

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

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s:	Waiare Farms Limited
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:	David Johnson
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	

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

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

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

Name/s:	
Property address/ location:	
	Postcode

8. Application site details

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

Name/s:

**Site address/
location:**

Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the proposal

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

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

10. Would you like to request public notification?

Yes No

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

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

Waiare Farms Limited

Email:

Phone number:

Postal address:

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

Fees Information

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

14. Billing Details:

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

Name/s: (please write in full)

Waiaue Farms Ltd

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

M. Antoni Workham

Signature:

(signature of bill payer)

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

Checklist

Please tick if information is provided

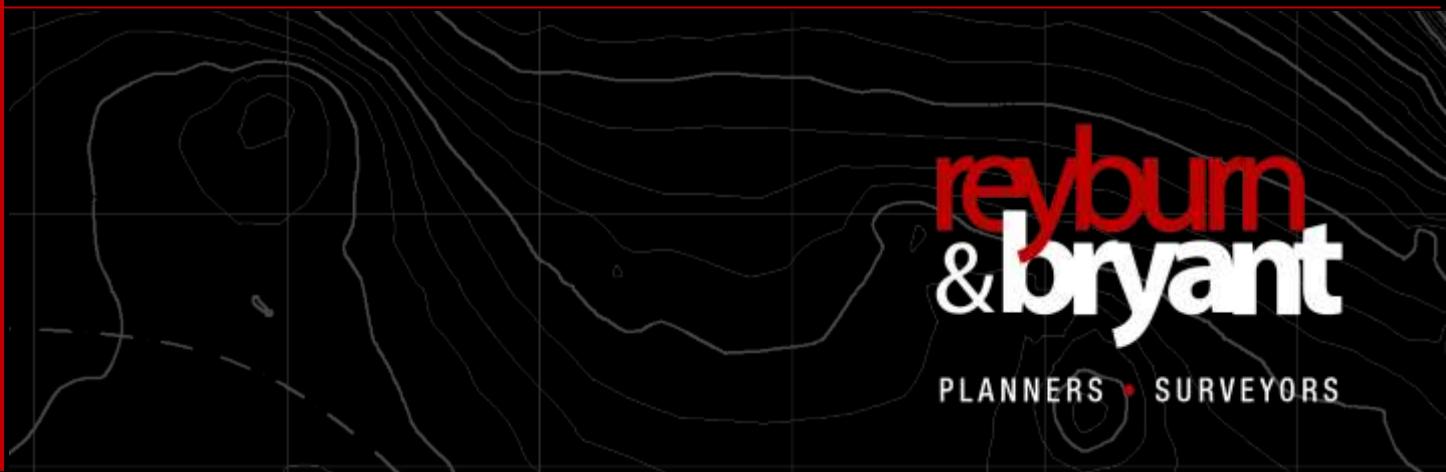
- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Details of your consultation with Iwi and hapū
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent /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

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

Subdivision Consent Application

WAIARE FARMS LIMITED

Waiare Road, Okaihau

A black and white topographic map showing contour lines and a grid, serving as a background for the logo.

**reybum
&bryant**

PLANNERS • SURVEYORS

Subdivision Consent Application

WAIARE FARMS LIMITED

Waiare Road, Okaihau

Report prepared for: Waiare Farms Ltd
Author David Johnson, *Planner*
Reviewed by: Brett Hood, *Planner/Director*
Consent Authority: Far North District Council
Report reference: 15061
Report Status: Final
Date: February 2026

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Reyburn and Bryant
P.O. Box 191
Whangarei 0140
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FORM 9

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

To: Far North District Council

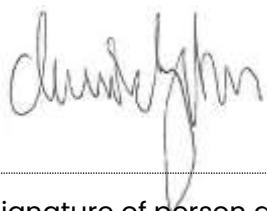
Memorial Avenue

Private Bag 752

Kaikohe 0440

1. **Waiare Farms Limited** applies for subdivision consent to subdivide the sites into ten lots.
2. The location of the proposed activity is Waiare Road, Okaihau.
3. The respective legal descriptions and title references are Sections 5, 10, and Pt Section 11 Blk III Omapere SD (NA113B/361), and Lot 2 DP 182044 (NA113B/360).
4. The applicant is the owner of the sites.
5. There are no other activities that are part of the proposal to which this application relates.
6. No additional resource consents or statutory approvals are needed for the proposal to which this application relates that have not yet been applied for as part of this application.
7. We attach an assessment of effects on the environment that:
 - (a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
 - (b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
 - (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

8. We attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.
9. We attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including information required by clause 2(2) of Schedule 4 of that Act.
10. No other information is required to be included in the district or regional plan(s) or regulations.



Signature of person authorised to sign on behalf of applicant

David Johnson

17 February 2026

Date

Address for service: Reyburn and Bryant 1999 Ltd
PO Box 191, Whangarei

Telephone: (09) 438 3563

Email: david@reyburnandbryant.co.nz

Contact person: David Johnson

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4. Records of title and associated memorials
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6. Northland Regional Council Selected Land-use Register

ABBREVIATIONS

AEE Assessment of Environmental Effects

FNDC Far North District Council

FNDP Far North District Plan

HAIL	Hazardous Activities and Industries List
HG	Hawthorn Geddes
NES	National Environmental Standard – Soil Contamination
OFNDP	Operative Far North District Plan
PFNDP	Proposed Far North District Plan
RMA	Resource Management Act, 1991
RPZ	Rural Production Zone

1. INTRODUCTION

1.1 Report basis

This report has been prepared for Waiare Farms Limited (the applicant) in support of an application to undertake a ten-lot subdivision at Waiare Road and Puketotara Road, Okaihau.

The application has been prepared in accordance with Section 88 and the Fourth Schedule of the RMA. Section 88 of the RMA requires that resource consent applications be accompanied by an Assessment of Environmental Effects (AEE) in accordance with the Fourth Schedule.

The report also includes an analysis of the relevant provisions of the district, regional and national planning documents that are pertinent to the assessment and decision required under s104 of the RMA.

1.2 Property details

Applicant and landowner	Waiare Farms Ltd
Site location	Waiare Road and Puketotara Road, Okaihau
Legal descriptions and records of title	Sections 5, 10, and Pt Section 11 Blk III Omapere SD (NA113B/361) Lot 2 DP 182044 (NA113B/360)
Site area	142.5884ha (NA113B/361) 41.4200ha (NA113B/360)
District Plan	Far North District Plan (FNDP)
Operative District Plan Zone	Rural Production Zone
Operative District Plan	N/A
Notations	
Proposed District Plan Zone	Rural Production Zone
Proposed District Plan	River Flood Hazard Zones (10 Year and 100
Notations	Year ARI Event)

Table 1: Property details.

1.3 Background

The applicant owns a 184ha farm located on Waiare Road and Puketotara Road, Okaihau. The farm is held in two records of title. One of the titles (NA113B/361) has frontage to Waiare Road, while the other title (NA113B/360) has frontage to Puketotara Road.

The sites are zoned 'Rural Production' (RPZ) under the Operative Far North District Plan (OFNDP). There are no Resource Areas that relate to the site.

The sites will retain their 'Rural Production' zoning under the Proposed Far North District Plan (PFNDP). However, they will also be subject to the 10 and 100-year River Flood Hazard Zones.

In March 2022 the Far North District Council (FNDC) granted consent to subdivide the two titles into ten lots, eight small lots and two balance titles. The yield was justified under Rule 13.8.1(c) of the OFNDP. However, instead of splitting the ten lots evenly across the two titles they were concentrated on Waiare Road. This resulted in a non-complying activity status.

Copies of 2220392-RMASUB, the approved scheme plan, and the appendix referred to in the decision are attached in **Appendix 1**.

1.4 Proposal summary

The applicant now proposes to change the layout of the subdivision. Instead of concentrating all ten lots on Waiare Road as approved under 2220392-RMASUB, the applicant proposes to split them up. Five of the rural residential lots¹ will be on the northern side of Waiare Road, while the other three rural residential lots² will be on Puketotara Road. One of the balance titles³ will cover the land on the southern side of Waiare Road. The other balance title⁴ will cover the land between Waiare Road and Puketotara Road.

¹ Proposed Lots 1 – 5

² Proposed Lots 6 – 8

³ Sections 5 and 10 Blk III Omapere SD (amalgamated)

⁴ Proposed Lots 9 and 11 amalgamated with Lot 3 DP 182044.

The proposed lots are shown on the scheme plan in **Appendix 2**.

Although the subdivision reduces the number of titles on the Waiare Road title (NA113B/361), it still proposes to concentrate five of the rural residential lots within it (noting that four of these lots are in the same location as previously approved, with Lot 5 being the only lot in a new location). This is higher density than the density required to comply with Rule 13.8.1(c) of the OFNDP.

Overall, resource consent is required as a **non-complying activity** from the FNDC under Rule 13.11(a) of the OFNDP.

1.5 Resource consents sought

Operative Far North District Plan rule assessment

While the proposed subdivision has been designed to align with Rule 13.8.1(c), the proposal seeks to concentrate the rural-residential lots (proposed Lots 1 – 5) within the Waiare Road title rather than having four rural residential lots within each of the two parent titles. One of the Puketotara Road rural residential lots (proposed Lot 7) will also have an area of less than 2ha. For these reasons the proposal defaults to a **non-complying activity** under Rule 13.11(a).

A full assessment of the OFNDP rules is attached in **Appendix 3**.

PFNDP rule assessment

The PFNDP was publicly notified on 27 July 2022. Submissions and further submissions have been received, and the hearings have concluded. However, the Commissioners are yet to make their recommendations, and the Council is yet to issue their decision. In accordance with s86B(3) of the RMA, the rules that would ordinarily apply to this proposal do not currently have legal effect. The proposal therefore does not require resource consent under the PFNDP.

For completeness, an assessment has been made with respect to the rules of the PFNDP, and this is attached in **Appendix 3**. If these rules were to have legal effect, the proposal would be a **non-complying activity** due to the size of proposed Lots 1 – 8 being less than 40ha.

1.6 Relevant title memorials

The Waiare Road title (NA113B/361) is legally described as Sections 5, 10, and Pt Section 11 Blk III of Omapere SD, and Lot 3 DP 182044. The four allotments are held together by an amalgamation condition pursuant to s242(1) and (2) of the RMA. It is also subject to a notice pursuant to s195(2) of the Climate Change Response Act 2002 (9353333.1) which has no relevance to this application.

The Puketotara Road title (NA113B/360) is legally described as Lot 2 DP 182044.

There are no memorials of any relevance registered on this title.

The titles and associated memorials are attached in **Appendix 4**.

1.7 Over approvals required

Cancellation of amalgamation condition (s241(3))

It is proposed to cancel the amalgamation condition requiring Lot 3 DP 182044, Sections 5, 10, and Pt Section 11 Blk III Omapere SD to be held together in the same title.

Amalgamation conditions (s220(1)(b)(ii))

Two amalgamation conditions are proposed being:

1. That Lot 9 Hereon, Lot 11 hereon, and Lot 3 DP 182044 be held in the same record of title.
2. That Sections 5 and 10 Blk III Omapere SD be held in the same record of title.

These amalgamations are required to ensure that the balance farmland is held within two large productive titles following completion of the subdivision.

No other approvals are required to give effect to the proposal.

1.8 Processing requests

Prior to the issue of any decision for this consent, please forward the draft conditions for our review and comment.

2. THE SITES AND SURROUNDING ENVIRONMENT

2.1 Site description

Location

The sites are located on both sides of Waiare Road (NA113B/361) and the southern side of Puketotara Road (NA113B/360) 14km south-west of Kerikeri.

Figure 1 below shows the sites. NA113B/361 is shown in red, NA113B/360 is shown in yellow.

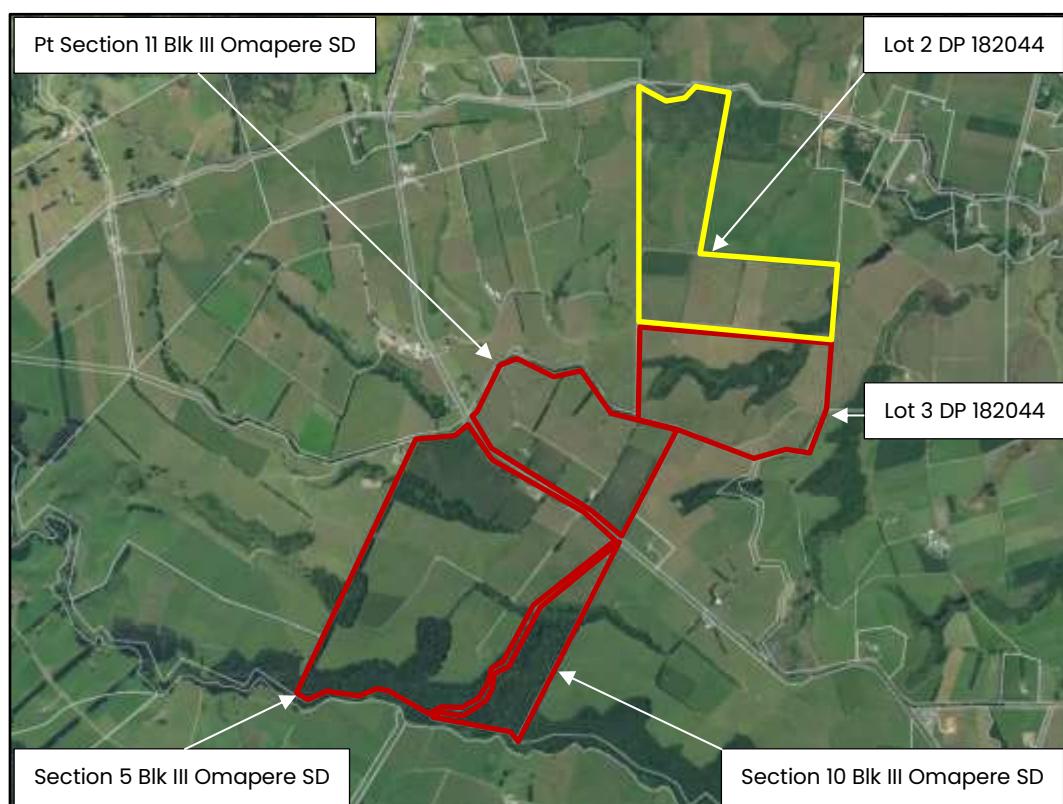


Figure 1: Location map (Source: Grip).

Built development

The Waiare Road title contains two existing residential units and a number of farming related accessory buildings.

The Puketotara Road title is vacant.

Access

There are six vehicle crossings to the Waiare Road title. **Figure 2** below shows the location of these vehicle crossings.



Figure 2: Accesses to NA113B/361 (Source: Grip).

The existing residential units share a vehicle crossing (see **Figure 3** below).



Figure 3: Shared vehicle crossing for the existing dwellings (Source: Google Streetview).

There are five other vehicle crossings to the Waiare Road title (shown in **Figures 4 – 6** below). Two are to paper roads. The vehicle crossing to the northern paper road has been concreted and is shared with one other user.⁵

⁵ Section 46 Blk Omapere SD, RT 668251.



Figure 4: Two farm crossings for the Waiare Road title (Source: Google Streetview).



Figure 5: Paper Road adjacent to proposed Lot 1.



Figure 6: Paper Road on the southern side of NA113B/361.

NA113B/360 gains access directly from Puketotara Road via a farm crossing at the western end of the site frontage (see **Figure 7** below).



Figure 7: Farm crossing to NA113B/360.

Topography

Both of the existing titles have gently rolling topography. While the land immediately adjoining Waiare Road is flat, there is a gentle fall towards the south (on the south side of Waiare Road) and to the north towards Puketotara Road.

Ground cover and vegetation

The Waiare Road title is predominantly in pasture. There are also several shelterbelts and other stands of vegetation, including along the southern and northern edges of Waiare Road. This vegetation screens much of the site from the road, and results in an enclosed landscape compared to a more open pastural landscape adjacent to Puketotara Road.

There are several pockets of vegetation scattered across the site, particularly in the vicinity of the Mangakaraka Stream on the southern boundary, and a stream in the northern part of Lot 3 DP 182044. The remainder of the Waiare Road title is in pasture.

The Puketotara Road title is predominantly open pasture.

Watercourses

The southern boundary of the Waiare Road title adjoins the Mangakaraka Stream. The Puketotara Stream runs through the Puketotara Road title.

Archaeological sites

There are no recorded archaeological sites on the property (see **Figure 8** below).



Figure 8: Archaeological sites (Source: New Zealand Archaeological Association).

Soil composition

The soils on the sites are shown as Classes 3, 4, and 6 in the Land Use Capability (LUC) system. Class 3 soils are considered HPL under the National Policy Statement for Highly Productive Land (NPS-HPL).⁶

Figure 9 below shows the extent of the highly productive land.⁷

⁶ Manaaki Whenua Landcare Research

⁷ The highly productive land is shown in dark green. The light green land is not highly productive land.

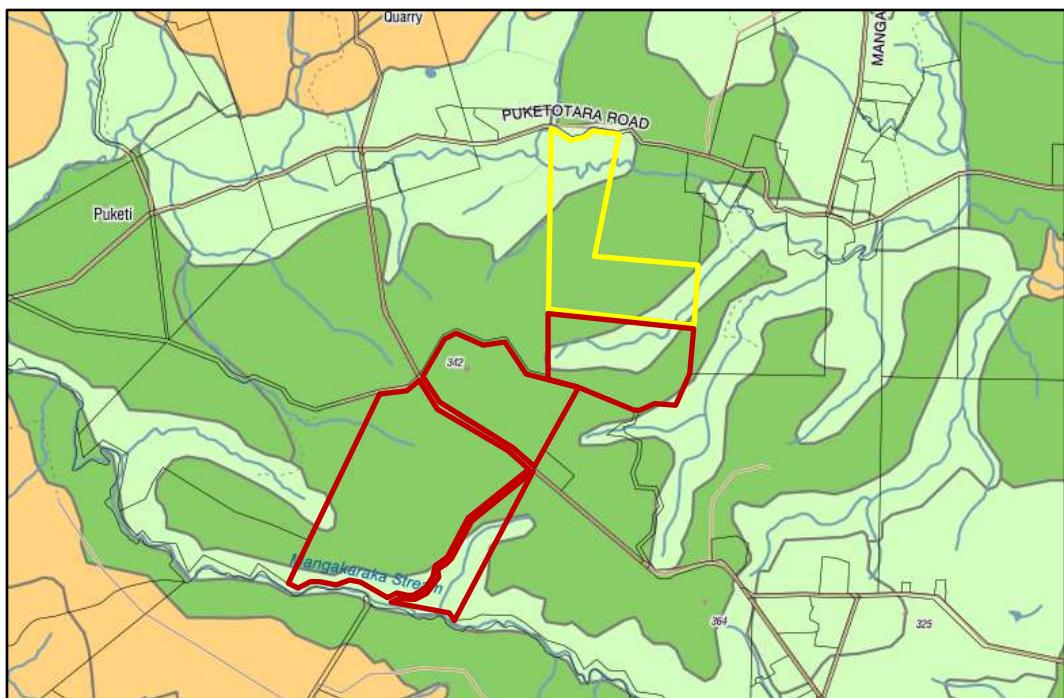


Figure 9: Land use capability (Source: Manaaki Whenua Landcare Research).

2.2 Surrounding environment

The surrounding environment is generally influenced by the nature of the terrain, the associated vegetation cover, and the influence of the land uses that are established in the area.

There are two distinct character areas within the surrounding environment. One of these areas is along Puketotara Road. The land is flat and open. It is held in pasture and is clear of built development and pockets of vegetation.

The other area is along Waiare Road. It is enclosed from the surrounding farmland by a high concentration of dwellings, farming related accessory buildings, vehicle crossings, fences and shelter belts.

3. THE PROPOSAL

3.1 General

The proposal is to subdivide the two existing titles into ten lots (the same number of lots as previously approved, but with four of the lots in new locations).

Proposed Lots 1 – 5 will be the rural residential lots created on Waiare Road.

Proposed Lots 6 – 8 will be the rural residential lots created on Puketotara Road.

Sections 5 and 10 Blk III Omapere SD will be amalgamated to form the southern balance site. It will include all the land on the southern side of Waiare Road.

Proposed Lots 9, 11, and Lot 3 DP 182044 will be amalgamated to form the northern balance site. It will include all of the land between Waiare Road and Puketotara Road that will not be subdivided into rural residential lots.

The proposed lot configuration is depicted on the scheme plan attached in **Appendix 2**, and is summarised in **Table 2** below:

Table 2: Proposed allotment detail.

Lots	Area⁸
Lot 1	2.4330ha
Lot 2	2.0745ha
Lot 3	2.0600ha
Lot 4	2.0865ha
Lot 5	2.0000ha
Lot 6	2.0144ha
Lot 7	1.6196ha
Lot 8	2.7563ha
Sections 5 and 10 Blk III Omapere SD (amalgamated)	82.9933ha

⁸ These areas are approximate and subject to survey.

Proposed Lots 9 and 11 and Lot 3 DP 182044 (amalgamated)	90.3610ha
--	-----------

3.2 Site suitability

Hawthorn Geddes (HG) has prepared an engineering suitability report in support of the proposed subdivision (see **Appendix 5**). It identifies suitable building platforms on proposed Lots 1, 4 – 8, and the balance sites, noting that the proposed Lots 2 and 3 contain existing residential units. HG make several recommendations for development on the proposed lots, particularly for earthworks, foundations, and services.

Subject to compliance with the recommendations in their report, HG conclude that the proposed lots are suitable for residential development pursuant to s106 of the RMA.

3.3 Access

Access to the proposed lots will be via existing and new vehicle crossings constructed at the building consent stage.

Proposed Lots 1 and 5 will gain access from the northern paper road shared with Section 46 Blk III Omapere (see **Figures 2 and 5**). The concrete vehicle crossing is sufficient for three users as it has been constructed in accordance with the requirements of the Transportation Chapter and the FNDC Engineering Standards. The metal formation is also appropriate for the three users.

Proposed Lots 2 and 3 will gain access over the existing shared vehicle crossing associated with the existing residential units (see **Figure 3**). No additional users or changes in use are proposed, and therefore no upgrades are required.

Proposed Lots 4 and 6 – 8 will be provided with new vehicle crossings at the building consent stage. They will be constructed in accordance with the requirements of the Transportation Chapter and the FNDC ES according to the location and orientation of future residential units.

The two balance sites are expected to remain in productive use. The existing vehicle crossings on Waiare Road will continue to be utilised. In the event that a

residential unit is constructed the vehicle crossing to that residential unit will be upgraded in accordance with the requirements of the Transportation Chapter and the FNDC ES as required at the building consent stage.

3.4 Wastewater

There is no public reticulated wastewater infrastructure available in this location.

No changes are proposed to the existing on-site wastewater management arrangements for the existing residential units on proposed Lots 2 and 3.

HG considered the management of wastewater for the remaining lots in their report. They recommend effluent disposal for future residential units be via pressure compensating dripper irrigation lines in accordance with AS/NZS1547.

HG has calculated the size of effluent fields based on a 4-bedroom residential unit.

It is anticipated that the recommendations of the HG report will be encapsulated in a consent notice required as a condition of consent.

3.5 Stormwater

There is no public reticulated stormwater infrastructure available in this location.

No changes are proposed to the existing on-site stormwater management arrangements for the existing residential units on proposed Lots 2 and 3.

HG considered the management of stormwater on the remaining lots in their report. Stormwater attenuation will not be required as the impervious surfaces are unlikely to exceed 3,000m² per lot. If the impervious surfaces exceed 15% of the net site area at the building consent stage stormwater attenuation will be required.

Stormwater will be discharged via diffuse swales downslope of the effluent fields. They will be designed to follow the contour of the land. Specifications for the diffuse swales are included in the HG report.

It is anticipated that the recommendations of the HG report will be encapsulated in a consent notice required as a condition of consent.

3.6 Water supply

There is no public reticulated water supply available in this location.

No changes are proposed to the existing on-site water supply arrangements for the existing residential units on proposed Lots 2 and 3.

Future residential units on the remaining lots will be provided with on-site water supplies via water tanks. These arrangements will be established by the future owners at the time of applying for building consents.

Firefighting water supply will also be provided on-site in accordance with the Fire Fighting Water Supplies Code of Practice 4509:2008, or as otherwise agreed to by FENZ.

3.7 Electricity and telecommunications

The existing residential units on proposed Lots 2 and 3 have existing electricity and telecommunications connections.

It is not certain whether conventional electricity connections will be provided to the remaining lots. Other options such as solar panels may be utilised. No new connections are proposed as part of this subdivision. Irrespective of whether connections are provided, all the remaining lots have direct frontage to a road ensuring that electricity connections can be established if required.

No hardwired telecommunications connections are proposed. Wireless services are available should future owners wish to establish a connection.

4. ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Existing environment

Section 104(1)(a) of the RMA requires a consideration of the actual and potential effects of allowing the proposed activity on the environment. The environment includes both the physical environment as it exists today and as it is reasonably anticipated to be following the implementation of existing lawful approvals.

In this case, the existing environment includes the subdivision consent granted for the site in March 2022 by the FNDC under the reference 2220392-RMASUB. It authorises the subdivision of the two titles into ten lots. The ten consented lots include proposed Lots 1 – 4 and the northern and southern balance sites along with their associated residential development, accesses, services, and proximity to surrounding rural production activities. These lots form part of the existing environment against which the effects of this application must be assessed.

The relevant effects to be assessed are therefore the difference between the consented subdivision layout and the proposed re-configured layout, rather than the effects of the proposal in isolation.

4.2 Permitted baseline

Section 104(2) of the RMA allows a consent authority to disregard an adverse effect of an activity on the environment if a plan permits an activity with that effect (permitted baseline).

The permitted baseline of the sites is as follows:

- Nine residential units on the Waiare Road title.
- Three residential units on the Puketotara Road title.
- Any number of farm sheds and other accessory buildings.

The effects associated with this permitted development should be considered as part of the permitted baseline and may be disregarded from the effects assessment.

4.3 Effects on rural character and amenity

The proposed subdivision has been designed to reduce the adverse effects authorised under 2220392-RMASUB whilst maintaining the same overall yield of ten lots. Instead of concentrating all eight rural residential lots along Waiare Road, the proposal redistributes three of them to Puketotara Road. This reduces the density of rural residential development along Waiare Road which results in effects on rural character and amenity values that are the same as or less than what has already been consented.

Importantly, four of the five Waiare Road residential lots (proposed Lots 1 – 4) are in the same locations as approved under 2220392-RMASUB. The remaining rural residential lot on Waiare Road, proposed Lot 5, replaces an approved lot rather than increasing the residential density facilitated by the subdivision. Accordingly, the proposal does not introduce any new development on Waiare Road beyond what has already been anticipated under the existing consent.

Puketotara Road has a more open and rural landscape than Waiare Road. Proposed Lots 6 – 8 have been positioned along the road frontage to avoid internal fragmentation of the farm and maintain the large contiguous open pastoral character. The future residential units established on proposed Lots 6 – 8 also fall with the permitted baseline.

Proposed Lot 7 will have an area approximately 4,000m² below the minimum lot size for a restricted discretionary subdivision under Rule 13.8.1(c). Its reduced size is deliberate to align the rear boundary with a watercourse, avoiding intrusion into the balance area of the farm. Furthermore, although it does not comply with the minimum lot size in Rule 13.8.1(c), it is consistent with Rule 13.8.1(b) which anticipates lots as small as 4,000m².

The two balance sites will continue to contain the majority of the productive farmland, ensuring that the open rural landscape remains dominant across the surrounding environment.

Overall, the subdivision will maintain the prevailing rural character and amenity values of Waiare Road and Puketotara Road when assessed relative to the existing environment. Accordingly, any adverse effects on rural character and amenity will be less than minor.

4.4 Rural production effects

The subdivision is generally aligned under Rule 13.8.1(c) of the OFNDP, which enables the creation of five 2ha rural residential lots from every title issued prior to 28 April 2000. The general alignment of the subdivision with the intent of this rule ensures that there is no fragmentation of rural land beyond what is already provided for and anticipated under the OFNDP. Furthermore, when compared with the existing consent, the proposal improves the productivity of the farm by reducing the number of rural residential lots located on the highly productive Class 3 soils.

The rural-residential lots have been positioned along the road frontages of Waiare Road and Puketotara Road, consistent with the existing pattern of development. This avoids internal fragmentation of the farm that could constrain rural production activities. The farm accesses, internal circulation, and paddock configuration will all remain largely unchanged.

The subdivision does not introduce any new reverse-sensitivity constraints on rural production activities beyond what is already enabled under the permitted baseline, which allows multiple residential units to be established on each title.

Overall, the adverse effects of the subdivision on rural production values will be less than minor.

4.5 Access effects

The access effects of the proposal must be assessed relative to the existing environment, which includes the access arrangements authorised under 2220392-RMASUB. The proposed subdivision does not increase the number of vehicle crossings, access points, or traffic movements beyond those previously

approved and does not introduce any new access effects of a greater scale or intensity.

The accesses to the proposed lots are either existing (proposed Lots 1 – 3 and 5) or will be provided at the building consent stage in accordance with the requirements of the Transportation Chapter and the FNDC Engineering Standards. Where existing accesses are to be utilised, no changes in use are proposed. The formations are appropriate for the continued use by the proposed lots.

Overall, the adverse effects associated with the access arrangements will be less than minor relative to the existing environment.

4.6 Servicing arrangements

As stated elsewhere in this report, future residential units established on the proposed lots will rely on on-site services. The ability of the proposed lots to accommodate on-site services is addressed in the HG report (**Appendix 5**). Subject to compliance with the recommendations in the report, the adverse effects will be less than minor.

4.7 Adverse effects conclusion

Overall, the adverse effects associated with this proposal will be less than minor relative to the existing environment and permitted baseline. There are no potentially adversely affected parties.

5. PLANNING ASSESSMENT

5.1 Relevant planning documents

Section 104(1) of the RMA sets out the matters that a consent authority must, subject to Part 2, have regard to when considering all applications for resource consent.

Given the hierarchical nature of planning documents under the RMA, and the requirement for lower order documents to “give effect to” higher order documents, the relevant documents that require assessment under s104(1) of the RMA are the Operative and Proposed FNDP, the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES-CS), the NPS-HPL, and the National Policy Statement for Natural Hazards (NPS-NH).

5.2 Operative Far North District Plan

Given the nature of this application, this assessment considers the relevant objectives and policies in Chapter 8 ‘Rural Environment’, Chapter 13 ‘Subdivision’ and Chapter 15 ‘Transportation’.

In assessing the objectives and policies of the OFNDP, it is important to recognise that the existing environment includes 2220392-RMASUB, a non-complying activity subdivision consent for ten lots. The assessment of the relevant objectives and policies therefore focuses on whether the reconfigured layout gives rise to any changes that materially affect that assessment.

The relevant objectives and policies of the OFNDP are assessed below.

Chapter 8 – Rural Environment

The overarching intent of the RPZ is to enable farming and forestry activities and the continuation of a wide range of activities that are compatible with normal farming and forestry activities, including rural lifestyle and rural residential activities. The RPZ objectives and policies set out to achieve the stated purpose of the zone by enabling rural production activities and protecting them from

inappropriate subdivision, use, and development,⁹ protecting significant natural features and landscapes,¹⁰ avoiding conflicts between land use activities,¹¹ maintaining and enhancing amenity values,¹² and avoiding, remedying, or mitigating adverse effects associated with servicing and infrastructure.¹³

Regarding the provisions that seek to enable rural production activities and protect them from inappropriate subdivision, use and development, the majority of the site (94%) will be retained within the two balance titles. The two balance titles will have areas of approximately 90ha (northern title) and 83ha (southern title), sufficient to support ongoing rural production activities. The rural residential lots are located on the road frontages of Waiare Road and Puketotara Road to avoid internal fragmentation of the farm.

Regarding the provisions that seek to protect significant natural features and landscapes, the proposal does not require the removal of any vegetation. All existing stands of vegetation will remain unaffected by the subdivision.

Regarding the provisions that seek to avoid conflicts between land use activities, the rural residential lots are adjacent to Waiare Road and Puketotara Road. This separates them from the rural production activities undertaken on the balance sites. No new incompatible activities will be introduced as the rural residential lots are located amongst other rural residential and residential properties, and the permitted baseline already enables the establishment of multiple residential units across both titles.

The proposal is consistent with the provisions that seek to maintain and enhance amenity values for the following reasons:

- Proposed Lots 1-4 and the northern and southern balance site are part of the existing environment, having been previously approved under

⁹ Objectives 8.3.2, 8.3.9, 8.3.10, 8.6.3.8, and 8.6.3.9, Policies 8.4.2, 8.6.4.1, and 8.6.4.8.

¹⁰ Objectives 8.3.4, 8.3.5 and 8.6.3.4, Policies 8.4.3 and 8.4.4.

¹¹ Objectives 8.3.6 and 8.6.3.6, Policies 8.4.5, 8.6.4.7, 8.6.4.8 and 8.6.4.9.

¹² Objectives 8.3.7 and 8.6.3.3, Policies 8.4.4 and 8.6.4.4.

¹³ Objectives 8.3.3 and 8.6.3.7, Policies 8.4.7, 8.4.8, 8.6.4.2, and 8.6.4.3.

2220392-RMASUB. Proposed Lot 5 replaces an approved lot rather than increasing the residential density facilitated by the subdivision.

- The future residential units on the proposed lots fall within the permitted baseline.
- Proposed Lots 6 - 8 are located on Puketotara Road in proximity to other rural residential development, thereby maintaining the large open pastoral character of the balance land.
- The reduced size of proposed Lot 7 is deliberate to align the rear boundary with a watercourse, avoiding unnecessary fragmentation of the farm.

Regarding the provisions that seek to avoid, remedy or mitigate adverse effects associated with servicing the subdivision, the proposed lots are capable of being serviced on-site in accordance with the recommendations of the HG report. These arrangements will be established at the building consent stage.

When considered overall, the proposed subdivision is not contrary to the objectives and policies of the RPZ. Rather, it is generally consistent with their intent. It creates eight additional rural residential lots amongst existing rural residential lots in general accordance with Rule 13.8.1(c) without affecting the open pastoral character of the balance sites or their ability to be used for productive purposes.

Chapter 13 – Subdivision

The objectives and policies of the Subdivision Chapter require subdivisions to be consistent with the purpose of the underlying zone,¹⁴ serviced appropriately,¹⁵ provided with electricity supplies appropriate to the activities undertaken on the lot,¹⁶ and accessed in a safe and efficient manner.¹⁷

¹⁴ Objective 13.3.1, Policy 13.4.1

¹⁵ Objectives 13.3.2 and 13.3.5, Policy 13.4.8

¹⁶ Objective 13.3.8

¹⁷ Objective 13.3.2, Policies 13.4.2 and 13.4.5

The proposed lots are consistent with the purpose, objectives, and policies of the RPZ as addressed above.

Regarding the provisions that require new lots to be serviced appropriately, the proposed lots are capable of being serviced on-site in accordance with the recommendations of the HG report. These arrangements will be established at the building consent stage.

Regarding the provisions that require appropriate electricity supplies, it is not certain whether conventional electricity connections will be provided to proposed lots. Other options such as solar panels may be utilised. Regardless, electricity connections can be established if future owners wish to install them as all the remaining lots have direct frontage to a road.

Regarding the provisions that require lots to be accessed in a safe and efficient manner, the proposed lots will be provided with vehicle crossings established in accordance with the OFNDP and the FNDC ES either as part of the subdivision or at the building consent stage. Further assessment of the objectives and policies of Transportation Chapter is provided below.

Overall, the proposal is consistent with the objectives and policies of the Subdivision Chapter.

Chapter 15 – Transportation

The overarching intent of the Transportation Chapter is to provide parking, access, and public transportation facilities in a safe, efficient, and effective manner. Many of the objectives and policies are not relevant as they relate to parking and public transportation facilities which are more appropriately assessed when the proposed lots are developed. The relevant objectives and policies require the adverse traffic effects to be evaluated and minimised,¹⁸ and require the provision of appropriate, safe, and efficient accesses.¹⁹

¹⁸ Objective 15.1.3.1, Policy 15.1.4.1

¹⁹ Objectives 15.1.3.4 and 15.1.3.5, Policy 15.1.4.6

Access to the proposed lots will be from existing and new vehicle crossings. They either comply with the requirements of the Transportation Chapter and the FNDC Engineering Standards, or will be upgraded to comply with those requirements at the building consent stage. Accordingly, the vehicle crossings will be appropriate, safe, and efficient.

Overall, the proposal is consistent with the objectives and policies of the Transportation Chapter.

Conclusion

The assessment above confirms that the proposed subdivision is not contrary to and instead aligns with the policy direction of the OFNDP as it does not introduce any additional adverse effects relative to the existing environment and, in several respects, results in an improved outcome compared to what has already been consented.

5.3 Proposed Far North District Plan

Context

The PFNDP was publicly notified on 27 July 2022. Submissions and further submissions have been received, and the hearings have concluded. However, the Commissioners are yet to make their recommendations, and the Council is yet to issue their decision. In accordance with s86B(3) of the RMA, the rules that would ordinarily apply to this proposal do not currently have legal effect. Nevertheless, an assessment to determine the activity status that this proposal would have under the PFNDP provisions has been made in Section 1.5 of this report. While the majority of the rules do not have legal effect, the objectives and policies are a relevant consideration under s104(1)(b)(vi) of the RMA.

Weighting

With regards to weighting, the Commissioners are yet to make their recommendations. Those recommendations will then still be subject to the Council decision and the appeal process. Little weight should therefore be

applied to the PFNDP when considering the application. Nonetheless, an assessment of the objectives and policies is provided below for completeness.

Assessment

The sites are proposed to be rezoned RPZ under the PFNDP. Generally, the objectives and policies of the RPZ provide for subdivision where it maintains rural character and amenity without compromising the use of the land for primary production activities.²⁰ In this case, the rural residential lots have been positioned on the road frontages of Waiare Road and Puketotara Road in amongst other rural residential properties. They are deliberately on the edge of the site to avoid affecting rural production activities which will continue on the balance sites. Accordingly, the proposed subdivision is not contrary to the objectives and policies of the RPZ Chapter of the PFNDP.

The objectives and policies of the Subdivision Chapter seek to ensure subdivisions are in accordance with the provisions of the underlying zone, and are appropriately serviced and integrated with the surrounding environment.²¹ The proposed lots are consistent with the purpose of the RPZ as addressed above, and will be appropriately accessed and serviced as detailed Sections 3.2 – 3.7 of this report and in the HG report.

The objectives and policies of the Transport Chapter seek to ensure that all new lots created through a subdivision have suitable access.²² In this regard, the proposed lots will be provided with vehicle crossings established in accordance with the FNDC ES at the building consent stage. Accordingly, the proposed subdivision does not adversely affect the safety or efficiency of the transport network.

Given the specific characteristics of the site, the proposed subdivision is not contrary to the objectives and policies of the PFNDP.

²⁰ RPZ-O3, O4, P4, P6 and P7.

²¹ SUB-O1, O3, O4, P3 – P6, P10 and P11.

²² TRAN-O5 and P8

5.4 Section 104D – Gateway tests

The proposal passes both of the gateway tests in s104D of the RMA. Specifically, the effects on the environment are no more than minor, taking into account the existing environment and the permitted baseline, and the application is not contrary to the relevant objectives and policies of the OFNDP or the PFNDP.

5.5 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011

All applications that involve subdivision, an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NES-CS. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL²³ and the risk that this may pose to human health as a result of the proposed land use.

A review of aerial photographs and the Northland Regional Council ‘selected land-use sites’ database was undertaken, which confirmed that no HAIL activities are present or have ever taken place on the subject ‘piece of land’ – refer to the map attached in **Appendix 6**. Accordingly, the NES does not apply to this application.

5.6 National Policy Statement for Highly Productive Land

The NPS-HPL came into effect on 17 October 2022. The overarching objective of the document (Objective 2.1) is to protect highly productive land for use in land-based production, both now and for future generations.

Highly productive land is defined as land zoned ‘Rural Production’ that contains LUC 1, 2 or 3 class soils.²⁴ As some of the soils are Classes 3, the NPS-HPL is relevant to the proposal.

²³ Hazardous Activities and Industries List

²⁴ Clause 3.4(5) of the NPS-HPL

Objective 2.1 is supported by 9 policies. Of these, Policy 7²⁵ is directly relevant to the proposed subdivision. The reference to “*except as provided in this National Policy Statement*” in Policy 7 is a reference to Clause 3.8, and specifically the exceptions in 3.8(1)(a)-(c). In this case, 3.8(1)(a) is relevant being:

- (a) *the applicant demonstrates that the proposed lots will retain the overall productive capacity of the subject land over the long term.*

As detailed previously in this report, the FNDC has granted consent to subdivide the sites into eight rural residential lots and two balance lots. 2220392-RMASUB (see **Appendix 1**) concentrates all the rural residential lots on the Waiare Road title on the highly productive Class 3 soils (see **Figures 10**²⁶ and **11** below).



Figure 10: Land use capability on Waiare Road (Source: Manaaki Whenua Landcare Research).

²⁵ **Policy 7:** The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.

²⁶ The highly productive land is shown in dark green. The light green land is not highly productive land.



Figure 11: 2220392-RMASUB approved scheme plan.

This application reduces the number of rural residential lots within the highly productive land from eight to five. The other three rural residential lots will be shifted to Puketotara Road on Class 4 soils which are not highly productive land under the NPS-HPL.

Overall, the subdivision retains (and improves) the overall productive capacity of the highly productive land over the long term relative to the existing environment as it reduces the number of rural residential lots currently approved on the highly productive land. Therefore, the subdivision is consistent with the NPS-HPL via the consent pathway provided through Clause 3.8(1)(a).

5.7 National Policy Statement for Natural Hazards

The NPS-NH came into effect on 15 January 2025. The overarching objective of the document (Objective 2.1) is to manage natural hazard risk to people and property associated with subdivision, use, and development using a risk-based proportionate approach.

The HG engineering suitability report (**Appendix 5**) identifies building platforms on the vacant lots, noting that proposed Lots 2 and 3 contain existing residential

units. They do not identify the building platforms or their accesses as being subject to any of the natural hazards specified in Clause 1.3(1).²⁷

Given none of the natural hazards identified in Clause 1.3(1) apply to the building platforms or their accesses, the NPS-NH is not relevant to this application.

5.8 Part 2 assessment

A detailed assessment of Part 2 matters is not required unless there are issues of invalidity, incomplete coverage, or uncertainty in the planning provisions.²⁸ That is the case here, and therefore no assessment of the application is required under Part 2. However, for completeness, the proposal accords with the purpose of the RMA for the following reasons:

1. It enables the efficient use and development of land by subdividing the property in a manner that has the same or reduced effects compared with what has already been approved under 2220392-RMASUB.
2. The proposal safeguards the life supporting capacity of soil and water by reducing the number of rural residential lots on highly productive land, and avoids reverse sensitivity effects through careful placement of the new lots.
3. The proposal will not increase the risk of natural hazards.
4. There are no adverse effects on human health associated with the proposal.

The proposal does not offend any matters of national importance in Section 6, or any of the other matters set out in Section 7 and 8 of the RMA.

²⁷ Flooding, landslips, coastal erosion, coastal inundation, active faults, liquefaction, and tsunami.

²⁸ *R J Davidson Family Trust the Marlborough District Council* [2018] NZCA 316

6. NOTIFICATION

Sections 95A – 95F of the RMA require an assessment of whether an application should be publicly or limited notified.

The adverse effects of the proposal are assessed in Section 4 of this report. It concludes that any adverse effects will be no more than minor, particularly when assessed against the existing environment which includes a resource consent to subdivide the sites into ten lots.

The proposed subdivision does not introduce any new or intensified effects beyond what has already been consented under 2220392-RMASUB. Rather, it reduces the potential effects by reducing the density of development along Waiare Road and redistributing it to Puketotara Road.

No persons are adversely affected, there are no special circumstances, the applicant has not requested notification, and there are no relevant plan rules or national environmental standards requiring notification.

Having considered the above, the proposal can proceed on a **non-notified** basis.

7. CONCLUSION

This application seeks consent to reconfigure a previously approved ten lot subdivision at Waiare Road and Puketotara Road, Okaihau.

The FNDC has already granted consent for a subdivision with the same yield under 2220392-RMASUB. The proposal does not increase the number of lots or scale of development. Instead, it redistributes three of the rural residential lots to a more appropriate location, reducing development pressure on Waiare Road and improving outcomes for rural character, rural production, and highly productive land.

The assessment confirms that the adverse effects associated with the proposed subdivision will be the same as or less than what has already been authorised. Furthermore, it is not contrary to and instead aligns with the objectives and policies of the OFNDP, the PFNDP, and the NPS-HPL. The NES-CS regulations and the NPS-NH are not relevant to this application.

Having regard to the relevant matters in s104(1), s104B, and s104D of the RMA, the proposal can be approved subject to the appropriate conditions of consent.

APPENDIX 1

2220392-RMASUB



FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN

DECISION ON RESOURCE CONSENT APPLICATION (SUBDIVISION)

Resource Consent Number: 2220392-RMASUB

Pursuant to sections 104 B and D of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Waiare Farms Ltd

The activity to which this decision relates:

Decision A - Subdivision in the Rural Production zone to create 10 lots as a Non-Complying activity.

Decision B - Far North District Council Decision to cancel existing amalgamation of Lot 3 DP182044, with Sections 5, 10 and Pt Section 11 Blk III Omapere SD

Subject Site Details

Address: 1092 Waiare Road

Legal Description: Lots 2 and 3 DP 182044, Secs 5, 10 and Pt 11 Blk III
Omapere SD

Record of Title reference: NA-113B/360, NA-113B/361

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plans of subdivision prepared by Ryburn and Bryant, referenced S15061 being:

- Sheets 1/3, 2/3 and 3/3 Rev A dated 29 March 2021 aerial,
- Sheets 1/3, 2/3 and 3/3 Rev A dated 29 March 2021 cadastral,

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

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - (a) That Lot 9 hereon, Lot 3 DP 182044 (RT NA113B/361) and Lot 2 DP 182044 (RT NA113B/360) be held in the same Record of Title
 - (b) That Lot 10 hereon and Section 10 Block III Omapere SD (RT NA113B/261) be held in the same Record of Title.
 - (c) Areas on Lot 10 identified as containing indigenous trees and bush identified as Areas A, B and C as shown on page 34 of the Wildlife Consultants 2019 Contract Report No. 4899d Vol 2 pertaining to FN013 Aratoro Stream Bush (pages 34-37 appended).
3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:
 - (a) For Lots 1 and 4-10 provide written confirmation from the power utility services operator, and from the telecommunications operator where services are available, of their requirements in accordance with Far North District Council: Engineering Standards & Guidelines 2009.
4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
 - (a) For Lots 1 and 4-10 provide written confirmation from the power utility services operator, and from the telecommunications operator where services are available, that their services has been provided to the boundary of each lot, to their satisfaction.
 - (b) Upgrade the existing vehicle crossing entrance to Lots 2 and 3 to provide a double width entrance which complies with the Councils Engineering Standard FNDC/S/6 and 6B, Seal the entrance plus splays for a minimum distance of 6m from the existing seal edge to the property boundary.
 - (c) Provide a formed concreted or sealed entrance to Lots 4 and 6 which complies with Councils Engineering Standard FNDC/S/6 and 6B. Seal the entrance plus splays for a minimum distance of 6m from the existing seal edge to the property boundary. The entrance to Lot 6 to be via a crossing located at the apex to the road frontage.
 - (d) Provide a double width entrance to Lots 7-8 which complies with the Councils Engineering Standard FNDC/S/6 and 6B. Seal the entrance plus splays for a minimum distance of 6m from the existing seal edge to the property boundary.
 - (e) Ensure Lots 1 and 5 gain access via the legal unformed road (LUR). Details of the proposed upgrade of the LUR are to be submitted for Council approval prior to works commencing.
 - (f) Install under each new and upgraded crossing an adequately sized culvert (minimum diameter 300mm) with grouted rock headwalls on both ends. Sight

distances at the crossing locations are to comply with the requirements of the FNDC Engineering Standards for 80kmh.

- (g) Lots 9 and 10 to maintain access via existing farm crossings.
- (h) Provide written confirmation that a vehicle crossing permit pursuant to Council's Control of Crossings bylaw 2021 has been obtained and a Traffic Management Plan (TMP) has been approved by Council's Corridor Access Engineer and a Corridor Access Request (CAR) has been obtained prior to any vehicle crossing being constructed or upgraded.

Advice Note: Application for TMP and CAR are made via <https://www.fndc.govt.nz/Our-Services/Transport/Roads/Road-closures-and-restrictions>

- (i) For Lot 10 provide evidence to the satisfaction of Council's duly delegated officer that there is a continuous stock proof fence to areas A, B and C as shown on the Survey Plan (See condition 2(c)).
 - (j) For Lots 1-10 provide the Far North District Council's Resource Consent Monitoring Officer or duly delegated officer with evidence for Council records of the existing dogs on site. This shall include:
 - i. A photograph of the existing dog/s
 - ii. Written confirmation that the dog(s) have been micro-chipped
5. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:

- (a) 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 shall be met by the Applicant.
 - (i) Development on Lot(s) 1-8 must be served by an appropriate onsite infiltration / soakage system as a means of providing for stormwater disposal. The systems(s) must be designed and constructed to provide for stormwater runoff and disposal from impervious areas on the lot(s) in accordance with the report contained in application or similar ENGINEERING SUITABILITY REPORT FOR SUBDIVISION Ref 12542 dated 8.10.21.

Advice Note:

The application for a Building Consent will be required to demonstrate compliance with the requirements of the New Zealand Building Code Clause E1 Surface Water. Copies of the said document are held at the offices of the Council.

- (ii) Stormwater – In conjunction with any future development on proposed Lots 1 and 4-10, the Lot owner shall submit a stormwater management report that is prepared by a Chartered Professional Engineer or suitably qualified person in accordance with the FNDC Engineering Standards for Council approval. If the impermeable surface areas on each of the proposed Lots exceeds 15% of the net Lot area, stormwater runoff from

new buildings and impermeable surface areas on proposed Lots 1 and 4-10 shall be restricted to that of pre-development levels for a 10% AEP storm event plus an allowance for climate change. Overland/secondary flowpaths that can accommodate the 1% AEP storm event shall also be provided on the proposed Lots and are to be unobstructed by new buildings, other structures, or landscaping.

- (iii) Any buildings located within Lots 1-8 shall be subject to the requirements of the geotechnical report entitled: ENGINEERING SUITABILITY REPORT FOR SUBDIVISION 1090 Waiare Road, Okaihau prepared by Hawthorn Geddes, ref: 12542, dated 08 October 2021, and any subsequent reports. The foundations for any buildings to be located within all Lots are subject to specific design and further site-specific subsoil investigation prior to building consent stage. Copies of the said plan and report(s) will be held at the offices of the Council.
- (iv) At the time a building consent application is submitted for any dwelling or building requiring a potable water supply on it must be demonstrated that sufficient water volume, pressure & flow will be provided in accordance with NZFS Fire Fighting Water Supplies CoP SNZ 4509:2008 and that this water supply is accessible for firefighting purposes. Should the water supply be provided by way of tank storage, this storage must be located a safe distance away from any habitable dwelling in accordance with the above CoP. If an alternative fire-fighting water supply is to be provided the written approval of that system from Fire and Emergency New Zealand must be provided with the building consent application.
- (v) Wastewater –. In conjunction with the construction of a future dwelling on proposed Lots 1 and 4-10, the Lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 requirements and shall reference the recommendations of the Hawthorn Geddes Engineering Suitability Report dated 8/10/2021 and submitted with the application.
- (vi) Access to Lots 1 and 5 via the Legal Unformed Road (LUR) – The cost of maintenance of vehicle access via the LUR adjacent to each Lot shall be met by each lot owner.
- (vii) Lots 1-8 are identified as being within a kiwi present area. On these Lots no occupier of, or visitor to the site shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids).

Exemptions

A maximum of no more than one dog and one cat are exempt from this condition and shall be introduced or kept on the lot at any one time. Any dog must be within a dog proof fence area on the lot and be under effective control at all times when outside of the fenced area, e.g. on a lead. At night any dog must be kept inside or be tied up. Any cat is to be neutered microchipped and kept inside at night.

A maximum of two working farm dogs as defined in the Dog Control Act 1996 are exempt from this condition if they are:

- a) micro-chipped,
- b) within a dog proof fence area, on a lead or under effective control at all times when outside the fenced area,
- c) kept in a kennel or tied up at night.
- d) For any dog written confirmation that the dog has current kiwi aversion training certification along with the expiry date for the certification

Prior to the keeping of and introduction of any working dog to the site the occupier must provide the following to the Councils Resource Consent Monitoring Officer:-

- a) A photograph of the dog;
 - b) Written confirmation that the dog(s) have been micro-chipped;
 - c) A plan showing the extent of the dog proof fenced area;
- (viii) Part of Lot 10 is identified as being within 1 kilometre of a kiwi high-density zone and Lot 9 is within a kiwi present area. On Lots 9 and 10 no occupier of, or visitor to the site shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids).

Exemptions

A maximum of no more than one dog and one cat are exempt from this condition and shall be introduced or kept on the lot at any one time.

Any dog must be within a dog proof fence area on the lot and be under effective control at all times when outside of the fenced area, e.g. on a lead. At night any dog must be kept inside or be tied up. Any cat is to be neutered microchipped and kept inside at night.

Working farm dogs as defined in the Dog Control Act 1996 are exempt from this condition if they are:

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- d) For any dog written confirmation that the dog has current kiwi aversion training certification along with the expiry date for the certification

Prior to the keeping of and introduction of any working dog to the site the occupier must provide the following to the Councils Resource Consent Monitoring Officer:-

- a) A photograph of the dog;
- b) Written confirmation that the dog(s) have been micro-chipped;

- c) A plan showing the extent of the dog proof fenced area;
- (ix) The owner shall preserve the indigenous trees and bush now on allotment 10 as indicated on the survey plan, as area(s) A, B and C and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.
- (x) There shall be no intrusion of grazing stock (including horses, cows, sheep, goats, and pigs) into any areas of indigenous vegetation on the site on allotment 10 as indicated on the survey plan, as area(s) A, B and C.
- (xi) Exotic vegetation which could adversely affect natural regeneration or local forest health is not to be introduced on the site. This includes the introduction of invasive plant species, including those currently listed on the nationally-banned-for-sale list (see Northland Regional Pest Management Strategy). Planting of other exotic species should be confined to the immediate vicinity of dwellings. And species with berry-type fruits are to be grown within netting to prevent seed spread by birds. Dead wood may be removed by the owners for their own use on the site.
- (xii) Any work to be undertaken on any part of the trees contained within the protected area is to be carried out by a qualified arborist, with Council to be advised in writing of the proposed work prior to commencement, and notification on completion of the work.

Decision B – Resolution of Council for the cancellation of Amalgamation

Pursuant to s243(3) of the Resource Management Act, the Far North District Council gives approval to cancel the existing amalgamation of lot 3 DP182044, with Sections 5, 10 and Pt Section 11 Blk III Omapere SD.

Advice Notes

1. 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.
2. Part of the site is adjacent to an unsealed road. Unsealed roads have been shown to create a dust nuisance from vehicle usage. It is advised that any dwelling is either

located as far as possible or at least 80m from the road, and/or boundary planting within the site is utilised to assist with this nuisance. Alternatively, the applicant may consider sealing their road frontage to remove the issue.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.
2. District Plan Rules Affected:

Rule 13.7.2.1(i)

Adverse effects will be minor:

It is considered the relevant and potential effects have been addressed within the assessment of effects above, and it has been concluded that the adverse effects will be less than minor.

Positive effects of the proposal:

Under s104(1)(a) the positive and potential effects of the proposal are:

- a) The proposal will provide for 10 additional lots within the Rural Production zone. The site has a high level of amenity with a rolling topography, grassland, and vegetation. Proposed lots 1-8 are all in excess of 2 hectares. Balance lot 9 amalgamated with Lots 2 and 3 DP 182044 is in excess of 92 hectares and Lot 10 amalgamated with Section 10 Blk III Omapere SD is close to 75 hectares.
- b) Conditions are to be imposed requiring a consent notice protecting identified vegetation and providing for the ongoing management of carnivorous or omnivorous animals (such as dogs, cats and mustelids) in relation to all lots. Protection of three areas (A, B and C) along the southern boundary to Lot 10, will provide formal protection more readily enabling ecological enhancement.
- c) No development works other than vehicle crossings are required to create the lots. It is therefore considered that the proposed lots are consistent with the intent of the zones subdivision rules and will provide for the social and economic wellbeing of future landowners.

Objectives and policies of the District Plan:

The following objectives and policies of the District Plan have been considered:

- a) Natural and Physical Resources 12.2.3 Objectives 12.2.3.1, 12.2.3.2
- b) Natural and Physical Resources 12.2.4 Policies 12.2.4.2, 12.2.4.3, 12.2.4.12, 12.2.4.13, 12.2.4.10, 12.2.4.1.
- c) Subdivision 13.3 Objectives 13.3.1, 13.3.2, 13.3.5, and 13.3.8,
- d) Subdivision 13.4 Policies 13.4.1, 13.4.2, 13.4.3, 13.4.4, 13.4.5, 13.4.8, 13.4.13 and 13.4.15
- e) Rural Environment 8.3 Objectives 8.3.1, 8.3.2, 8.3.3, 8.3.6, 8.3.7, 8.3.9, 8.3.10, 8.6.3.1, 8.6.3.2, 8.6.3.3, 8.6.3.6, and 8.6.3.6.9
- f) Rural Environment 8.4 Policies 8.4.1, 8.4.2, 8.4.3, 8.4.4, 8.4.5, 8.4.7, 8.6.4.1, 8.6.4.4

An assessment of the proposal against the relevant objectives and policies of the District Plan is as follows:

Natural and Physical Resources

The Operative District Plan does not depict known significant vegetation or habitat of indigenous fauna on the site. No vegetation clearance is required as part of the proposal. Streams, waterways and wetland areas are to remain intact.

A Council initiated Ecological Report (Contract Report No. 4899d - Vol. 2) undertaken by Wildland Consultants in 2019 utilising aerial imagery identifies part of the vegetation to the rear of proposed Lot 10 as significant in that it supports threatened and at risk regionally significant flora and fauna species. The vegetation of significance although in separate blocks lies within other vegetation of lesser significance and can therefore be considered as forming a vegetated corridor. The Ecological Report defines the vegetation as forming part of the Aratoro Stream Bush site outlined as #FN013 with various flora and fauna present. The site also lies within a kiwi present area with the closest defined high-density kiwi area located to the west over the Maungakaraka Stream some 641m away. This high-density kiwi area extends to the east and includes a DOC controlled area SEC 28 Block II Omapere SD. An access strip over farmland extends north from this land towards the Stream and lies within a kiwi present area. A further high-density kiwi area is located 3225m away to the southeast. The proposed 2 hectare lots (Lots 1-8) together with Lot 9 lie greater than 1km away from any high-density kiwi areas.

The imposition of conditions requiring a consent notice protecting identified vegetation and the ongoing management of carnivorous or omnivorous animals such as cats, dogs or mustelids in relation to Lot 10 which lies within 1 km of a high-density Kiwi Area and the other lots 1-9 within the kiwi present area will ensure that adverse ecological effects are minimised. Lots 9 and 10 are to be retained as working farms of some 92 and 75 hectares. It is intended that the protection of the three areas (A, B and C) along the southern boundary to Lot 10, in providing a greater (formal) level of protection than currently occurs, will enable ecological enhancement as envisaged by the District Plan subdivision provisions.

Subdivision Objectives and Policies:

The proposed subdivision is consistent with the purpose of the Rural Living zone. The size, dimension and distribution of allotments are generally consistent with the zone and surrounding land uses that have established over time. The subdivision will provide for the wellbeing of people and communities by providing additional rural sites. Proposed Lots 2 and 3 will continue to rely on existing on-site services. For the remaining lots on-site water storage, stormwater management, electricity supply, vehicular and pedestrian access is adequately addressed through the subdivision consent conditions. Consent conditions also address vehicular access and natural hazards involving fire risk can likewise be addressed through consent conditions requiring adequate fire-fighting water supply at the building consent stage. No Section 6 Matters of National Importance are affected by the subdivision.

Rural Environment Objectives and Policies:

It is envisaged that all lots are of sufficient size to enable ongoing rural type uses such as grazing. The subdivision is consistent with the intent of the Rural Production zone subdivision provisions and has a similar intensity as envisaged by the zone provisions, although the layout of the subdivision does not precisely follow the intensity provisions of the zone. None the less the proposal is considered consistent with the sustainable management of natural and physical resources within the surrounding rural environment and the life supporting capacity of the soil is not considered likely to be undermined to an extent beyond that envisaged by the District Plan.

Surrounding landuse is similar to the proposed form of development. The proposal is one that is envisaged for the area with the non-complying aspect relating to all the lots being located on one of the existing certificates of title rather than 5 on each title. Overall, it is considered that the proposed subdivision will be in keeping with the existing character, amenity, and pattern of development of the surrounding environment and as such conflicts between sites are not envisaged. The effects of the subdivision are able to be managed through consent conditions. It is therefore considered that the proposal is not likely to cause any adverse cumulative effects.

Overall, the proposed subdivision is considered to largely achieve the intent of the objectives and policies of the Rural Living zone.

Summary of Objectives and Policies

The overall activity status is non-Complying however, the proposed subdivision is in keeping with the surrounding land use, amenity, and character, and is consistent with the intent of the Subdivision and Rural Production zone provisions. Proposed conditions relating to the protection of flora and fauna ensure the proposal is consistent with the Natural and Physical Resource Provisions. Traffic generation from the lots, can be fully accommodated by the existing road hierarchy. No potential natural hazards are found on site. Relevant services can be addressed on site.

The proposal, given the proposed conditions, is considered not contrary to the relevant objectives and policies of the District Plan.

3. Section 104D Assessment

Pursuant to section 104D of the Resource Management Act 1991 if a proposal is Non-Complying, then it must satisfy one or both of the subsections of 104D(1) before a decision can be granted under section 104B of this Act. If the application does not pass either test of the section 104D(1) then the application must be declined.

It is considered that the proposal is not contrary to the Objectives and Policies of the District Plan; and it has been concluded that the adverse effects will be less than minor, as demonstrated above.

4. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents.
 - a) The Northland Regional Policy Statement 2018
 - b) Northland Regional Plan 2019
 - c) New Zealand Coastal Policy Statement 2010
 - d) National Environmental Standards (Air/ NESCS/ Forestry etc)

The proposal is considered to be generally consistent with the Northland Regional Policy Statement. The effects are less than minor, the site is not coastal, nor contains an outstanding landscape or feature nor any significant ecological features. Proposed conditions ensure identified areas deemed significant in supporting at risk flora and fauna are protected. The proposal is not contrary to the objectives and policies relating to Natural and Physical Resources, Subdivision, or the Rural Production zone for reasons outlined in this report. The proposal is therefore considered to be consistent with the regional planning provisions.

Regarding the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, the site is not known to contain

previous activities or current activities that are identified on the HAIL list as the site has previously been undeveloped. Therefore, the NES for Soil Contaminants is not triggered. No other National Environmental Standards are considered to be relevant to the application.

5. In accordance with an assessment under s104(1)(c) of the RMA the following non – statutory documents are considered appropriate:

FNDC Engineering Standards Vehicle Crossings standards.
Wildland Consultants Contract Report No. 4899d - Vol 2. 2019

6. Other matters considered in relevant in making this decision:

Precedent

Case Law has established that the precedent of granting resource consent is a relevant factor for a consent authority in considering whether to grant non-complying resource consent. A precedent effect is likely to arise in situation where consent is granted to a non-complying activity that lacks the evident unique, unusual, or distinguished qualities that serve to take the application out of the generality of cases or similar sites in the vicinity. In other words, if an activity is sufficiently unusual and sufficiently outside the run of foreseeable other proposals it avoids any precedent effect can be approved.

The proposal involves subdivision of a 184-hectare farm located on both Waiare and Puketotara Roads, Okaihau. The farm is held in two certificates of title. One of the titles (NA113B/361) has frontage to Waiare Road, while the other title (NA113B/360) has frontage to Puketotara Road.

The proposal is to subdivide the Waiare Road title (NA113B/361) into ten lots. One of these lots will be amalgamated with the adjoining Puketotara Road title (NA113B/360). The sites are zoned 'Rural Production' (RPZ) under the Far North District Plan (FNDP). There are no Resource Areas that relate to the site.

As the proposed lots are all within the one title the proposal does not comply with Rule 13.8.1(c) which provides for a maximum of 5 sites per title issued prior to 28 April 2000 to be subdivided. The site is sufficiently different to other sites within the vicinity in that:

- Development of existing smaller subdivided sites in the immediate environment are focused on Waiare Road (sealed) rather than Puketotara Road (unsealed),
- Road frontage to Puketotara Road is significantly smaller than Waiare Road with the proposed lots being located both sides of Waiare Road,
- There is a water course running not far from Puketotara Road on Lot 2 DP 182044. The proposal in its current form proposes no land disturbance or vegetation removal in the vicinity of this stream and amalgamates Lot 9 with Lots 2 and 3 DP 182044.
- The proposed Lots, and amalgamation, ensure that the total allowance of 10 lots for the two existing titles is maintained as no additional subdivision allowances will be available under the Operative District Plan.

Given the above the subdivision is not considered to create a precedent.

7. Part 2 Matters
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.
8. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by Nadine Perera Lands and Survey Consultant Principal Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Pat Killalea, Principal Planner

Date: 25th March 2022

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) 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.

Lapsing of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses:

The consent is given effect to; or

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 Resource Management Act 1991.



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PROPOSED CANCELLATION OF
AMALGAMATION CONDITION
PURSUANT TO SECTION 241(3) OF THE RMA 19

THE WHANGAREI DISTRICT COUNCIL RESOLVES TO CANCEL
THE AMALGAMATION CONDITION REQUIRING TO LOT 3 DP
182044, SECTION 5, SECTION 10 & PART SECTION 11 BLOCK III
OMAPEPE SURVEY DISTRICT (RT NA113B/361) TO BE HELD IN
THE SAME RECORD OF TITLE.

PROPOSED AMALGAMATION

PURSUANT TO SECTION 220 (1)(b)(ii) OF THE RMA 1991
THAT LOT 9 HEREON, LOT 3 DP 182044 (RT NA 113B/361),
AND LOT 2 DP 182044 (RT NA113B/360) BE HELD IN THE
SAME RECORD OF TITLE

AND THAT LOT 10 HEREON, AND SECTION 10 BLK III
OMAPERE SD (RT NA 113B/261) BE HELD IN THE SAME
RECORD OF TITLE

APPROVED PLAN

Planner: pkillalea
RC: 2220392
Date: 25/03/2022

SUBDIVISION AREA: 99.8641 Ha
AMALGAMATION AREA: 84.1443 Ha
TOTAL AREA: 184.0084 Ha
COMPRISED IN: RT NA113B/361 &
N113B/360
THIS SITE IS ZONED ' RURAL PRODUCTION ' AND THE BUILDING SETBACK:
125 THOUSAND FROM SITE BOUNDARIES

A	29.03.21	FIRST ISSUE - BH/MW
REV	DATE	DESCRIPTION

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&bryant**

Ph: 09 438 3563 PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei www.revburnandbryant.co.nz

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PROPOSED SUBDIVISION OF LOT 3 DP
182044, SECTION 5, 10 & PT SECTION 1
BLOCK III OMAPERE & AMALGAMATION
WITH LOT 2 DP 182044

DATE MARCH 2021 SCALE 1:7500 @A3

NO. C1E061 SHEET 1/2 Rev. A

515061 | 1/3 | A



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**PROPOSED CANCELLATION OF
AMALGAMATION CONDITION
PURSUANT TO SECTION 241(3) OF THE RMA 1991**

THE WHANGAREI DISTRICT COUNCIL RESOLVES TO CANCEL THE AMALGAMATION CONDITION REQUIRING TO LOT 3 DP 182044, SECTION 5, SECTION 10 & PART SECTION 11 BLOCK III OMAPERE SURVEY DISTRICT (RT NA113B/361) TO BE HELD IN THE SAME RECORD OF TITLE.

PROPOSED AMALGAMATION

PURSUANT TO SECTION 220 (1)(b)(ii) OF THE RMA 1991 THAT LOT 9 HEREON, LOT 3 DP 182044 (RT NA 113B/361), AND LOT 2 DP 182044 (RT NA 113B/360) BE HELD IN THE SAME RECORD OF TITLE.

AND THAT LOT 10 HEREON, AND SECTION 10 BLK III OMAPERE SD (RT NA 113B/261) BE HELD IN THE SAME RECORD OF TITLE.

APPROVED PLAN

**Planner: pkillalea
RC: 2220392
Date: 25/03/2022**

SUBDIVISION AREA: 99.8641 Ha
AMALGAMATION AREA: 84.1443 Ha
TOTAL AREA: 184.0084 Ha

COMPRISED IN: RT NA113B/361 & N113B/360

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

A 29.03.21	FIRST ISSUE - BH/MW DESCRIPTION
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TITLE
PROPOSED SUBDIVISION OF LOT 3 DP
182044, SECTION 5, 10 & PT SECTION 11
BLOCK III OMAPERE & AMALGAMATION
WITH LOT 2 DP 182044

DATE MARCH 2021 SCALE 1:2000 @A3
NO. S15061 SHEET 2/3 Rev. A



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PROPOSED CANCELLATION OF
AMALGAMATION CONDITION
PURSUANT TO SECTION 241 (3) OF THE RMA 1991

THE WHANGAREI DISTRICT COUNCIL RESOLVES TO CANCEL
THE AMALGAMATION CONDITION REQUIRING TO LOT 3 DP
182044, SECTION 5, SECTION 10 & PART SECTION 11 BLOCK III
OMAPERE SURVEY DISTRICT (RT NA113B/361) TO BE HELD IN
THE SAME RECORD OF TITLE.

PROPOSED AMALGAMATION

PURSUANT TO SECTION 220 (1)(b)(ii) OF THE RMA 1991
THAT LOT 9 HEREON, LOT 3 DP 182044 (RT NA 113B/361),
AND LOT 2 DP 182044 (RT NA113B/360) BE HELD IN THE
SAME RECORD OF TITLE.

AND THAT LOT 10 HEREON, AND SECTION 10 BLK III
OMAPEPE SD (RT NA 113B/261) BE HELD IN THE SAME
RECORD OF TITLE.

APPROVED PLAN

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TOTAL AREA: 184.0084 Ha
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THIS SITE IS ZONED ' RURAL PRODUCTION ' AND THE BUILDING SETBACKS
ARE THUS: 10m FROM SITE BOUNDARIES.

A	29.03.21	FIRST ISSUE - BH/MW
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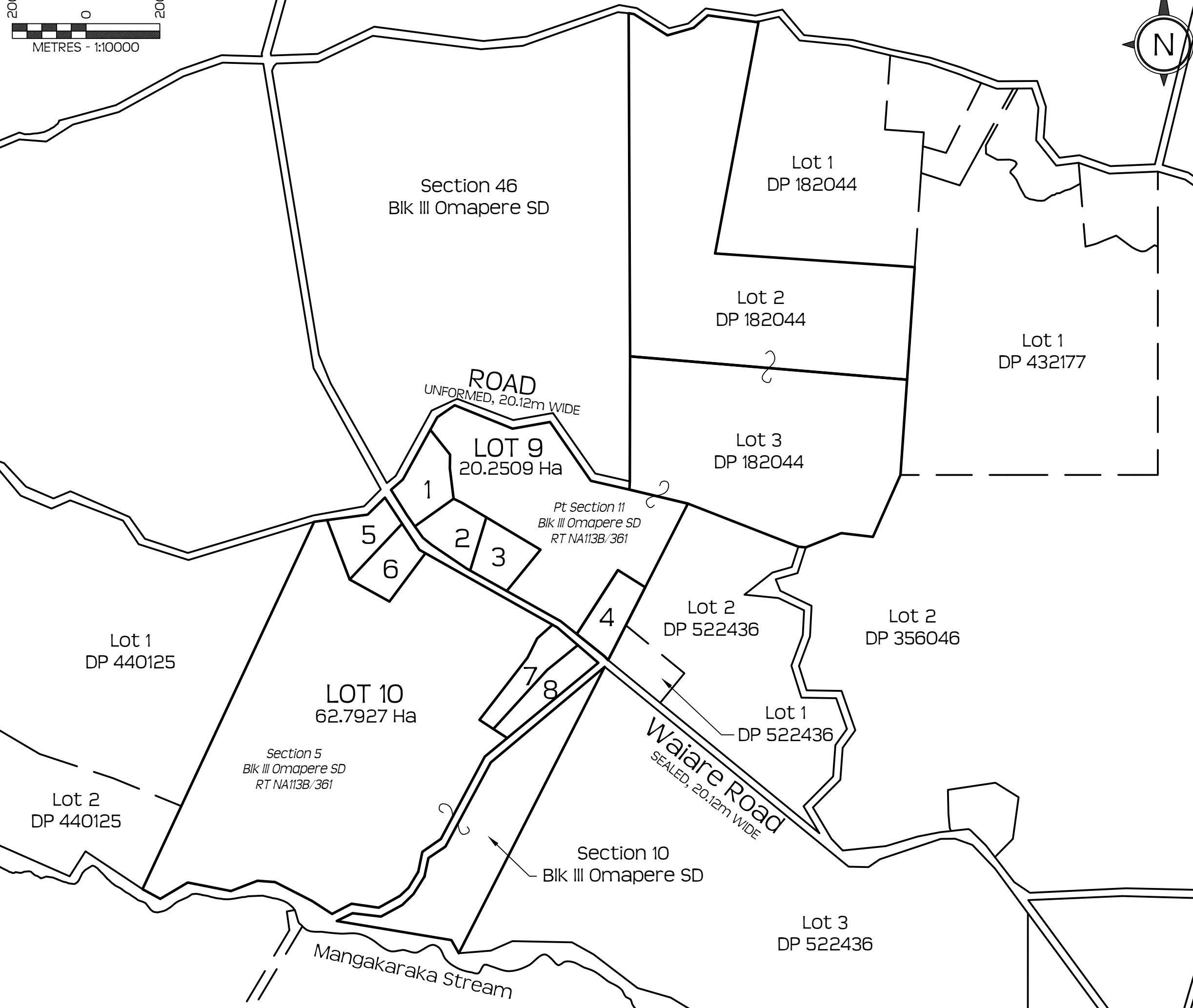
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**PROPOSED SUBDIVISION OF LOT 3 DP
182044, SECTION 5, 10 & PT SECTION 11
BLOCK III OMAPERE & AMALGAMATION
WITH LOT 2 DP 182044**

DATE	MARCH 2021	SCALE	1:2000 @A3
NO.	S15061	SHEET	3/3

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Blk III Omapere SD



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**PROPOSED CANCELLATION OF
AMALGAMATION CONDITION
PURSUANT TO SECTION 241 (3) OF THE RMA 1991**

THE WHANGAREI DISTRICT COUNCIL RESOLVES TO CANCEL THE AMALGAMATION CONDITION REQUIRING LOT 3 DP 182044, SECTION 5, SECTION 10 & PART SECTION 11 BLOCK III OMAPERE SURVEY DISTRICT (RT NA113B/361) TO BE HELD IN THE SAME RECORD OF TITLE.

PROPOSED AMALGAMATION

PURSUANT TO SECTION 220 (1)(b)(ii) OF THE RMA 1991 THAT LOT 9 HERON, LOT 3 DP 182044 (RT NA 113B/361), AND LOT 2 DP 182044 (RT NA 113B/360) BE HELD IN THE SAME RECORD OF TITLE.

AND THAT LOT 10 HERON, AND SECTION 10 BLK III OMAPERE SD (RT NA 113B/261) BE HELD IN THE SAME RECORD OF TITLE.

APPROVED PLAN

Planner: pkillalea

RC: 2220392

Date: 25/03/2022

SUBDIVISION AREA: 99.8641 Ha

AMALGAMATION AREA: 84.1443 Ha

TOTAL AREA: 184.0084 Ha

COMPRISED IN: RT NA113B/361 &

N113B/360

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

A	29.03.21	FIRST ISSUE - BH/MW
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TITLE
PROPOSED SUBDIVISION OF LOT 3 DP 182044, SECTION 5, 10 & PT SECTION 11 BLOCK III OMAPERE & AMALGAMATION WITH LOT 2 DP 182044

DATE MARCH 2021 SCALE 1:7500 @A3

NO. S15061 SHEET 1/3 Rev. A

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL

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40
METRES - 1:2000

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

**PROPOSED CANCELLATION OF
AMALGAMATION CONDITION
PURSUANT TO SECTION 241(3) OF THE RMA 1991**

THE WHANGAREI DISTRICT COUNCIL RESOLVES TO CANCEL THE AMALGAMATION CONDITION REQUIRING TO LOT 3 DP 182044, SECTION 5, SECTION 10 & PART SECTION 11 BLOCK III OMAPERE SURVEY DISTRICT (RT NA113B/361) TO BE HELD IN THE SAME RECORD OF TITLE.

PROPOSED AMALGAMATION

PURSUANT TO SECTION 220 (1)(b)(ii) OF THE RMA 1991 THAT LOT 9 HEREON, LOT 3 DP 182044 (RT NA 113B/361), AND LOT 2 DP 182044 (RT NA 113B/360) BE HELD IN THE SAME RECORD OF TITLE.

AND THAT LOT 10 HEREON, AND SECTION 10 BLK III OMAPERE SD (RT NA 113B/261) BE HELD IN THE SAME RECORD OF TITLE.

APPROVED PLAN

**Planner: pkillalea
RC: 2220392
Date: 25/03/2022**

SUBDIVISION AREA: 99.8641 Ha
AMALGAMATION AREA: 84.1443 Ha
TOTAL AREA: 184.0084 Ha
COMPRISED IN: RT NA113B/361 & N113B/360
THIS SITE IS ZONED 'RURAL PRODUCTION' AND THE BUILDING SETBACKS ARE THUS: 10m FROM SITE BOUNDARIES.

A	29.03.21	FIRST ISSUE - BH/MW
REV	DATE	DESCRIPTION
REF. DATA:		

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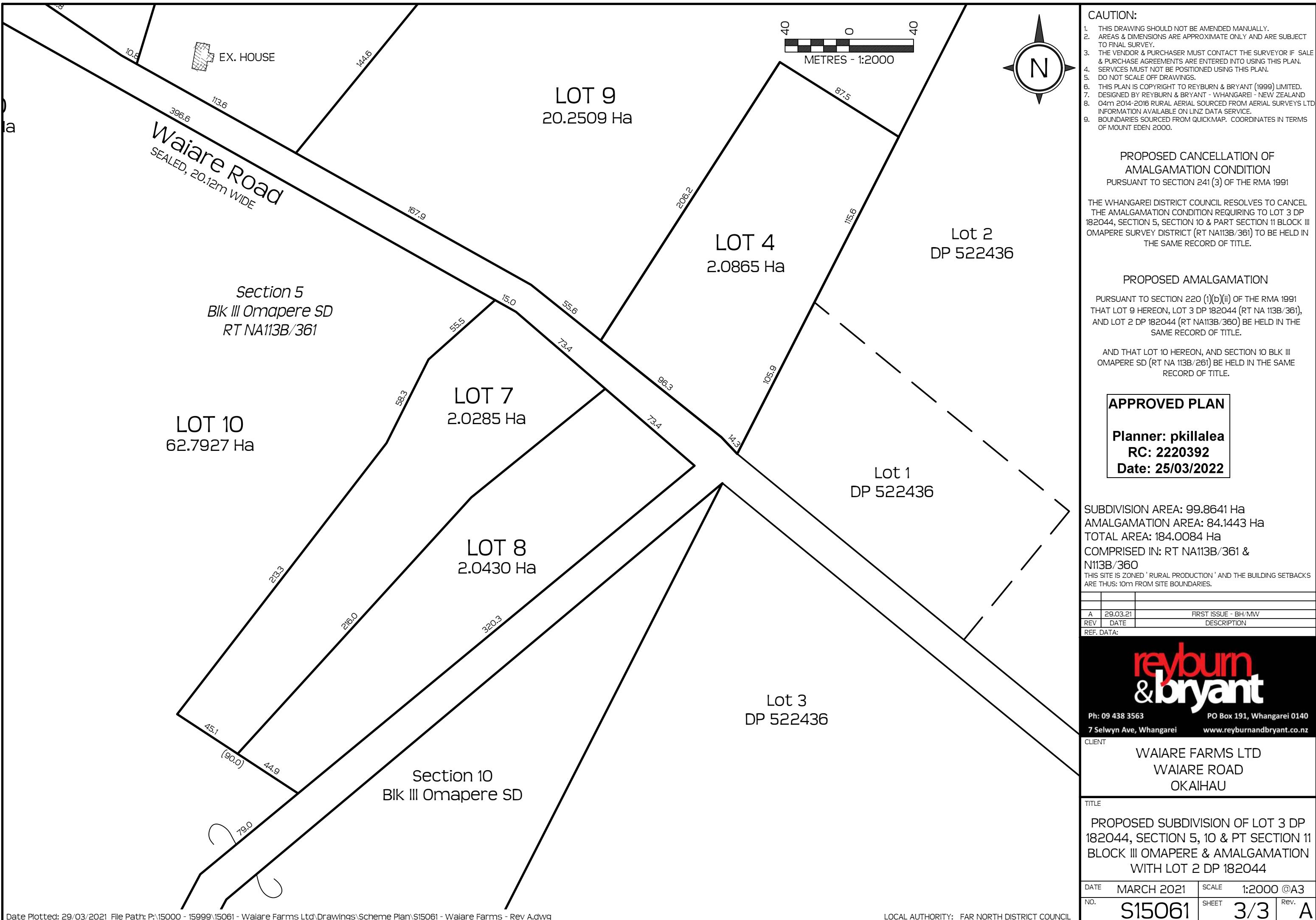
TITLE
PROPOSED SUBDIVISION OF LOT 3 DP 182044, SECTION 5, 10 & PT SECTION 11 BLOCK III OMAPERE & AMALGAMATION WITH LOT 2 DP 182044

DATE	MARCH 2021	SCALE	1:2000 @A3
NO.	S15061	HEET	2/3
		Rev.	A

Section 5
Blk III Omapere SD
RT NA113B/361

*Waiare Road
SEALED, 20.12m WIDE*

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



APPROVED PLAN

Planner: pkillalea

RC: 2220392

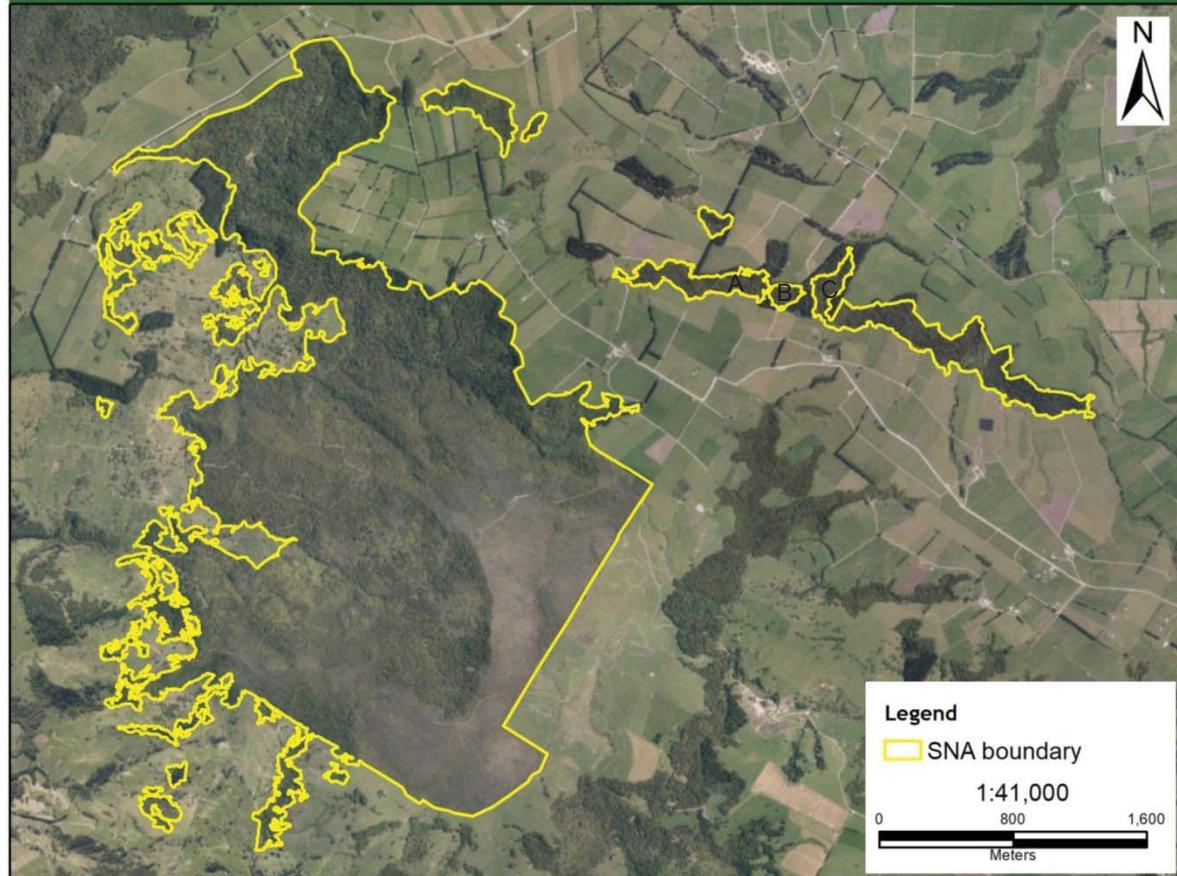
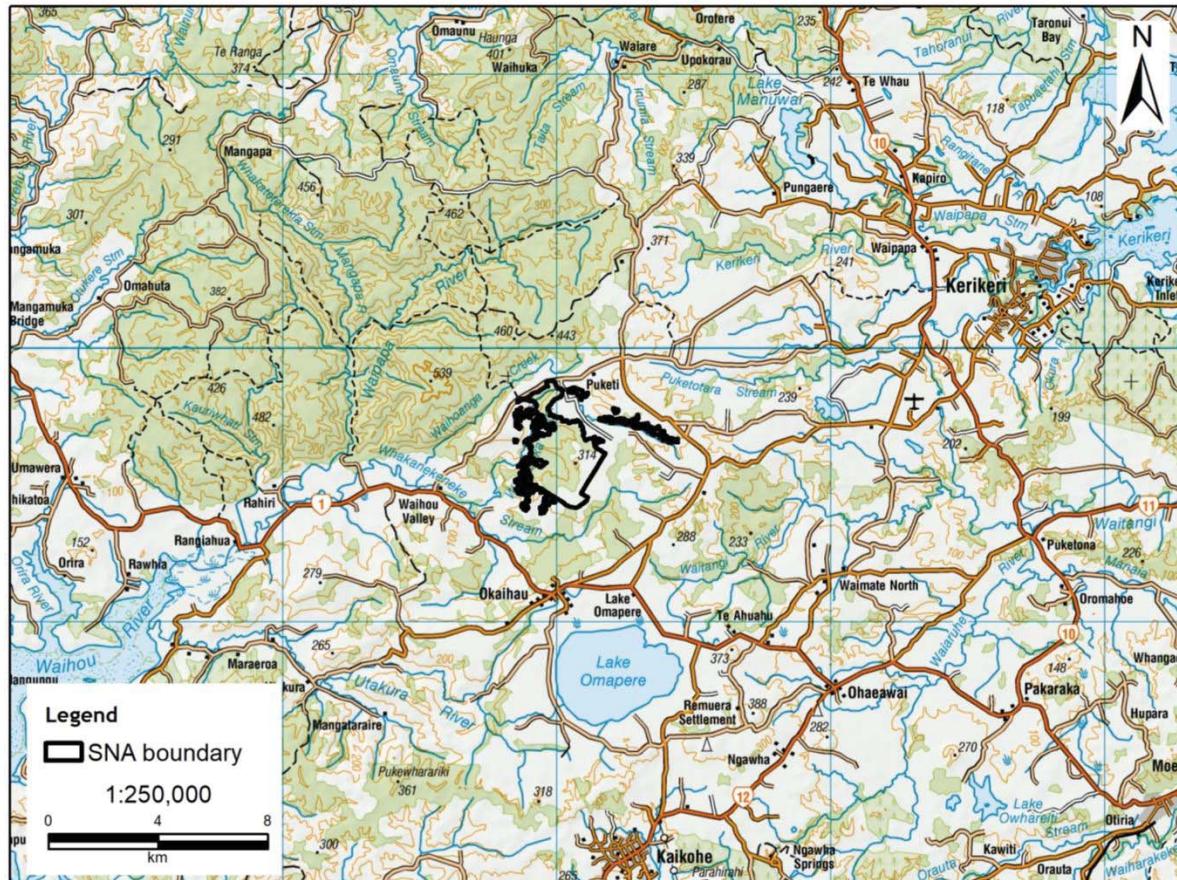
Date: 25/03/2022

APPENDIX 2220392-RMASUB

FN013

Aratoro Stream Bush

 Wildlands
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Wildland
CONSULTANTS
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ARATORO STREAM BUSH

SNA ID:	FN013
Protection Status:	Includes QEII Covenant (5-02-896), Public Conservation Land (Puketi Scenic Reserve, Aratoro Conservation Area, Marginal Strip - Waikaraka Stream, Puketi Scenic Reserve, Aratoro Conservation Area)
Area (ha):	796.45
Altitude Range (m):	61 - 330
Ecological District:	Kerikeri / Kaikohe
Grid Reference:	E1670253, N6096221

VEGETATION TYPE	LANDFORM
Mānuka scrub	Plateau
Kānuka-tōwai forest	Hillslope
Tōwai forest	Hillslope
Taraire-pūriki forest	Hillslope
Mānuka-tōtara-tānekaha forest	Hillslope
Conning and Miller (2000)	

Flora^{1,2,3}:	Northern rātā (<i>Metrosideros robusta</i> ; Threatened-Nationally Vulnerable; regionally significant), kauri (<i>Agathis australis</i> ; Threatened-Nationally Vulnerable), kānuka (<i>Kunzea</i> sp.; Threatened-Nationally Vulnerable), mānuka (<i>Leptospermum scoparium</i> ; At Risk-Declining), <i>Caladenia atradenia</i> (At Risk-Naturally Uncommon) and kawaka (<i>Libocedrus plumosa</i> ; At Risk-Naturally Uncommon) (Conning and Miller 2000).
Fauna:	Bird species include Australasian bittern (<i>Botaurus poiciloptilus</i> ; Threatened-Nationally Critical; 1979 record), North Island fernbird (<i>Bowdleria punctata vealeae</i> ; At Risk-Declining), North Island brown kiwi (<i>Apteryx mantelli</i> ; At Risk-Declining), brown teal (<i>Anas chlorotis</i> ; At Risk-Recovering; 1987 record), and North Island tomtit (<i>Petroica macrocephala toitoi</i> ; regionally significant) (Conning and Miller 2000).
Notes/Comments:	Contains a large gumland area and is a soil site of national importance, as it: (i) contains a moderate range of little-disturbed soil-native vegetation associations; (ii) is an excellent example of a leaching sequence of brown

¹ Three indigenous plant species (northern rātā, kānuka, mānuka) in the Myrtaceae family were recorded at the site. All of the Myrtaceae species are at risk of infection by myrtle rust (*Austropuccinia psidii*), a potentially devastating rust which has no known treatment. Along with other species in the Myrtaceae family, the threat status of the species present has been elevated as a precautionary measure based on the potential threat posed by myrtle rust (see de Lange *et al.* 2018). However, the Myrtaceae species found at the site were not assessed against the ecological significance criteria because these species are common and widespread in the Kaikohe Ecological District.

² Kauri (Threatened-Nationally Vulnerable) was recorded at the site. Whilst kauri remains relatively widespread within its range, the rapid spread of kauri dieback (*Phytophthora agathidicida*), facilitated by human traffic and feral animals such as pigs into stands of kauri, the general worsening of the condition of quarantined stands, and the fact that there is, as yet, no known treatment for infected trees, has resulted in kauri being listed as Threatened (per de Lange *et al.* 2018). However, the presence of kauri at the site does not trigger Criterion 2(b) given that kauri is still locally common in Northland.

³ The 2014 *Kunzea* revision (de Lange 2014), split the *Kunzea ericoides* complex into ten separate species of *Kunzea*. There are three *Kunzea* species in Northland: *Kunzea amathicola*, *Kunzea linearis*, and *Kunzea robusta*, which are all ranked as Threatened-Nationally Vulnerable (de Lange *et al.* 2018). There has been no field inspection of this site since the revision and the *Kunzea* species present at the site is not known.

Significant Significance Justification:	<p>loams; (iii) is the only example of Ruatangata soils in national and regional inventory; and (iv) is a good example of uncommon Hihi, Waiotu, Taumata-Okaihau soils (Arand <i>et al.</i> 1993).</p>																														
Significant Significance Justification:	<p>Yes</p> <table border="1" data-bbox="509 428 1346 1388"> <thead> <tr> <th data-bbox="509 428 711 473">Criteria Met</th><th data-bbox="711 428 1346 473">Justification</th></tr> </thead> <tbody> <tr> <td data-bbox="509 473 711 534">1a(i)</td><td data-bbox="711 473 1346 534">Contains representative forest and scrub vegetation types.</td></tr> <tr> <td data-bbox="509 534 711 617">1a(ii)</td><td data-bbox="711 534 1346 617">Contains vegetation types representative of taraire-pūriri forests which would have existed circa 1840.</td></tr> <tr> <td data-bbox="509 617 711 678">1b(i)</td><td data-bbox="711 617 1346 678">Contains a relatively large area of indigenous vegetation.</td></tr> <tr> <td data-bbox="509 678 711 738">2a(i)</td><td data-bbox="711 678 1346 738">The site occurs on a 'Chronically Threatened' land environment.</td></tr> <tr> <td data-bbox="509 738 711 799">2a(ii)</td><td data-bbox="711 738 1346 799">Heathlands are a much reduced vegetation type in Northland.</td></tr> <tr> <td data-bbox="509 799 711 837">2a(iii)</td><td data-bbox="711 799 1346 837">Contains a large area of wet heathlands.</td></tr> <tr> <td data-bbox="509 837 711 898">2b</td><td data-bbox="711 837 1346 898">Supports 'Threatened' 'At Risk' and regionally significant flora and fauna species.</td></tr> <tr> <td data-bbox="509 898 711 981">2d(i)</td><td data-bbox="711 898 1346 981">The gumland vegetation of the plateau is distinctive as it contains a high diversity of indigenous orchids (> 10 species).</td></tr> <tr> <td data-bbox="509 981 711 1042">2d(ii)</td><td data-bbox="711 981 1346 1042">Wet heathlands are an originally rare ecosystem type.</td></tr> <tr> <td data-bbox="509 1042 711 1102">2d(iii)</td><td data-bbox="711 1042 1346 1102">The area of gumland vegetation has developed as a result of unusual environmental factors.</td></tr> <tr> <td data-bbox="509 1102 711 1140">3a(i)</td><td data-bbox="711 1102 1346 1140">Comprises a diversity of rock and vegetation types.</td></tr> <tr> <td data-bbox="509 1140 711 1201">3a(ii)</td><td data-bbox="711 1140 1346 1201">Includes a high diversity of species, including at least 18 species of orchid.</td></tr> <tr> <td data-bbox="509 1201 711 1262">4a</td><td data-bbox="711 1201 1346 1262">Provides important riparian and catchment protection.</td></tr> <tr> <td data-bbox="509 1262 711 1388">4c</td><td data-bbox="711 1262 1346 1388">Provides important bird habitat and supports high numbers of North Island fernbird within the gumland areas.</td></tr> </tbody> </table>	Criteria Met	Justification	1a(i)	Contains representative forest and scrub vegetation types.	1a(ii)	Contains vegetation types representative of taraire-pūriri forests which would have existed circa 1840.	1b(i)	Contains a relatively large area of indigenous vegetation.	2a(i)	The site occurs on a 'Chronically Threatened' land environment.	2a(ii)	Heathlands are a much reduced vegetation type in Northland.	2a(iii)	Contains a large area of wet heathlands.	2b	Supports 'Threatened' 'At Risk' and regionally significant flora and fauna species.	2d(i)	The gumland vegetation of the plateau is distinctive as it contains a high diversity of indigenous orchids (> 10 species).	2d(ii)	Wet heathlands are an originally rare ecosystem type.	2d(iii)	The area of gumland vegetation has developed as a result of unusual environmental factors.	3a(i)	Comprises a diversity of rock and vegetation types.	3a(ii)	Includes a high diversity of species, including at least 18 species of orchid.	4a	Provides important riparian and catchment protection.	4c	Provides important bird habitat and supports high numbers of North Island fernbird within the gumland areas.
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4c	Provides important bird habitat and supports high numbers of North Island fernbird within the gumland areas.																														
Threats/Modifications/ Vulnerability (Desktop Assessment):	<p>Pest plant species include <i>Hakea</i> sp. (Conning and Miller 2000).</p>																														
References:	<p>Arand <i>et al.</i> (1993), Conning and Miller (2000).</p>																														
Assessment for Significance Based On:	<p>Northland 0.1 metre Urban Aerial Photos (2017) and existing information as cited above.</p>																														
Boundary Changes Since 1999:	<p>Boundaries adjusted to follow the extent of indigenous vegetation based on 2017 digital aerial photographs.</p>																														
Field Work Required?	<p>No</p>																														
Assessment Date:	<p>5/7/2019</p>																														

APPROVED PLAN

Planner: pkillalea
RC: 2220392
Date: 25/03/2022

APPENDIX 2

SCHEME PLAN



CAUTION:

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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
182044, SECTION 5 & 10 & PART SECTION 11 BLOCK III
OMAPERE SURVEY DISTRICT (RT NA113B/361) TO BE HELD IN
THE SAME RECORD OF TITLE.

PROPOSED AMALGAMATIONS

PURSUANT TO SECTION 220 (1)(b)(iii) OF THE RMA 1991
THAT LOT 9 & 11 HEREON & LOT 3 DP 182044
(RT NA113B/361), BE HELD IN THE SAME RECORD OF TITLE.

AND

THAT SECTION 5 & 10 BLK III OMAPERE SD
(RT NA113B/361) BE HELD IN THE SAME RECORD OF TITLE.

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LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL

PROPOSED SUBDIVISION OF LOT 2 DP 182044, SECTION 5, 10 & PT SECTION 11 BLOCK III OMAPERE

DATE FEBRUARY 2026 SCALE 1:7500 @A3
NO. S15061 SHEET 1/4 Rev. C



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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 182044, SECTION 5 & 10 & PART SECTION 11 BLOCK III OMAPERE SURVEY DISTRICT (RT NA113B/361) TO BE HELD IN THE SAME RECORD OF TITLE.

PROPOSED AMALGAMATIONS

PURSUANT TO SECTION 220 (1)(b)(iii) OF THE RMA 1991 THAT LOT 9 & 11 HEREON & LOT 3 DP 182044 (RT NA113B/361), BE HELD IN THE SAME RECORD OF TITLE.

AND

THAT SECTION 5 & 10 BLK III OMAPERE SD (RT NA113B/361) BE HELD IN THE SAME RECORD OF TITLE.

SUBDIVISION AREA: 70.3250 Ha
TOTAL AREA: 184.0084 Ha

COMPRISED IN: RT NA113B/361 (PT) & N113B/360 (ALL)

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

C	04.02.26	AMALGAMATION AMENDMENTS DJ/KM
B	30.10.25	BOUNDARY AMENDMENTS - BH/KM
A	29.03.21	FIRST ISSUE - BH/MW
REV	DATE	DESCRIPTION

REF. DATA:

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

CLIENT: WAIARE FARMS LTD
WAIARE ROAD
OKAIHOU

TITLE:

PROPOSED SUBDIVISION OF LOT 2 DP 182044, SECTION 5, 10 & PT SECTION 11 BLOCK III OMAPERE

DATE: FEBRUARY 2026
SCALE: 1:2000 @A3

NO. S15061
SHEET 2/4
Rev. C





CAUTION:

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**PROPOSED CANCELLATION OF
AMALGAMATION CONDITION
PURSUANT TO SECTION 241 (3) OF THE RMA 1991**

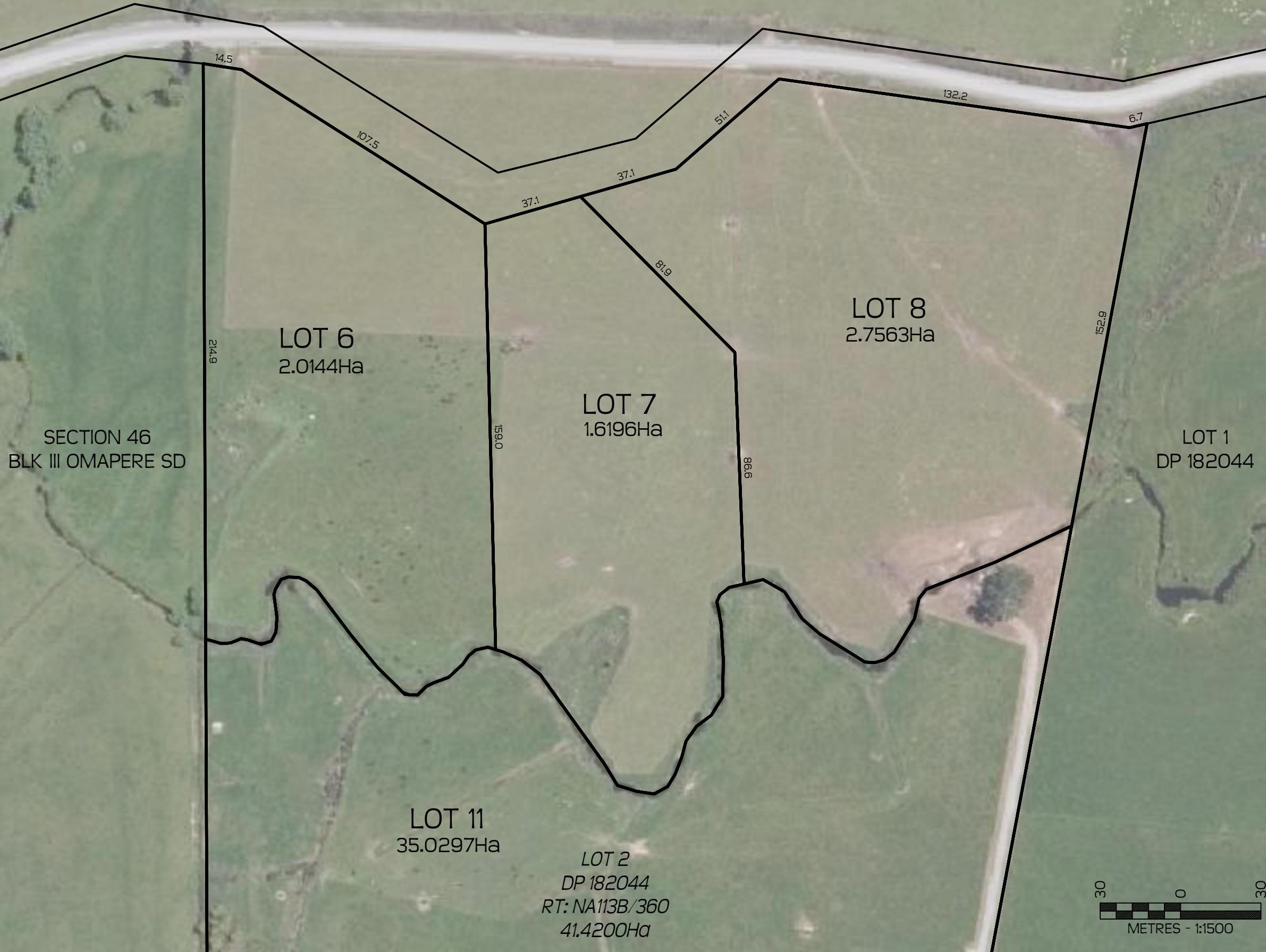
THE FAR NORTH DISTRICT COUNCIL RESOLVES TO CANCEL THE AMALGAMATION CONDITION REQUIRING LOT 3 DP 182044, SECTION 5 & 10 & PART SECTION 11 BLOCK III OMAPERE SURVEY DISTRICT (RT NA113B/361) TO BE HELD IN THE SAME RECORD OF TITLE.

PROPOSED AMALGAMATIONS

PURSUANT TO SECTION 220 (1)(b)(iii) OF THE RMA 1991
THAT LOT 9 & 11 HERON & LOT 3 DP 182044
(RT NA113B/361), BE HELD IN THE SAME RECORD OF TITLE.

AND

THAT SECTION 5 & 10 BLK III OMAPERE SD
(RT NA113B/361) BE HELD IN THE SAME RECORD OF TITLE.



SUBDIVISION AREA: 70.3250 Ha
TOTAL AREA: 184.0084 Ha
COMPRISED IN: RT NA113B/361 (PT) &
N113B/360 (ALL)

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

C	04.02.26	AMALGAMATION AMENDMENTS DJ/KM
B	30.10.25	BOUNDARY AMENDMENTS - BH/KM
A	29.03.21	FIRST ISSUE - BH/MW
REV	DATE	DESCRIPTION
REF. DATA:		

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CLIENT
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TITLE
PROPOSED SUBDIVISION OF LOT 2 DP
182044, SECTION 5, 10 & PT SECTION 11
BLOCK III OMAPERE

DATE FEBRUARY 2026 SCALE 1:1500 @A3
NO. S15061 SHEET 4/4 Rev. C

0 200
METRES - 1:10000

Section 46
Blk III Omapere SD

6

7

8

Lot 1
DP 182044

LOT 2
DP 182044
RT NA113B/360

LOT 11
35.0297 Ha

Lot 3
DP 182044
RT NA113B/361

Lot 1
DP 432177

ROAD
UNFORMED, 20.12m WIDE

1

2

3

LOT 9

Lot 2
DP 522436

Lot 2
DP 356046

Lot 1
DP 440125

Lot 2
DP 440125

Section 5
Blk III Omapere SD
RT NA113B/361
70.9590Ha

Waiare Road
SEALED, 20.12m WIDE

Section 10
Blk III Omapere SD
RT NA113B/361
12.0343Ha

Mangakaraka Stream

CAUTION:

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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
182044, SECTION 5 & 10 & PART SECTION 11 BLOCK III
OMAPERE SURVEY DISTRICT (RT NA113B/361) TO BE HELD IN
THE SAME RECORD OF TITLE.

PROPOSED AMALGAMATIONS

PURSUANT TO SECTION 220 (1)(b)(iii) OF THE RMA 1991
THAT LOT 9 & 11 HEREON & LOT 3 DP 182044
(RT NA113B/361), BE HELD IN THE SAME RECORD OF TITLE.

AND

THAT SECTION 5 & 10 BLK III OMAPERE SD
(RT NA113B/361) BE HELD IN THE SAME RECORD OF TITLE.

SUBDIVISION AREA: 70.3250 Ha
TOTAL AREA: 184.0084 Ha

COMPRISED IN: RT NA113B/361 (PT) &
N113B/360 (ALL)

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

C	04.02.26	AMALGAMATION AMENDMENTS DJ/KM
B	30.10.25	BOUNDARY AMENDMENTS - BH/KM
A	29.03.21	FIRST ISSUE - BH/MW
REV	DATE	DESCRIPTION
REF. DATA:		

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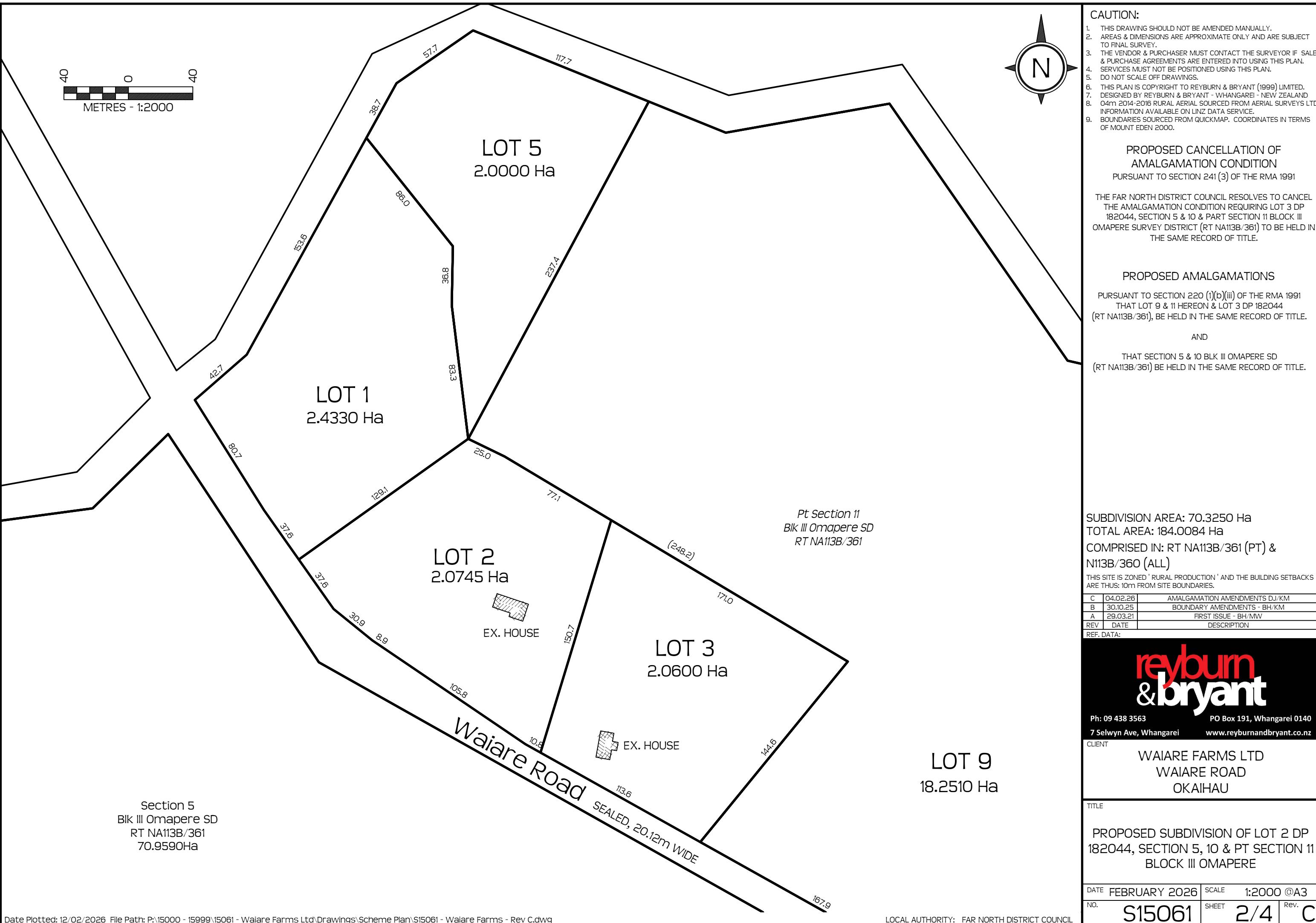
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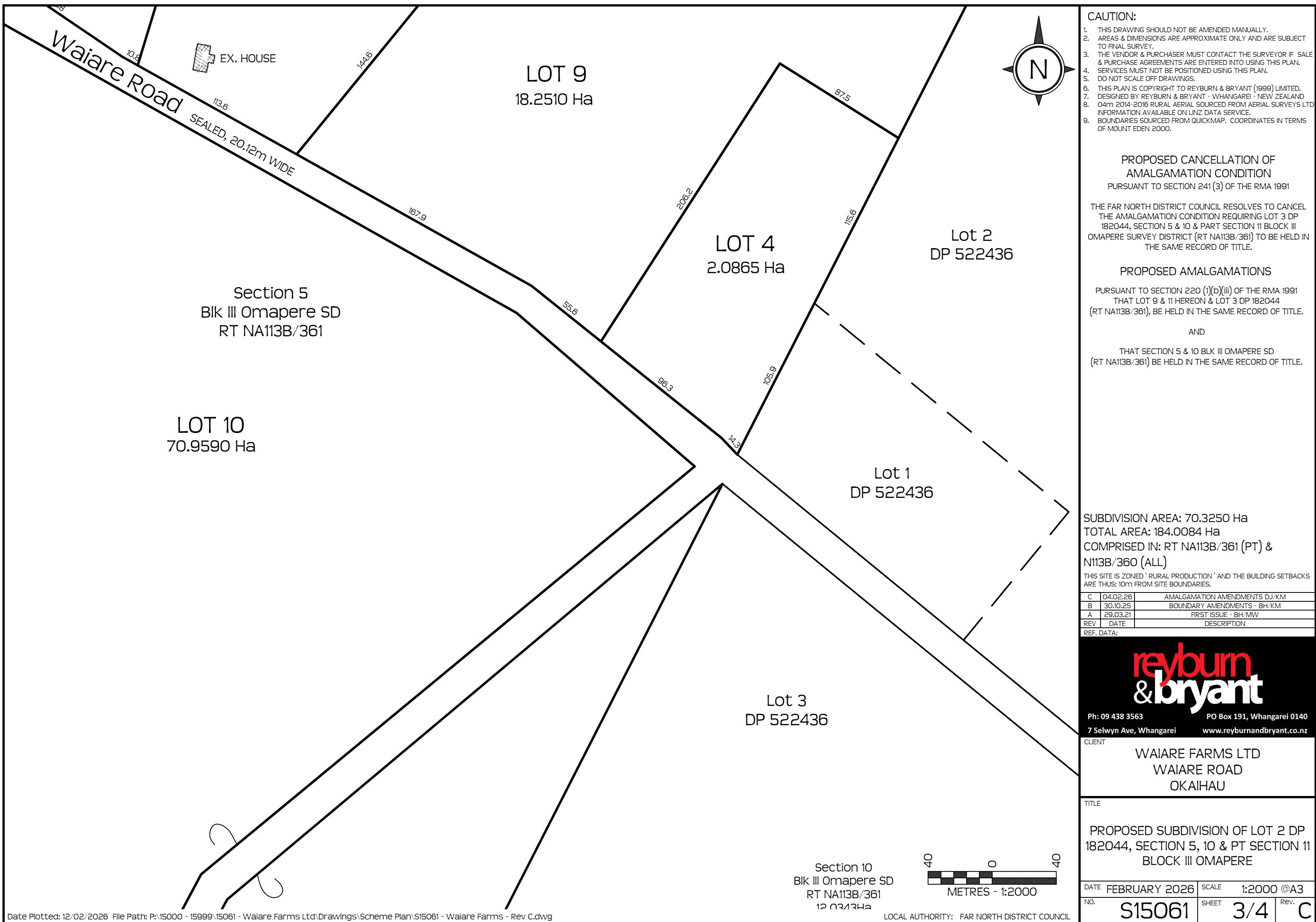
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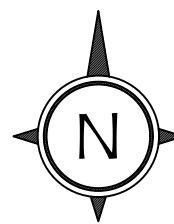
TITLE
PROPOSED SUBDIVISION OF LOT 2 DP
182044, SECTION 5, 10 & PT SECTION 11
BLOCK III OMAPERE

DATE FEBRUARY 2026 SCALE 1:7500 @A3
NO. S15061 SHEET 1/4 Rev. C

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL







CAUTION:

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

PROPOSED CANCELLATION OF
AMALGAMATION CONDITION
PURSUANT TO SECTION 341 (3) OF THE PMA 1990

THE FAR NORTH DISTRICT COUNCIL RESOLVES TO CANCEL
THE AMALGAMATION CONDITION REQUIRING LOT 3 DP
182044, SECTION 5 & 10 & PART SECTION 11 BLOCK III
OMAPEPE SURVEY DISTRICT (RT NA13B/361) TO BE HELD IN
THE SAME RECORD OF TITLE

PROPOSED AMALGAMATIONS

PURSUANT TO SECTION 220 (1)(b)(iii) OF THE RMA 1991
THAT LOT 9 & 11 HEREON & LOT 3 DP 182044
(RT NA113B/361), BE HELD IN THE SAME RECORD OF TITLE

AND

THAT SECTION 5 & 10 BLK III OMAPERE SD
(RT NA113B/361) BE HELD IN THE SAME RECORD OF TITLE.

SECTION 46
BLK III OMAPERE SD

14.5

107.5

37.1

51.1

132.2

6.7

214.0

37.1

81.9

152.9

99.8

159.0

LOT 6
2.0144Ha

LOT 7
1.6196Ha

LOT 8
2.7563Ha

LOT 1
DP 182044

LOT 11
35.0297Ha

LOT 2
DP 182044
RT: NA113B/360
41.4200Ha

30 0 30

METRES - 1:1500

Plotted: 12/02/2026 File Path: P:\15000 - 15999\15061 - Waiare Farms Ltd\Drawings\Scheme Plan\S15061 - Waiare Farms - Rev C.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL

A scale bar representing 30 metres. It features a central horizontal line with tick marks at both ends. The left end is labeled '30' and the right end is labeled '0'. The central line is divided into six equal segments. The first three segments on the left are shaded with diagonal lines, while the remaining three segments are unshaded. Below the scale bar, the text 'METRES - 1:1500' is written.

SUBDIVISION AREA: 70.3250 Ha
TOTAL AREA: 184.0084 Ha
COMPRISED IN: RT NA113B/361 (PT) &
N113B/360 (ALL)
THIS SITE IS ZONED ' RURAL PRODUCTION ' AND THE BUILDING SETBACK

ARE THUS: 10m FROM SITE BOUNDARIES.		
C	04.02.26	AMALGAMATION AMENDMENTS DJ/KM
B	30.10.25	BOUNDARY AMENDMENTS - BH/KM
A	29.03.21	FIRST ISSUE - BH/MW
REV	DATE	DESCRIPTION

REF. DATA: **reyburn & bryant**

Ph: 09 438 3563 PO Box 191, Whangarei 01400
7 Selwyn Ave, Whangarei www.revburnandbryant.co.nz

WAIARE FARMS LTD
WAIARE ROAD
OKAIHOU

TITLE

PROPOSED SUBDIVISION OF LOT 2 DP
182044, SECTION 5, 10 & PT SECTION 1
BLOCK III OMAPERE

DATE FEBRUARY 2026 SCALE 1:1500 @A3

FEBRUARY 2012 SHEET 1 / 1 Rev. C

S15061 SHEET 4/4 Rev. C

APPENDIX 3

RULE ASSESSMENT

Operative District Plan Provisions

Section 13 Subdivision		
Rule	Status	Comment
13.7 Controlled (Subdivision) Activities		
13.7.1 – Boundary Adjustments: All Zones except the Recreational Activities and Conservation Zones	N/A	Consent is not sought under this rule as additional lots are proposed.
13.7.2.1 – Minimum Area for Vacant New Lots and New Lots which already accommodate Structures	Non-complying	The proposed lots do not comply with Rule 13.8.1(c).
13.7.2.2 – Allotment dimensions	Controlled	The proposed lots can contain a shape with a dimension of 30m x 30m.
13.7.2.3 – Amalgamation of Land in a Rural Zone with land in an Urban or Coastal Zone	N/A	Not proposed.
13.7.2.4 – Lots divided by Zone boundaries	N/A	Not proposed.
13.7.2.5 – Sites divided by an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature	N/A	Not proposed.
13.7.2.6 – Access, Utilities, Roads, Reserves	N/A	Not proposed.
13.7.2.7 – Savings as to Previous Approvals	N/A	Not proposed.
13.7.2.8 – Proximity to Top Energy Transmission Lines	N/A	Not proposed.
13.7.2.9 – Proximity to the National Grid	N/A	Not proposed.
13.7.3.1 – Property Access	Controlled	The proposed subdivision complies with Rules 15.1.6C.1.1 – 15.1.6C.1.11. Refer to assessments from Chapter 15 below.
13.7.3.2 – Natural and Other Hazards	N/A	The building sites identified in the HG engineering suitability report (Appendix 5) are not subject to any of the identified natural hazards.
13.7.3.3 – Water Supply	Controlled	The proposed lots will be supplied with water on-site.

13.7.3.4 – Stormwater Disposal	Controlled	The proposed lots will dispose of stormwater on-site.
13.7.3.5 – Sanitary Sewage Disposal	Controlled	The proposed lots will dispose of wastewater on-site.
13.7.3.6 – Energy Supply	N/A	The sites are not within any of the identified zones.
13.7.3.7 – Telecommunications	N/A	The sites are not within any of the identified zones.
13.7.3.8 – Easements for any purpose	Controlled	Any necessary easements are shown on the scheme plan or will be provided as required.
13.7.3.9 – Preservation of Heritage Resources, Vegetation, Fauna and Landscape, and Land set aside for Conservation purposes.	N/A	There are no identified resources which require protection.
13.7.3.10 – Access to Reserves and Waterways	N/A	There are no public reserves, waterways or esplanade reserves on or adjoining the sites.
13.7.3.11 – Land Use Compatibility	N/A	No new land uses are proposed.
13.7.3.12 – Proximity to Airports	N/A	The sites are not located in close proximity to an airport.
13.7.4 – Subdivision within the National Grid Corridor for all zones	N/A	The sites are not within the National Grid Corridor

13.8 Restricted Discretionary Activities

13.8.1 – Subdivision within the Rural Production Zone	Non-complying	<ul style="list-style-type: none"> a. Not proposed b. Not proposed. c. NAI13B/361 and NAI13B/360 were created prior to 28 April 2000. <p>Eight additional titles are proposed. However, five of them are concentrated within one of the parent titles (NAI13B/361).</p> <p>Proposed Lot 7 has an area of less than 2ha. The other lots are all larger than 2ha.</p>
13.8.2 – Subdivision within 100m of Minerals Zone	N/A	Not proposed.
13.8.3 – Subdivision in the Golf Living Sub-Zone (Kauri Cliffs Zone)	N/A	Not proposed.
13.8.4 – Subdivision in the General Coastal Zone	N/A	Not proposed.

13.8.5 – Subdivision in the Coastal Living and South Kerikeri Inlet Zones	N/A	Not proposed.
13.9 Discretionary Activities		
13.9.1 – Minimum net area for vacant new lots and new lots which already accommodate structures.	Non-complying	Proposed Lots 1 – 8 have net site areas of less than 4ha.
13.9.2 – Management Plans	N/A	Not proposed.
13.9.3 – Development Bonus	N/A	No protection of the identified features is proposed.
13.11 Non-Complying (Subdivision) Activities		
13.11 – Non-Complying (Subdivision) Activities	Non-complying	The proposed subdivision does not comply with Rule 13.9.1 as outlined above.
Overall Status	Non-complying	

Section 15.1.6 Traffic		
Rule	Status	Comment
15.1.6C Access		
15.1.6C.1.1 – Private accessway in all zones	Permitted	<ul style="list-style-type: none"> a. Any new accesses will be constructed in accordance with Appendix 3B-1 of the OFNDP. b. The sites are not within an urban zone. c. Any shared accesses will serve no more than 8 H.E. d. No more than 8 H.E.s will use the vehicle crossings. e. Accesses are not proposed within identified areas.
15.1.6C.1.2 – Private accessways in urban zones	N/A	Not an urban zone
15.1.6C.1.3 – Passing bays on private accessways in all zones	Permitted	<ul style="list-style-type: none"> a. The vehicle crossings will have compliant widths. Passing bays will be provided where required. b. Passing bays are not required. c. Any vehicle crossings serving two or more sites will be provided with passing bays and sufficient vehicle queuing space.

15.1.6C.1.4 – Access over footpaths	Permitted	<ul style="list-style-type: none"> a. Each of the proposed lots will have a single vehicle crossing. b. The maximum width of the vehicle crossings will be 6m.
15.1.6C.1.5 – Vehicle crossing standards in rural and coastal zones	Permitted	<ul style="list-style-type: none"> a. Any new vehicle crossings will be constructed in accordance with the FNDC ES. b. Any new vehicle crossings will be sealed. c. Any new vehicle crossings will each serve one property.
15.1.6C.1.6 – Vehicle crossing standards in urban zones.	N/A	The sites are not in an urban zone.
15.1.6C.1.7 – General access standards	Permitted	<ul style="list-style-type: none"> a. There will be sufficient room to manoeuvre on-site. b. Any bends will allow for the passage of a Heavy Rigid Vehicle. c. Any excess area will be grassed. d. The vehicle crossings will manage runoff to reduce the volume and rate of stormwater runoff and contaminant loads where practical.
15.1.6C.1.8 – Frontage to existing roads	Permitted	If the carriageway encroaches into the lot boundaries it will be vested as road. This will be confirmed at the survey stage.
15.1.6C.1.9 – New roads	N/A	No new roads are to be vested.
15.1.6C.1.10 – Service lanes, cycle and pedestrian accessways	N/A	No new service lanes, cycle or pedestrian accesses are proposed.
15.1.6C.1.11 – Road designations	N/A	The sites do not front an existing road which is subject to a designation for road acquisition and widening purposes.
Overall Status	Permitted	

Proposed District Plan Provisions

Subdivision Chapter (SUB)		
Rule	Status	Comment
SUB-R1 – Boundary adjustments	N/A	Consent is not sought under this rule as additional lots are proposed.
SUB-R2 – Subdivision of land solely to create an allotment that is for the purpose of public works, infrastructure reserves or access	N/A	Not proposed
SUB-R3 – Subdivision of land to create a new allotment	Non-complying	<ol style="list-style-type: none"> 1. The subdivision complies with SUB-S2 – S7. 2. The subdivision does not comply with SUB-S1 as proposed Lots 1 – 8 are smaller than 8ha.
SUB-R4 – Subdivision that creates a private accessway.	Controlled	The private accessways serve a maximum of 8 sites each.
SUB-R5 – R10	N/A	Not proposed.
SUB-R11 – Subdivision of a site within flood hazard areas	Restricted discretionary	<p>Sections 5 and 10 Blk III Omapere SD (amalgamated) contain the mapped 10 and 100-year flood hazard areas.</p> <p>The building platform on this lot is located outside of the flood plain. The access to that building platform does not need to pass through the flood waters.</p>
SUB-R12 – R21	N/A	Not proposed.
SUB-S1 – Minimum allotment sizes	Non-complying	Proposed Lots 1 – 8 are smaller than 8ha.
SUB-S2 – Requirements for building platforms for each allotment	Controlled	There is sufficient space within the proposed lots for 30m x 30m building platforms.
SUB-S3 – Water supply	Controlled	The proposed lots will be supplied with water on-site.
SUB-S4 – Stormwater management	Controlled	The proposed lots will dispose of stormwater on-site.
SUB-S5 – Wastewater disposal	Controlled	The proposed lots will dispose of wastewater on-site.
SUB-S6 – Telecommunications and power supply	N/A	The site is not within any of the identified zones.
SUB-S7 – Easements for any purpose	N/A	Any necessary easements are shown on the scheme plan or will be provided as required.
SUB-S8 – Esplanades	N/A	Proposed Lots 1 – 8 do not adjoin the Mean High Water Springs, the bank of a river, or a lake.
Overall Status	Non-complying	

Transport Chapter (TRAN)		
Rule	Status	Comment
TRAN-R1 – Parking	Permitted	Sufficient parking spaces will be provided for the proposed lots in accordance with TRAN-S1.
TRAN-R2 – Vehicle crossings and access, including private accessways	Permitted	<ol style="list-style-type: none"> 1. The accesses will serve no more than 8 H.E. 2. Any new vehicle crossings will provide sufficient access for fire appliances. 3. The vehicle crossing will not be off a State Highway or a road classified arterial or higher. 4. There will be no unused vehicle crossings. 5. The private accessways will comply with TRAN-Table 9. 6. Any new vehicle crossings will comply with TRAN-S2 and TRAN-S3 as outlined below.
TRAN-R3 – Maintenance or upgrading of existing transport infrastructure within the existing road corridor	N/A	No maintenance or upgrading of existing transport infrastructure is proposed within the road corridor.
TRAN-R4 – Electric vehicle charging stations	N/A	Does not propose an electric charging station.
TRAN-R5 – Trip generation	Permitted	Less than 20 residential units are proposed.
TRAN-R6 – R10	N/A	Not proposed.
TRAN-S1 – Requirements for parking	Permitted	<ol style="list-style-type: none"> 1. The minimum number of on-site car parks will be provided at building consent stage. 2. Accessible car parking spaces will be provided if they are required. 3. No loading spaces are required. 4. No end of trip facilities are required. 5. Any on-site car parks will have sufficient manoeuvring dimensions. 6. The activity is represented in TRAN-Table 1.
TRAN-S2 – Requirements for vehicle crossings	Permitted	<ol style="list-style-type: none"> 1. There will be only one vehicle crossing per site. 2. There are no pedestrian crossing facilities in the vicinity of the site. 3. The sites only have frontage to one road. 4. The vehicle crossings will be sufficient separated from intersections. 5. The vehicle crossings meet the minimum sight distances for the operating speed limit.
TRAN-S3 – Requirements for passing bays	N/A	Passing bays are not required as the shared accesses will not exceed a length of 100m.
Overall Status	Permitted	

APPENDIX 4

RECORDS OF TITLE AND ASSOCIATED MEMORIALS

View Instrument Details



Instrument No 9353333.1
Status Registered
Date & Time Lodged 27 March 2013 11:54
Lodged By Carey, Richard Anthony
Instrument Type Climate Change Response Act 2002 - Notice of status under s195(2)



Affected Computer Registers	Land District
252135	Gisborne
347861	South Auckland
357888	South Auckland
436734	Gisborne
446084	Otago
448889	Marlborough
CB35D/157	Canterbury
GS3B/995	Gisborne
GS4D/421	Gisborne
NA113B/361	North Auckland
OT258/65	Otago
OT4D/436	Otago
SA29D/247	South Auckland
WN13A/449	Wellington
WN979/50	Wellington

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Dong-On Lee as Crown Representative on 27/03/2013 11:42 AM

*** End of Report ***

Ministry for Primary Industries
Manatū Ahu Matua



Notice of status of forest land

Section 195, Climate Change Response Act 2002

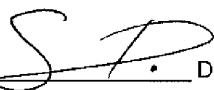
To the Registrar-General of Land

The following land/Part of the following land is pre-1990 forest land that is exempt land under section 183 of the Climate Change Response Act 2002

Description of land

Legal Description	District Council	Title
Lot 3 DP 182044	NORTHLAND REGION	NA113B/361
Section 10 Block III Omapere SD	NORTHLAND REGION	NA113B/361
Section 5 Block III Omapere SD	NORTHLAND REGION	NA113B/361
Part Lot 103 DEEDS 170	OTAGO REGION	446084
Part Section 444R Clutha SD	OTAGO REGION	OT4D/436
Section 4 Block XXXI Clutha SD	OTAGO REGION	OT258/65
Part Section 67 Right Bank Wanganui River	MANAWATU-WANGANUI REGION	WN13A/449
Section 183 Right Bank Wanganui River	MANAWATU-WANGANUI REGION	WN13A/449
Ngatipahiko B1B Block	BAY OF PLENTY REGION	SA29D/247
Waotu South C No 6A Block	WAIKATO REGION	347861
Hauomatuku 2B Block	GISBORNE REGION	252135
Tutaekuri B9 Block	HAWKE'S BAY REGION	GS4D/421
Himatangi 3A3G2 Block	MANAWATU-WANGANUI REGION	WN979/50
Tokomaru K4A Block	GISBORNE REGION	GS3B/995
Part Mangamaunu No 2 Sub 1A3 Block	CANTERBURY REGION	448889
Pikaungaehe 1 Block	HAWKE'S BAY REGION	436734
RS 37520	CANTERBURY REGION	CB35D/157
Part Tatua East No 7 Block	WAIKATO REGION	357888

Date: 26/03/2013

Signature:  Date: 26/03/2013

Stephen Dobson
Acting Assistant Manager ETS
Ministry for Primary Industries

Acting under delegated authority



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




R.W. Muir
Registrar-General
of Land

Identifier **NA113B/360**

Land Registration District **North Auckland**

Date Issued 07 August 1997

Prior References

NA54D/1190

Estate Fee Simple

Area 41.4200 hectares more or less

Legal Description Lot 2 Deposited Plan 182044

Registered Owners

Waiare Farms Limited

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

7428425.1 Mortgage to Kenneth Leslie Wickham, Paul Wickham and Louise Ann Wickham - 29.6.2007 at 3:24 pm

11029257.2 Mortgage to Paul Wickham, Louise Ann Wickham and WRMK Trustees (2013) Limited - 26.2.2018 at 9:54 am

11029257.3 Mortgage Priority Instrument making Mortgage 11029257.2 first priority and Mortgage 7428425.1 second priority - 26.2.2018 at 9:54 am





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




R.W. Muir
Registrar-General
of Land

Identifier **NA113B/361**

Land Registration District **North Auckland**

Date Issued 07 August 1997

Prior References

NA54D/1190 NA60D/62

Estate Fee Simple

Area 30.6900 hectares more or less

Legal Description Lot 3 Deposited Plan 182044

Registered Owners

Waiare Farms Limited

Estate Fee Simple

Area 111.8984 hectares more or less

Legal Description Section 5, Section 10 and Part Section 11
Block III Omapere Survey District

Registered Owners

Waiare Farms Limited

Interests

Subject to Sections 242(1) and (2) Resource Management Act 1991 (see DP 182044)

Subject to Section 8 Mining Act 1971

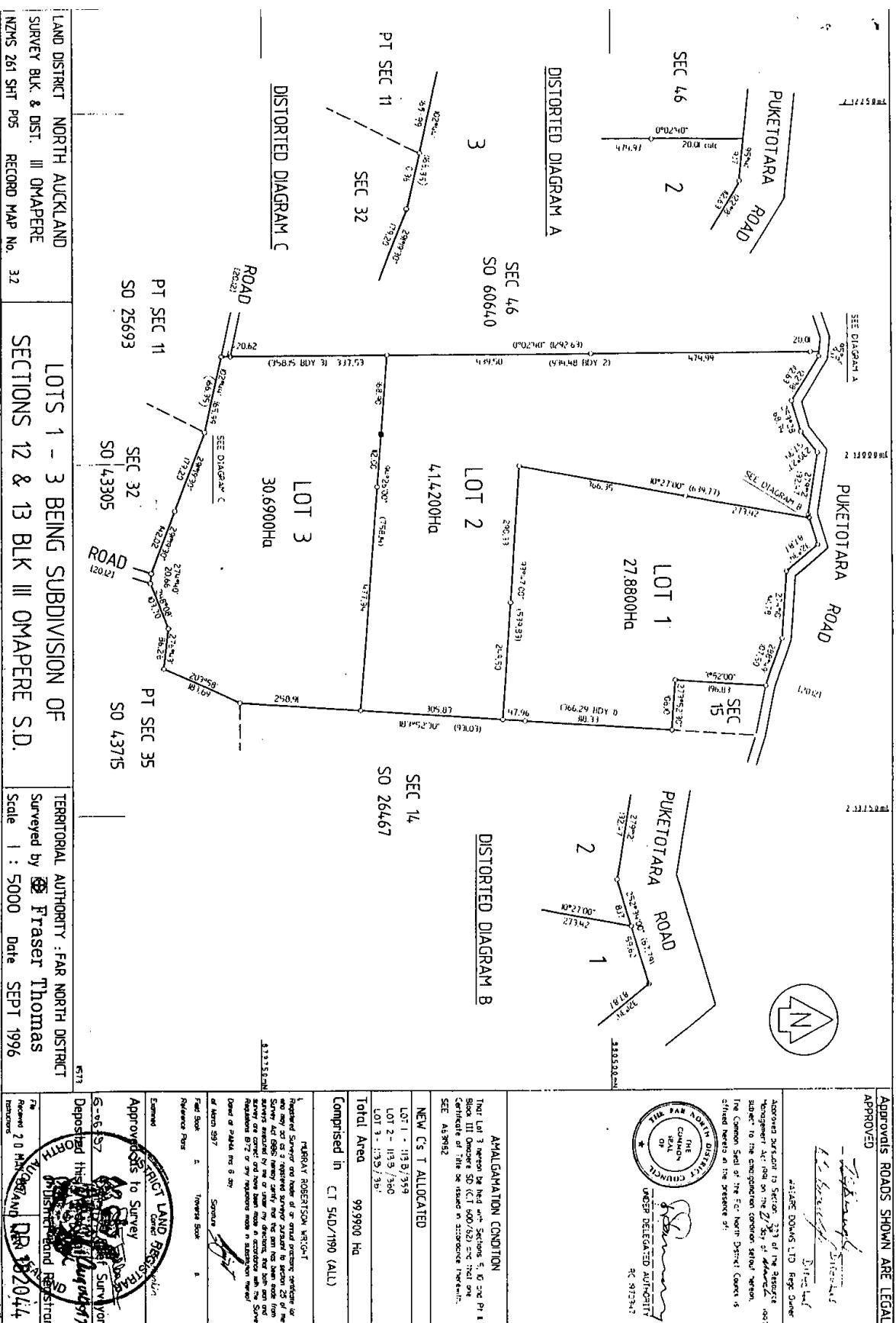
Subject to Section 5 Coal Mines Act 1979

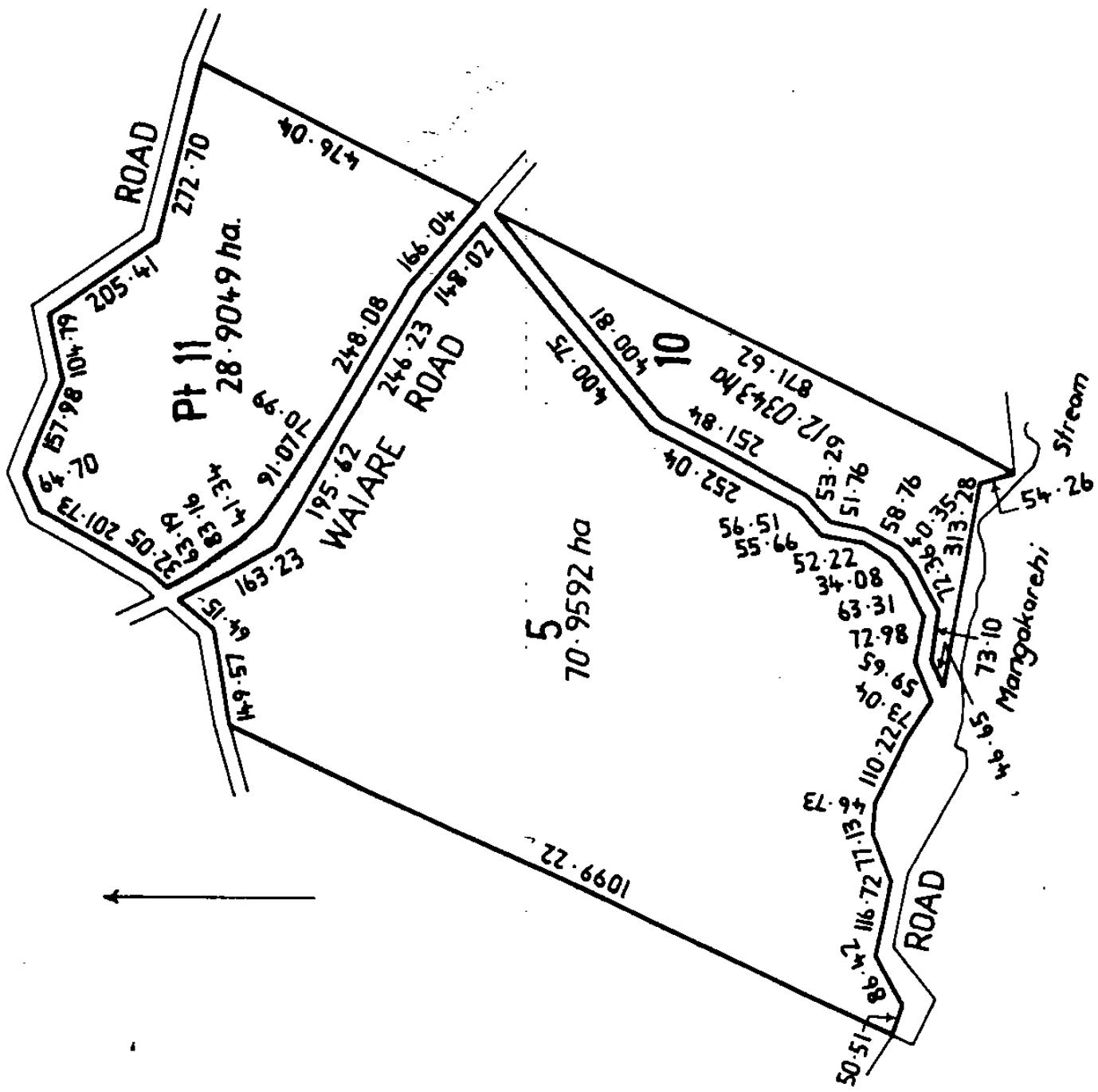
7428425.1 Mortgage to Kenneth Leslie Wickham, Paul Wickham and Louise Ann Wickham - 29.6.2007 at 3:24 pm

9353333.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 27.3.2013 at 11:54 am (affects Lot 3
DP 182044, Section 5 and 10 Block III Omapere Survey District)

11029257.2 Mortgage to Paul Wickham, Louise Ann Wickham and WRMK Trustees (2013) Limited - 26.2.2018 at 9:54
am

11029257.3 Mortgage Priority Instrument making Mortgage 11029257.2 first priority and Mortgage 7428425.1 second
priority - 26.2.2018 at 9:54 am





APPENDIX 5

HAWTHORN GEDDES ENGINEERING

SUITABILITY REPORT



ENGINEERING SUITABILITY REPORT FOR SUBDIVISION – Revision 1

PREPARED FOR WAIARE FARMS LTD

AT 1090 WAIARE ROAD, OKAIHAU

**Lot 3 DP182044, Section 5, 10 & PT Section 11 Block
III Omapere & Amalgamation with Lot 2 DP 182044**



ENGINEERING SUITABILITY REPORT FOR WAIARE FARMS LTD

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Appendix A – Figures

Appendix B – Borehole Logs

Appendix C – TP58 On-site Wastewater Disposal Site Evaluation Checklist

Appendix D – Stormwater Calculations

Report
Prepared by:



Connor Moss,
Geotechnical Engineer
BE(Hons), MEngNZ,

Report
Approved by:



Callum Sands,
Geotechnical Engineer
BE(Hons), CMEngNZ, CPEng

DOCUMENT TRANSMITTAL

Prepared for: Waiare Farms Ltd			Job No.:
			12542
Revision	Issued To	Copies Issued	Date
0	Client: Waiare Farms Ltd Email: paul@bbstimbers.co.nz Cc: Reyburn & Bryant Attn: Brett Hood Email: brett@reyburnandbryant.co.nz	EMAIL	08.10.21
1	Client: Waiare Farms Ltd Email: paul@bbstimbers.co.nz Cc: Reyburn & Bryant Attn: Brett Hood Email: brett@reyburnandbryant.co.nz		28.01.2026

1. Purpose

The purpose of this report is to present the results of our geotechnical investigation completed at 1090 Waiare Road, Okaihau. Advice is given on foundation conditions, stability, on-site effluent disposal, stormwater management for the proposed subdivision of Lot 3 DP182044, Section 5, 10 & PT Section 11 Block III Omapere and amalgamation with Lot 2 DP 182044.

This report is suitable to support a resource consent application to Far North District Council. This report is not suitable for a building consent application.

2. Proposal

It is proposed to cancel an existing amalgamation condition and to give effect to revised amalgamations over the subject land, pursuant to the Resource Management Act 1991, as part of a subdivision creating 11 lots in total.

It is proposed that the existing amalgamation condition requiring Lot 3 DP 182044, Section 5, Section 10, and Part Section 11 Block III Omapere Survey District (RT NA113B/361) to be held in the same record of title be cancelled.

The following amalgamations are proposed to be created and held in the same record of title:

- Lot 10 herein and Section 10 Block III Omapere Survey District (RT NA113B/26); and
- Lots 9 and 11 herein and Lot 3 DP 182044 (RT NA113B/361).

The subdivision will result in 11 lots, with areas as summarised in Table 1 below.

Table 1: Summary of proposed lot sizes.

Lot No.	Area (ha)
1	2.4330
2	2.0745
3	2.0600
4	2.0865
5	2.0000
6	2.0144
7	1.6196
8	2.7563
9	18.2510
10	70.9590
11	35.0297

Lots 2 and 3 will retain existing dwellings and are therefore not considered further in this report.

The site is not connected to a reticulated water supply or wastewater network. Accordingly, potable water supply for each new lot will be provided via rainwater collection and storage systems, and on-site effluent disposal systems will be required for each new lot.

The total landholding comprises 184.0084 hectares, of which 70.3250 hectares is subject to subdivision. The land is comprised within RT NA113B/361 (Part) and RT NA113B/360 (All). An aerial view of the proposed subdivision scheme plan, is shown in Figure 1.

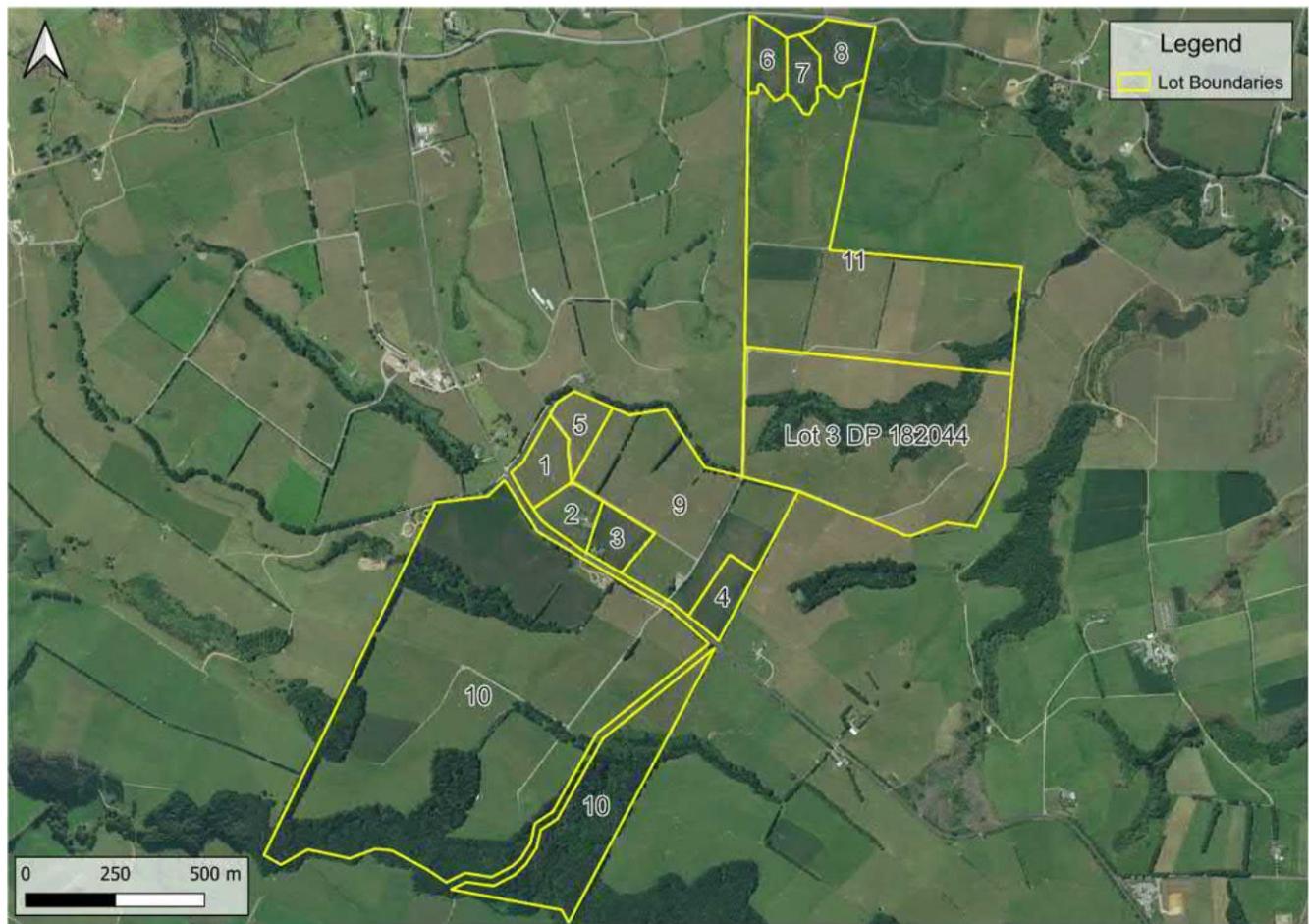


Figure A. Proposed subdivision scheme plan (Reyburn & Bryant).

3. Site Description

The property is located approximately 18 km south-west of Kerikeri within a rural zoned area. The site and surrounding land comprise gently sloping to near-flat pastoral land, with areas of established vegetation and bush located predominantly toward the southern portions of the property and scattered mature trees across the balance of the site.

The subdivision is located on both sides of Waiare Road, with additional frontage to Puketotara Road at the northern extent of the landholding. Ground slopes across the proposed lots are generally low (typically less than 4°). While steeper gradients are present adjacent to some watercourses, the lot sizes provide flexibility for dwellings to be sited on gentler terrain.

Lot 5 is located south of Waiare Road and will be accessed via an existing farm track extending from Waiare Road. Lots 6, 7, and 8 are located at the northern end of the landholding. These lots are accessed directly from Puketotara Road, with their southern boundaries adjoining an unnamed stream. The remaining proposed lots are accessed directly from Waiare Road.

The land is currently used for pastoral farming. No evidence of instability was observed across the site at the time of inspection. Representative views of the northern and southern portions of the property are shown in Figures 2 and 3.



Figure B. View north showing the southern area of the proposed subdivision (Lot 5) (north of Waiare Road).

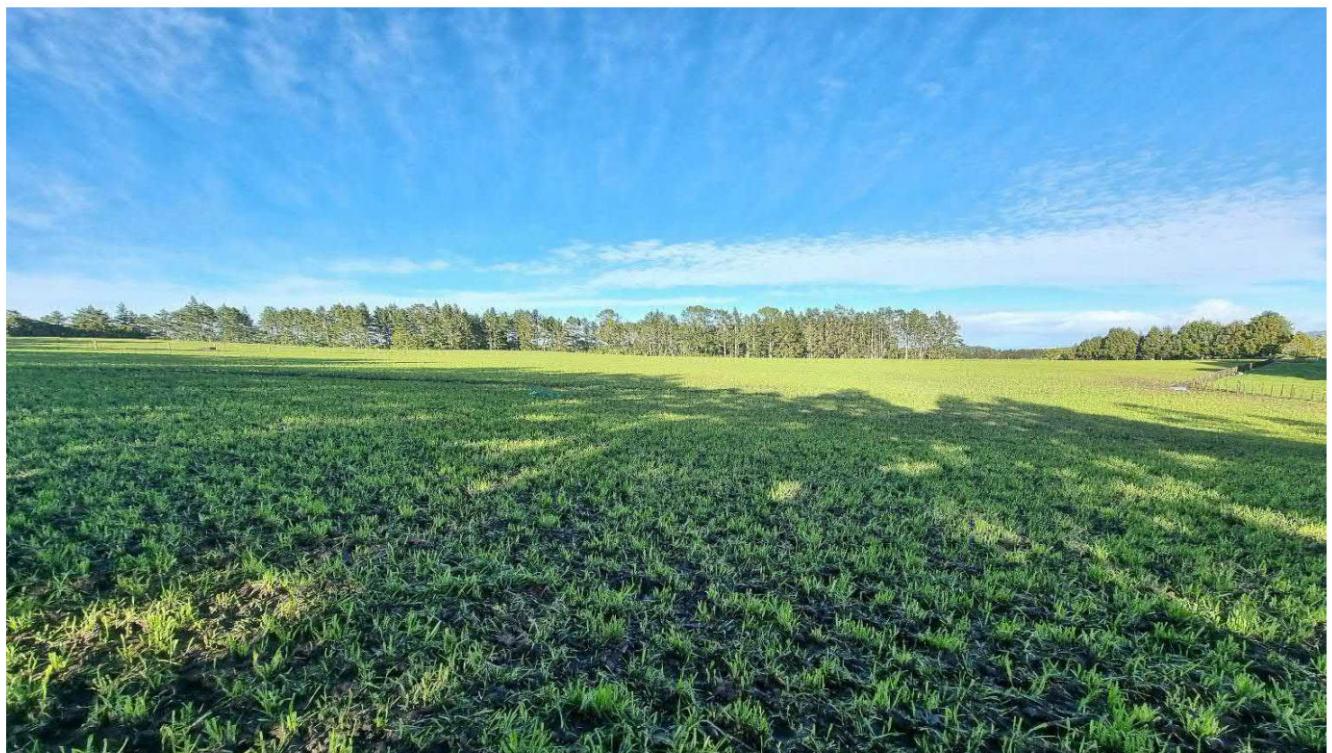


Figure C: View south of Waiare Road (Lot 10).

4. Geological Setting

The geological setting of the site has been assessed with reference to published GNS Science 1:250,000 scale geological mapping, together with observations made during the site investigation.

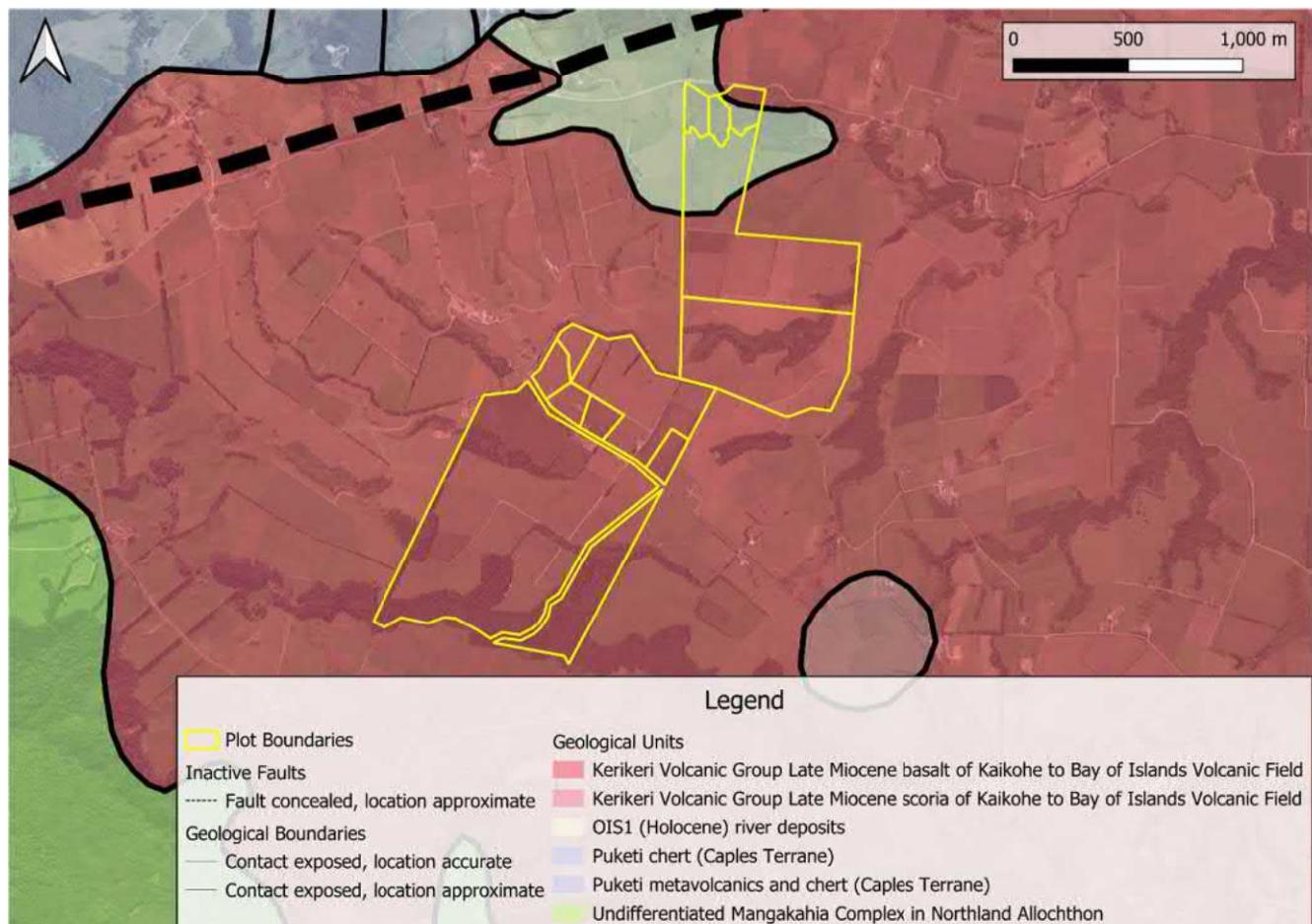


Figure D: Geology of the property (GNS 1:250k geology).

The site is underlain by two principal geological units:

1. Kerikeri Volcanic Group basalt of the Kaikohe–Bay of Islands Volcanic Field (Late Miocene to Pliocene); and
2. Holocene river deposits (OIS1) of the Tauranga Group.

Across the majority of the site, including (Lots 1–5; 9–11), the underlying geology comprises basalt of the Kerikeri Volcanic Group. These volcanic rocks typically weather to form stiff to hard residual clay soils and provide generally favourable ground conditions for residential development.

At the northern extent of the landholding, in proximity to the unnamed watercourse, geological mapping indicates the presence of Holocene alluvial deposits (OIS1) associated with the Tauranga Group. These deposits comprise unconsolidated to poorly consolidated mud, sand, gravel, and minor peat, of fluvial and colluvial origin.

Lots 6 and 7 are underlain entirely by OIS1 Holocene alluvial deposits; Lot 8 is underlain by a combination of geological units, with the southern portion of the lot underlain by OIS1 Holocene alluvial deposits and the northern portion underlain by Kerikeri Volcanic Group basalt.

The geological conditions identified are typical for the locality and do not, in themselves, present any constraint to the proposed subdivision. Site-specific ground conditions relevant to foundation performance, stability, stormwater disposal, and on-site effluent disposal are addressed in subsequent sections of this report based on the results of the geotechnical investigation.

5. Geotechnical Investigation

A geotechnical investigation was undertaken at the site on 11 August 2021, 3 September 2021, and 12 December 2025 by Hawthorn Geddes Engineers & Architects Ltd (HGEA).

The 2021 investigation was undertaken by an engineering technician, with supplementary investigation completed in 2025 by a geotechnical engineer.

The investigation comprised 25 hand-augered boreholes (HA1 to HA25) advanced to depths between approximately 1.0 m and 3.0 m below ground level (bgl). The subsoil investigations were selected to provide representative coverage across the proposed subdivision area with at least one investigation per proposed lot.

Scala penetrometer testing was undertaken at selected hand auger holes where hand augering was terminated due to refusal or poor sample recovery, where the hand auger holes could no longer be advanced, or where Scala testing was considered appropriate based on the recovered soils.

Logs of the hand-augered boreholes and a site plan showing the investigation locations are included in Appendix B.

Table 2: Summary of Subsoil Conditions

Hand Augered Borehole		Hand Auger Termination Depth	Scala Penetrometer Termination Depth	Topsoil Depth	Groundwater Depth	Shear Vane Soil Strengths	Scala Penetrometer Raw Data in Natural Ground
All depths measured in (m) below current ground level						min - max	
						kPa	Blows/100mm
HA1	3	-	0.2	NE	130 - UTP	-	
HA2	1	1.9	0.2	NE	+230 - UTP	8 - 20	
HA3	1	1.3	0.1	NE	200 - +230	10 - 20	
HA4	1	-	0.2	NE	-	-	
HA5	1	-	0.2	NE	-	-	
HA6	2.1	-	0.1	NE	130 - 200	-	
HA7	3	-	0.2	NE	130 - UTP	-	

Hand Augered Borehole	Hand Auger Termination Depth	Scala Penetrometer Termination Depth	Topsoil Depth	Groundwater Depth	Shear Vane Soil Strengths	Scala Penetrometer Raw Data in Natural Ground
All depths measured in (m) below current ground level					min - max	
					kPa	Blows/100mm
HA8	3	-	0.1	NE	150 - +230	-
HA9	3	-	0.1	NE	165 - +230	-
HA10	1	-	0.2	NE	-	-
HA11	3	-	0.2	NE	145 - +200	-
HA12	3	-	0.2	NE	130 - +200	
HA13	1	-	0.2	NE	-	-
HA14	1	3.8	0.1	NE	160 - UTP	6 - 10
HA15	1.3	-	0.2	NE	160 - UTP	7 - 9
HA16	1	-	0.2	NE	-	-
HA17	3	-	0.1	NE	130 - +200	-
HA18	1	-	0.2	NE	-	-
HA19	3	-	0.2	NE	145 - +200	-
HA20	3	-	0.2	NE	175 - +200	-
HA21	1	-	0.2	NE		-
HA22	2.2	4.8	0.3	NE	95-204+-	2-16
HA23	1.4		0.1	NE	73-204+	-
HA24	1		0.1	NE	160	3-18
HA25	0.9	2.8	0.1		160	3-18

6. Stability Assessment

A visual stability assessment was undertaken across the site during the field investigations. The assessment included inspection of landforms, slope geometry, drainage features, vegetation patterns, and any indicators of past or active instability.

The site and surrounding land comprise predominantly gently sloping to near-flat pastoral terrain, with ground slopes across the proposed lots generally less than approximately 4°. While locally steeper gradients are present adjacent to watercourses, these areas are limited in extent and do not constrain the ability to locate building platforms on gentler ground within each lot.

No evidence of instability was observed at the time of inspection. There were no signs of slope failure, soil creep, tension cracking, slumping, erosion scars, or displaced vegetation within the proposed plots or access routes.

Drainage across the site appears well defined, with no evidence of uncontrolled surface water concentration or erosion that would indicate slope instability risk. Vegetation patterns and landform morphology are consistent with long-term stable conditions.

Based on the visual assessment and the proposed development layout, the site is considered geotechnically stable, and no instability constraints are anticipated for the proposed subdivision.

7. Liquefaction assessment

A Level B liquefaction assessment has been undertaken in accordance with the MBIE/MfE/EQC (2017) Planning and engineering guidance for potentially liquefaction-prone land (PEG 2017) and with reference to the MBIE/NZGS Earthquake Geotechnical Engineering Practice modules. This Level B assessment is based on the observed subsurface conditions, soil characteristics, groundwater observations, and the proximity of watercourses.

PEG2017 Table 3.6 identifies that a Level A assessment is the minimum requirement for this subdivision report. A Level B, calibrated with ground truthing, assessment has been completed to provide increased confidence given local site conditions and the proposed subdivision / future residential development.

Based on the geological units present across the site, which predominantly comprise cohesive volcanic-derived clay soils (with only a localised, thin near-surface horizon of dark grey silt in the northern portion of the site), the site is assessed as having Low liquefaction vulnerability.

Across the majority of the site, the subsoils comprise cohesive clay soils derived from volcanic geology. These soils are not considered susceptible to liquefaction.

In the northern portion of the site, including Lots 6, 7, and 8, a shallow horizon of dark grey silty soil, generally limited to the upper approximately 0.5 m, was encountered. While silty soils can be potentially liquefiable under certain conditions, the thickness of this layer is

limited and it is underlain by clay soils with increasing strength at depth, as indicated by the investigation and Scala penetrometer testing.

Groundwater was not encountered during the investigation to depths of up to approximately 3.0 m below ground level. Based on site topography and proximity to the adjacent watercourse, groundwater levels are expected to be relatively deep, likely in the order of approximately 2.5 to 3.0 m below ground level near the watercourse, and deeper elsewhere across the site.

Due to the predominance of cohesive soils across the site, the limited thickness of the near-surface silty material, the increasing soil strength with depth, and the expected depth to groundwater relative to founding levels, liquefaction potential is considered negligible and is not expected to affect the proposed subdivision or subsequent residential development.

8. Stormwater

As per section 8.6.5.1.3 of the Far North District Plan, the proposed activity will be a permitted activity in relation to the impervious coverage if the proposed impermeable surface areas are less than 15% of the net site area. The proposed lot sizes are at least 1.6 Ha and therefore it is highly unlikely that the stormwater detention controls will not be required (attenuation required only if proposed impervious coverage exceeds 3000m² per lot). At the building consent stage, if the proposed impervious coverage exceeds 15% of the net site area then site specific attenuation design is required.

Stormwater disposal from lots shall be to land via a diffuse discharge swale. The diffuse swale is to be located downslope of the effluent disposal field and is to follow the contours of the land. To disperse the flows at a rate of 1l/s or less per metre length of the swale, it is calculated that a 3m (minimum) length of diffuse swale will be required for every 100m² of unattenuated impervious area on the site, discharging to the diffuse swale.

9. On-site Effluent Soil Category

An assessment of near-surface soils for on-site wastewater disposal was undertaken in accordance with AS/NZS 1547:2012 and the Northland Regional Plan (NRP), based on the results of the site investigation and visual soil assessment.

Across the majority of the site, near-surface soils comprise clay-dominant soils derived from weathered basalt of the Kerikeri Volcanic Group. These soils exhibit low to moderate permeability consistent with clay loam to clay textures.

In the northern portion of the site, including Lots 6, 7, and the southern part of Lot 8, a shallow horizon of dark grey silty soil, generally limited to the upper approximately 0.5 m, was encountered. This material is underlain by clay soils, with strength increasing with depth.

For the purposes of on-site wastewater disposal assessment, and taking into account soil profile characteristics, permeability behaviour, and underlying soil conditions, the soils across the site are assessed as Category 4 soils in accordance with AS/NZS 1547:2012.

Groundwater was not encountered during the investigation to depths of up to approximately 3.0 m below ground level. While groundwater levels may locally rise in proximity to watercourses, adequate vertical and horizontal separation distances can be achieved through appropriate system design and siting within each lot.

Adequate land area is available within all proposed lots to accommodate on-site wastewater disposal systems and required reserve areas in accordance with AS/NZS 1547:2012 and the Regional Plan for Northland.

9.1. On-site Effluent Disposal

Soils on the property have been assessed for on-site wastewater disposal in accordance with AS/NZS 1547:2012 and the Regional Plan for Northland (2019).

Across much of the site, near-surface soils are clay-dominant and consistent with Category 4 conditions. In the northern portion of the site, including Lots 6, 7, and the southern part of Lot 8, a shallow horizon of grey silty soil, generally limited to the upper approximately 0.5 m, was encountered. While this silty material is more consistent with Category 3 soil textures, it is shallow and underlain by clay soils that control the effluent disposal environment. For the purposes of on-site wastewater disposal assessment, the soils are therefore assessed as Category 4.

Based on the assessed soil conditions and site topography, secondary treatment with disposal via surface Pressure Compensated Dripper Irrigation (PCDI) is recommended.

A conservative Design Irrigation Rate (DIR) of 3.0 mm/day has been adopted. This rate is conservative relative to standard Category 4 values and has been selected to account for the presence of shallow silty soils in parts of the site.

Table 3 below presents indicative effluent disposal field sizing for a four-bedroom dwelling, in accordance with AS/NZS 1547:2012 and the Regional Plan for Northland (2019).

Table 3: Summary of Effluent Field Sizing

No of Potential Bedrooms	4
Design Occupancy (Based on Bedrooms)	6
Tank Water Supply	180 l/person/day
Total Effluent	1080 l/day
Soil Category (AS/NZ 1547:2012)	4
Design Irrigation Rate	3 mm/day
Irrigation Area Required	360 m ²
Reserve Area Required (30%)	108 m ²
Total Area	468 m ²

We have identified a suitable area for effluent disposal within each of the proposed lots. These are shown on the attached site plan in Appendix A. There is adequate area for discharge and reserve areas, with appropriate separation distances from dwellings, boundaries and surface water.

Table 4 below sets out the Regional Plan for Northland (2019) Permitted Activity separation distances from surface features and groundwater. Minimum separation distances for the effluent disposal systems are summarised as follows.

Table 4: Permitted Activity Effluent Disposal Field Separation Distances

Separation Distances (m) for Advanced Secondary Treatment System		
Item	Required	Available
Buildings/houses	1.5	>1.5
Property boundary	1.5	>1.5
Surface water	15	>15
Water supply bore	20	>20
Groundwater (Winter)	0.6	>0.6
Flood plain	1:20	No floodplain in vicinity.
Embankments/Retaining Walls	1.5	>1.5

The proposal complies with Permitted Activity rules in the Regional Plan for Northland (2019); we therefore consider the effects will be less than minor.

10. Recommendations and Conclusions

10.1. Stability

Based on the results of the site investigation and visual stability assessment, the proposed subdivision is considered geotechnically stable.

The land comprising the lots is predominantly gently sloping to near flat. While locally steeper gradients are present adjacent to watercourses, these areas are limited in extent and do not constrain the siting of building platforms on stable ground within each lot.

No evidence of existing or historic instability, including slumping, soil creep, erosion scarps, or tension cracking, was observed at the time of inspection. Subsurface conditions comprise predominantly cohesive soils with increasing strength at depth.

It is therefore concluded that the proposed subdivision is not subject to instability hazards, and that future residential development of the site is not expected to give rise to instability, provided development proceeds in general accordance with this report.

10.2. Earthworks

Minor earthworks are expected to be required to form a suitable level building platform at any of the sites. This will include the stripping of topsoil and excavations/fill up to 1 m. Similarly, earthworks for driveways to provide adequate subgrade for standard concrete or gravel driveway formations will be topsoil stripping and levelling for the construction of driveways.

Only minor earthworks are anticipated to be required to facilitate the proposed subdivision and subsequent residential development.

Earthworks are expected to be limited to:

- Stripping of topsoil,
- Minor levelling to form building platforms, and
- Local earthworks associated with driveway and access formation.

No large-scale cut or fill operations are anticipated. Any earthworks undertaken should avoid concentration of surface runoff toward slopes or watercourses and should be managed to maintain existing drainage patterns.

Given the nature of the soils and the gentle site topography, any earthworks are not expected to adversely affect slope stability, provided standard good practice earthworks procedures are followed, all earthworks shall be undertaken in general accordance with NZS 4431:2022.

10.3. Foundations

The site is predominantly underlain by cohesive clay soils, with residual soils derived from volcanic geology present across much of the site. In the northern portion of the site,

including Lots 6, 7, and the southern part of Lot 8, a shallow horizon of silty soil is present over softer clay soils.

Measured undrained shear strengths generally range 60 kPa - 240 kPa+. Scala penetrometer testing undertaken across the site recorded values generally in the range of 3 to 18 blows per 100 mm, with the majority of results greater than 4 blows per 100 mm.

Foundations for future residential development should be designed to bear on competent soils below the near-surface silty or softer material, particularly within Lots 6, 7, and 8. With appropriate founding depth, suitable bearing conditions are expected to be available across all proposed lots.

Liquefaction potential is considered negligible, and groundwater levels are expected to be sufficiently deep such that foundation performance will not be adversely affected.

Soils have been visually assessed for shrink-swell potential and are considered to be expansive (Class H in accordance with B1 VM2). Accordingly, Atterberg limits testing is recommended at building consent stage to quantify soil plasticity and to inform appropriate foundation detailing and minimum founding depth.

In addition, given the presence of fine-grained soils and proximity to watercourses in parts of the site (Lots 6-8), Acid Sulfate Soil (ASS) testing is recommended at building consent stage where excavation is proposed, to confirm whether any soil management or concrete durability measures are required.

The site is considered suitable for future residential development with shallow type foundations. Final foundation design and founding depth should be confirmed at building consent stage, taking into account site-specific conditions and proposed building loads.

10.4. RMA Section 106

Based on our findings and subject to our recommendations, the risk of future instability affecting the property is low and the sites are suitable for the proposed residential developments. It is our opinion that the risk of future instability affecting the sites is low and in terms of Section 106 of the RMA 1991:

- a) The land in respect of which a consent is sought, or any structure on the land, is not and is not likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; and
- b) Any subsequent use that is likely to be made of the land is not likely to accelerate, worsen, or result in material damage to the land, other land, or structure by erosion, falling debris, subsidence, slippage or inundation from any source; and
- c) Sufficient provision has been made for physical access to each allotment to be created by the subdivision.

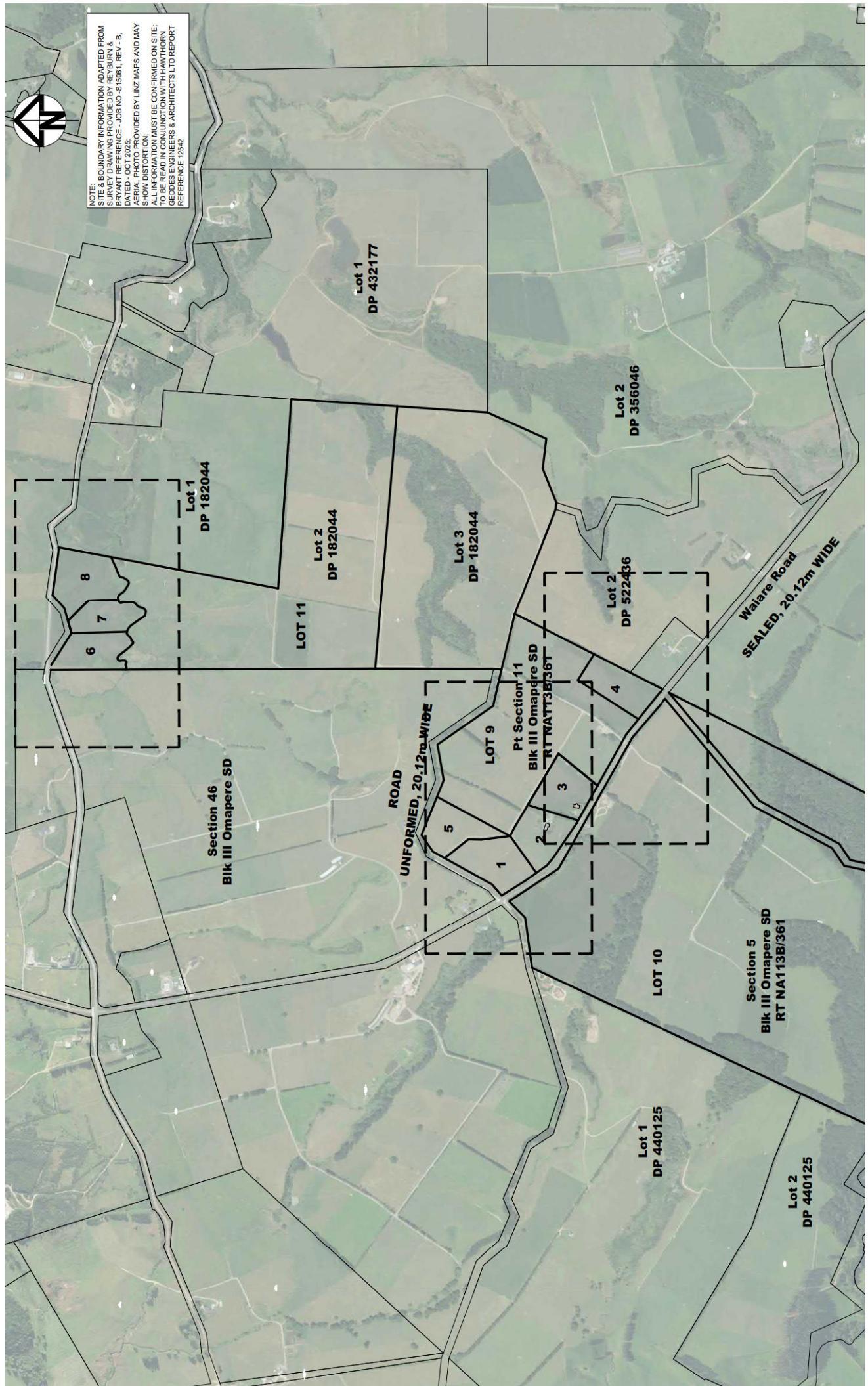
11. Limitation

Recommendations and opinions in this report are based on data from the investigation described herein. The nature and continuity of subsoil conditions away from the boreholes is inferred and it is possible that actual conditions could vary from those assumed. Should subsoil conditions vary from those described in this report, it is essential that Hawthorn Geddes engineers and architects Ltd be contacted to confirm the applicability of the recommendations.

This report has been prepared solely for the benefit of our client Waiare Farms Ltd and the Far North District Council in relation to the resource consent application for which this report has been prepared.

The comments in it are limited to the purpose stated in this report. No liability is accepted by Hawthorn Geddes engineers & architects Ltd in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at their own risk.

Appendix A – Figures



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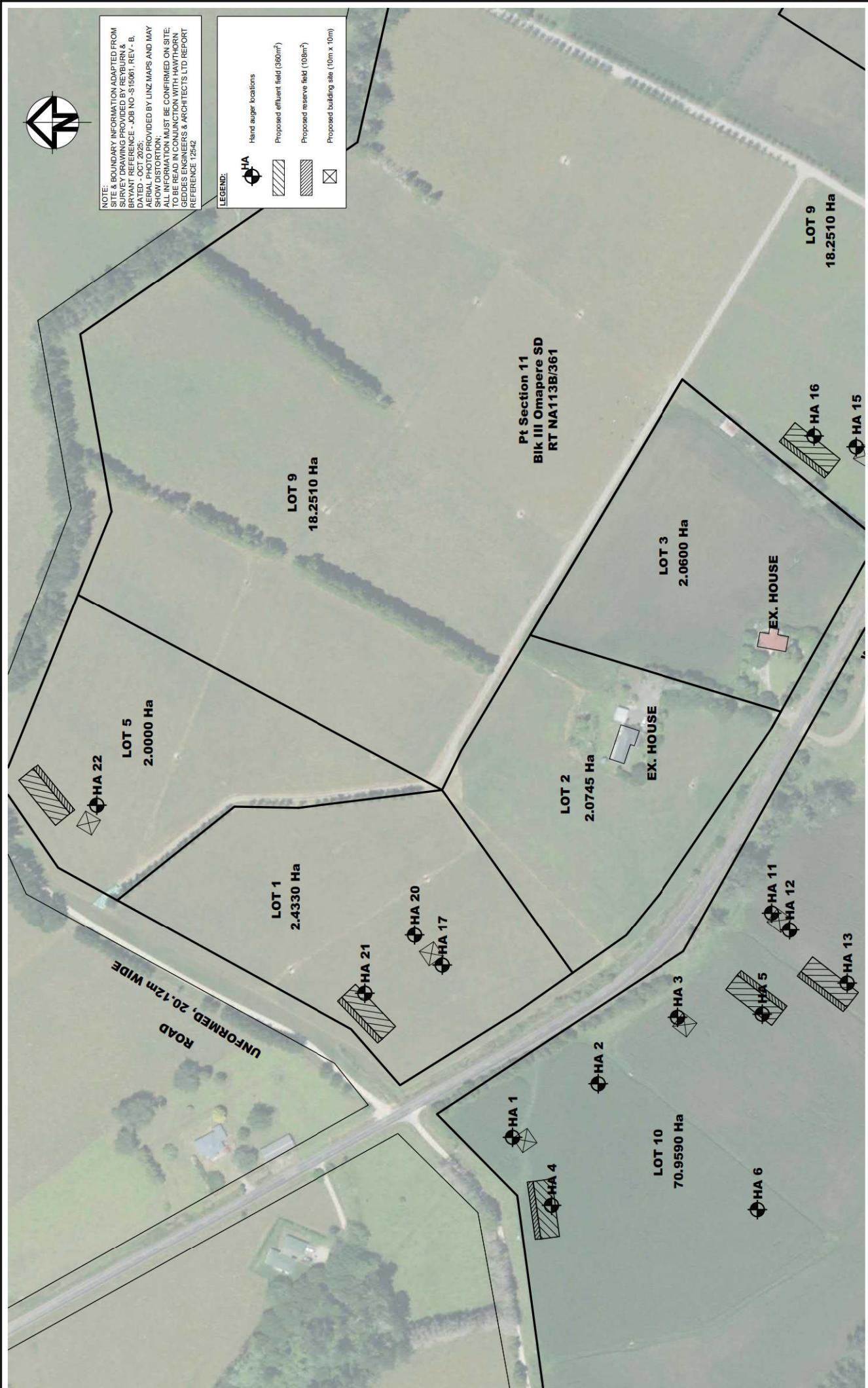
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		www.hawthongeddes.co.nz



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SCALE @ A3	AS SHOWN
PROJECT No.	12542
FIGURE No.	01
REV.	R2



SITE PLAN
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SITE PLAN - SHEET 1 OF 3**

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Whangarei 0101
Phone: 09 438 7139
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SCALE @ A3	AS SHOWN
PROJECT No.	12542
FIGURE No.	02
REV.	R2



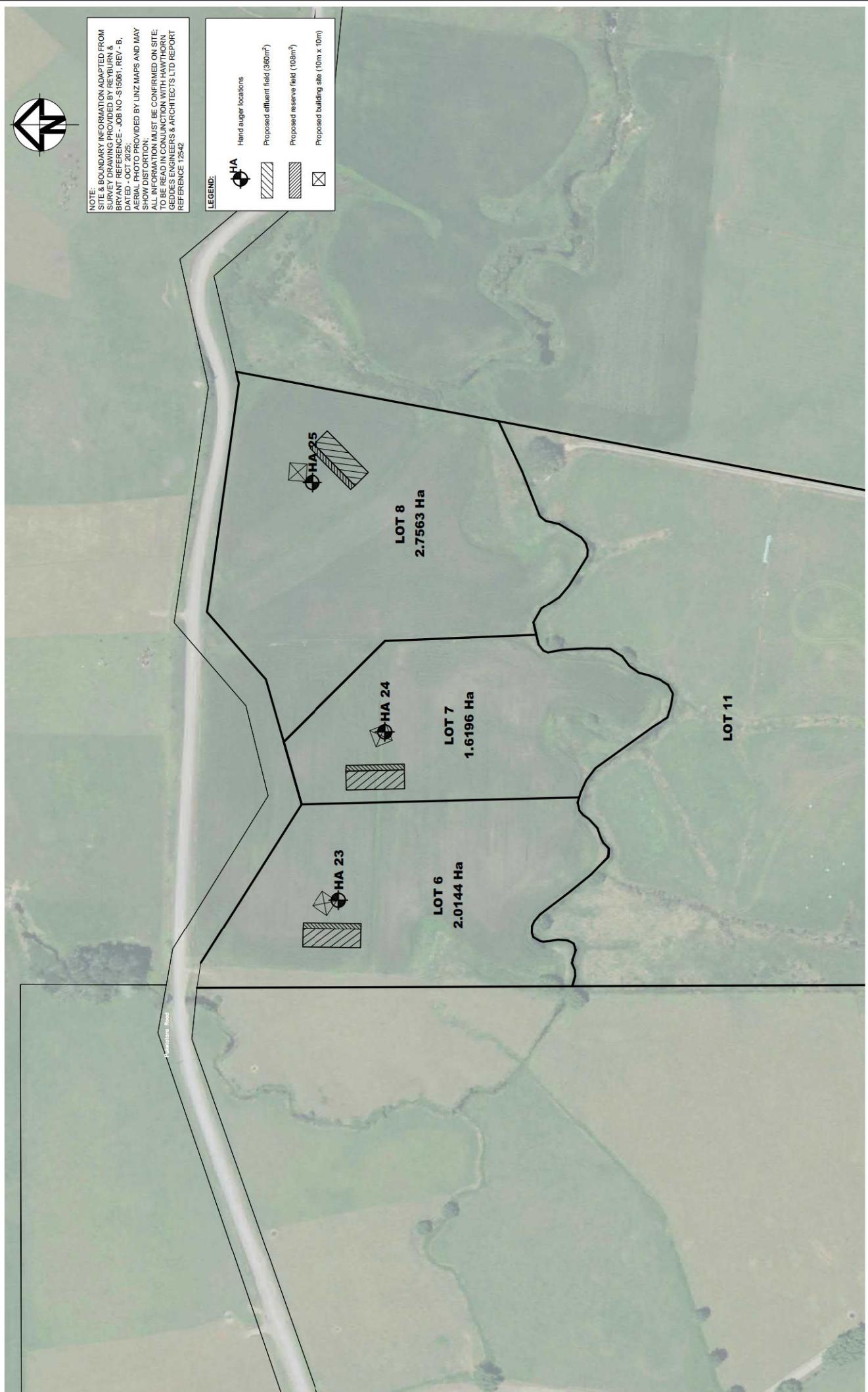
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	DRAWING	SITE PLAN -- SHEET 2 OF 3

SCALE @ A3	AS SHOWN
PROJECT No.	12542
FIGURE No.	03
REV.	R2



SITE PLAN
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SCALE @ A3	AS SHOWN
PROJECT No.	12542
FIGURE No.	04
REV.	R1

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**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 182044, SECTION 5, SECTION 10 & PART SECTION 11 BLOCK III OMAPERE SURVEY DISTRICT (RT NA113B/361) TO BE HELD IN THE SAME RECORD OF TITLE.

PROPOSED AMALGAMATIONS

PURSUANT TO SECTION 220 (1)(b)(ii) OF THE RMA 1991 THAT LOT 9 HERON, LOT 3 DP 182044 (RT NA113B/361), AND LOT 11 HERON BE HELD IN THE SAME RECORD OF TITLE.

AND THAT LOT 10 HERON, AND SECTION 10 BLK III OMAPERE SD (RT NA113B/261) BE HELD IN THE SAME RECORD OF TITLE.

THAT LOTS 9 & 11 HERON, AND LOT 3 DP 182044 (NA113B/361) BE HELD IN THE SAME RECORD OF TITLE

SUBDIVISION AREA: 70.3250 Ha

TOTAL AREA: 184.0084 Ha

COMPRISED IN: RT NA113B/361 (PT) & N113B/360 (ALL)

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

B	30.05.25	BOUNDARY AMENDMENTS - BHKM
A	28/03/21	REVISION - BHKM
REV	DATE	DESCRIPTION
		REF. DATA

Ph: 09 438 3563

PO Box 191, Whangarei 0140

www.reyburnandbryant.co.nz

CLIENT

7 Selwyn Ave, Whangarei

WAIARE FARMS LTD
WAIARE ROAD
OKAIHUAU

TITLE

PROPOSED SUBDIVISION OF LOT 3 DP 182044, SECTION 5, 10 & PT SECTION 11
BLOCK III OMAPERE

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AMALGAMATION CONDITION**

PURSUANT TO SECTION 241(3) OF THE RMA 1991
THE WHANGAREI DISTRICT COUNCIL RESOLVES TO CAN
THE AMALGAMATION CONDITION REQUIRING TO LOT 3
88-2048/2049, SECTION 5, SECTION 10 & PART SECTION 11 BLO
101, WHANGAREI SURVEY DISTRICT (RT 1 NA13B, 36) TO BE HEL

PROPOSED AMALGAMATIONS

PURSUANT TO SECTION 220 (1)(b)(iii) OF THE RMA 1991
THAT LOT 9 HEREON, LOT 3 DP 182044 (PT NA 113B/36),
AND LOT 11 HEREON BE HELD IN THE SAME RECORD OF
TITLE.

THAT LOTS 9 & 11 HERCEN AND LOT 3 DP 182044
(NA13B/36) BE HELD IN THE SAME RECORD OF TITLE
AND I HA LLO 10 HERCEN, AND SECTION 10 BLK III
OMAPERE SD (RT 13B/26) BE HELD IN THE SAME
RECORD OF TITLE.

(NA113B/361) BE HELD IN THE SAME RECORD OF TITLE

SUBDIVISION AREA: 70.3250 Ha
TOTAL AREA: 184.0084 Ha
COMPRISING IN: RT N113B/361 (P)
N113B/360 (ALL)
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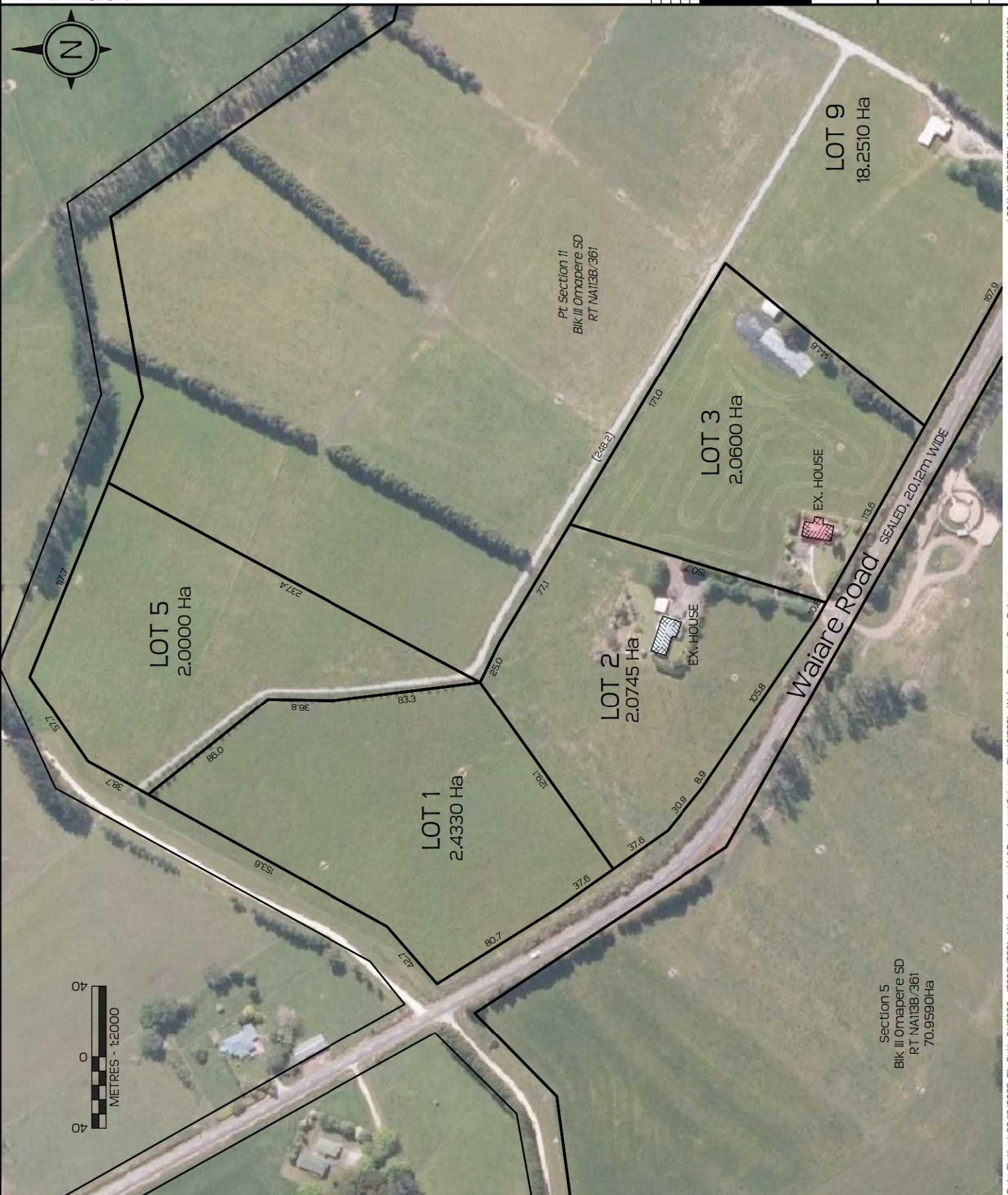
TIME

PROPOSED SUBDIVISION OF LOT 3 DP
182044, SECTION 5, 10 & PT SECTION 11

DATE OCTOBER 2025 SCALE 1:2000 @A3
NO. S15061 SHEET 2/4 Rev. E

Date Plotted: 30/10/2025 File Path: P:\15000 - 15999\15061 - Waiare Farms Ltd\Drawings\Scheme Plan\S15061 - Waiare Farms - Rev B.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



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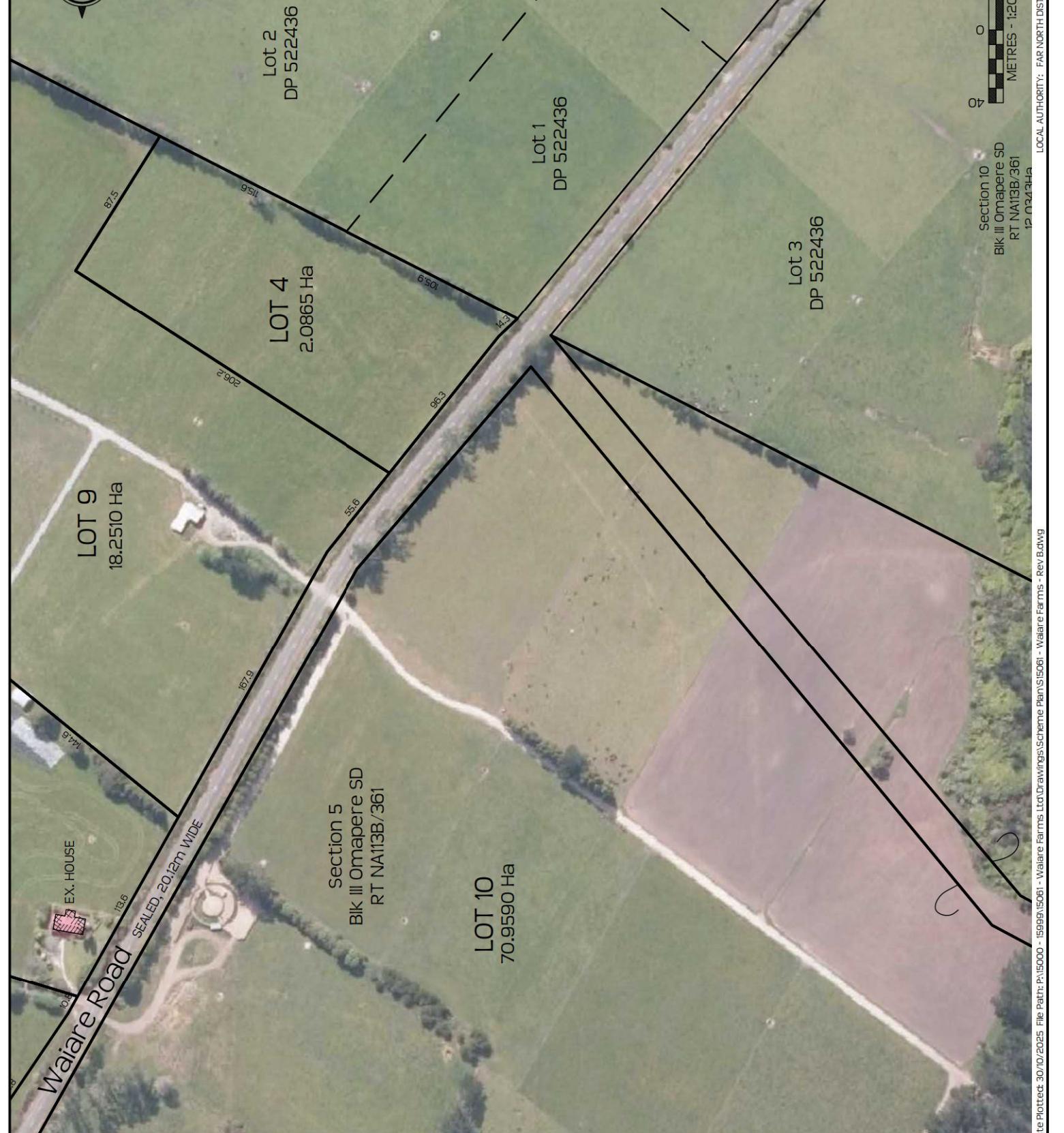
THE WHANGAREI DISTRICT COUNCIL RESOLVES TO CANCEL
THE AMALGAMATION CONDITION REQUIRING TO LOT 3 DP
182044, SECTION 5, SECTION 10 & PART SECTION 11 BLOCK III
OMAPERE SURVEY DISTRICT (RT NA113B/361) TO BE HELD IN
THE SAME RECORD OF TITLE.

PROPOSED AMALGAMATIONS

PURSUANT TO SECTION 220 (1)(b)(iii) OF THE RMA 1991
THAT LOT 9 HERON, LOT 3 DP 182044 (RT NA113B/361),
AND LOT 11 HERON BE HELD IN THE SAME RECORD OF
TITLE.

AND THAT LOT 10 HERON, AND SECTION 10 BLK III
OMAPERE SD (RT NA113B/261) BE HELD IN THE SAME
RECORD OF TITLE.

THAT LOTS 9 & 11 HERON AND LOT 3 DP 182044
(NA113B/361) BE HELD IN THE SAME RECORD OF TITLE



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THE WHANGAREI DISTRICT COUNCIL RESOLVES TO CANCEL THE AMALGAMATION CONDITION REQUIRING TO LOT 3 DP 182044, SECTION 5, SECTION 10 & PART SECTION 11 BLOCK III OMAPERE SURVEY DISTRICT (RT NA113B/361) TO BE HELD IN THE SAME RECORD OF TITLE.

PROPOSED AMALGAMATIONS

PURSUANT TO SECTION 22(2)(b)(iii) OF THE RMA 1991
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AND LOT 11 HIREON BE HELD IN THE SAME RECORD OF TITLE.

AND THAT LOT 10 HIREON, AND SECTION 10 BLK III
OMAPERE SD (RT NA 113B/261) BE HELD IN THE SAME
RECORD OF TITLE.

THAT LOTS 9 & 11 HIREON AND LOT 3 DP 182044
(NA113B/361) BE HELD IN THE SAME RECORD OF TITLE



SECTION 46

BLK III OMAPERE SD

SUBDIVISION AREA: 70.3250 Ha

TOTAL AREA: 184.0084 Ha

COMPRISED IN: RT NA113B/361 (PT) & N113B/360 (ALL)

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

B	30/03/25	BOUNDARY AMENDMENTS - BHKM
A	28/03/21	REVISION - BHKM
REV	DATE	DESCRIPTION
REF. DATA		

**reyburn
& bryant**

Ph: 09 438 3563
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

CLIENT
7 Selwyn Ave, Whangarei

WAIARE FARMS LTD

WAIARE ROAD

OKAIHOU

TITLE

PROPOSED SUBDIVISION OF LOT 3 DP 182044, SECTION 5, 10 & PT SECTION 11

BLK III OMAPERE

DATE OCTOBER 2025

SCALE 1:1500 @A3

NO. S15061 SHEET 4/4 Rev B

Appendix B – Borehole Logs

CLIENT Paul Wickham

PROJECT Waiere Farms Ltd - Subdivision Suitability - 1090 Waiare Road, Okahu Bay, Auckland

PROJECT NUMBER 12542

PROJECT LOCATION 1090 Waiare Road, Okaihau

START DATE 11/08/21

COMPLETED DATE 11/08/21

COORDINATES

LEVEL 0.00

DRILLING CONTRACTOR

DRILLING METHOD 50mm Hand Auger

LOGGED BY DC

HOLE LOCATION Lot 5

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER DEPTH (m)
1		SV = 133 / 50 kPa (GEO287)		TOPSOIL: SILT; brown, moist, some organics 0.20 gravelly SILT, MSP<5mm ; black , very stiff, highly plastic, moist 0.50	
		SV = 233+ kPa (GEO287)		silty CLAY, minor gravel ,MSP<2mm ; dark brown, mottled black , hard , highly plastic, moist	
		SV = 233+ kPa (GEO287)			
		SV = 224 / 100 kPa (GEO287)			
		SV = UTP (GEO287)		1.50 clayey SILT, minor gravel ,MSP<2mm ; brown , hard, moderately plastic, moist	
2		SV = 233+ kPa (GEO287)			
		SV = 183 / 100 kPa (GEO287)		2.1m: Become Wet	
		SV = 183 / 91 kPa (GEO287)			
		SV = 199 / 116 kPa (GEO287)			
3		SV = 199 / 108 kPa (GEO287)		3.00 EOH: 3.00m	
					Groundwater Not Encountered

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks
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REMARKS

SYMBOLS

▼ Standing Water Level

← Water Out flow

► Water In flow

CLIENT Paul Wickham

PROJECT NUMBER 12542

PROJECT Waiere Farms Ltd - Subdivision Suitability - 1090 Waiare Road, Okahu Bay, Auckland

PROJECT LOCATION 1090 Waiare Road, Okaihau

START DATE 11/08/21

COMPLETED DATE 11/08/21

COORDINATES

LEVEL 0.00

DRILLING CONTRACTOR

DRILLING METHOD 50mm Hand Auger

LOGGED BY DC

LOGGED BY BC

HULL LOCATION		Mid Lot 5 & 6		TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER DEPTH (m)
DEPTH (m)	SCALA (Blows / 100mm)						
1	8	SV = 233+ kPa (GEO287)			0.20	TOPSOIL: SILT; brown, moist, some organics	
8	8	SV = 233+ kPa (GEO287)				clayey SILT, minor gravel ,MSP<2mm ; brown, mottled black , hard, moderately plastic, moist	
8	8	SV = UTP (GEO287)			1.00	EOH: 1.90m	
9	8					1.0m: Poor recovery	
10	20						
2							
3							

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks
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REMARKS

SYMBOLS

▼ Standing Water Level

Water Out flow

► Water In flow

CLIENT	Paul Wickham	PROJECT	Waiere Farms Ltd - Subdivision Suitability - 1090 Waiaue Road, Ok
PROJECT NUMBER	12542	PROJECT LOCATION	1090 Waiaue Road, Okaihau
START DATE	11/08/21	COMPLETED DATE	11/08/21
DRILLING CONTRACTOR		COORDINATES	
DRILLING METHOD	50mm Hand Auger	LEVEL	0.00
LOGGED BY	DC		
HOLE LOCATION	Lot 6		

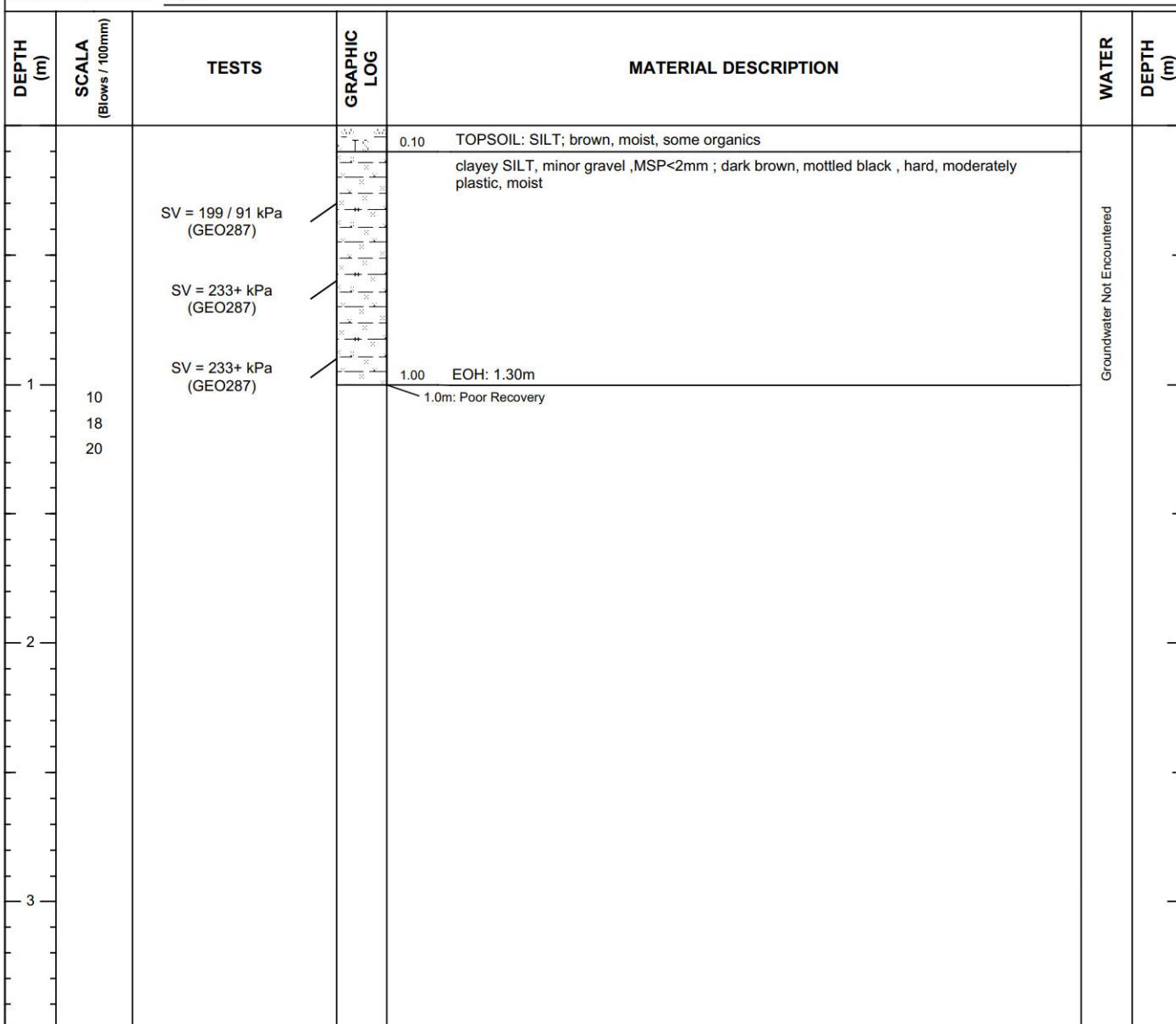


PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- ▼ Standing Water Level
- ◀ Water Out flow
- ▶ Water In flow

CLIENT	Paul Wickham	PROJECT	Waiere Farms Ltd - Subdivision Suitability - 1090 Waiaue Road, Ok
PROJECT NUMBER	12542	PROJECT LOCATION	1090 Waiaue Road, Okaihau
START DATE	11/08/21	COMPLETED DATE	11/08/21
DRILLING CONTRACTOR		COORDINATES	
DRILLING METHOD	50mm Hand Auger	LEVEL	0.00
LOGGED BY	DC		
HOLE LOCATION	Lot 5 effluent site		

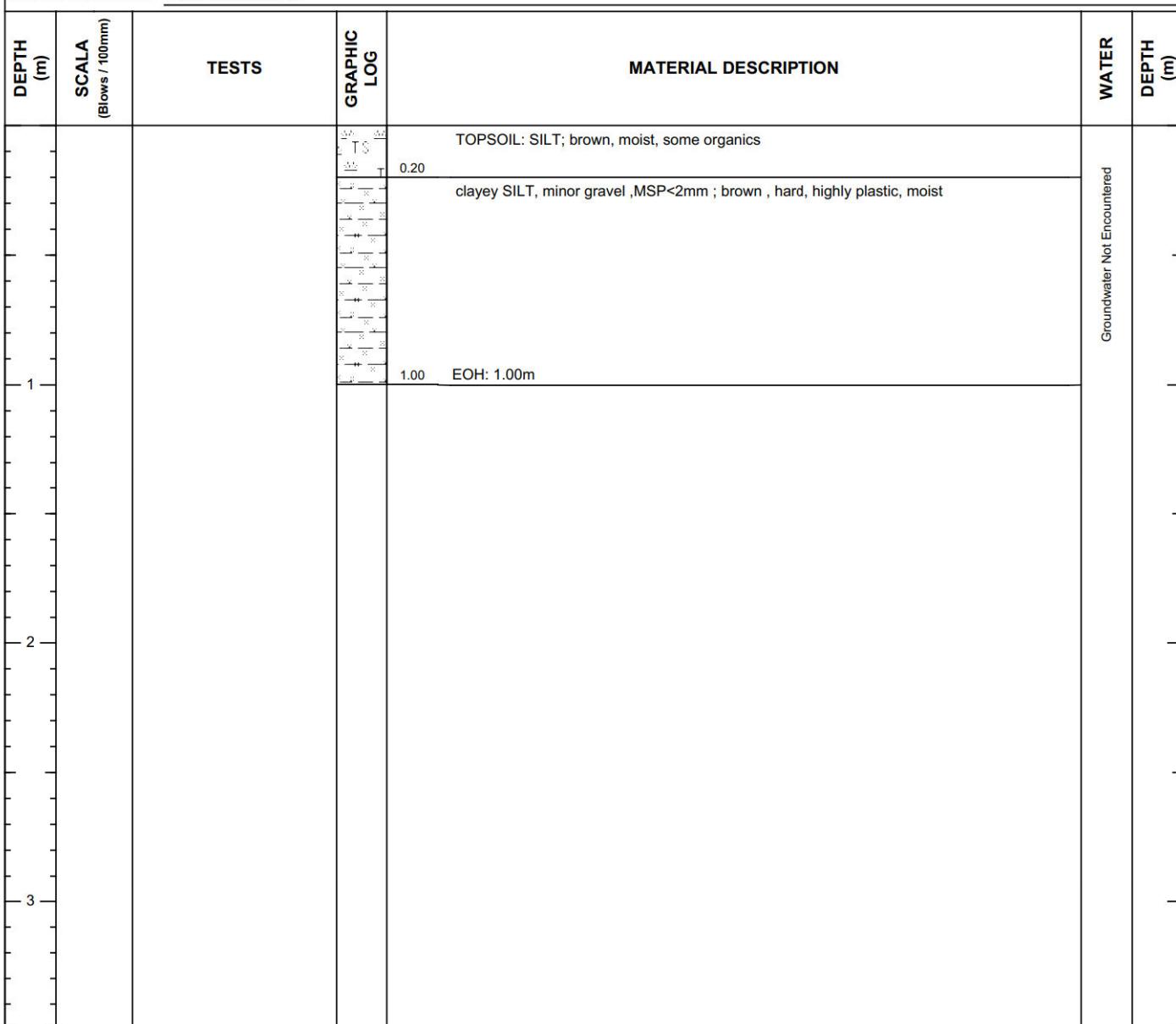


PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- ▼ Standing Water Level
- ◀ Water Out flow
- ▶ Water In flow

CLIENT	Paul Wickham	PROJECT	Waiere Farms Ltd - Subdivision Suitability - 1090 Waiaue Road, Ok
PROJECT NUMBER	12542	PROJECT LOCATION	1090 Waiaue Road, Okaihau
START DATE	11/08/21	COMPLETED DATE	11/08/21
DRILLING CONTRACTOR		COORDINATES	
DRILLING METHOD	50mm Hand Auger	LEVEL	0.00
LOGGED BY	DC		
HOLE LOCATION	Lot 6 effluent site		

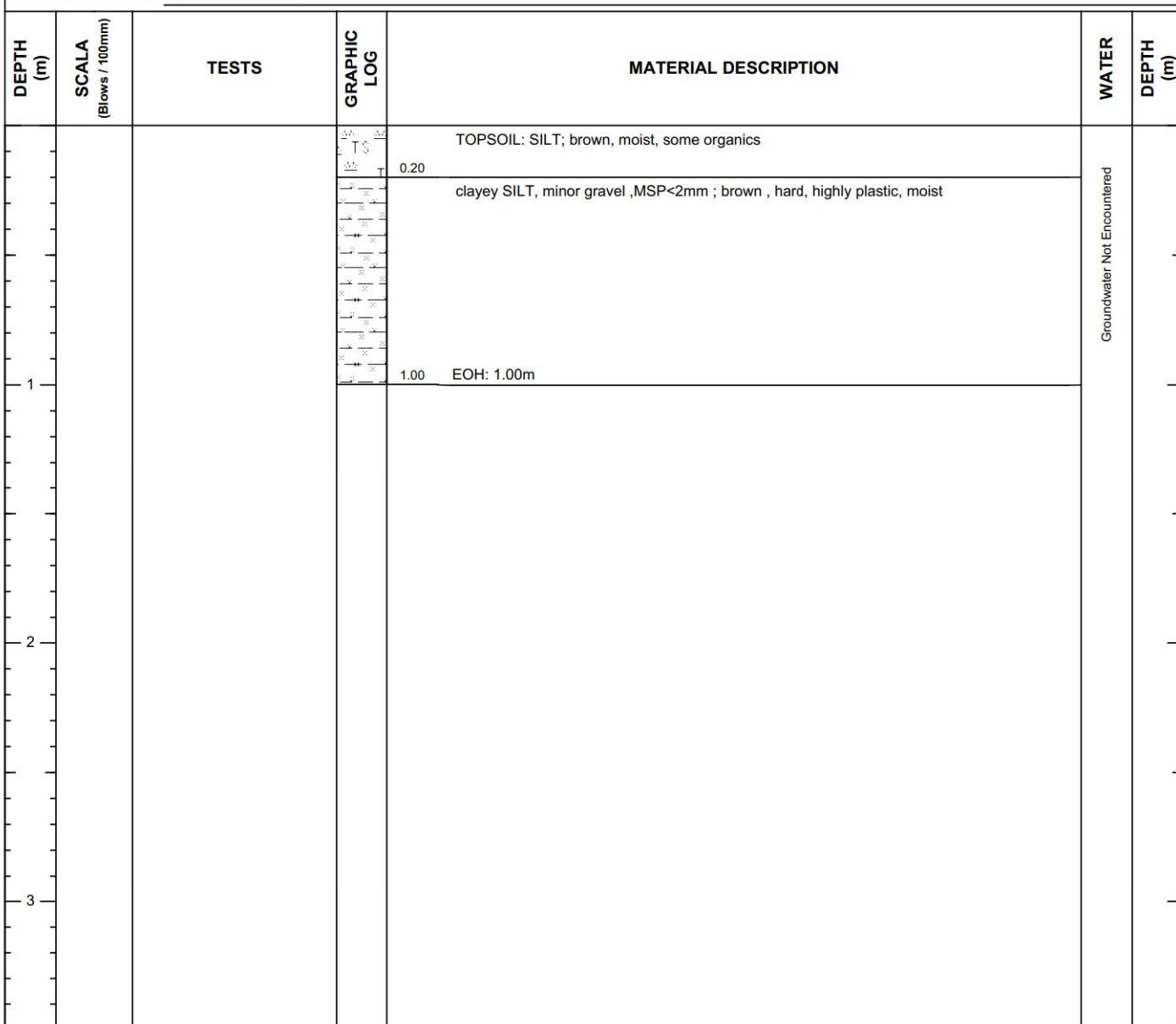


PHOTO / SKETCH	WATER OBSERVATIONS			
	Date / Time	Water Level (m)	Type	Remarks
				
REMARKS				

CLIENT Paul Wickham

PROJECT NUMBER 12542

PROJECT Waiere Farms Ltd - Subdivision Suitability - 1090 Waiare Road, Okahu Bay, Auckland, New Zealand

PROJECT LOCATION 1090 Waiare Road, Okaihau

START DATE 11/08/21

COMPLETED DATE 11/08/21

COORDINATES

LEVEL 0.00

DRILLING CONTRACTOR

DRILLING METHOD 50mm Hand Auger

LOGGED BY DC

HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER (m)
0.0					
1.0		SV = 133 / 100 kPa (GEO287)		0.10 TOPSOIL: SILT; brown, moist, some organics clayey SILT, minor gravel ,MSP<2mm ; brown , hard, moderately plastic, moist	
1.0		SV = 199 / 100 kPa (GEO287)			
1.0		SV = 183 / 83 kPa (GEO287)		0.90 silty CLAY, minor gravel ,MSP<2mm ; dark brown , very stiff , highly plastic, moist	
1.0		SV = 233+ kPa (GEO287)			
1.0		SV = 183 / 83 kPa (GEO287)			
2.0		SV = 183 / 100 kPa (GEO287)		1.9m: become saturated	
2.0		SV = 199 / 91 kPa (GEO287)		2.10 EOH: 2.10m	
3.0					Groundwater Not Encountered

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks
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REMARKS

SYMBOLS

▼ Standing Water Level

← Water Out flow

► Water In flow

CLIENT Paul Wickham

PROJECT Waiere Farms Ltd - Subdivision Suitability - 1090 Waiare Road, Okahu Bay, Auckland

PROJECT NUMBER 12542

PROJECT LOCATION 1090 Waiare Road, Okaihau

START DATE 11/08/21

COMPLETED DATE 11/08/21

COORDINATES

LEVEL 0.00

DRILLING CONTRACTOR

DRILLING CONTRACTOR _____

LOGGED BY DC

LOGGED BY DC

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks
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REMARKS

SYMBOLS

▼ Standing Water Level

Water Out flow

► Water In flow

CLIENT Paul Wickham

PROJECT Waiere Farms Ltd - Subdivision Suitability - 1090 Waiare Road, Ok

PROJECT NUMBER 12542

PROJECT LOCATION 1090 Waiare Road, Okaihau

START DATE 11/08/21

COMPLETED DATE 11/08/21

COORDINATES

LEVEL 0.00

DRILLING CONTRACTOR

DRILLING METHOD 50mm Hand Auger

LOGGED BY DC

HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER (m)
1		SV = 149 / 75 kPa (GEO287)		0.10 TOPSOIL: SILT; brown, moist, some organics silty CLAY ; black , hard, highly plastic, moist	
		SV = 183 / 100 kPa (GEO287)		0.6m - 1.8m: becoming brown	
		SV = 183 / 91 kPa (GEO287)			
		SV = 183 / 108 kPa (GEO287)			
		SV = 199 / 100 kPa (GEO287)			
2		SV = 233+ kPa (GEO287)		1.80 clayey SILT ; brown , hard, moderately plastic, moist	
		SV = 224 / 66 kPa (GEO287)			
		SV = 216 / 100 kPa (GEO287)			
		SV = 216 / 83 kPa (GEO287)			
3		SV = 216 / 83 kPa (GEO287)		3.00 EOH: 3.00m	
					Groundwater Not Encountered

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks
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REMARKS

SYMBOLS

▼ Standing Water Level

← Water Out flow

► Water In flow

CLIENT Paul Wickham

PROJECT Waiere Farms Ltd - Subdivision Suitability - 1090 Waiare Road, Okahu Bay, Auckland

PROJECT NUMBER 12542

PROJECT LOCATION 1090 Waiare Road, Okaihau

START DATE 11/08/21

COMPLETED DATE 11/08/21

COORDINATES

LEVEL 0.00

DRILLING CONTRACTOR

DRILLING METHOD 50mm Hand Auger

LOGGED BY DC

HOLE LOCATION Lot 8

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks
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REMARKS

SYMBOLS

▼ Standing Water Level

Water Out flow

► Water In flow

CLIENT	Paul Wickham	PROJECT	Waiere Farms Ltd - Subdivision Suitability - 1090 Waiaue Road, Ok
PROJECT NUMBER	12542	PROJECT LOCATION	1090 Waiaue Road, Okaihau
START DATE	11/08/21	COMPLETED DATE	11/08/21
DRILLING CONTRACTOR		COORDINATES	
DRILLING METHOD	50mm Hand Auger	LEVEL	0.00
LOGGED BY	DC		
HOLE LOCATION	Lot 7 & 8 Effluent site		

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
0.0				TOPSOIL: SILT; brown, moist, some organics		
0.20				silty CLAY ; dark brown , hard, highly plastic, moist		
1.00			1.00 EOH: 1.00m			
					Groundwater Not Encountered	
1						
2						
3						

PHOTO / SKETCH	WATER OBSERVATIONS			
	Date / Time	Water Level (m)	Type	Remarks
				
	REMARKS			

CLIENT Paul Wickham

PROJECT Waiere Farms Ltd - Subdivision Suitability - 1090 Waiare Road, Okahu Bay, Auckland, New Zealand

PROJECT NUMBER 12542

PROJECT LOCATION 1090 Waiare Road, Okaihau

START DATE 03/09/21

COMPLETED DATE 03/09/00

COORDINATES

LEVEL 0.00

DRILLING CONTRACTOR

DRILLING METHOD 50mm Hand Auger

LOGGED BY DC

HOLE LOCATION Lot 10

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER DEPTH (m)
1		SV = 161 / 44 kPa (GEO952)		TOPSOIL: SILT; brown, moist, some organics clayey SILT; reddish brown, some gravels, moist, highly plastic, hard	
		SV = 147 / 59 kPa (GEO952)		silty CLAY; reddish brown, moist, highly plastic, hard	
		SV = 147 / 59 kPa (GEO952)			
		SV = 176 / 73 kPa (GEO952)			
		SV = 190 / 81 kPa (GEO952)			
		SV = 205+ kPa (GEO952)			
		SV = 205+ kPa (GEO952)			
		SV = 205+ kPa (GEO952)			
		SV = 198 / 88 kPa (GEO952)			
3		SV = 205+ kPa (GEO952)		3.00 EOH: 3.00m	
					Groundwater Not Encountered

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks
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REMARKS

SYMBOLS

▼ Standing Water Level

← Water Out flow

► Water In flow

CLIENT	Paul Wickham	PROJECT	Waiere Farms Ltd - Subdivision Suitability - 1090 Waiaue Road, Ok
PROJECT NUMBER	12542	PROJECT LOCATION	1090 Waiaue Road, Okaihau
START DATE	03/09/21	COMPLETED DATE	03/09/21
DRILLING CONTRACTOR		COORDINATES	
DRILLING METHOD	50mm Hand Auger	LEVEL	0.00
LOGGED BY	DC		
HOLE LOCATION	Lot 10		

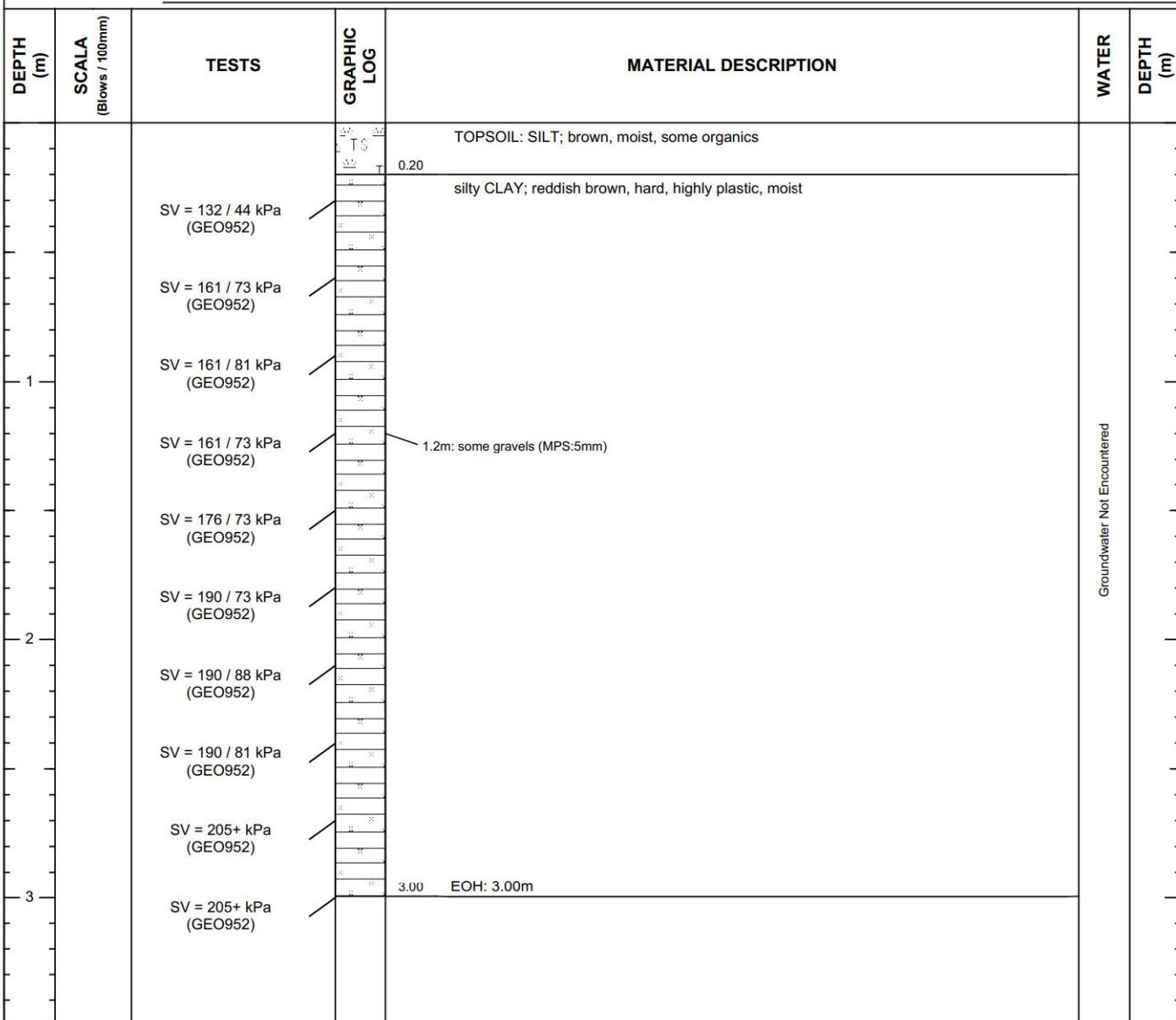


PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

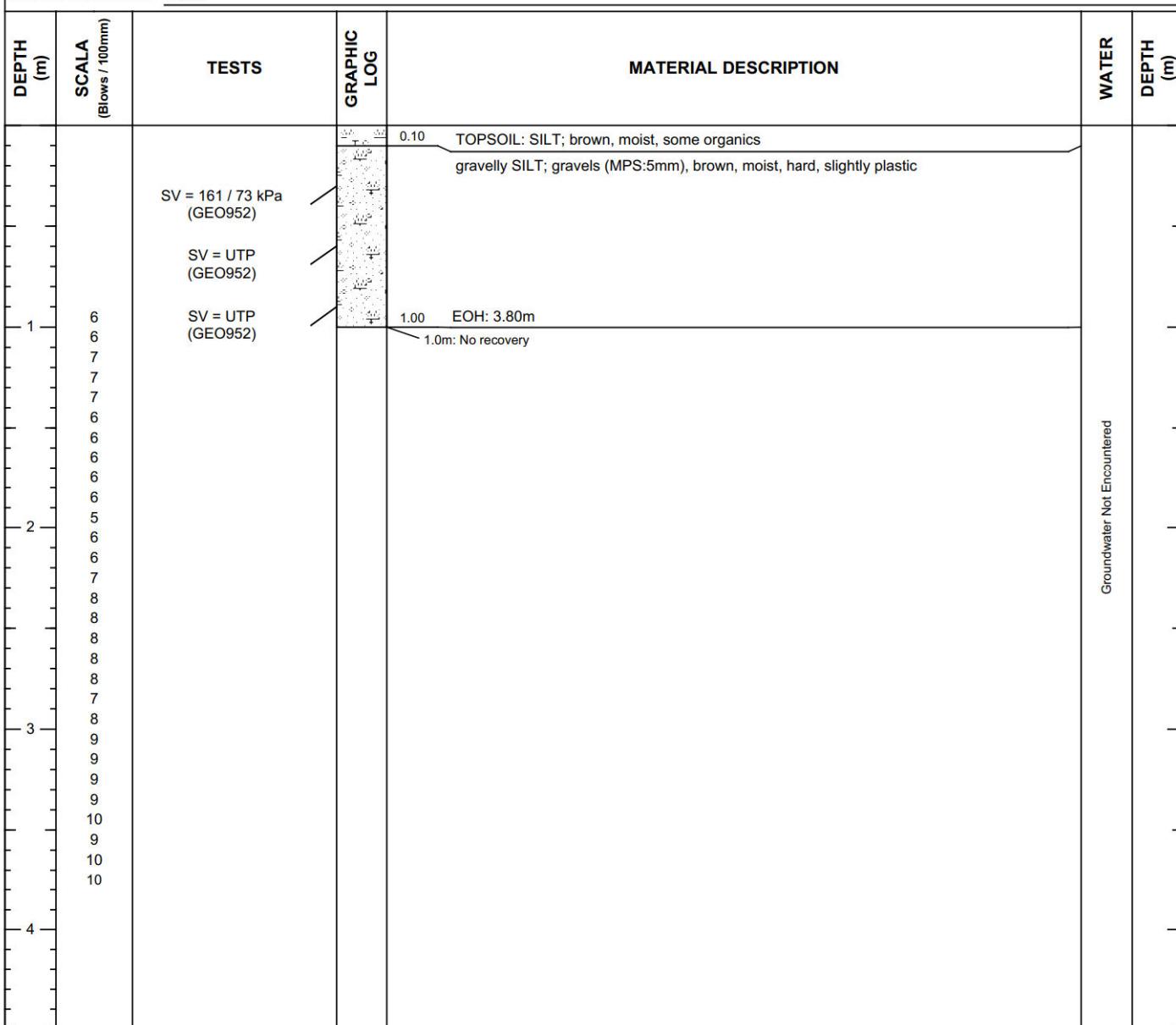
- ▼ Standing Water Level
- ◀ Water Out flow
- ▶ Water In flow

CLIENT	Paul Wickham	PROJECT	Waiere Farms Ltd - Subdivision Suitability - 1090 Waiaue Road, Ok
PROJECT NUMBER	12542	PROJECT LOCATION	1090 Waiaue Road, Okaihau
START DATE	03/09/21	COMPLETED DATE	03/09/21
DRILLING CONTRACTOR		COORDINATES	
DRILLING METHOD	50mm Hand Auger	LEVEL	0.00
LOGGED BY	DC		
HOLE LOCATION	Lot 10, effluent site		

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER DEPTH (m)
				TOPSOIL: SILT; brown, moist, some organics	
			0.20	clayey SILT; some gravels (MPS:5mm), dark brown, moist, hard	
			0.50	silty CLAY; reddish brown, moist, hard, highly plastic, moist	
1			1.00	EOH: 1.00m	Groundwater Not Encountered
2					
3					

PHOTO / SKETCH	WATER OBSERVATIONS			
	Date / Time	Water Level (m)	Type	Remarks
				
	REMARKS			

CLIENT	Paul Wickham	PROJECT	Waiere Farms Ltd - Subdivision Suitability - 1090 Waiaue Road, Ok
PROJECT NUMBER	12542	PROJECT LOCATION	1090 Waiaue Road, Okaihau
START DATE	03/09/21	COMPLETED DATE	03/09/21
DRILLING CONTRACTOR		COORDINATES	
DRILLING METHOD	50mm Hand Auger	LEVEL	0.00
LOGGED BY	DC		
HOLE LOCATION	Lot 9		



CLIENT Paul Wickham

PROJECT NUMBER 12542

PROJECT Waiere Farms Ltd - Subdivision Suitability - 1090 Waiare Road, Okahu Bay, Auckland, New Zealand

PROJECT LOCATION 1090 Waiare Road, Okaihau

STA

COMPLETED DATE 03/09/21

COORDINATES

LEVEL 0.00

DRILLING CONTRACTOR

DRILLING METHOD 50mm Hand Auger

LOGGED BY DC

HOLE LOCATION Lot 9

DEPTH (m)	SCAL A (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER DEPTH (m)
1		SV = 161 / 44 kPa (GEO952)		TOPSOIL: SILT; brown, moist, some organics	
8		SV = 176 / 73 kPa (GEO952)		silty CLAY; dark brown, moist, hard, highly plastic	
8		SV = 176 / 73 kPa (GEO952)		1.00	
8		SV = UTP (GEO952)		gravelly SILT; gravels (MPS:5mm), brown, moist, hard, slightly plastic	
8				EOH: 3.80m	
9					Groundwater Not Encountered
9					
9					
9					
9					
9					
9					
9					
4					

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks
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REMARKS

SYMBOLS

- ▼ Standing Water Level
- ◀ Water Out flow
- ▶ Water In flow

CLIENT	Paul Wickham	PROJECT	Waiere Farms Ltd - Subdivision Suitability - 1090 Waiaue Road, Ok
PROJECT NUMBER	12542	PROJECT LOCATION	1090 Waiaue Road, Okaihau
START DATE	03/09/21	COMPLETED DATE	03/09/21
DRILLING CONTRACTOR		COORDINATES	
DRILLING METHOD	50mm Hand Auger	LEVEL	0.00
LOGGED BY	DC		
HOLE LOCATION	Lot 9, effluent site		

DEPTH (m)	SCALS (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
0.00				TOPSOIL: SILT; brown, moist, some organics		
0.20				gravelly SILT; gravels (MPS:5mm), brown, moist, hard, slightly plastic		
1.00				1.00 EOH: 1.00m		
2.00					Groundwater Not Encountered	
3.00						

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks
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REMARKS

SYMBOLS

- ▼ Standing Water Level
- ◀ Water Out flow
- ▶ Water In flow

CLIENT	Paul Wickham	PROJECT	Waiere Farms Ltd - Subdivision Suitability - 1090 Waiaue Road, Ok
PROJECT NUMBER	12542	PROJECT LOCATION	1090 Waiaue Road, Okaihau
START DATE	03/09/21	COMPLETED DATE	03/09/21
DRILLING CONTRACTOR		COORDINATES	
DRILLING METHOD	50mm Hand Auger	LEVEL	0.00
LOGGED BY	DC		
HOLE LOCATION	Lot 4		

DEPTH (m)	SCALS (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER DEPTH (m)
				0.10 TOPSOIL: SILT; brown, moist, some organics	
				silty CLAY; some gravels (MPS:5mm), reddish brown, moist, hard, slightly plastic	
1		SV = 132 / 44 kPa (GEO952)			
1		SV = 161 / 59 kPa (GEO952)			
1		SV = 161 / 59 kPa (GEO952)			
1		SV = 176 / 73 kPa (GEO952)			
1		SV = 183 / 73 kPa (GEO952)			
2		SV = 198 / 88 kPa (GEO952)			
2		SV = 205+ kPa (GEO952)			
2		SV = 205+ kPa (GEO952)			
3		SV = 205+ kPa (GEO952)		3.00 EOH: 3.00m	
					Groundwater Not Encountered

PHOTO / SKETCH	WATER OBSERVATIONS							
	Date / Time	Water Level (m)	Type	Remarks				
								
REMARKS								
SYMBOLS  Standing Water Level  Water Out flow  Water In flow								

CLIENT	Paul Wickham	PROJECT	Waiere Farms Ltd - Subdivision Suitability - 1090 Waiaue Road, Ok
PROJECT NUMBER	12542	PROJECT LOCATION	1090 Waiaue Road, Okaihau
START DATE	03/09/21	COMPLETED DATE	03/09/21
DRILLING CONTRACTOR		COORDINATES	
DRILLING METHOD	50mm Hand Auger	LEVEL	0.00
LOGGED BY	DC		
HOLE LOCATION	Lot 4		

DEPTH (m)	SCALS (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
0.0				TOPSOIL: SILT; brown, moist, some organics		
0.20						
0.40				silty CLAY; some gravels (MPS:5mm), reddish brown, moist, hard, slightly plastic		
1.00			1.00 EOH: 1.00m		Groundwater Not Encountered	
2.00						
3.00						

PHOTO / SKETCH		WATER OBSERVATIONS				
		Date / Time	Water Level (m)	Type	Remarks	
				REMARKS		
				SYMBOLS  Standing Water Level  Water Out flow  Water In flow		

CLIENT Paul Wickham

PROJECT Waiere Farms Ltd - Subdivision Suitability - 1090 Waiare Road, Okahu Bay, Auckland, New Zealand

PROJECT NUMBER 12542

PROJECT LOCATION 1090 Waiare Road, Okaihau

START DATE 03/09/21

COMPLETED DATE 03/09/21

COORDINATES

LEVEL 0.00

DRILLING CONTRACTOR

DRILLING METHOD 50mm Hand Auger

LOGGED BY DC

HOLE LOCATION Lot 4, effluent

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks
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REMARKS

SYMBOLS

▼ Standing Water Level

← Water Out flow

► Water In flow

CLIENT Paul Wickham

PROJECT Waiere Farms Ltd - Subdivision Suitability - 1090 Waiare Road, Okahu Bay, Auckland, New Zealand

PROJECT NUMBER 12542

PROJECT LOCATION 1090 Waiare Road, Okaihau

START DATE 03/09/21

COMPLETED DATE 03/09/21

COORDINATES

LEVEL 0.00

DRILLING CONTRACTOR

DRILLING METHOD 50mm Hand Auger

LOGGED BY DC

HOLE LOCATION Lot 1

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER DEPTH (m)
				TOPSOIL: SILT; brown, moist, some organics	
				0.20	
		SV = 176 / 95 kPa (GEO952)		clayey SILT; some gravels (MPS:5mm), dark brown, moist, hard, moderately plastic	
		SV = 176 / 59 kPa (GEO952)		0.80	
1		SV = 198 / 59 kPa (GEO952)		gravelly silty CLAY; some gravels (MPS:5mm), reddish brown, moist, highly plastic, hard	
		SV = 198 / 73 kPa (GEO952)			
		SV = 0 / - kPa (GEO952)			
		SV = 205+ kPa (GEO952)			
2		SV = 205+ kPa (GEO952)			
		SV = 205+ kPa (GEO952)			
		SV = 205+ kPa (GEO952)			
3		SV = 205+ kPa (GEO952)		3.00 EOH: 3.00m	
					Groundwater Not Encountered

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks
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REMARKS

SYMBOLS

▼ Standing Water Level

← Water Out flow

► Water In flow

CLIENT	Paul Wickham	PROJECT	Waiere Farms Ltd - Subdivision Suitability - 1090 Waiaue Road, Ok
PROJECT NUMBER	12542	PROJECT LOCATION	1090 Waiaue Road, Okaihau
START DATE	03/09/21	COMPLETED DATE	03/09/21
DRILLING CONTRACTOR		COORDINATES	
DRILLING METHOD	50mm Hand Auger	LEVEL	0.00
LOGGED BY	DC		
HOLE LOCATION	Lot 1, effluent site		

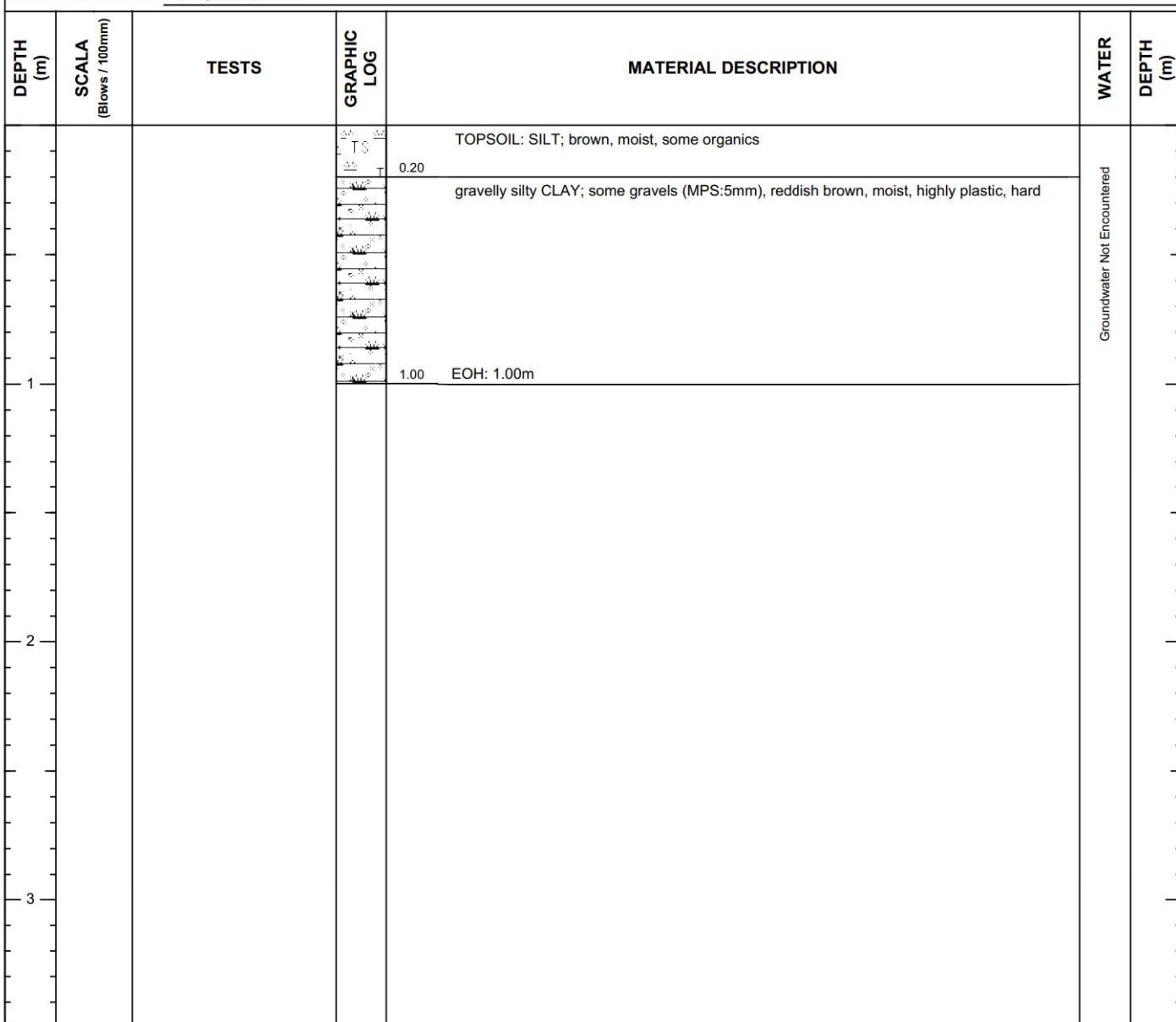


PHOTO / SKETCH	WATER OBSERVATIONS			
	Date / Time	Water Level (m)	Type	Remarks
				
	REMARKS			

CLIENT Paul Wickham **PROJECT** Waiere Farms Ltd - Subdivision Suitability - 1090 Waiare Road, Of

PROJECT NUMBER 12542 **PROJECT LOCATION** 1090 Waiare Road, Okaihau

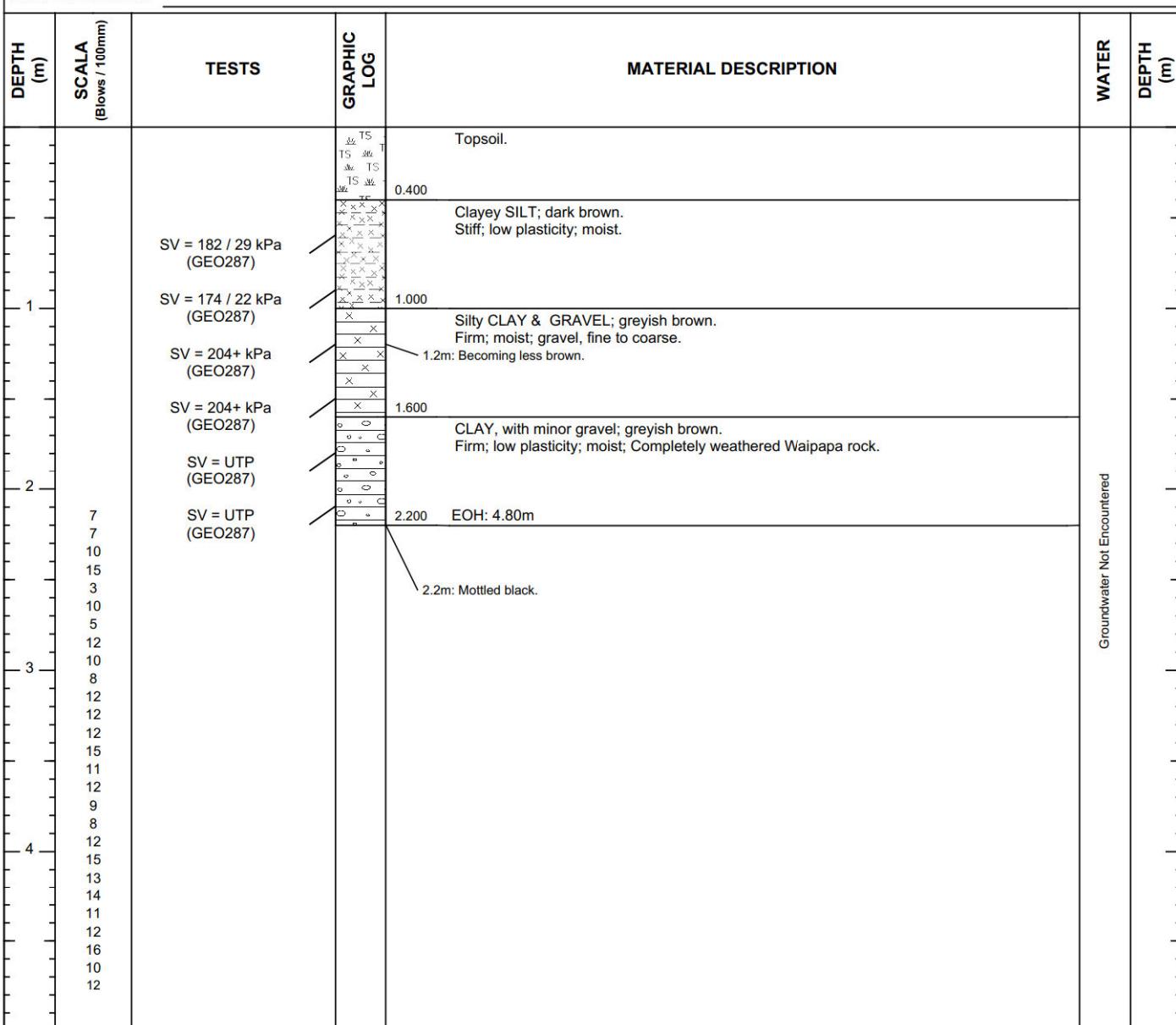
START DATE 12/12/25 **COMPLETED DATE** 12/12/25 **COORDINATES** **LEVEL** 0.00

DRILLING CONTRACTOR _____

DRILLING METHOD _____

LOGGED BY CM

HOLE LOCATION _____



Groundwater Not Encountered

PHOTO / SKETCH		WATER OBSERVATIONS			
		Date / Time	Water Level (m)	Type	Remarks
REMARKS					
SYMBOLS					
▼ Standing Water Level					
◀ Water Out flow					
▶ Water In flow					

CLIENT Paul Wickham

PROJECT NUMBER 12542

PROJECT Waiere Farms Ltd - Subdivision Suitability - 1090 Waiare Road, Okahu Bay, Auckland

PROJECT LOCATION 1090 Waiare Road, Okaihau

START DATE 12/12/25

COMPLETED DATE 12/12/25

COORDINATES

LEVEL 0.00

DRILLING CONTRACTOR

DRILLING METHOD

LOGGED BY CM

HOLE LOCATION

100 m)

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
1				SILT, with some topsoil; dark grey. Firm; dry. 0.300		
1		SV = 174 / 35 kPa (GEO287)		CLAY & SILT; brownish orange. Firm; low plasticity; moist. 0.800		
2		SV = 95 / 15 kPa (GEO287)		CLAY, with trace silt; grey mottled orange. Soft; high plasticity; moist.		
2		SV = 145 / 15 kPa (GEO287)		1.400 EOH: 4.80m		
2		SV = 204+ kPa (GEO287)		1.4m: Hole collapse from soft soils.	Groundwater Not Encountered	
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PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks
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REMARKS

SYMBOLS

▼ Standing Water Level

Water Out flow

► Water In flow

CLIENT Paul Wickham

PROJECT Waiere Farms Ltd - Subdivision Suitability - 1090 Waiare Road, Okahu Bay, Auckland, New Zealand

PROJECT NUMBER 12542

PROJECT LOCATION 1090 Waiare Road, Okaihau

START DATE 12/12/25

COMPLETED DATE 12/12/25

COORDINATES

LEVEL 0.00

DRILLING CONTRACTOR

DRILLING METHOD

LOGGED BY CM

HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER DEPTH (m)
1	SV = 204+ kPa (GEO287)			SILT; dark grey. Firm; non-plastic; dry. 0.400	
	SV = 73 / 7 kPa (GEO287)			Clayey SILT; brownish orange. Stiff; low plasticity; moist. 0.600	
				Silty CLAY; brownish orange. Firm; low plasticity; moist. 0.900	
				Silty CLAY; brownish grey. Soft; low plasticity; moist. 1.000	
				EOH: 1.00m	
					Groundwater Not Encountered
2					
3					
4					

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks
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REMARKS

SYMBOLS

- ▼ Standing Water Level
- ◀ Water Out flow
- ▶ Water In flow

CLIENT Paul Wickham

PROJECT NUMBER 12542

PROJECT Waiere Farms Ltd - Subdivision Suitability - 1090 Waiare Road, Okahu Bay, Auckland

PROJECT LOCATION 1090 Waiare Road, Okaihau

START DATE 12/12/25

COMPLETED DATE 12/12/25

COORDINATES

LEVEL 0.00

DRILLING CONTRACTOR

DRILLING METHOD

LOGGED BY CM

HOLE LOCATION

100 m)

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks
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REMARKS

SYMBOLS

▼ Standing Water Level

Water Out flow

► Water In flow

Appendix C – TP58 On-site Wastewater Disposal Site Evaluation Checklist

Appendix E

On-site Wastewater Disposal Site Evaluation Investigation Checklist

On-site Wastewater Disposal Site Evaluation Investigation Checklist

PART A: Contact Details

1. Applicant Details:

Applicant Name	Please click here and type your name <i>Waikare Farms Ltd</i>	
Company Name		
Property Owner Name(s)	First Name(s) <i>Paul</i>	Surname <i>Wickham</i>
Nature of Applicant*	<i>owner</i>	

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

2. Consultant/Site Evaluator Details:

Consultant/Agent Name	<i>Hawthorn Geddes (HGEA)</i>		
Site Evaluator Name	<i>Ayda Azimi</i>		
Postal Address	<i>7 Selwyn Avenue, Whangarei 0110</i>		
Phone Number	Business <i>09 387 139</i>	Private <i>021 704 236</i>	Fax
Name of Contact Person			
E-mail Address			

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

Yes No

If yes, give Reference Number(s) and Description

--

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

If so, specify Application Details and Consent No.:

(e.g. Land Use, Water Take, Subdivision, Earthworks Stormwater Consents)

--

PART B: Property Details

1. Property for which this application relates:

Physical Address of Property	1090 Waiau Road, Okaihau		
Territorial Local Authority	Fair North District Council		
Regional Council	FNDC		
Legal Status of Activity	Permitted:	Controlled:	Discretionary:
Relevant Regional Rule(s) [Note 1]			
Total Property Area (m ²)	184 ha		
Map Grid Reference of Property [Note 2]			

Notes:

1. In the Auckland Region, the relevant Permitted Activity criteria is as specified in the ARC Proposed Regional Plan: Air Land and Water (ARC: ALWP) Decision Version October 2004 Rule 5.5 20-23 (refer Appendix C and in particular C5, in TP58).
2. NZMS 260 series, scale 1:50,000

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

Lot No.	Lot 3 DP 182044 Section 5 116 & Pt BLOCK III	DP No.	Section 71 Onerere 2 Amalgamation	CT No.	lot 2 DP 182044C
Other (specify)					

Please ensure copy of Certificate of Title is attached.

PART C: Site Assessment – Surface Evaluation

(Refer TP58 – Sn 5.1 General Purpose of site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)
Note: Underlined terms defined in Table 1, attached

1. Has a Desk Study been undertaken for this property

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick one)
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If yes, please specify the findings of the Desk Study, and if not please specify why this was not considered necessary.

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

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick one)
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If No, why not?

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

Author:	HGEA
Company/Agency	HGEA
Date of Report	
Brief Description of Report Findings	<p>refer attached RPT (AG ref #12542)</p>

3. Site Characteristics (See Table 1 attached):

Provide descriptive details below:

Performance of Adjacent Systems:	NA
Estimated Rainfall and Seasonal Variation:	1400 mm/year
Vegetation Cover:	grassed area.
Slope Shape:	planar
Slope Angle:	flat to gentle
Surface Water Drainage Characteristics:	clay loam
Flooding Potential: YES/NO	NO
If yes, specify relevant flood levels on appended site plan, i.e. one in 5 year and/or 20 year and/or 100 year return period flood level, relative to disposal area.	
Surface Water Separation:	more than 15 m
Site Clearances (Provide general description and specific dimensions in Part 6 below and in Site Plan :)	
Site Characteristics:	

4. Site Geology of the subject property

volcanic

Geological Map Reference Number

GNS 1:250 K

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

North	<input checked="" type="checkbox"/>
North-West	<input type="checkbox"/>
North-East	<input type="checkbox"/>
East	<input type="checkbox"/>

West	<input type="checkbox"/>
South-West	<input type="checkbox"/>
South-East	<input type="checkbox"/>
South	<input checked="" type="checkbox"/>

6. Site clearances, which should also be shown on the site plan:

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	more than 15m	more than 15m
Surface water	more than 15m	more than 15m
Groundwater	more than 0.6m	
Stands of Trees/Shrubs		N/A
Wells, water bores	more than 20m	
Embankments/retaining walls		N/A
Buildings	more than 3m	
Other (specify):		

PART D: Site Assessment – Subsoil Investigation

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

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit	(Depth ____ m)	No. of Test Pits	
Bore Hole	<input checked="" type="checkbox"/> (Depth 1.3 m)	No. of Bore Holes	21
Other (specify)			
Soil Report Attached?	Yes	<input checked="" type="checkbox"/> No	(Please Tick)

2. Was fill material intercepted during the subsoil investigation?

Yes No (Please tick)

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

3. Has percolation testing been carried out?

Yes No (Please tick)

If yes, please specify the method

Test Report Attached? (Please tick)	Yes <input type="checkbox"/>	No <input type="checkbox"/>

4. Are surface water interception/diversion drains required?

Yes No (Please tick)

If Yes, please show on site plan

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

Winter	<u>4.5</u>	(m)
Summer	<u>6</u>	(m)

Please indicate whether measured or estimated (please tick)

6. Are there any potential short circuit paths?

Yes No (Please tick)

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

--	--	--

7. Based on results of subsoil investigation above please indicate the disposal field soil category

(Refer TP58 Table 5.1):

Is Topsoil Present? If so, Topsoil Depth? 700 mm (m)

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

Reasons for placing in stated category

<i>volcanic loam,</i>

PART E: Discharge Details

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

Rainwater (roof collection)	<input checked="" type="checkbox"/>
Bore/well	<input type="checkbox"/>
Public supply	<input type="checkbox"/>

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer TP58 Table 6.1 and 6.2):

Number of Bedrooms	4	
Design Occupancy	6	(Number of people)
Per capita Wastewater Production	180	(Litres per person per day)
Other - Specify		
Total Daily Wastewater Production	1080	(Litres per day)

3. Do you propose to install:

a) Full Water Conservation Devices?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(Please tick)
b) Water Recycling – what %?	%		No	<input checked="" type="checkbox"/>	(Please tick)

If you have answered Yes, please provide additional information including the estimated reduction in water usage:

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

Yes	<input type="checkbox"/>	(Please tick)
No	<input checked="" type="checkbox"/>	(Please tick)

Note if the answer to the above is yes an ARC wastewater discharge permit will be required

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	184 ha	m ²
Total Daily Wastewater Production	1080	(Litres per day) (from above)
Lot Area to Discharge Ratio	varies, refer to site plan	

6. Does this proposal comply with the Auckland Regional Council Gross Lot Area to Discharge Ratio of greater than 1.5)

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick)
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7. Does this proposal comply with the Auckland Regional Council Gross Lot Area to Discharge Ratio of greater than 3

Yes No (Please tick)

8. Is an Auckland Regional Council Discharge Consent Required?

Yes No (Please tick)

PART F: Primary Treatment (Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing:

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1		
	Total Capacity	

2. Is a Septic Tank Outlet Filter to be installed?

Yes No (Please tick)

If Yes, please state the type

PART G: Secondary and Tertiary Treatment

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

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

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

Specify

PART H: Land Disposal Method (Refer TP58 Section 8)

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

Gravity	<input type="checkbox"/>
Dosing Siphon	<input checked="" type="checkbox"/>
Pump	<input type="checkbox"/>

2. Is a high water level alarm being installed in pump chambers?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick)
-----	-------------------------------------	----	--------------------------	---------------

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

Total Design Head	<input type="text"/>	(m)
Pump Chamber Volume	<input type="text"/>	(Litres)
Emergency storage volume	<input type="text"/>	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site (please tick) (Refer TP58 Sections 9 and 10):

Surface Dripper Irrigation	<input checked="" type="checkbox"/>	secondary system
Sub-surface Dripper Irrigation	<input type="checkbox"/>	
Standard Trench	<input type="checkbox"/>	
Deep Trench	<input type="checkbox"/>	
Mound	<input type="checkbox"/>	
Evapo-transpiration Beds	<input type="checkbox"/>	
Other (Please Specify)	<input type="text"/>	

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

Loading rate	<input type="text"/> 3.5	(Litres/m ² /day)
Disposal Area	<input type="text"/> 405	(m ²)
Areal	<input type="text"/> 405	(m ²)

Explanation (Refer TP58 Sections 9 and 10)

refer to attached rpt

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

Reserve Disposal Area (m ²)	<input type="text"/> 95
Percentage of Primary Disposal Area (%)	<input type="text"/> 30

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

Description and Dimensions of Disposal Field:

refer attached RG M/T
ref# 12342

Plan Attached ? Yes No (Please tick)

If not explain why not

PART I: Maintenance & Management (Refer TP58 Section 12.2)

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

Yes No (Please tick)

PART J: Assessment of Environmental Effects

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

(Refer TP58 section 4 (particularly 4.4.2), section 5, and section 11 (parts 11.1 & 11.8). Ensure all issues concerning potential effects addressed)

Yes No (Please tick)

2. Are there any specific environmental constraints?

Yes No (Please tick)

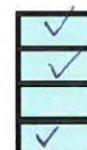
If Yes, please explain

PART K: Is Your Application Complete?

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

(Refer to TP58 section 3.5 for summary list of information to be covered):

Fully Complete this Assessment Form
Include a Location Plan and Site Plan (with Scale Bars)
Include a Property Title (Certificate of Title)
Attach an Assessment of Environmental Effects (AEE)



2. Declaration

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

Name	Ayden Azim	Signature	
Position	Geotech Engineer	Date	79/09/17

Table 1: Definition of Terms for Site Assessment

SURFACE EVALUATION	
TERM	DEFINITION
DESK STUDY	Review of existing site/area specific information held on council files.
SLOPE STABILITY	Identify any areas of previous or existing slope instability, these areas require specific geotechnical investigation to assess the potential impact of land application of wastewater and may be unsuitable for wastewater irrigation.
PERFORMANCE OF OTHER SYSTEMS	No on-site systems should be proposed in any locality without full knowledge of the performance of adjacent systems, and the reason for any failures occurring, be it soil type, loading rates or poor construction or changes in the type of development and increased per capita water consumption. If there are any doubts about the proposed land application system performance the best available wastewater treatment and land application technology should be used.
RAINFALL	Precipitation intensities and duration will influence the choice and siting of disposal systems relative to subsoil saturation effects.
VEGETATION COVER	Natural vegetation, trees, bush can be retained and incorporated into both land disposal and buffer areas or garden and lawn areas can be sub-irrigated.
SLOPE SHAPE	Identify slope shape and location of depressions/zones of potential surface water ponding. Depressions in which water could pond should be avoided.
SLOPE ANGLE	Past slope limits have been set to accommodate machine digging of conventional trenches; Slopes that are much steeper than 15% can be utilised in good soils by employing either narrow and shallow trenching machines, by hand digging or pinning dripper irrigation lines to the ground surface (see Chapters 9 & 10, TP58).
SURFACE WATER DRAINAGE	Identify surface water flow paths onto and off the site including concentrated or broad flow and areas of potential surface water ponding.
FLOODING POTENTIAL	Where there is a risk of flooding, the 1% and 20% flood levels need to be determined.
SURFACE WATER SEPARATION	Identify any surface water such as permanent and ephemeral streams, lakes, ponds and wetlands and specify separation distances from system/site.
SITE CLEARANCES	Identify separation distances from proposed and existing buildings, site boundaries, paved areas and topographical discontinuities e.g. embankments either supported or unsupported, water bores, paved areas. Table 5.1 (TP 58) specifies recommended minimum separation distances for determining suitable clearances based on the wastewater treatment quality.
SITE CHARACTERISTICS	Note characteristics of surface soil such as soil cracking, evidence for annual soil saturation, seepages, rock exposure etc.

GEOLOGY	Review of geological maps for preliminary soils/constraints assessment.
WATER SUPPLY SOURCE	On-site supply via rainwater roof collection or groundwater bore, or reticulated public supply.
SLOPE ASPECT	Note direction the slope faces for maximising evapotranspiration potential through exposure to sun and wind.
GROSS LOT AREA	Lot area to discharge volume for initial determination of Auckland Regional Council discharge consent requirements.
NET LOT AREA	Area available for primary and reserve land disposal areas excluding land area taken up by right of ways, impermeable areas, setback requirements from surface water etc.

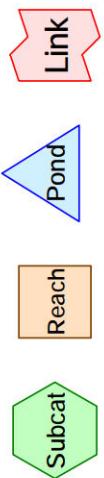
SUBSURFACE EVALUATION	
TERM	DEFINITION
BOREHOLE/TESTPIT	All site assessments are to include a detailed assessment of soils underlying the proposed land disposal area. The assessment shall be by test pit or where this is impractical by hand auger borehole. The subsurface assessment is likely to be to a depth of at least 1.0 to 2.0metres depth or the minimum recommended groundwater separation distance between the base of the land disposal system and any groundwater table (see Table 5.2). A detailed description of soils encountered, depth to groundwater and relevant soil structure and soil textural features shall be recorded and the depth to each horizon and soil description within the soil profile submitted with the site assessment report.
IN SITU SOIL	Determine if the soils are natural and determine soil suitability for land disposal of wastewater.
FILL MATERIAL	Fill may be unsuitable or poorly suited for land disposal of wastewater, depending on the composition and level of compaction in which case the proposed land disposal area should be relocated, the fill removed or the land disposal system specifically designed to accommodate the soil constraints. In the case of filled sloping sites the designer should take into account the potential for short-circuiting along the fill / natural ground interface.
SOILS	Determine soil type, clay, silt, sand, gravel and provide a detailed description of the soil structure and texture. The USEPA On-site Wastewater Treatment Systems Manual 2002 Sections 4.4.5, 5.5.7 and ANZS 1547:2000 Section 4.1D provides soil description procedures.
SOIL CATEGORY	The soils description above allows determination of the soil category.
SHORT CIRCUITING PATHS	Assess potential for wastewater to short circuit through clay or highly permeable soil into surface or ground water. The soil type, permeability and level of wastewater renovation required within the soil also influence the clearance distance required from the groundwater table and separation from surface water. Extreme care is required in soils prone to summer desiccation in which development of shrinkage cracks can provide short circuiting paths directly to groundwater or surface water. If necessary the "clearance" can be artificially increased by using a "mounded" land-application system and / or the level of wastewater treatment can be increased to include at least secondary treatment prior to distribution to the system. A mound may be constructed from clean topsoil to provide clearance between the base of the disposal system and the seasonally highest level of groundwater.

GROUNDWATER DEPTH VARIATION	<p>It is important to determine the capacity of the site to accept renovated wastewater and an appropriate disposal method which maximises on-site renovation of effluent and minimises groundwater impacts; a “clearance” will be required between the base of the disposal area and the critical groundwater level to satisfy one of two situations (refer Table 5.2).</p> <ol style="list-style-type: none"> 1. Where no public health or environmental constraints exist then the clearance must be adequate to ensure that hydraulic conductivity requirements are met (and no adverse groundwater mounding occurs); 2. Where such constraints are present (e.g. due to the use of groundwater for individual or community water supply) then the clearance must be such that when combined with quality control provided by the pre-treatment and disposal system, the further renovation of effluent during its percolation through the unsaturated soil layer between the land disposal area and groundwater surface is adequate to meet environmental and public health criteria.
GROUNDWATER FLOW	Groundwater flow direction must be identified in the more permeable soils (such as sand & gravel) when in close proximity to lakes, rivers or beaches and the location of groundwater extraction bores identified. The travel time for applied wastewater to reach the groundwater table and to travel with groundwater to the zone of emergence or extraction should be assessed and pathogen die off predicted to determine if environmental and public health requirements are met.
SUM OF SITE CONSTRAINTS	All aspects determined from the site assessment, both positive and negative, are combined with the site development plan to determine the location and area available for land disposal of wastewater.
LAND APPLICATION SYSTEM DESIGN PARAMETERS	Environmental constraints and soil types are combined to identify the wastewater treatment quality required, the most appropriate land disposal method and soil loading rate determined.
DESIGN FOR OPERATION AND MAINTENANCE	In siting the pre-treatment and land-application system, account must be taken of the need for access for operation and maintenance purposes. Treatment units, which require desludging via pumpout, must be located so as to enable ready access for maintenance. Land-application systems must be located away from areas of vehicular or pedestrian traffic so their operation is not compromised by activities on the ground surface such as high use lawn areas.

Appendix D – Stormwater Calculations



Impervious Area (100m²)



Routing Diagram for Diffuse discharge
Prepared by Hewlett-Packard Company, Printed 11/10/2021
HydroCAD® 10.10-6a s/n 05482 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 9S: Impervious Area (100m²)

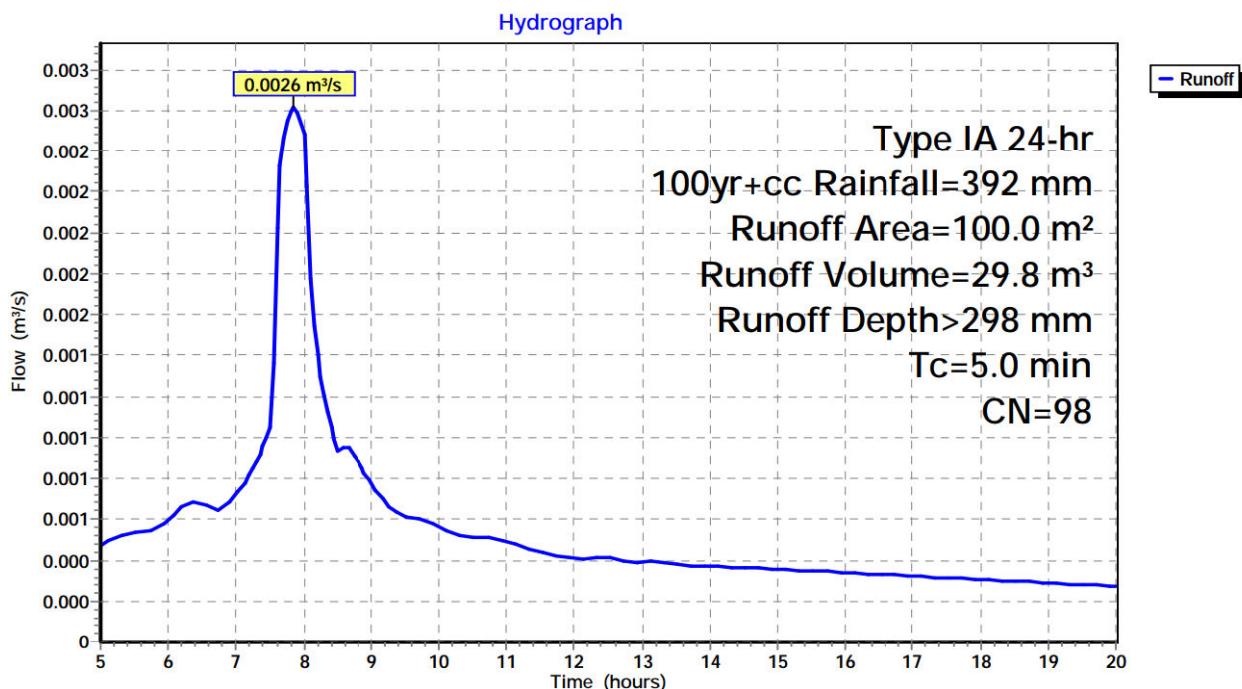
Runoff = 0.0026 m³/s @ 7.85 hrs, Volume= 29.8 m³, Depth> 298 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100yr+cc Rainfall=392 mm

Area (m ²)	CN	Description
*	100.0	98 impervious
	100.0	100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
5.0					Direct Entry,

Subcatchment 9S: Impervious Area (100m²)



APPENDIX 6

NORTHLAND REGIONAL COUNCIL

SELECTED LAND-USE REGISTER



Legend



Northland Regional Council Selected Land-use

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Projection NZTM, Datum NZTM2000.

DISCLAIMER:

The Northland Regional Council cannot guarantee that the information shown is accurate and should not be reused in any manner without proper consultation with its owner.

0 0.07 0.15 0.3 0.45 Kilometers

