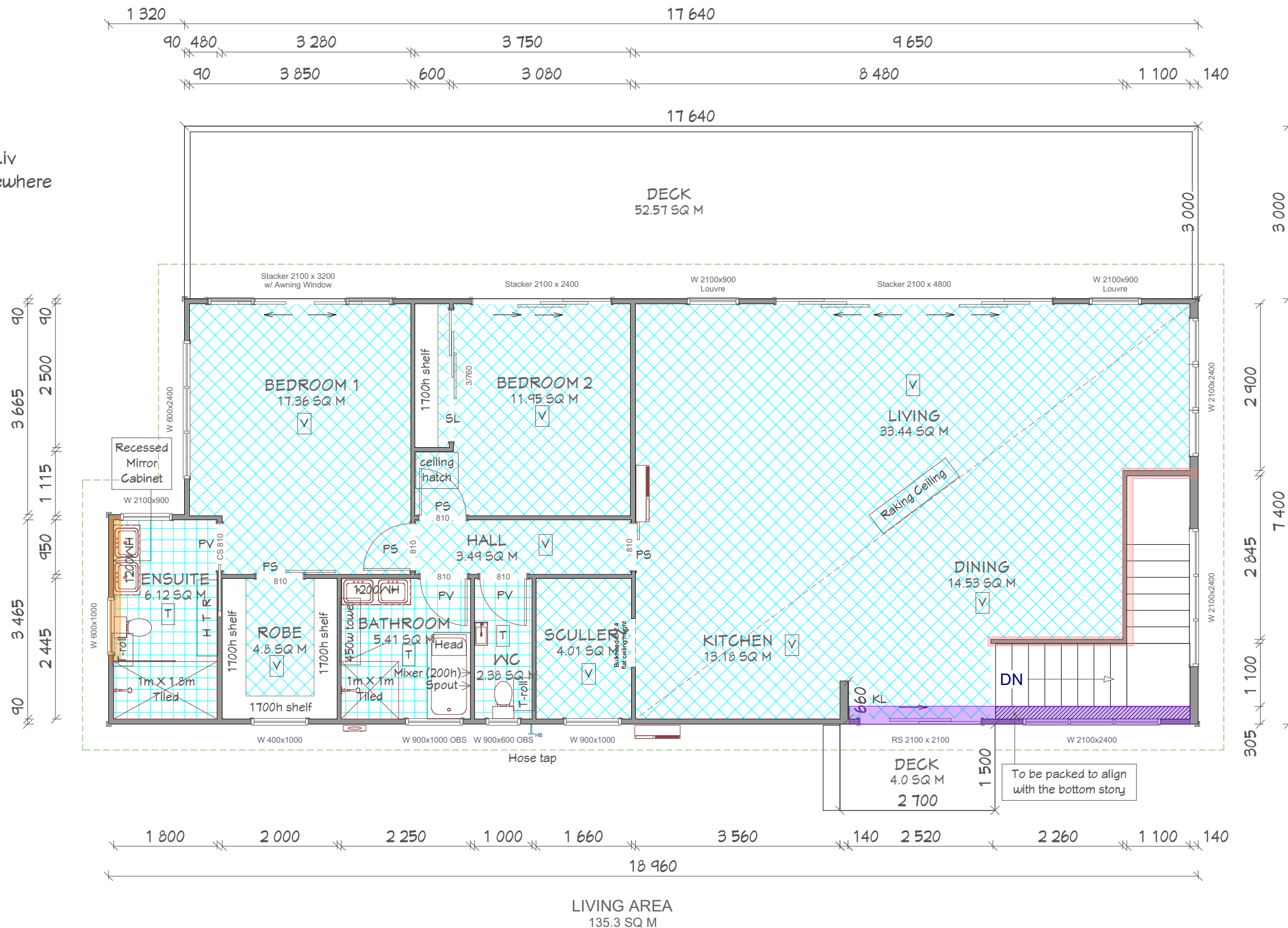
2.4m Flat Ceiling- Elsewhere

**NOTE:**

1100mm high wall to stairwell

Tiled wall up to 1200mm high

305mm thick wall



**Fit Off Legend**

Level Entry Tile Showers	2
Acylic Showers	
Baths	1
Vanities	2
Basins	1
Toilets	2
Toilet Roll Holders	2
Towel Rails	1
Heated Towel Rails	1
Laundry Tub	
Hose Tap	1
Cavity Sliders	1
Privacy Handles	3
Passage Handles	4
Dummy Handles	
Sliding Handles	3
Robe Shelves & Closet Rail	4
Robemaker Double	
Robemaker Triple	1
Linen Shelves (Per Shelf)	
Linen H Frames	
Door Stops	2
Floor Mounted Door Stops	2
Dishwasher	
Rangehood	
Oven	
Smoke Detectors	3

Truck Direction  
(Reverse In)

REVISION:	BY	DATE:
Drawn	JBD	Sep 18 2024
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Proposed New Home for:  
Andre Newth & Kaytee Boyd  
113 Cable Bay Block Road  
Cable Bay

SHEET TITLE:  
Fittings Plan

SCALE: 1:75 (A3 Original)

PROJECT #: PAGE: REVISION:

1253 05 C02

**Floorcoverings**

V=Vinyl

Total Area- 33.48m<sup>2</sup>

T=Tiles

Total Area- 14.96m<sup>2</sup>

**Interior Door Handles**

SL=Sliding

PS=Passage

PV=Privacy

**Exterior Door Handles**

KL=Keyed Lock

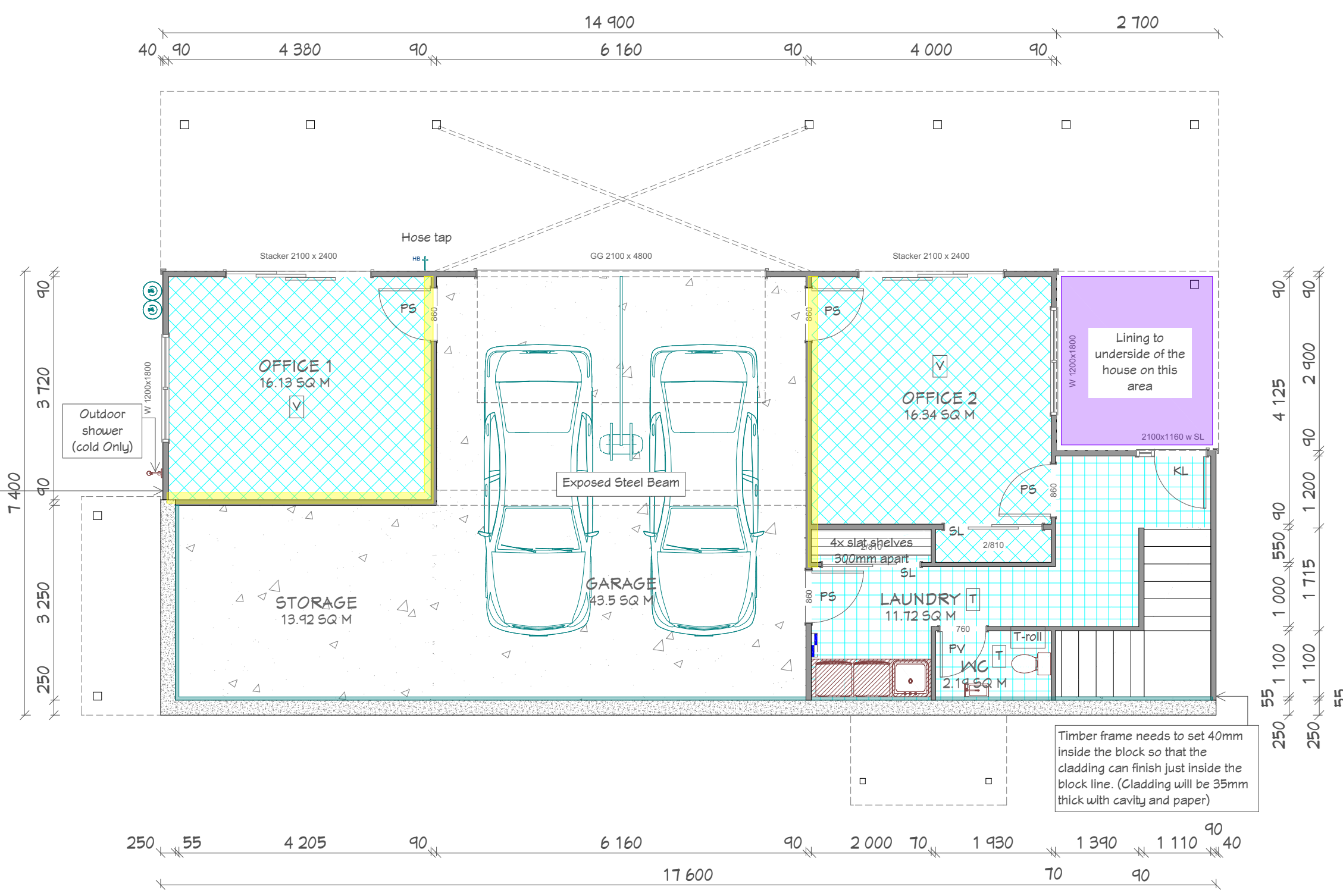
**NOTE:**

 Insulate

 55mm Battens Polystyrene

Timber frame needs to set 40mm inside the block so that the cladding can finish just inside the block line. (Cladding will be 35mm thick with cavity and paper)

Timber frame needs to set 40mm inside the block so that the cladding can finish just inside the block line. (Cladding will be 35mm thick with cavity and paper)



**Fit Off Legend**

Level Entry Tile Showers	
Acrylic Showers	
Baths	
Vanities	
Basins	1
Toilets	1
Toilet Roll Holders	1
Towel Rails	
Heated Towel Rails	
Laundry Tub	
Hose Tap	1
Cavity Sliders	
Privacy Handles	1
Passage Handles	4
Dummy Handles	
Sliding Handles	4
Robemaker Double	2
Robemaker Triple	
Linen Shelves (Per Shelf)	4
Linen H Frames	
Door Stops	3
Floor Mounted Door Stops	3
Dishwasher	
Rangehood	
Oven	
Smoke Detectors	3

REVISION:	BY	DATE:
Drawn	JBD	Sep 18 2024
Rev	JBD	Oct 2 2024
Rev	JBD	Dec 3 2024

Verify all dimensions on site before commencing work. Refer to figured dimensions. Refer any discrepancies to Advance manufacturing Ltd.

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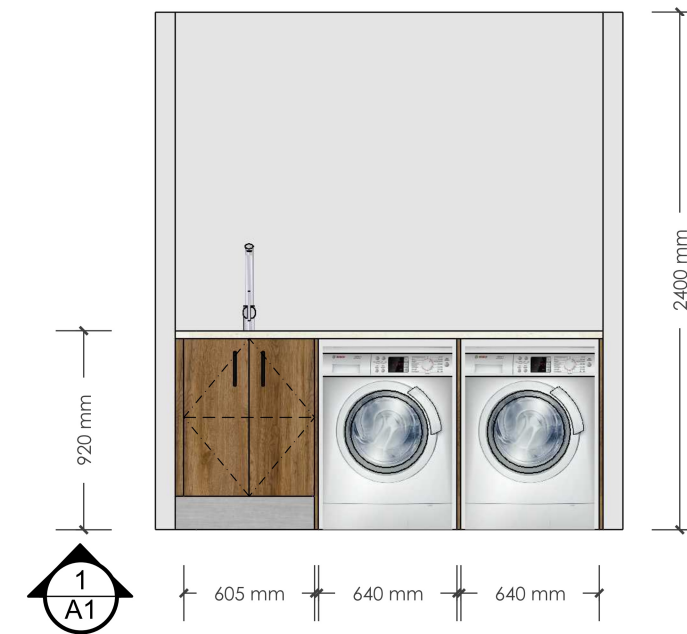
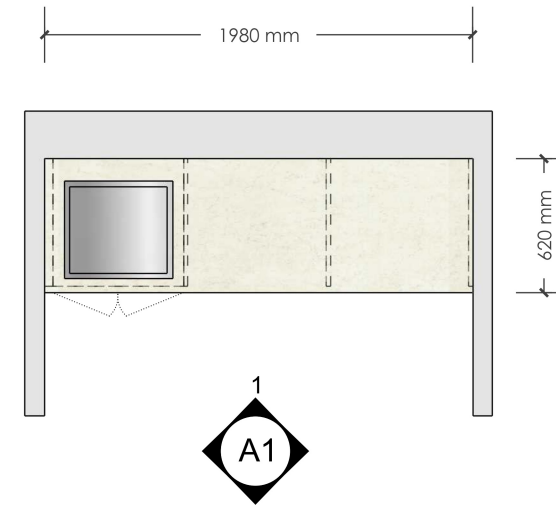
Proposed New Home for:  
 Andre Newth & Kaytee Boyd  
 113 Cable Bay Block Road  
 Cable Bay

SHEET TITLE:  
 Garage/Office Fittings Plan

SCALE: 1 : 75 (A3 Original)

PROJECT #: PAGE: REVISION:  
 1253 05A C02

# Laundry



# **SITE SUITABILITY REPORT**

**113 Cable Bay Block Road, Cable Bay 0420**



**T&A STRUCTURES LTD.**

**28 February, 2024**

## Table of Contents

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## 1. PROJECT

---

### 1.1 Project Details

Client's Name	:	Andre Newth
Site Address	:	113 Cable Bay Block Road, Cable Bay 0420
Lot Number	:	6
DP number	:	132350

### 1.2 Brief

T&A Structures Ltd were engaged by the Client to undertake a Site Suitability Report with the purpose of checking the suitability of the site for a proposed new dwelling. The site assessment was carried out on 20 February 2024.

This report addresses the suitability of the site for the proposed dwelling and shed. As part of the assessment, the report undertakes to:

- Describe the soils at the site;
- Quantify sub-soil conditions to allow selection of foundation types;
- Note any pertinent features of the land;
- Make recommendations regarding further investigations if necessary.

It was understood that the Client proposes to construct a lightweight single level dwelling in the site.

## 2. SITE DESCRIPTION

---

The property occupies a land area of about 4721 square metres. There are existing buildings in the property, including a dwelling and other miscellaneous buildings. The proposed dwelling will be located the western end and upper part of the property.

The property is bounded by Cable Bay Block Road at the east and neighbouring properties to the north, south and west. The property is gently sloping down towards the east by an average ground slope of about 12 degrees and a maximum slope of about 26 degrees just east of the proposed dwelling footprint.

The proposed dwelling footprint appeared to have been cut to provide a level ground. The cut is about 4 metres high at the western side and was provided with a berm at about 1.3 metre height. The whole cut was properly covered with geotextile cloth. There was no apparent movement shown in the cut.

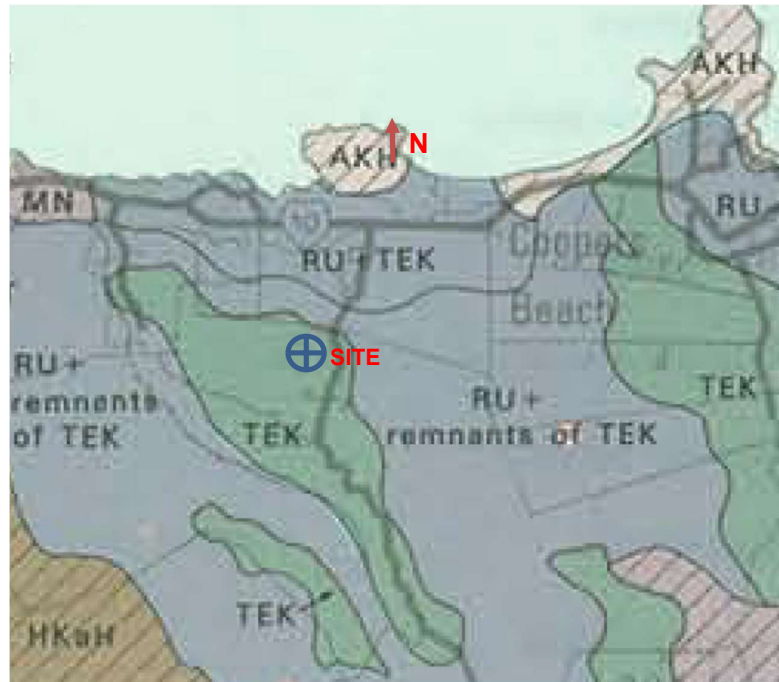


### 3. GEOTECHNICAL INVESTIGATIONS

---

#### 3.1 Geology

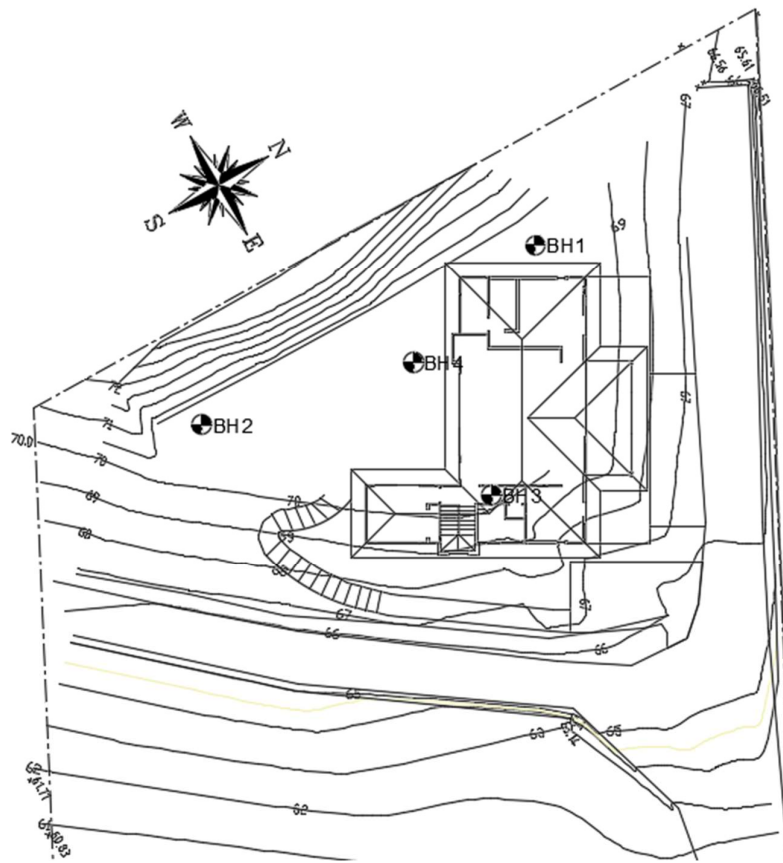
The land is described in the New Zealand Land Inventory NZMS 290 series as Te Kopuru Sand (TEK), belonging to the Soils of the Coastal Sand Dune Complex and categorised as excessively to somewhat excessively drained soils. This has been found to be consistent with the results of the site investigation.



#### 3.2 Subsurface Investigations

The investigations undertaken included a walkover inspection, one augered borehole and three Scala Penetrometer tests. The location plan of the test holes is attached below.

The borehole logs are attached as Appendix 1 to this report. The depths of strata on the Engineer's log are measured from ground levels at each exploratory hole.



### 3.4 Subsurface Findings

The subsoil materials were found to have the following bearing capacities 1400mm below existing ground level:

	BEARING CAPACITY (kPa)	DESCRIPTION
Allowable bearing capacity	100	the reading the inspector obtained with any specialised equipment
Ultimate bearing capacity	300	value = 3 times the allowable bearing capacity
Ultimate dependable bearing capacity	150	value = 1.5 times the allowable bearing capacity

From the results of our preliminary investigations, we were able to establish that in the area of the proposed house site, the subsurface soils comprised of approximately 1400mm thick, soft silty sand underlain with stiff silty sand. Ground water was not

encountered in any of the test holes. It should be noted however, that ground water table varies according to season.

The top 1400mm of soil was soft and not suitable for foundation designed according to the NZS3604:2011 requirements. Below 1400mm bgl, the subsoils were stiffer and consistent in strength.

The subsurface conditions are detailed on the borehole logs in Appendix 1. The observations noted in the investigations have been extrapolated between the various test locations to infer probable site conditions. It is noted that these inferences in no way guarantee the validity of these findings due to the inherent variability of natural soil deposits. The actual ground conditions discovered during excavation may vary from what is reported herein.

#### **4. MATERIAL PROPERTIES**

---

Soil shear strengths (measured with shear vane, BH4) range from 80kpa to 190kpa, with mean shear strength of about 110kpa.

The three Scala Penetrometer tests (BH1 to BH3) carried out within the proposed development generally reached 100 kpa (3.3 blows per 100mm) allowable soil bearing capacity at 1.40 mbgl and consistently have higher readings as the scala was driven down.

#### **5. STORMWATER AND SEWERAGE**

---

The FNDC 3 Waters Map indicated that the council's wastewater reticulated system is available at the bottom of the property for the wastewater disposal. It is considered this service will not require further engineering input.

The same 3 Waters Map indicated that the council's stormwater reticulated system is not available in this site for the stormwater disposal. It appears that the stormwater runoff from the upper sections of the land just collects at the open drainage system along Cable Bay Block Road. It is recommended that a suitably qualified professional be engaged to sort out the proper mitigation and disposal of stormwater generated by this development.

Any site-specific stormwater management design and/or wastewater disposal system design, if required, is outside the scope of this report.

## **6. NATURAL HAZARD**

---

The NRC Natural Hazards Map indicated that as of writing this report, there were no any natural hazard affecting the property which could affect the proposed development.

## **7. ASSESSMENT**

---

### **7.1 Expansiveness**

Based on the results of our field investigation, along with our knowledge and experience with these kinds of soils, we classify the investigated site as not expansive in terms of AS2870:2011. Expansive soils are prone to shrinkage and swelling effects resulting from moisture changes from within the soil.

We note that no laboratory testing of the material to confirm the soil expansivity was undertaken.

### **7.2 Site Stability**

The 4-metre-high cut uphill from the proposed house flatform has been provided with berm. The whole cut is covered with geotextile. This cut does not show movements and appeared to be stable. The top of the cut appeared to be at the top of the ridge, hence, there is no considerable amount of stormwater is expected to flow down through the cut. It is however recommended that a cutoff drain lined with impermeable sheeting is provided at the top of the cut to prevent runoff water from flowing down the cut slope.

The ground slope downhill from the house flatform varies from about 10 to 26 degrees. The site did not appear to be subject to creep or instability. There appear to be no recent ground movement on the site. It is also anticipated that the proposed development will not affect or worsen the current stability of the site subject to the recommendations for pile foundation.

The cut is expected to have taken out an estimated of at least 200 m<sup>3</sup> of soil from the site, which is equivalent to about 3,600KN. The proposed house is estimated to weight only about 350KN, hence, this is considered safe.

### **7.3 Earthworks and Retaining Structures**

As mentioned earlier, the ground in the site where the proposed dwelling has already been cut to provide a level house flatform. Aside from developing the driveway and excavations for the pile foundation, we do not anticipate that this development will require further considerable amount of earthworks and retaining. Cuts and fills in

excess of 0.5m high and within 3.0 metres from any of the building footprints, if needed should be either battered back at no greater than 1v:3h or retained by a suitably designed retaining wall unless approved otherwise by an engineer. Any retaining wall should be specifically designed according to the following parameters:

- Unit weight of soil: 18 KN/m<sup>3</sup>
- Angle of internal friction: 28°
- Undrained soil shear strength: 40 kpa

#### **7.4 Liquefaction Potential**

Liquefaction occurs when the structure of a loose, saturated sand breaks down due to some rapidly applied loading such as earthquake shaking. As mentioned above, the soil in the site is stiff silty sand. Ground water was not encountered in any of the test holes. In addition, the site is in Northland where earthquake occurrence is considered unlikely. Hence, it is considered that liquefaction is unlikely to occur on this site. A detailed liquefaction assessment for this site is outside the scope of this study.

#### **7.5 Foundation System**

The soils on this site are considered to be not expansive but soft. The soils appeared to have not complied with the definition of “good ground” as noted in NZS3604:2011. It is however, considered that the site is suitable for the proposed development. The following are the recommended foundation options:

- Specifically designed pile foundation. Subject to specific calculations, the piles should be embedded at least 1600mm into the ground as a minimum requirement. Any pile located outside the cut level ground should be embedded at least 2000mm into the ground. At these depths, it is expected that the soil has at least 300kpa ultimate soil bearing capacity. It is also anticipated that this depth is enough to prevent the weight of the new development from causing additional shear stress to the ground downhill.
- Where a shallow foundation is preferred, a specifically designed ribraft slab foundation is recommended. The perimeter beam of the foundation should be supported with piles, at least 2000mm deep to prevent the weight of the new development from causing additional shear stress to the ground downhill. The foundation should be designed for a maximum allowable soil bearing pressure of 45Kpa.

## 8. OTHER RECOMMENDATIONS

---

- In case of shallow foundation, the exposed subsoils should be examined, and any potential soft spots are to be further examined and then removed as appropriate. Replacement fill shall be GAP 65 or GAP 40 placed in layers not exceeding 150mm thick and compacted with a suitable compactor. Any fill exceeding 600mm thick should be tested for compaction.
- All stormwater collected from roofed and paved surfaces together with discharges from retaining walls and other subsoil drains shall be controlled and piped away from the proposed building footprint. Ensure that no uncontrolled runoff or concentrated discharges are directed onto open ground, into soakage pits or into subsoil drainage systems.
- Fill materials beneath any on-ground slab shall be GAP 65 or GAP 40 placed and compacted in layers not exceeding 150mm thick. Any fill exceeding 600mm thick should be tested for compaction.
- An engineer should inspect the earthworks, building platform construction and foundation, and in the case of concrete slab construction, prior to the concrete being poured to ensure that the actual soil parameters are as mentioned in this report or better. Producer Statements PS4 – Construction Review should be required for each of these stages.

## 9. LIMITATIONS

---

- Our responsibility for this report is limited to the Client named in this report. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of T&A Structures. T&A Structures reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to T&A Structures.
- Recommendations and opinions in this report are based on data obtained from the investigations and site observations as detailed in this report. The nature and continuity of subsoil conditions at locations other than the investigation bores and tests are inferred and it should be appreciated that actual conditions could vary from the assumed model.
- It is essential that this office be contacted if there is any variation in subsoil conditions from those described in this report as it may affect the design parameters recommended.
- This report was carried for the purpose of checking the ground with respect to the proposed development. This should not be taken as a full geotechnical report.
- Our professional services were performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at the time.



**Teo Pilapil**  
**Chartered Professional Engineer**  
Structural Engineer, CMEngNZ CPEng  
**T&A STRUCTURES LTD.**

## **10. APPENDIX 1: BORE LOGS**

---



# BORE HOLE LOG BH1

Job No. 020-FND-24SD

**Address** 113 Cable Bay Block Road, Cable Bay

**Client** Andre Newth

**Borehole Location** Refer to site plan

**Surface elevation** Datum Ground level

**Surface Condition** Bare ground/cut



**Fill**



**Topsoil**



**Sand**



**Clay**



**Silt**


Depth mm	G.W.L	Geologic Unit	Graphic Log	Field Description	Undrained Shear Strength (kPa) Corrected (Per NZGS guideline) 50 100 150 200	Scala Penetrometer (blows/ 100 mm) 3 6 9 12
0					0	
300					0	
600					0	
900					0	
1200					0	
1500					0	
1800					0	
2100					0	
2400					0	
2700					0	
3000					0	
3300					0	
3600					0	
3900					0	

**Drill Method** Scala penetrometer

**Date Drilled** 20 February 2024 **NOTE :** The subsurface data described above has been determined at this specific borehole location.

**Drilled by** Teo Such data will not identify any variations away from this location

**Shear Vane No**



**T&A STRUCTURES LTD**  
 CHARTERED PROFESSIONAL ENGINEERS  
 www.tastructures.co.nz info.tastructures@gmail.com

**Tests**

- In situ shear vane reading
- Remoulded shear vane reading
- Scala Penetrometer
- 100 kPa reference line

# BORE HOLE LOG BH2

Job No. 020-FND-24SD

**Address** 113 Cable Bay Block Road, Cable Bay

**Client** Andre Newth

**Borehole Location** Refer to site plan

**Surface elevation** Datum Ground level

**Surface Condition** Bare ground/cut



**Fill**



**Topsoil**



**Sand**



**Clay**



**Silt**

Depth mm	G.W.L	Geologic Unit	Graphic Log	Field Description	Undrained Shear Strength (kPa) Corrected (Per NZGS guideline) 50 100 150 200	Scala Penetrometer (blows/ 100 mm) 3 6 9 12
0					0	
300					0	
600					0	
900					0	
1200					0	
1500					0	
1800					0	
2100					0	

**Drill Method** Scala penetrometer

**Date Drilled** 20 February 2024 **NOTE :** The subsurface data described above has been determined at this specific borehole location.

**Drilled by** Teo Such data will not identify any variations away from this location

**Shear Vane No**

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 CHARTERED PROFESSIONAL ENGINEERS  
[www.tastructures.co.nz](http://www.tastructures.co.nz)     [info.tastructures@gmail.com](mailto:info.tastructures@gmail.com)

**Tests**

- In situ shear vane reading
- Remoulded shear vane reading
- Scala Penetrometer
- 100 kPa reference line

# BORE HOLE LOG BH3

Job No. 020-FND-24SD

**Address** 113 Cable Bay Block Road, Cable Bay

**Client** Andre Newth

**Borehole Location** Refer to site plan

**Surface elevation** Datum Ground level

**Surface Condition** Bare ground/cut



**Fill**



**Topsoil**



**Sand**



**Clay**



**Silt**

Depth mm	G.W.L	Geologic Unit	Graphic Log	Field Description	Undrained Shear Strength (kPa) Corrected (Per NZGS guideline) 50 100 150 200	Scala Penetrometer (blows/ 100 mm) 3 6 9 12
0					0	
300					0	
600					0	
900					0	
1200					0	
1500					0	
1800					0	
2100					0	

**Drill Method** Scala penetrometer

**Date Drilled** 20 February 2024 **NOTE :** The subsurface data described above has been determined at this specific borehole location.

**Drilled by** Teo **Such data will not identify any variations away from this location**

**Shear Vane No**

**T&A STRUCTURES LTD**  
 CHARTERED PROFESSIONAL ENGINEERS  
 www.tastructures.co.nz info.tastructures@gmail.com

**Tests**

- In situ shear vane reading
- Remoulded shear vane reading
- Scala Penetrometer
- 100 kPa reference line

# BORE HOLE LOG BH4

Job No. 020-FND-24SD

**Address** 113 Cable Bay Block Road, Cable Bay  
**Client** Andre Newth

**Borehole Location** Refer to site plan

**Surface elevation** Datum Ground level

**Surface Condition** Bare ground/cut



Depth mm	G.W.L	Geologic Unit	Graphic Log	Field Description	Undrained Shear Strength (kPa) Corrected (Per NZGS guideline) 50 100 150 200	Scala Penetrometer (blows/ 100 mm) 3 6 9 12
0				no topsoil. Clayey silty sand, brown, stiff	0	
300					193	
600				becomes white silty sand, soft	83	
900				becomes yellow silty sand, soft	83	
1200				becomes white silty sand, stiff	110	
1500				yellow silty sand, stiff	110	
1800				brown silty sand, stiff	117	
2100				EOB	117	

**Drill Method** 50mm hand auger  
**Date Drilled** 20 February 2024  
**Drilled by** Teo  
**Shear Vane No**

**NOTE :** The subsurface data described above has been determined at this specific borehole location. Such data will not identify any variations away from this location

**T&A STRUCTURES LTD**  
 CHARTERED PROFESSIONAL ENGINEERS  
 www.tastructures.co.nz info.tastructures@gmail.com

**Tests**

In situ shear vane reading

Remoulded shear vane reading

Scala Penetrometer

100 kPa reference line



# **STORMWATER MANAGEMENT REPORT**

**113 Cable Bay Block Road,  
Cable Bay  
(Lot 6 DP 132350)**

# STORMWATER MANAGEMENT REPORT

113 Cable Bay Block Road,

Cable Bay

(Lot 6 DP 132350)

**Report prepared for:** Advance Build Ltd

**Report reference:** 19469

**Date:** 20 January 2025

**Revision:** 1

## Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
20/01/2025	1	Building Consent Issue	A S Tudor	S S Compton	M Jacobson



association of  
consulting and  
engineering

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2.0	Site Description	1
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3.1	Referenced/Reviewed Documents	2
3.2	Site Geology	2
3.3	Previous Reports	2
4.0	Stormwater Assessment	2
4.1	Attenuation	2
4.2	Stormwater Disposal	4
5.0	Limitations	5

## **Appendices**

A	Drawings
B	Stormwater Attenuation Design and Details

# STORMWATER MANAGEMENT REPORT

## 113 Cable Bay Block Road, Cable Bay

(Lot 6 DP 132350)

### 1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Advance Build Ltd to undertake the assessment of their client's property (Lot 6 DP 132350) for design of a stormwater attenuation system.

The client proposes to construct a new dwelling on their property.

### 2.0 Site Description

This 4721m<sup>2</sup> property can be accessed off Cable Bay Block Road approximately 65m from its intersection with Pekama Drive. The land is generally gently to moderately sloped towards the southeast. The proposed dwelling is to be situated on an existing cut platform. The nearby properties are rural residential. An existing dwelling, garage and driveways are located at the property.



Figure 1: Lot 6 DP 132350 (NRC GIS).



### 3.0 Desk Study

#### 3.1 Referenced/Reviewed Documents

- GNS – Geology of The Kaitaia Area – Isaac – 1996.
- T&A Structures Ltd – Site Suitability Report 113 Cable Bay Block Road, Cable Bay 0420 – 2024.

#### 3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Awhitu Group, which has been described as follows: *“Partly consolidated sandstone and mudstone of high terraces.”*

#### 3.3 Previous Reports

The underlying suitability report was reported on by T&A Structures Ltd. in a report entitled *“Site Suitability Report 113 Cable Bay Block Road, Cable Bay 0420”* dated 28 February 2024. The following recommendations were made in relation to the property in question in regards to stormwater:

- *“The 3 Waters Map indicated that the council’s stormwater reticulated system is not available in this site for the stormwater disposal. It appears that the stormwater runoff from the upper sections of the land just collects at the open drainage system along Cable Bay Block Road. It is recommended that a suitably qualified professional be engaged to sort out the proper mitigation and disposal of stormwater generated by this development.*
- *Any site-specific stormwater management design and/or wastewater disposal system design, if required, is outside the scope of this report.”*

### 4.0 Stormwater Assessment

#### 4.1 Attenuation

The property is zoned Rural Living. The permitted activity impervious surface limit is 12.5% or 3000m<sup>2</sup>, whichever is lesser. Controlled activities are limited to 20% or 3300m<sup>2</sup>, whichever is lesser.

The property is 4721m<sup>2</sup> with total impervious areas of existing and proposed to be 740m<sup>2</sup> (19% of total site cover). The proposed surfaces are within the controlled activity status. This exceeds the allowable permitted area; the proposed dwelling is therefore proposed to be attenuated. The new dwelling is proposed to have a roof area of 163m<sup>2</sup>.

Impervious surfaces allow little or no infiltration of stormwater into the ground, causing a greater volume and peak flow of rainfall runoff. As a result, attenuation of the stormwater runoff is required. This minimises any potential adverse effects on downstream properties and/or council assets.

The Far North District Council (FNDC) Engineering Standards (ES) requires attenuation of stormwater runoff from any increase in impervious areas so that post development peak flows are less than 80% of pre-development. The FNDC ES specifies that the flows be attenuated for the 20% and 1% Annual Exceedance Probability (AEP) events, where downstream flooding hazard has been identified.

It is proposed to direct stormwater runoff from the roof of the new dwelling into a rainwater storage tank with restricted outlets which reduce the peak flows to predevelopment levels.

The pre-development and post-development runoff flows were modelled using HydroCAD. The United States Department of Agriculture Technical Release 55 (TR55) Type 1A method was adopted for calculating the run-off flow, using rainfall depths from HIRDS 4 (High Intensity Rainfall Design System, NIWA) including an additional 20% rainfall depth to account for climate change as required by FNDC ES. The subsoils have been assessed as Light Clays, designated as Group C soils with fair grass cover, from FNDC ES. Table 4-3 includes a summary of the stormwater attenuation modelling.

Table 1: Stormwater Attenuation Design Summary

	Pre-development		Post-development	
Permeable Area (m <sup>2</sup> ) Grassed	163		0	
Impervious Area (m <sup>2</sup> ) Roof	0		163	
Peak flow l/s	20% AEP	1% AEP	20% AEP +20%	1% AEP +20%
From surfaces	0.80	1.87	1.54	2.84
<b>80% (design flows reqd.)</b>	<b>0.64</b>	<b>1.49</b>		
<b>Total attenuated flows</b>			<b>0.61</b>	<b>1.42</b>
Tank storage required			3.6m <sup>3</sup>	6.9m <sup>3</sup>
<b>Attenuation Tank Summary</b>				
<b>Tank</b>	2 x 25,000L Promax Plastic Tank or similar			
<b>Tank Diameter</b>	3.7m			
	<b>Diameter</b>		<b>Depth from Overflow</b>	
<b>Primary Orifice</b>	27mm		0.35m	
<b>Secondary Orifice</b>	28mm		0.15m	

#### 4.2 Stormwater Disposal

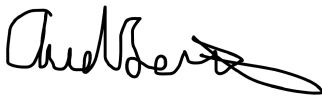
Uncontrolled and concentrated stormwater discharges can result in erosion and slope instability. RS Eng recommends that stormwater is collected where possible and piped to the open drain along Cable Bay Block Road.

## 5.0 Limitations

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

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

Prepared by:



Ariel Seux Tudor  
Graduate Engineer  
BE(Civil), MEngNZ

Reviewed by:



Sarah Scott Compton  
Technician  
NZDE(Civil)

Approved by:

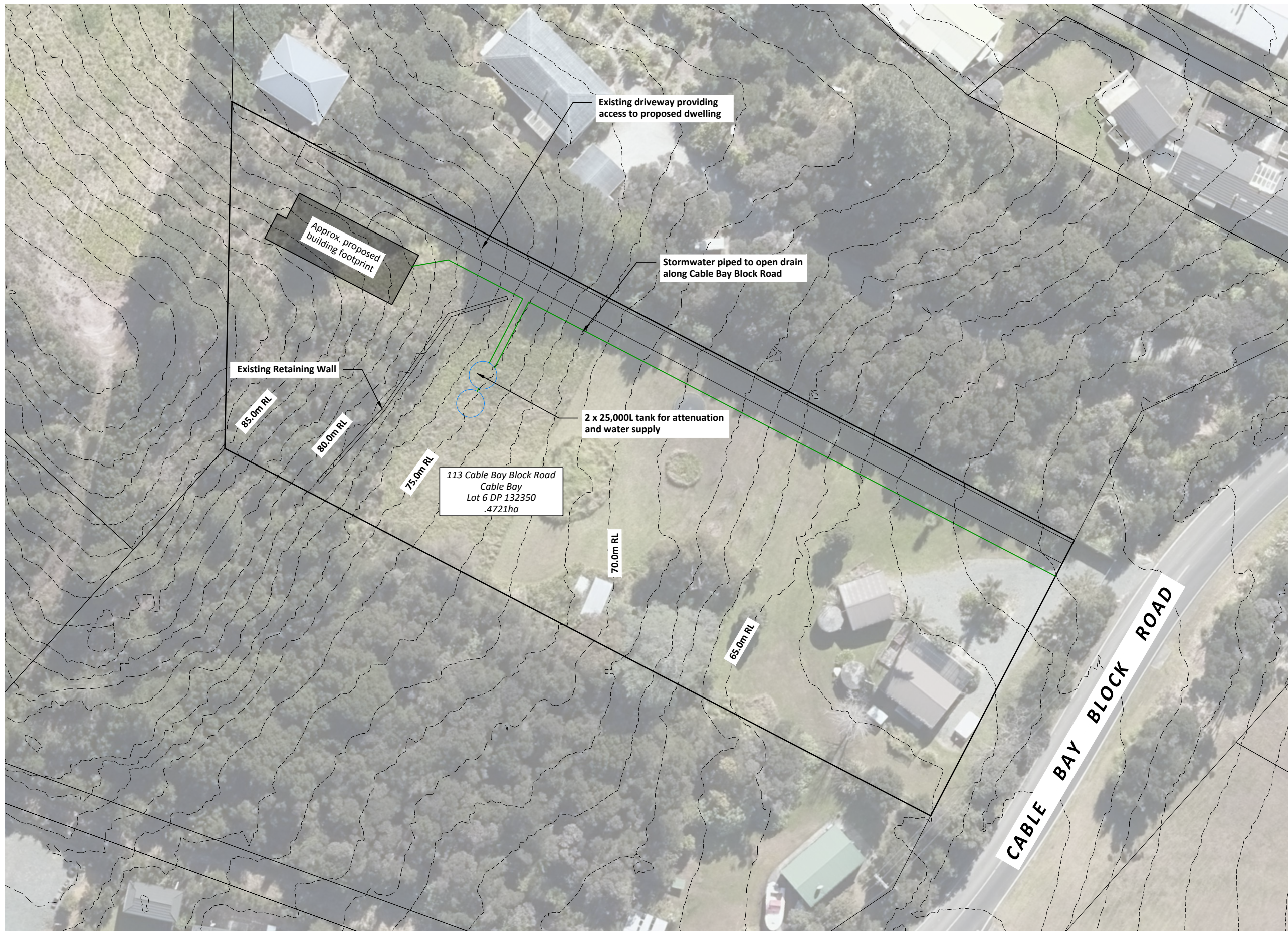


Matthew Jacobson  
Director  
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

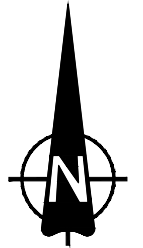
**RS Eng Ltd**

# Appendix A

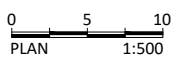
## Drawings




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



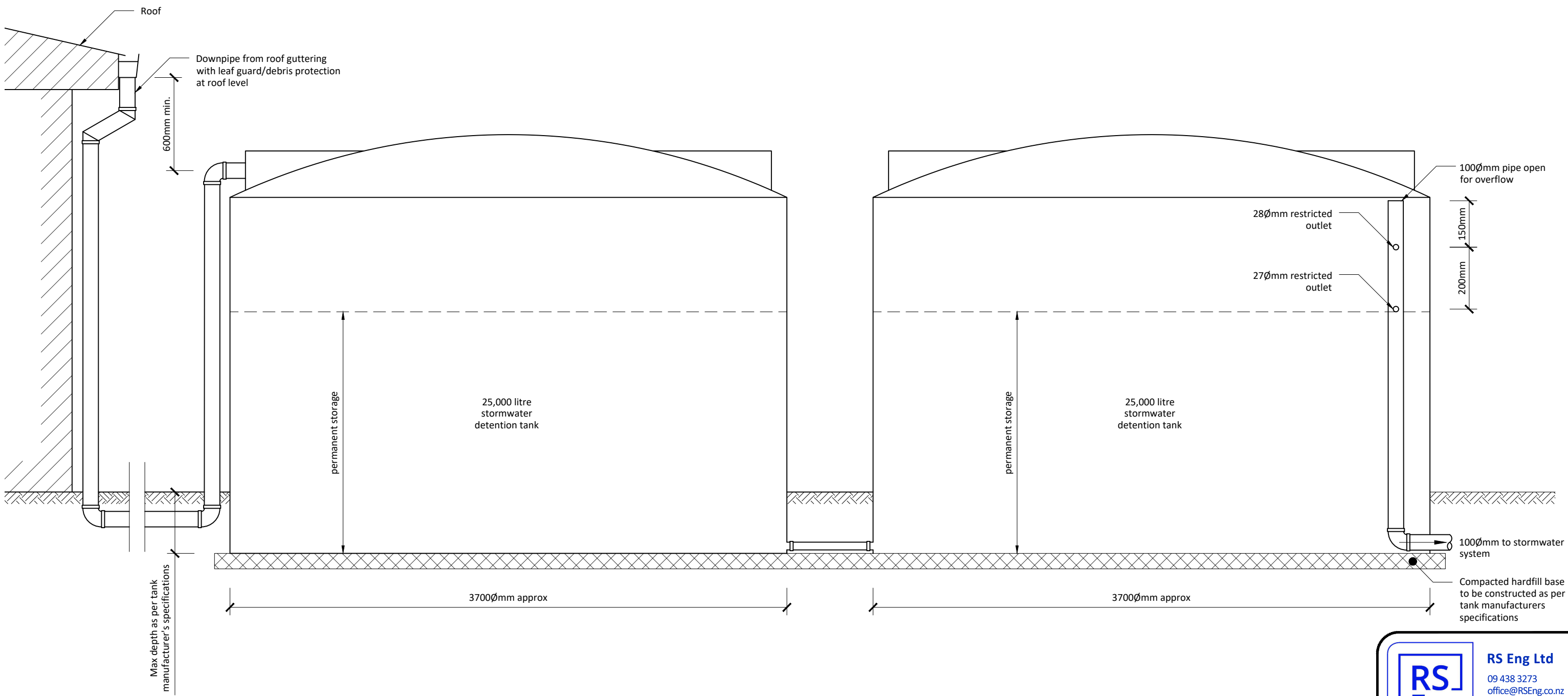
Contour Interval: 1.0m  
 Vertical Datum: OTP64  
 Survey Data Source: LiDAR (2018)



 <b>RS Eng Ltd</b> 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110	These drawings are copyright to RS Eng Ltd and should not be reproduced without prior permission.  If any part of these documents are unclear, please contact RS Eng Ltd.	<b>STORMWATER REPORT          SITE PLAN</b>		Client	ADVANCE BUILD			Scale	1:500	Rev No.	A
				Location	113 CABLE BAY BLOCK ROAD, CABLE BAY			Original	A3	Sheet No.	C01
				Date	14/01/2024	Rev	A	Notes	Original Issue		
				Drawn by:	AST	Reviewed by:	SS	Approved by:	MJ	Job No.	19469

## **Appendix B**

### **Stormwater Attenuation Design and Details**




**STORMWATER ATTENUATION 2/25,000L PLASTIC TANK DETAIL**

1:25

**NOTES:**

- All services should be located on-site prior to commencement of works.
- All works to comply with all relevant local authority by-laws and council regulations where applicable.
- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.
- If any part of these documents are unclear, please contact RSEng Ltd.
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		<b>RS Eng Ltd</b> 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110	
		Title <b>STORMWATER ATTENUATION          CONCRETE TANK DETAIL</b>	
Client <b>Advance Build Ltd</b>			
Location <b>113 Cable Bay Block Road,          Cable Bay</b>			
Date 14/01/2025		Rev A	
Original Issue		Notes	
Scale 1:25	Original A3	Rev A	
Drawn AST	Approved MJ	File # 19469	Sheet <b>1</b>



# High Intensity Rainfall Design System V4 (/)

## Location

Address search	113, Cable Bay Block Road, Cable Bay, Te Hiku Community, Far North District
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## Site Information

To generate a set of results, either click on an existing data point, or a new location and enter a site name, then press the Generate Report button.

Latitude	-34.9973417
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Longitude	173.500488
-----------	------------

Site Name	Custom Location
-----------	-----------------

Site Id	
---------	--

### Output Table Format

- Depth - Duration - Frequency
- Intensity - Duration - Frequency

Generate Report

Results

Spreadsheet Download

Site Details	Historical Data	RCP2.6 Scenario	RCP4.5 Scenario	RCP6.0 Scenario	RCP8.5 Scenario
--------------	-----------------	-----------------	-----------------	-----------------	-----------------

#### Rainfall depths (mm) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	8.60	13.3	16.8	24.5	34.3	54.1	68.6	83.7	98.3	106	111	115
2	0.500	9.42	14.5	18.4	26.8	37.6	59.3	75.3	92.0	108	117	122	126
5	0.200	12.2	18.9	24.0	34.9	49.0	77.5	98.5	120	142	153	160	165
10	0.100	14.3	22.1	28.1	41.0	57.6	91.2	116	142	167	181	189	195
20	0.050	16.5	25.5	32.4	47.3	66.4	105	134	164	194	209	219	226
30	0.033	17.7	27.5	34.9	51.0	71.7	114	145	178	210	227	238	245
40	0.025	18.7	29.0	36.8	53.8	75.6	120	153	188	221	239	251	259
50	0.020	19.4	30.1	38.2	55.9	78.6	125	159	195	230	249	261	270
60	0.017	20.0	31.0	39.4	57.6	81.1	129	164	202	238	257	270	279
80	0.013	21.0	32.5	41.3	60.4	85.1	135	173	212	250	270	284	293
100	0.010	21.7	33.7	42.8	62.6	88.2	140	179	220	259	281	294	304
250	0.004	24.7	38.5	48.9	71.6	101	161	205	252	298	323	339	350

#### Depth standard error (mm) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	1.1	1.5	1.6	2.3	3.3	6.0	8.4	14	17	19	21	22
2	0.500	1.2	1.6	1.7	2.5	3.6	6.6	9.2	16	19	22	23	24
5	0.200	1.7	2.3	2.4	3.6	4.9	9.0	12	21	26	29	31	32

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
10	0.100	2.1	3.0	3.2	4.7	6.4	11	16	25	31	34	37	38
20	0.050	2.7	4.0	4.4	6.3	8.6	15	20	29	36	41	43	45
30	0.033	3.1	4.7	5.2	7.5	10	17	23	32	40	45	48	49
40	0.025	3.4	5.3	5.9	8.4	12	19	26	34	43	48	51	52
50	0.020	3.7	5.8	6.4	9.2	13	21	28	36	45	50	54	55
60	0.017	4.0	6.2	7.0	9.9	14	23	30	37	47	52	56	57
80	0.013	4.4	7.0	7.8	11	15	26	34	40	50	56	60	61
100	0.010	4.8	7.6	8.6	12	17	28	37	42	53	59	63	64
250	0.004	6.6	11	12	18	25	40	52	52	65	73	78	78

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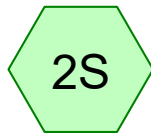
Creative Commons (CC-BY-NC) 4.0 License (<http://creativecommons.org/licenses/by-nc/4.0/legalcode>)



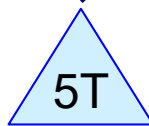
Predevelopment



80% Flows



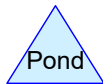
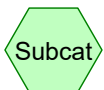
Roofing



Tank



total post dev



**Summary for Subcatchment 1S: Predevelopment**

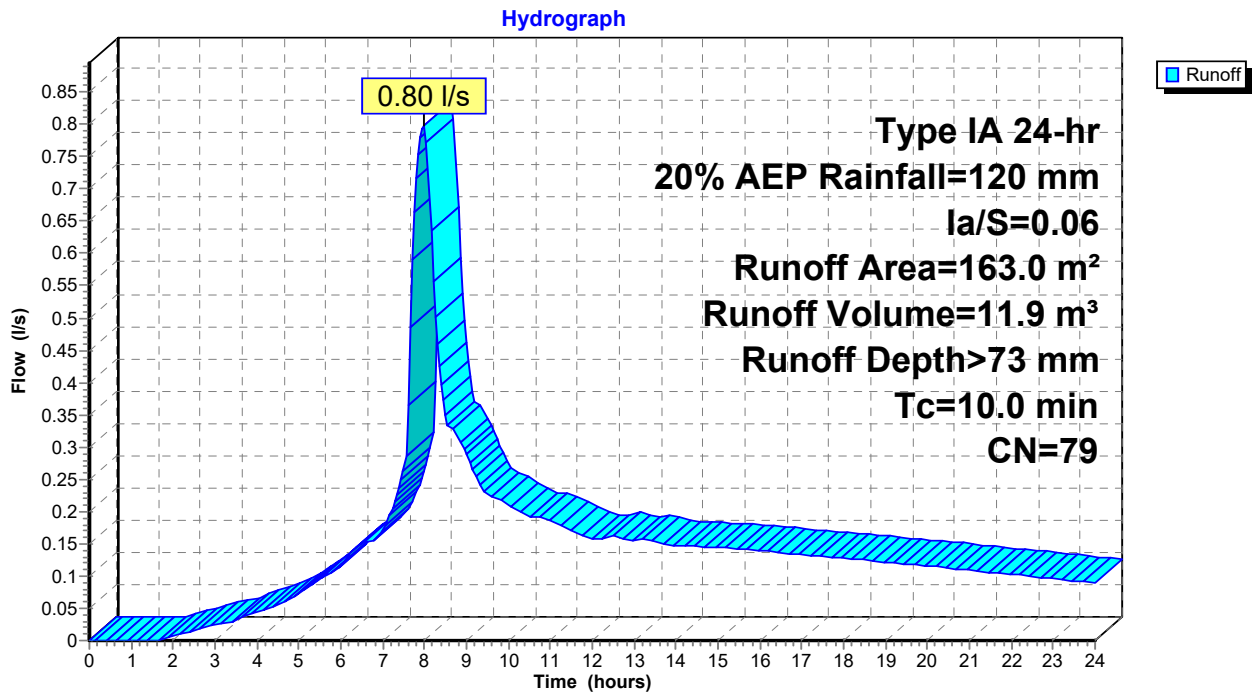
Runoff = 0.80 l/s @ 7.99 hrs, Volume= 11.9 m³, Depth> 73 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 20% AEP Rainfall=120 mm, Ia/S=0.06

Area (m²)	CN	Description
163.0	79	50-75% Grass cover, Fair, HSG C
163.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					Direct Entry,

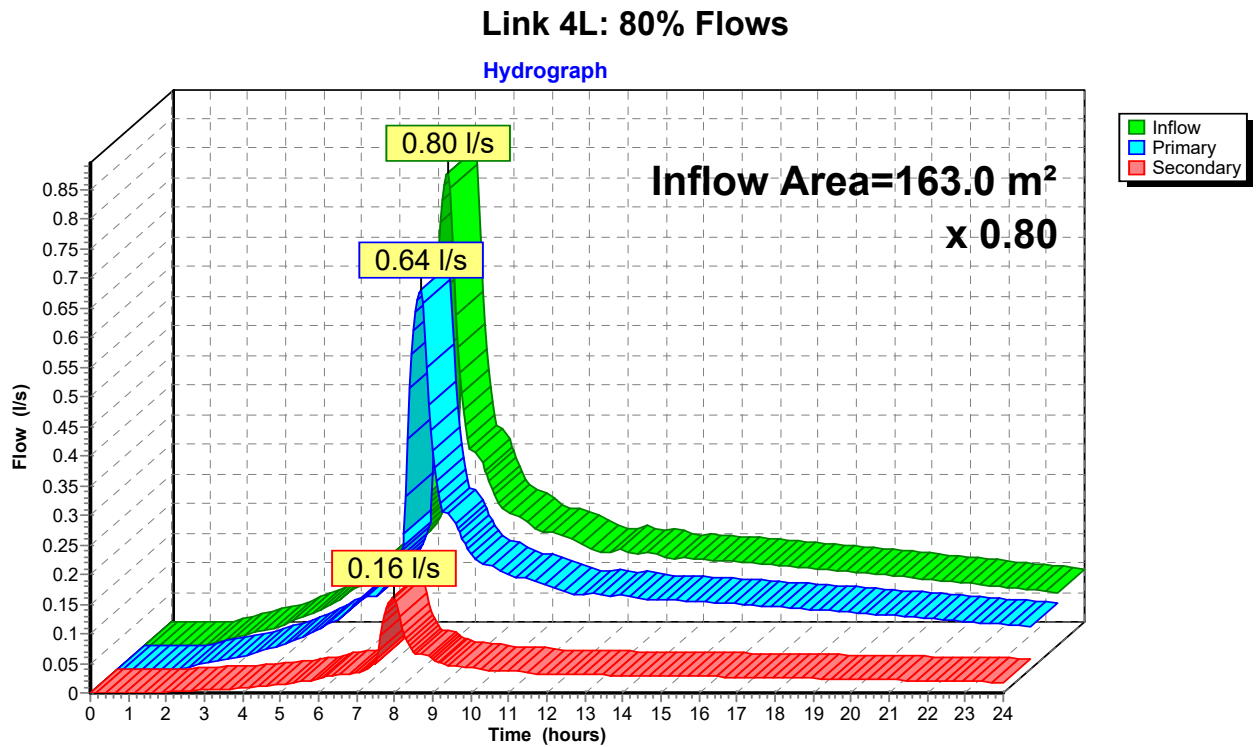
**Subcatchment 1S: Predevelopment**



### Summary for Link 4L: 80% Flows

Inflow Area = 163.0 m<sup>2</sup>, 0.00% Impervious, Inflow Depth > 73 mm for 20% AEP event  
 Inflow = 0.80 l/s @ 7.99 hrs, Volume= 11.9 m<sup>3</sup>  
 Primary = 0.64 l/s @ 7.99 hrs, Volume= 9.5 m<sup>3</sup>, Atten= 20%, Lag= 0.0 min  
 Secondary = 0.16 l/s @ 7.99 hrs, Volume= 2.4 m<sup>3</sup>

Primary outflow = Inflow x 0.80, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs



**Summary for Subcatchment 1S: Predevelopment**

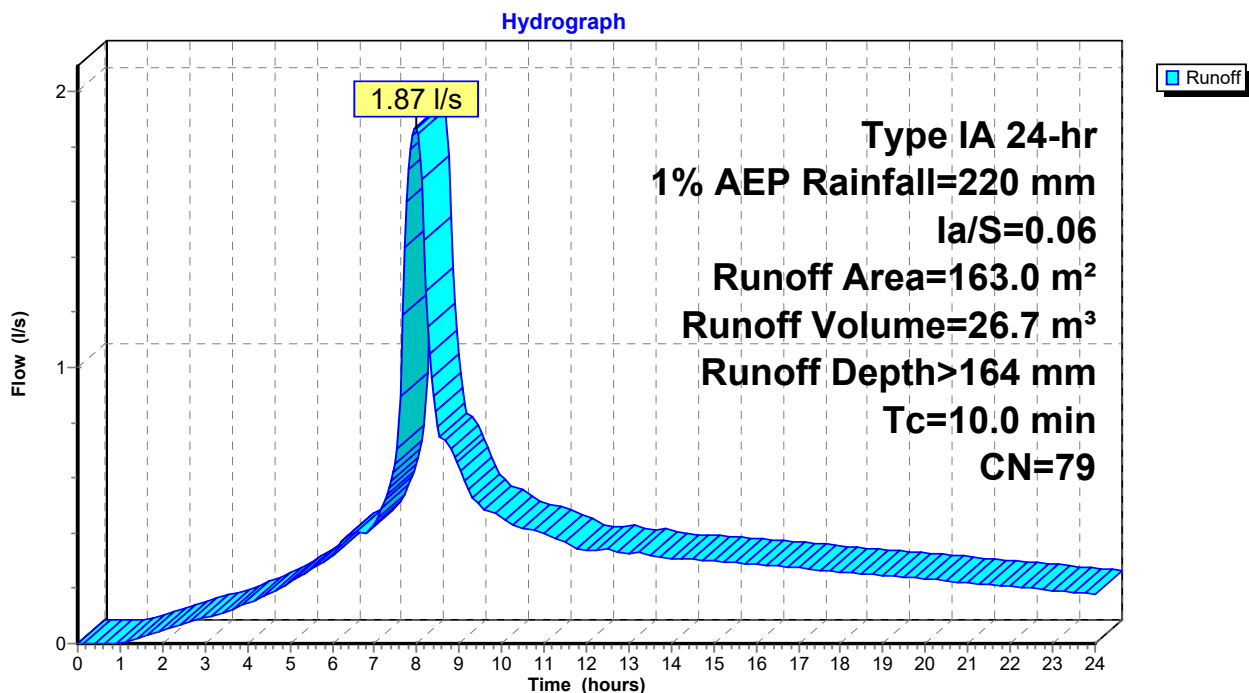
Runoff = 1.87 l/s @ 7.97 hrs, Volume= 26.7 m<sup>3</sup>, Depth> 164 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 1% AEP Rainfall=220 mm, Ia/S=0.06

Area (m <sup>2</sup> )	CN	Description
163.0	79	50-75% Grass cover, Fair, HSG C
163.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

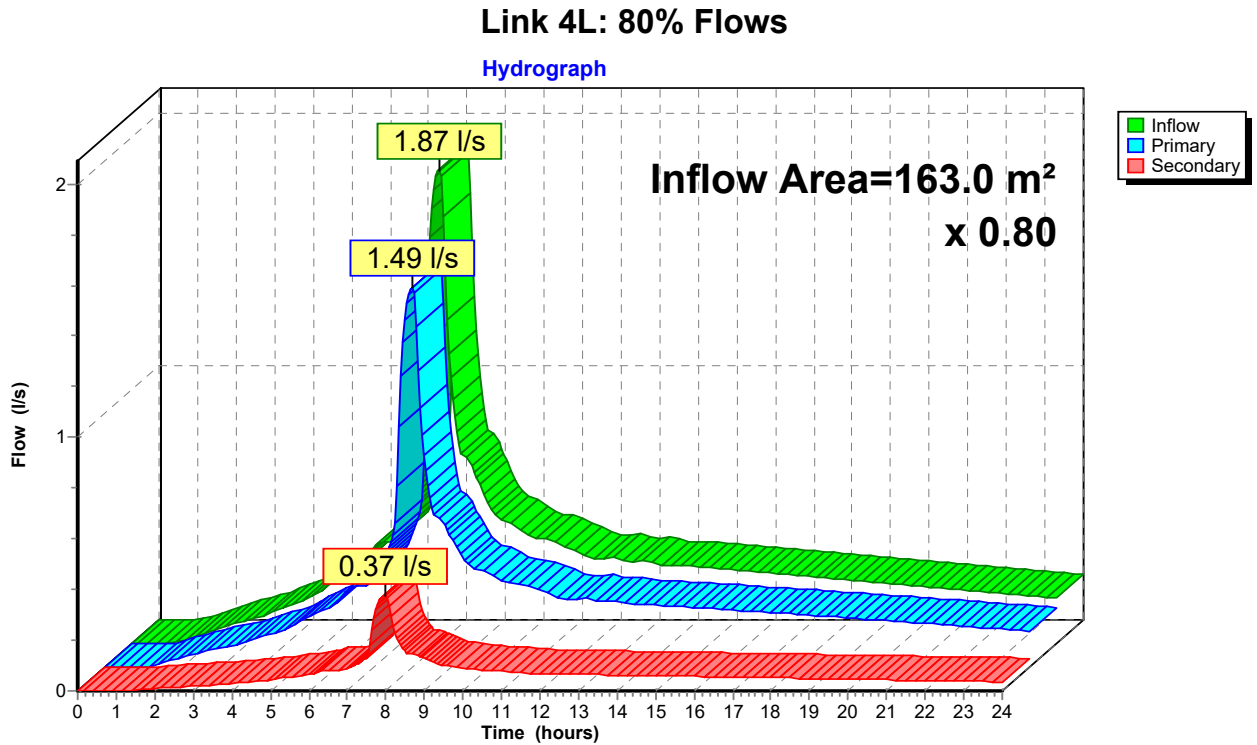
**Subcatchment 1S: Predevelopment**



**Summary for Link 4L: 80% Flows**

Inflow Area = 163.0 m<sup>2</sup>, 0.00% Impervious, Inflow Depth > 164 mm for 1% AEP event  
 Inflow = 1.87 l/s @ 7.97 hrs, Volume= 26.7 m<sup>3</sup>  
 Primary = 1.49 l/s @ 7.97 hrs, Volume= 21.4 m<sup>3</sup>, Atten= 20%, Lag= 0.0 min  
 Secondary = 0.37 l/s @ 7.97 hrs, Volume= 5.3 m<sup>3</sup>

Primary outflow = Inflow x 0.80, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs





**Summary for Subcatchment 2S: Roofing**

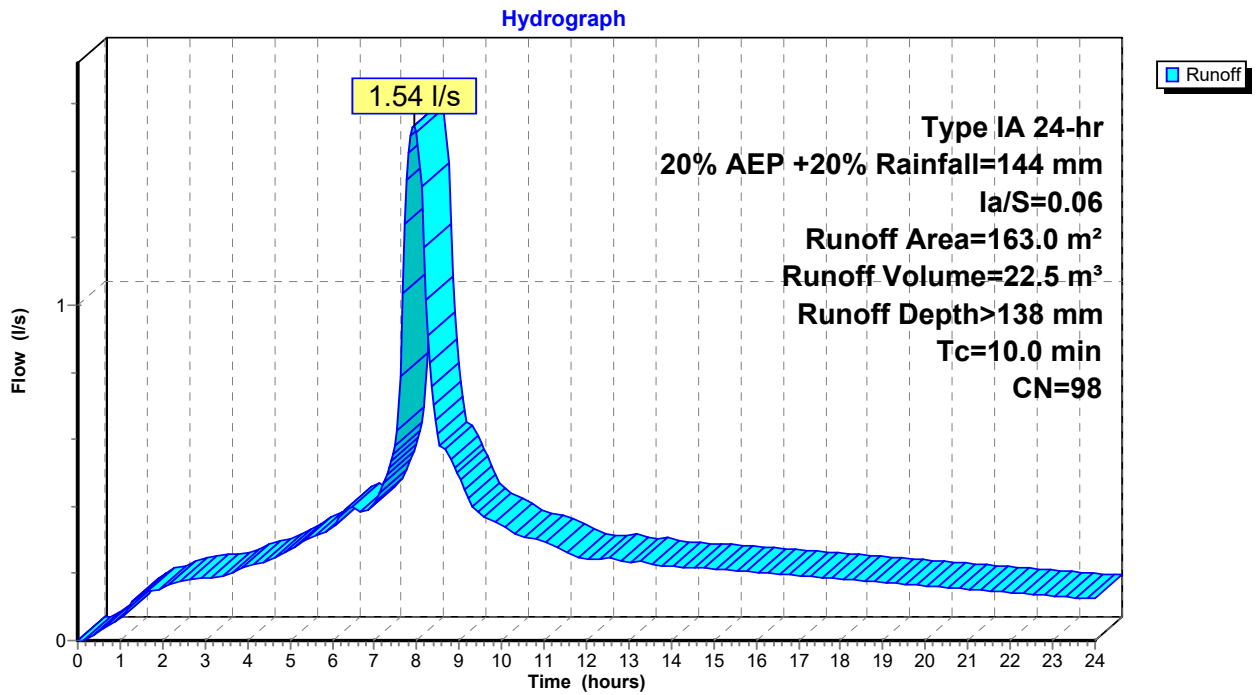
Runoff = 1.54 l/s @ 7.94 hrs, Volume= 22.5 m<sup>3</sup>, Depth> 138 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 20% AEP +20% Rainfall=144 mm, Ia/S=0.06

Area (m <sup>2</sup> )	CN	Description
* 163.0	98	House roof
163.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 2S: Roofing**



### Summary for Pond 5T: Tank

Inflow Area = 163.0 m<sup>2</sup>, 100.00% Impervious, Inflow Depth > 138 mm for 20% AEP +20% event  
 Inflow = 1.54 l/s @ 7.94 hrs, Volume= 22.5 m<sup>3</sup>  
 Outflow = 0.61 l/s @ 8.51 hrs, Volume= 22.1 m<sup>3</sup>, Atten= 60%, Lag= 34.3 min  
 Primary = 0.61 l/s @ 8.51 hrs, Volume= 22.1 m<sup>3</sup>

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2  
 Peak Elev= 0.174 m @ 8.51 hrs Surf.Area= 20.9 m<sup>2</sup> Storage= 3.6 m<sup>3</sup>

Plug-Flow detention time= 69.0 min calculated for 22.1 m<sup>3</sup> (98% of inflow)  
 Center-of-Mass det. time= 54.4 min ( 705.7 - 651.3 )

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	51.3 m <sup>3</sup>	<b>3.65 mD x 2.45 mH Vertical Cone/Cylinder x 2</b>

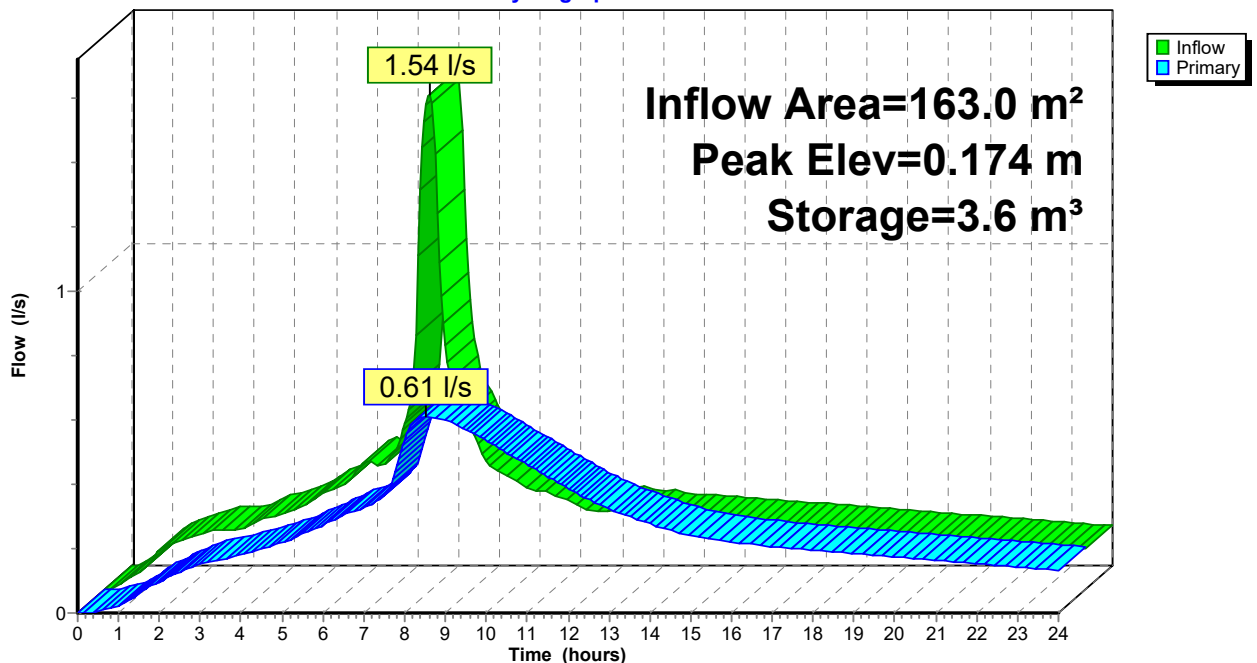
Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	<b>27 mm Vert. Orifice/Grate</b> C= 0.600
#2	Primary	0.200 m	<b>28 mm Vert. Orifice/Grate</b> C= 0.600

**Primary OutFlow** Max=0.61 l/s @ 8.51 hrs HW=0.174 m (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.61 l/s @ 1.06 m/s)
- 2=Orifice/Grate ( Controls 0.00 l/s)

### Pond 5T: Tank

Hydrograph

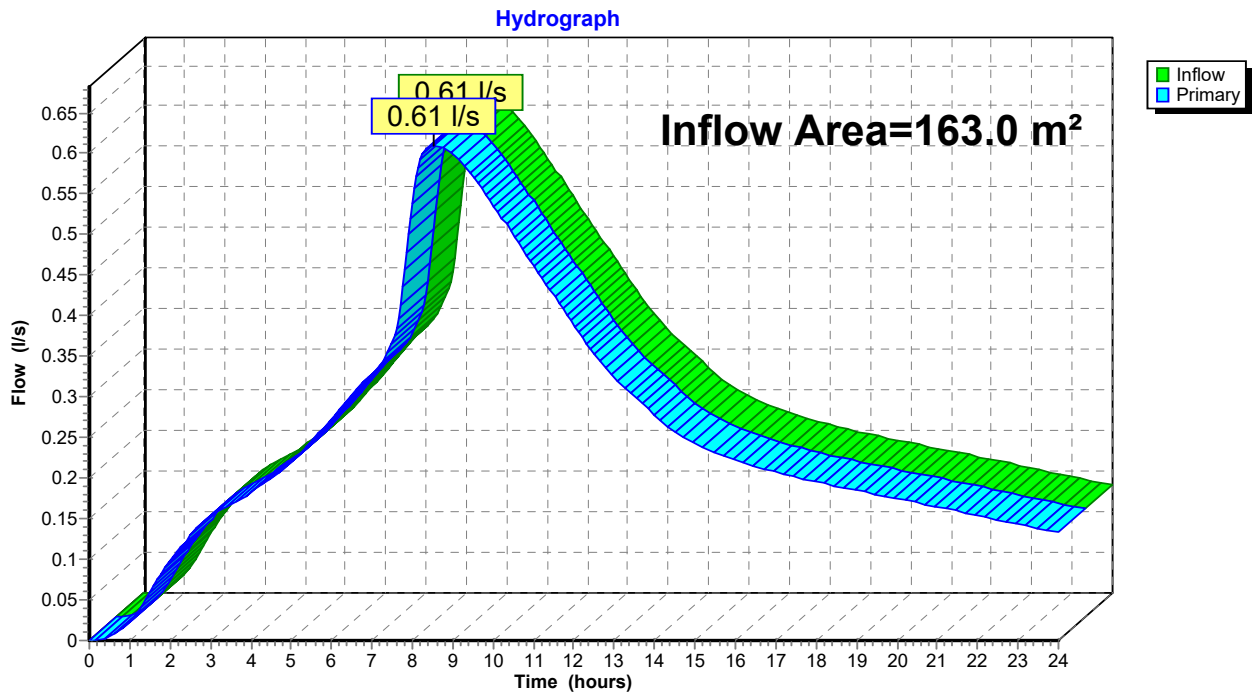


### Summary for Link 6L: total post dev

Inflow Area = 163.0 m<sup>2</sup>, 100.00% Impervious, Inflow Depth > 136 mm for 20% AEP +20% event  
 Inflow = 0.61 l/s @ 8.51 hrs, Volume= 22.1 m<sup>3</sup>  
 Primary = 0.61 l/s @ 8.51 hrs, Volume= 22.1 m<sup>3</sup>, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link 6L: total post dev



### Summary for Subcatchment 2S: Roofing

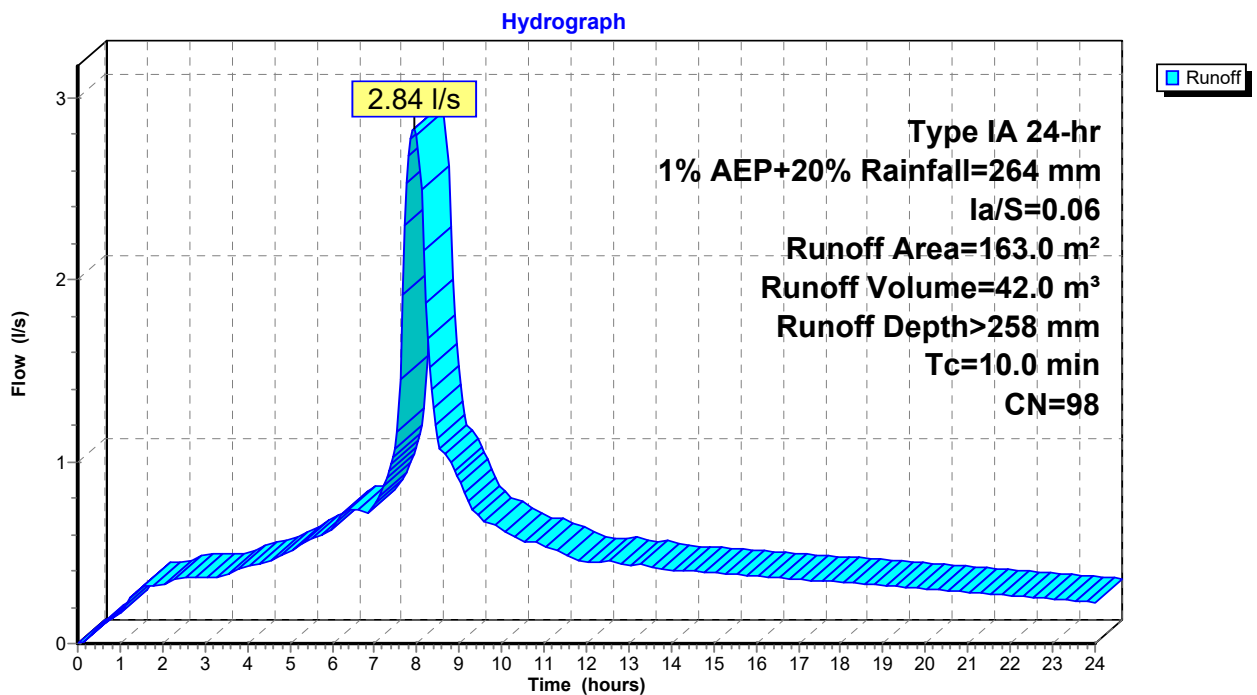
Runoff = 2.84 l/s @ 7.94 hrs, Volume= 42.0 m<sup>3</sup>, Depth> 258 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 1% AEP+20% Rainfall=264 mm, Ia/S=0.06

Area (m <sup>2</sup> )	CN	Description
* 163.0	98	House roof
163.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

### Subcatchment 2S: Roofing



### Summary for Pond 5T: Tank

Inflow Area = 163.0 m<sup>2</sup>, 100.00% Impervious, Inflow Depth > 258 mm for 1% AEP+20% event  
 Inflow = 2.84 l/s @ 7.94 hrs, Volume= 42.0 m<sup>3</sup>  
 Outflow = 1.42 l/s @ 8.34 hrs, Volume= 41.2 m<sup>3</sup>, Atten= 50%, Lag= 24.3 min  
 Primary = 1.42 l/s @ 8.34 hrs, Volume= 41.2 m<sup>3</sup>

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2  
 Peak Elev= 0.332 m @ 8.34 hrs Surf.Area= 20.9 m<sup>2</sup> Storage= 6.9 m<sup>3</sup>

Plug-Flow detention time= 79.8 min calculated for 41.1 m<sup>3</sup> (98% of inflow)  
 Center-of-Mass det. time= 63.4 min ( 707.3 - 643.9 )

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	51.3 m <sup>3</sup>	<b>3.65 mD x 2.45 mH Vertical Cone/Cylinder x 2</b>

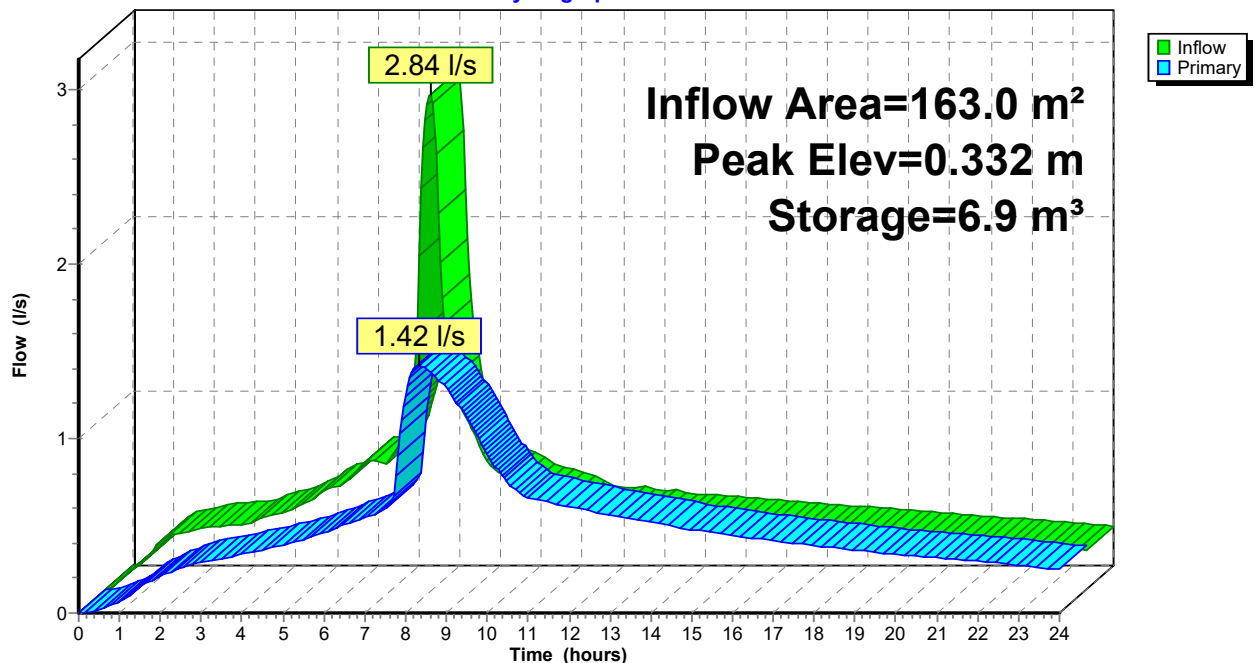
Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	<b>27 mm Vert. Orifice/Grate</b> C= 0.600
#2	Primary	0.200 m	<b>28 mm Vert. Orifice/Grate</b> C= 0.600

**Primary OutFlow** Max=1.42 l/s @ 8.34 hrs HW=0.332 m (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.86 l/s @ 1.50 m/s)
- 2=Orifice/Grate (Orifice Controls 0.56 l/s @ 0.91 m/s)

### Pond 5T: Tank

Hydrograph

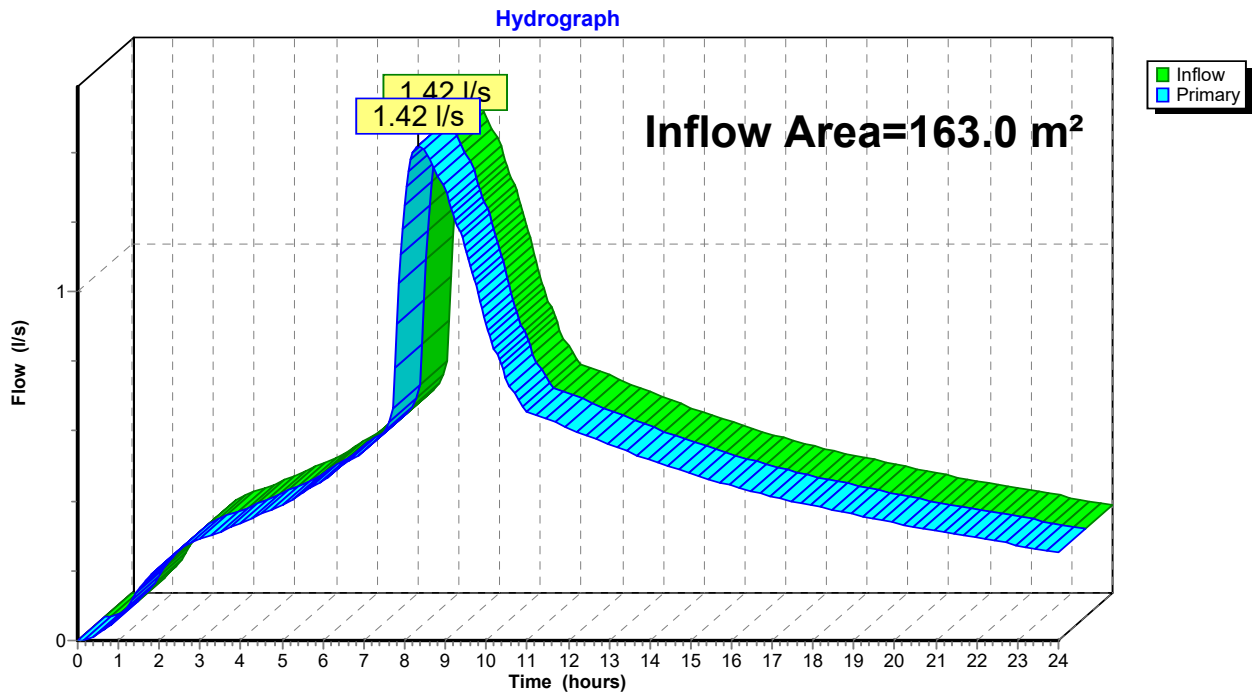


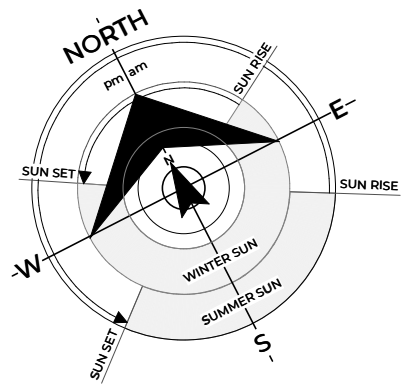
### Summary for Link 6L: total post dev

Inflow Area = 163.0 m<sup>2</sup>, 100.00% Impervious, Inflow Depth > 253 mm for 1% AEP+20% event  
Inflow = 1.42 l/s @ 8.34 hrs, Volume= 41.2 m<sup>3</sup>  
Primary = 1.42 l/s @ 8.34 hrs, Volume= 41.2 m<sup>3</sup>, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link 6L: total post dev





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

<p>2077 SH 10, WAIPAPA, 0295   0800 FAST BUILD</p>	CLIENT NAME:	DRAWING TITLE:	LEGAL DESCRIPTION:	<p>NOTES:</p> <p>Verify all dimensions on site before work. Refer to figured dimensions. Refer any discrepancies to Advance Manufacturing Ltd.</p> <p>This document and the copy right remain the property of Advance Manufacturing Ltd. The contents of this document may not be reproduced either in whole or in part by any other means whatsoever without the prior written consent of Advance Manufacturing Ltd.</p> <p>© 2025 Advance Manufacturing</p>	STAGE: WD	CREATED: 22/01/2025	DRAWN:	SHEET:	
	Andre Newth & Kaytee Boyd	Site Plan	Lot 6 DP 132350 FULL ADDRESS: 113 Cable Bay Block Road, Cable Bay		VERSION: C01		Jared		
			Factory Build		REVISION:	BY:	DATE:		TECHNICIAN:
					Drawn: Working Drawings: Lyza	Jared	06/27/2024 22/01/2025		Lyza
						JOB #	Scale #	DATE:	
						NEW1253			