Far North District Council

Office Use Only
Application Number:

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
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Website: www.fndc.govt.nz

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))
(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for (more than one circle can be ticked):

O Land Use O Fast Track Land Use* O Subdivision O Discharge
O Extension of time (s.125) ☑ Change of conditions (s.127) O Change of Consent Notice (s.221(3))
O Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
O Other (please specify) _____

***The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.**

3. Would you like to opt out of the Fast Track Process? Yes / No

4. Applicant Details:

Name/s: Jason and Penelope Bill Family Trust

Electronic Address for Service (E-mail): [redacted]

Phone Numbers:

Postal Address: (*or* alternative method of service under section 352 of the Act) [redacted] 0230

5. Address for Correspondence: *Name and address for service and correspondence (if using an Agent write their details here).*

Name/s: James Connon - Reyburn and Bryant

Electronic Address for Service (E-mail): [redacted]

Phone Numbers:

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.

6. 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: Jason and Penelope Bill Family Trust

Property Address/:
Location [redacted]

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/
Location: Smoothy Road, Waimamaku

Legal Description: [redacted] 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.

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

The proposal is to relocate the boundaries of the proposed lots to align with the recently installed fencing present across the subdivision

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification Yes/No ☑

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

O Building Consent (BC ref # if known)

O Regional Council Consent (ref # if known)

O National Environmental Standard consent

O Other (please specify)

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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)

O yes ☑ no O don't know

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).

☑ yes O no O don't know

☑ Subdividing land

O Changing the use of a piece of land

O Disturbing, removing or sampling soil

O Removing or replacing a fuel storage system

12. 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 mayinclude additional information such as Written Approvals from adjoining property owners, or affected parties.

Please attach your AEE to this application.

13. 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 all names in full) Jason and Penelope Bill

Email: [redacted]

Postal Address: [redacted]

Phone Numbers: Work:_____ Home: _____ Fax: _____

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: Penelope Bill (please print)

[redacted] f bill payer – **mandatory**) Date: [redacted]

14. Important Information:

Note to applicant
You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.
You may apply for 2 or more resource consents that are needed for the same activity on the same form.
You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

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

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

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

Name: James Connon (please print)

Signature: _____ (signature) Date: 15/07/2025

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

Checklist (please tick if information is provided)

- ○ Payment (cheques payable to Far North District Council)
- ○ A current Certificate of Title (Search Copy not more than 6 months old)
- ○ 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.

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND **SINGLE SIDED** **NO LARGER THAN A3 in SIZE**

15 July 2025

Far North District Council

Private Bag 752

Kaikohe, 0440

ref.17961.jsc

To whom it may concern,

RE: APPLICATION PURSUANT TO SECTION 127 OF THE RESOURCE MANAGEMENT ACT (1991) FOR JASON AND PENELOPE BILL FAMILY TRUST (2250080-RMASUB) – SMOOTHY ROAD, WAIMAMAKU

Summary

1. This application is made under Section 127 of the Resource Management Act 1991 (RMA) to vary several conditions of subdivision consent 2250080-RMASUB.

2. The application proposes to relocate the boundaries of the proposed lots to align with the recently installed fencing present across the proposed five lot subdivision. The lot numbers for each of the proposed sites have also been changed from Lots 2-8, to Lots 1-7.

The existing consent

3. The existing resource consent approved a seven lot subdivision of three existing titles at Smoothy Road, Waimamaku.

4. The title reference, legal description and area of the existing sites are legally described below:

   - RT 1116726 – Lot 3 DP 587931 and Section 49 Blk VII Hokianga Survey District and Section 8 SO 437492 – 49.7168ha.

   - RT 557009 – Section 51 Blk VII Hokianga Survey District and Section 6 SO 437492 – 34.9097ha.

   - RT NA75B/74 – Sections 52 and 53 Blk VII Hokiianga SD - 35.6324ha.

5. A copy of the approved scheme plan (Rev F) and decision is **enclosed**.

The proposal

6. The proposal seeks to revise the title arrangement of the approved plan to align with the existing fencing layout present on site. Since initially designing the subdivision, fencing has been installed in logical positions along contours. Recently, surveyors have visited the sites and have positioned the boundaries along these existing fence lines. As can be seen in the **enclosed** plan, this has resulted in the areas of the sites varying from what was originally shown on the scheme plan approved under 2250080-RMASUB. It is therefore proposed to vary the site boundaries to follow the fence lines. The scheme plan has been updated to reflect the amended title arrangements – a copy is **enclosed**.

7. A revised RS Eng engineering site suitability report is also **enclosed**. This report confirms that despite the proposed boundary changes, the sites contain suitable building and effluent disposal areas.

8. The proposal also seeks to amend the lot numbers of the proposed sites to reflect the current lot configuration.

9. To facilitate the proposed amendments, this application seeks to vary conditions 1, 4 (d), (e), (g), (h) and (i) of the existing resource consent. The proposed changes are outlined below. Deletions are shown as ~~strikethrough~~, while additions are shown as **bold** and <u>underlined</u>:

   - Condition 1

     *The subdivision must be carried out in general accordance with the approved plan of subdivision prepared by Reyburn & Bryant, referenced "PROPOSED SUBDIVISION OF LOT 3 DP 587931, SECTIONS 6 & 8 SO 437492, SECTIONS 49 & 51-53 BLK VII HOKIANGA SD", dated **<u>May 2025</u>** ~~December 2024~~, rev ~~F~~ **<u>I</u>**, drawing ref. S17961:*

     a. Sheet 01 of 02

     b. Sheet 02 of 02

     and attached to this consent with the Council's "Approved Stamp" affixed to them.

   - Condition 4

     For All Lots:

     a. Reticulated power supply or telecommunication services are not a requirement of this subdivisions within the Rural Production zone. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

b. *The site is identified as being within a kiwi present zone. If any owners or occupiers of, or visitors, to the site keep or introduce onto the land any carnivorous animal (including dogs and cats), they must be kept inside and/or tied up at night. This is to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs.*

*For Lots ~~2, 3, 5, 6, & 7~~ **1, 2, 3, 4, 5 and 6**:*

c. *In conjunction with an application for a building consent for any dwelling on-site, the lot owner must obtain a vehicle crossing permit from Council's Roading Engineer for the formation of a vehicle crossing. The crossing must achieve minimum sight distances for an operating speed of 50km/hr in accordance with Council's Engineering Standards. Where minimum sight distances cannot be achieved, appropriate mitigation measures such as vegetation removal or minor road verge benching must be undertaken.*

d. *At the time of building consent for any development creating more than 600m² of overall impermeable surfaces, the owner must provide a stormwater management report prepared by a Chartered Professional Engineer. Stormwater runoff from new buildings and impermeable surfaces must be mitigated back to pre-development levels for a 10% AEP storm event plus climate change. Overland flow paths must be able to accommodate the 1% AEP storm event and be unobstructed by new buildings, structures or landscaping, in general accordance with the Site Suitability Engineering Report prepared by RS Eng Ltd, titled "Subdivision Suitability Report", revision 1, dated ~~18 July 2024~~, **11 July 2025** report referenced 19133. Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been identified as a secondary / overland (Q100) flow path. For Lots ~~5 and 6~~ **4 and 5**, include a detailed flood assessment for areas within the NRC flood hazard overlay.*

e. *At building consent stage, the owner must submit an on-site wastewater assessment prepared by a Chartered Professional Engineer or approved Council Report Writer for Council certification. The assessment must reference the Site Suitability Report (RS Eng, Report 19133, dated ~~18 July 2024~~ **11 July 2025**) and identify:*
    i. *A suitable method of wastewater treatment for the proposed development;*
    ii. *An effluent disposal area; and*
    iii. *Reserve disposal area*

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

*g. All buildings requiring building consent must be subject to specific engineering design by a Chartered Professional Engineer with geotechnical expertise. The design must reference the Site Suitability Report (RS Eng, Report 19133, dated ~~18 July 2024~~ **11 July 2025**) and include foundation recommendations and construction monitoring requirements.*

*For Lot ~~5~~ **4**:*

h. Prior to the construction of any vehicle crossing, a suitably qualified engineer must assess the existing culvert's capacity for a 10-year AEP event plus climate change. If required, a new appropriately sized culvert must be installed.

*For Lot ~~6~~**5**:*

i. Where access is proposed through a flood-susceptible area, a suitably qualified engineer must assess and certify that the access design will not adversely affect the surrounding environment.

Compliance with the Far North District Plan

Operative Far North District Plan (OFNDP)

10. The proposed changes to the consent conditions do not result in any additional infringements or change in activity status under the OFNDP. The subdivision still requires resource consent as a non-complying activity under Rule 13.7.2.1.

Proposed Far North District Plan (PFNDP)

11. The proposed changes to the consent conditions do not result in any additional infringements of the PFNDP. The subdivision still requires resource consent as a non-complying activity under SUB-R3 where proposed Lots 1, 2, 4, 5 and 6 do not comply with the minimum lot size requirements for the zone under SUB-S1.

Legislative context

12. Section 127(3) of the RMA states that:

(3) Sections 88 to 121 apply, with all necessary modifications, as if—

a) the application was an application for a resource consent for a discretionary activity; and

b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.

Effects on the environment

13. Section 127 of the RMA requires consideration of the environmental effects of the proposed changes. This assessment is confined to the relative difference in the effects between the consent and the amended proposal.

14. From an engineering perspective, the attached report prepared by RS Eng confirms that each site is capable of being developed and serviced in accordance with the relevant requirements set out in the Far North Engineering Standards and the District Plan. Specifically, it is noted that RS Eng have recommended a modified effluent disposal field and building site for proposed Lot 1 (formerly Lot 2).

15. The proposed title arrangement will result in part of an existing conservation covenant (shown as area Y on the **enclosed** scheme plan) extending into Lot 5. This is due to the fact that the covenant extends out into the paddock (past the fence) and covers a large exotic tree (pine or macrocarpa). It is believed that when the covenant was originally surveyed, this was done simply by utilising aerial photography to position boundary points, as opposed to a physical survey. Therefore, this non-native tree was mistakenly included as part of the native bush. Rather than including this area of covenant Y within Lot 8, we have instead chosen to position it in Lot 5, respecting fence lines and occupation. Given the low ecological value of the tree, any effects associated with this change are assumed to be less than minor.

16. Having considered the above, any adverse effects associated with the changes sought as part of this application will be less than minor.

Consistency with the relevant objectives and policies of the OFNDP and PFNDP

17. Given that the effects associated with the proposed changes will be equal to or less than those under the existing consent, the conclusions reached in the decision for 2250080-RMASUB with regard to the relevant objectives and policies of the OFNDP and PFNDP remain relevant – the proposal is consistent with these provisions.

Notification

18. Section 127(4) of the RMA states that:

(4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—

a) made a submission on the original application; and

b) may be affected by the change or cancellation

19. With regards to s127(4)(a) and (b), the original application proceeded on a non-notified basis. No parties provided written approval to the proposal. Furthermore, any adverse effects associated with the proposed changes will be less than minor. Consequently, there are no adversely affected parties and the application can proceed on a non-notified basis.

Summary and conclusion

20. This application seeks to vary conditions 1 and 4 of 2250080-RMASUB to provide for an amended subdivision design.

21. Relative to the status quo, any adverse environmental effects associated with the proposed changes will be less than minor, and the proposal will not be contrary to the relevant objectives and policies of both the OFNDP and PFNDP.

22. No parties are deemed to be affected by the proposed changes and therefore the proposal can proceed on a **non-notified basis**.

23. Having regard to the relevant matters in s127, s104(1), and s104B of the RMA, it is appropriate for this consent to be granted.

If you have any queries regarding this application, please do not hesitate to contact the undersigned.

Yours faithfully,

.....

James Saxby Connon

Planner

Encl. 1 – Decision for existing subdivision (2250080-RMASUB)
2 – Approved scheme plan (Rev F)
3 – Proposed scheme plan (Rev I)
4 - Updated RS Eng report
5 – Communications with FNDC planners confirming variation required

DECISION ON SUBDIVISION CONSENT APPLICATION

UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104B, 106, 108 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** subdivision resource consent for a Non-Complying activity, subject to the conditions listed below to:

Applicant:	Jason And Penelope Bill Family Trustees Limited
Council Reference:	2250080-RMASUB
Property Address:	546 Waiotemarama Gorge Road, Opononi
Legal Description:	SEC 1 SO 66419 SEC 1 SO 67546 SEC 4 6 8 SO 437492 SEC 2 SO 557381 SECS 12 20 49 51-56 58 BLK VII HOKIANGA SD - BALANCE OF LAND

The activity to which this consent relates is:

Activity A:

To subdivide in the Rural Production Zone creating seven lots from three existing titles, breaching the Minimum Lot Sizes rule as a Non-Complying Activity.

Activity B:

Further resolution to cancel an amalgamation condition under Section 241(3) of the RMA.

Activity A: Subdivision

Conditions

Pursuant to sections 108 and 220 of the Act, this consent is granted subject to the following conditions:

1. The subdivision must be carried out in general accordance with the approved plan of subdivision prepared by Reyburn & Bryant, referenced "*PROPOSED SUBDIVISION OF LOT 3 DP 587931, SECTIONS 6 & 8 SO 437492, SECTIONS 49 & 51-53 BLK VII HOKIANGA SD*", dated December 2024, rev F, drawing ref. S17961:

    a. Sheet 01 of 02
    b. Sheet 02 of 02

    and attached to this consent with the Council's "Approved Stamp" affixed to them.

Survey plan approval (s223) conditions

2. The survey plan, submitted for approval pursuant to Section 223 of the Act must show:

    a. All easements in the memorandum to be duly granted or reserved.

3. Prior to the approval of the survey plan pursuant to Section 223 of the Act the consent holder must:

a. Provide to Council written confirmation from a licensed Cadastral Surveyor that the road boundary is at least 2 metres from the edge of the road, or at least 6 metres from the centreline (whichever is the greater) for each proposed allotment. If setback distances cannot be achieved, amend the scheme plan to show areas to vest in Far North District Council as legal road to meet the necessary setbacks.

Section 224(c) compliance conditions

4. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice must be met by the consent holder:

For All Lots:

a. Reticulated power supply or telecommunication services are not a requirement of this subdivisions within the Rural Production zone. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

b. The site is identified as being within a kiwi present zone. If any owners or occupiers of, or visitors, to the site keep or introduce onto the land any carnivorous animal (including dogs and cats), they must be kept inside and/or tied up at night. This is to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs.

For Lots 2, 3, 5, 6, & 7:

c. In conjunction with an application for a building consent for any dwelling on-site, the lot owner must obtain a vehicle crossing permit from Council's Roading Engineer for the formation of a vehicle crossing. The crossing must achieve minimum sight distances for an operating speed of 50km/hr in accordance with Council's Engineering Standards. Where minimum sight distances cannot be achieved, appropriate mitigation measures such as vegetation removal or minor road verge benching must be undertaken.

d. At the time of building consent for any development creating more than 600m² of overall impermeable surfaces, the owner must provide a stormwater management report prepared by a Chartered Professional Engineer. Stormwater runoff from new buildings and impermeable surfaces must be mitigated back to pre-development levels for a 10% AEP storm event plus climate change. Overland flow paths must be able to accommodate the 1% AEP storm event and be unobstructed by new buildings, structures or landscaping, in general accordance with the Site Suitability Engineering Report prepared by RS Eng Ltd, titled "*Subdivision Suitability Report*", revision 1, dated 18 July 2024, report referenced 19133. Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been identified as a secondary / overland (Q100) flow path. For Lots 5 and 6, include a detailed flood assessment for areas within the NRC flood hazard overlay.

e. At building consent stage, the owner must submit an on-site wastewater assessment prepared by a Chartered Professional Engineer or approved Council Report Writer for Council certification. The assessment must reference the Site Suitability Report (RS Eng, Report 19133, dated 18 July 2024) and identify:
   i. A suitable method of wastewater treatment for the proposed development;
   ii. An effluent disposal area; and
   iii. Reserve disposal area

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

g. All buildings requiring building consent must be subject to specific engineering design by a Chartered Professional Engineer with geotechnical expertise. The design must reference the Site Suitability Report (RS Eng, Report 19133, dated 18 July 2024) and include foundation recommendations and construction monitoring requirements.

For Lot 5:

h. Prior to the construction of any vehicle crossing, a suitably qualified engineer must assess the existing culvert's capacity for a 10-year AEP event plus climate change. If required, a new appropriately sized culvert must be installed.

For Lot 6:

i. Where access is proposed through a flood-susceptible area, a suitably qualified engineer must assess and certify that the access design will not adversely affect the surrounding environment.

Activity A: Further Resolution – Cancellation of Amalgamation Condition

Pursuant to section 241(3) of the Act:

1. The Far North District Council resolves to cancel the amalgamation condition requiring Lot 3 DP 587931, Section 49 BLK VII Hokianga SD & Section 8 SO 437492 (RT 1116726) to be held in the same Record of Title.

Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
   a) A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or

b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

Right of Objection

2. If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Archaeological Sites

3. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

General Advice Notes

4. This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).

5. The consent holder is advised that all earthworks are required to be in compliance with the Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region Document (GD05).

6. The consent holder is advised that, when conducting the upgrade of vehicle crossing in or close to the road reserve, they are required to submit a Corridor Access Request (CAR) and subsequently obtain a Work Access Permit (WAP) from Council prior to any excavation or works commencing.

7. The consent holder is advised to have careful consideration of the layout of onsite wastewater system disposal system as to maintain the appropriate setbacks from stormwater drainage and overland flow paths. If unable to be archived, a resource consent may be required.

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons, and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.

2. The application is for a Non-Complying activity resource consent as such under section 104 the Council can consider all relevant matters. In particular the matters listed in Section 13.10 of the Operative District Plan are of particular relevance.

section 11 – Subdivision

Rule Number and Name	Non Compliance Aspect	Activity Status
13.7.2.1: Minimum Lot Sizes: (i) Rural Production	The proposal creates more than three lots on RT 1116726, with two proposed lot being less than 2ha in area, not complying with the Restricted Discretionary or Discretionary activity standards. Further, the site has been subdivided under RC 2220347-RMASUB, which is a once off subdivision. The additional subdivision of this lot is therefore a Non-Complying activity as it is not being undertaken via a Management Plan.	Non-Complying

3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:

   a. The subdivision has a clustered design with smaller lots on Smoothy Rd and larger productive blocks, matching the surrounding area.
   b. The site suitability report confirms that all building sites are geotechnically suitable and appropriately setback from hazards, with specific engineering design requirements to be implemented at building consent stage.
   c. While Lots 5 and 6 are partially within flood-susceptible areas, the identified building sites and effluent disposal fields are situated well above flood extents. The site can adequately accommodate on-site servicing, with RS Eng confirming suitable areas for wastewater disposal and stormwater management on each lot.
   d. Archaeological sites and the Protected Natural Area are contained within the larger balance lots where no development will occur, ensuring these values are maintained.
   e. The activity has received a written approval from Ngati Korokoro Hapu / Ngati Korokoro Hapu Trust. Additionally, Heritage New Zealand Pouhere Taonga has raised no further concerns following tangata whenua consultation.
   f. Effects can be appropriately managed through conditions. Appropriate consent notice conditions will manage potential effects on kiwi habitat, and engineering conditions will ensure safe access, suitable servicing and appropriate hazard mitigation at the time of development.

4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.

5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
   a. Operative Far North District Plan 2009,
   b. Proposed Far North District Plan 2022

Operative District Plan

The Subdivision Objectives and Policies in the Operative District Plan focus on ensuring subdivisions are consistent with the purpose of their zones while promoting

sustainable management of natural and physical resources. They emphasise protection of environmental values, provision of appropriate infrastructure, and consideration of hazards. Key themes include protecting cultural and heritage values, ensuring adequate servicing, and promoting innovative development that results in superior environmental outcomes. The policies particularly emphasise consideration of cumulative effects and the protection of significant natural areas and landscapes.

In this case, the activity aligns with these Objectives and Policies as the subdivision maintains larger productive blocks while clustering smaller lots adjacent to the Smoothy Road, which is a common occurrence in this area. Additionally, sites less than 2ha in area are adjacent to larger sites, such that they average 2ha. The archaeological sites and PNA are contained within balance lots, protecting these values from development pressure. The site suitability report confirms that each lot can be appropriately serviced, and hazards can be managed through engineering conditions. Written approval from tangata whenua demonstrates that cultural values have been appropriately considered. As such, the activity meets the overall intent of the Objectives and Policies of the Operative District Plan for the Subdivision chapter.

Proposed District Plan
The Proposed District Plan's Objectives and Policies take a more focused approach to subdivision, with particular emphasis on efficient land use, protection of productive land, and integrated infrastructure planning. They specifically address rural lifestyle subdivision in the Rural Production Zone, requiring protection of SNAs and avoiding loss of versatile soils. The policies also emphasise connectivity, accessibility, and the management of reverse sensitivity effects.

The activity demonstrates consistency with these Objectives and Policies. While creating lifestyle blocks in the Rural Production zone, the subdivision design protects productive land by maintaining larger blocks for farming and forestry. The site contains Class 6, 7, and 8 soils rather than versatile soils, and the clustering of lots helps maintain the productive potential of the remaining land. The activity includes appropriate access arrangements and servicing solutions, though these will be private rather than reticulated. Further, the subdivision layout responds to natural hazards by locating building sites away from flood-prone areas and requiring specific engineering design for development. As such, the activity meets the overall intent of the Objectives and Policies of the Proposed District Plan for the Subdivision chapter.

For this resource consent application, the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As the outcomes sought are the same under the operative and the proposed plan frameworks, no weighting is necessary.

6. In regard to section 104(1)(c) of the Act, the following other matters are relevant and reasonably necessary to determine the application:

Precedent Effects:

The non-compliance is largely technical in nature and any precedent set is not considered undesirable and approval of the application will not undermine the integrity of the District Plan.

7. In regard to section 104D of the Act the activity meets both tests as any adverse effects arising from this proposed activity will not be more than minor, and the activity will not be contrary to the objectives and policies of the Operative District Plan. Therefore, consent can be granted for this non-complying activity.

8. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the conditions above.

9. Based on the assessment above the activity will be consistent with Part 2 of the Act. The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.

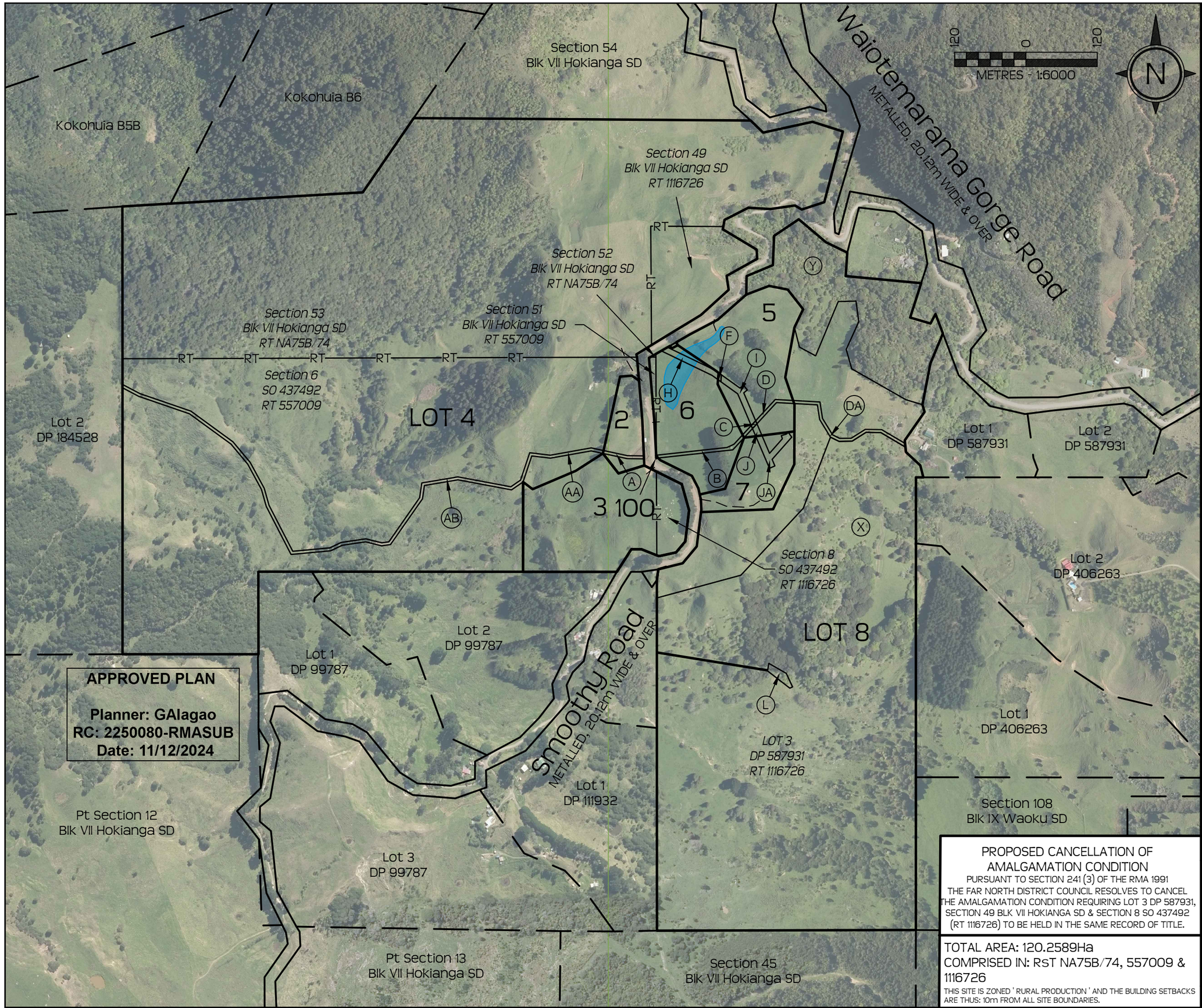
10. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Gio Alagao, Intermediate Resource Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.

Nick Williamson **Date:** 11/12/2024

Resource Consents Team Leader



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EXISTING EASEMENT SCHEDULE

PURPOSE	SHOWN	SERV.TENE. (BURDENED)	BENEFITTED / CREATED
RIGHT TO CONVEY WATER	L	LOT 8 HEREON	11773146.1

EXISTING EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED (SERV.TENE.)	GRANTEE / CREATED
RIGHT TO CONVEY WATER	A	LOT 2 HEREON	FAR NORTH DISTRICT COUNCIL 8668930.1
	AA	LOT 4 HEREON	
	AB	LOT 4 HEREON	
	B	LOT 6 HEREON	
	C & D	LOT 5 HEREON	
	DA	LOT 8 HEREON	
RIGHT TO CONVEY ELECTRICITY	H	LOT 6 HEREON	TOP ENERGY LIMITED 12182331.2
	F, I, C & J	LOT 5 HEREON	
	JA	LOT 7 HEREON	
RIGHT TO CONVEY WATER	L	LOT 8 HEREON	FNDC 12138925.1
RIGHT TO CONVEY TELECOMMUNICATIONS	L	LOT 8 HEREON	FNDC 12138925.2

AREA X & Y ARE SUBJECT TO A CONSENT NOTICE CREATED BY DP 587931

REV	DATE	DESCRIPTION
F	05.12.24	REMOVED A LOT - JBH/AA
E	24.09.24	ADDED FLOODING - JBH/AA
A	03.04.24	FIRST ISSUE - JH/MW

REF. DATA:

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

CLIENT

JASON & PENELOPE BILL FAMILY TRUST
WAIOTEMARAMA GORGE ROAD,
WAIMAMAKU KAIKOHE

PROPOSED CANCELLATION OF AMALGAMATION CONDITION

PURSUANT TO SECTION 241 (3) OF THE RMA 1991
THE FAR NORTH DISTRICT COUNCIL RESOLVES TO CANCEL THE AMALGAMATION CONDITION REQUIRING LOT 3 DP 587931, SECTION 49 BLK VII HOKIANGA SD & SECTION 8 SO 437492 (RT 1116726) TO BE HELD IN THE SAME RECORD OF TITLE.

TOTAL AREA: 120.2589Ha
COMPRISED IN: RST NA75B/74, 557009 & 1116726

THIS SITE IS ZONED ' RURAL PRODUCTION ' AND THE BUILDING SETBACKS ARE THUS: 10m FROM ALL SITE BOUNDARIES.

TITLE

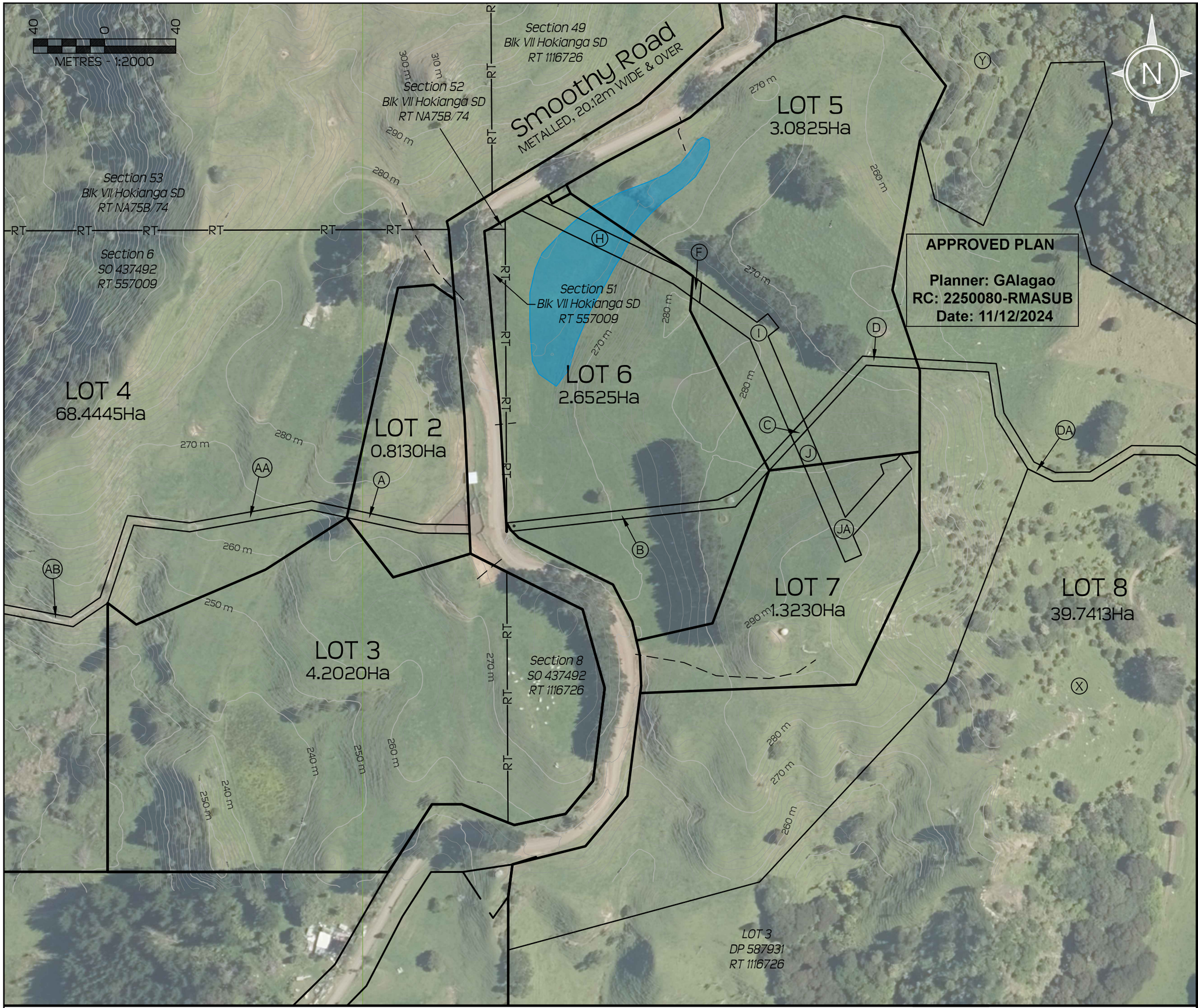
PROPOSED SUBDIVISION OF LOT 3 DP 587931, SECTIONS 6 & 8 SO 437492, SECTIONS 49 & 51-53 BLK VII HOKIANGA SD

DATE DECEMBER 2024 | SCALE 1:6000 @A3

DRAWING REF.	SHEET	REV
S17961	01 OF 02	F

Date Plotted: 5/12/2024 File Path: P:\17000 - 17999\17961 - Jason & Penelope Bill Family Trust (8 lot SD)\Drawings\Scheme Plan\S17961 - J & P Bill Family Trust - Rev F.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



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NRC FLOODING

SEE SHEET 01 -
FOR SCHEDULE OF EXISTING EASEMENTS & EASEMENTS IN GROSS

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CLIENT
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WAIOTEMARAMA GORGE ROAD,
WAIMAMAKU KAIKOHE

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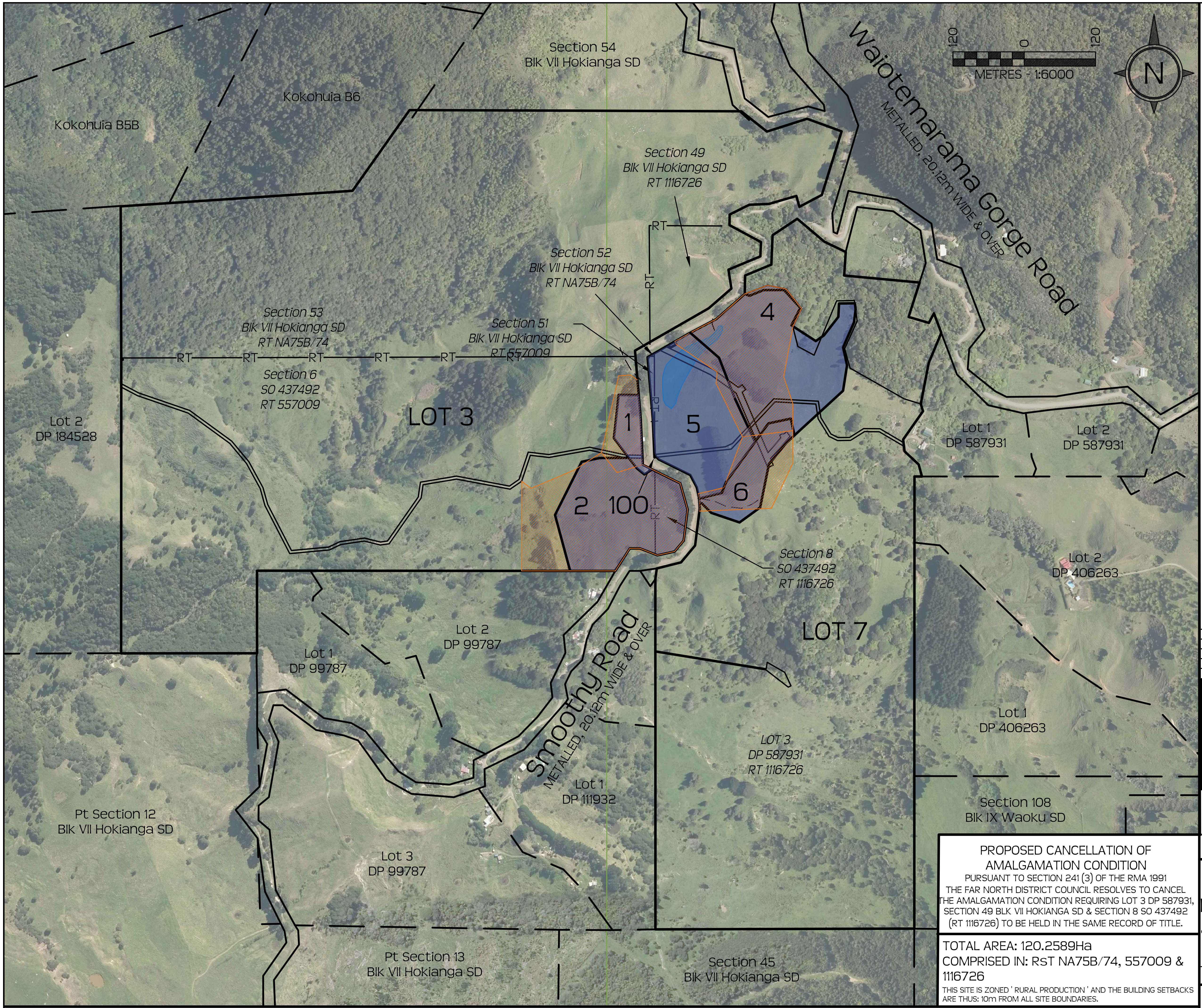
DECEMBER 2024	1:2000 @A3	S17961	02 OF 02	F



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NRC FLOODING

REV F - SCHEME BDYS

EXISTING BDYS

REV	DATE	DESCRIPTION
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DATE: MAY 2025 | SCALE: 1:6000 @A3

DRAWING REF.: S17961 | SHEET: 01 OF 02 | REV: I

Date Plotted: 16/05/2025 File Path: P:\17000 - 17999\17961 - Jason & Penelope Bill Family Trust (8 lot SD)\Drawings\Scheme Plan\S17961 - J & P Bill Family Trust - I.dwg

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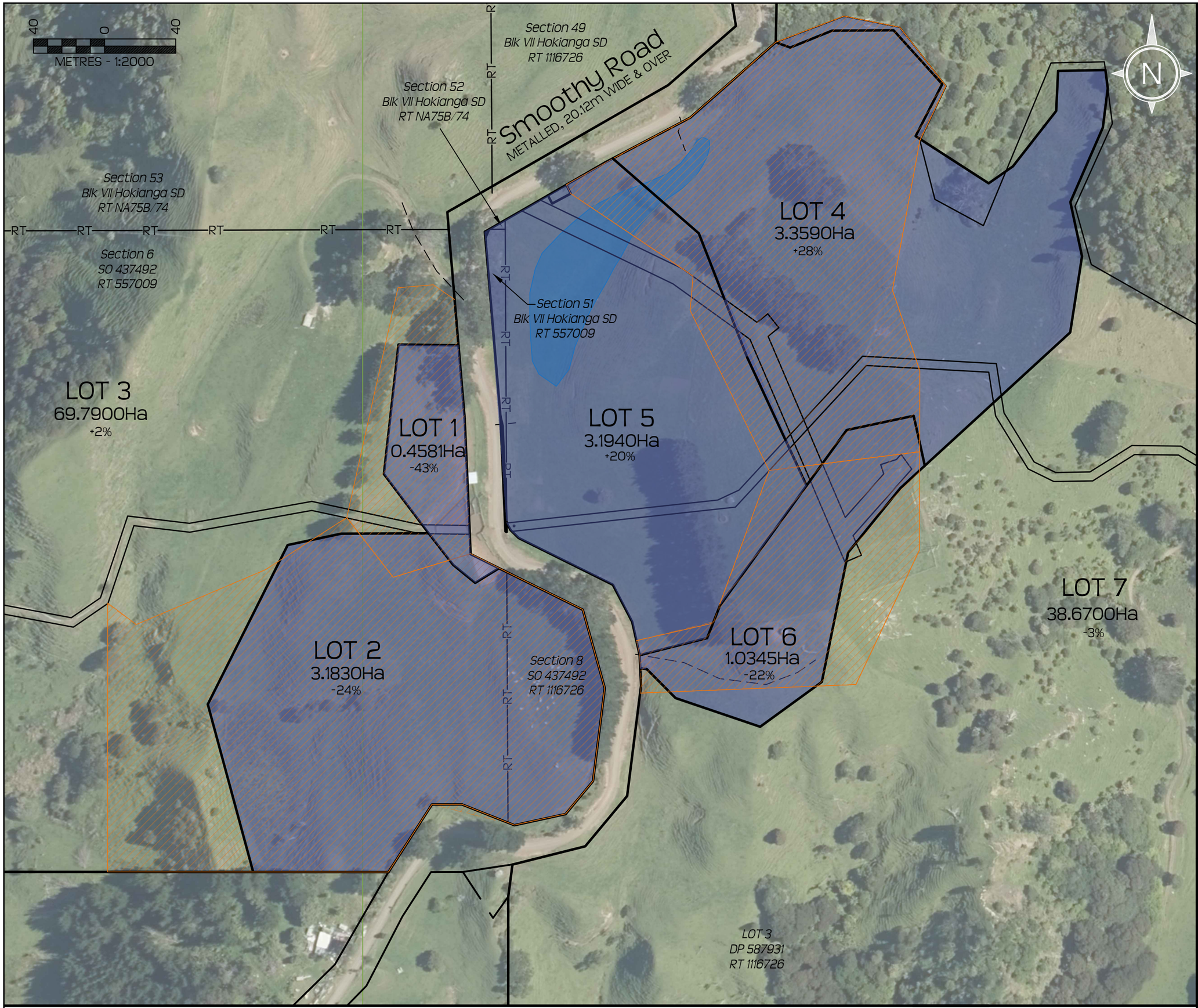

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LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL

SUBDIVISION SUITABILITY REPORT

Smoothy Road

Waimamaku

(Section 2 SO 557381 and Section 6 SO 437492)

RS Eng Ltd • 2 Seaview Road, Whangarei 0110 • **09 438 3273** • **office@RSEng.co.nz**
Consulting Engineers

SUBDIVISION SUITABILITY REPORT

Smoothy Road

Waimamaku

(Section 2 SO 557381 and Section 6 SO 437492)

Report prepared for:	Jason and Penelope Bill Family Trust
Report reference:	19133
Date:	11 July 2025
Revision:	2

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
18/07/2024	1	Resource Consent Issue	C Hay	S Scott	M Jacobson
11/07/2025	2	Lot Layout Changes	C Hay	M Jacobson	M Jacobson

Contents

Appendices

File: 19133
11 July 2025
Revision: 2

SUBDIVISION SUITABILITY REPORT

Smoothy Road, Waimamaku

(Section 2 SO 557381 and Section 6 SO 437492)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Jason and Penelope Bill Family Trust to investigate the suitability of their property for a residential subdivision. The purpose of this report is to review the identified building areas, assess natural hazards, geotechnical aspects, and on-site wastewater and stormwater disposal.

The client proposes to develop seven new lots. RS Eng however are only assessing proposed Lots 1, 2, 4, 5, and 6. The balance lots (3 and 7) are to be used for agriculture. The proposed scheme plan, prepared by Reyburn and Bryant is enclosed in Appendix A.

2.0 Site Description

The properties are located on both western and eastern sides of Smoothy Road, approximately 400m from its intersection with Waiotemarama Gorge Road. The proposed lots are gently to steeply sloping with all identified building areas being located on gently sloping topography. Ground coverage at the identified building areas is generally pasture.

Figure 1: Aerial view of parent properties (*Source: QGIS, LINZ Boundaries, Google Earth imagery*).

3.0 Desk Study

3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology of The Kaitaia Area – Isaac – 1996.
- Reyburn & Bryant Scheme Plan.

3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the identified building areas are located within an area that is underlain by Tangihua Complex, which has been described as follows: *"Basalt and pillow basalt, with subvolcanic intrusive. Local greenschist metamorphism; extensive zeolitisation."*

3.3 Aerial Photography

RS Eng has undertaken a review of historical aerial photography, specifically an image from 1968 and Google Earth Images. See Figure 2 below of the 1977 image. Several notable features were observed, listed below.

- Steep slopes are evident over the properties with soil creep likely to be active.
- Signs of shallow slope instability and soil creep were evident in the recent Google Earth imagery over majority of the moderate and steep slopes within the proposed lots.
- An airstrip appears to be formed between 1968 and 1977 over Lot 3 and adjacent to Lot 2.
- Ponds over Lots 4 and 5 appear to have been formed between 2021 and 2022 within the low-lying area of the lots. Access over the pond/watercourse of Lot 4 was formed during this time, allowing access over Lot 4.

Figure 2: 1977 Aerial Image *(Source: www.retrolens.nz).*

4.0 Field Investigation

A Technician and Graduate Engineer from this office visited the property between the 30 May and 6 June 2024 to undertake a walkover and 13 hand augers. The walkover did not observe any signs of concern at the building sites in relation to the proposal.

The hand augers were dug to a maximum depth of 4.0m below ground level (BGL). Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

5.0 Subsoil Conditions

Interpretation of subsurface conditions is based on the investigations shown on the drawings in Appendix B. The conditions are summarised below;

- Topsoil depths across the identified building areas varied, with a maximum depth of 0.3m BGL encountered.
- Residual soils derived of the Tangihua Complex vary at depths between 0.3m to a maximum of 1.2m BGL over the identified building areas. The residual soils generally consisted of varying firm to very stiff gravelly silts, clayey silts, and silty clays.
- Extremely weak completely weathered basalt was encountered at the identified building areas underlying the residual soils at varying depths from approximately 0.4m to 1.2m BGL. The completely weathered basalt generally consisted of stiff to very stiff sandy silts, clayey silts, and silty clays to a tested depth of 4.0m BGL.
- Groundwater inflow was encountered in HA1 at the investigated building area on Lot 6, at a depth of 1.2m BGL. Static groundwater is not expected to be within 4.0m BGL across the identified building areas.

6.0 Geotechnical Assessment

6.1 Slope Stability

The proposed lots are underlain by the Tangihua Complex which are displaced blocks and slabs of the oceanic plate, predominately consisting of basalt pillow lava, basalt lava, and breccia. These were formed on the ocean floor as part of the oceanic plate, of which has been uplifted and displaced onto Northland by tectonic plate movement. Sediment over the oceanic plate and basalt can comprise of siliceous mudstone and limestone.

The identified building areas and general surrounding topography over the proposed lots are of dominant landform, with broad ridges, and typical uniform slopes. These slopes typically don't display signs of deep-seated slope instability, with slopes generally standing up to 30-35°, however display areas of soil creep and shallow slope instability, indicative of basalt or pillow lava. To the west, the slopes of Lot 2 become very steep displaying signs of potential relic deep-seated slope instability falling to Lot 3 of which the landform exhibits hummocky, less dominant, low slope angle topography, geologically mapped as Mangakahia Complex indicative of mudstones and sandstones.

The identified building areas at lots 2 and 5 are generally positioned on slopes generally less than 8° and underlain by the Tangihua Complex. Our investigation has revealed that the identified building areas at these lots are suitably setback from any slopes considered moderate and steeply sloping, shallow instability features, and soil creep.

The identified building areas at lots 1, 4, and 6 are located on gentle to moderate ridgelines and slopes, generally 3-12°. Steep slopes are located adjacent to the identified building areas on these lots. Signs of shallow slope instability are evident on these steep slopes, with signs of shallow soil creep evident on slopes becoming moderate to steep (>14°). Future buildings proposed over lots 1, 4, and 6 are expected to be within close proximity to the moderate and steep slopes, therefore soldier piles and creep piles maybe required, subject to detailed design at the building consent stage.

Alternative building areas are likely available over all lots, however are subject to specific geotechnical assessment and investigations at the building consent stage. Further geotechnical assessment is required for all site and project specific proposals at the building consent stage, refer to Section 9.1.

Gently sloping topography is available for effluent disposal fields on Lots 2, 4, and 5 as shown in Appendix B. Effluent disposal fields on lots 1 and 6 are likely to be on moderate slopes (10-12°). All wastewater disposal is proposed to be secondary treatment systems with low irrigation rates and slope reduction factors, with minimal earthworks and modification to any slopes being required. The risk of slope instability from these disposal fields is considered low. Alternative wastewater disposal locations are available, however subject to specific assessment at the building consent stage.

6.2 Liquefaction

The proposal is positioned on land underlain by the Tangihua Complex, consisting of soils that are cohesive in nature and therefore unlikely to liquefy when subjected to seismic shaking. RS Eng considers the risk of liquefaction to be low.

6.3 Expansive Soils

The clayey soils encountered on-site are likely to be subject to volumetric change with seasonal changes in moisture content (wet winters / dry summers); this is known as expansive or reactive soils. Apart from seasonal changes in moisture content other factors that can influence soil moisture content at the include:

- Influence of garden watering and site drainage.
- The presence of large trees close to buildings. Large trees can cause variation in the soil moisture content for a distance of up to 1.5 times their mature height.
- Initial soil moisture conditions during construction, especially during summer and more so during a drought. Building platforms that have dried out after initial excavation should be thoroughly wet prior to any floor slabs being poured.
- Plumbing leaks.

Based on the experience of RS Eng in similar materials, we expect the soils to be classified as Class H1 as per AS2870, however, site-specific testing will be required at the building consent stage to confirm the classification, as required by NZBC B1.

7.0 Flood Hazard

The Northland Regional Council have designated a portion of proposed Lot 4 and 5 as being flood susceptible. The identified building areas and effluents disposal fields are clear of the mapped flood hazard, with the identified building areas and effluent disposal fields being elevated a minimum of 3.0m above the mapped flood extents. RS Eng considers the risk of inundation at the identified building areas as low.

Future access to the identified building area over Lot 4 is mapped as being flood susceptible. The existing culvert shall be checked for its capacity for up to a 10-year +CC AEP event, or alternatively a new culvert be sized for future access to the building area of Lot 4.

Figure 2: View of flood mapped extents, identified building areas shown in orange (*Source: NRC GIS Hazard Maps*).

8.0 On-site Wastewater Disposal

8.1 Site Evaluation

To demonstrate the suitability of the proposed lots, a concept on-site wastewater disposal design has been prepared for a hypothetical three-bedroom dwelling. The design calculations are presented in Table 1 below.

The land available for effluent disposal is typically gently to moderately sloped (less than 12°) and linear planar. Subsoil investigations have assessed the soil as Category 5 as per AS/NZS1547. Disposal of secondary treated wastewater loading sub-surface pressure compensating drip irrigation lines within a planted and fenced area is suitable.

Specific assessment and design shall be undertaken at the building consent stage, specific to the proposal. It should also be appreciated that alternative methods of effluent disposal may be suitable, being also subject to specific design at the building consent stage.

Table 1: Concept Wastewater Disposal Design

Number of Bedrooms	3	No.
Number of Persons	5	No.
Flow Allowance	180	L/person/Day
Total Flow	900	L/Day
Irrigation Rate (DIR)	3.0	L/m²/day
Slope Reduction Factor	20	%
Irrigation Area Required	375	m²
Irrigation Line Spacing	1.0	m

Table 2 below demonstrates compliance and minimum required setbacks in accordance with the Northland Regional Council's New Regional Plan.

Table 2: NRC Permitted Discharge Compliance

Feature	Proposed Regional Plan	Available
Identified Stormwater Flow Path	5m	>5m
River, Lake, Pond, Stream, Dam or Wetland	15m	>15m
Existing Water Supply Bore	20m	>20m
Property Boundary	1.5m	>1.5m
Groundwater	0.6m	>0.6m
Reserve area	30%	30%

9.0 Engineering Recommendations

9.1 Further Geotechnical Assessment

A site and project specific geotechnical investigation for future buildings should be completed at the building consent stage.

9.2 Site Subsoil Class

In accordance with NZS 1170.5:2004, Section 3.12.3 the site has been assessed for its Site Subsoil Class. Based on the observation listed above RS Eng considers the site soils lie within Site Class C *"Shallow Soil Site."*

9.3 Earthworks

To form access to and create future building platforms, earthworks will be required at the building consent stage. RS Eng makes the following recommendations:

- All cuts and fills shall be subject to specific geotechnical assessment, and consider slope stability.
- Cut and fill batters should be sloped at angles less than 1V to 3H, unless suitably retained.
- Site works shall be completed generally in accordance with NZS4431.

9.4 Shallow Foundations

The soils at the identified building areas are not considered 'Good Ground' due to the effects of expansive soils. Standard type NZS3604 and raft foundations are suitable, provided they are specifically designed to account for expansive soils, as per AS2870. RS Eng assesses that an Ultimate Bearing Capacity of 300kPa is available beneath the topsoil at the identified building areas.

Foundations on or adjacent to moderate and steep slopes shall also consider the effects of soil creep.

9.5 Stormwater Assessment

9.5.1 Attenuation

Stormwater attenuation will not be required at subdivision stage. At the Building Consent stage, specific assessment shall be undertaken for future building proposals regarding stormwater attenuation.

9.5.2 Disposal

Concentrated stormwater flow can cause erosion and instability. To avoid activating any instability or cause erosion we recommend that stormwater is collected where possible and piped to rainwater storage tanks, watercourses or returned to even sheet flow via dispersed structures. No stormwater shall be discharged in an uncontrolled manner.

10.0 Conclusions

RS Eng Ltd concludes that the identified building areas are suitable provided the recommendations and limitations stated within this report are adhered to.

In terms of the identified building areas, RS Eng Ltd concludes, in terms of Section 106 of the Resource Management Act 1991, and subject to the recommendations of this report that:

a) the land in respect of which a consent is sought, or any structure on the land, is not or is not likely to be subject to material damage by slippage, subsidence or inundation from any source; and:
b) Repealed.

11.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the proposed subdivision, 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.

Construction site safety is the responsibility of the builder/contractor. The recommendations included herein should not be construed as direction of the contractor's methods, construction sequencing or procedures. RS Eng can provide recommendations if specifically engaged to, upon request.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

Prepared by:

Codie Hay
Technician
NZDE(Civil)

Reviewed by:

Sarah Scott
Technician
NZDE(Civil)

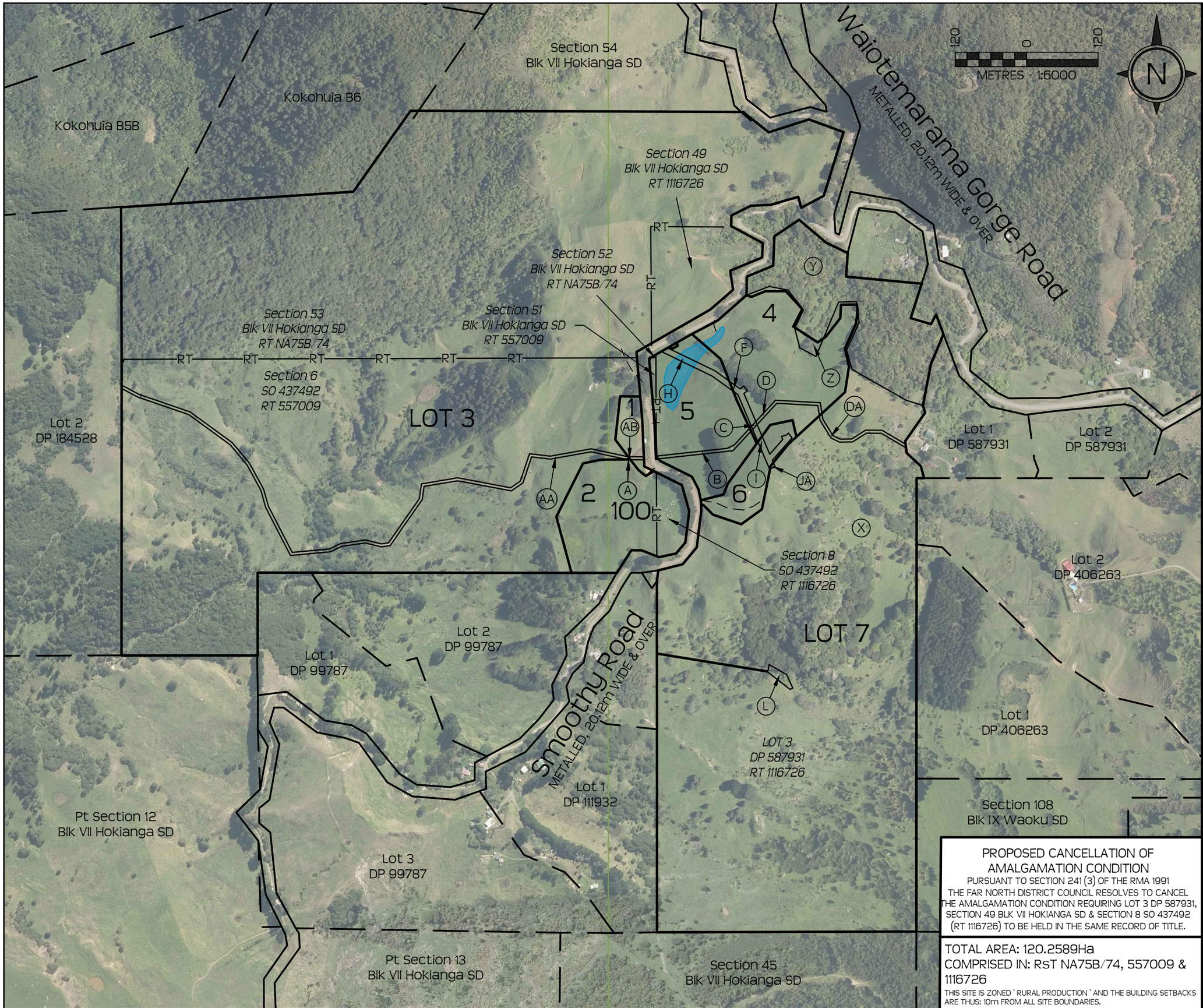
Approved by:

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

RS Eng Ltd

Appendix A

Scheme Plan



CAUTION:

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3. THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN.
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9. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

EXISTING EASEMENT SCHEDULE

PURPOSE	SHOWN	SERV.TENE. (BURDENED)	BENEFITTED / CREATED
RIGHT TO CONVEY WATER	L	LOT 8 HEREON	11773146.1

EXISTING EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED (SERV.TENE.)	GRANTEE / CREATED
RIGHT TO CONVEY WATER	A	LOT 3 HEREON	FAR NORTH DISTRICT COUNCIL 8668930.1
	AA	LOT 4 HEREON	
	AB	LOT 2 HEREON	
	B	LOT 6 HEREON	
	C & D	LOT 5 HEREON	
	DA	LOT 8 HEREON	
RIGHT TO CONVEY ELECTRICITY	H	LOT 6 HEREON	TOP ENERGY LIMITED 12182331.2
	F & C	LOT 5 HEREON	
	I	LOT 7 HEREON	
	JA	LOT 8 HEREON	
RIGHT TO CONVEY WATER	L	LOT 8 HEREON	FNDC 12138925.1
RIGHT TO CONVEY TELECOMMUNICATIONS	L	LOT 8 HEREON	FNDC 121338925.2

AREA X, Y & Z ARE SUBJECT TO A CONSENT NOTICE CREATED BY DP 587931

REV	DATE	DESCRIPTION
1	16.05.25	LOT AMENDMENTS - JH/KM
H	09.05.25	EASEMENT AMENDMENTS - JH/KM
A	03.04.24	FIRST ISSUE - JH/MW

REF. DATA:

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

CLIENT

JASON & PENELOPE BILL FAMILY TRUST
WAIOTEMARAMA GORGE ROAD,
WAIMAMAKU KAIKOHE

PROPOSED CANCELLATION OF AMALGAMATION CONDITION

PURSUANT TO SECTION 241 (3) OF THE RMA 1991
THE FAR NORTH DISTRICT COUNCIL RESOLVES TO CANCEL THE AMALGAMATION CONDITION REQUIRING LOT 3 DP 587931, SECTION 49 BLK VII HOKIANGA SD & SECTION 8 SO 437492 (RT 1116726) TO BE HELD IN THE SAME RECORD OF TITLE.

TOTAL AREA: 120.2589Ha
COMPRISED IN: RST NA75B/74, 557009 & 1116726

THIS SITE IS ZONED ' RURAL PRODUCTION ' AND THE BUILDING SETBACKS ARE THUS: 10m FROM ALL SITE BOUNDARIES.

TITLE

PROPOSED SUBDIVISION OF LOT 3 DP 587931, SECTIONS 6 & 8 SO 437492, SECTIONS 49 & 51-53 BLK VII HOKIANGA SD

DATE	SCALE
MAY 2025	1:6000 @A3

DRAWING REF.	SHEET	REV
S17961	01 OF 02	I

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9. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

NRC FLOODING

SEE SHEET 01 -
FOR SCHEDULE OF EXISTING EASEMENTS & EASEMENTS IN GROSS

TOTAL AREA: 120.2589Ha
COMPRISED IN: RST NA75B/74, 557009 & 1116726

THIS SITE IS ZONED ' RURAL PRODUCTION ' AND THE BUILDING SETBACKS ARE THUS: 10m FROM ALL SITE BOUNDARIES.

REV	DATE	DESCRIPTION
1	16.05.25	LOT AMENDMENTS - JH/KM
H	09.05.25	EASEMENT AMENDMENTS - JH/KM
A	03.04.24	FIRST ISSUE - JH/MW

REF. DATA:

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www.reyburnandbryant.co.nz

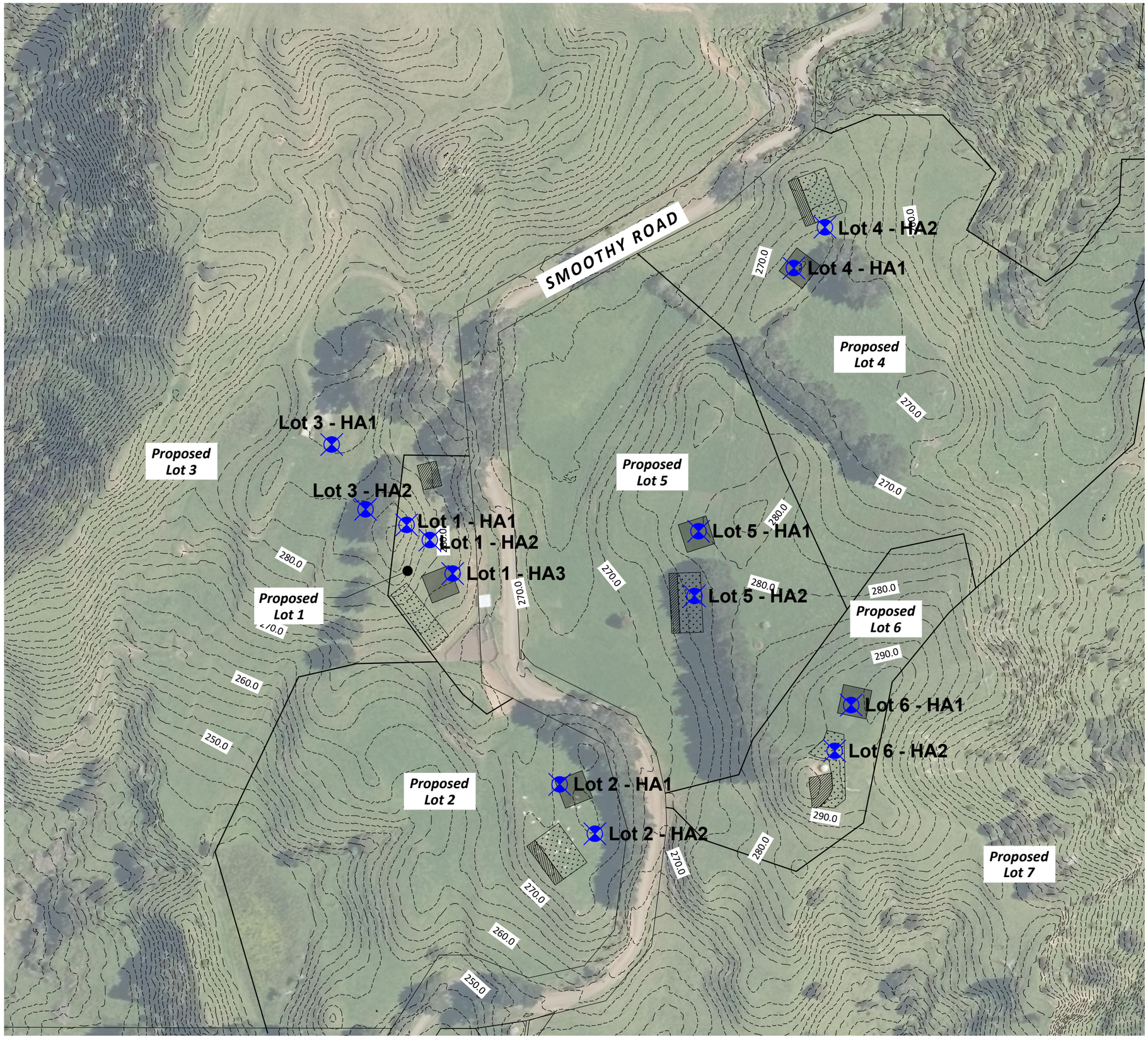
CLIENT
JASON & PENELOPE BILL FAMILY TRUST
WAIOTEMARAMA GORGE ROAD,
WAIMAMAKU KAIKOHE

TITLE
PROPOSED SUBDIVISION OF LOT 3 DP 587931, SECTIONS 6 & 8 SO 437492, SECTIONS 49 & 51-53 BLK VII HOKIANGA SD

DATE	SCALE	DRAWING REF.	SHEET	REV
MAY 2025	1:2000 @A3	S17961	02 OF 02	I

Appendix B

Drawings



NOTES:

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N

KEY

- Hand Auger Location
- Identified Building Areas
- Investigated Effluent Disposal Field
- Effluent Reserve Area Available

Contours are shown at 2.0m crs.
Contours are derived from LiDAR (2018) and are shown at NZVD2016 Vertical Datum.

0 10 20 30 40
PLAN
1:2000

RS Eng Ltd
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office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

Title
PROPOSED SUBDIVISION
SUBDIVISION SUITABILITY REPORT
INVESTIGATION PLAN

Client
JASON & PENELOPE BILL FAMILY TRUST

Location
SMOOTHY ROAD
WAIMAMAKU

Date	Rev	Notes
20/05/2025	B	SCHEME PLAN CHANGE
18/06/2024	A	FIRST ISSUE

Scale	Original	Rev
1:2000	A3	A

Drawn	Approved	File #	Sheet
CH	MJ	19133	1

Appendix C

Subsurface Investigations

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HAND AUGER LOG

HOLE NO.: Lot 1 HA01

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations
JOB NO.: 19133

SITE LOCATION: Waiotemarama Gorge Road
CO-ORDINATES: 1638393mE, 6067946mN
ELEVATION: 288.8m
START DATE: 04/06/2024
END DATE: 04/06/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	Values	WATER
TS	TOPSOIL.		0.0					
Tangihua Complex	SILT, with some clay and sand; light brown, orange. Stiff; moist; low plasticity; sand, fine.							
	SILT, with some clay and gravel, with trace sand; grey, orange, light brown. Stiff; moist; non-plastic; gravel, fine; sand, fine.						194	
	Completely weathered; BASALT; extremely weak. - -		0.6				26	
	Clayey SILT, with some gravel; red, grey, brown, orange mottling. Stiff; moist; low plasticity; gravel, fine to coarse.		0.8				201+	Groundwater Not Encountered
	End Of Hole: 1.00m		1.0				-	

Scala penetrometer scale: 2 4 6 8 10 12 14 16 18
Vane shear strength scale: 50 100 150 200
Depth scale: 0.2 0.4 0.6 0.8 1.0 1.2 1.4 1.6 1.8 2.0 2.2 2.4 2.6 2.8 3.0 3.2 3.4 3.6 3.8 4.0 4.2 4.4

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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Whangarei 0110

HAND AUGER LOG

HOLE NO.: Lot 1 HA02

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations
JOB NO.: 19133

SITE LOCATION: Waiotemarama Gorge Road
CO-ORDINATES: 1638401mE, 6067941mN
ELEVATION: 284.3m
START DATE: 04/06/2024
END DATE: 04/06/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	WATER
TS	TOPSOIL.		0.0	TS			Groundwater Not Encountered
Tangihua Complex	Clayey SILT, with trace sand; light brown, orange. Very stiff; moist; low plasticity; sand, fine.						
	Completely weathered; BASALT; extremely weak.		0.4			201+	
	Clayey SILT, with some gravel; light brwon, orange, red. Very stiff; moist; low plasticity; gravel, fine to coarse.		0.6			-	
	End Of Hole: 0.70m		0.8				
			1.0				
			1.2				
			1.4				
			1.6				
			1.8				
			2.0				
			2.2				
			2.4				
			2.6				
			2.8				
			3.0				
			3.2				
			3.4				
			3.6				
			3.8				
			4.0				
			4.2				
			4.4				

SCALA PENETROMETER (Blows / 0mm): 2 4 6 8 10 12 14 16 18

VANE SHEAR STRENGTH (kPa) Vane: GEO3603: 50 100 150 200 | Values

PHOTO(S)

REMARKS

Hand Auger UTP at 0.7m

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: Lot 1 HA03

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations
JOB NO.: 19133

SITE LOCATION: Waiotemarama Gorge Road
CO-ORDINATES: 1638412mE, 6067933mN
ELEVATION: 279.7m
START DATE: 04/06/2024
END DATE: 04/06/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	WATER
TS	TOPSOIL.		0.0	TS			
Tanghua Complex	Clayey SILT, with trace sand; brown. Very stiff; moist; low plasticity.		0.4			201+ -	
	Completely weathered; BASALT; extremely weak. SILT, with some clay, with minor sand, with trace gravel; grey with brown and orange mottling. Very stiff; moist; low plasticity; gravel, fine to medium.		1.0			201+ -	
	Completely weathered; BASALT; extremely weak. Silty GRAVEL; grey and orange. Medium dense; moist; non-plastic.		1.4			112 17	Groundwater Not Encountered
	Completely weathered; BASALT; extremely weak. Sandy SILT, with some gravel; orange, brown. Stiff; moist; low plasticity.		2.0			201+ -	
	Completely weathered; BASALT; extremely weak. SILT, with minor clay and sand, with trace gravel; grey with brown and orange mottling. Very stiff; moist; low plasticity; gravel, fine to medium.		2.6			201+ -	
	Completely weathered; BASALT; extremely weak. SILT, with minor clay and sand, with trace gravel; orange and brown. Very stiff; moist; low plasticity; gravel, fine to medium.		3.0			199 35	
	End Of Hole: 3.50m		3.4			144 46	

Scala Penetrometer: 2 4 6 8 10 12 14 16 18
Vane Shear Strength (kPa): 50 100 150 200 | Values

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: Lot 2 HA01

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations
JOB NO.: 19133

SITE LOCATION: Waiotemarama Gorge Road
CO-ORDINATES: 1638605mE, 6068082mN
ELEVATION: 273.9m
START DATE: 04/06/2024
END DATE: 04/06/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	TOPSOIL.		0.0
Tangihua Complex	Clayey SILT; grey, light brown, orange, yellow. Stiff; moist; low plasticity.		
	Completely weathered; BASALT; extremely weak.		0.5
	Clayey SILT; pink, orange, light brown. Stiff; moist; low plasticity.		
	Completely weathered; BASALT; extremely weak.		1.0
	Clayey SILT, with some gravel, with minor sand; dark brown. Stiff; moist; low plasticity; gravel, fine, subangular.		
	Completely weathered; BASALT; extremely weak.		1.5
	SILT, with some clay, with minor sand; dark brown, yellow, orange, red, white, purple mottling. Stiff; moist; low plasticity; sand, fine.		
	Completely weathered; BASALT; extremely weak.		2.5
	SILT, with some clay, with minor sand; light brown, yellow, orange, red, white, purple mottling. Very stiff; moist; low plasticity; sand, fine.		
	Completely weathered; BASALT; extremely weak.		3.5
	SILT, with some clay, with minor sand, with trace gravel; light brown, yellow, orange, red, white, purple mottling. Very stiff; moist; low plasticity; sand, fine; gravel, fine, subangular.		
	End Of Hole: 4.00m		4.0

SCALA PENETROMETER (Blows / 0mm)

Depth (m)	Blows / 0mm
0.5	201
0.6	81
1.0	201
1.2	40
1.5	201
1.6	59
2.0	151
2.2	68
2.5	201
2.6	-
3.0	201
3.2	-
3.5	108
3.6	43
4.0	201
4.2	-

VANE SHEAR STRENGTH (kPa)
Vane: GEO3603

Depth (m)	Values
0.5	201
0.6	81
1.0	201
1.2	40
1.5	201
1.6	59
2.0	151
2.2	68
2.5	201
2.6	-
3.0	201
3.2	-
3.5	108
3.6	43
4.0	201
4.2	-

WATER
Groundwater Not Encountered

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: Lot 2 HA02

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations
JOB NO.: 19133

SITE LOCATION: Waiotemarama Gorge Road
CO-ORDINATES: 1638497mE, 6067814mN
ELEVATION: 275.2m
START DATE: 04/06/2024
END DATE: 04/06/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND
TS	TOPSOIL.		0.0	TS
Tangihua Complex	Clayey SILT; brown, yellow mottling. Stiff to very stiff; moist; low plasticity.		0.2	
	Clayey SILT, with some gravel; brown, yellow mottling. Stiff to very stiff; moist; low plasticity; gravel, fine, subangular.		0.4	
	Completely weathered; BASALT; extremely weak. - - Clayey SILT, with some gravel, with trace sand; brown, yellow, grey, red mottling. Stiff to very stiff; moist; low plasticity; gravel, fine, subangular. End Of Hole: 1.00m		0.6 0.8 1.0	

SCALA PENETROMETER (Blows / 0mm)
2 4 6 8 10 12 14 16 18

VANE SHEAR STRENGTH (kPa)
Vane: GEO3603
50 100 150 200

Values
187
72
201+
-

WATER
Groundwater Not Encountered

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: Lot 3 HA01

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations
JOB NO.: 19133

SITE LOCATION: Waiotemarama Gorge Road
CO-ORDINATES: 1638354mE, 6067980mN
ELEVATION: 285.9m
START DATE: 04/06/2024
END DATE: 04/06/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	TOPSOIL.		0.0
FILL	Gravelly SILT, with minor clay; brown, grey, orange, purple. Firm; moist; low plasticity; gravel, fine to coarse.		0.2
Tanghua Complex	Completely weathered; BASALT; extremely weak. - - Clayey SILT, with trace sand and gravel; brown, grey, orange mottling. Stiff; moist; low plasticity; sand, fine, gravel, fine to medium, subangular.		0.4 – 0.8
	Completely weathered; BASALT; extremely weak. - - Silty CLAY; light brown, yellow. Stiff; moist; high plasticity.		0.8 – 1.6
	Completely weathered; BASALT; extremely weak. - - Clayey SILT, with minor sand; orange, brown, red, grey mottling. Very stiff; moist; low plasticity; sand, fine.		1.6 – 2.0
	Completely weathered; BASALT; extremely weak. - - Clayey SILT, with minor sand; grey, orange, red, purple mottling. Very stiff; moist; low plasticity; sand, fine.		2.0 – 2.6
	Completely weathered; BASALT; extremely weak. - - Clayey SILT, with some gravel, with minor sand; grey, orange, red, purple mottling. Very stiff; moist; low plasticity; gravel, fine, subangular; sand, fine.		2.6 – 3.7
	End Of Hole: 3.70m		3.7

LEGEND: TS

SCALA PENETROMETER (Blows / 0mm): 2 4 6 8 10 12 14 16 18

VANE SHEAR STRENGTH (kPa), Vane: GEO3603: 50 100 150 200

Values
158
43
127
63
178
121
145
59
201
40
151
59
201
86

WATER: Groundwater Not Encountered

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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Whangarei 0110

HAND AUGER LOG

HOLE NO.: Lot 3 HA02

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations
JOB NO.: 19133

SITE LOCATION: Waiotemarama Gorge Road
CO-ORDINATES: 1638365mE, 6067971mN
ELEVATION: 284.6m
START DATE: 04/06/2024
END DATE: 04/06/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND
TS	TOPSOIL.		0.0	TS
Tangihua Complex	Silty CLAY; yellow, orange, light brown. Very stiff; moist; high plasticity.		0.2	
	Silty CLAY; yellow, orange, light brown, red, grey. Very stiff; moist; high plasticity.		0.4	
	Sandy SILT; grey, yellow, orange, light brown. Stiff; moist; low plasticity.		0.6	
	Sandy SILT; grey, yellow, orange, light brown. Stiff; moist; high plasticity.		0.8	
	End Of Hole: 1.00m		1.0	

SCALA PENETROMETER (Blows / 0mm)
2 4 6 8 10 12 14 16 18

VANE SHEAR STRENGTH (kPa)
Vane: GEO3603
50 100 150 200

Values
201+ -
201+ -

WATER
Groundwater Not Encountered

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: Lot 4 HA01

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations
JOB NO.: 19133

SITE LOCATION: Waiotemarama Gorge Road
CO-ORDINATES: 1638482mE, 6067821mN
ELEVATION: 275.9m
START DATE: 04/06/2024
END DATE: 04/06/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	TOPSOIL.		0.0
Tangihua Complex	Clayey SILT; orange, brown, yellow. Stiff; moist; low plasticity.		0.2 – 0.6
	Completely weathered; BASALT; extremely weak. Clayey SILT, with minor sand, with trace gravel; orange, brown, yellow. Stiff; moist; low plasticity; sand, fine; gravel, fine.		0.6 – 1.0
	Completely weathered; BASALT; extremely weak. SILT, with some clay and sand, with trace gravel; orange, brown, yellow, red . Stiff; moist; low plasticity; sand, fine; gravel, fine to coarse.		1.0 – 1.4
	Completely weathered; BASALT; extremely weak. Sandy gravelly SILT; red, yellow, orange, brown. Stiff; moist; low plasticity; sand, fine, gravel, fine to coarse.		1.4 – 1.8
	Completely weathered; BASALT; extremely weak. Sandy SILT, with some gravel; yellow, brown. Stiff; moist; non-plastic; gravel, fine to coarse.		1.8 – 2.2
	Completely weathered; BASALT; extremely weak. Clayey SILT, with some sand; yellow, brown, orange. Very stiff; moist; low plasticity.		2.2 – 2.6
	Completely weathered; BASALT; extremely weak. Gravelly SILT, with some clay and sand; brown, grey. Stiff; moist; low plasticity; sand, fine.		2.6 – 3.0
	Completely weathered; BASALT; extremely weak. Silty CLAY, with minor sand; brown. Stiff; moist; low plasticity; sand, fine.		3.0 – 3.8
	Completely weathered; BASALT; extremely weak. Sandy SILT; brown, orange, yellow mottling. Very stiff; moist; non-plastic; sand, fine. End Of Hole: 4.00m		3.8 – 4.0

SCALA PENETROMETER (Blows / 0mm)

2	4	6	8	10	12	14	16	18

VANE SHEAR STRENGTH (kPa)
Vane: GEO3603

50	100	150	200	Values
				122
				50
				201+
				-
				201+
				-
				201+
				-
				201+
				-
				201+
				-
				201+
				-
				201+
				-

WATER
Groundwater Not Encountered

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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Whangarei 0110

HAND AUGER LOG

HOLE NO.: Lot 4 HA02

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations
JOB NO.: 19133

SITE LOCATION: Waiotemarama Gorge Road
CO-ORDINATES: 1638613mE, 6068092mN
ELEVATION: 273.2m
START DATE: 04/06/2024
END DATE: 04/06/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	TOPSOIL.		0.0
Tangihua Complex	Clayey SILT; orange, brown, yellow mottling. Stiff; moist; low plasticity.		0.2
	Clayey SILT; orange, brown, yellow, red, purple mottling. Stiff; moist; low plasticity.		0.4
	Completely weathered; BASALT; extremely weak.		0.6
	Clayey SILT; orange, brown, yellow, red, purple mottling. Stiff; moist; low plasticity.		0.8
	End Of Hole: 1.20m		1.0
			1.2
			1.4
			1.6
			1.8
			2.0
			2.2
			2.4
			2.6
			2.8
			3.0
			3.2
			3.4
			3.6
			3.8
			4.0
			4.2
			4.4

LEGEND: TS

SCALA PENETROMETER (Blows / 0mm)
2 4 6 8 10 12 14 16 18

VANE SHEAR STRENGTH (kPa)
Vane: GEO3603
50 100 150 200

Values
187
72
201+
-

WATER
Groundwater Not Encountered

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: Lot 5 HA01

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations
JOB NO.: 19133

SITE LOCATION: Waiotemarama Gorge Road
CO-ORDINATES: 1638546mE, 6067939mN
ELEVATION: 278.9m
START DATE: 04/06/2024
END DATE: 04/06/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	WATER
TS	TOPSOIL.		0.0	TS			
Tanghua Complex	Clayey SILT; light brown, yellow, orange. Very stiff; moist; low plasticity.		0.4			201+ -	
	Clayey SILT; purplish, orange, grey. Very stiff; moist; low plasticity.		0.8			201+ -	
	Completely weathered; BASALT; extremely weak. - - Clayey SILT, with trace sand; purplish, orange, grey. Very stiff; moist; low plasticity.		1.2			167 69	
	Completely weathered; BASALT; extremely weak. - - Clayey SILT, with trace sand; purplish, orange, grey. Very stiff; moist to wet; low plasticity.		2.0			201+ -	
	Completely weathered; BASALT; extremely weak. - - Clayey SILT, with trace sand and gravel; purplish, orange, grey. Very stiff; moist to wet; low plasticity.		2.4			201+ -	
	End Of Hole: 3.00m		3.0			201+ -	Groundwater Not Encountered

Scala Penetrometer (Blows / 0mm): 2 4 6 8 10 12 14 16 18
Vane Shear Strength (kPa): 50 100 150 200 | Values

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: Lot 5 HA02

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations
JOB NO.: 19133

SITE LOCATION: Waiotemarama Gorge Road
CO-ORDINATES: 1638543mE, 6067921mN
ELEVATION: 277.6m
START DATE: 04/06/2024
END DATE: 04/06/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	TOPSOIL.		0.0
Tangihua Complex	Clayey SILT; brown. Very stiff; moist; low plasticity.		0.4
	Clayey SILT; purplish, grey and orange . Very stiff; moist; low plasticity.		0.6
	Completely weathered; BASALT; extremely weak. - - Clayey SILT; purplish, grey and orange . Very stiff; moist; low plasticity.		1.0
	End Of Hole: 1.20m		1.2

LEGEND

SCALA PENETROMETER (Blows / 0mm): 2 4 6 8 10 12 14 16 18

VANE SHEAR STRENGTH (kPa) Vane: GEO3603: 50 100 150 200

Values: 201+ - ; 201+ -

WATER: Groundwater Not Encountered

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: Lot 6 HA01

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations
JOB NO.: 19133

SITE LOCATION: Waiotemarama Gorge Road
CO-ORDINATES: 1638628mE, 6067863mN
ELEVATION: 291.8m
START DATE: 04/06/2024
END DATE: 04/06/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	WATER
TS	TOPSOIL.		0.0	TS			
Tanghua Complex	Clayey SILT; dark brown. Stiff; moist; low plasticity.		0.4			201+	
	Clayey SILT, with some sand; dark brown, grey, orange mottling. Very stiff; moist; low plasticity.		0.6				
	Completely weathered; BASALT; extremely weak. SILT, with some clay, with minor sand, with trace gravel; grey, brown, orange mottling. Very stiff; moist to wet; low plasticity; gravel, fine.		1.0			201+	
	Completely weathered; BASALT; extremely weak. SILT, with some clay, with minor sand and gravel; grey, brown, orange mottling. Stiff to very stiff; wet; low plasticity; gravel, fine.		1.4			201+	
	Completely weathered; BASALT; extremely weak. Clayey gravelly SILT; grey, brown, orange mottling. Stiff; wet; low plasticity; gravel, fine to medium.		1.8				
	Completely weathered; BASALT; extremely weak. Gravelly SILT; grey and orange mottling. Firm; wet; low plasticity; gravel, fine to medium.		2.0			201+	
	Completely weathered; BASALT; extremely weak. Clayey SILT, with some gravel, with minor sand; brown, yellow, grey. Very stiff; wet; low plasticity; gravel, fine to medium; sand, fine.		2.6			201+	
	Completely weathered; BASALT; extremely weak. Clayey SILT, with some gravel, with minor sand; brown, yellow, grey. Hard; wet; low plasticity; gravel, fine to medium; sand, fine.		3.0			201+	
	End Of Hole: 3.50m		3.4			201+	
			4.4				

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: Lot 6 HA02

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations
JOB NO.: 19133

SITE LOCATION: Waiotemarama Gorge Road
CO-ORDINATES: 1638616mE, 6067824mN
ELEVATION: 292.2m
START DATE: 04/06/2024
END DATE: 04/06/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	TOPSOIL.		0.0
Tauranga Gr	Silty CLAY; dark brown with a trace of yellow. Very stiff; moist; high plasticity.		0.4
	Silty CLAY; yellow, light brown, grey. Very stiff; moist; high plasticity.		0.6
	SILT, with some clay and sand; yellow, light brown, grey. Very stiff; moist; high plasticity; sand, fine to medium.		1.0
	End Of Hole: 1.00m		

LEGEND

SCALA PENETROMETER (Blows / 0mm): 2 4 6 8 10 12 14 16 18

VANE SHEAR STRENGTH (kPa), Vane: GEO3603: 50 100 150 200

Values
153
29
201+
-

WATER: Groundwater Not Encountered

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

Appendix D

SEW1 Form

Appendix B ES-SEW1

Onsite Wastewater Disposal Investigation

This form is to be read in conjunction with AS/NZS 1547:2012 (or any amendments as applicable), and, in particular with Part 4: Means of Compliance

Part A – Contact Details

1 - Applicant

Name: Jason and Penelope Bill Family Trust

Property Address: Smoothy Road, Waimamaku

Lot/DP Number: Section 2 SO 557381

2 - Consultant / Site Evaluator

Site Evaluator Name: Matthew Jacobson

Company Name: RS Eng Ltd

Postal Address: 2 Seaview Road, Whangarei, 0110

Business Phone: 094383273 Mobile:

Email: matthewj@rseng.co.nz

SQEP Registered[2]: ❑ Yes ❑ No If no, details of suitably registered SQEP who will countersign the report are to be supplied below.

Name of SQEP:

Company Name:

Postal Address:

[2] It is a requirement that the Evaluator be SQEP registered to carry out on-site effluent investigations/designs. If not, then evaluation/design will need to be counter-signed by a suitably registered SQEP

Business Phone: _____ Mobile: _____

Email: _____

Part B - Site and Soil Evaluation

1: Desk Study

Requirements (✓ appropriate box) Please complete **all** options. (*If more than one option applies to land under consideration, please clarify with supporting information)*

☐	FNDC REQUIREMENT	APPLIES TO LOT(S)	COMMENTS
1	**Hazard maps/GIS hazard layer - stability**		
☐	Low instability risk		
☐	Medium instability risk		
☐	High instability risk		
2	**GIS hazard layer – effluent on slope stability**		
☐	Low disposal potential		
☐	Moderate disposal potential		
☐	High disposal potential		
3	**GIS hazard layer – effluent suitability**		
☐	Medium unsuitability		
☐	High unsuitability		
4	**GIS hazard layer – flood susceptibility**		
☐	Is flood susceptible		
✓	Is partially flood susceptible	Lot 4 and 5	Low-lying area mapped flood susceptible, setback away from investigated effluent field
☐	Is not flood susceptible		
5	**GIS land resources layer - streams**		
Are there streams on or adjacent to land under investigation? ✓	Yes		
☐	No		
6	**GIS land resources layer – aquifers at risk**		
Is land situated over or adjacent to aquifer? ☐	Yes		
✓	No		
7	**Annual Rainfall (HIRDS)**		

Note: It is to be noted that all information obtained off FNDC GIS/Hazard Maps is to be taken as a guide only.

Note: All information obtained from the above sites is to be confirmed by a specific site investigation as localised conditions could vary substantially. However, should the above data checks indicate the potential for a hazard/non-complying activity etc., this must be further investigated to confirm/deny the indicated situation.

2: On-Site Evaluation

a. Determination of Soil Category *(refer table 4.1.1* AS/NZS 1547:2012*)* (✓ appropriate box)

Soil Category	Structure		Applies to lot(s)	Comments
1 Gravels & Sands	☐	Structureless (massive)		
2 Sandy loams	☐	Weakly Structured		
	☐	Massive		
3 Loams	☐	High/Moderate structured		
	☐	Weakly structured or Massive		
4 Clay loams	☐	High/moderate structured		
	☐	Weakly structured		
	☐	Massive		
5 Light clays	✓	Strongly structured	All lots	
	☐	Moderately structured		
	☐	Weakly structured or massive		
6 Medium to heavy clays	☐	Strongly structured		
	☐	Moderately structured		
	☐	Weakly structured or massive		

Note: Refer 4.1 A4 – Soil Assessment AS/NZS 1547:2012 for assessment criteria.

Note: Details of the method used to determine soil type etc. are to be clearly stated, along with positions of boreholes/test pits etc. clearly marked on a site plan. Bore logs are to be provided. Photos should be included.

Note: The site plan should also clearly show the intended area for effluent disposal, along with any site features such as drains, water bores, overland flows etc., along with separation distance achieved.

On-Site Evaluation Continued

b. Site Characteristics for Proposed Disposal Area: (if there is a marked difference between sites, please fill in a separate form for each site and clearly note which site the assessment applies to) (✓ appropriate box)

	DETAILS	APPLIES TO SITE(S)
1	**Flooding potential to proposed field and reserve field (refer note 1 below)**	
✓	Fields will not flood, or	
	Fields will flood in	
	20% AEP event	
	5% AEP event	
	1% AEP event	
2	**Surface water separation to proposed field and reserve field (refer note 2 below)**	
✓	Main/reserve disposal field comply with NRC rules	
	Main/reserve disposal field do not comply with NRC rules	
3	**Surface water separation to proposed field and reserve field (refer note 2 below)**	
✓	Main/reserve disposal field comply with NRC rules	
	Main/reserve disposal field do not comply with NRC rules	
4	**Winter ground water separation to proposed field and reserve field (refer note 3 below)**	
✓	Main and reserve disposal field comply with NRC rules	
	Main and reserve disposal field do NOT comply with NRC rules	
5	**Slope of ground of proposed field and reserve field (refer note 4)**	
Description	All lots generally between 5° and 12° slope angles at investigated effluent field locations.	
6	**Shape of ground of proposed field and reserve field (Refer note 5 below)**	

	Waxing divergent		Linear divergent		Waning divergent
	Waxing planar	✓	Liner planar		Waning planar
	Waxing convergent		Linear convergent		Waning convergent

Comments	

☐	**DETAILS**	**APPLIES TO SITE(S)**
7	**Intended water supply source**	
☐	Public supply	
☑	Rainwater	All lots
☐	Bore	
8	**Proposed method of disposal and recommended Daily Loading rate (DLR) (refer note 6 below)**	
Description		
Secondary treatment loading to irrigation line using a loading rate of 3L/m²/day		
Peak loading factored in (refer not 6 below)	☐ Yes	☑ No
Comments	Not considered a holiday area as Note 6.	

9	**Site exposure (refer note 7 below)**	**Description**	**Applies to Site(s)**
Site(s) aspect		East and west facing	All lots
Pre-dominant wind direction			
Presence of shelter belts			
Presence of topographical features or structures			

10	**Proximity of water bores (include adjacent to properties) (refer note 9 below)**
Registered water bore shown on NRC Maps near Smoothy Road on Lot 6, however well setback on other side of the lot from the investigated effluent disposal area.	
11	**Visible evidence of slips / instability (refer not 8 below)**
Shallow instability and soil creep evident on slopes of the Lots, generally where slopes are >14°. Effluent fields are located on gentler slopes which convey no signs of instability or soil creep.	
12	**Total suitable area available for type of effluent disposal proposed (including reserve area)**
>488m² available for for the effluent disposal field including reserve area.	
13	**Setback areas proposed (if any) (refer note 10 below)**
As per NRC Permitted Discharge Compliance, refer to subdivision suitability report.	

Notes

1. *If the FNDC hazard maps/GIS indicate a flooding susceptibility on the site being evaluated, an on -site evaluation is to be carried out to determine the effects from 20%, 5% and 1% AEP storm events. This evaluation is to include all calculations to substantiate conclusions drawn. If necessary, include a detailed contour plan and photos.*
2. *NRC Water & Soil plan defines surface water as 'All water, flowing or not, above the ground. It includes water in continually or intermittently flowing rivers, artificial watercourses, lakes and wetlands, and water impounded by structures such as dams or weirs but does not include water while in pipes, tanks, cisterns, nor water within the Coastal Marine Area'. By this definition, separation (complying with NRC rules) is to be maintained by both the proposed disposal and reserve areas from any overland flowpaths and/or swale drains etc. or R/C will be required from NRC. Surface water is to be clearly marked on each site plan, showing the extent of a 1% AEP storm event, and detailing separation distances to main/reserve disposal areas.*
3. *Positions of test borehole/s to be shown and bore logs to be provided. Separation (complying with NRC rules) is to be maintained by both the proposed disposal and reserve areas from winter ground water level or R/C will be required from NRC. If the investigation is done outside of the winter period, allowance is to be made in determining the likely winter level.*
4. *Slopes of ground are to be compared with those recommended maximums for type of system proposed (refer Appendix 4.2B AS/NZS 1547:2012). Designs exceeding those maximums will require specific design to justify the proposal and may also need Resource Consent from NRC.*
5. *Shape of ground is important as it will determine whether there is potential for concentrated overland flows from the upper slopes and also if effluent might be concentrated at base of slope if leeching occurs. Refer Figure 4.1B2 AS/NZS 1547:2012.*
6. *The proposed system (for residential developments) should be sized to accommodate an average 3 bedroom house with 5 people. Sites in holiday areas need to take peak loading into effect in determining daily volumes. The design must state what DLR was used to determine area necessary (including reserve area). If ground conditions are marginal for type of disposal proposed, then a soil permeability test utilising the constant head method is to be carried out across the proposed disposal area. Refer Appendix 4.1F AS/NZS 1547:2012.*
7. *The site aspect is important as a north-facing site that is not sheltered from wind and sun by shelterbelts or other topographical features or structures will perform far better than a south-facing site on the lee of a hill that is shaded from wind and sun etc.*
8. *If any effluent disposal area (including any reserve area) proposed has or is adjacent to areas that show signs of instability, then a full report from a CPEng (Geotech) will be required to justify the viability of the area for effluent disposal.*
9. *If there are any water bores on the subject property or adjacent properties then a site plan will be required showing bore positions in relation to any proposed effluent field(s).*
10. *If setback areas are proposed to mitigate effects, the extent and position/s need to be shown on a site plan.*

Reyburn and Bryant

From: Gio Alagao <Gio.Alagao@fndc.govt.nz>
Sent: Wednesday, 16 April 2025 3:27 PM
To: Joseph Henehan
Subject: RE: 2250080-RMASUB - Bill FT - Smoothy Road subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Joe,

My apologies, this was lost in my emails and I completely forgot to reply.

In my discussion with the Principal Planner previously, they advised that it would still be not in general accordance with what was approved and that a s127 would be required.

Kind regards,

Gio Alagao
Intermediate Resource Planner - Resource Consents Team 2
M 64272548053 | **P** 6494015521 | Gio.Alagao@fndc.govt.nz
Te Kaunihera o Te Hiku o te Ika | Far North District Council

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029
fndc.govt.nz

From: Joseph Henehan <joseph@reyburnandbryant.co.nz>
Sent: Wednesday, 16 April 2025 3:21 pm
To: Gio Alagao <Gio.Alagao@fndc.govt.nz>
Subject: RE: 2250080-RMASUB - Bill FT - Smoothy Road subdivision

Hi Gio,

Just checking in to see if you had a chance to review my below email?

Cheers

Joe Henehan
Associate

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PO Box 191 Whangarei 0140 | www.reyburnandbryant.co.nz

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From: Joseph Henehan
Sent: Wednesday, 2 April 2025 2:18 pm
To: Gio Alagao <Gio.Alagao@fndc.govt.nz>
Subject: RE: 2250080-RMASUB - Bill FT - Smoothy Road subdivision

Hi Gio,

As discussed, we are wondering if you can have another look into this. Obviously, we understand this is FNDC's decision to make and we are happy to respect this decision. However, in this case, we are thinking that there are responses to your below points that should be considered further. Specifically:

- You are correct that the RS Eng report identified steep slopes adjacent to the identified building areas, with signs of shallow slope instability on these steep slopes. While this is the case, the building sites identified within the RSEng report are still entirely located within the amended lots. No building site amendments are needed. Therefore, the recommendations of the RSEng report are still relevant and simply can be complied with at building consent stage.
- While the effluent disposal field for Lot 2 will be affected by the boundary change between Lots 2 and 4, the encroachment of the boundary on to the disposal field is relatively minor. If we were to get RSEng to confirm via email that Lot 2 will still contain a suitable disposal area within the site, will this suffice? This way, FNDC can file this email away confirming that the matter has been addressed.
- Regarding the part of covenant Y that extends into Lot 5, the reason for this is that the covenant extends out into the paddock (past the fence) and covers a big old exotic tree (either pine or macracarpa – I can confirm this if need be). We are thinking that when the covenant was originally surveyed, the previous surveyor simply utilised aerial photography to position boundary points, as opposed to physically surveying it. Therefore, this non-native tree was mistakenly included as part of the native bush. Rather than including this area of covenant Y within Lot 8, we have instead chosen to position it in Lot 5, respecting fencelines and occupation.

I am happy to discuss this over the phone further if you think that would be helpful. Otherwise, I will wait to hear from you.

Kind regards

Joe Henehan
Associate

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From: Gio Alagao <Gio.Alagao@fndc.govt.nz>
Sent: Thursday, 27 March 2025 10:32 am
To: Joseph Henehan <joseph@reyburnandbryant.co.nz>
Subject: RE: 2250080-RMASUB - Bill FT - Smoothy Road subdivision

Hi Joe,

I had a meeting with our Principal Planner, Team Leader and Senior Planner regarding this matter.

The original site suitability report identified this lot as being on gentle to moderate ridgelines and slopes (3-12°). The report noted that steep slopes are located adjacent to the identified building area, with signs of shallow slope instability on these steep slopes. The report shows the investigated effluent disposal fields and effluent reserve area available for Lot 2, which is no longer maintained in the updated plan.

Further, we see that there has been changes in the Smoothy Road layout, particularly north of Lot 5 and Covenant Y. Lot 5 also now encroaches over Covenant Y. This also raises concern, which needs to be addressed.

Overall, we have come to the conclusion that the updated plan would not be in general accordance with what was approved and that a s127 would be required.

Kind regards,

Gio Alagao
Intermediate Resource Planner - Resource Consents Team 2
M 64272548053 | **P** 6494015521 | Gio.Alagao@fndc.govt.nz
Te Kaunihera o Te Hiku o te Ika | Far North District Council

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029
fndc.govt.nz

From: Joseph Henehan <joseph@reyburnandbryant.co.nz>
Sent: Thursday, March 27, 2025 9:01 AM
To: Gio Alagao <Gio.Alagao@fndc.govt.nz>
Subject: RE: 2250080-RMASUB - Bill FT - Smoothy Road subdivision

Thanks Gio, yes, the lot sizes are over what would normally be accepted at s223 stage. Unfortunately, the fencing went in after the subdivision was designed and it wasn't picked up until our surveyors visited the site.

Happy to discuss this over the phone if you think that would be helpful.

Kind regards

Joe Henehan
Associate

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From: Gio Alagao <Gio.Alagao@fndc.govt.nz>
Sent: Wednesday, 26 March 2025 10:31 am
To: Joseph Henehan <joseph@reyburnandbryant.co.nz>
Subject: RE: 2250080-RMASUB - Bill FT - Smoothy Road subdivision

Hi Joe,

My apologies for the late response. I have been actively following this up with our Principal Planner. From our initial look, there have been changes to the area of the lots which are greater than we would normally accept as part of the s223 without a s127. However, the Principal Planner advised that they'll have a closer look and will come back to you by the end of the week.

Kind regards,

Gio Alagao
Intermediate Resource Planner - Resource Consents Team 2
M 64272548053 | **P** 6494015521 | Gio.Alagao@fndc.govt.nz
Te Kaunihera o Te Hiku o te Ika | Far North District Council

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029
fndc.govt.nz

From: Joseph Henehan <joseph@reyburnandbryant.co.nz>
Sent: Monday, March 24, 2025 2:56 PM

To: Gio Alagao <Gio.Alagao@fndc.govt.nz>
Subject: 2250080-RMASUB - Bill FT - Smoothy Road subdivision

Afternoon Gio,

Hope all is well.

We are just about in a position to apply for s223 approval for the subdivision you recently processed and approved for us under reference 2250080-RMASUB.

Since initially designing the subdivision, fencing has been installed in logical positions along contours. Recently, our surveyors have visited the sites and have positioned the boundaries along these existing fencelines. As can be seen on the attached plan title, this has resulted in the areas of the sites varying from what was originally shown on the scheme plan approved under 2250080-RMASUB.

Can you please arrange for the attached plan to be reviewed and advise whether or not the surveyed boundaries can be seen as being in 'general accordance' with the stamped approved plans (as required by condition 1)? If so, we will go ahead and finalise the survey plan and lodge it with Council for s223 certificate.

Any questions let me know.

Kind regards

Joe Henehan
Associate

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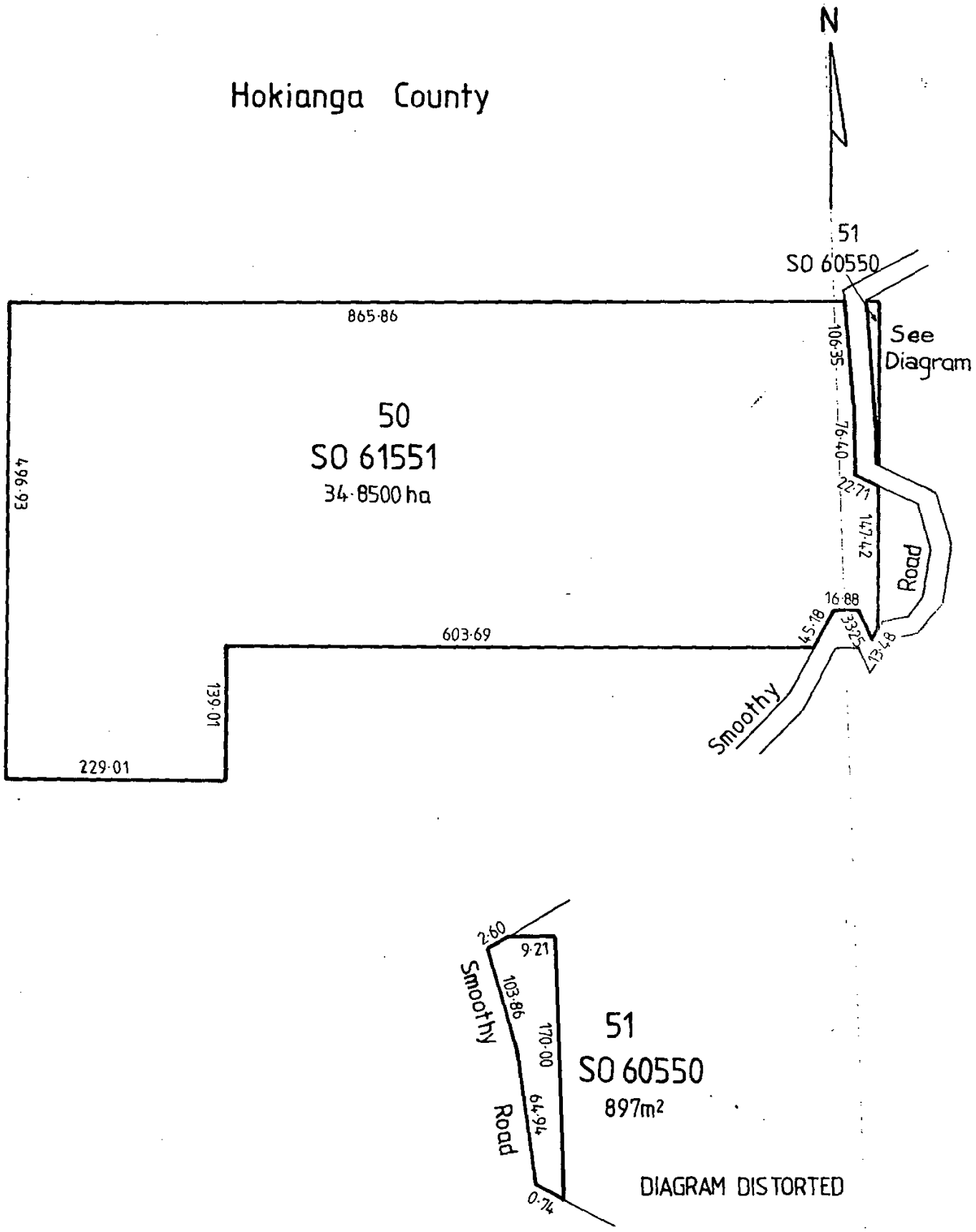
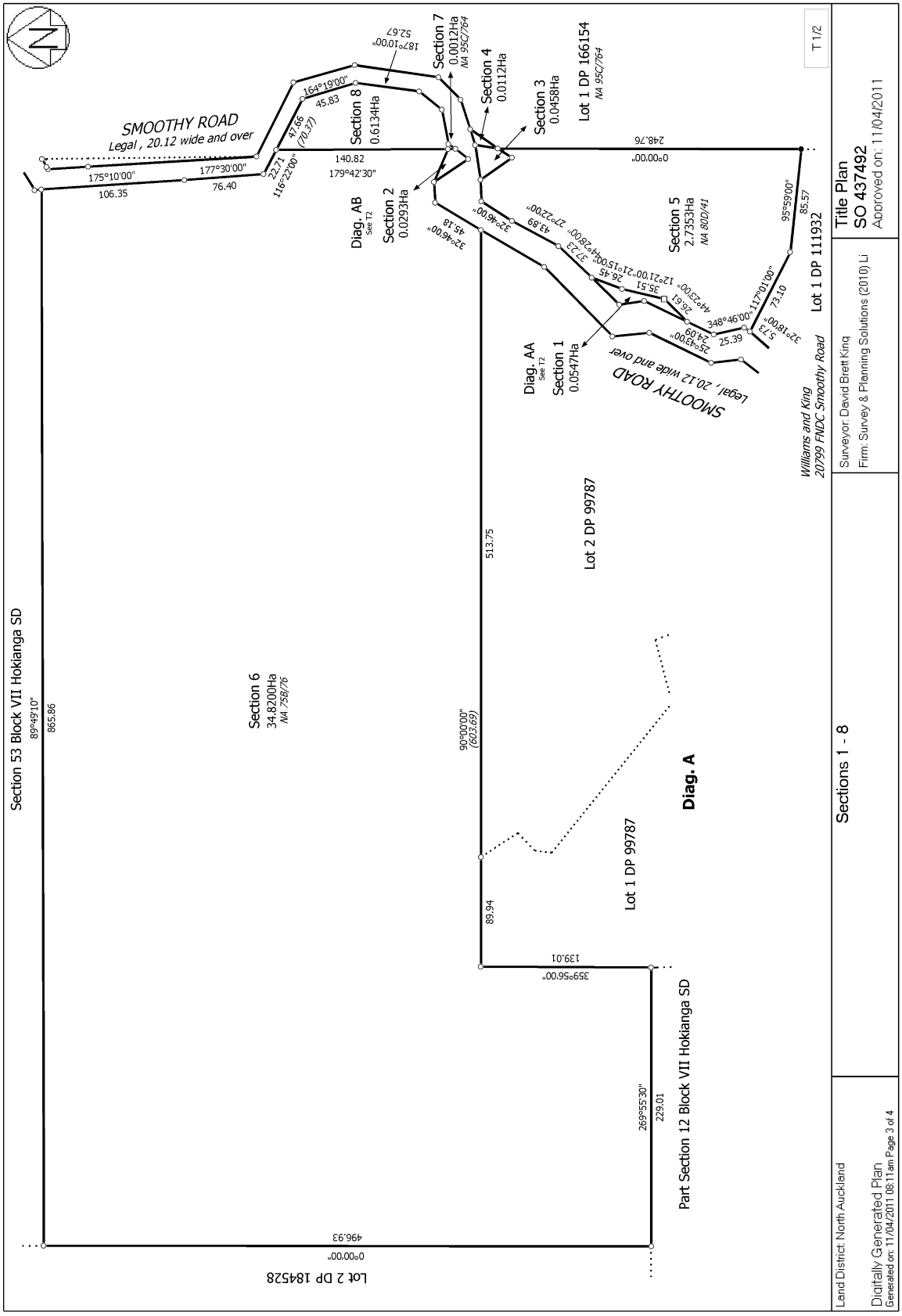
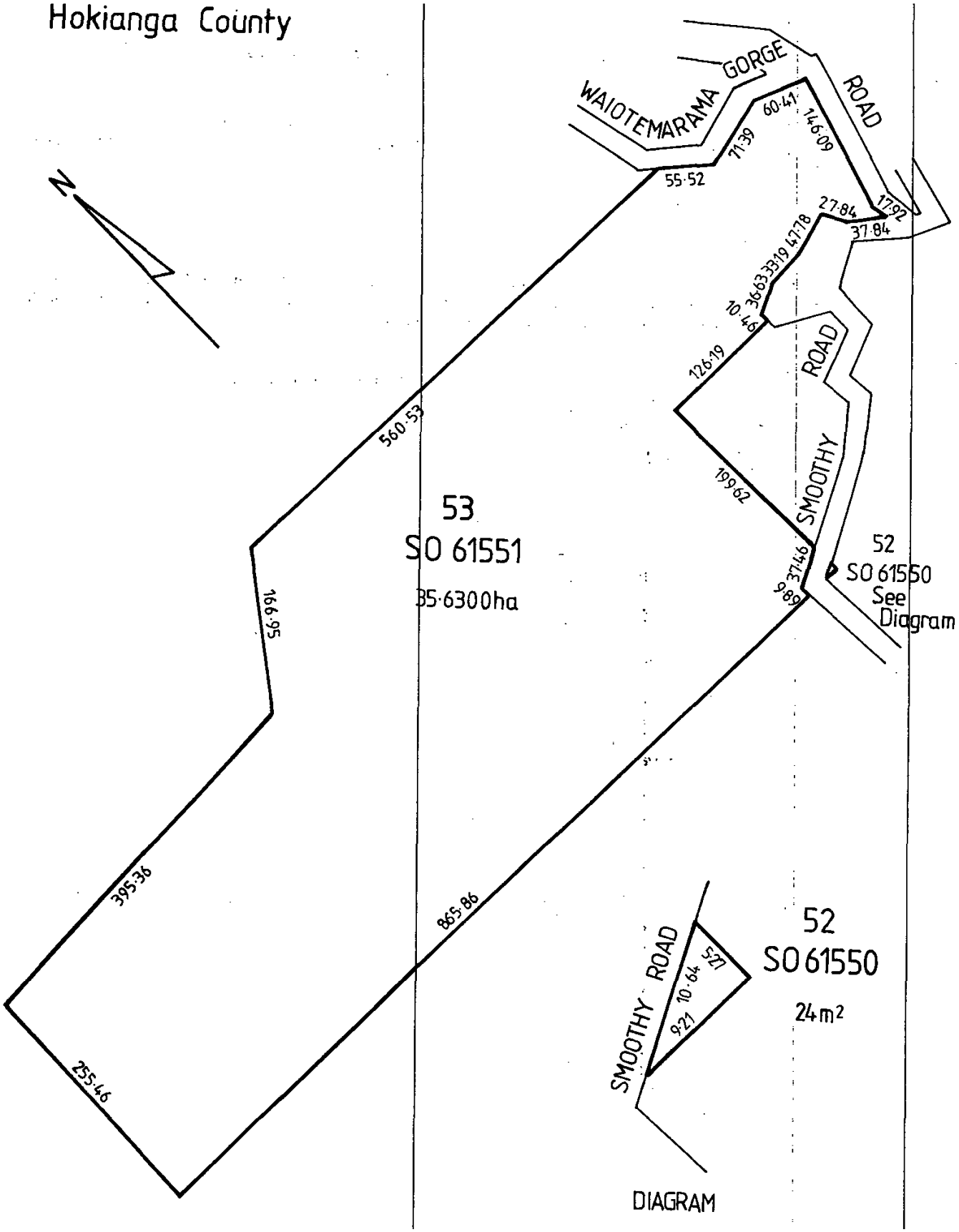
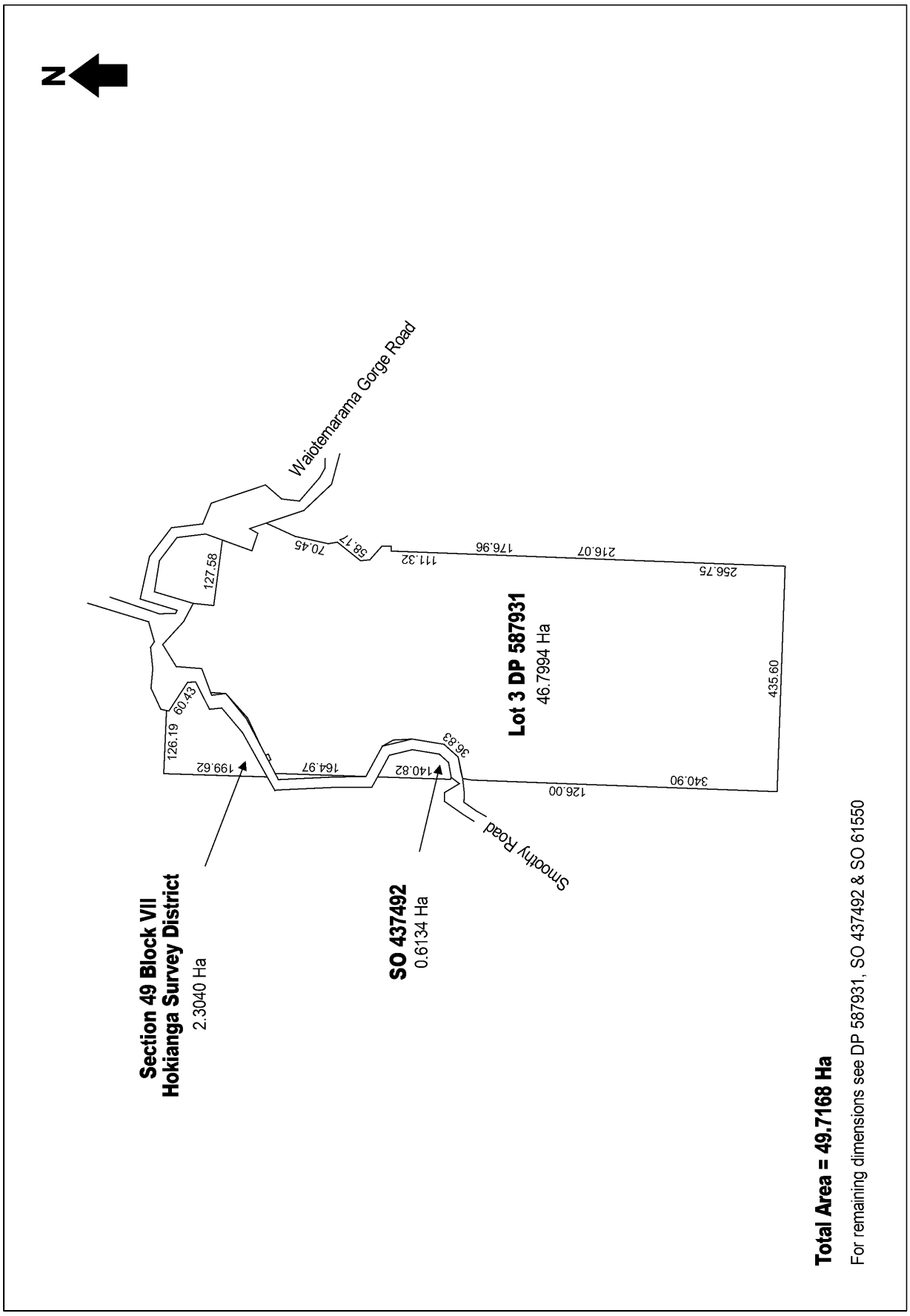
PO Box 191 Whangarei 0140 | www.reyburnandbryant.co.nz


N
Hokianga County
51
SO 60550
See Diagram
865·86
106·35
76·40
22·71
147·42
Road
16·88
45·18
33·25
13·48
50
SO 61551
34·8500 ha
499·93
603·69
139·01
229·01
Smoothy
2·60
9·21
103·86
170·00
64·94
Road
0·74
51
SO 60550
897m²
DIAGRAM DISTORTED


SMOOTHY ROAD
Legal , 20.12 wide and over
Section 1
0.0547Ha
Section 2
0.0293Ha
Section 3
0.0458Ha
Section 4
0.0112Ha
Section 5
2.7353Ha
NA 80D/41
Section 6
34.8200Ha
NA 758/76
Section 7
0.0012Ha
NA 95C/764
Section 8
0.6134Ha
Lot 1 DP 166154
NA 95C/764
Lot 1 DP 111932
Lot 2 DP 99787
Lot 1 DP 99787
Diag. A
Diag. AA
See T2
Diag. AB
See T2
Section 53 Block VII Hokianga SD
Part Section 12 Block VII Hokianga SD
Lot 2 DP 184528
Williams and King
20799 FNDC Smoothy Road
T 1/2
Title Plan
SO 437492
Approved on: 11/04/2011
Surveyor: David Brett King
Firm: Survey & Planning Solutions (2010) Li
Sections 1 - 8
Land District: North Auckland
Digitally Generated Plan
Generated on: 11/04/2011 08:11am Page 3 of 4


Hokianga County
WAIOTEMARAMA GORGE ROAD
60·41
146·09
71·39
55·52
27·84
17·92
37·84
47·78
33·19
36·63
10·46
126·19
ROAD
SMOOTHY
199·62
37·46
9·89
560·53
53
SO 61551
35·6300ha
52
SO 61550
See
Diagram
166·95
395·36
865·86
255·46
SMOOTHY ROAD
52
SO 61550
24m²
5·71
10·64
9·21
DIAGRAM


N
Waiotemarama Gorge Road
Smoothy Road
Section 49 Block VII
Hokianga Survey District
2.3040 Ha
SO 437492
0.6134 Ha
Lot 3 DP 587931
46.7994 Ha
Total Area = 49.7168 Ha
For remaining dimensions see DP 587931, SO 437492 & SO 61550
127.58
70.45
58.77
111.32
176.96
216.07
256.75
435.60
340.90
126.00
140.82
36.83
164.97
199.62
126.19
60.43

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**557009**
Land Registration District	**North Auckland**
Date Issued	27 May 2011

Prior References
NA75B/76

Estate	Fee Simple
Area	34.9097 hectares more or less
Legal Description	Section 51 Block VII Hokianga Survey District and Section 6 Survey Office Plan 437492

Registered Owners

Jason and Penelope Bill Family Trustees Limited

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

Subject to a right (in gross) to convey water over part Section 51 marked D on DP 385154 and over part Lot 6 SO 437492 marked A on DP 385156 in favour of Far North District Council created by Easement Instrument 8668930.1 - 23.12.2010 at 9:17 am

12119664.5 Mortgage to ASB Bank Limited - 2.6.2021 at 2:09 pm

12472524.1 Lease Term From 27.5.2022 to 30.6.2039 Record of Title 1076634 issued - 15.6.2022 at 7:11 am

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA75B/74**
Land Registration District	**North Auckland**
Date Issued	03 February 1989

Prior References
NAPR173/217

Estate	Fee Simple
Area	35.6324 hectares more or less
Legal Description	Section 52-53 Block VII Hokianga Survey District

Registered Owners
Jason and Penelope Bill Family Trustees Limited

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

12119664.5 Mortgage to ASB Bank Limited - 2.6.2021 at 2:09 pm

12472524.1 Lease Term From 27.5.2022 to 30.6.2039 Record of Title 1076634 issued - 15.6.2022 at 7:11 am

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **1116726**

Land Registration District **North Auckland**

Date Issued 18 June 2024

Prior References
1000800

Estate	Fee Simple
Area	49.7168 hectares more or less
Legal Description	Lot 3 Deposited Plan 587931 and Section 49 Block VII Hokianga Survey District and Section 8 Survey Office Plan 437492

Registered Owners

Jason and Penelope Bill Family Trustees Limited

Interests

Subject to Section 8 Mining Act 1971 (Affects Section 49 Block VII Hokianga Survey District, Section 8 SO 437492 and part Lot 3 DP 587931 formerly Section 2 SO 557381 & Section 1 SO 66419)

Subject to Section 5 Coal Mines Act 1979 (Affects Section 49 Block VII Hokianga Survey District, Section 8 SO 437492 and part Lot 3 DP 587931 formerly Section 2 SO 557381 & Section 1 SO 66419)

Subject to a right to convey water (in gross) over part Lot 3 DP 587931 marked B, C and D on DP 587931 in favour of the Far North District Council created by Easement Instrument 8668930.1 - 23.12.2010 at 9:17 am

Subject to section 120(9) Public Works Act 1981

Subject to a right to convey water over part Lot 3 DP 587931 marked L on DP 587931created by Easement Instrument 11773146.1 - 21.7.2020 at 3:33 pm

12119664.5 Mortgage to ASB Bank Limited - 2.6.2021 at 2:09 pm

Subject to a right (in gross) to convey electricity over part Lot 3 DP 587931 marked H, F, I, C and J on DP 587931 in favour of Top Energy Limited created by Easement Instrument 12182331.2 - 9.7.2021 at 10:17 am

Subject to a right (in gross) to convey water over part Lot 3 DP 587931 marked L on DP 587931 in favour of Far North District Council created by Easement Instrument 12138925.1 - 30.7.2021 at 3:09 pm

Subject to a right (in gross) to convey telecommunications over part Lot 3 DP 587931 marked L on DP 587931 in favour of Far North District Council created by Easement Instrument 12138925.2 - 30.7.2021 at 3:09 pm

12472524.1 Lease Term From 27.5.2022 to 30.6.2039 Record of Title 1076634 issued - 15.6.2022 at 7:11 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 587931)

12708857.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.6.2024 at 1:35 pm (affects Lot 3 DP 587931)