

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

- | | |
|---|--|
| ☐ Land Use | ☐ 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 tehonosupport@fndc.govt.nz

5. Applicant Details

Name/s:

CJ & NJ PROPERTIES (TRUSTEE) LTD

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Donaldsons Surveyors

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:

CJ & NJ PROPERTIES (TRUSTEE) LTD

**Property Address/
Location:**

4

1

Postcode

8. Application Site Details

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

Name/s:

CJ & NJ PROPERTIES (TRUSTEE) LTD

**Site Address/
Location:**

429 Redcliffs Road, Kerikeri

Postcode

Legal Description:

Lot 2 DP 415226

Val Number:

Certificate of title:

RT 458496

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

Site visit requirements:

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

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

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

Please contact owners before site visit.

9. Description of the Proposal:

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

Proposed subdivision to create 2 additional lots

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

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Donaldsons Surveyors 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)

Micah Donaldson

Signature:

(signature of bill payer)

Date 19-Aug-2026

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Micah Donaldson

Signature:

Date 19-Aug-2026

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

Checklist (please tick if information is provided)

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

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

DONALDSONS

REGISTERED LAND SURVEYORS

8671

19 August 2026

N. Cowley & J. Graham
Planning Division
Far North District Council
Private Bag 752
Kaikohe

Dear Nicola & Jo,

PROPOSED SUBDIVISION ACTIVITY

C. & N. ROBERTSON, 429 REDCLIFFS ROAD, KERIKERI

We hereby submit this application for Resource Consent to undertake a subdivision creating two additional lots as a Non-Complying Activity. The proposal is within the Rural Production zone under the Proposed District Plan, and General Coastal zone under the Transitional District Plan. Part and parcel with the subdivision, consent is request to cancel (recreate) existing consent notices pursuant to Section 221(3) RMA, and to cancel in part an existing Conditional Easements pursuant to Section 243 RMA.

-  Application Form & Deposit \$5000
-  Planning Report
-  Record of Title
-  Engineers Report
-  Landscape Assessment
-  Preliminary Site Investigation
-  Scheme Plan
-  Approved Construction Plans

Yours faithfully

Micah Donaldson
Assoc.NZPI

DONALDSONS

Registered Land / Engineering Surveyors and Development Planners



CSNZ

THE CONSULTING
SURVEYORS
OF NEW ZEALAND

A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

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DONALDSONS

REGISTERED LAND SURVEYORS

PLANNING REPORT

RESOURCE CONSENT APPLICATION TO SUBDIVIDE

CJ & NJ PROPERTIES (TRUSTEE) LTD
429 REDCLIFFS ROAD, KERIKERI

Date: 19 August 2026

Reference: 8671



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INTRODUCTION

The owners of Lot 2 DP 415226 (RT 458496), a 17.4176 ha property located at the junction of Te Kowhai Point Road and Redcliffs Road, Kerikeri seek resource consent to subdivide the property to create two additional lifestyle allotments.

Lot 1 = 6.7ha

Lot 2 = 4.2 ha

Lot 3 = 6.5 ha

A designated building envelope identified as 'U' on proposed Lot 3 was recently approved under RC 2260122, and it is intended that this approved building envelope be retained. The proposal also seeks to reinstate the previously approved building envelope identified as 'ZA' on proposed Lot 2. An existing approved building envelope on proposed Lot 1 will remain unchanged.

Land use consent has already been obtained for earthworks associated with the designated building site within Envelope 'U' under RC 2260122. Those earthworks are therefore not proposed to be reconsidered as part of this subdivision consent.

Consent is sought pursuant to Section 221(3) RMA for cancellation of existing consent notices CONO 9958258.1 CONO 11344885.1.

Consent is sought pursuant to Section 243 RMA, for the partial cancellation of existing Right of Way created by D 371759.3 over adjoining Lot 9 DP 361371.

The property is located within the General Coastal Zone under the Far North Transitional District Plan and the Rural Production Zone under the Proposed District Plan. The subdivision is considered a Non-Complying Activity.

Overall, the proposal is considered to appropriately manage the potential environmental effects, is consistent with the relevant zone objectives and policies, and the adverse effects are considered less than minor.

SITE DESCRIPTION

The property is located on Te Kowhai Point Road and Redcliffs Road, Kerikeri. The land sits 20–75 m above sea level and has Hukerenui silt loam soils, which are imperfectly drained and can be dry in summer.

The site is a north-facing slope that falls about 20° from the road to a flatter bench where designed house site 'U' is located above the lower gully dam features. The land is a mix of pasture, olive plantings, gully revegetation and pond watercourse. Parts of the site were previously planted in pine and now defines an active revegetation programme as defined by existing covenant areas 'VA' & 'VB', 'WA' & 'WB', 'WC' & 'X'.

The wider area is rural in character with lifestyle properties and dwellings along Redcliffs Road and Te Kowhai Point Road. The entrances exist to each allotment and would be subject to upgrades to suit Council Engineering Standards and Guidelines.

Redcliffs Road is unsealed, adding to the rural feel of the area.

The neighbouring property to the north was recently approved for subdivision in a similar configuration to that now proposed adding to the overall lifestyle character.

The properties legal reference:

Appellation: Lot 2 DP-415226

Comprised in RT-458496

Registered Owners: CJ & NJ Properties (Trustee) Limited

Total Area: 17.4176 ha

In outline of the covenants existing on the property to be brought down onto Lots 1 – 3:

Area 'VA, VB, WA, WB, WC, X' (as defined in CONO 9958258.1 as 'W' 'X' 'Y') - are bush protection, revegetation and vegetation management.

Area 'Z' - is the designated building area. Note there are two covenant 'Z' areas in the title records; the one created originally, CONO 9958258.1, was later relocated to where the existing residence is positioned, as a variation created by CONO 11344885.1.

The following existing covenant will be cancelled and recreated onto Lots 1 – 3.

CONO 9958258.1

Lots 1 & 2 DP 415226

- (i) Habitat Protection: 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) which have the potential to be kiwi predators.
- (ii) Each habitable building shall have a roof water collection system with 45,000 litre storage tanks. The water tanks shall be positioned so that they are accessible (safely) for fire-fighting purposes and be coupled together and have one tank fitted with an outlet compatible with rural fire service equipment or be fitted with a sprinkler system approved by Council.

Lot 2 DP 415226

- (iii) Planting and Maintenance Programme: The lot owner shall be responsible for implementing planting, weed control and pest management in accordance with the Planting, Weed and Pest Management Strategies (as required by conditions 3(b) and (c) of RC 2090085).

Note: Any predator / pest control work carried out is to be done in a manner which will not endanger kiwi.

- (iv) Re-vegetation and Vegetation Management: The owner of the lot shall not clear or otherwise deliberately damage any area of vegetation within the bush protection areas labelled 'W', 'X' & 'Y' on the survey plan.

Any plants that subsequently die, or are removed or damaged, are to be replaced as soon as possible, at least within the next planting season (May to September inclusive).

- (v) Prior to seeking resource consent for any building on an allotment the lot owner shall have prepared by a suitably qualified person, individual building and landscape plans for the allotment.
- (vi) Waste water disposal shall comply with the waste water disposal requirement set out in the report prepared by Haigh Workman dated 10/07/2008.
- (vii) All buildings and structures shall be located within the identified building envelope shown on the survey plan as 'Z'.

CONO 11344885.1

- *Prior to seeking resource consent for any building on the allotment the owner shall have prepared, by a suitably qualified person, a landscape plan to mitigate the visual impact of the building. Provided that this requirement shall not apply to the development approval under RC 2170077 as long as the area shown as covenant area "O" on the plan prepared by Donaldsons dated August 2013 and referenced 6865, is maintained in olive trees or other screening vegetation approved by the Far North District Council.*
- *Wastewater disposal shall comply with the recommendations of the onsite wastewater management report prepared by Vision Consulting Engineers dated 21/08/2016.*
- *All buildings and structures shall be located within the identified building envelope shown as covenant area 'Z' on the attached plan prepared by Donaldsons dated August 2016 and referenced 6865.*

Existing designated building envelope 'Z' on Lot 1 contains an established dwelling that is now well integrated within the surrounding landscape.

The approved building envelope 'U' on Lot 3 is located approximately 300 metres to the northwest, within a lower-lying area adjacent to the man-made lake.

The previously consented building envelope now shown 'ZA' on Lot 2 is surrounded by mature planting, which provides an established backdrop to the building envelope. The surrounding planting is located within Covenant Area 'VA' supporting ongoing protection.

The property therefore contains a number of established and approved building envelopes, each located in association with the existing landform, vegetation and landscape features of the site.

APPLICATION OVERVIEW

The aim of this application is to achieve better land utilisation by creating two additional lots that have designated building envelopes capable of managing land use effects, whilst leaving the balance land for purpose of lifestyle living, home produce, and revegetation purposes. To do so with least uncertainty the subdivision incorporates the lots around either existing or approved building envelopes only. For this reason it is necessary to cancel existing consent notices CONO 9958258.1 & CONO 11344885.1 pursuant to Section 221(3) RMA, but fundamentally recreating the same.

This assessment adopts all recommendations that transpired from the professional reports submitted with RC 2090085 & RC 2260122, particularly; landscape, wastewater and geotechnical.

With regard to proposed Lot 2, this assessment will draw comparisons with the originally approved house site 'Z' that formed an integral part of RC 2090085.

With respect to the approved building envelope on Lot 3, RC 2260122 assessment covered the following:

10.6.5.1.1 VISUAL AMENITY - although this rule was reviewed, Land Use consent was not requested, rather it defers until to the future building stage. The same applies under this subdivision assessment:

In accordance with earlier assessment guidelines prepared by Littoralis Landscape Assessment, conducted during the building process on proposed Lot 1, the same principles and mitigation measures are to be adopted on Lots 2 & 3; ($\leq 30\%$ LRV colours, recessive design, low profile, integrated within olive grove or landscape planting).

Additionally, as determined during RC 2090085 regarding building envelope, now referenced 'ZA' on proposed Lot 2, the same landscape recommendations for achieving mitigation would continue to apply.

Further insight into the properties struggles; several areas of the property have proven unsuitable for productive olive growing, with plantings in certain locations failing to establish and subsequently dying. The underlying soil conditions limit the land's suitability for productive agricultural use, despite its more recent zone classification, "Rural Production".

In this context, it is important to consider alternative rural production uses that make practical use of the property's characteristics and provide a productive outcome where agricultural production is not viable. Residential use in suitable locations of the rural zone can certainly provide an appropriate alternative, as it supports the wider rural sector by providing additional housing opportunities for people to live and work in the vicinity.

The following describes the approved land use consent RC 2260122, specifically as it relates to Lot 3.

10.6.5.1.2 RESIDENTIAL INTENSITY

Residential development shall be limited to one unit per 20ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m² for its exclusive use surrounding the unit plus a minimum of 19.7ha elsewhere on the property.

The subject site already has resource consent to breach this rule, RC 2260122 allows two residential units on the parent title, Lot 2 DP 415226.

12.3.6.1.2 EXCAVATION AND/OR FILLING

Lot 3 access, and the designated building envelope 'U' itself has consent to breach the maximum cut depth limit of 1.5m and the total volume exceeds 300m³. RC 2260122 approved **1340m³** of earthworks with maximum cut depth of **2.6 m**. These earthwork limits remain unchanged.

Erosion and sediment controls were approved in accordance with GD01 and final stabilisation through replanting and reinstatement, the earthworks will not give rise to adverse off-site effects.

Overall, the earthworks were assessed as less than minor in terms of environmental and amenity effects. The subdivision does not introduce any additional effects in this regard.

The original subdivision consent was supported by significant environmental benefits secured through extensive revegetation and protection measures across the property. The proposed subdivision configuration does not compromise these established outcomes and, indeed, further enhances them through the proposed protection of additional wetland areas.

Pursuant to Section 243 RMA, existing Right of Way created by D 371759.3 over adjoining Lot 9 DP 361371 requires a partial cancellation insofar as it relates to Lots 2 and 3, as neither lot requires or benefits from this access, and retaining the easement would unnecessarily complicate future maintenance obligations for the affected parties.

The subject access extends alongside the southeastern boundary of Lots 1 & 2, as labelled on the scheme plan, 'B', 'C' & 'D'.

OPERATIVE (Transitional) DISTRICT PLAN

The property is located in the General Coastal zone, and is not affected by any Resource Overlays under the Far North District Plan.

Within the General Coastal Zone, which covers the largest extent of the coastal environment and places emphasis on maintaining natural character, avoiding inappropriate development, and restoring areas affected by past land management, the proposal responds appropriately to these objectives. The site is well buffered, existing protection and restoration measures are maintained, additional environmental protection is proposed, and the land itself has limited productive capacity and does not contribute significantly to the wider coastal character, particularly from a visual impact stand point, where there is no coastal vista.

The proposed subdivision would not change the existing moderate density lifestyle character seen within the wider landscape, where the subdivision design layout has both Lots 1 & 3 house sites located well below the ridgeline out of view, and the Lot 2 house site now well screened by mature plantings, plantings that were originally established for purpose of mitigating the effects of a house in that exact position.

As shown on the map below, the surrounding area contains numerous lifestyle lots in the order of 2 hectares and 4 hectares, without accounting for the additional subdivision approved over adjoining Lot 1 DP 620252 under LT 628699. These smaller sites establish a relatively intensive subdivision pattern within the coastal environment, such that the proposal can reasonably be considered infill development within an already established pattern.

In this context, the proposal is less intensive than the established development pattern that has already shaped the character of the surrounding environment. The proposal is therefore considered capable of being absorbed without undermining any rare, predominantly open-space or expansive character, or the associated amenity values of that character.

In review of the environmental outcomes expected it is evident that the proposal would certainly uphold each goal:

10.6.2.1 A General Coastal Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources.

This supports residential style activities that may deviate from typical rural based activities, but serve to support sustainable management of natural and physical resources.

10.6.2.2 A General Coastal Zone where the natural character of the coastal environment is preserved from inappropriate subdivision, use and development.

As described the character of this vicinity regardless of its zone status is a moderate density character, and a location that is well separated from the coastal environment.

10.6.2.3 A pattern of development which takes proper account of and provides appropriately for the management of the natural and physical resources of the coastal environment.

All aspects of the application site are well separated from the fundamentally important components of the coastal environment that the zone seeks to protect. Significant coastal environments are typically characterised by their isolated setting, expansive ocean and inlet views, and the absence of built development, all features that are not directly associated with the application site.

In contrast, the site is already modified and does not form part of these highly sensitive landscape elements. Furthermore, the ongoing revegetation programme and proposed wetland protection,

ensures that the natural and physical resources present on the site are actively managed, protected, and enhanced, reinforcing consistency with the intent of the zone.

Under Chapter 13 TABLE 13.7.2.1: MINIMUM LOT SIZES the proposal is configured as a non-complying activity that is in breach of the minimum area standards under the General Coastal zone.

TABLE 13.7.2.1: MINIMUM LOT SIZES	Discretionary
<i>General Coastal</i>	<i>A subdivision in terms of a management plan as per Rule 13.9.2 may be approved. (6ha average)</i>

Lot 1 = 6.7ha

Lot 2 = 4.2 ha

Lot 3 = 6.5 ha

The proposal does not seek consent under the Management Plan rule and therefore defaults to a Non-Complying Activity. The proposal is supported by the relevant objectives and policies on the basis that the subdivision can be undertaken without compromising the established environmental outcomes and, building upon them, while ensuring that the adverse effects on the environment are appropriately managed.

ALLOTMENT DIMENSIONS

(Buildable Area)

Zone	Minimum Dimension
General Coastal	30m x 30m

All proposed lots are able to uphold the 30m x 30m allotment shape parameter in accordance with 10-metre setbacks from boundaries.

13.10 ASSESSMENT CRITERIA

ALLOTMENT SIZES AND DIMENSIONS

All lots are of substantial size that can readily accommodate all necessary on site services, buildings, parking and manoeuvring areas. This is well demonstrated by the established building envelope on Lot 1.

The proposed building envelopes 'ZA' & 'U' on Lots 2 & 3 are of sufficient size to accommodate a dwelling and associated parking, while also providing ample area for potable water storage tanks, without compromising the land's existing use as a lifestyle property.

NATURAL AND OTHER HAZARDS

The site is not known to be associated with any natural hazards.

The existing consent notice requires a geotechnical engineer to assess all building activity.

The findings of the earlier geotechnical investigation are considered applicable to this proposal, given the comparable ground conditions and similar geotechnical context of the site.

If council considers a site specific geotechnical assessment necessary for the subdivision activity, then we request that this be submitted prior to 223 certifications.

Recommendations in the earlier engineering report referenced 14486, dated 21 September 2016 include:

- All cut batters are to be no steeper than one vertical upon two horizontal
- Cut to fill shall be carried out at in-situ moisture content immediately on excavation and optimum compaction shall be achieved using equipment approved by the Engineer

The property was not considered a HAIL site as described in the Preliminary Site Investigation report attached referenced 12612 dated 20/07/2016:

The site history study identified the site as being used for horticultural activities over the past 12 years. On the basis of the information gathered during this investigation, as detailed in the section above, the site is considered unlikely to have had a HAIL-listed activity undertaken on it. This is because no persistent pesticides were reported to have been used at the site as part of the olive grove-related activities and the only agrichemicals used include glyphosate sprays for weed control and agricultural lime and organic fertilisers. Glyphosate is not considered to be a persistent agrichemical as it is characterised by a short half-life in soil.

Another product used for gorse control is unlikely to have been used within the site area.

In summary, the report found the site to be unlikely to have had a HAIL activity undertaken on it and it is not subject to the NES. As such, the change of use and soil disturbance activities should be able to be undertaken at the site without restrictions from the perspective of the NES.

WATER SUPPLY

Water supply for the proposed allotments will be provided through roof-water catchment and storage in water tanks. CONO 9958258.1 Firefighting water supplies will be provided in accordance with the requirements of the existing consent notice (to be recreated on the new consent notice).

There is also ample private irrigation water available from the existing on-site dams, providing a reliable supplementary water source for land management and irrigation purposes.

Overall, water supply is not considered to be a constraint to the proposed subdivision or future development of the allotments.

STORMWATER DISPOSAL

Stormwater will be retained within the existing catchment boundaries and conveyed to the defined gully, which ultimately discharges to the lower pond. Appropriate drainage measures will be incorporated as part of any future access construction.

Given the large size of the proposed allotments, the resulting impermeable surface areas are not expected to represent a significant proportion of the site. Roof runoff will be collected in water storage tanks, with controlled overflow directed to a spreader device before discharging to the existing gully.

The proposed development is not expected to result in a significant increase in stormwater discharge rates or materially alter the existing hydrological function of the gully and pond systems.

Importantly, the subdivision confines future development to designated building envelopes, thereby limiting the extent of impermeable surfaces and associated stormwater generation. The resulting

impermeable area is expected to be less than what could otherwise occur on a standard allotment without such building restrictions.

To provide an additional safeguard for the wetland and downstream drainage system, the proposed consent notice requires appropriate stormwater management for any impermeable surface located within 100 metres of the wetland where runoff is directed towards it. Detention may or may not be required, but will be determined at the building stage, by a suitably qualified person, based on the extent of the impermeable surface, contributing catchment and existing hydrological characteristics. The design will be required to ensure that the **hydrological function of the wetland remains unchanged**. This provides a proportionate mechanism to ensure that future development does not result in an adverse change to stormwater flows or affected wetland's existing hydrological regime.

Accordingly, the adverse effects associated with stormwater are considered **less than minor**.

SANITARY SEWAGE DISPOSAL

The effluent disposal assessments completed for the land use application continue to be relevant for the subdivision proposal, and the proposed boundaries do not impact on the designed wastewater areas. There have been 3 separate wastewater reports completed over the property not to require further investigation.

ENERGY SUPPLY - TELECOMMUNICATIONS

Electricity and telecommunications can be readily laid to the building envelope without concern. As a rural situation neither of these services need to be provided to the lots, instead this should be expressed in the consent notice.

EASEMENTS & COVENANTS

There are no additional easements proposed, and the existing easements are described on the scheme plan.

There is one **partial easement cancellation** pursuant to Section 243 RMA. This cancellation is necessary as it relates to a Right of Way that extends over the adjoining property Lot 5 DP 348644, to service Lot 1. The cancellation therefore is "partial", insofar as the easement is no longer relevant to proposed Lots 2 & 3; these areas are identified as 'B, C, & D' on the scheme plan and on DP 161190.

Covenants

Existing consent notice **CONO 9958258.1** and **CONO 11344885.1** will be subject to a partial cancellation insofar as it relates to RT 458496, and recreated as part of the subdivision, applied to the new title to Lots 1 - 3. The schedule conditions will remain predominantly unchanged, with amendments made to incorporate additional controls over future building activity within the designated building envelopes 'ZA' and 'U'.

Outline of Existing Consent Notice CONO 9958258.1

Lots 1 & 2 DP 415226

- (i) Habitat Protection: 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) which have the potential to be kiwi predators.
- (ii) Each habitable building shall have a roof water collection system with 45,000 litre storage tanks. The water tanks shall be positioned so that they are accessible (safely) for fire-fighting purposes and be coupled together and have one tank fitted with an outlet compatible with rural fire service equipment or be fitted with a sprinkler system approved by Council.

Lot 2 DP 415226

- (iii) Planting and Maintenance Programme: The lot owner shall be responsible for implementing planting, weed control and pest management in accordance with the Planting, Weed and Pest Management Strategies (as required by conditions 3(b) and (c) of RC 2090085).

Note: Any predator / pest control work carried out is to be done in a manner which will not endanger kiwi.

- (iv) Re-vegetation and Vegetation Management: The owner of the lot shall not clear or otherwise deliberately damage any area of vegetation within the bush protection areas labelled 'W', 'X' & 'Y' on the survey plan.

Any plants that subsequently die, or are removed or damaged, are to be replaced as soon as possible, at least within the next planting season (May to September inclusive).

- (v) Prior to seeking resource consent for any building on an allotment the lot owner shall have prepared by a suitably qualified person, individual building and landscape plans for the allotment.
- (vi) Waste water disposal shall comply with the waste water disposal requirement set out in the report prepared by Haigh Workman dated 10/07/2008.
- (vii) All buildings and structures shall be located within the identified building envelope shown on the survey plan as 'Z'.

Outline of Existing Consent Notice CONO 11344885.1

(v) Prior to seeking resource consent for any building on the allotment the owner shall have prepared, by a suitably qualified person, a landscaping plan to mitigate the visual impact of the building. Provided that this requirement shall not apply to the development approved under RC 2170077 as long as the area shown as covenant area "O" on the plan prepared by Donaldsons dated August 2016 and referenced 6865, is maintained in olive trees or other screening vegetation approved by the Far North District Council.

(vi) Wastewater disposal shall comply with the recommendations of the on-site wastewater management report prepared by Vision Consulting Engineers dated 21/07/2016.

(vii) All buildings and structures shall be located within the identified building envelope shown as covenant area "Z" on the attached plan prepared by Donaldsons dated August 2016 and referenced 6865.

Proposed Consent Notice (replace the above schedule & introduce in conditions)

(i) All buildings and structures shall be located within the identified building envelope shown on the title plan as 'Z', 'ZA' & 'U'.

(ii) Prior to seeking building or resource consent for any building within areas 'Z', "ZA" or "U" the lot owner must provide a landscape plan, prepared by a suitably qualified person, that demonstrates mitigation of visual effects consistent with the **rural character** of the area.

(iii) A **wastewater** disposal report, prepared by a suitably and qualified person shall accompany any building consent application. All recommendations within the approved report must be implemented and complied with.

(iv) All buildings are to be single storied and shall meet exterior cladding colours selected from the BS5252 colour range with a **reflectance value** of 30% or less, to ensure a recessive and visually sympathetic appearance within the rural landscape.

(v) All building applications are to be supported by a **Geotechnical Assessment** prepared by a CP Engineer (Geotechnical).

(vi) Any impermeable surface located within 100 metres of a wetland, where stormwater runoff is directed towards the wetland, shall be subject to appropriate stormwater management and **may** require **detention**, in accordance with the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F). The stormwater system shall be designed by a suitably qualified person to ensure that the hydrological function of the wetland remains unchanged.

(vi) Electricity and telecommunications were not a requirement of the subdivision resource consent.

(vii) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for **firefighting purposes** is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

(viii) Habitat Protection: 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) which have the potential to be kiwi predators.

(ix) Planting and Maintenance Programme: The lot owner/s shall be responsible for implementing planting, weed control and pest management in accordance with the Planting, Weed and Pest Management Strategies required by conditions 3(b) and (c) of RC 2090085, within the covenant areas identified on their respective allotment.

Note: Any predator / pest control work carried out is to be done in a manner which will not endanger kiwi.

(x) Re-vegetation and Vegetation Management: The owner of the lot shall not clear, remove, or otherwise deliberately damage any vegetation within the bush protection covenant areas identified on their allotment and labelled 'VA', 'WA', 'WB' and 'X' on Survey Plan DP _____. Any plants that subsequently die, or are removed or damaged, are to be replaced as soon as possible, at least within the next planting season (May to September inclusive).

In summary

The purpose of refreshing the consent notices is primarily to carry forward the existing controls and obligations, while updating references so that they correctly apply to the new allotments, building envelopes and covenant areas created by the subdivision. The underlying environmental, landscape, wastewater, building design and vegetation protection requirements remain substantially unchanged.

The updated wording also provides greater clarity by:

- aligning the building restrictions with the designated building envelopes 'Z', 'ZA' and 'U';
- updating the vegetation and covenant references to correspond with the revised covenant areas shown on the new survey plan;
- ensuring the existing planting, weed control, pest management and vegetation protection obligations continue to apply to the appropriate allotments;
- retaining the existing requirements relating to landscape treatment, wastewater disposal, building appearance, geotechnical assessment and kiwi habitat protection; and
- consolidating the existing requirements into a single, current consent notice framework that accurately reflects the approved subdivision configuration.

Two matters are genuinely new: the inclusion of specific wording addressing firefighting water supply and confirmation that electricity and telecommunications were not requirements of the subdivision consent. The firefighting provision provides an appropriate mechanism to ensure future dwellings have an adequate firefighting water supply, while the electricity and telecommunications provision records the servicing position established through the subdivision consent.

Overall, the exercise is intended to refresh and accurately carry forward the existing consent notice obligations rather than materially alter the environmental protections previously secured, with the only substantive additions being the firefighting water supply and electricity/telecommunications provisions.

PROVISION OF ACCESS

The allotments are provided with direct road frontage and do not rely on a shared Right of Way, with the exception of Lot 1, which has an established Right of Way over adjoining Lot 5 DP 348644. As described under 'Easements', this existing Right of Way would be retained in favour of Lot 1 only, with the rights currently extending to Lots 2 and 3 cancelled insofar as they relate to those lots.

Each lot has an existing vehicle entrance, which would be upgraded as necessary to comply with Council's engineering standards and guidelines 2023.

Lot 2 has its building envelope located at the southernmost extent of the site, directly adjoining Te Kowhai Point Road. This provides for readily achievable access to the building site, with relatively gentle contours and good sight visibility available at the proposed entrance.

The design access serving the building envelope on Lot 3, has approval for the associated earthworks (refer to RC 2260122 LUC), which follows perpendicular to the contour as far as practical to minimise disturbance to stormwater overland flow. The alignment grade is designed to be less than a grade of 1:5 (-20%) to avoid the need for hard surfacing.

To achieve compliant grades, it was necessary for the design to undertake more cut volume than would otherwise be required.

The excavation is outlined on the construction plans and discussed further in the Earthworks component.

Overall, the access locations do not present any unreasonable effects, being something that could in any event readily occur as part of the olive grove management.

EFFECT OF EARTHWORKS AND UTILITIES

The proposed location is secluded therefore the effects in that regard are considered less than minor to this rural situation.

BUILDING LOCATIONS

The proposed building location is not subject to flooding or any identified land instability risks. Consistent with the other approved building envelope, a geotechnical assessment will be required at the building consent stage, and this requirement is reflected in the proposed consent notice schedule.

The building envelopes for Lots 1 and 3 are positioned discreetly within the hillside at a lower contour, avoiding intrusion into the skyline and minimising exposure from public vantage points. Lot 2, while located at a more elevated position, benefits from existing landscape planting that is protected and will continue to mature and strengthen the level of visual screening over time (as determined during its former building envelope approval). Further landscape mitigation will also be required at the building consent stage, when a landscape plan will be prepared to address planting and screening associated with the future dwelling.

Overall, the proposed building envelopes remain visually contained, with the mitigation measures identified through the earlier landscape assessment to be carried through to the future development of the sites. On this basis, any potential adverse landscape and visual effects associated with the proposed building envelopes are considered to be **less than minor**.

The earlier landscape assessment by **Littoralis Landscape Architecture** provides useful context for the proposed approach:

Subject to recommendations for the treatment of driveway embankments and the retention of existing olive trees being followed, the proposed relocated building envelope is significantly superior to that currently consented in terms of avoiding and minimising potential landscape and visual effects. As a result, it is my opinion that the visual impact of the proposed future dwelling within this new building envelope would be less than minor.

While this assessment specifically relates to the relocated building envelope for Lot 1 and does not directly assess the proposed envelopes for Lots 2 and 3, it provides a useful indication of the landscape response achievable through careful siting and mitigation. In particular, Lot 3 is positioned at a similar lower contour to the assessed Lot 1 envelope and is therefore similarly contained within the landform. Its proposed location, together with the opportunity for additional

planting, is considered likely to result in a substantially reduced level of visual effect compared with the building envelope previously consented (being ZA on Lot 2).

The proposal adopts the same underlying mitigation principles identified by Littoralis, including appropriate treatment of driveway and building site areas and the retention of existing vegetation. Rather than relying solely on the retention or extension of olive tree planting, however, it is proposed that a landscape plan be prepared at the building consent stage, identifying additional planting generally within the areas indicated on the Land Use Plan. This will provide an opportunity to respond to the final dwelling design and site works and ensure that landscape mitigation is appropriately integrated with the development.

PRESERVATION AND ENHANCEMENT OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

The proposal does not undermine the existing preservation or enhancement of heritage resources, vegetation, fauna or landscape values. The subdivision has been designed to avoid adverse effects on the existing vegetation and landscape, with no identified adverse effects on existing fauna values.

The proposal also provides for additional protection of two areas identified as **wetlands**, shown as areas '**WD**' and '**WE**' on the scheme plan. These areas will remain protected from development, providing an additional safeguard for their existing ecological and landscape values.

Further enhancement is proposed through additional landscape planting at the future building stage. This planting will provide increased screening and contribute to the ongoing enhancement of vegetation, fauna habitat and landscape values within the site.

Overall, the proposal maintains and, in some respects, enhances the existing environmental values of the property. The effects of the subdivision in relation to the preservation and enhancement of heritage resources, vegetation, fauna and landscape are therefore considered **positive**, with any potential adverse effects considered **less than minor**.

SOIL

The site has historically been utilised for olive production; however, this activity was not sustainable due to the poor soil quality and limited fertility of the land. The underlying soils are classified as **Land Use Capability (LUC) Class 6**, comprising sandy clay and silty clay soils that are slow draining and of inherently low fertility. These characteristics significantly constrain the productive capacity of the land and contributed to the poor performance of olive production, with trees consistently struggling and, in some areas, failing to establish or remain viable.

The site's soil characteristics therefore limit its suitability for intensive horticultural or agricultural production and its ability to support viable and sustainable crop yields. In this context, continued reliance on traditional forms of primary production is not considered a practical or sustainable use of the land. Alternative land uses, including rural-residential development, provide a more appropriate use of the land that recognises its inherent physical limitations while maintaining the wider rural character of the area.

The proposed subdivision and associated building envelopes do not involve the loss of soils of recognised high productive value. In particular, the site does not contain **LUC Class 1-3 soils**, and the proposal therefore avoids the displacement of more productive soils that are better suited to primary production elsewhere in the District. Utilising land with these inherent limitations for rural-residential purposes provides an opportunity to accommodate additional residential development without placing equivalent pressure on land with a greater productive capacity.

Any soil disturbance associated with the future development will be limited principally to the building footprints, access formation and associated site works. These works can be appropriately managed through standard erosion and sediment control measures and good construction practice. Subject to these measures, the proposal is not expected to result in any material adverse effects on soil stability, landform or the wider soil resource.

Overall, the proposal appropriately responds to the physical limitations and productive capacity of the site, with any potential adverse effects on the soil resource considered **less than minor**.

ACCESS TO WATERBODIES

Not applicable.

LAND USE INCOMPATIBILITY

The proposal does not give rise to any significant land use incompatibility with surrounding activities or the established character of the area. The property is located within an established rural environment where a mixture of rural-residential and productive land uses already occurs. The proposed subdivision and associated building envelopes are consistent with this established pattern of land use, particularly when factoring in the adjoining lifestyle subdivision approval on Lot 1 DP 620252.

The site has historically been utilised for olive production; however, as discussed above, the underlying LUC Class 6 soils are of relatively low productive capacity, being slow draining and of limited fertility. The existing olive production has not proved sustainable, with the poor performance of the trees demonstrating the practical limitations of the land for this form of primary production.

The site is therefore not considered to represent a highly productive or strategically important primary production resource where the proposed rural-residential use would create a significant conflict with productive land use.

The proposed building envelopes have also been carefully positioned to avoid creating an undue interface with adjoining rural activities. The development will remain contained within the existing property and will not require the introduction of activities that would constrain or interfere with established neighbouring land uses. There is no identified conflict between the proposed residential occupation and the surrounding rural activities, and the subdivision will not create an expectation that normal rural activities should be restricted or curtailed as a consequence of the development.

Importantly, the proposal does not seek to convert a highly productive agricultural or horticultural resource to residential use. Rather, it provides for a more appropriate use of land whose physical characteristics and demonstrated history of poor productive performance limit its viability for primary production. The additional residential opportunities can therefore be accommodated without creating a meaningful conflict with the productive use of surrounding land.

There are accordingly no identified clashes of interest between the proposed subdivision and existing or anticipated land uses in the surrounding area. The proposal is capable of co-existing with the established rural environment without compromising the ability of neighbouring properties to continue their existing activities.

On this basis, the potential adverse effects arising from land use incompatibility are considered **less than minor**.

PROXIMITY TO AIRPORTS

Not applicable.

NATURAL CHARACTER OF THE COASTAL ENVIRONMENT

As described, the site although in the General Coastal zone, does not have a coastal outlook to be of concern.

The landscape mitigation supports the proposal. There are no issues to warrant further investigation with the effects deemed **less than minor**.

ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE

The sites position predominantly to the north providing good solar gain opportunities.

Overall, the proposal does not undermine the core components of the subdivision assessment parameters, proving to be consistent with their framework.

NATURAL AND PHYSICAL RESOURCES

There is no impact on natural and physical resources.

There is no Department of Conservation administered land within 500-metres of the subject property.

There are no outstanding landscapes within the property.

Earthworks

12.3.6.1.2 EXCAVATION AND/OR FILLING, INCLUDING OBTAINING ROADING MATERIAL BUT EXCLUDING MINING AND QUARRYING, IN THE RURAL LIVING, COASTAL LIVING, SOUTH KERIKERI INLET, GENERAL COASTAL, RECREATIONAL ACTIVITIES, CONSERVATION, WAIMATE NORTH AND POINT VERONICA ZONES

Excavation and/or filling, excluding mining and quarrying, on any site in the Rural Living, Coastal Living, South Kerikeri Inlet Zone, General Coastal, Recreational Activities, Conservation, Waimate North and Point Veronica Zones is permitted, provided that:

(a) it does not exceed 300m³ in any 12 month period per site; and

(b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.

The proposal fails to meet the permitted and restricted discretionary standards due to the cut and fill batters exceeding a height of 1.5-metres and the total cut volume being approximately 1340m³. Maximum cut is 1,340 m³ and fill 106 m³.

Average cut 0.9 m (max 2.6 m); average fill 0.3 m (max 1.3 m).

Batters will not exceed 1V:2H per geotechnical advice.

Access gradients remain <20% and are recessed to reduce visual exposure.

Surplus cut is spread to waste at 0.3 m thickness in designated areas (avoids large stockpiles), then topsoiled and grassed for rapid cover.

This has however been approved under RC 2260122, not to require further assessment. The subdivision activity only requires low impact earthworks to upgrade the entrances.

RESOURCE MANAGEMENT ACT 1991

The proposed subdivision are subject to the provisions of the Resource Management Act 1991, requiring an assessment to demonstrate consistency with the Act and compliance with the relevant objectives, policies, and rules of the District Plan.

SCHEDULE 4

Assessment of the activity against the matters under Part 2 RMA

Part 2 Purpose and Principles

5 Purpose

(1)

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

(2)

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

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

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

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

The application site is an established and highly modified rural property. As described, it has historically been utilised for olive production, although the site has demonstrated limitations for this form of primary production due to its **LUC Class 6 soils**, which are slow draining and of relatively low fertility. The previous olive operation was not sustainable, with poor tree performance and failures demonstrating the practical limitations of the land for productive horticultural use. The proposal therefore does not seek to displace a highly productive agricultural or horticultural resource; rather, it provides for a more appropriate and sustainable use of land that has limited productive capability.

The proposed subdivision enables the landowner to make reasonable and efficient use of the property and provides for additional rural-residential opportunities, thereby contributing to social and economic wellbeing. At the same time, the subdivision has been deliberately configured to recognise and respond to the site's existing environmental characteristics. The building envelopes are contained within appropriate areas of the landform, with the envelopes for Lots 1 and 3 positioned at lower contours to minimise visual prominence, while the more elevated Lot 2 envelope benefits from existing vegetation and landscape screening.

The proposal also provides an opportunity to retain and enhance existing environmental values. Areas identified as wetlands, being areas **'WD'** and **'WE'** shown on the Scheme Plan, will be retained outside the proposed building envelopes. Existing vegetation contributing to landscape and ecological values will be retained, while additional landscape planting will be required at the future building stage. This provides an opportunity for further screening, revegetation and enhancement of habitat and landscape values as the development establishes.

The proposal also appropriately manages the effects associated with future development. Existing access arrangements will be upgraded where necessary to meet Council engineering standards, stormwater will continue to be managed within the existing catchment, and wastewater disposal will be addressed through the existing site-specific investigations and recommendations. The future building stage will also be subject to the identified landscape and servicing requirements, ensuring that the effects of development are appropriately **managed** as each site is developed.

Importantly, the proposal does not compromise the wider rural environment. The surrounding area already contains a pattern of rural-lifestyle development, and the proposed allotments and building envelopes are capable of being absorbed within that defined character. The development does not introduce a land use that would materially conflict with surrounding rural activities, nor does it rely upon or compromise highly productive soils.

The proposal therefore represents an appropriate balance between development and environmental protection and is considered to be consistent with the purpose and principles of **section 5 of the Resource Management Act 1991**.

These outcomes align with the sustainable management purpose by:

- *(a) enabling people and communities to provide for their wellbeing through the productive use of land for residential living;*
- *(b) sustaining and enhancing natural resources through active landscaping and habitat improvements linked to residential use; and*
- *(c) ensuring that any potential adverse effects are sufficiently avoided or mitigated through site design, earthworks management, and ongoing property management.*

Overall, the proposal reflects the essence of sustainable management: it allows the land to be used in a way that achieves economic and social benefit for the landowner and community, while ensuring that the environment is maintained and enhanced for present and future generations.

Matters of national importance

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

Section 6(a) requires the preservation of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins, and their protection from inappropriate subdivision, use and development.

The site is an established, modified rural environment resulting from its historical use for olive production and associated land management. It does not retain a high degree of natural character within the areas proposed for development.

The subdivision has been designed to avoid intrusion into the site's more sensitive natural features. The wetlands identified as **'WD'** and **'WE'** on the Scheme Plan will remain unaffected, and previously established vegetation and habitat protection measures will not be compromised.

The proposed building envelopes are also contained within the existing landform and landscape setting. Their location, together with existing and proposed planting, will limit their visual prominence and assist in maintaining the character of the wider environment.

Accordingly, the proposal does not represent an inappropriate subdivision, use or development for the purposes of section 6(a). It enables reasonable use of an already modified site while avoiding adverse effects on the natural features and values that warrant protection.

Overall, the proposal is considered consistent with **section 6(a)**, with any potential adverse effects on natural character considered **less than minor**.

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

The site is not identified as containing an outstanding natural feature or landscape that would be adversely affected by the proposed subdivision. The property forms part of an established rural landscape that has been modified through its historical use and development, rather than representing an intact or highly natural landscape of outstanding character.

The proposed building envelopes are appropriately contained within the existing landform and are not positioned in a manner that would result in significant visual prominence or intrusion into the surrounding landscape. In particular, the lower-contour positioning of the Lots 1 and 3 envelopes assists in limiting their visibility, while the Lot 2 envelope benefits from existing vegetation and screening.

The proposal therefore does not constitute inappropriate subdivision, use or development in terms of section 6(b). It will not compromise the values or integrity of any outstanding natural feature or landscape, and the proposed development can be accommodated within the established landscape character of the area.

Accordingly, the proposal is considered consistent with **section 6(b)**, with any potential adverse effects on outstanding natural features and landscapes considered **less than minor**.

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

The proposal does not involve the clearance, disturbance or destruction of any identified significant indigenous vegetation or significant habitat of indigenous fauna. Existing areas of ecological value will remain protected, and the subdivision has been configured to avoid these areas.

Accordingly, the proposal will not compromise the protection of significant indigenous vegetation or significant habitats of indigenous fauna and is considered consistent with **section 6(c)**. Any potential adverse effects in relation to this matter are considered **less than minor**.

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

Not applicable.

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

There are no known cultural or ancestral lands within the application site. Local Iwi were consulted during the previous subdivision and support was received. The proposed subdivision does not introduce any increased effects because building envelopes are either approved or were approved, and there is no compromise to natural habitats.

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

There are no known historic heritage sites.

(g) the protection of protected customary rights.

There are no known customary rights to consider.

Section 7 - Other matters

In achieving the purpose of the Act, the matters of particular regard under section 7 have been considered. The proposal is balanced in its design and effects, and accordingly is assessed as adequately upholding these considerations without generating unreasonable adverse outcomes. The subdivision aligns with the intentions of sustainable management, as it expands on its current residential use, which is provided for under the district plan, particularly compared to accommodation style land use activity.

In terms of the specific section 7 matters:

- **(a) Kaitiakitanga / (aa) ethic of stewardship:** The proposal recognises ongoing management responsibilities by ensuring revegetation and environmental enhancement measures established under the subdivision are maintained and not undermined.
- **(b) Efficient use and development of natural and physical resources:** Utilising the allotment for residential occupation represents an efficient and practical use, expanding on its current primary use and those of the wider environment where lifestyle living is a prominent activity.
- **(ba) Efficiency of the end use of energy:** Residential use on the site contributes to efficient land utilisation, with no disproportionate energy demands anticipated.
- **(c) Amenity values:** The design and siting of a future dwelling will maintain amenity values likened to many properties in the wider vicinity, and contribute positively to the character of the site through landscaping and building design guidelines to minimise impacts.
- **(d) Intrinsic values of ecosystems:** Existing ecosystems are already subject to protection and enhancement. No loss of ecological values will occur, and further protection measures are proposed.
- **(f) Quality of the environment:** The proposal does not undermine environmental quality. The subject land comprises a retired olive grove where past plantings failed due to the site's poor soil quality. As such, the land is proven unsuited to horticultural use. Residential occupation however provides an opportunity for improvement, with landscaping and revegetation expected to enhance amenity and ecological values over time, thereby delivering positive environmental outcomes.
- **(g) Finite characteristics of natural and physical resources:** In the context of this site, the finite characteristics principle recognises that land and soil are limited resources which must be managed carefully to ensure they are used efficiently and sustainably. The property has proven to have low productive capacity. This demonstrates that, while land is finite, not all land is equally suited to production or horticultural use.
By continuing residential occupation of the site, the proposal makes efficient use of an allotment that is otherwise unsuited to viable agricultural purposes.
Furthermore, the development allows for landscape improvements, planting, and ecological enhancement, ensuring that the finite natural resources present on the site are not further degraded but instead enhanced over time.
- **(i) Effects of climate change:** The location away from the coastal influences avoids risk of exposure to sea-level rise or coastal hazards, ensuring resilience to climate change effects.
- **(j) Renewable energy benefits:** While not directly applicable, the proposal does not preclude the use of renewable energy systems by the future landowner.

Overall, the proposal represents a considered and appropriate use of the land, consistent with the ethic of stewardship, efficient land use, and the security of environmental quality. The activity therefore supports the sustainable management purpose of the Act while aligning with the policy outcomes of the General Coastal Zone.

Treaty of Waitangi

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

The proposal is not considered to contradict the Treaty of Waitangi's interpretations.

Assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b)

Section 104(1)(b)
any relevant provisions of—

- (i) a national environmental standard;
- (ii) other regulations;
- (iii) a national policy statement;
- (iv) a New Zealand coastal policy statement;
- (v) a regional policy statement or proposed regional policy statement;
- (vi) a plan or proposed plan;

With the addition of another residential unit, the proposal effectively expands on the existing use of the site. This results in a consistent and balanced level of effects, and having considered both the actual and potential effects, the proposal does not detract from the intentions of the Coastal or Regional Policy Statements. Rather, it remains consistent with their objectives in providing for appropriate use while maintaining environmental outcomes.

In relation to national direction:

- *National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS):*
A Preliminary Site Investigation (PSI), attached, confirmed that the former olive grove was not subject to any HAIL activities, despite its orchard-based use. No further investigation or remediation was required.
- *National Policy Statement for Highly Productive Land 2022 (NPS-HPL):*
The property does not exhibit Class 1, 2, or 3 soils and therefore does not meet the definition of Highly Productive Land. The NPS-HPL is not engaged.
- *National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB):*
The proposal does not have any impact on areas of indigenous biodiversity or related environmental components.
- *National Environmental Standards for Freshwater Regulations 2020 (NES-F):*
The proposal does not affect freshwater environments or associated values, and therefore no implications arise under the NES-F.

An application must also include an assessment of the activity's effects on the environment that –

- (a) *includes the information required by clause 6*
- (b) *address the matters specified in clause 7; and*
- (c) *includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*

CLAUSE 6

(1) An assessment of the activity's effects on the environmental must include the following information:

- (a) *if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:*

An appropriate comparison can be drawn to an existing residential development on the site within the area defined by Covenant "Z." This established building envelope is of a similar scale and capacity to the proposed envelope, and the as-built situation demonstrates that no significant adverse effects have arisen from its occupation. The existing dwelling has been successfully integrated into the landscape without adverse effects on visual amenity, ecological values, or stormwater management.

It is therefore reasonable to conclude that, by adopting similar siting and design principles, the proposed building envelope will achieve a comparable environmental outcome. The proposal does not necessitate consideration of alternative locations or methods, as the selected site is suitable and avoids the potential for adverse effects.

Accordingly, no significant environmental concerns are anticipated.

(b) *an assessment of the actual or potential effects on the environment of the activity.*

The actual and potential effects of the proposal have been carefully considered and are assessed as being less than minor. The site has already been modified through its former use as an olive grove, and no sensitive ecological or natural features will be adversely affected. The proposed building envelopes are located within a contained part of the property, well separated from neighbouring residences and screened by existing vegetation, thereby avoiding adverse effects on visual amenity, privacy, or outlook.

Stormwater will remain within the natural catchment and can be managed effectively on site without risk to downstream properties or water quality. Noise and construction-related disturbance will be short-term and typical of residential development.

Overall, the proposal achieves an appropriate balance between enabling residential use of the site and safeguarding environmental values, with any effects being less than minor.

(c) *if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.*

Not applicable.

(d) *if the activity includes the discharge of any contaminants, a description of –*

- (i) *the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
- (ii) *any possible alternative methods of discharge, including discharge into any other receiving environment;*

Not applicable.

(e) *a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects:*

Silt control has been approved as part of the land use activity for earthworks.

(f) *identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:*

The proposal has been assessed as generating effects that are less than minor. As such, there are no persons considered to be adversely affected to a degree that would warrant targeted consultation. The site is well separated from neighbouring dwellings, with existing vegetation and topography providing effective screening. The access is contained within the property boundaries and does not impact on adjoining landowners.

Accordingly, no parties are identified as being directly affected, and no consultation has been required or undertaken.

(g) *if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*

No monitoring necessary.

(h) *if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).*

No concern.

(2)

A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

The application site in respect to the proposal at hand does not constitute the need for any further investigations.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

(1) An assessment of an activity's effects on the environment must address the following matters:

(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

The proposal is not expected to result in any adverse effects on the neighbourhood or wider community. The site is contained within an already modified landscape and is well separated from neighbouring dwellings, ensuring no loss of amenity, privacy, or outlook for adjoining properties.

At a community level, the addition of a residential unit represents a positive social and economic contribution by supporting housing supply, enabling efficient use of land. No cultural sites, features, or values are identified.

Overall, the activity is able to integrate into the surrounding environment, with positive social, and economic effects.

(b) any physical effects on the locality, including any landscape, and visual effects.

The proposal will not give rise to significant physical effects on the locality. The building envelope is located where surrounding topography and established plantings, and olive trees provide natural screening. As a result, visibility from neighbouring properties and the wider environment will be minimal.

Once established, landscaping associated with the residential use will further integrate the development into the environment.

Overall, landscape and visual effects are considered to be **less than minor**, with the proposal complementing the existing modified character of the site rather than detracting from the natural or visual qualities of the wider locality.

(c) Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

There is no habitat disturbance.

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:

The values outlined are not seen to be depleted in this instance.

- (e) *any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:*

There is none. Effluent is controlled in accordance with TP-58 standards.

- (f) *any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.*

To the best of our knowledge there are no concerns.

The proposal reflects a **sustainable use** of an already modified site, where the poor productive capacity of the underlying soils limits its suitability for intensive horticultural or agricultural activities. The proposed increase in residential occupation provides an opportunity for the site to be more actively managed, with landscaping, revegetation and ongoing stewardship contributing to improved amenity and ecological values over time.

Importantly, the subdivision will distribute the ongoing stewardship and management of the property across three landowners. This provides greater opportunity for regular maintenance, planting, weed control and general land management, increasing the practical capacity to achieve and maintain the environmental outcomes anticipated for the site.

The building envelopes and accesses are designed to be low impact, recessed into the landform and supported by erosion and stormwater controls, ensuring that physical effects remain less than minor. Importantly, the proposal aligns with national and regional policy by avoiding highly productive soils and biodiversity, and ensuring resilience to climate change risks. Taken together, the activity upholds the purpose and principles of the Resource Management Act 1991 by balancing environmental protection with efficient and appropriate land use that contributes to social and economic wellbeing.

Coastal Policy Statement

Although the site has limited direct coastal influence, the following provisions of the New Zealand Coastal Policy Statement are considered relevant and have been assessed in support of the proposed activity:

Policy 3 Precautionary approach

- (1) *Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood but potentially significantly adverse.*

The proposed activity does not trigger the need for a precautionary approach, as its effects are well understood and not associated with uncertainty or potentially significant adverse impacts on the coastal environment. The siting of the building envelopes, the scale of development, and the associated land use are all consistent with zone expectations and do not present unknown or untested risks.

Policy 6(1) Activities in the coastal environment

- (f) *consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable.*

- (i) *set back development from the coastal marine area...*

The application site and future development are not considered to generate adverse effects on the coastal environment, when assessed in the context of the existing landscape character. The locality is already characterised by a pattern of rural residential development, with allotments geared for lifestyle living at areas much small (2ha – 4ha refer to DP 193094 located to the south).

The proposal is consistent with this established environment, maintaining and reinforcing the existing character rather than creating a new or discordant built form.

Policy 13 Preservation of natural character

- (1) *Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:*
 (g) *a range of natural character from pristine to modified*

The subject vicinity and immediate coastal environment are already highly modified and therefore do not represent a pristine or natural character by definition.

Policy 23 Discharge of contaminants

- (4) *In managed discharges of stormwater take steps to avoid adverse effects of the stormwater discharge to water in the coastal environment, on a catchment-by-catchment basis, by*
 (a) *avoiding where practicable and otherwise remedying cross contamination of sewerage and stormwater systems.*

- (c) *promoting integrated management of catchments and stormwater networks*

The proposed activity has been designed to align as far as practical with the natural stormwater catchment flow patterns. Stormwater runoff will remain within the existing discharge points within the established gully system and lower pond, thereby limiting any diversion of flows.

Stormwater management measures will be incorporated into the access formation and building platform design, including swales, rock protection dispersal outlets. These measures provide both hydraulic efficiency and erosion control, ensuring the stormwater system is resilient to peak rainfall events.

Objective 6

To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use and development recognising that: The protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits.

The proposal upholds this principle by recognising that the land's limited productive capacity and physical constraints restrict its viability for traditional farming or horticultural use. Previous land uses, including radiata pine and olive production, have proven unsustainable, demonstrating the need to consider alternative forms of utilisation that better align with the site's capability.

By providing for a controlled building environment within **defined building envelopes**, the proposal enables people and the community to meet their social, economic and cultural wellbeing through the provision of housing and lifestyle opportunities, while still respecting the wider coastal environment. The building envelopes provide more than simply a preferred location for future dwellings; they establish a **defined and enforceable development footprint** within

each allotment, preventing buildings and associated development from being dispersed across the wider property or progressively extending into areas intended to remain undeveloped.

This provides greater certainty over the long-term pattern of development and ensures that the balance of each allotment remains available for rural use, open space, vegetation and environmental management. It also provides a clear distinction between the areas intended for residential occupation and those areas where the existing landscape and environmental values are to be retained. The controls therefore allow residential use to occur without creating an unrestricted opportunity for incremental development across the property.

The activity demonstrates that protection of the coastal environment does not equate to sterilisation of land use. Rather, it provides a **balanced and contained form of development**, enabling appropriate housing opportunities on land with limited productive capability, while safeguarding the environmental qualities, landscape character and amenity values that the Resource Management Act 1991 seeks to uphold.

Particular issues outlined in the coastal policy statement include:

- *Continuing decline in species, habitats and ecosystems in the coastal environment;*
- *Poor and declining coastal water quality in many areas as a consequence of point and diffuse sources of contamination, including stormwater and wastewater discharges;*
- *Continuing coastal erosion and other natural hazards that will be exacerbated by climate change and which will increasingly threaten existing infrastructure, public access and other coastal values as well as private property;*

The proposal does not undermine the core issues surrounding the coastal environment and overall is of acceptable proportions and integrity to comfortably align with the Coastal Policy Statement.

Northland Regional Policy Statement

The Northland Regional Policy Statement presents foundation development guidelines for the northland region.

PART 3: OBJECTIVES

3.4 Indigenous ecosystems and biodiversity

Safeguard Northland's ecological integrity by:

- a) Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and*
- c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.*

The site contains a modified central stormwater gully that is well vegetated with indigenous vegetation. The established vegetation assists in stabilising the gully and reducing the potential for soil and sediment mobilisation. The gully forms part of the existing drainage pattern and conveys stormwater to the existing man-made dam.

The modified gully is identified as a wetland on the NRC mapping. To minimise any potential effects on this feature, stormwater from the access carriageway will, as far as practicable, follow the existing natural contours and drainage pattern, rather than being diverted through cutoff drains or piped networks.

Similarly, overflow from water storage tanks will be discharged through spreader devices to provide controlled and even dispersal within the same catchment from which the water is collected. This approach avoids unnecessary concentration or diversion of flows and assists in maintaining the existing hydrological characteristics of the site.

In addition, a consent notice requirement is proposed to ensure that stormwater effects associated with future development are appropriately assessed and managed if required. Namely for any impermeable surface located within 100 metres of a wetland, where stormwater runoff is directed towards the wetland, will be subject to appropriate stormwater management. This provides an appropriate mechanism to address the scale and nature of future development while ensuring that stormwater management is proportionate to the actual catchment and potential effects.

No indigenous vegetation is proposed to be removed as part of the subdivision or future development. The building envelopes and associated works have been carefully located to avoid unnecessary disturbance to existing vegetation and natural features.

Additional planting proposed at the building consent stage will further strengthen vegetation cover and ecological connectivity across the site. This will provide additional food and shelter for indigenous fauna, reinforce the established landscape character and progressively improve habitat values. The planting strategy therefore not only assists in mitigating potential effects associated with future development, but also provides an opportunity to enhance the site's ecological resilience and biodiversity values over time.

6.1.1 Policy – Regional and district plans

Regional and district plans shall:

- (a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;*
- (b) Be as consistent as possible;*
- (c) Be as simple as possible;*
- (d) Use or support good management practices;*
- (e) Minimise compliance costs and enable audited self-management where it is efficient and effective;*
- (f) Enable subdivision, use and development that accords with the Regional Policy Statement; and*
- (g) Focus on effects and where suitable use performance standards.*

The activity is small-scale absent of any adverse effects on natural vegetation or waterways.

The proposal is not seen to clash with the Regional Policy Statement and therefore should be assessed under Resource Consent on an enabling basis.

Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which:

- (a) Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;*

5.1.1 Policy – Planned and coordinated development

Part A) Regional form and development guidelines

New subdivision, use and development should:

- (a) Demonstrate access to a secure supply of water;*

No concern, the roof surface areas will support the catchment for potable water supplies. The ponds provide private irrigation water.

(b) Demonstrate presence or capacity or feasibility for effective wastewater treatment;

There is ample area for onsite effluent disposal without concern.

(c) If of an urban or residential nature connect well with existing development and make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield (undeveloped) areas;

This is not urban or residential.

(d) If of an urban or residential nature provide, where possible, opportunities to access a range of transport modes;

Not applicable.

(e) If of a community-scale, encourage flexible, affordable and adaptable social infrastructure that is well located and accessible in relation to residential development, public transport services and other development;

Not applicable.

(f) Recognise the importance of and provide for parks, in regards to medium and large-scale residential and residential / mixed use development.

Not applicable.

(g) If of a residential nature be, wherever possible, located close to or sited in a manner that is accessible to a broad range of social infrastructure;

Not applicable.

(h) Be directed away from regionally significant mineral resources and setback from their access routes to avoid reverse sensitivity effects;

There are no known nearby regionally significant mineral resources.

(i) Be designed, located and sited to avoid adverse effects on energy transmission corridors and consented or designated renewable energy generation sites (refer to 'Regional form and infrastructure' for more details and guidance);

There are no subject energy transmission corridors, or renewable energy sites.

(j) Be designed, located and cited to avoid significant adverse effects on transportation corridors and consented or designated transport corridors;

There are no known adverse effects on transportation corridors.

(k) Be directed away from 10-year and 100-year flood areas and high risk coastal hazard areas (refer to 'Natural hazards' for more details and guidance);

There are no flooding areas or high-risk coastal hazards on site.

(l) Seek to maintain or improve outstanding landscape and natural character values and provide for the protection of significant historic and cultural heritage from inappropriate subdivision, use and development (refer to 'Land, Water and Common Resources' for more details and guidance);

There are no outstanding landscapes.

(m) Protect significant ecological areas and species, and where possible enhance indigenous biological diversity (refer to 'Maintaining and enhancing indigenous ecosystems and species' for more details and guidance);

There is no impact on significant ecological areas. The central gully is already well planted, creating its own habitat, and the increase in stormwater discharge post development is not seen to significantly alter the hydrological function.

(n) Maintain and improve public access to and along the coastal marine area, lakes and rivers;

Not applicable.

(o) Avoid or mitigate adverse effects on natural hydrological characteristics and processes (including aquifer recharge), soil stability, water quality and aquatic ecosystems, including through low impact design methods where appropriate;

No concerns.

(p) Adopt, where appropriate, sustainable design technologies such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater storage and grey water recycling techniques;

These design technologies are under consideration during the building stages, and at this point rainwater collection and stormwater dispersal through on-site methods remain the confirmed approach.

(q) Be designed to allow adaptation to the projected effects

No concern.

(r) Consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to the site of development;

Tangata whenua place importance on the protection of waterways and water quality, and the proposal is not considered to adversely affect these values. The proposed stormwater management measures, including the protection of the wetland and management of future stormwater discharge, support the maintenance of existing water quality and hydrological function.

(s) Encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods);

No concern.

(t) Take into account adopted regional / sub-regional growth strategies;

No concern.

(u) Where appropriate, encourage housing choice and business opportunities, particularly within urban areas.

Lifestyle allotments are an important component of the rural and coastal environment, offering opportunities for low-density living that complements the natural character of the area.

Introducing additional homes attract skilled professionals, business owners, and semi-retired residents who often bring external income streams, invest in local services, and support trades, consultants, and suppliers during construction and ongoing property maintenance.

(b) Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;

Not applicable.

(c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;

The very nature of the wider environment is certainly diverse and has proven over many years to form a well-integrated community with no conflicting effects.

(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;

No concerns.

(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;

The proposed subdivision does not materially alter the established pattern of development, including subdivision already consented within the surrounding area. It is consistent with the existing character, scale and established expectations of the locality.

(f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and

No concern, there is no reduction to soil-based primary production.

(g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.

The proposal will not diminish the existing sense of place; rather, it reinforces and builds upon the established character of the area. By directing residential development to land with poor soil quality, the proposal protects the region's highly productive land resource through providing additional housing opportunities in appropriate locations. The site sits within a defined rural-lifestyle environment already characterised by similar style allotments, architecturally designed dwellings, and integration with natural features and landscaping.

The proposal is consistent with this established pattern, maintaining the locality's distinctive rural-lifestyle identity. In doing so, the subdivision contributes positively to the area's sense of place and enhances visual coherence within the surrounding environment.

(h) Is or will be serviced by necessary infrastructure.

The site is serviced with all necessary infrastructure.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2022

Highly productive land is to be protected for use in land based primary production, both now and for future generations, and is to be recognised as a resource with finite characteristics and long term values for land based primary production.

1.3 Interpretation

Highly productive land – means land that has been mapped in accordance with clause 3.4 and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land).

The site does not have highly productive class 1 – 3 soils.

NATIONAL POLICY STATEMENT For Freshwater Management 2020

Part 1

1.3 Fundamental concept – Te Mana o te Wai

(1) Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

Objectives and Policies

2.1

The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that priorities:

- (a) first, the health and wellbeing of water bodies and freshwater ecosystems*
- (b) second, the health needs of people (such as drinking water)*
- (c) third, the ability of people and communities to provide for their social, economic and cultural wellbeing, now and in the future.*

2.2

Policy 3

Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.

Policy 4

Freshwater is managed as part of New Zealand's integrated response to climate change.

Policy 6

There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration promoted.

Policy 9

The habitats of indigenous freshwater species are protected.

3.5 Integrated management

(1) Adopting an integrated approach ki uta ki tai, as required by Te Mana o te Wai, requires that local authorities must:

- (a) recognise the interconnectedness of the whole environment, from the mountains and lakes, down the rivers to lagoons, estuaries and to the sea.*
- (b) recognise interactions between freshwater, land, water bodies, ecosystems, and receiving environments.*
- (c) manage freshwater, and land use and development, in catchments in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effect on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.*
- (d) Encourage the co-ordination and sequencing of regional or urban growth.*

The national policy statement presents strong incentives for development to 'avoid' actual or potential effects that would compromise wetlands, or the natural components linked to waterways.

It is been described that the central watercourse defines a well vegetated overland flowpath, with stabilised base that reduces the impacts associated with sediment dislodgement, and encourages stormwater absorption during a storms inception.

The applicant has offered to include a sediment control in accordance with GD05, during construction of the access, as approved.

The site's natural topography, along with existing vegetated stormwater pathways, continues to support effective runoff management by emulating natural hydrological processes. This approach is consistent with low-impact design principles.

The wetland within the site has historically been modified to include two manmade ponds, which now plays a key role in the local drainage system. Where future impermeable surfaces locate

within 100m of any wetland, and discharge into the wetland, appropriate stormwater management would be required.

The proposal therefore presents a low-impact risk to those vulnerable components described within the Freshwater Policy.

PROPOSED DISTRICT PLAN

The property is zoned Rural Production under the provisions of the Proposed District Plan and is not influenced by any overlays.

Overview

The Rural Production zone is the largest zone in the district and accounts for approximately 65% of all land. The Rural Production zone is a dynamic environment, influenced by changing farming and forestry practices and by a wide range of productive activities.

Rural land is an important resource as it underpins the social, economic and cultural well-being of the Far North District. The historic fragmentation of rural land has undermined the integrity of the rural environment and its ability to function for its intended purpose. It is important to protect this finite resource from inappropriate land use and subdivision to ensure it can be used for its primary purpose. In particular, primary production activities should be able to operate without experiencing reverse sensitivity effects based on complaints about noise, dust, heavy traffic and light spill (which may be temporary or seasonal in nature) that should be anticipated and tolerated in a rural environment.

While the Rural Production Zone seeks to protect productive rural land from inappropriate fragmentation, it also recognises that rural environments are diverse and include existing rural residential patterns. The efficient use of land can be appropriate where subdivision reflects the existing characteristics of the site, does not compromise versatile soils or significant natural values, and avoids creating additional conflicts with surrounding rural activities.

In this instance, the proposal does not represent further fragmentation of productive land for the purpose of establishing new rural lifestyle development. The subdivision reflects the existing pattern of occupation regarding currently or formerly approved building envelope.

Rural land also needs to remain economically and socially viable. Where land is physically separated from larger farming operations, constrained by existing development, or not well suited to productive use, recognising established land uses can contribute to the ongoing utilisation and sustainability of the rural environment.

Accordingly, the proposal is considered to represent an appropriate form of subdivision within the Rural Production Zone, recognising the existing characteristics of the site while maintaining the ability of surrounding rural land to continue operating for productive purposes.

Objectives

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

There is no likely change to the production use given the property is already lifestyle based and unsuited to production based use.

RPROZO3 *Land use and subdivision in the Rural Production zone:*

a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;

No concern.

b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;

The immediate environment presents no unreasonable reverse sensitivity effects to suggest the need for mitigation.

c. does not compromise the use of land for farming activities, particularly on highly productive land;

The existing mix of lifestyle and rural production within the wider environment is testament that rural activities and lifestyle living are compatible under the right conditions. The subdivision expands on this theme without cause to incompatibility issues.

d. does not exacerbate any natural hazards;

The subdivision does not exacerbate any natural hazards.

e. is able to be serviced by on-site infrastructure.

Typical rural infrastructure and services are accessible.

RPROZO4 *The rural character and amenity associated with a rural working environment is maintained.*

The rural character and amenity of this environment is undoubtedly supportive of lifestyle-based activity, and the subdivision accordingly promotes this existing theme.

Policies

RPROZP5

Avoid land use that:

a. is incompatible with the purpose, character and amenity of the Rural Production zone;

b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;

c. would result in the loss of productive capacity of highly productive land;

d. would exacerbate natural hazards; and

e. cannot provide appropriate on-site infrastructure.

The proposal is considered to uphold (a – e).

RPROZP6

Avoid subdivision that:

- a. results in the loss of highly productive land for use by farming activities;*

The proposal does not result in the loss of highly productive land.

b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account:

- 1. the type of farming proposed; and*

Each proposed allotment retains sufficient land to support small-scale hobby farming, productive gardens and home-grown produce, providing opportunities for a more diverse and productive use of land that would otherwise remain largely underutilised.

2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.

Not applicable.

SUBDIVISION

Objectives

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

- a. achieves the objectives of each relevant zone, overlays and district wide provisions;*

The sites unique environment is considered to adequately uphold relevant zone objectives.

- b. contributes to the local character and sense of place;*

The character and sense of place is set, and the proposal is consistent with this theme.

- c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;*

As described the rural character defines an absolute lifestyle base and the proposal is consistent with this theme, without introducing any reverse sensitivity effects.

- d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;*

In this particular case, the property and surrounding land use activities do not align with highly productive land operations.

e. does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and

No concerns.

f. manages adverse effects on the environment.

The proposal offers management techniques though implementation of consent notice.

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

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

The proposal is considered to accord with these parameters.

SUB-R3 Subdivision of land to create a new allotment.

Activity status where compliance not achieved with CON-2: **Discretionary**

Where:

DIS-1

- 1. compliance with SUB-S1 Minimum allotment sizes - controlled activity is not achieved, but discretionary activity achieved.

Activity status where compliance not achieved with DIS-1: **Non-complying**

SUB-S1 Minimum allotment sizes

Rural Production 40ha (Controlled) or **8ha** (discretionary)

SUB-R6 Environmental benefit subdivision

Restricted Discretionary Activity

Table 1

<i>Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title</i>	<i>Maximum Number of additional lots that can be created on an individual Record of Title</i>
<i>Greater than 4ha – less than 10ha</i>	<i>1</i>
<i>Greater than 10ha – less than 20ha</i>	<i>2</i>
<i>Greater than 20ha</i>	<i>3</i>

Total area of natural wetland to be legally protected on an individual Record of Title

Table 2

<i>Total area of natural wetland to be legally protected on an individual Record of Title</i>	<i>Maximum Number of additional lots that can be created on an individual Record of Title</i>
<i>Greater than 0.5ha – less than 1ha</i>	<i>1</i>

<i>Greater than 1ha – less than 2ha</i>	<i>2</i>
<i>Greater than 2ha</i>	<i>3</i>

The principal watercourse traversing the subject property is identified as a wetland on the NRC mapping. When the smaller tributary wetland areas identified as 'WD' and 'WE' are included, the total area of mapped wetland on the property is approximately **3.5 ha**.

Accordingly, the wetland area exceeds the **2 ha** threshold identified in Table 2 and provides for a maximum of **three additional lots**, subject to the associated requirements for the wetland area to be legally protected.

The proposed subdivision therefore remains within the maximum number of additional allotments contemplated by the applicable provision.

The applicant however does not present the application on the basis of subdividing under the environmental benefit rule, and therefore the proposal aligns under the proposed district plan as a **non-complying activity** that upholds the objectives and policies of rural production environment and subdivision chapter.

DISTRICT WIDE – Other Matters

SUB-S3 Water supply

As described under the operative plan assessment there is no concern.

SUB-S4 Stormwater management

- All allotments shall be provided, within their site area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impermeable surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties.
- The primary stormwater system is capable of conveying 10% AEP design storm events without surcharge;
- The secondary stormwater system is capable of conveying the 1% AEP storm event within a defined path and without causing undue risk or damage to persons or property;
- The stormwater system will not connect or be able to overflow to the wastewater network.
- The primary, secondary and attenuation systems where required in the future would be designed to accommodate an additional 20% for climate change. This is a standard engineering requirement.

c)

All existing impermeable surfaces are lawfully established under approved building consents, therefore no intervention by way of attenuation is necessary on Lot 1.

- The stormwater system is designed and constructed for an asset life of at least 50 years.

As described under the operative plan assessment there is no concern.

RLZ-R2 Impermeable surface coverage

PER-1

*The impermeable surface coverage of any site is no more than **12.5%** or 2,500m², which ever is lesser.*

Complies.

There are no new stormwater effects to trigger these matters.

SUB-S5 Wastewater disposal

- *Where a connection to Council owned reticulated wastewater scheme is available, all allotments must connect; and*
- *Where connection is not available, all allotments shall be provided with a means of collecting, treating and disposing of wastewater within the site area of the allotment.*

As described under the operative plan assessment there is no concern.

SUB-S6 Telecommunications and power supply

Every new allotment (excluding any allotments for access, roads, network utilities or reserves) shall be provided with a connection, or easements to secure connection, to:

- 1. A reticulated electricity supply system at the boundary of the new allotment; and*
- 2. Telecommunications services at the boundary of the new allotment, provided by:*

As described under the operative plan assessment there is no concern.

SUB-S7 Easements for any purpose

Easements are outlined on the scheme plan.

Refer to Operative plan assessment.

SUB-S8 Esplanades

Any subdivision involving the creation of one or more allotments less than 4ha which adjoins MHWS or bank of river whose average width of 3m or more, or a lake greater than 8ha.

Not applicable.

TRANSPORTATION

The transport network is largely a physical resource, comprised of assets such as roads and rail corridors, but also walking and cycleways, parking facilities and public transport services. The predominant mode of transport across the district is the private motor vehicle as there is limited public transport available. This can create pressures on the transportation network, including increasing demand for car parking in the town centres.

Under the transportation assessment, the applicant seeks a dispensation to not form a passing bay, and offers road to vest where Hapura Road carriageway encroaches across the boundary.

Property Access

Lots 1 - 3 utilise existing lawfully established entrances onto legal Road and Rights of Way.

TRAFFIC INTENSITY

This rule only applies when establishing a new activity or changing an activity on a site.

The Traffic Intensity Factor for a site in this zone is 20 daily one way movements.

Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt.

Traffic occurs from single residential units and therefore all are exempt.

TRAN-R1 PARKING

No concern.

PER-1

With the exception of PER-2, parking spaces and loading spaces are located on site and they shall not be located over any footpaths, access, manoeuvring, or outdoor living areas.

Complies.

PER-2

Stacked parking is permitted for one of two spaces associated with a specific residential unit, and may include a parking space on the access in front of a garage or carport.

Complies.

PER-3

Parking spaces and loading spaces are permanently marked or delineated, except when they are:
- associated with a residential unit which is not a multi-unit development; or
- associated with the fuel refill and pumps at service stations.

Complies.

PER-4

All parking and loading spaces comply with: TRAN-S1 Requirements for parking.

Complies.

TRAN-S1 Requirements for parking

All zones

1) The minimum number of on-site bicycle spaces are provided for each activity in accordance with TRAN-Table 1 - Minimum number of bicycle parking spaces

No concern.

2) The minimum number of accessible car parking spaces must be provided in accordance with TRAN-Table 2 - Minimum number of accessible car parking spaces and TRAN-Table 3 - Theoretical parking demand factor;

Residential unit 1 per unit

Complies.

3) Loading spaces for commercial activities, offices, industrial activities, commercial service activities, hospital activities, and educational facilities are provided on site in accordance with TRAN-Table 4 - Minimum on-site loading bay requirements;

Not applicable.

4) End-of-trip facilities for commercial activities, offices, industrial activities, commercial service activities, hospital activities and educational facilities are provided for staff use in accordance with TRAN-Table 5 - End of trip facility requirements;

Not applicable.

5) All on-site car parking and manoeuvring areas are provided in accordance with TRAN-Table 6 - Parking and manoeuvring dimensions; and

Complies.

6) If any activity is not represented within TRAN-Table 1 - Minimum number of bicycle parking spaces then the activity closest in nature to the proposed activity shall apply, provided that where there are two or more similar activities in the table, the activity with the higher bicycle parking rate shall apply.

No concern.

7) Short stay bicycle parking spaces required under TRAN-Table 1 shall:

Be clearly visible or signposted.

Be located within 30m of public entrances to the activity.

Consist of stands that are securely attached to an immovable object such as a wall or the ground.

Not applicable.

8) Long stay bicycle parking spaces required under TRAN-Table 1 shall be undercover and secure from theft.

Not applicable

ACCESS

TRAN-R2

New or altered vehicle crossings and access, including private accessways (excluding access from a State Highway or Limited Access Road)

NOTE:

Altered includes, but is not limited to, any widening, narrowing, gradient changing, redesigning, change in use, and relocating of a vehicle crossing or accessway, but excludes resurfacing.

Where:

PER-1

A private accessway serves a maximum of 8 allotments.

Complies.

PER-2

Where access is required for 9 or more allotments, access shall be by public road.

Not applicable.

PER-3

The vehicle crossing is not off a road classified arterial as shown on the Transport Network Hierarchy layer.

Not applicable.

PER-4

Any vehicle crossings that are no longer required must be reinstated to match the existing footpath and kerbing, or the shoulder and berm are reinstated where there is no footpath or kerbing, with all works to be undertaken as per any required traffic management plan and corridor access request.

Crossings are required.

PER-5

Private accessways shall be designed and constructed in accordance with TRAN-Table 10 - Requirements for private accessways.

There are no proposed shared access arrangements.

The minimum carriageway width 3.0m, which complies for 1 user.

Future driveway to Lots 2 & 3 are able to achieve gradients from the road boundary compliant with 12.5% maximum limits.

PER-6

Vehicle crossings and private accessways shall be designed and constructed in accordance with TRAN-Table 11 – Sealing requirements for vehicle crossings and private accessways.

This would be subject to consent conditions.

PER-7

*The vehicle crossing, access, or private accessway complies with standards:
TRAN-S2 Requirements for vehicle crossings; and
TRAN-S2 Requirements for vehicle crossings*

TRAN-S2 Requirement for Vehicle Crossing

1) No more than the maximum number of vehicle crossings shall be provided per frontage in accordance with TRAN-Table 7 - Maximum number of vehicle crossings per frontage;

Lot 1 has a >500m frontage, which would allow for 3 entrances.

Lot 2 has a >200m frontage, which would allow for 3 entrances.

No new entrances are proposed. Existing entrance are to be upgraded.

2) New vehicle crossings shall be located at least 8m from a dedicated pedestrian crossing facility;

There are no new crossings.

3) Where a site has frontage to more than one road, the vehicle crossing(s) shall be provided onto the road that has the lower road classification;

Not applicable.

4) New vehicle crossings shall meet the minimum separation distance requirements from intersections as set out in TRAN-Table 8 - Minimum distance of vehicle crossings from intersections; and

No concern.

5) New vehicle crossings shall be located to meet the minimum sight distance requirements as set out in TRAN-Table 9 - Minimum sight distances for vehicle crossings.

The crossing exists. No new crossing.

TRAN-S3 Requirements for passing bays.

Not applicable.

NOTE:

Fire and Emergency New Zealand publishes guidance in the context of Building Code requirements.

No concern.

TRAN-R3 Design and location of pedestrian access for allotments where vehicle access is not provided

All zones

PER-1

Where the pedestrian access serves one allotment and no vehicle access is provided, pedestrian access must be provided that:

- Has a surface treatment that is firm, stable and slip-resistant in any weather conditions; and
- Provides direct and continuous access to the buildings from a public footpath.

Not applicable.

PER-2

Where 2 or more allotments require shared access and no vehicle access is provided, pedestrian access must be provided that:

- Meets the requirements in PER-1;
- Has a minimum formed width of 1.8m along its full length;
- Is free from permanent obstructions and have a clear height of at least 2.1m and a clear width of at least 3m.

Not applicable.

TRAN-R4 - TRAN-R13

Not applicable.

Overall, the proposed subdivision utilises established and lawful access arrangements and does not require the creation of new vehicle crossings or shared access arrangements. Each rural lot has a traffic movement entitlement of 60 one-way movements per day. As each proposed allotment is confined to a single building envelope and will accommodate only one residential unit, generating approximately 10 one-way movements per day, the resulting traffic generation across the three proposed lots would be 30 one-way movements per day in total, being half that typically permitted.

Existing entrances will be upgraded as necessary to meet the applicable Council engineering and standards. The proposed residential use has sufficient space available within each allotment to accommodate on-site parking and manoeuvring.

The proposal therefore represents a relatively low-intensity use of the existing road network and will not create any significant transportation effects or require material changes to the surrounding road infrastructure. Any necessary access upgrades or sealing requirements can be addressed through consent conditions. Accordingly, the transportation effects of the proposal are considered **less than minor**.

CONCLUSION

The proposal has been assessed against the relevant provisions of the Operative (Transitional) Far North District Plan, the Proposed District Plan and the Resource Management Act 1991 (RMA). Under the District Plans, the subdivision is classified as a non-complying activity. While the environmental benefit subdivision provisions provide relevant supporting context, the applicant does not rely on these provisions as the basis for the application. Notwithstanding its activity status, the proposal is considered to be consistent with and supportive of the relevant objectives and policies of the Zone and Subdivision chapters.

Future development is contained within defined building envelopes, which assists in managing landscape, visual, servicing and environmental effects. The envelopes have been positioned to work with the existing landform, with existing vegetation providing further screening.

The application also rationalises the existing legal arrangements associated with the property. The existing consent notices are proposed to be cancelled and replaced with a consolidated consent notice reflecting the new three-lot configuration, carrying forward the relevant existing controls and introducing additional requirements where necessary.

Similarly, the existing easement and access rights are rationalised so that rights no longer required by Lots 2 and 3 are cancelled insofar as they relate to those allotments, while the necessary access rights for Lot 1 are retained. These changes ensure that the legal controls and rights applying to the property appropriately reflect the proposed subdivision.

In terms of the RMA, the proposal provides for the reasonable use of an already modified property while avoiding or appropriately managing effects on landscape, soil, water, vegetation and ecological values. The relevant matters of national importance under section 6 are not compromised, and the proposal is considered consistent with the broader principles of sections 5, 7 and 8.

As the proposal is a non-complying activity, it must satisfy one of the two gateway tests under section 104D of the RMA before consent can be granted.

Section 104D(1)(a) is satisfied because the adverse effects of the activity on the environment are considered **less than minor**.

In addition, the proposal satisfies section 104D(1)(b). The proposal is not contrary to the **objectives and policies** of the relevant District Plan provisions. While the activity status is non-complying, the proposal remains consistent with the overall intent of the objectives and policies, particularly in relation to the efficient use of land, protection of environmental values, maintenance of prevailing character and management of development effects.

The proposal is therefore considered to pass both section 104D gateway tests.

Consent is therefore recommended, subject to appropriate conditions.

Micah Donaldson
MNZIS ~ Assoc.NZPI

DONALDSONS

Land / Engineering Surveyors and Development Planners



Quickmap Title Details



Information last updated as at 16 Aug 2026

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier 458496

Land Registration District North Auckland

Date Issued 26 March 2015

Prior References

NA132C/343

Type	Fee Simple
Area	17.4176 hectares more or less
Legal Description	Lot 2 Deposited Plan 415226

Registered Owners

CJ & NJ Properties (Trustee) Limited

Appurtenant to part formerly Lot 1 DP 98255 are rights of way and rights to convey water, electricity and telecommunications created by Transfer D066530.8 - 12.11.1996 at 12.10 pm

The easements created by Transfer D066530.8 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way and a right of way (pedestrian access only) specified in Easement Certificate D371759.3 - produced 25.3.1999 at 2.44 pm and entered 8.4.1999 at 9.00 am

The easements specified in Easement Certificate D371759.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to Section 8 Mining Act 1971

Subject to Section 168A Coal Mines Act 1925

9958258.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.3.2015 at 11:59 am

Subject to a right to convey water over part marked W on DP 415226 created by Easement Instrument 9958258.3 - 26.3.2015 at 11:59 am

11344885.1 Variation of Consent Notice 9958258.1 pursuant to Section 221(5) Resource Management Act 1991 - 26.2.2019 at 1:54 pm

13515234.3 Mortgage to ASB Bank Limited - 3.2.2026 at 12:49 pm

The information provided on this report forms a guideline only. As a result, Custom Software Limited cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report, the Site and Service. Custom Software Limited will not be liable for any claims in relation to the content of this report, the site and this service.

CHRIS ROBERTSON



LOT 2 DP 415226

ON- SITE WASTEWATER MANAGEMENT REPORT

Report Information Summary

Job no.	12612
Report Author	Imogen Webb
Report Reviewer	Ben Perry
Version No.	1
Status	Final
Date	21/07/2016

Version No.	Date	Description
1	21/07/2016	Issued to Client



INTRODUCTION

Vision Consulting Engineers Ltd was requested to conduct a site assessment and prepare a design for the on-site wastewater management system for a proposed new dwelling at LOT 2 DP 415226.

The objective of the investigation was to assess the site conditions and determine the indicative permeability of the soil at the planned location of the proposed effluent disposal field. This information was then analysed and a design carried out to determine an appropriate wastewater treatment and disposal system suitable to the site conditions and the calculated volume of waste to be produced.

The site has a Consent Notice (9958258.1) that states the following:

- *Waste water disposal shall comply with the waste water disposal requirement set out in the report prepared by Haigh Workman dated 10/07/2008.*

SITE CONDITIONS

Disposal of treated effluent is proposed over an area of moderately sloping land falling to the north-west.

The area has high exposure to wind and high exposure to sunlight.

The hand auger borehole completed as part of the subsurface investigation indicates that the site is underlain by topsoil comprising clayey SILT to a depth of a 0.15m. Underlying the topsoil, silty CLAY was encountered to at least the depth of 1.2m below existing ground level.

Soil unit at test level:	silty CLAY
Measured static water table level at time of investigation:	> 1.2m below EGL (estimated)
Presence of mottling in soils above water table:	No
Anticipated perched / seasonally elevated water table level:	No
Drainage required:	No
Distance between proposed disposal field and nearest bore-supply/well:	>0.5km from the site



EVAPOTRANSPIRATION POTENTIAL

The proposed site of the disposal field will have a moderate exposure to wind and high exposure to sun assisting the potential for evapo-transpiration to occur.

EFFLUENT DISCHARGE

Proposed development:	4 bedroom house
No. of Permeability Tests:	1
Clearance:	Maintain 3m clearance from all site boundaries / topographical discontinuities, 3m from all buildings, 15m from any surfacewater channels, 20m from and water supply bore and 0.6m above winter groundwater table.
Reserve area available:	Yes, to the north west of the proposed active field.
Total number of bedrooms:	4
Total number of occupants:	6 people
Water Supply Source:	Roof water collection
Design Wastewater Discharge:	180 litres / person / day
Total daily discharge rate:	1080 litres /day
AS/NZS 1547 Classification:	Category 6, Sandy Clay, non swelling clay and silty clay-slowly draining
Design loading rate (DLR):	3.0 ltr/m ² /day



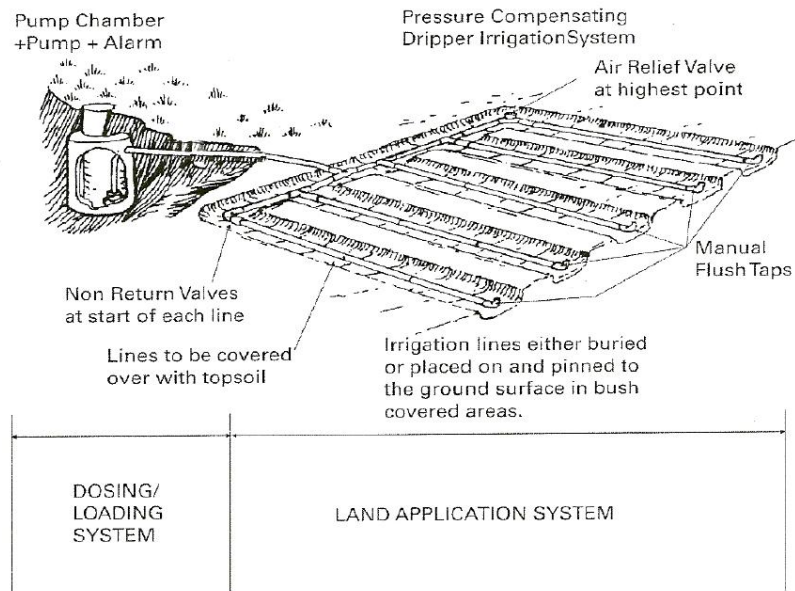
TREATMENT & DISPOSAL

Primary Treatment:

Secondary Treatment

Disposal Method:

Drip irrigation. Typical layout as follows:



Note: Above is one example, there are alternatives to the layout shown

At this site, we would recommend that irrigation lines are surface mounted pressure compensating drip lines and covered with a 150mm layer of top soil or leaf litter/mulch.

Disposal Area required:

We recommend an aerial loading area of 360 square metres. We recommend that the disposal area be clear of any fill supporting structures.

Distribution field pipework:

The distribution field would consist of 360 lineal metres of pressure compensating drip irrigation lines laid at lateral lengths no greater than 75 metres long will be needed on the site. Lines should be laid at 1m centres with 1.6L/hr drippers at 0.4m centres generally on the contour. See conceptual schematic above.

Reserve Area:

120 square metres 33% of design Disposal Area.

Notes:

1. The use of alternative layouts is acceptable provided the layout meets the manufacturer's recommendations.



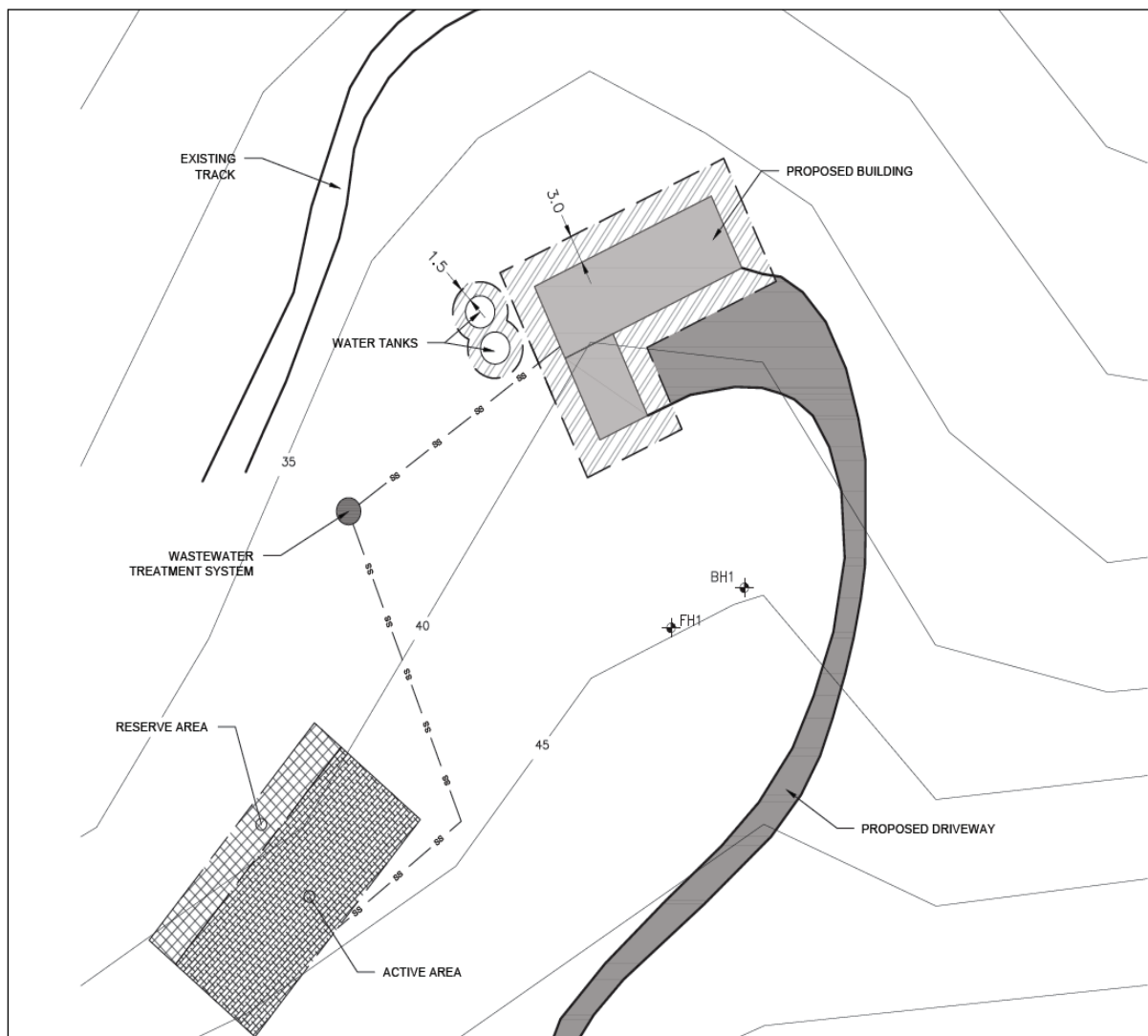


Figure 1: Proposed effluent disposal areas

STORMWATER MANAGEMENT

Stormwater flows from any sealed parking area or water tank overflows to be piped away from the active disposal field (15m clearance).



MONITORING, OPERATION AND MAINTENANCE

The owner should be responsible for the operation and maintenance of the household system, which shall include full operational and maintenance details and service provider attendance and actions as shown in Table 1.

Table 1

Level of attendance and responses.	3 Monthly	Annually
1. Site Inspection - Visual assessment of overall system for unusual noise, odour, damage, potential infiltration ex gully trap, access lids, vents etc. Rectify any issues.	✓	
2. Septic Tank - Clean filter Check lids Check and log sludge and scum levels (arrange for ST desludging when sludge or scum levels exceed 300mm)		✓
3. Recirculation Tank - Clean filter Check lids Check sludge and scum levels Check pump Current draw Floats Pump cycle time noise		✓
4. Textile POD (if applicable) Check lids integrity Check even distribution of flow over textile		✓
5. Irrigation Pump Check lids Visual check of effluent quality Check pump Current draw Floats Pump cycle time Pump flow rate Noise Check high level alarm initiates telemetry call-out		✓
6. Irrigation Field Walk entire area and check for signs of breakout or non-uniform discharge Purge all laterals Check air/vacuum valves	✓	
7. Alarm Responses a) Determine and rectify the fault. If fault cannot be rectified immediately arrange for offsite tankering for effluent until fault repaired. b) If alarm is due to excessive flows: i. Visit site and confirm that treatment and disposal system is coping. ii. Identify reason for high flows and rectify if possible. iii. If the fault is considered to be a gross failure, and results in poor treatment performance and / or effluent breakout which may discharge to receiving waters, then arrange for off-site tankering of effluent until the problem is rectified.		



SUMMARY

The effluent disposal design put forward in this report will ensure compliance with all relevant Far North District Council Guidelines and ARC TP58:2004 standards and will also ensure satisfactory performance with respect to any/all conditions relating to the subject property. Environmental constraints have been considered during the design of the system, specifically poor soils, proximity to surface water, and the coastal environment. Additionally costs incurred in the construction phase together with continued operation and maintenance have been taken into consideration for the purposes of this design.

The area of the proposed effluent field should be protected from surface water run-on via drains constructed around the perimeter.

We recommend that:

The preferred system for this site follows:

- a) Secondary Treatment Plant.
- b) We recommend an aerial loading area of 360 square metres with a reserve of 120 square metres or 33% of design Disposal Area.
- c) Disposal of partly treated effluent via pressure compensating dripper irrigation. We recommend the use of 1.6 litre per hour emitters at 0.4m centres. Irrigation lines can be laid at 1 metre centres and a maximum lateral length of 75m with individual flushing valves. This requires a total of 360 linear meters of dripper line.
- d) A reserve area of 33% has been provided for adjacent to the north western side of the active field.
- e) We recommend that the disposal area be clear of any fill supporting structures.
- f) Stormwater flows from any sealed parking area or water tank overflows to be piped away from the active disposal field (15m clearance).
- g) Consent Notice (9958258.1) to be adhered to:
Waste water disposal shall comply with the waste water disposal requirement set out in the report prepared by Haigh Workman dated 10/07/2008.



APPLICABILITY

This report has been prepared exclusively for Chris Robertson with respect to the particular brief given to us. Information, opinions and recommendations contained in it cannot be used for any other purpose or by any other entity without our review and written consent. Vision Consulting Engineers Ltd accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report by any third party.

The nature and continuity of the subsurface conditions given in this report are based on a review of previous reports and desktop study of published and un-published information about the site. The nature and continuity of subsurface materials is inferred and may differ from that described herein.

We should be contacted immediately if variations are encountered. It is possible that further investigation or modification of the design is required.

Yours faithfully

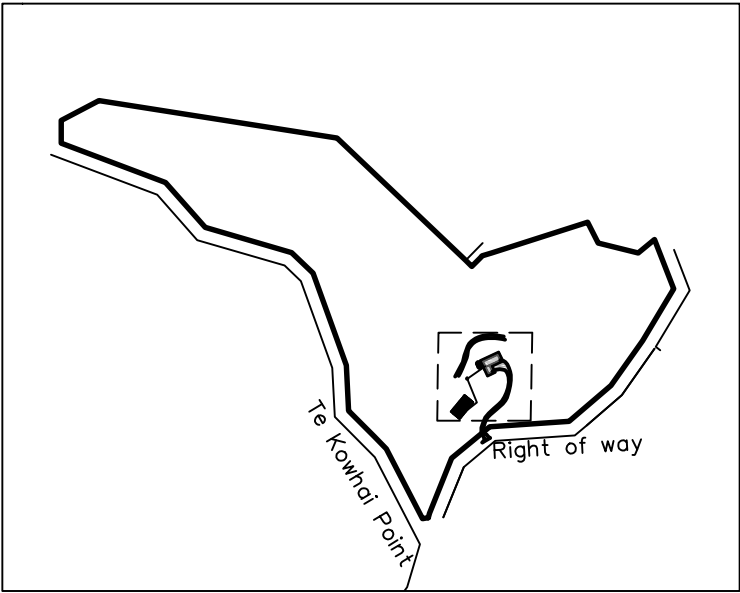
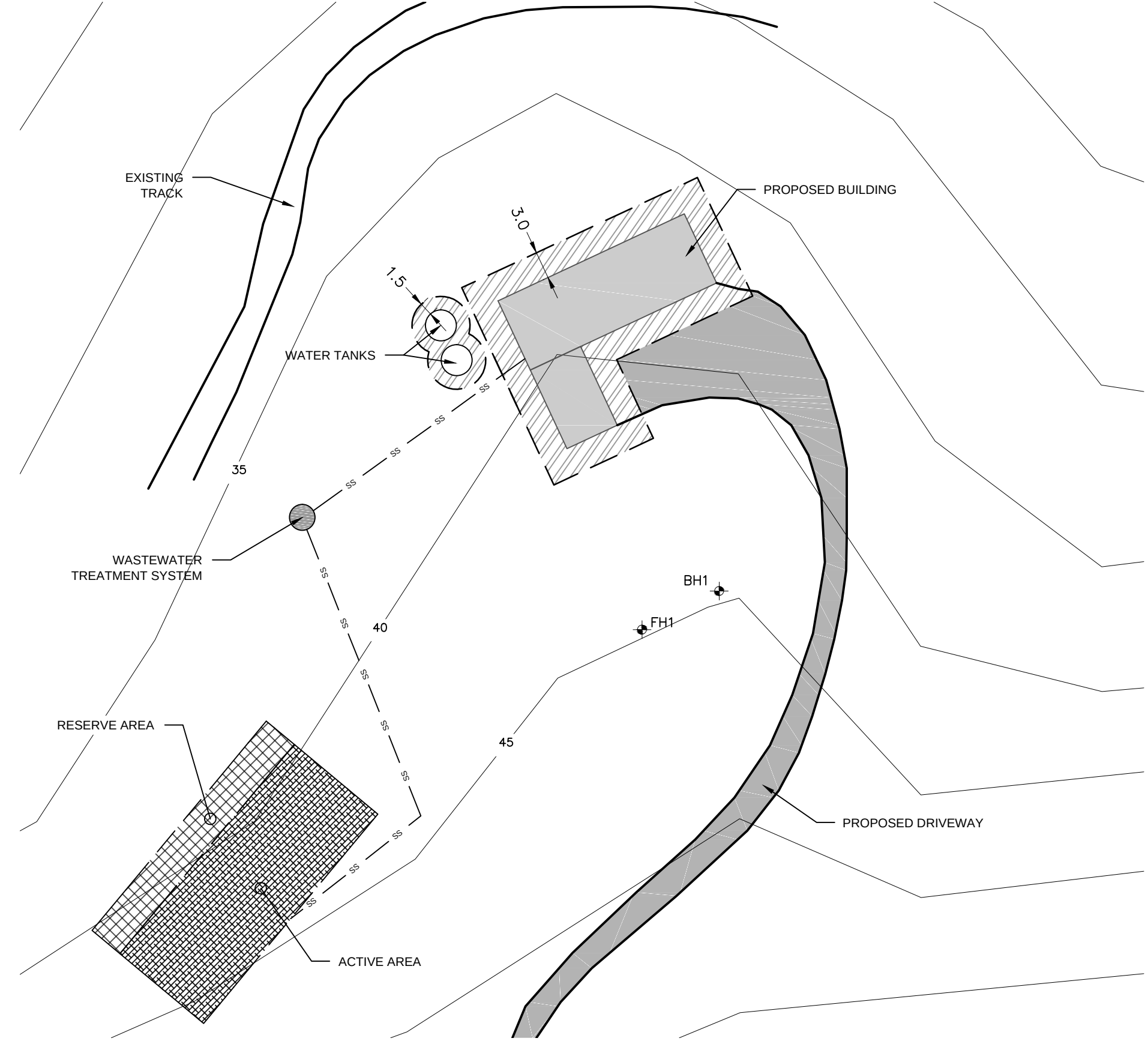
VISION CONSULTING ENGINEERS LTD



VCE - WASTEWATER APPLICATION PLAN

WASTEWATER APPLICATION PLAN

SCALE A3 1:500

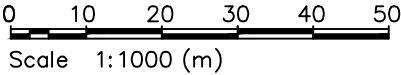


OVERALL VIEW OF LOT 2 DP 415226

SCALE A3 not to scale



LEGEND	
ACTIVE AREA TOTAL=360m ²	
RESERVE AREA =120m ²	
EXCLUSION ZONE	
OPEN DRAIN	
PIPED WASTEWATER	
SITE BOUNDARY	
ADJOINING BOUNDARY	



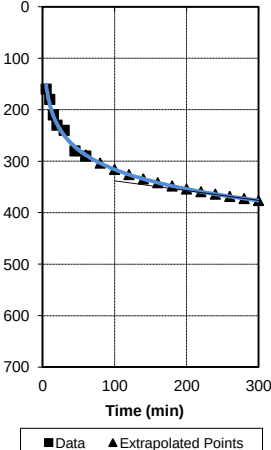
NOTE: ALL STRUCTURES AND FEATURES ARE APPROXIMATE IN LOCATION AND SIZE AND HAVE BEEN BASED OFF DONALDSONS PLAN TITLED: PROPOSED BUILDING SITE, DATED: 30.03.2016



CHRIS ROBERTSON
LOT 2, DP 415226
WASTEWATER APPLICATION PLAN

DRAWN:	LP
CHECKED:	BCP
DATE:	15/07/2016
PROJECT:	12612
SHEET:	1 of 1
SCALE A4:	AS SHOWN ©

VCE - FIELD LOGS

BOREHOLE LOG					-Falling Head Test FH1		
Client: Chris Robertson		Project: TP58 Report		Project No.: 12612			
Project Location: CNR Redcliffs & Te Kowhai Point Road		Borehole Location:		Drilled by: L.Plantev Logged by: L.Plantev			
Hole started: 11/07/2016		Drill method: 100mm handauger					
Hole completed: 11/07/2016							
Depth (m)	Graphic	Moisture	Soil Description	Geology		Falling Head Test 	
0.00 0.05 0.10		M	Clayey SILT; dark brown, rootlets	Topsoil			
0.15 0.20 0.25 0.30 0.35 0.40 0.45 0.50 0.55 0.60 0.65 0.70		M	Silty CLAY; yellow brown. With rootlets no rootlets	Waipapa Group Residual soils			
0.75 0.80 0.85 0.90 0.95 1.00 1.05 1.10 1.15 1.20 1.25 1.30 1.35 1.40 1.45 1.50 1.55 1.60 1.65 1.70 1.75 1.80 1.85 1.90 1.95 2.00 2.05 2.10 2.15 2.20 2.25 2.30 2.35 2.40 2.45 2.50 2.55 2.60 2.65 2.70 2.75 2.80 2.85 2.90 2.95		End of Borehole at 0.7m Groundwater not encountered.					

BOREHOLE LOG - BH1				
Client: Chris Robertson		Project: TP58 Report	Project No.: 12612	
Project Location: CNR Redcliffs & Te Kowhai Point Road		Borehole Location:	Drilled by: L.Plantev Logged by: L.Plantev	
Hole started:		Drill method: 50mm handauger		
Hole completed:				
Depth (m)	Graphic	Moisture	Soil Description	Geology & other notes
0.00 0.05 0.10		M	Clayey SILT with rootlets; dark brown. Moist.	Topsoil
0.15 0.20 0.25 0.30 0.35 0.40 0.45 0.50 0.55 0.60 0.65 0.70 0.75 0.80 0.85 0.90 0.95			Silty CLAY with rootlets; yellow brown. no rootlets with trace of pink, orange striations with minor pink and white striations	Waipapa Group Residual soils
1.00 1.05 1.10 1.15 1.20			with some pink and white striations	Completely weathered rock
1.25 1.30 1.35 1.40 1.45 1.50 1.55 1.60 1.65 1.70 1.75 1.80 1.85 1.90 1.95 2.00 2.05 2.10 2.15 2.20 2.25 2.30 2.35 2.40 2.45 2.50 2.55 2.60 2.65 2.70 2.75 2.80 2.85 2.90 2.95		End of Borehole at 1.2m Groundwater not encountered.		

VCE - CALCULATIONS

Project No.: 12612
 Project: Lot 2 DP 415226
 Client: Chris Robertson
 Date: 21/07/2016
 By: BCP
 Checked: BCP



COMPONENT	HEAD LOSS (m)	COMMENTS
Emitter	4.0	Minimum pressure required.
Lateral	0.0	Head loss insignificant for short run.
Submain	0.0	Using No Submain x 0 m length.
Main (Note 1)	6.6	Using 25mm LDPE x 50 m length.
Valve	0.0	No Valve
Filter	4.0	For a semi blocked (3m) to blocked (5m) filter.
Tank Depth (Note 2)	2.0	OR actual depth.
Water Meter (Note 3)	0.0	
<u>Elevation:</u>		
Septic Tank	167.0	Height of the septic tank lid
Upslope	177.0	Height to uppermost point of field pipework
Downslope	171.0	Height of lowest point of field pipework
Head Loss Range	20-27	(Note 5)
Total plus 10%	18-30	
Note: 1. Depends on distance from treatment plant to irrigation systems. 2. Actual depth to pump to be used if more than 2.0m. 3. Depends on type of water meter used. 4. Include antisiphoning measures at pump station when pumping downhill. 5. Calculation based on Irrigation Technology Services "Drip Irrigation Effluent Disposal Fields Design Manual" for standard pressure compensation irrigation lines. ITS 2001 and Netafim design guidelines. For the use of alternative pressure compensating irrigation systems the design/installer is to confirm the manufacturers recommended head loss guideline values.		

Recommend pressure reduction valves within the irrigation system for safe operation.

Where the land disposal application system is located downslope of the pump it is important to ensure the system does not empty the tank by uncontrolled siphoning. Where the system is uphill of the pump the difference in elevation between top of the pump and the highest point of elevation is to be added to the head loss calculation.

Project No.: 12612
 Project: Lot 2 DP 415226
 Client: Chris Robertson
 Date: 21/07/2016
 By: BCP
 Checked: BCP



COMPONENT	Pipe diam (mm)	Total Lengt h (m)	Volume (Ltr)	COMMENTS
Lateral w/ emitters	12.9	360	47.1	lateral emitter pipe total length per pump cycle
Submain	No Submai	0.0	0.0	submain dimensions
Main (Note 1)	25	50.0	24.5	main dimensions
Pump			1.0	volume of water in pump
TOTAL			73	approx. Pipework Volume
Rec. Pump Volume			145	recommended duty volume
Min. Pump Volume			97	minimum recommended duty volume
Note: 1. Assumes gridded latteral lines over entire Unit Loading Area. 2. Actual volume of pump to be used if more than 1.0 litres. 3. Calculation based a unit loading area, the total field size may be larger with sequencing valves cycling to each unit area.				

System and Pump Volume Checks

It is important to ensure that the volume of the effluent in the pipes is replaced each cycle.
 We generally recommend that the volume within the pipes is half of the pump chamber duty volume.

Project No.: 12612
 Project: Lot 2 DP 415226
 Client: Chris Robertson
 Date: 21/07/2016
 By: BCP
 Checked: BCP



COMPONENT	Value	Units
Design Daily Flow	1080	litres per day
Total Design Area	360	m2
No. Unit Areas	1	
Unit Loading Area	360	m2
Unit Application rate	3.0	litres per m2
Pump-out Volume	145	litres (pump chamber)
Dripper rate	1.6	litres per hour
Dripper spacing	0.4	m
lateral spacing	1.0	m
Total Design flow rate	1440.0	litres per hour (main)
Unit Area flow rate	No Submain	litres per hour (submain)
Pump-on time	6.0	minutes
Note: 1. Assumes gridded lateral lines over entire Unit Loading Area. 2. Actual volume of pump to be used if more than 1.0 litres. 3. Calculation based a unit loading area, the total field size may be larger with sequencing valves cycling to each unit area.		

Pump on-time and total area flow calculations.

PRODUCER STATEMENT

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

ISSUED BY: Vision Consulting Engineers Ltd (approved qualified design professional)

TO: CHRIS ROBERTSON (owner)

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

PROPERTY LOCATION LOT 2 DP 415226

LOT 2 DP 415226 VALUATION NUMBER *Unknown*

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

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

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

- (1) The site verification of the soil types.
- (2) All proprietary products met the performance requirements.

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

CPEng, MIPENZ MIPENZ, CPEng

CPEng, Member Number 98351

Address Level 1, 62 Kerikeri Road
Kerikeri 0230

Phone Number 09 401 6287

Fax Number

Cell Phone 021 210 2206

Date 21/07/2016

VCE Producer
Statement

Reference: 12612-01

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

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

PART A – Owners Details

1. Applicant Details:

Applicant Name	CHRIS ROBERTSON		
Company Name			
	First Name(s)	Surname	
Property Owner Name(s)	Chris	Robertson	

Nature of Applicant* Owner

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

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	Vision Consulting Engineers Ltd			
Site Evaluator Name	Ben Perry			
Postal Address	Level 1, 62 Kerikeri Road,			
	Kerikeri 0230			
Phone Number	Business	09 401 6287	Private	
	Mobile	021 210 2206	Fax	09 401 6289
Name of Contact Person	Ben Perry			
E-mail Address	info@vce.co.nz			

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

Yes		No	☒	(Please tick)
If yes, give Reference Numbers and Description				

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

If so, specify Application Details and Consent No.

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

N/A

PART B – Property Details

1. Property for which this application relates:

Physical Address of Property	LOT 2 DP 415226
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL
Regional Council	NORTHLAND REGIONAL COUNCIL
Legal Status of Activity	Permitted: ☒ Controlled: ☐ Discretionary: ☐
Relevant Regional Rule(s) (Note 1)	
Total Property Area (m ²)	174176 more or less
Map Grid Reference of Property If Known	N/A

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

Lot No.	3	DP No.	415226	CT No.	458496
Other (specify)					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

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

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes	☐	No	☒	(Please tick one)
-----	--------------------------	----	-------------------------------------	-------------------

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

A site specific soil test and evaluation report is attached.

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

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

If No, why not?

Slope stability was outside of our scope of work.

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

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

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:

Performance of Adjacent Systems:

Unknown

Estimated Rainfall and Seasonal Variation:Information available from **N.I.W.A MET RESEARCH**

1200mm typically per year.

Vegetation / Tree Cover:

See attached report.

Slope Shape: (Please provide diagrams)

See attached report.

Slope Angle:

On proposed disposal field approximately 14-16°

Surface Water Drainage Characteristics:

See attached report.

Flooding Potential: YES/NO

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

Surface Water Separation:

15m from any surface water channels. See attached report.

Site Characteristics: or any other limitation influencing factors

None

3. Site Geology**Check Rock Maps**

Waipapa Group	
See attached report	
Geological Map Reference Number	

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

North		West	
North-West	✓	South-West	
North-East		South-East	
East		South	

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

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	>1.5	>1.5
Surface water, rivers Creeks drains etc	15	>15
Groundwater	>1.5	>0.8
Stands of Trees/Shrubs	N/A	N/A
Wells, water bores	N/A	>100m
Embankments/retaining walls	N/A	N/A
Buildings	>1.5	>1.5
Other (specify):		

PART D: Site Assessment - Subsoil Investigation

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

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit			No of Test Pits	
Bore Hole		Depth: 0.7 and 1.2m	No of Bore Holes	2
Other (specify):				

Soil Report attached?

Yes	✓	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

The disposal field will be clear of any areas of fill.

3. Percolation testing

N/A

Test Report attached?	Yes	✓	No		Please tick
-----------------------	-----	---	----	--	-------------

4. Are surface water interception/diversion drains required?

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

If yes, please show on site plan

4a Are subsurface drains required

NO

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

Winter	>1.2m	Measured		Estimated	✓
Summer	>1.2m	Measured		Estimated	✓

6. Are there any potential storm water 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? 0.2 (m)
-----------------------	-------------------------------

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

Reasons for placing in stated category

Site specific soil tests

PART E: Discharge Details

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

Rainwater (roof collection)	☒
Bore/well	☐
Public supply	☐

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

Number of Bedrooms	4			
Design Occupancy	6			(Number of People)
Per capita Wastewater Production	140	160	180✓	(tick) (Litres per person per day)
Other - specify	200	220	145	
Total Daily Wastewater Production				(litres per day)

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	Yes	☐	No	☒	(Please tick)
b) Water Recycling - what %?		%	☐	☐	(Please tick)

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

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

Yes	☐	(Please tick)
No	☒	(Please tick)

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

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area		m ²
Total Daily Wastewater Production		(Litres per day)(from above)
Lot Area to Discharge Ratio	N/A	

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

Yes	☐	No	☐	Please tick - N/A
-----	--------------------------	----	--------------------------	-------------------

8. Is a Northland 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: If not 4500 litre, dual chamber explain why not

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

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

--

PART G: Secondary and Tertiary Treatment

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

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

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

PART H: Land Disposal Method

(Refer TP58 Section 8)

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

Gravity	☐
Dosing Siphon	☐
Pump	☒

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

Yes ☐ No ☒

If not to be installed, explain why

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

Total Design Head	see attached VCE Calculations	(m)
Pump Chamber Volume	see attached VCE Calculations	(Litres)

Emergency Storage Volume	see attached VCE Calculations	(Litres)
--------------------------	-------------------------------	----------

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

Surface Dripper Irrigation	☒		
Sub-surface Dripper irrigation	☐		
Standard Trench	☐		
Deep Trench	☐		
Mound	☐		
Evapo-transpiration Beds	☐		
Other	☐	Specify	

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	Aerial	3	(Litres/m ² /day)
Disposal Area	Design	360	(m ²)
	Reserve	120	(m ²)

Explanation (Refer TP58 Sections 9 and 10)

See attached report.

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

Reserve Disposal Area (m ²)	120
Percentage of Primary Disposal Area (%)	33

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

See attached report					
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)
-----	--	----	---	---------------

Name of Suppliers

--

PART J: Assessment of Environmental Effects**1. Is an assessment of environmental effects (AEE) included with application?**

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

Yes		No	✓	(Please tick)
-----	--	----	---	---------------

If Yes, list and explain possible effects

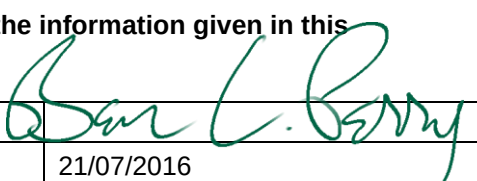
A less than minor effect on the environment is anticipated, provided the installation adheres to the recommendations outlined in this form and those of the attached report.

PART K: Is Your Application Complete?**1. In order to provide a complete application you have remembered to:**

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

1. Declaration

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

Name : Ben Perry		
Position : Managing Director	Date	

Note

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



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier 458496
Land Registration District North Auckland
Date Issued 26 March 2015

Prior References

NA132C/343

Estate	Fee Simple
Area	17.4176 hectares more or less
Legal Description	Lot 2 Deposited Plan 415226

Proprietors
Richard Raymond Jewell and Marilyn May Jewell

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 168A Coal Mines Act 1925

Appurtenant to part formerly Lot 1 DP 98255 are rights of way and rights to convey water, electricity and telecommunications created by Transfer D066530.8 - 12.11.1996 at 12.10 pm

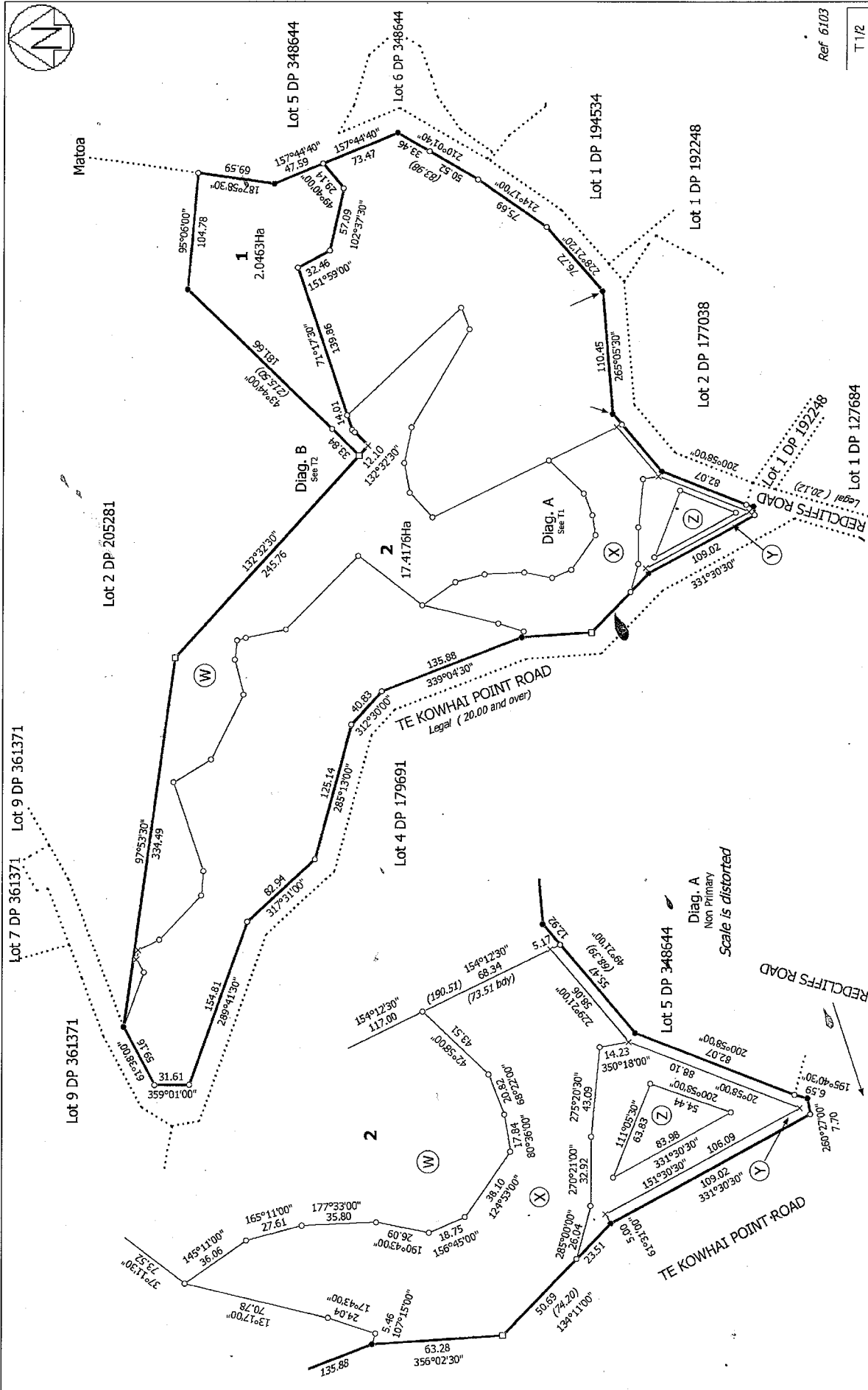
The easements created by Transfer D066530.8 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way and a right of way (pedestrian access only) specified in Easement Certificate D371759.3 - produced 25.3.1999 at 2.44 pm and entered 8.4.1999 at 9.00 am

The easements specified in Easement Certificate D371759.3 are subject to Section 243 (a) Resource Management Act 1991

9958258.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.3.2015 at 11:59 am

Subject to a right to convey water over part marked W on DP 415226 created by Easement Instrument 9958258.3 - 26.3.2015 at 11:59 am



Land District: North Auckland

Digitally Generated Plan

Generated on: 24/05/2012 3:13pm Page 3 of 4

Surveyor: Robert John Donaldson

Firm: Donaldsons

Title Plan

LT 415226

Approved on: 24/05/2012

Ref: 6103

T 1/2

Lots 1 and 2 being a subdivision of Lot 3 DP 205281



View Instrument

Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991
Instrument Number 9958258.1
Status Registered
Completion Date 8/04/2015
Date & Time Lodged 26/03/2015 11:59:26

Lodged By Baker, Lisa Anne
Lodged For Palmer Macauley (Kerikeri)
Approved By Boyle, Jenny

Affected Computer Registers Land District

NA132C/343 North Auckland

*** End of Report ***



View Instrument Details

Instrument No.	9958258.1
Status	Registered
Date & Time Lodged	26 Mar 2015 11:59
Lodged By	Baker, Lisa Anne
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
NA132C/343	North Auckland

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Richard George Ashwell Palmer as Territorial Authority Representative on 26/03/2015 11:20 AM

*** End of Report ***



**Far North
District Council**

Private Bag 755, Memorial Ave
Tuckville 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: naki.cs@fnidc.govt.nz
Website: www.fnidc.govt.nz

Te Kaitiaki o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

**REGARDING RC 2090085; 2090085-RMAVAR/A;
2090085-RMAVAR/B**

the Subdivision of Lot 3 DP 205281
North Auckland Registry

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

SCHEDULE

Lots 1 & 2 DP 415226

- (i) Habitat Protection: 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) which have the potential to be kiwi predators.
- (ii) Each habitable building shall have a roof water collection system with 45,000 litre storage tanks. The water tanks shall be positioned so that they are accessible (safely) for fire-fighting purposes and be coupled together and have one tank fitted with an outlet compatible with rural fire service equipment or be fitted with a sprinkler system approved by Council.

Lot 2 DP 415226

- (iii) Planting and Maintenance Programme: The lot owner shall be responsible for implementing planting, weed control and pest management in accordance with the Planting, Weed and Pest Management Strategies (as required by conditions 3(b) and (c) of RC 2090085).

Note: Any predator / pest control work carried out is to be done in a manner which will not endanger kiwi.





**Far North
District Council**

Private Bag 752, Heraldsburg Ave
Kaitake 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

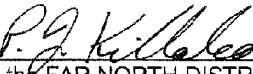
Te Kaunihara o Tai Tokerau Ki Te Raki

- (iv) Re-vegetation and Vegetation Management: The owner of the lot shall not clear or otherwise deliberately damage any area of vegetation within the bush protection areas labelled 'W', 'X' & 'Y' on the survey plan.

Any plants that subsequently die, or are removed or damaged, are to be replaced as soon as possible, at least within the next planting season (May to September inclusive).

- (v) Prior to seeking resource consent for any building on an allotment the lot owner shall have prepared by a suitably qualified person, individual building and landscape plans for the allotment.
- (vi) Waste water disposal shall comply with the waste water disposal requirement set out in the report prepared by Haigh Workman dated 10/07/2008.
- (vii) All buildings and structures shall be located within the identified building envelope shown on the survey plan as 'Z'.

SIGNED:


By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER

DATED at KERIKERI this 19th day of December 2014



HAIGH WORKMAN REPORT

ON-SITE DOMESTIC WASTEWATER MANAGEMENT

Advice to Home Owner/Occupier

Homeowners and occupiers are legally responsible to keep their on-site wastewater system in good working order. The following schedule gives advice on the use and maintenance of the system.

1. Use of the System

For the on-site wastewater system to work well there are some good habits to encourage and some bad habits to avoid:

- 1.1 In order to reduce sludge building up in the tank:
 - (i) Scrape all dishes to remove fats, grease etc, before washing.
 - (ii) Keep all possible solids out of the system.
 - (iii) Don't use a garbage grinder unless the system has been specifically designed to carry the extra load.
 - (iv) Don't put sanitary napkins, other hygiene products or disposable nappies into the system.
- 1.2 In order to keep the bacteria working in the tank and in the land-application area:
 - (i) Use biodegradable soaps.
 - (ii) Use a low-phosphorus detergent.
 - (iii) Use a low-sodium detergent in dispersive soil areas.
 - (iv) Use detergents in the recommended quantities.
 - (v) Don't use powerful bleaches, whiteners, nappy soakers, spot removers and disinfectants.
 - (vi) Don't put chemicals or paint down the drain.
- 1.3 Conservation of water will reduce the volume of effluent disposed to the land-application area, make it last longer and improving its performance. Conservation measures could include:
 - (i) Installation of water-conservation fittings.
 - (ii) Taking showers instead of baths.
 - (iii) Only washing clothes when there is a full load.
 - (iv) Only using the dishwasher when there is a full load.
- 1.4 Avoid overloading the system by spacing out water use evenly. For example not doing all the washing on one day and by not running the washing machine and dishwasher at the same time.

2. Maintenance

2.1 The primary wastewater-treatment unit (septic tank) will need to:

- (i) Be desludged regularly i.e. every 3 to 5 years, or when scum and sludge occupy 2/3 of the volume of the tank (or first stage of a two-stage system).
- (ii) Be protected from vehicles.
- (iii) Have any grease trap cleaned out regularly.
- (iv) Have the vent and/or access cover of the septic tank kept exposed.
- (v) Have any outlet filter inspected and cleaned.

2.2 The land-application area needs protection as follows:-

- (i) Where surface water diversion drains are required by the design, these need to be kept clear to reduce the risk of stormwater runoff entering the effluent soakage area.
- (ii) No vehicles or stock should be allowed on trenches or beds.
- (vi) Deep rooting trees or shrubs should not be grown over absorption trenches or pipes.
- (vii) Irrigation areas are not play areas for children and access should be restricted.
- (viii) Any evapo-transpiration areas should be designed to deter pedestrian traffic.
- (ix) The baffles or valves in the distribution system should be periodically (monthly or seasonally) changed to direct effluent into alternative trenches or beds, if required by the design.

2.3 Evapo-transpiration and irrigation areas should have their grass mowed and plants maintained to ensure that these areas take up nutrients with maximum efficiency.

2.4 For aeration treatment systems. Check equipment and:

- (i) Follow the manufacturer's instructions for maintaining and cleaning pumps, siphons and septic tank filters.
- (ii) Clean disc filters or filters screens on irrigation-dosing equipment periodically by rinsing back into the primary wastewater-treatment unit.
- (iii) Flush drip irrigation lines periodically to scour out any accumulated sediment.

**LANDSCAPE ASSESSMENT OF LOT 3 DP 205281
R & M JEWELL**

CONFIDENTIAL

Prepared for

R & M JEWELL, TE REKE OLIVE GROVE

NZE Quality System:

Document Reference	NZE/projects/Jewell/Planting
Report Revision	1
Report Status	Final
Prepared by	Gary Bramley
Reviewed by	Tricia Scott
Approved by	Tricia Scott
Date Created	19 August 2008
Date Issued	28 August 2008

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APPENDICES:

Appendix 1: Plant species list

Appendix 2: Location Map

1. CONTEXT

1.1 PURPOSE OF REPORT

NZ Environmental Ltd (NZE) has earlier provided an ecological assessment of the property Lot 3 DP 205 281 located at Te Reke Olive Grove, 475 Redcliffs Road, Kerikeri and a timeline to implement a planting programme. In particular NZE was requested to provide advice on how to achieve a superior environmental outcome in conjunction with subdividing the 2 ha Lot which is unsuitable for horticultural or other production due to its very steep contour.

We have further been engaged to make recommendations setting out appropriate plants for planting at the building stage which will reduce the visual prominence of the building, implement shed/s and water tanks on the proposed Lot 1 "Area Z" (Figure 1). Furthermore we have been asked to identify suitable plants for along the northern extent of covenant Area Z which will be deep rooted and help enhance stability and reduce sheet erosion, whilst being relatively low growing. Because of the proximity of the dwelling site to the native habitat and the potential for devastating fires, we have also considered the relative flammability of the species based on surveys conducted by staff from Forest Research's rural fire research programme (Taupo Native Plant Nursery Revegetation Guide 2008). There is currently no house design proposed, but appropriate design, construction and colour palette can also reduce the visual impact of human activity and suitable construction materials can reduce the potential flammability of any dwelling.

1.2 LOCATION

The property is located on Redcliffs Road, Kerikeri. The property is bordered on the western side by Redcliffs Road and on the eastern side by Te Kowhai Point Road (Appendix 2). The approximate grid reference for the property is P05 017 692. The property is located in the Kerikeri Ecological District, and is not located within or adjacent to an area designated an 'Outstanding Landscape' or 'Outstanding Landscape Feature' (FNDC, October 2007). Until recently a large part of the proposed Lot 1 was vegetated with pine trees (*Pinus radiata*).

1.3 SOILS AND GEOLOGY

The soils are Hukerenui silt loam with yellow subsoil (Sutherland et al 1980) imperfectly to very poorly drained at an elevation of approximately 20-75 m asl. The land environment is classified as A6, undulating hills overlying deeply weathered Waipapa group greywacke and Kerikeri volcanic basalt lava flows, with a warm climate and low annual water deficits, but susceptible to drought in dry years (Leathwick et al. 2003).

1.4 PREVIOUS RECOMMENDATIONS

In our earlier report (2 May 2008) we identified that the best land use for the Proposed Lot 1 from an aesthetic, ecological and environmental standpoint, was to return the site to native vegetation. As previously mentioned the land is unsuitable for production. The 'value' in this land lies in its potential to provide high quality habitat for significant indigenous fauna, protection of soils and restoration of natural landscape values. Because it is a difficult site on which to establish and maintain vegetation, appropriate native plants are likely to be more successful in the long term than exotics. Furthermore there are significant fauna in the area and on this property there is only a small amount of habitat they can use. By revegetating the property with appropriate eco-sourced native plants the benefit of the pest control carried out by the NZ Kiwi Foundation can be realised, and the abundant local fauna will have more habitats they can use. By planning and directing the planting appropriately it will be possible to maintain the views from the potential house site on the proposed lot.

2. LANDSCAPE PLANTING

2.1 FLORA

Formerly kauri and its associated species would have grown on the infertile hill crests and upper slopes, with rimu, miro, totara, northern rata and tawa frequent. Taraire, kohekohe and nikau would have occurred on the midslopes and kahikatea, matai, puriri and pukatea grew on the deeper soils on the lower slopes and valley floors. Pohutukawa was probably also formerly found on this site. Following European settlement podocarps and kauri were logged and deforestation continued to provide farmland (Leathwick et al 2003). As previously mentioned the more recent vegetation was a pine plantation.

Suitable plants for revegetation of Area Z are shown in Table 1.

Table 1: Plants either known or considered to be of Low/Moderate flammability (where no measure of flammability is given we have considered it to be Low). Those species marked with an asterisk are well suited to dry areas.

Botanical Name	Common Name	Threat Status	Mature Height	Flammability
<i>Colensoa physaloides</i>		Threatened	1	Low
<i>Coriaria arborea</i> *	tutu		1.5	Low/Mod
<i>Geniostoma ligustrifolium</i> *	hangehange		1.5	Low
<i>Clianthus puniceus</i> *	kakabeak		2	Low
<i>Coprosma lucida</i> *	shining karamu		2	Low
<i>Coprosma rhamnoides</i>			2	
<i>Coprosma spathulata</i>			2	
<i>Solanum aviculare</i> *	poroporo		2.5	Low
<i>Hebe stricta</i> *	Koromiko		3	Low/Mod
<i>Brachyglottis kirkii</i>	Kirk's tree daisy	4 Serious Decline	3	Low
<i>Coprosma neglecta</i>		7 Range Restricted	3	
<i>Coprosma macrocarpa</i> *	large seeded coprosma		3	
<i>Coprosma parviflora</i>			3	
<i>Coprosma propinqua</i> x <i>C. robusta</i>			3	
<i>Coprosma rigida</i>			3	
<i>Carpodetus serratus</i>	putaputaweta		5	Low
<i>Entelea arborescens</i>	whau		6	Low/Moderate
<i>Aristotelia serrata</i>	makomako, wineberry		6	Low/Mod
<i>Macropiper excelsum</i>	kawakawa	7 Range Restricted	6	Low
<i>Coprosma grandifolia</i> *	kanono		6	Low
<i>Coprosma repens</i> *	taupata		6	Low
<i>Pseudopanax arboreus</i> *	fivefinger, puahou		6	Low
<i>Melicytus ramiflorus</i>	mahoe	7 Range Restricted	7	Low/Mod
<i>Hoheria populnea</i> *	lacebark, houhere		7	Low/Mod
<i>Pittosporum crassifolium</i> *	karo		7	Low/Mod
<i>Schefflera digitata</i> *	pate		8	Low/Moderate
<i>Plagianthus regius</i>			9	Low/Mod
<i>Fuchsia excorticata</i>	kotukutuku		10	Low
<i>Griselinia littoralis</i> *			10	Low
<i>Pseudopanax crassifolius</i>	lancewood		10	Low

As well as the plants listed, the ferns identified in our previous list of suitable plants (excluding tree ferns) are also of low height and low flammability. This plant list is included as Appendix 1 with comments on height and flammability where available.

Ferns suitable for dry sites are *Asplenium hispidulum*, *A. cunninghamii* and *A. bulbiferum*. Flax (*Phormium tenax*) has a dense root mass and reaches only 3 m in height. Other sculptural trees such as ribbonwood (*Plagianthus regius*, eventual height 12 m, flammability Low/Moderate) nikau (*Rhopalostylis sapida*, eventual height 10 m, flammability unknown, but considered to be Moderate) and Cabbage tree (*Cordyline australis*, eventual height 15 m, flammability Moderate) could be used sensitively to frame particular views or to add a height dimension to the plantings and would help achieve the landscape and erosion control aims.

By using varieties of native plants developed specifically for landscaping, such as flaxes, hebes, astelias, coprosmas, rengarenga lilies, native irises, native hibiscus, pohuehue and kowhai that are either prostrate or dwarf cultivars, it will be possible to add diversity to the plantings, whilst maintaining and enhancing the habitat value.

2.2 REDUCING VISUAL PROMINENCE

Area Z has views of the upper Te Puna inlet to the North and over the olive orchard and farmland to the East and West. Being located on the top of a hill the area is visible from all directions, but to a lesser extent from the South because it is located over the ridge in the lee of the hill. In order to reduce the visual prominence of single storied constructions such as a house, implement shed/s or water tanks to the South, East and West, a hedge of native vegetation was proposed in our original report and is identified as "Area Y" (designated for landscape screening) in Figure 1. Species suitable for this type of hedge are listed in Table 2. Note that all should be closely planted and will require trimming to form a hedge. Individual preference will determine the final species choice. Alternatively a multispecies hedge could be planted which would increase habitat diversity and visual interest.

Table 2: Hedging plants listed in ascending order of height. The eventual height is the expected height if left untrimmed.

Species	Botanical name	Eventual height (m)	Growth rate
Korokia	<i>Corokia buddleoides</i>	3	Medium
Kumerahou	<i>Pomaderris kumeraho</i>	3	Fast
Mapou	<i>Myrsine australis</i>	6	Slow
Taupata	<i>Coprosma repens</i>	7	Fast
Broadleaf	<i>Griselinia littoralis</i>	8	Slow
Lemonwood	<i>Pseudopanax eugenoides</i>	9	Fast
Kohuhu	<i>Pittosporum tenuifolium</i>	9	Fast
Karo	<i>Pittosporum crassifolium</i>	12	Fast
Totara	<i>Podocarpus totara</i>	20	Fast

Along the Northern edge of Area Z, low growing plants are required to extend deep roots so as to protect the coastal view and enhance soil stability and reduce sheet erosion at the top of the steep slope. Appropriate construction and colour schemes for the buildings can blend into the surrounding landscape and a background of trees. Mass planting to create blocks of colour and mounds of habitat for species such as skinks is appropriate and will aid in erosion control.

Area Z is approximately 1400m² in size. The slope below Area Z declines at an approximate gradient of 0.4, meaning that trees with expected heights greater than 12 m should not be planted for approximately 20 m from the top of the slope. In order to create a natural appearance with a gradual zonation, plants with an expected height of <1.5 m should be planted within approximately the first 7 m of the slope (Zone 1). Plants with an expected height < 3 m are intended for planting within the next 7m (Zone 2). Plants intended for Zones 1 and 2 are listed in Table 3. These zones should not be regarded as strict delineations, but blurred slightly so as to appear natural. All of the plants listed in Appendix 1 could be used in the South, East and West aspects where the view is considered to be less important.

Plants with an expected height of < 7 m should be placed within the final 7m (Zone 3). Outside of this (Zone 4) plants expected to reach heights greater than 10 m should be planted. Plants intended for Zones 3 and 4 are listed in Appendix 1.

Table 3: Low growing plants intended for use on the first 14-16 m of the slope of area Z, part of proposed Lot 1.

Species	Botanical name	Eventual height	Number of plants needed	Location
Pohuehue	<i>Muehlenbeckia complexa</i>	1	140	Zone 1
Creeping fuchsia	<i>Fuchsia procumbens</i>	0.5	100	Zone 1
NZ Iris	<i>Libertia ixioides</i>	1	60	Zone 1
NZ blueberry	<i>Dianella nigra</i>	0.5	60	Zone 1
NZ Hibiscus (evergreen variety)	<i>Hibiscus diversifolius</i>	1	5	Zone 1
	<i>Colensoa physaloides</i>	1	15	Zone 1
	<i>Pomaderris phyllifolia</i>	1	20	Zone 1
Hangehange	<i>Geniostoma ligustrifolium</i>	1.5	25	Zone 2
Tutu	<i>Coriaria arborea</i>	1.5	10	Zone 2
Horopito	<i>Alseuosmia macrophylla</i>	1.5	20	Zone 2
Toetoe	<i>Cortaderia fulvida</i>	1.5	5	Zone 2
Kakabeak	<i>Clanthus puniceus</i>	2	30	Zone 2
Shining Karamu	<i>Coprosma lucida</i>	2	30	Zone 2
Native broom	<i>Carmichaelia australis</i>	2	25	Zone 2
Flax	<i>Phormium tenax</i>	2	25	Zone 2
	<i>Coprosma rhamnoides</i>	2	15	Zone 2
	<i>Coprosma spathulata</i>	2	15	Zone 2

The number of plants is somewhat arbitrary because there are no current house plans and it is unknown what extent of Area Z will be occupied by buildings and lawn. The numbers given were calculated assuming 400 m² is covered by house and lawn and an approximate planting density of 2 per square metre in Zone 1 and 1 per square metre in Zone 2. These densities will ensure the rapid establishment of the plants and minimise colonisation by weeds.

3. SUMMARY

In order to reduce the visual prominence of any future buildings and reduce the risk of soil loss due to erosion and run off from the steep slope that forms part of Area Z, Proposed Lot 1 at 475 Redcliffs Road Kerikeri, it is proposed to plant low growing plants with low flammability, relatively dense roots and good ground cover at high density within the first 14-16 m of the steep slope. These plants will collect soil that runs off within their plant mass and also have dense roots to bind surface soil particles together and prevent erosion. As the slope declines taller species are proposed with increasing flammability risk and height as the distance from the proposed buildings increases. These plants are suitable for local conditions and have deeper roots to help bind the upper parts of the slope face whilst at the same time maximising the available view. The number of plants required depends on the size of any buildings, but a density of one plant per 0.5 m² is proposed for Zone 1, declining to 1 per m² in the other three zones identified.

Use of native plant varieties developed for landscaping such as dwarf or coloured varieties along with the strategic use of tall specimens to frame views or provide a height dimension to the plantings would also be appropriate and at the discretion of the land owner.

Apart from the landscape gains, the proposed revegetation constitutes an improved source of habitat and a good seed source of appropriate species for natural spread. Once established it will provide habitat for lizards, insects and fungi and will improve soil retention and composition effectively re-establishing ecosystem integrity in the long term.

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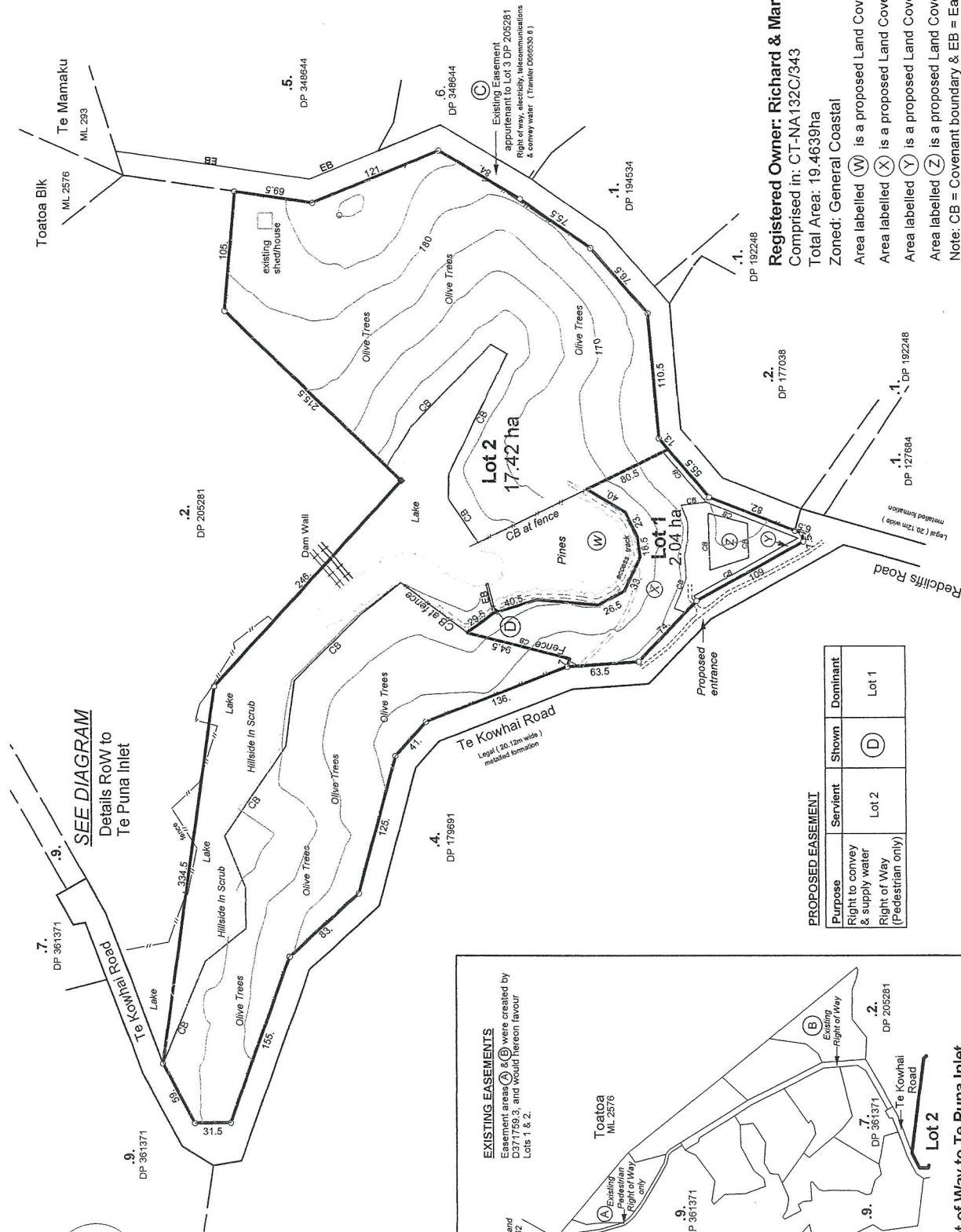
Taupo Native Plant Centre Revegetation Guide and Descriptive Catalogue. Taupo Native Plant Nursery. Taupo. 2008. 68 pp.

APPENDIX 1

Appropriate Species for Planting

	Botanical Name	Common Name	Threat Classification	Height	Flammability
FERNS AND FERN ALLIES					
	<i>Adiantum cunninghamii</i>	common maidenhair			
	<i>Adiantum hispidulum</i>	rosy maidenhair			
	<i>Asplenium bulbiferum</i>	hen and chicken fern, manamana			
	<i>Asplenium oblongifolium</i>	shining spleenwort, huruwhenua			
	<i>Blechnum fluviatile</i>	creek fern, kiwikiwi			
	<i>Blechnum fraseri</i>	miniature tree fern, maukurangi			
	<i>Blechnum novae-zelandiae</i>	kiokio			
	<i>Cyathea cunninghamii</i>			15	Mod/High
	<i>Cyathea dealbata</i>	ponga, silver tree fern		10	Mod/High
	<i>Cyathea medullaris</i>	mamaku		15	Mod/High
	<i>Cyathea smithii</i>	katote, soft tree fern			
	<i>Dicksonia squarrosa</i>	wheki, rough tree fern		8	Mod/High
	<i>Microsorium pustulatum</i>	hound's tongue, kowaowao			
	<i>Pneumatopteris pennigera</i>	gully fern			
	<i>Polystichum neozelandicum</i> subsp. <i>neozelandicum</i>	black shield fern, pikopiko			
	<i>Pteridium esculentum</i>	bracken			
GYMNOSPERMS					
	<i>Agathis australis</i>	kauri		30	Moderate
	<i>Dacrycarpus dacrydioides</i>	kahikatea		50	Moderate
	<i>Dacrydium cupressinum</i>	rimu		25	Moderate
	<i>Prumnopitys ferruginea</i>	miro		25	
	<i>Prumnopitys taxifolia</i>	matai		25	
	<i>Podocarpus totara</i>	totara		20	Mod/High
	<i>Phyllocladus trichomanoides</i>	tanekaha	Not Threatened		
MONOCOTELYDONS					
	<i>Baumea juncea</i>	sedge			
	<i>Baumea rubiginosa</i>	sedge			
	<i>Baumea tenax</i>				
	<i>Carex dissita</i>	sedge			
	<i>Carex geminata</i>				
	<i>Carex maorica</i>				
	<i>Carex secta</i>	purei			
	<i>Carex virgata</i>	sedge			
	<i>Cordyline australis</i>	ti-kouka, cabbage tree	Not threatened	20	Moderate
	<i>Cortaderia fulvida</i>	toetoe	8 Data Deficient	1.5	Mod/High
	<i>Cortaderia toetoe</i>	toetoe		1.5	Mod/High
	<i>Cyperus ustulatus</i>	giant umbrella sedge, toetoe upokotangata			
	<i>Dianella nigra</i>	blueberry, turutu	7 Range Restricted		
	<i>Eleocharis acuta</i>	sharp spike sedge			
	<i>Isolepis inundata</i>				
	<i>Isolepis prolifer</i>				
	<i>Juncus gregiflorus</i>				
	<i>Lepidosperma australe</i>	square sedge			
	<i>Phormium tenax</i>	flax		2	Moderate
	<i>Rhopalostylis sapida</i>	nikau		10	
	<i>Schoenus tendo</i>	sedge			
	<i>Typha orientalis</i>	raupo			

	Botanical Name	Common Name	Threat Classification	Height	Flammability
DICOTYLEDONS	<i>Ackama rosifolia</i>	makamaka		12	
	<i>Alectryon excelsus</i>	titoki	Not Nationally Threatened- Three Kings is however	10	
	<i>Alseuosmia pseudowintera axillaris</i>	Horopito		8	
	<i>Aristolelia serrata</i>	makomako, wineberry		6	Low/Mod
	<i>Beilschmiedia tarairi</i>	taraire		20	
	<i>Beilschmiedia tawa</i>	tawa		24	Moderate
	<i>Brachyglottis kirkii</i>	Kirk's tree daisy	4 Serious Decline	3	Low
	<i>Brachyglottis repanda</i>	rangiora		6	
	<i>Carmichaelia australis</i>	native broom, makaka, maukoro		2	Mod/High
	<i>Carpodetus serratus</i>	putaputaweta		5	Low
	<i>Clematis paniculata</i>	puawhananga		climber	
	<i>Clianthus puniceus</i>	kakabeak		2	Low
	<i>Colensoa physaloides</i>		Threatened	1	Low
	<i>Coprosma arborea</i>	mamangi, tree coprosma		5	
	<i>Coprosma areolata</i>			5	
	<i>Coprosma crassifolia</i>			5	
	<i>Coprosma grandifolia</i>	kanono		6	Low
	<i>Coprosma lucida</i>	shining karamu		2	Low
	<i>Coprosma macrocarpa</i>	large seeded coprosma		3	
	<i>Coprosma neglecta</i>		7 Range Restricted	3	
	<i>Coprosma propinqua</i>			6	
	<i>Coprosma parviflora</i>			3	
	<i>Coprosma propinqua x C. robusta</i>			3	
	<i>Coprosma repens</i>	taupata		6	Low
	<i>Coprosma rhamnoides</i>			2	
	<i>Coprosma rigida</i>			3	
	<i>Coprosma robusta</i>	karamu		6	
	<i>Coprosma rotundifolia</i>			4	
	<i>Coprosma spathulata</i>			2	
	<i>Coriaria arborea</i>	tutu		1.5	Low/Mod
	<i>Corynocarpus laevigatus</i>	karaka		12	Low
	<i>Dysoxylum spectabile</i>	kohekohe		15	
	<i>Elaeocarpus dentatus</i>	hinau		18	
	<i>Elatostema rugosum</i>	parataniwha			
	<i>Entelea arborescens</i>	whau		6	Low/Moderate
	<i>Fuchsia excorticata</i>	kotukutuku		10	Low
	<i>Gaultheria antipoda</i>	Snowbery			
	<i>Geniostoma ligustrifolium</i>	hangehange		1.5	Low
	<i>Griselinia littoralis</i>			10	Low
	<i>Hebe stricta</i>	Koromiko		3	Low/Mod
	<i>Hedycarya arborea</i>	pigeonwood, porokaiwhiri			
	<i>Hoheria populnea</i>	lacebark, houhere		7	Low/Mod
	<i>Knightia excelsa</i>	rewarewa		25	Low/Mod
	<i>Kunzea ericoides</i>	kanuka	5 Gradual Decline	8	High
	<i>Laurelia novae-zelandiae</i>	pukatea		35	
	<i>Leptecophylla juniperina</i>	mingimingi		3	Mod/High
	<i>Leptospermum scoparium agg.</i>	manuka		4	High
	<i>Leucopogon fasciculatus</i>	mingimingi		3	Mod/High
	<i>Macropiper excelsum</i>	kawakawa	7 Range Restricted	3	Low
	<i>Meliccytus ramiflorus</i>	mahoe	7 Range Restricted	7	Low/Mod
	<i>Meryta sinclairii</i>	puka		8	Moderate
	<i>Metrosideros excelsa</i>	pohutukawa		20	
	<i>Myrsine australis</i>	mapou		6	
	<i>Pittosporum crassifolium</i>	karo		7	Low/Mod
	<i>Plagianthus regius</i>			9	Low/Mod
	<i>Pomaderris kumeraho</i>	kumerahou		3	Mod/High
	<i>Pomaderris phyllifolia</i>			1	Mod/High
	<i>Pouteria costata</i>	tawapou		15	
	<i>Pseudopanax arboreus</i>	fivefinger, puahou		6	Low
	<i>Pseudopanax crassifolius</i>	lancewood		10	Low
	<i>Pseudopanax lessonii</i>	houpara	7 Range Restricted	6	
	<i>Raukawa edgerleyi</i>	rauakawa	5 Gradual Decline	14	
	<i>Schefflera digitata</i>	pate		8	Low/Moderate
	<i>Solanum aviculare</i>	poroporo		2.5	Low
	<i>Sophora microphylla</i>	kowhai			
	<i>Syzygium maire</i>	swamp maire, maire tawake		15	
	<i>Vitex lucens</i>	puriri		20	
	<i>Weinmannia silvicola</i>	towai		12	Moderate



SCHEME PLAN

PROPOSED SUBDIVISION OF LOT 3 DP-205281

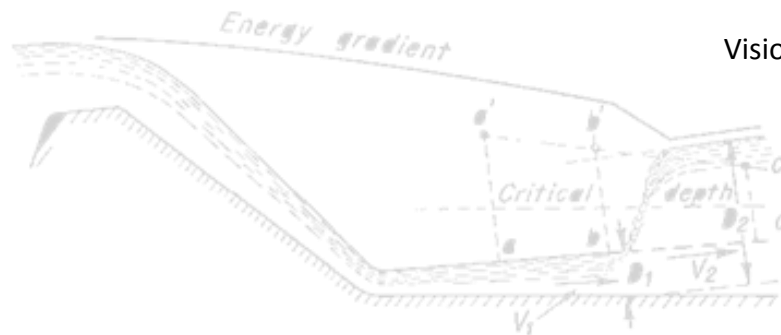
Chris Robertson

LOT 2 DP 415226, CNR REDCLIFFS & TE KOWHAI POINT RD,
KERIKERI

Preliminary Site Investigation as per CLMG No. 1

Vision Project Ref:12612

20/07/2016



REPORT CHECKLIST

Summary of contaminated sites report checklist					
Indicate the reports contained in this document	☒	☐	☐	☐	☐
Report section(s) and information to be presented	PSI	SIR	RAP	SVR	MMP
Executive summary	R ☒	R ☐	R ☐	R ☐	R ☐
Scope of work	R ☒	R ☐	R ☐	R ☐	R ☐
Site identification	R ☒	R ☐	R ☐	R ☐	R ☐
Site history	R ☒	S ☐	S ☐	S ☐	S ☐
Site condition and surrounding environment	R ☒	S ☐	S ☐	S ☐	S ☐
Geology and hydrology	A ☒	R ☐	S ☐	S ☐	S ☐
Sampling and analysis plan and sampling methodology	A ☒	R ☐	X	R ☐	R ☐
Field quality assurance and quality control (QA/QC)	N ☒	R ☐	X	R ☐	S ☐
Laboratory QA/QC	N ☒	R ☐	X	R ☐	X
QA/QC data evaluation	N ☒	R ☐	X	R ☐	X
Basis for guideline values	R ☒	R ☐	R ☐	R ☐	R ☐
Results	A ☒	R ☐	R ☐	R ☐	S ☐
Site characterisation	R ☒	R ☐	R ☐	R ☐	R ☐
Remedial action	X	X	R ☐	S ☐	S ☐
Validation	X	X	X	R ☐	S ☐
Site management plan	X	X	R ☐	S ☐	S ☐
Ongoing site monitoring	X	X	X	N	R ☐
Conclusions and recommendations	R ☒	R ☐	R ☐	R ☐	R ☐

The columns refer to the principal reporting stages of contaminated site studies using the following abbreviations:

PSI Preliminary site investigation report
SIR Detailed site investigation report
RAP Site remedial action plan
SVR Site validation report
MMP Ongoing monitoring and management plan

The following abbreviations indicate the information requirements:

R The corresponding heading and details are required
A Readily available information should be included
S A summary of this section's details will be adequate if detailed information has been included in an available reference report
N Include only if no further site investigation is to be undertaken
X Not applicable and may be omitted



EXECUTIVE SUMMARY

Vision Consulting Engineers Limited (VISION) was requested by Mr Chris Robertson to undertake a Preliminary Site Investigation (PSI) for a 1,800 m² proposed residential area, being part of their property Lot 2 DP 415226 located on the corner of Redcliffs and Te Kowhai Point Rd, Kerikeri. The remaining area of the property is planned to remain as production land (olives or stock) and as such it was exempt from this investigation.

The proposed activities at the site are change of use and minor soil disturbance. The objective of the PSI was to assess if the land is, was, or was more likely than not to have a Hazardous Activities and Industries List (HAIL) activity undertaken on it.

The site investigated in this study was found to have been used as an olive grove since 2003/4, i.e. for approximately 12 years. Prior to that, the land was used for farming cattle and growing pine trees.

No persistent pesticides were reported to have been used at the site as part of the olive grove-related activities and the only agrichemicals used included glyphosate sprays for weed control and agricultural lime and organic fertilisers. Glyphosate is not considered to be a persistent agrichemical as it is characterised by a short half-life in soil. Another product used for gorse control is unlikely to have been used within the proposed residential area. No chemical storage areas were identified at or in the vicinity of the proposed residential area.

On the basis of the information gathered during this investigation the proposed residential area is considered unlikely to have had a HAIL-listed activity undertaken on it and as such it is not subject to the NES. The area outside of the proposed residential area will remain as production land.



1 SCOPE OF WORK

Introduction: Vision Consulting Engineers Limited (VISION) was requested by Mr Chris Robertson to undertake a Preliminary Site Investigation (PSI) for a 1,800 m² proposed residential area, being part of their property Lot 2 DP 415226 located on the corner of Redcliffs and Te Kowhai Point Rd, Kerikeri.

The whole of the property is approximately 17.42 ha in size and the large proportion of it is covered in an established olive grove. Horticultural activities, such as orchards where use or storage of persistent pesticides may have been undertaken, are included on the Hazardous Activities and Industries List (HAIL) (MfE, 2011a). The scope of work of this PSI was limited to the assessment of the proposed residential area at the property (approximately 1,800 m²), which is marked in blue in Figure 1 and referred to as "the site" throughout the report. It is in this area where a residential building and a garage are planned to be constructed; the approximate location of the footprint is shown on a site plan in Appendix A. The rest of the area of the property is planned to remain as production land (olives or stock) and as such it is exempt from this investigation.

If the site was found to have had a HAIL activity undertaken on it the proposed activities at the site would include change of use and minor soil disturbance.

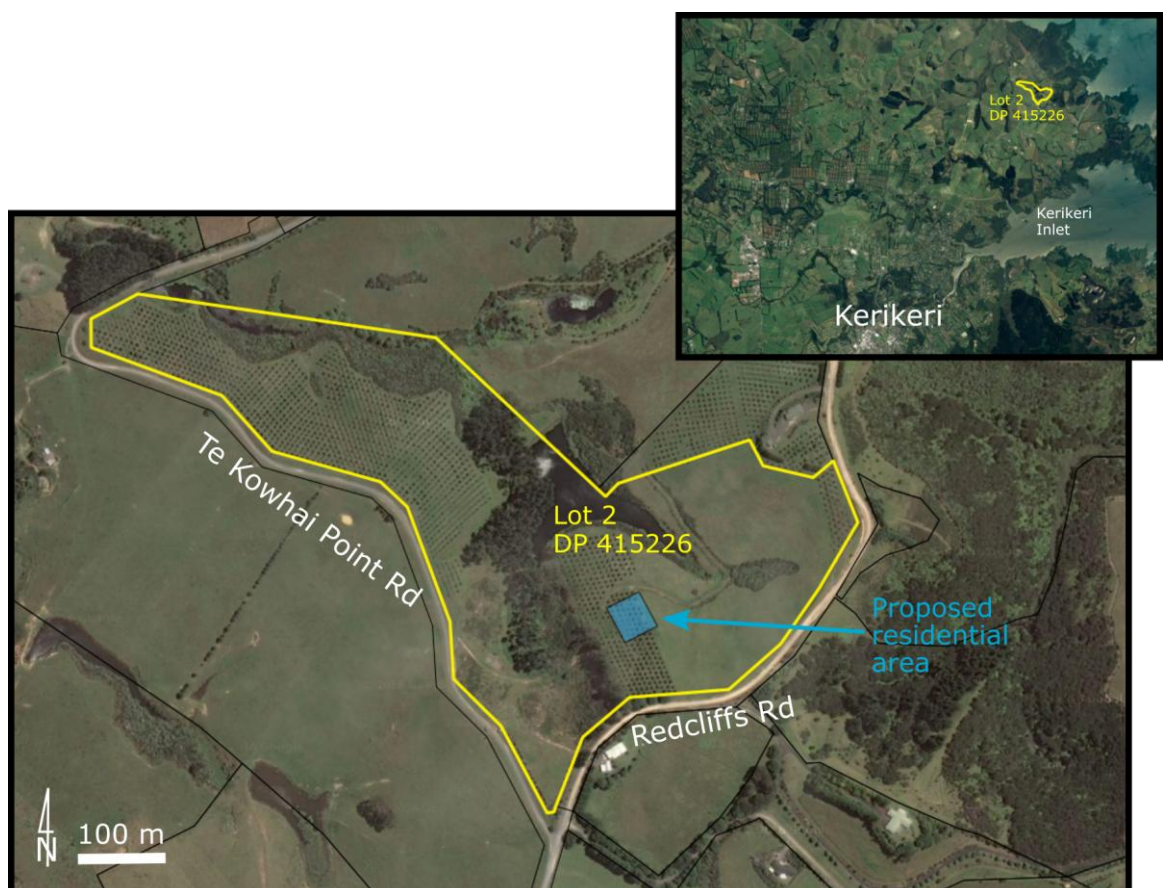


Figure 1 Property map showing the extent of the area for which change of land use and minor soil disturbance are planned (in blue). An approximate property boundary is shown in yellow. Images courtesy of Google Earth.

The property has been created as part of a subdivision of a larger property which was



undertaken by the previous owner in 2014. The remaining part of the subdivided land is not covered by the current investigation.

- Objectives:**
- To assess if the property is, was, or was more likely than not to have a HAIL activity undertaken on it;
 - Determine if soil contaminants are likely to be present at the property;
 - Determine if change of use and soil disturbance can be undertaken as permitted activities under the NES legislation, if applicable.

- Scope:** The following tasks were undertaken to meet the objectives of the project and the requirements of NES:
- Desk study of published and un-published information about the site;
 - Interviews with the land owner, previous owners, neighbours, and relevant councils covering questions relating to site history, any known incidents, management practices, waste disposal, and any chemical storage areas;
 - Identify potential contaminants at the site;
 - Calculate the volume of soil disturbance that can be undertaken as a permitted activity under the NES;
 - Provide an assessment of the site contamination and the need for further investigation.

2 SITE IDENTIFICATION

Address: Corner of Redcliffs and Te Kowhai Point Rd, Kerikeri

Legal Description: Lot 2 DP 415226
CT 458496

Co-ordinates: NZTM 1690649mE, 6107106mN

Area: Property area: 174,176 m²
Site area: approximately 1,800 m²

Locality Map & Site Plan: See Figure 1.

3 SITE HISTORY

Ownership & Use: The property is currently owned by the client, Mr Chris Robertson. Prior to his ownership, the land was owned by Richard and Marilyn Jewells.



Zoning: Far North District Plan : General Coastal

Interviews: Chris Robertson, current owner (2016 - present)

Chris was interviewed over the phone on 6/07/2016. Chris provided information as to the planned future activities at the property (residential use and production land). The residential property will comprise a house and a garage and the remaining area of the wider property will remain in production (olives or stock). As far as Chris knows, the olive grove has been established in recent history, and it may be approximately 10 years old. Prior to the olive grove the property was used to grow pine trees and as a farm. He has no knowledge of any potential waste disposal areas at the property.

Marilyn Jewell, previous owner (2003 - 2016)

Marilyn and Richard Jewell were interviewed via email and they were able to provide the following information regarding the olive grove and management practices at the property:

- 1) The first of the trees were planted in March-April of 2003, with the remainder planted the next autumn.
- 2) Round-up/glyphosate has been used for general weed control, usually 2-3 times a year. The whole property was limed at least a couple of times in the first years, then organic ferts used about once a year. The gorse was sprayed with Tordon about every 2nd year (not near the olive trees).
- 3) Chemicals were stored on site in a shed by the house.
- 4) Prior to our purchase, the land was grazing land for cattle.

Far North District Council

The FNDC was contacted and information regarding the property investigated here was requested. The FNDC representative (Sheryl Hansford) provided aerials and indicated that "a crop of some sort has been planted on the site". It was also noted that aerial for 2000 shows the site as vacant land and that two resource consents were issued for the property: 2010444 to construct an earth dam and 2090085 subdivision consent with 2 variations. The supplied aerial images from the 2000s are attached in Appendix B.

Northland Regional Council

The NRC representative (Gary Young) stated:

"The property that you have enquired about is not listed on the NRC Selected Land-use Register (SLR) for any current or historical Hazardous Activities and Industries List (HAIL) activities. There are no recorded environmental incidents shown on the property. Our historic aerial photographs show this as paddock & swamp. I note that the property is now largely covered with olive trees."



**Aerial & Site
Photography:**

Source and year image created	Description of land use/activities
VISION Archive 1966	 The property and the site appear to be grassed paddocks. A pocket of trees is present in the southern portion of the property. The surrounding land also appears to be farmland. Note the property boundary shown in yellow is indicative only.
VISION Archive 1982	 No change in land use is noted. Note the property boundary shown in yellow is indicative only.
Google Earth 2003	 The property remains a grassed paddock and pine trees can be seen growing in the southern portion of the property. A dam has been constructed. The site is vacant land covered in grass and gorse can be seen growing on the nearby slope. No change of land use is noted in the surrounding area, except for a house that was built to the south of the pine trees (not part of the property investigated here). Note the property boundary shown in yellow is indicative only.



Google Earth 2011	 Some of the pine trees were removed and other trees were planted in uniform rows across the majority of the property, including the site. Another house was built near the north-eastern corner of the property (now separate lot). Note the property boundary shown in yellow is indicative only.
Google Earth 2012, 2013, 2016	No change of land use is noted on satellite images from 2012 to 2016. The 2016 image can be viewed in Figure 1.

4 SITE CONDITION AND SURROUNDING ENVIRONMENT

Topography: The greater area and the property can be described as undulating land. The site is located on elevated land (approx. 45 m asl) and overlooks a man-made dam located in the northern part of the property.

An unnamed stream traverses the property and runs along its northern boundary before it reaches the the Te Aiorua Creek estuary.

Conditions at Site Boundary: The site is adjoined by rural land on each side, consisting of grassed paddocks and shrubland. Redcliffs Road and Te Kowhai Point Road run along the eastern and western boundaries of the property. A small man-made pond is located 100 m to the north of the property.

The site (to undergo change of use) is surrounded by olive trees to the north, west and south, and by grassed land to the east.

Visible Signs and Presence of Drums, Waste and Fill Materials: No site walkover was conducted as part of this investigation.

Local Sensitive Environment: The nearest waterbody is the man-made dam and an unnamed creek located in the northern portion of the property. The stream joins the Te Aiorua Creek estuary c. 500 m to the north-west of the property.



5 GEOLOGY & HYDROLOGY

Geology & Soils:	The <i>Land Use Capability Classification of the Northland Region</i> document and map, and the geological map of the Whangarei area indicate that the land can be described as rolling to strongly rolling terrain developed on greywacke bedrock belonging to the Waipapa Group (Edbrooke and Brook, 2009; Harmsworth, 1996). Soils are moderately to strongly leached and weakly podzolised yellow-brown earths of Marua suite (RA + RAH) - Rangiora clay, clay loam and silty clay loam, imperfectly to very poorly drained. The soils are further described as having the potential for moderate to severe sheet, rill, wind and gully when cultivated (Harmsworth, 1996).
Groundwater:	The normal water table is expected to be beyond 5m depth (estimated). No groundwater investigation is required in this study.
Summary of Local Meteorology:	Northland is a sub-tropical climate zone, with warm humid summers and mild winters. Typical summer temperatures range from 22°C to 26°C (maximum daytime) but seldom exceed 30°C. In winter, maximum daytime temperatures are between 12°C and 17°C. Annual sunshine hours average about 2000 in many areas. Mean annual rainfall is 1200-1600mm for the site location.
Surface Water and water supply:	Surface water is expected to drain towards the north within the site. The closest water bore is located approximately 600 m away from the site.

6 CONCEPTUAL SITE MODEL

Outline of Potential Contaminants:	The history study has identified the majority of the site as being an olive grove. It was reported that management practices at the site included spraying with Round-up/glyphosate for general weed control. Based on this information, the only contaminant that may be found in the soil at the site would be traces of glyphosate herbicide, an organophosphorus compound.
Sources & Pathways:	Contaminant sources at the site are expected to be from herbicide application to land (olive grove). There are no specific contaminant storage areas within the site. The possible exposure pathway is inhalation, dermal, and ingestion. This includes the direct contact with soil and consumption of food grown on site, given the rural residential land/lifestyle block with 10% produce land use scenario investigated here.
Integrity Assessment:	The reliability of the information gained during the site history study can be measured by the following criteria: • Quality of data – The information regarding previous uses at the property and possible environmental incidents were provided by the FNDC and NRC;



- Appropriateness of the images provided – The images have provided a very good confirmation of the landuse timeline;
- Cross correlation – Interviews, data, and imagery all provide a linked history of the property.

Piece of Land: No piece of land was identified within the site investigated as part of this study.

7 SAMPLING & ANALYSIS PLAN AND SAMPLING METHODOLOGY

Data Quality Objectives and Rationale: As part of this investigation a study of historical data was carried out to ascertain if the property has had or is more likely than not to have had HAIL activities undertaken on it, and therefore if it is subject to the NES. The objective of this investigation is to obtain information to ascertain if potential soil contaminants are likely to be present at the site.

The site was not found to have had persistent pesticides used on it. Only glyphosate herbicides, lime and organic fertilisers were reported to have been used on the land. A product called Tordon was reported to have been used to control gorse within the wider property, but this was not used near the olive trees (i.e. outside of the site investigated in this report).

There were no reports or signs of structures of any kind being present at the site currently or in the past. No other historic owners of the property were researched or contacted as part of this investigation, as the information gathered from Mr & Mrs Jewell and from the historic aerial imagery was deemed sufficient for the purpose of this study.

Professional judgement, based on the history study, was considered appropriate in this instance to assess if the site was more likely than not to have had HAIL activities undertaken on it.

8 FIELD, LABORATORY AND DATA EVALUATION QUALITY ASSURANCE AND QUALITY CONTROL (QA/AC)

No field investigation or laboratory tests were undertaken as part of this study.

9 BASIS FOR GUIDELINE VALUES

Basis: The term 'soil contaminant standards' to protect human health, or SCS_(health), specifically refers to soil contaminant concentrations that are mandatory, under the *National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health* (MfE, 2011a). SCS_(health) have been applied within this report to trigger further investigation (see Table 1 below).



Table 1 Analyte threshold values for soil contaminants.

	Analyte	NES Unit	SCS(health)
Inorganic Substances	Arsenic	(mg/kg)	17
	Boron	(mg/kg)	>10,000
	Cadmium (pH 5)	(mg/kg)	3
	Chromium III	(mg/kg)	>10,000
	Chromium VI	(mg/kg)	460
	Chromium total ¹	(mg/kg)	460
	Copper	(mg/kg)	>10,000
	Inorganic mercury	(mg/kg)	310
	Inorganic lead	(mg/kg)	210
Organic Compounds	ΣDDT ²	(mg/kg)	70
	Dieldrin	(mg/kg)	2.6
	Aldrin	(mg/kg)	2.6
	Dieldrin+Aldrin	(mg/kg)	2.6
	BaP eq ³	(mg/kg)	8

Notes:

1 Chromium VI threshold was used for Chromium Total

2 ΣDDT is the arithmetic sum of six isomers (DDT,DDE, DED) with standard error propagation, as calculated by Hill Laboratories.

3 BaP eq is the factored arithmetic sum of nine carcinogenic PAHs with standard error propagation.

Assumptions: The above thresholds are based on the exposure scenario for a rural residential or lifestyle block with 10% of the daily produce consumption being home-grown.

10 RESULTS AND SITE CHARACTERISATION

The site investigated in this study, located within Lot 2 DP 415226, was found to have been used as an olive grove since 2003/4, i.e. for approximately 12 years. Prior to the use of the site for growing olive trees, the land was used for farming cattle and growing pine trees. Management practices at the property in recent years included spraying with glyphosate herbicides (including Round-up) for general weed control and application of agricultural lime and organic fertilisers. It was reported that gorse at the wider property was sprayed with a product called Tordon but this was not undertaken in the vicinity of the olive trees, and therefore it is unlikely that this product was used within the site investigated here. The chemicals used at the property were reportedly stored in a shed by a house located on a now separate lot (i.e. >200 m away from the site in question).

Glyphosate is known to have a relatively short half-life in soil (96 days aerobic half-life and 44 days field dissipation half-life; Schuette 1998). Glyphosate is also considered to be only very slightly mobile in soil, it has low leaching potential and it is inactivated through the process of adsorption and microbial degradation in soil. Glyphosate is not considered to be a persistent agrichemical.

The information gathered as part of this investigation suggests that no persistent pesticides



were used or stored on site (item A10 of the HAIL).

11 CONCLUSIONS AND RECOMMENDATIONS

The site history study identified the site as being used for horticultural activities over the past c. 12 years. On the basis of the information gathered during this investigation, as detailed in the section above, the site is considered unlikely to have had a HAIL-listed activity undertaken on it. This is because no persistent pesticides were reported to have been used at the site as part of the olive grove-related activities and the only agrichemicals used include glyphosate sprays for weed control and agricultural lime and organic fertilisers. Glyphosate is not considered to be a persistent agrichemical as it is characterised by a short half-life in soil.

Another product used for gorse control is unlikely to have been used within the site area.

In summary, the report found the site to be unlikely to have had a HAIL activity undertaken on it and it is **not** subject to the NES. As such, the change of use and soil disturbance activities should be able to be undertaken at the site without restrictions from the perspective of the NES.

The rest of the area of the property is planned to remain as production land (olives or stock) and was exempt from this investigation.

- References:**
- Edbrooke, S.W.; Brook, F.J. (compilers) 2009: Geology of the Whangarei area. Institute of Geological & Nuclear Sciences 1:250,000 geological map 2. 1 sheet +68 p. Lower Hutt, New Zealand. GNS Science.
 - Harmsworth, G. R. 1996. Land Use Capability Classification of the Northland Region. A report to accompany the second edition (1:50 000) NZLRI worksheets. Landcare Research Science Series 9. Lincoln, Manaaki Whenua Press. 269 p.
 - MfE, 2011a. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Wellington: Ministry for the Environment.
 - Schuetz, J., 1998. Environmental fate of glyphosate. Environmental Monitoring & Pest Management, Department of Pesticide Regulation Sacramento, CA 95824-5624.

LIMITATIONS

This report has been completed exclusively for Mr Chris Robertson with respect to the particular brief given to us for the particular purpose given above. The materials provided by the Client and information obtained from the interviews are assumed to be correct and true. Information, opinions and recommendations contained in this report cannot be used for any other purpose or by any other entity without our review and written consent. Vision Consulting Engineers Ltd accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report by any party.

The ground conditions given in this report are based on visual methods and investigations at discrete locations. The nature and continuity of the contaminants and materials are inferred and it must be appreciated that actual conditions could vary from that described herein.

We should be contacted immediately if variations are encountered. It is possible that further



investigation or modification of recommendations is required.

Yours faithfully,

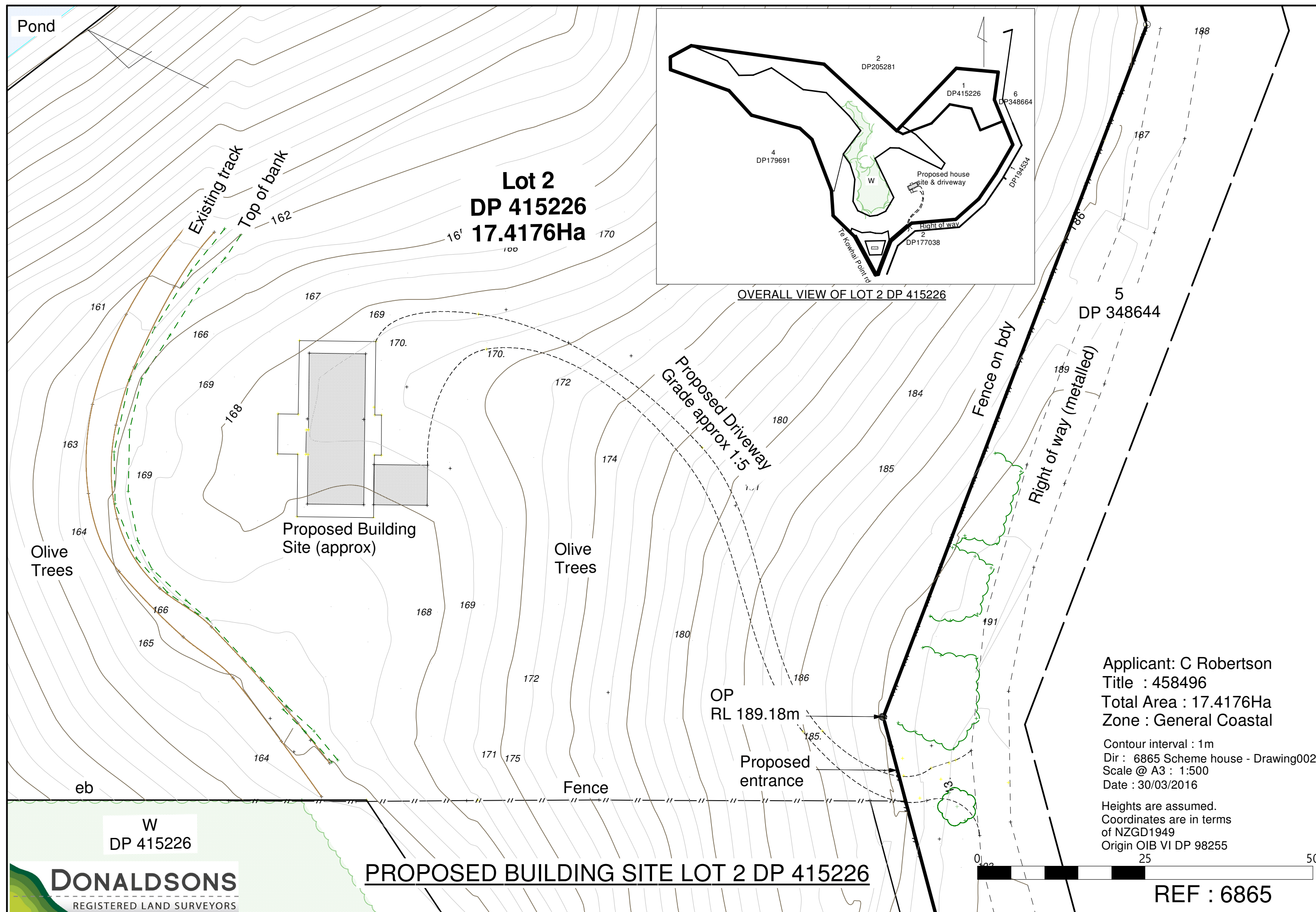
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Appendix A

Proposed site plan

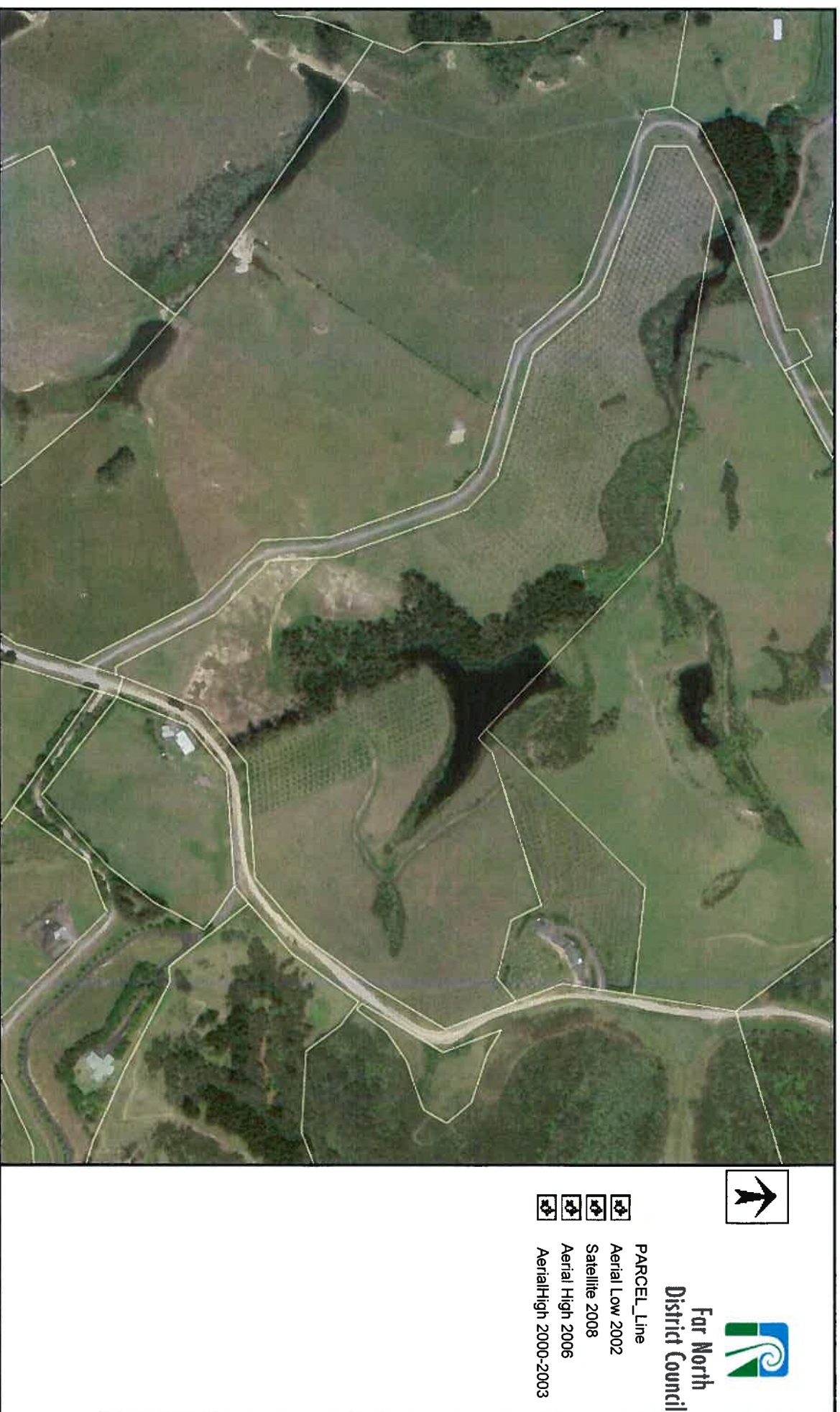




Appendix B

Additional information provided by the FNDC

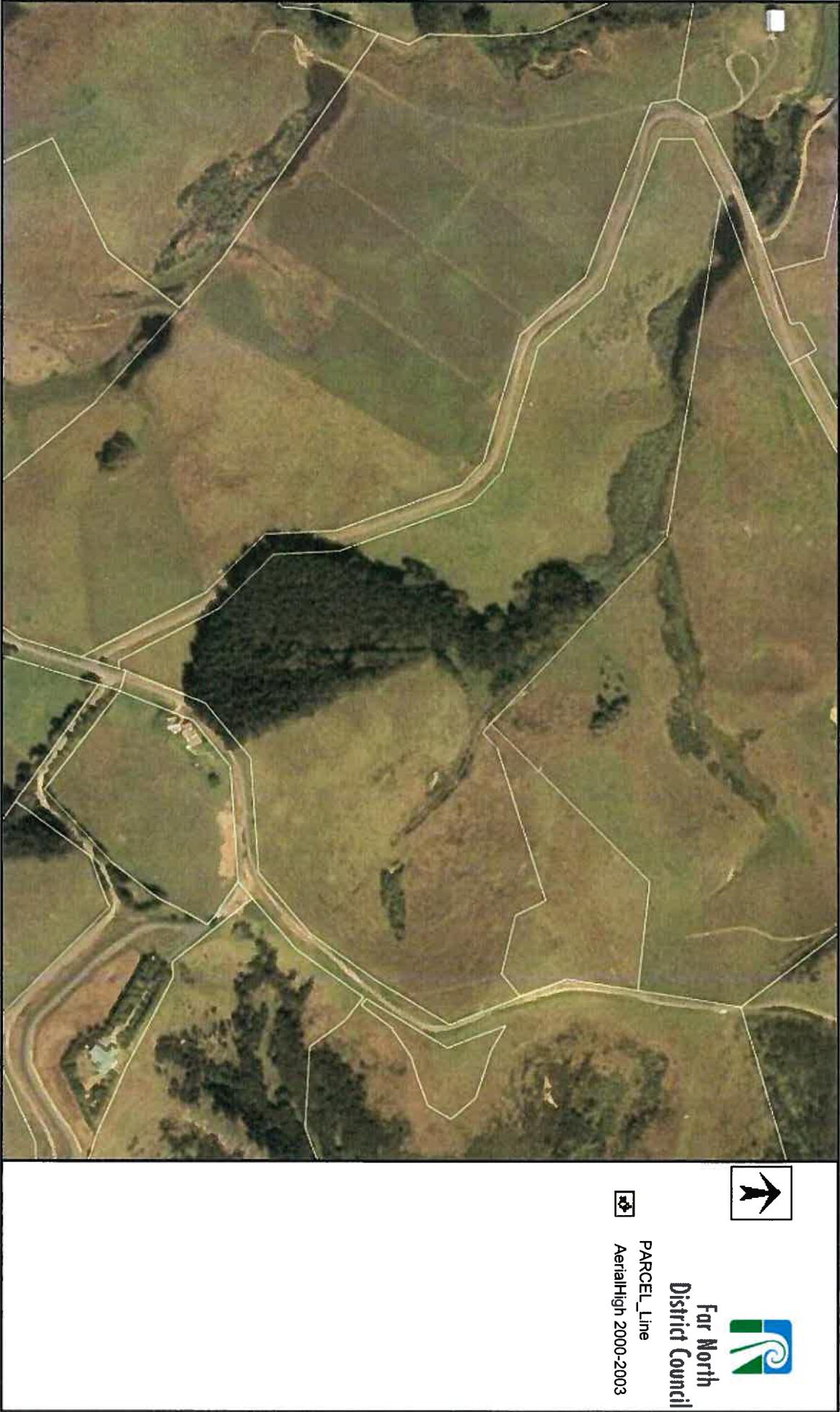




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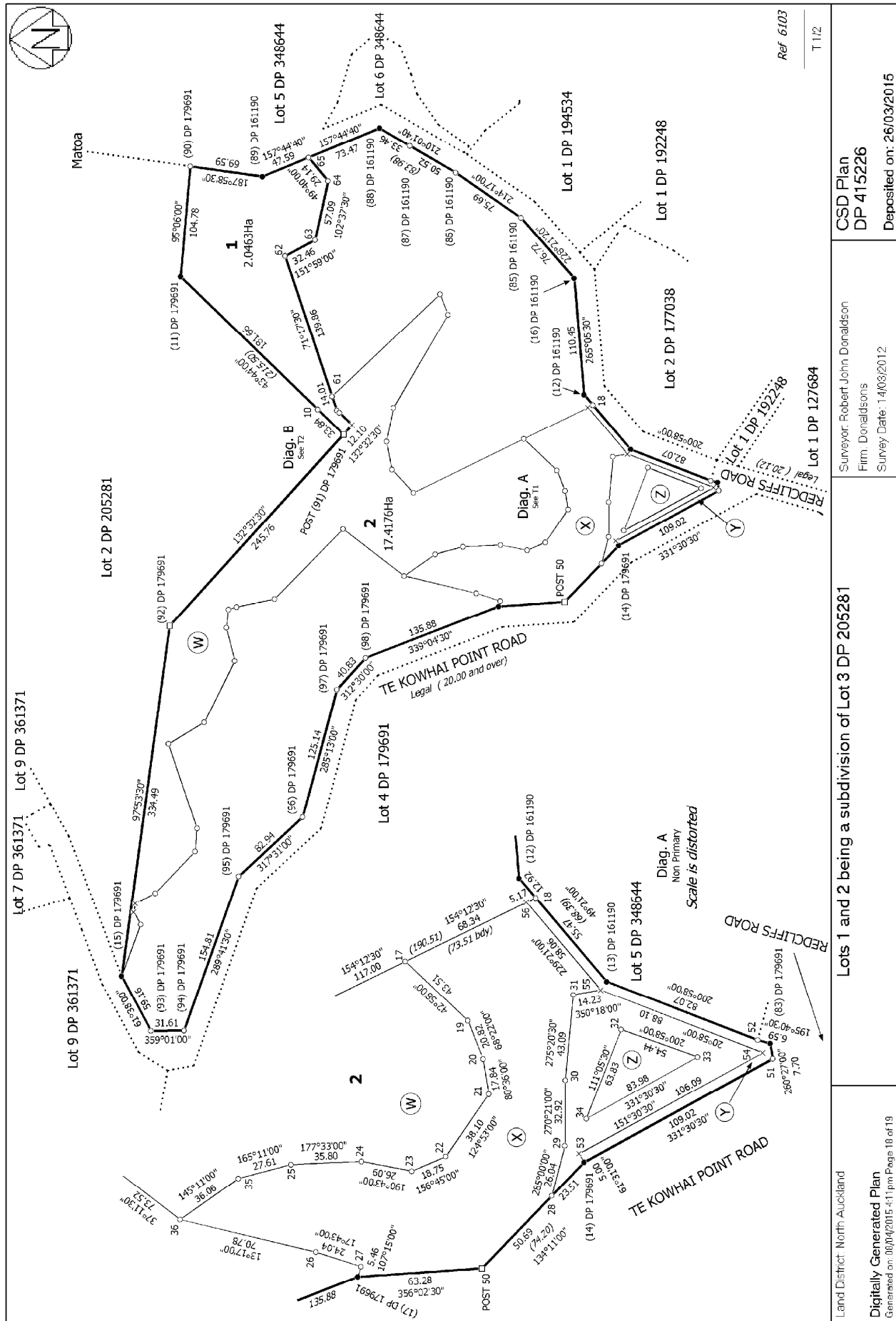
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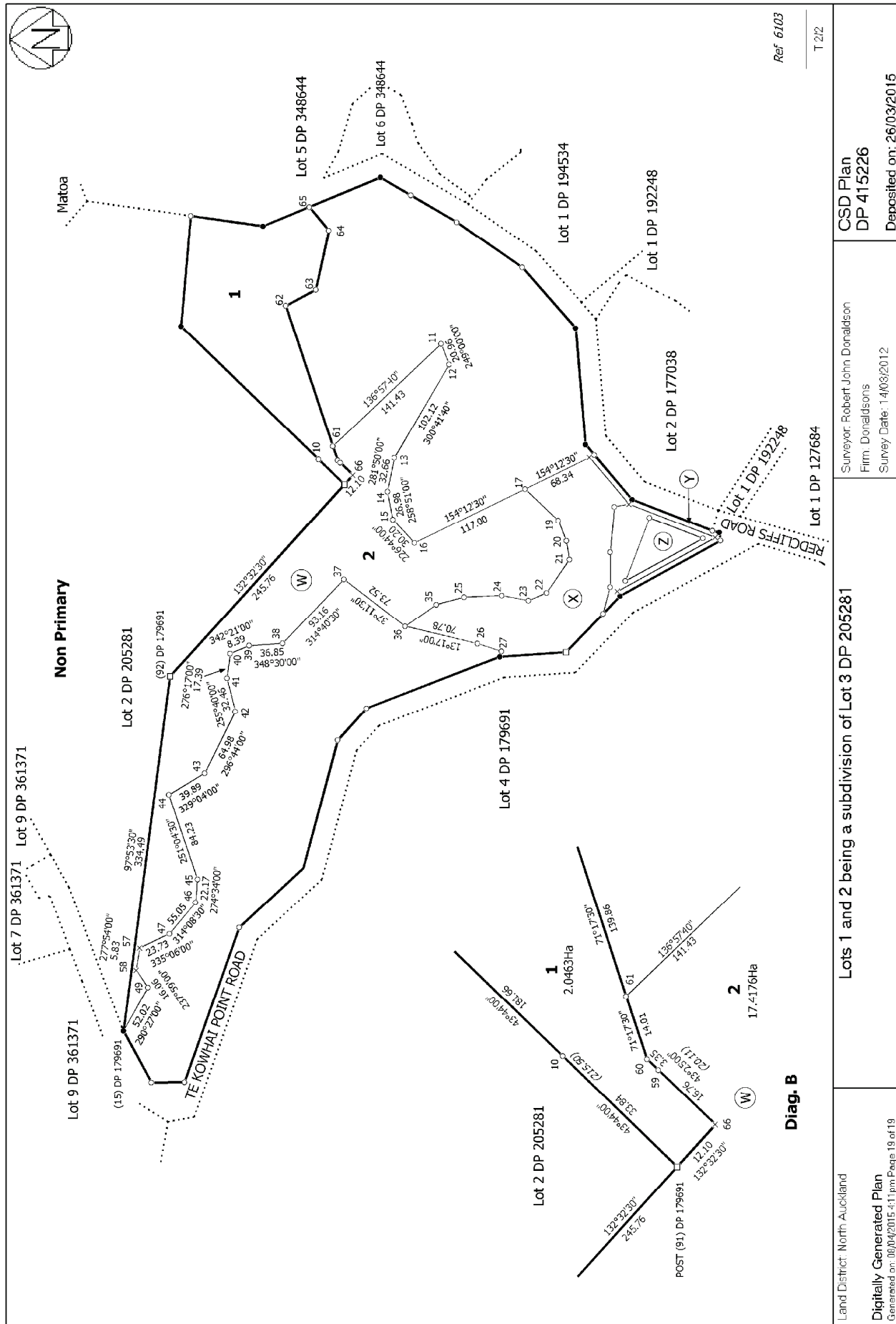


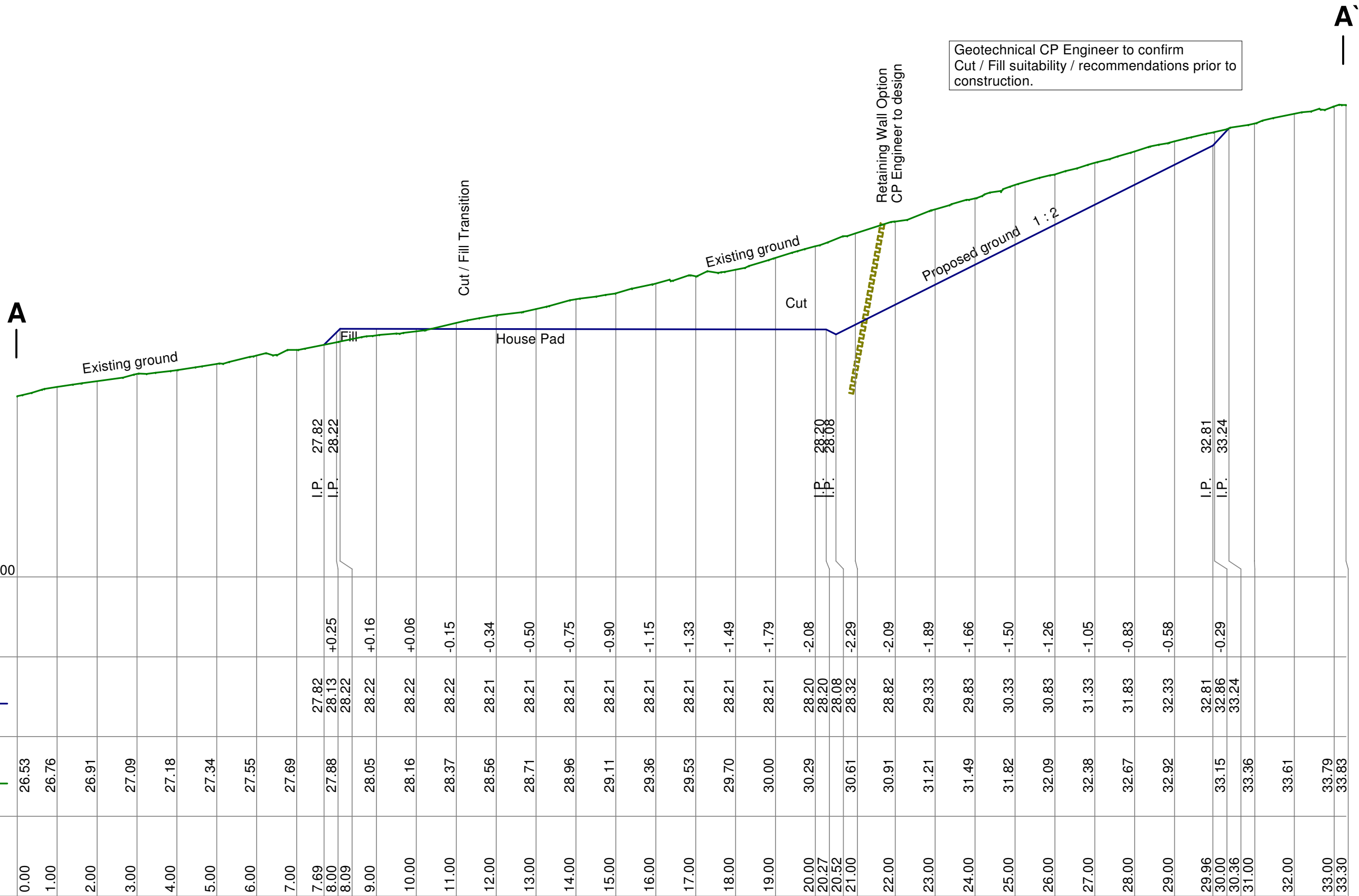
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PROPOSED HOUSE PAD - CROSS SECTION



CONSTRUCTION MANAGEMENT PLAN

DEVELOPMENT WORKS

C. ROBERTSON, 429 REDCLIFFS ROAD, KERIKERI

REFERENCE: 8616

Distribution:

Copy No	Issued by	Date	Revision No
1	M. Donaldson	10 / 10 / 2025	Draft Only
2			
3			
4			
5			
6			



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EXECUTIVE SUMMARY

C. Robertson is the owner of Lot 2 DP 415226 (Record of Title 458496), a 17.4176 ha property at the junction of Te Kowhai Point Road and Redcliffs Road, Kerikeri, that requires a construction management plan aimed at providing best practice mitigation measures associated with the effects of earthworks.

Development earthworks within site boundaries involves standard rural activity forming the access, building platform, future service trenching and surplus disposal.

Management advice is in general accordance with Erosion and Sediment Control Guidelines for Land Disturbance Activities (GD05), and Excavation safety - Worksafe Excavation Safety Good Practice Guidelines 2016, and assumes all underground service authorities are contacted and infrastructure located prior to works commencing.

Development type

- Civil construction works for establishing a single dwelling house site

Excavation work includes:

- open excavations
- trenching for services
- cut, fill and stock pile

Earthworks required

- Forming temporary sediment control; cut-off drains, decanting basins & erecting sediment fencing
- Excavation for access and manoeuvring areas to subgrade level
- Trenching for services
- Excavation for stormwater management devices

Machinery

- Excavators
- Compact Grader
- Tipper truck
- Roller
- Hand operated tools

Resource Consent references:

- Far North District Council - RC 2260122
- Northland Regional Council - (Permitted Activity)

LIMITATIONS

The construction management plan is a draft version and has been prepared to support a resource consent for civil works associated with forming an access and dwelling pad, and should not be read in any other context or purpose.

The advice provided in this report is a guideline, and should be read in conjunction with relevant civil engineering industry standard guidelines including health and safety, and where applicable supplementary directives associated with any building consent and/or structural engineering design such as retaining walls or underground tanks.

Underground services are to be located and associated departments contacted prior to construction.

Any unforeseen subsurface conditions are to be immediately reported to a CP geotechnical engineer.

Performance and outcomes are dependent on construction quality and maintenance of mitigating devices.

Inappropriate actions or unforeseen weather conditions may cause behaviour outside the expected limits intended by this report.

Donaldson's Surveyors Ltd performed the services in a manner consistent with the normal level of care and expertise, however the construction management plan is unable to account for unknown site conditions that may compromise any recommendations made. The construction management plan methodology was subject to financial constraints, (meaning a reasonable but not exorbitant level of professional fees incurred), but is considered to derive a reputable level of onsite civil construction management.

Donaldson's Surveyors Ltd accepts no responsibility for errors or omissions in any data obtained from regulatory agencies, verbal or written statements from outside parties, or negligent construction techniques resulting in situations contrary to the scope of this report.

Should further information become available regarding the conditions at the site, Donaldson's Surveyors Limited reserves the right to review the report in the context of the additional information.

Opinions and judgments expressed in this report are based on an understanding and interpretation of regulatory standards at the time of writing.

This document is provided for the sole use of the client and designated contractor, and is confidential to it. No responsibility is accepted for any use a third party makes of this document or damages suffered as a result of decisions or actions based on this document.

SITE DESCRIPTION

The property is located on Te Kowhai Point Road and Redcliffs Road, Kerikeri.

Estate	Title	Appellation	Area	Owner
Fee Simple	RT 458496	Lot 2 DP 415226	17.4176ha	C. & N. Robertson

The site is a north-facing slope that falls about 20° from the road to a flatter bench where the house platform will be built, closer to the gully dam features. The land is a mix of pasture, olive plantings, gully revegetation and pond watercourse.

PROJECT DETAILS

Date of project award:	TBC
Date of commencement on site:	TBC
Practical Completion date:	TBC

GENERAL CONTACT DETAILS

Contractor	Names	Contact details
TBC	TBC	TBC

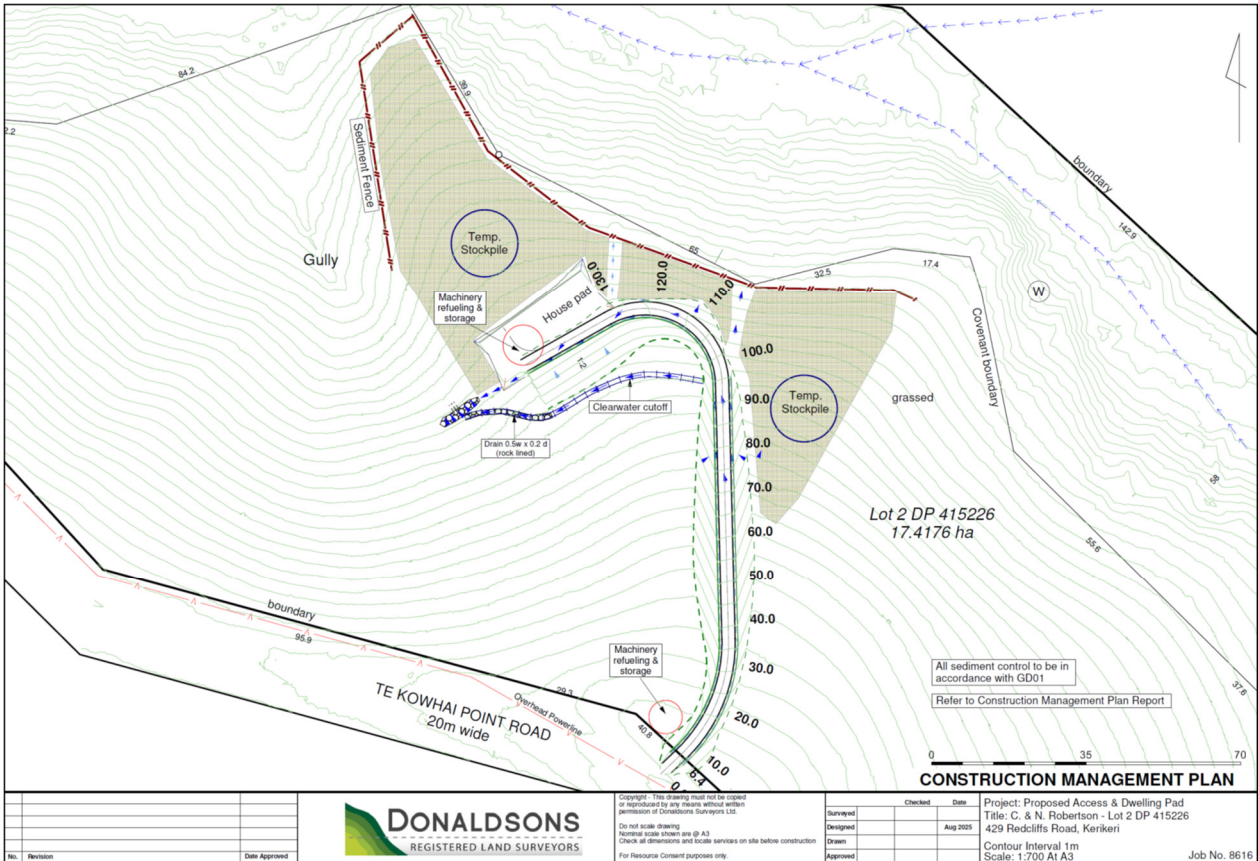
Project Manager	Names	Contact details
TBC	TBC	TBC
Site Manager	Names	Contact details
TBC	TBC	TBC
Client	Names	Contact details
TBC	TBC	TBC
Engineers Rep	Names	Contact details
TBC	TBC	TBC

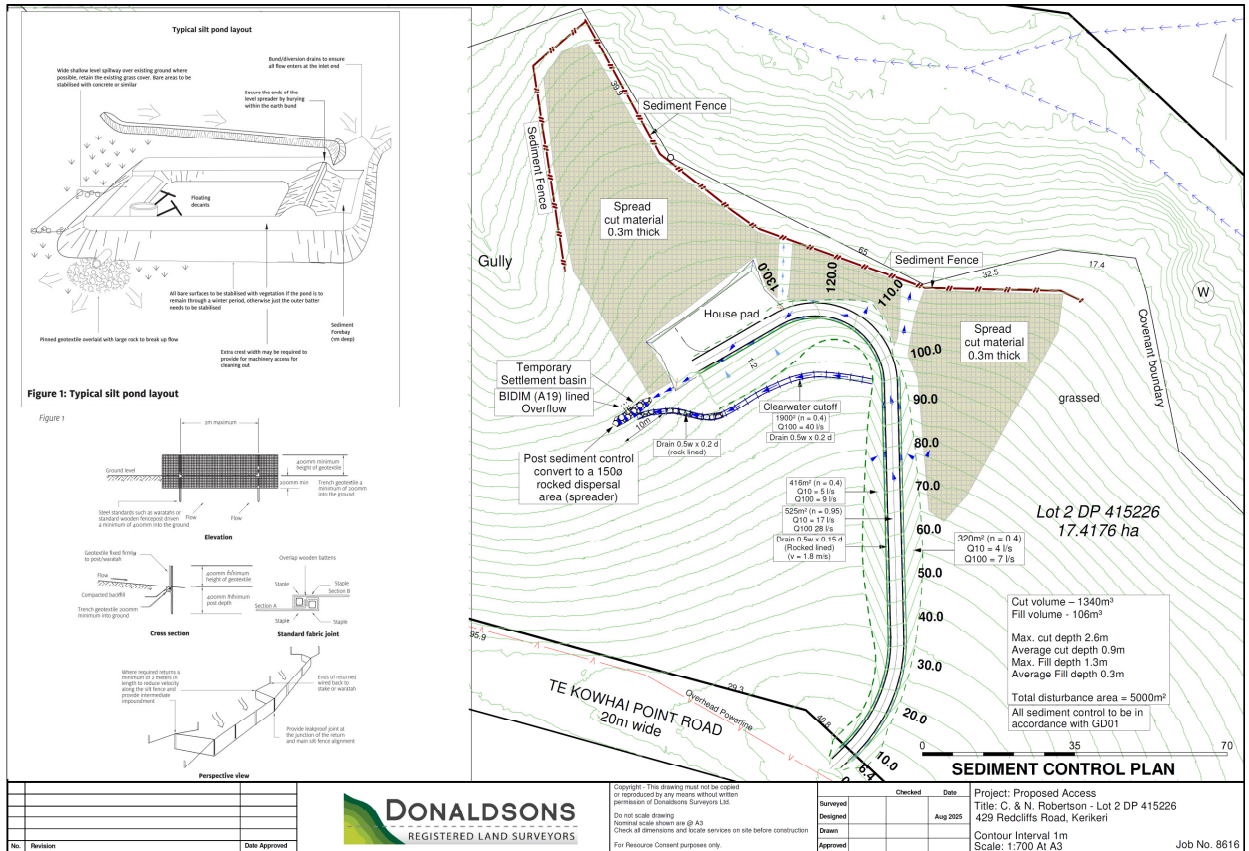
CIVIL WORKS METHODOLOGY

- Contact services provider and locate underground services
- Instruct registered surveyor to setout centreline with design heights
- Construct sediment control devices and cut-off drains
- Include sediment fencing around stock piles of deleterious material
- Site manager to complete photographic record
- Strip out access carriageway to design crossfall
- Instruct testing to confirm CBR subgrade strength.
- Compact subgrade where CBR < 7 along accesses and CBR < 10 at Entrance crossings.

- Apply basecourse material and compact 100mm layers to calculated depth & design CBR
- Instruct Clegg testing
- Apply fill material and basecourse, compact where required
- Complete photographic record
- Trenching for stormwater and reticulated services & erect shoring protection if required
- Complete photographic record
- Instruct testing to confirm pipe bedding CBR strength.
- Instruct registered surveyor to complete as-built survey for open trench services and check detention basin volumes.
- Ensure trenching is left open until the engineer confirms suitability for backfilling.
- Instruct pre surfacing inspection where required
- Complete photographic record
- Lay finished carriageway surfacing & supply deliver dockets certifying product grade
- Instruct registered surveyor to complete as-built survey for all surface infrastructure
- Reinstatement

SITE DEVELOPMENT PLANS





MANAGEMENT DEVICES

Erosion and sediment control

Earthworks are to be undertaken during forecasted drier months and works should be postponed during wet periods.

Excavated surfaces are to be reinstated as soon as practical with either one or a combination of basecourse material, mulch, or vegetation.

Where necessary during wet weather conditions cover stockpiles with mulch, straw or tarpaulin as soon as practicable to prevent soil loss.

Soil and other materials should be stockpiled away from areas where run-off is more likely to enter the stormwater gullies without filtration through the grass. Maintain gaps between excavated soil allowing clear water stormwater flows to discharge.

Use silt fencing or hay bails around stockpiles or on the downhill side of the stockpile to contain sediment. Avoid locating stockpiles in a low-lying areas which may form part of the natural drainage pattern of the site.

Silt fencing is required before works commence. A silt fence is a temporary barrier of woven geotextile fabric that is used to capture mainly coarse sediments carried in sheet. Silt fences temporarily impound sediment-laden runoff, slowing down the flow rate and allows sediment to settle out of the water.

Do not install silt fences across watercourses or in areas of concentrated flows. Avoid trench excavations within the root zones of protected trees and trees that are to be retained. Where there is a change in slope, no section of the fence should exceed a grade of 5% for a distance of more than 15 m.

Key design criteria for silt fences are outlined below:

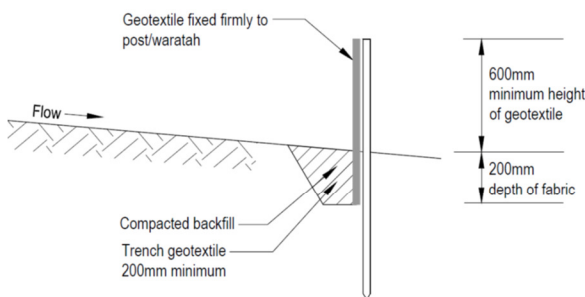
- *Ensure silt fence height is 600 mm above ground level and 200 mm below ground level*
- *Maximum slope lengths, spacing of returns and angles for silt fences are shown in Table 12*

Table 12: Silt fence design criteria

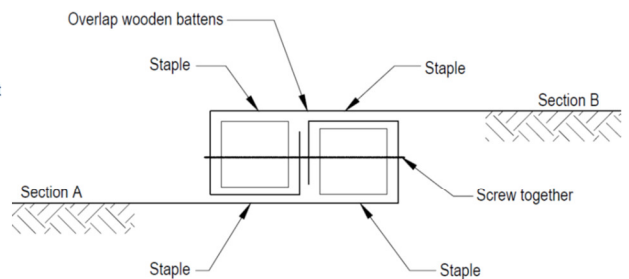
Slope steepness %	Slope length (m) (maximum)	Spacing of returns (m)	Silt fence length (m) (maximum)
Flatter than 2%	Unlimited	N/A	Unlimited
2 – 10%	40	60	300
10 – 20%	30	50	230
20 – 33%	20	40	150
33 – 50%	15	30	75
> 50%	6	20	40

- *Locate supporting posts/waratahs for silt fences 2-4 m apart with support provided by a tensioned wire (2.5 mm HT) along the top of the silt fence.*
- *Where a strong woven fabric is used in conjunction with a wire support (super silt fence), the distance between posts can be up to 4 m. Double the silt fence fabric over and fasten to the wire with silt fence clips at 500 mm spacings*

- Ensure supporting posts/waratahs are embedded a minimum of 400 mm into the ground
- Always install silt fences along the contour (at a break in slope). Where this is not possible, or where there are long sections of silt fence, install short silt fence returns, projecting up-slope from the silt fence to minimise the concentration of flows. Silt fence returns should be a minimum 2 m in length, and can incorporate a tie back. They are generally constructed by continuing the silt fence around the return and doubling back, eliminating joins.
- Join lengths of silt fence by doubling over fabric ends around a waratah or by stapling the fabric ends to a batten and butting the two battens together.
- Install silt fence returns at either end of the silt fence, projecting up-slope to a sufficient height to prevent outflanking.
- In catchments of more than 0.3 ha, use of silt fences requires careful consideration of specific site measures, and other control measures may be better, such as a 'super silt fence'.



Cross - section



Standard fabric joint

Maintenance

- Inspect silt fences at least once a week and after each rainfall
- Check for damage including rips, tears, bulges in the fabric, broken support wires, loose waratahs, overtopping, outflanking, undercutting, and leaking joints in fabric
- Make any necessary repairs as soon as identified
- As the geotextile material becomes clogged with sediments, this will result in increased duration of ponding. Therefore, careful cleaning of the silt fence geotextile with a light broom or brush may be appropriate
- Remove sediment when bulges occur or when sediment accumulation reaches 20% of the fabric height
- Remove sediment deposits as necessary (prior to 20% of fabric height) to continue to allow for adequate sediment storage and reduce pressure on the silt fence
- Dispose of sediment to a secure area to ensure that it does not discharge to the receiving environment.

Decommissioning

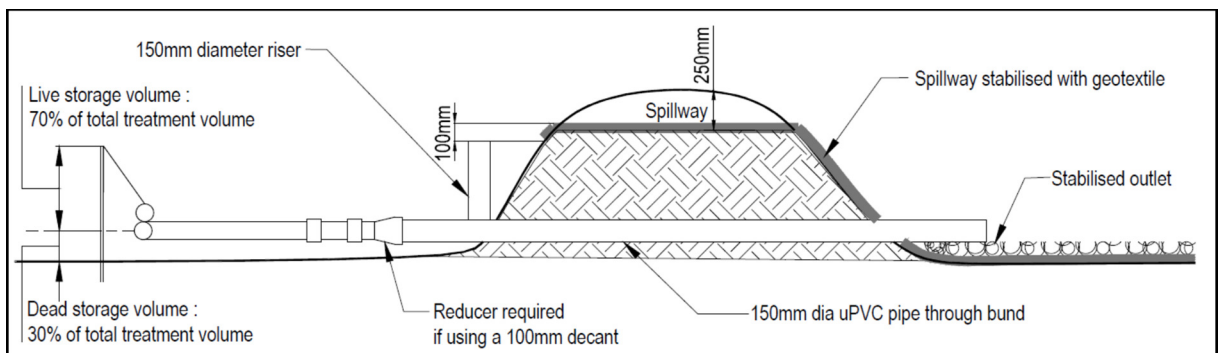
- Do not remove silt fence and accumulated sediment until the catchment area has been appropriately stabilised
- Remove and correctly dispose of accumulated sediment
- Backfill trench, re-grade and stabilise the disturbed area.

Decanting

Sediment retention ponds or decanting earth bund are temporary ponds formed by excavation into natural ground, or by the construction of an embankment. They incorporate an outlet device to dewater the pond at a rate that allows a high percentage of suspended sediment to settle out within the pond.

Sizing

- Sizes are based on the contributing catchment area and slope length.
- On earthwork sites with slopes less than 18% and less than 200 m in length, design with a minimum volume of **2%** of the contributing catchment area (200 m³ for each ha of contributing catchment).
- On earthwork sites with slopes greater than 18% or greater than 200 m in length, design with a minimum volume of **3% of the contributing catchment area** (300 m³ for each ha of contributing catchment).
- The above calculation defines the total storage volume, which is measured from the base of the pond to the top of the primary spillway.





Maintenance

- *Inspect daily and before and after each rainfall event*
- *Clean out before the volume of accumulated sediment reaches 20% of the total volume. To assist in gauging sediment loads, clearly mark the 20% volume height on a vertical upstand.*
- *Clean out with high capacity sludge pumps, or with excavators (long reach excavators if needed) loading onto sealed tip trucks or to a secure bunded area where the sediment can dry*
- *Maintain access to the forebay at all times to allow removal of accumulated sediment. Clean out the forebay after each runoff event if there is any evidence of sediment deposition*
- *Deposit the sediment in a location that avoids direct discharge to receiving environments. Stabilise all disposal sites as required. Provide all weather access for the desilting and secure bunded areas if operating throughout winter*
- *Immediately repair any damage caused by erosion or construction equipment.*

Decommissioning

The decommissioning of a decanting device should only occur once the contributing catchment has been fully stabilised or alternative appropriate sediment retention devices have been installed.

The following steps should be followed:

1. *Dewater pond*
2. *Remove and correctly dispose of all accumulated sediment*
3. *Remove fabric, concrete, pipe and other used construction materials*
4. *Backfill the pond, compact soil, and re-grade as required*
5. *Stabilise all exposed surfaces.*

Photographic Record

A photographic record of the various stages as the work progresses must be emailed through to the consulting engineer as work progresses.

Transportation

All materials are to remain onsite, and stock piles located as shown on the management plan. A temporary traffic management plan and corridor access permit are to be obtained prior to works commencing within legal road reserve.

Freshwater diversion

Contour drains or cut-offs are temporary excavated channels or ridges, or a combination of both, that are constructed across the contour of an area of land that is to be disturbed by earthworks. Contour drains are temporary in nature often installed at the end of the day or when rain is forecast, and removed again while earthworks are being undertaken.

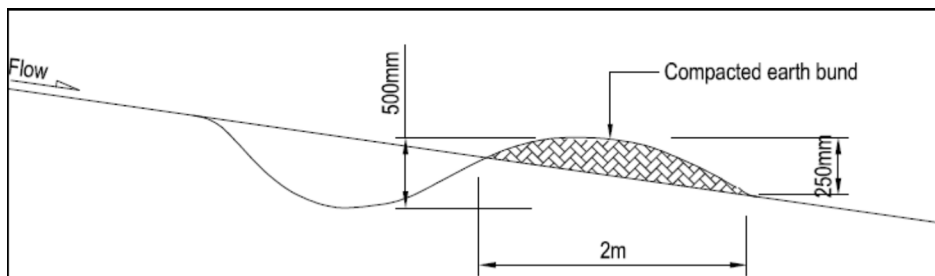
The purpose of a contour drain is to break overland flow that is draining down disturbed slopes, by reducing the slope length, and thereby reducing the velocity and therefore, the erosive power of runoff. The drain also diverts sediment-laden water to appropriate controls via stable outlets.

To reduce the overall slope length of a contributing catchment by breaking up the work area into smaller, more manageable zones so that the water velocities on these slopes are reduced, limiting the erosion potential of water. They should be used at mid to lower slopes on all exposed areas.

Contour drain design:

- *Longitudinal gradients not to exceed 2% (otherwise lining may be required)*
- *Parabolic or square shape profile preferred to avoid potential erosion typically associated with “V” profiles*
- *Outlets may need to be lined with geotextile or other suitable material to prevent erosion*
- *No individual drain should have more than 0.5 ha draining into it.*

Slope of site (%)	Spacing (m) of contour drains
Less than 5%	50
5 – 10%	40
10 – 15%	30
15 - 30%	20



Maintenance

The key items to check as part of the regular inspection of contour drains include:

- Repair or reinstate contour drains if damaged by machinery movement
- Inspect contour drains during rainfall or storms and repair as necessary
- Check the outfall for erosion and repair if required. It may be necessary to install a temporary flume or provide geotextile.

ENVIRONMENTAL

Noise:

Noise must be managed in accordance with the operative Far North District Plan General Coastal zone.

10.6.5.1.10 NOISE

All activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits at or within the boundary of any other site in this zone, or at any site zoned Residential, Russell Township or Coastal Residential, or at or within the notional boundary of any dwelling in any other rural or coastal zone: 0700 to 2200 hours 55 dBA L10 45 dBA L10 and 70 dBA Lmax

Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with, NZS 6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work".

Dust Control:

Generally, if required dust will be contained by keeping the excavated areas damp with water carts.

Identification measures:

Sign boards will be erected to be visible from the entrance of the site off Te Kowhai Point Road, during those works, giving the contractors details and phone number.

Disposal Site:

Any soil material removed offsite will be taken to authorised facility or sites that are either approved for disposal or permitted to take soil, such as nearby farmland.

Hazard Identification Methods:

Site manager to identify hazards by:

physical inspections:

inspect the worksite and assess where someone could get injured by excavation activities, consider hazards that may be created by other site users, or if the excavation activities could create hazards for others including the public.

task analysis:

identify the hazards at each stage and involved with each task, particularly where shoring is required over 3m in height.

Prevent Ground Collapse

If excavation work is planned without shoring, the continuing safety of the excavation will depend on the conditions arising during construction. If the conditions during construction are not as expected, or if conditions change during the course of the work (eg different soils, heavy rain/flooding) take immediate action to protect workers, other people and property.

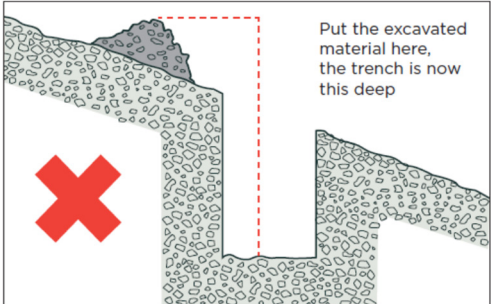
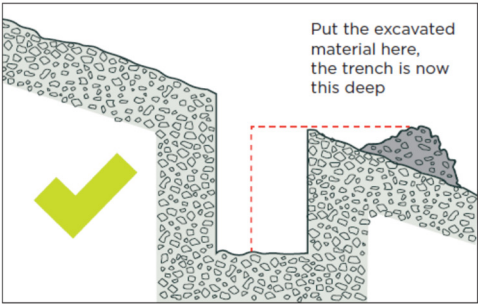
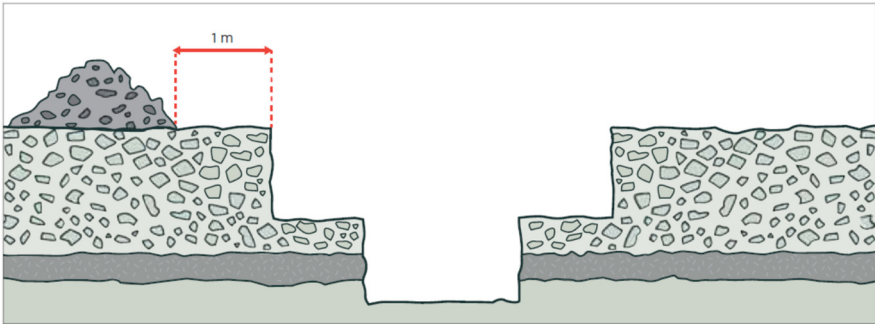
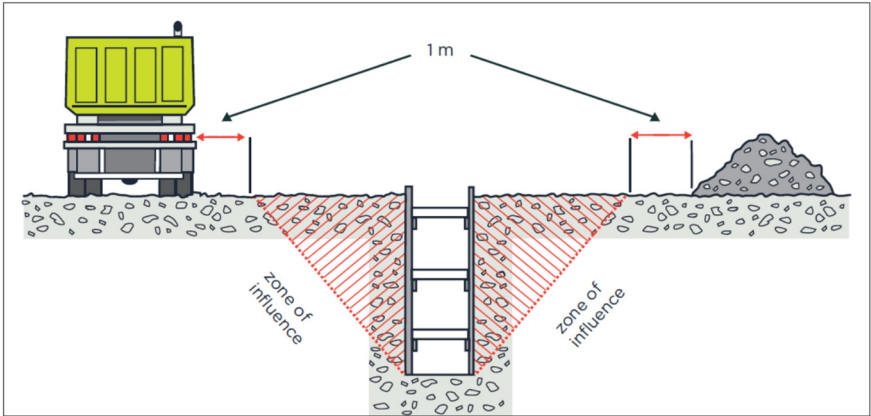
MANAGING THE RISK:

There are three main types of controls to prevent ground collapse. Make sure to use one or more of the following controls to support all sides of the excavation:

- *Benching and battering are the horizontal stepping or sloping of the face, side, or wall of an excavation.*
- *Shoring prevents collapse by maintaining positive pressure on the sides of the excavation, protecting workers.*
- *Shields do not ensure ground stability but protect workers from ground collapse, by preventing the collapsing material falling onto them.*

If shoring is impracticable or unreasonable, a CP engineer (geotechnical) must certify the safety precautions put in place are adequate.

If subsurface conditions are not as expected, a CP engineer (geotechnical) must inspect and reassess whether “good ground” is present or not.



SOIL CONDITIONS	TRENCH DEPTH (m)	TIMBER SHEETING		TIMBER WALINGS		TIMBER STRUTS					STEEL ADJUSTABLE STRUTS (size no.)				
		Min. Dims (mm)	Horizontal spacing (mm)	Min. Dims (mm)	Vertical spacing C to C (mm)	Trench width up to			Spacing C to C		Trench width up to			Spacing C to C	
						1.0 m (mm)	2.0 m (mm)	2.5 m (mm)	Vertical (mm)	Horizontal (mm)	1.0 m	1.5 m	2.0 m	Vertical (mm)	Horizontal (mm)
Type A Unsaturated ground; soils above ground water table or level	Up to 3.0	150 x 50	1200-300 (a)	150 x 100	1200	100 x 100	150 x 100	150 x 150	1200	1800	No. 2	No. 3	No. 3	1200	1600
	3.0 – 4.5	150 x 50	600 – close (b)	150 x 100	1200	150 x 100	150 x 150	150 x 150	1200	1800	No. 2	No. 3	No. 3	1200	1000
	4.5 – 6.0	200 x 50	300 – close (c)	250 x 100	1200	150 x 100	150 x 150	200 x 150	1200	1800	2/No. 2	2/No. 3	2/No. 3	1200	1600
Type B Saturated ground, soils below ground water table or level	Up to 3.0	150 x 50	close	225 x 150	1200	150 x 100	150 x 150	150 x 150	1200	1800	2/No. 2	2/No. 3	2/No. 3	1200	1600
	3.0 – 4.5	200 x 50	close	250 x 150	1200	150 x 150	200 x 150	200 x 150	1200	1800	2/No. 2	2/No. 3	2/No. 3	1200	1000

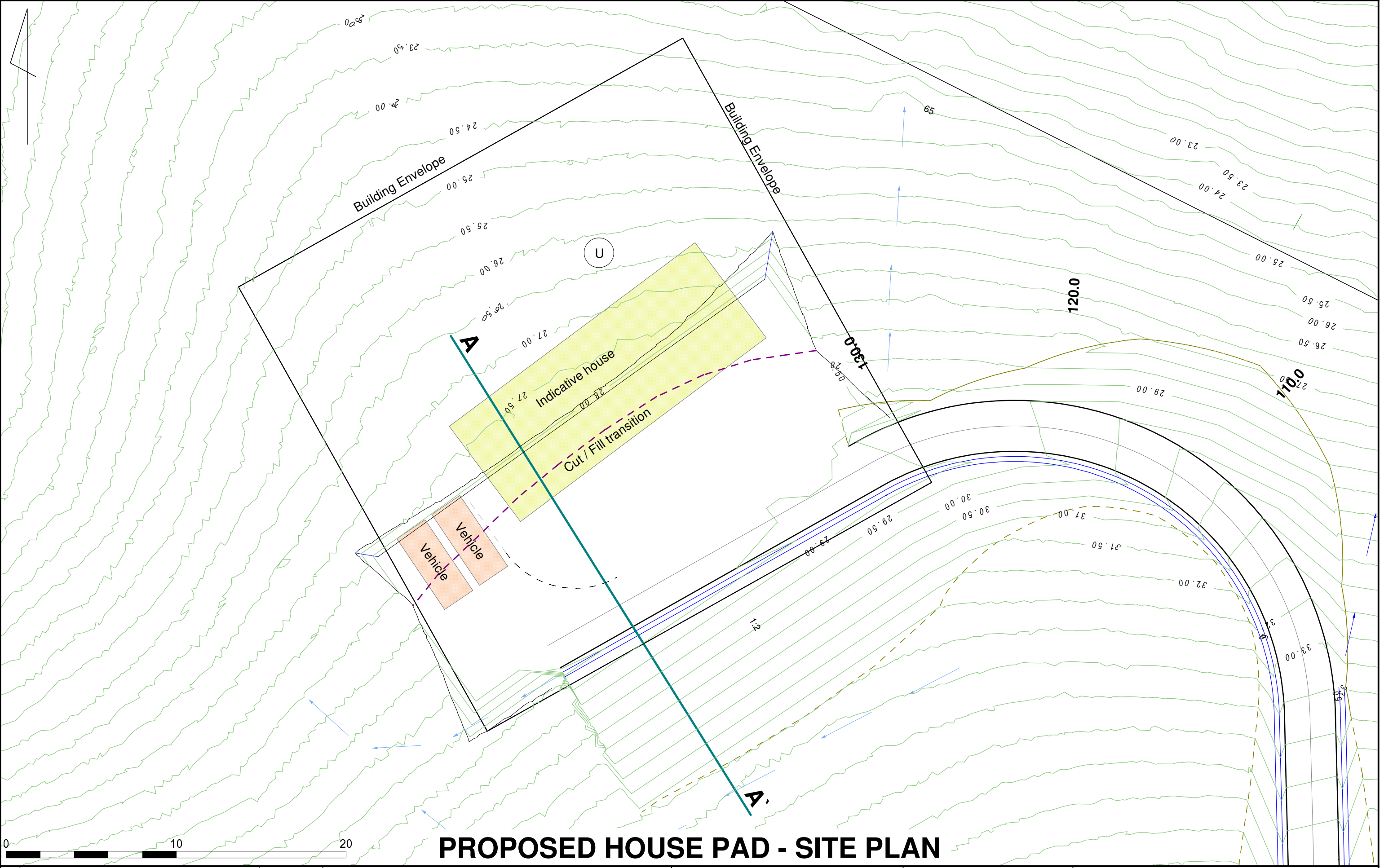
Timber Shoring requirements for trenches

HEALTH AND SAFETY

- Locate and avoid underground services, and make sure not to undermine nearby structures - use safe digging practice and dig away from them.
- Check the excavation each day before starting work and after any event that may affect its stability.
- Provide safe access to get in and out.
- Prevent collapse - shore, bench, or batter back. Do not assume ground will stand unsupported.
- Prevent people and materials falling in - with barriers strong enough not to collapse if someone falls against them.
- All earthworks undertaken must ensure Health and Safety is not compromised in accordance with Health and Safety at Work Act.
- Open excavations must be fenced off or covered, and access restricted as appropriate.
- The contractor is responsible at all times to ensure all necessary precautions are taken to maintain a secure safe work environment.
- For full details refer to Worksafe Excavation Safety Good Practice Guidelines 2016.

MONITORING

- All sediment and erosion control measures are to be monitored by the site manager.
- Photographic records are to be emailed to the engineer at regular intervals as construction progresses.
- In the event artifacts are uncovered works are to cease and Heritage NZ be contacted.
- Monitoring offices from the regional and district councils may carry out site inspections.
- Approved engineering plans must be held onsite.



No.	Revision	Date Approved



DONALDSONS
REGISTERED LAND SURVEYORS

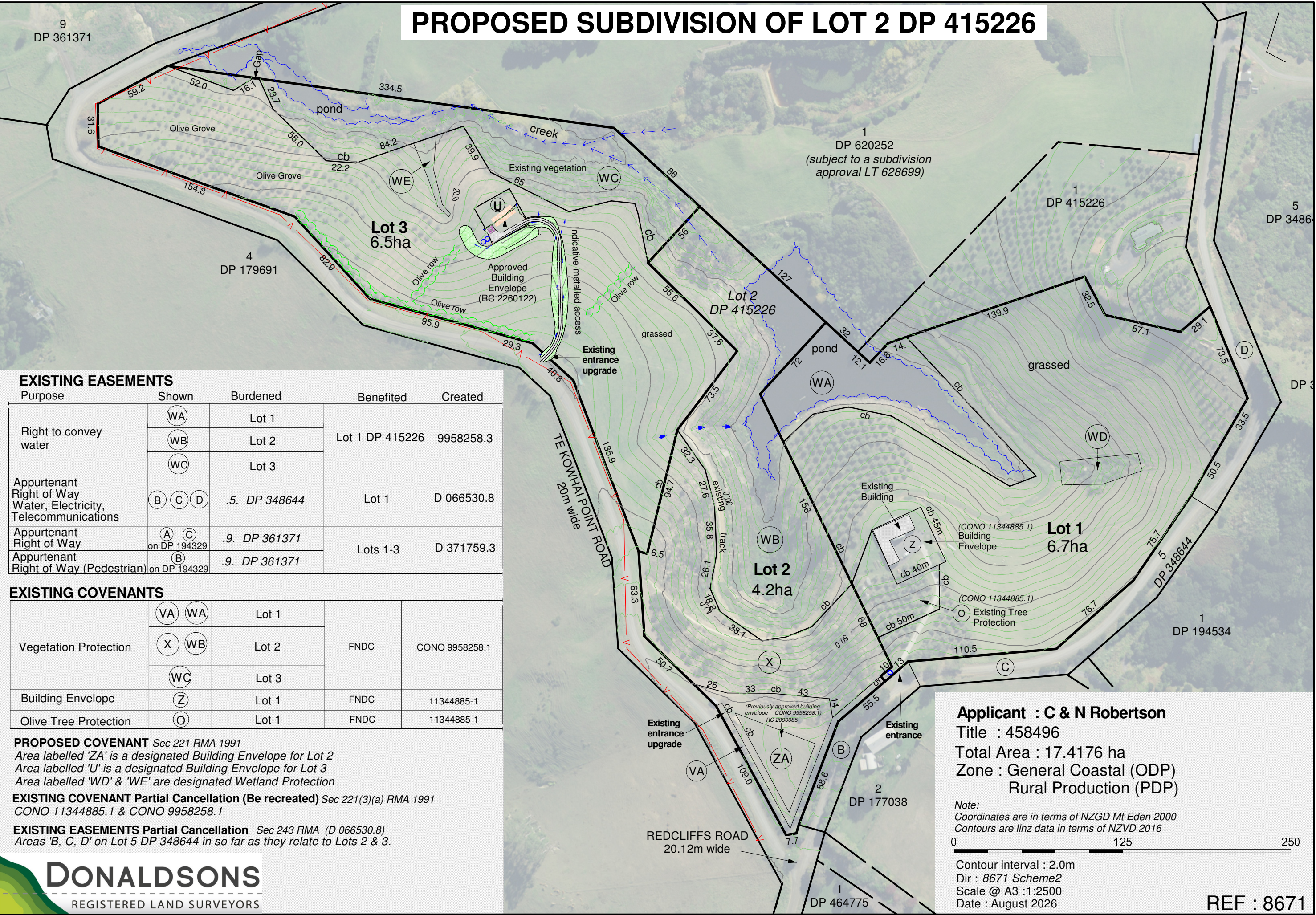
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Do not scale drawing
Nominal scale shown are @ A3
For Resource Consent Purposes only

	Checked	Date
Surveyed		
Designed		Aug 2025
Drawn		
Approved		

Project: Proposed House Pad
Title: C. & N. Robertson - Lot 2 DP 415226
429 Redcliffs Road, Kerikeri
Scale at A3 - 1:200
Contour Interval 0.5m

PROPOSED SUBDIVISION OF LOT 2 DP 415226



EXISTING EASEMENTS				
Purpose	Shown	Burdened	Benefited	Created
Right to convey water	(WA)	Lot 1	Lot 1 DP 415226	9958258.3
	(WB)	Lot 2		
	(WC)	Lot 3		
Appurtenant Right of Way Water, Electricity, Telecommunications	(B) (C) (D)	.5. DP 348644	Lot 1	D 066530.8
Appurtenant Right of Way	(A) (C) on DP 194329	.9. DP 361371	Lots 1-3	D 371759.3
Appurtenant Right of Way (Pedestrian)	(B) on DP 194329	.9. DP 361371		

EXISTING COVENANTS				
Vegetation Protection	(VA) (WA)	Lot 1	FND	CONO 9958258.1
	(X) (WB)	Lot 2		
	(WC)	Lot 3		
Building Envelope	(Z)	Lot 1	FND	11344885-1
Olive Tree Protection	(O)	Lot 1	FND	11344885-1

PROPOSED COVENANT Sec 221 RMA 1991
Area labelled 'ZA' is a designated Building Envelope for Lot 2
Area labelled 'U' is a designated Building Envelope for Lot 3
Area labelled 'WD' & 'WE' are designated Wetland Protection

EXISTING COVENANT Partial Cancellation (Be recreated) Sec 221(3)(a) RMA 1991
CONO 11344885.1 & CONO 9958258.1

EXISTING EASEMENTS Partial Cancellation Sec 243 RMA (D 066530.8)
Areas 'B, C, D' on Lot 5 DP 348644 in so far as they relate to Lots 2 & 3.

Applicant : C & N Robertson
Title : 458496
Total Area : 17.4176 ha
Zone : General Coastal (ODP)
Rural Production (PDP)

Note:
Coordinates are in terms of NZGD Mt Eden 2000
Contours are linz data in terms of NZVD 2016

0 125 250
Contour interval : 2.0m
Dir : 8671 Scheme2
Scale @ A3 : 1:2500
Date : August 2026

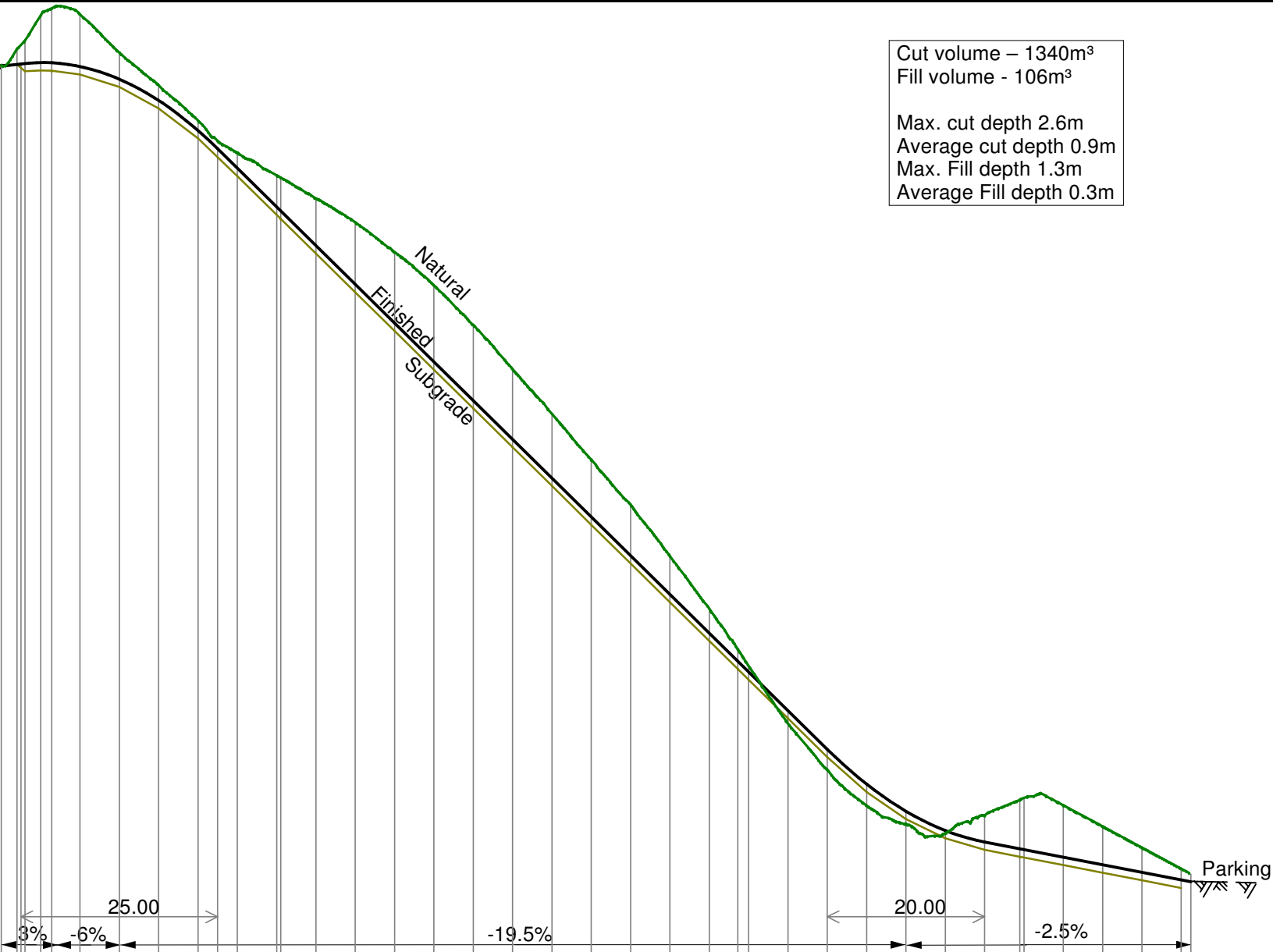
REF : 8671



Te Kowhai
Point Road

Cut volume – 1340m³
Fill volume - 106m³

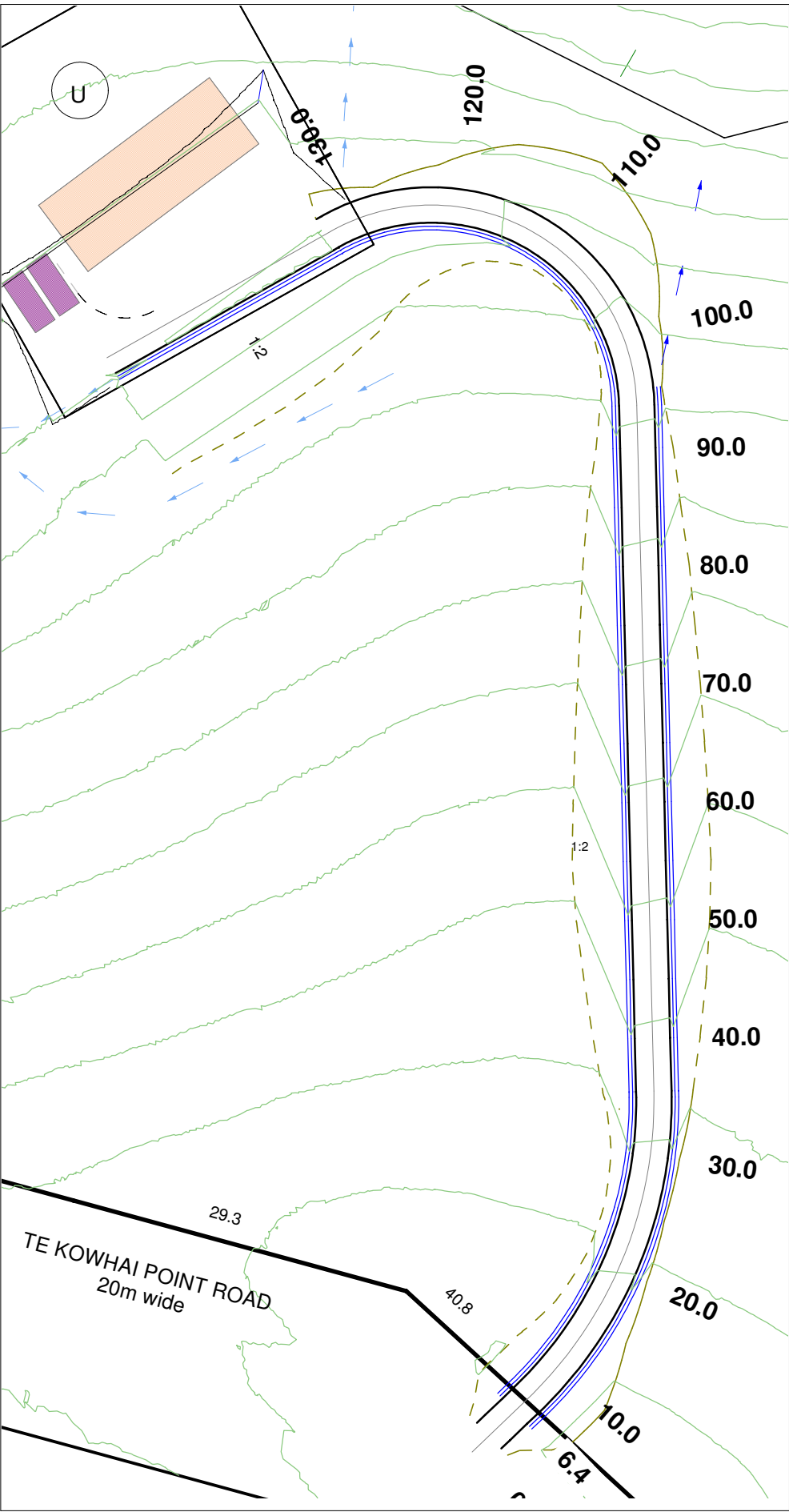
Max. cut depth 2.6m
Average cut depth 0.9m
Max. Fill depth 1.3m
Average Fill depth 0.3m



Chainage	Natural				Finished		Cut to subgrade
0.00	48.86	48.86	48.86	48.86	48.86	+0.00	
2.00	49.28	48.88	48.88	48.88	48.88	-0.40	
2.50					48.90		
3.00	49.49	48.71	48.71	48.91	48.91	-0.79	
5.00	50.12	48.73	48.93	48.93	48.93	-1.40	
6.39	50.31	48.72	48.92	48.92	48.92	-1.59	
10.00	50.16	48.63	48.83	48.83	48.83	-1.53	
15.00	49.18	48.31	48.51	48.51	48.51	-0.87	
20.00	48.35	47.77	47.97	47.97	47.97	-0.59	
25.00	47.45	47.00	47.20	47.20	47.20	-0.45	
27.50					46.74		
30.00	46.64	46.05	46.24	46.24	46.24	-0.59	
35.00	46.06	45.06	45.26	45.26	45.26	-1.00	
35.51	46.01	44.96	45.16	45.16	45.16	-1.05	
40.00	45.48	44.08	44.28	44.28	44.28	-1.40	
45.00	44.87	43.09	43.29	43.29	43.29	-1.78	
50.00	44.11	42.10	42.30	42.30	42.30	-2.01	
55.00	43.27	41.12	41.32	41.32	41.32	-2.15	
60.00	42.25	40.13	40.33	40.33	40.33	-2.12	
65.00	41.14	39.15	39.35	39.35	39.35	-1.99	
70.00	40.00	38.16	38.36	38.36	38.36	-1.83	
75.00	38.83	37.18	37.38	37.38	37.38	-1.65	
80.00	37.69	36.20	36.40	36.40	36.40	-1.49	
85.00	36.38	35.21	35.41	35.41	35.41	-1.17	
90.00	35.05	34.22	34.43	34.43	34.43	-0.82	
93.62	34.02	33.51	33.71	33.71	33.71	-0.51	
95.00	33.59	33.24	33.44	33.44	33.44	-0.35	
100.00	32.13	32.25	32.45	32.45	32.45	+0.13	
105.00	30.96	31.27	31.47	31.47	31.47	+0.31	
110.00	30.04	30.38	30.58	30.58	30.58	+0.34	
115.00	29.58	29.70	29.90	29.90	29.90	+0.12	
120.00	29.33	29.21	29.41	29.41	29.41	-0.13	
125.00	29.79	28.91	29.11	29.11	29.11	-0.87	
129.49	30.19	28.74	28.94	28.94	28.94	-1.45	
130.00	30.23	28.72	28.92	28.92	28.92	-1.51	
135.00	30.05	28.53	28.73	28.73	28.73	-1.52	
140.00	29.51	28.33	28.53	28.53	28.53	-1.18	
145.00	28.97	28.14	28.34	28.34	28.34	-0.83	
150.00	28.43	27.95	28.15	28.15	28.15	-0.49	
151.22	28.30	27.90	28.10	28.10	28.10	-0.40	

Scale Horizontal 1:750 Vertical 1:150

PROPOSED ACCESS - LONGSECTION



No.	Revision	Date Approved



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Do not scale drawing
Nominal scale shown are @ A3
Check all dimensions and locate services on site before construction

For Resource Consent purposes only.

	Checked	Date
Surveyed		
Designed		Aug 2025
Drawn		
Approved		

Project: Proposed Access
Title: C. & N. Robertson - Lot 2 DP 415226
429 Redcliffs Road, Kerikeri
Contours at 2m intervals

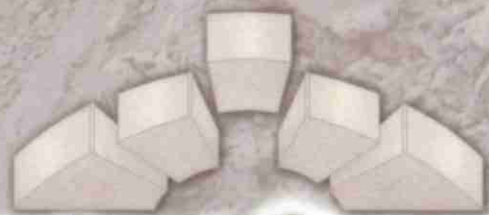
Job No. 8616

SITE SUITABILITY REPORT

429 Redcliffs Road

Kerikeri

Lot 2 DP415226



Richardson·Stevens
CONSULTING ENGINEERS

SITE SUITABILITY REPORT

429 Redcliffs Road

Kerikeri

Lot 2 DP415226

Report prepared for: C and R Robertson

Report prepared by: Grant Stevens

Report reference: 14486

Date: 21 September 2016

Revision No.	Details	Date

Contents

1.0	Introduction	1
2.0	Site Description	1
3.0	Investigation	1
4.0	Proposed Construction Works	2
5.0	Site stability	2
6.0	Road Crossing	3
7.0	Conclusion	3
8.0	Limitations	4

Appendices

A	Site Plans
B	Bore Logs

File: 14486

21 September 2016

SITE SUITABILITY REPORT

429 Redcliffs Road Kerikeri

Lot 2 DP415226

1.0 Introduction

C and R Robertson are the owners of Lot 2 DP415226 and have a land use consent to develop the site and construct a dwelling and garage. Richardson Stevens Consultants (1996) Ltd has been engaged to investigate and report on the “engineering design and ground geotechnical assessment of the proposed accessway and building platform formation”, including vehicle access earthworks construction, stormwater control and erosion and sediment control measures.

2.0 Site Description

The site of proposed development is a north facing slope off a local high point on Redcliffs Road. From the road it slopes at a fall of approximately 20° down to a flatter area on which the house platform will be constructed. Ground cover is pasture with extensive olive plantings some of which will be removed to construct the house platform.

3.0 Investigation

A technician from Richardson Stevens Consultants (1996) Ltd visited the site on 12 September 2016 and conducted a walkover survey together with two hand augered subsoil bores and four scala penetrometers in the locations marked on the accompanying site plan.

Both of the bores encountered 200 – 300mm of topsoil overlying very stiff medium plastic silty clay overlying highly/completely weathered very stiff rock. All measured in-situ shear strengths were over 200kPa and no groundwater was encountered within the hole depth (max 1800mm). The penetrometers were all uniform and indicated stiff clay material with bearing capacity in the range 200 to greater than 300 kPa.

4.0 Proposed Construction Works

Development of the site will include construction of a crossing onto the site, together with a formed driveway down to the house site and formation of a level platform on which to construct the house. For both the accessway and the house platform cut and fill depths will generally be up to 1m deep. Once the topsoil is removed the subsoil encountered will be suitable for cut to fill construction under the supervision of an experienced engineering professional to the attached earthworks specification. Specific requirements are –

- All topsoil to be removed and stockpiled for reuse
- All fill areas shall be benched where ground slopes are steeper than 10 degrees
- All cut batters are to be no steeper than one vertical upon two horizontal
- Cut to fill shall be carried out at in-situ moisture content immediately on excavation and optimum compaction shall be achieved using equipment approved by the Engineer
- All disturbed ground surfaces and cut batters shall be top soiled and planted immediately final profiles are achieved. Planting shall be maintained so as to achieve complete ground coverage within three months
- The supervising engineer shall be notified and will inspect and test prepared ground prior to filling commencement and then at 500mm lift intervals. The Engineer will provide council with a PS4 on the successful conclusion of site development
- The site shall be managed at all times to prevent any sediment runoff, refer to plan 6865 by Donaldsons Land Surveyors
- The accessway alignment, grades and cross sections shall be constructed in accordance with designing plans produced by Donaldson's Land Surveyors as attached.

5.0 Site stability

Our examination of the site and available aerial photos showed no sign of any historic instability. The site geology (greywacke) and the strength and consistency of the material encountered in our subsoil investigation lead us to conclude that if developed in accordance with our

recommendations the developed site works including house platform and accessway will be stable and suitable for their purpose.

House and shed foundations should be constructed in accordance with NZS 3604 or specific design and shall be founded a minimum of 450mm below finished ground profiles. All concentrated stormwater runoff from roofs, parking area or accessway to be collected and discharged to natural open water courses well clear of any cut or filled batter slopes.

We are satisfied that with reference to Section 72 of the building act –

- The land on which the proposed buildings is to be sited is not subject to nor likely to be subject to instability
- The proposed works will not cause instability on this or any other property

6.0 Road Crossing

The Development Plan produced Donaldsons shows the accessway entering the property immediately alongside the fence on the western side of the olive plantings. This location is at the outside of a bend in the road and east of the brow of a hill. Sight distances are 85m to the west and 100m plus to the east. We rate the operating speed of Redcliffs Road in this location to be 70 kph so that a sight distance of 85m is reasonable.

Accessway formation shall be designed and constructed to provide a near level area for a minimum of 5m on the driveway immediately adjacent to the road formation to ensure exiting vehicles can stop with adequate vision prior to entering onto the road.

7.0 Conclusion

The land that is subject to development for a house, shed and accessway is suitable for the intended purpose provided all development works are in accordance with the plans to be provided by Total Design Ltd, Donaldsons Land Surveyors, and the recommendation of this report.

8.0 Limitations

This report has been prepared solely for the benefit of our client and the Far North District Council. The purpose is to determine the engineering suitability of the proposed residential buildings, in relation to the material covered by the report. The reliance by other parties on the information or opinions contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed.

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

If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, the site should be examined by a suitably qualified engineer to determine if any modification of the design based upon this report is required.

Prepared by:

A handwritten signature in black ink, appearing to be 'Grant Stevens', with a long, wavy horizontal line extending to the right.

Grant Stevens

Chartered Professional Engineer

Richardson Stevens Consultants (1996) Ltd

Appendix A

Site Plans

Untitled Map

Write a description for your map.

Legend

-  14033
-  429 Redcliffs Rd
-  Bay of Islands

Google™ earth

© 2016 Google
Image © 2016 DigitalGlobe



400 m

APPROVED PLAN

PLANNER P. J. Killelea Lot 2
 RC 2170077 Date 8/09/2016 17.42 ha

Proposed Earthworks for access

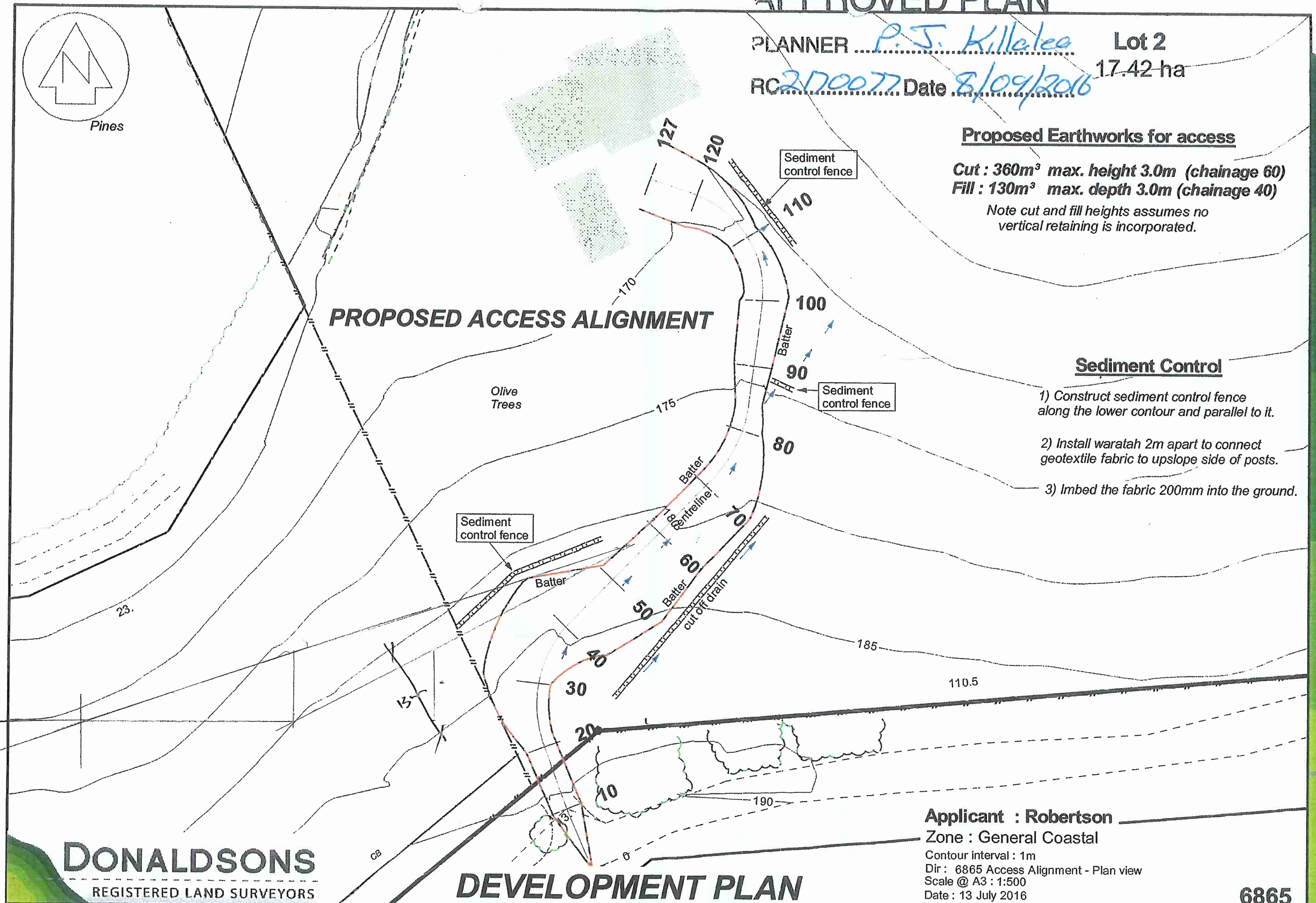
Cut : 360m³ max. height 3.0m (chainage 60)
 Fill : 130m³ max. depth 3.0m (chainage 40)

Note cut and fill heights assumes no vertical retaining is incorporated.

Sediment Control

- 1) Construct sediment control fence along the lower contour and parallel to it.
- 2) Install waratah 2m apart to connect geotextile fabric to upslope side of posts.
- 3) Imbed the fabric 200mm into the ground.

PROPOSED ACCESS ALIGNMENT



Applicant : Robertson

Zone : General Coastal

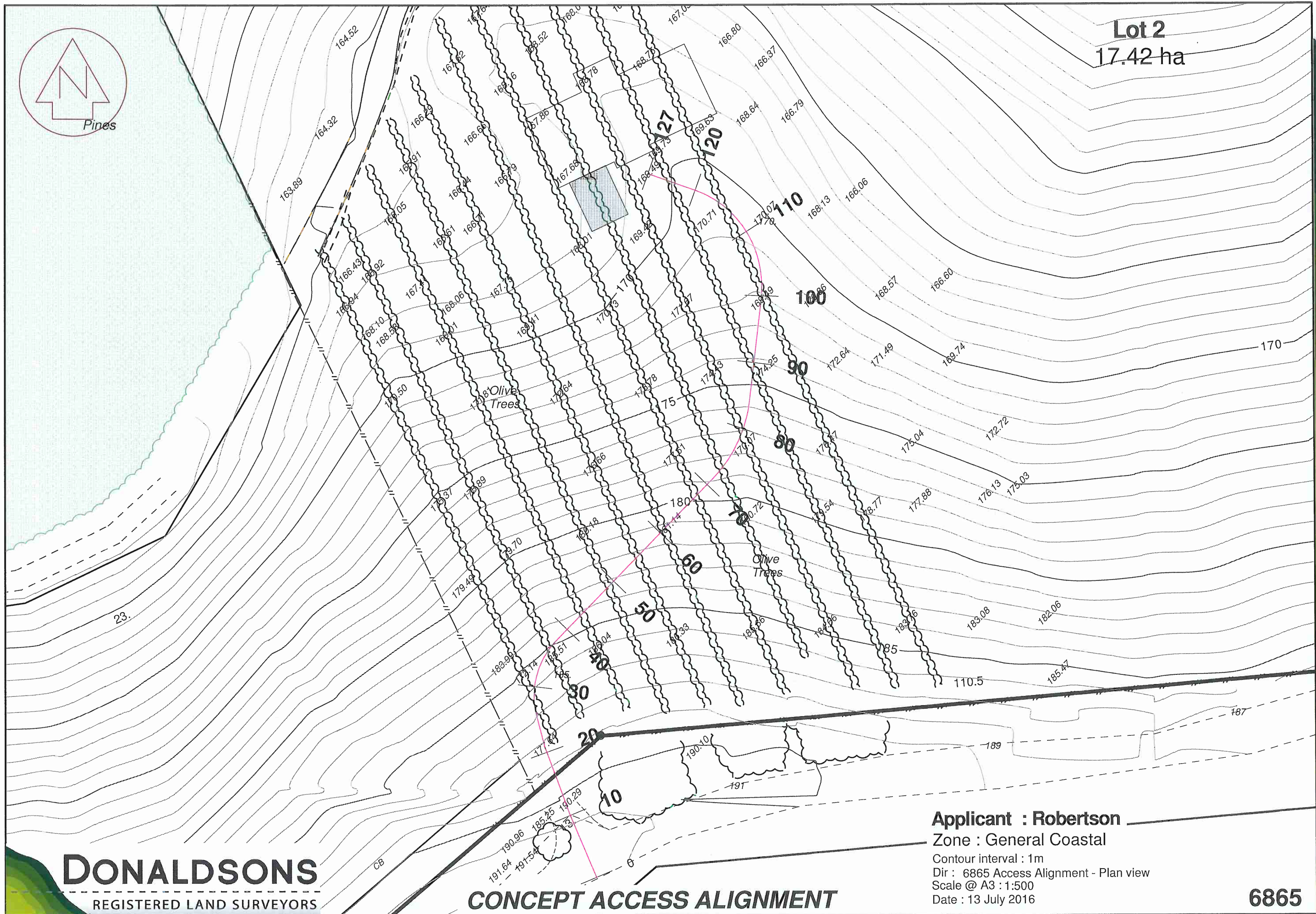
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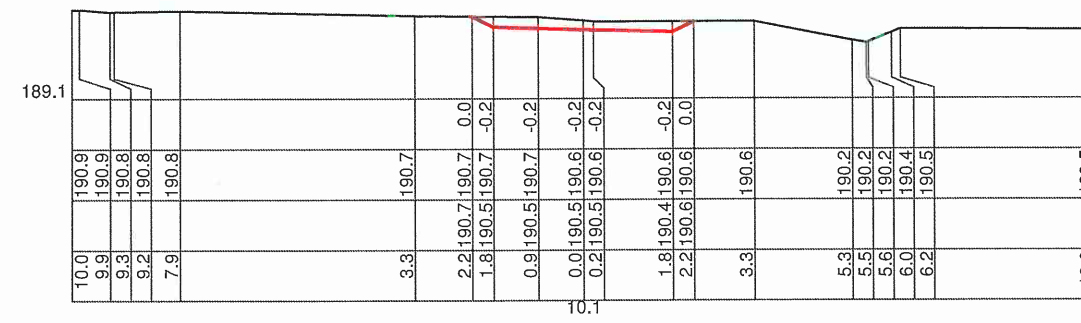
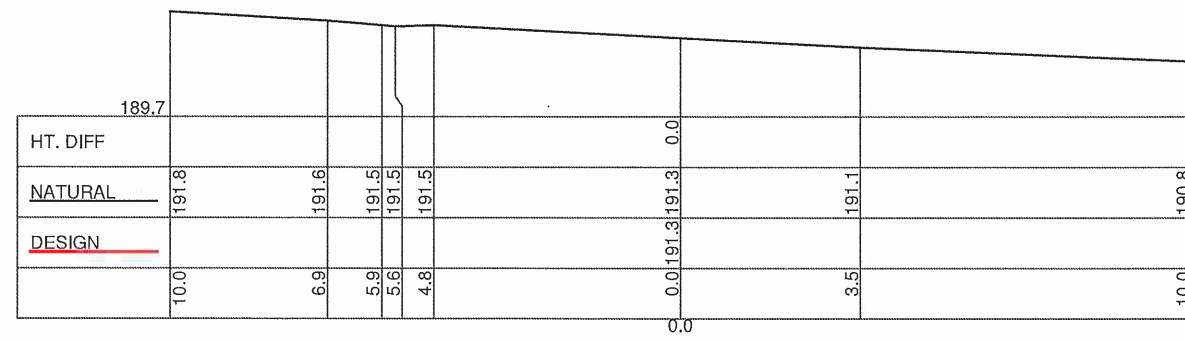
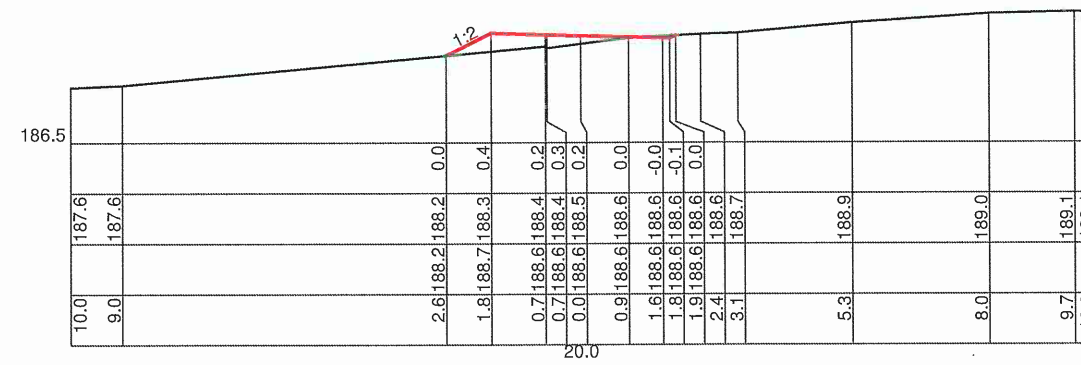
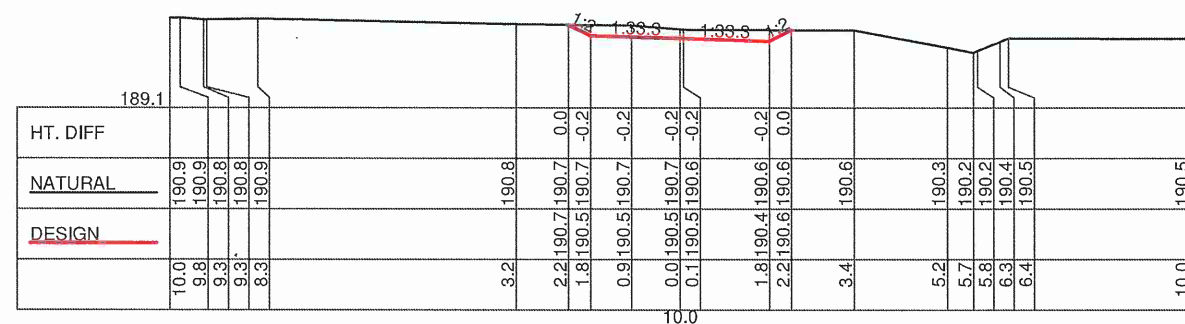
Dir : 6865 Access Alignment - Plan view

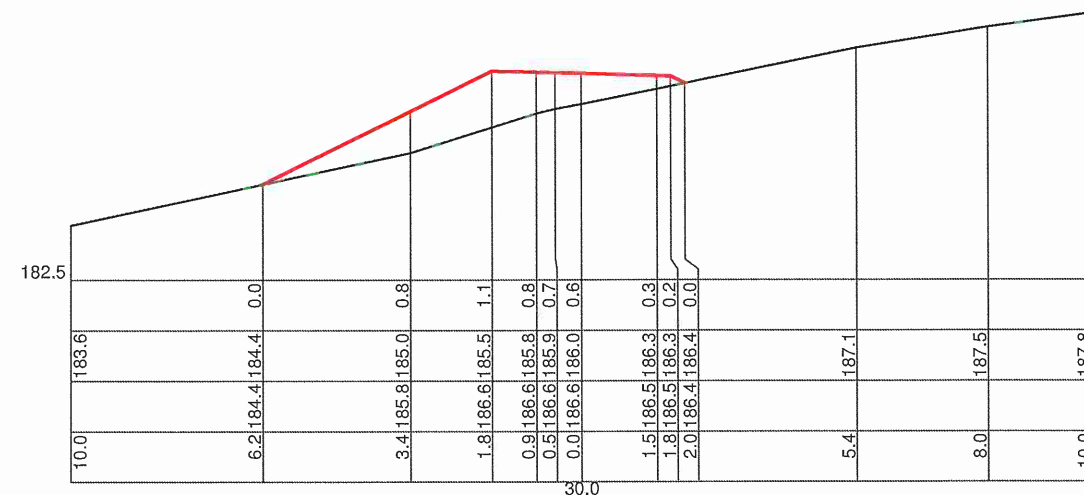
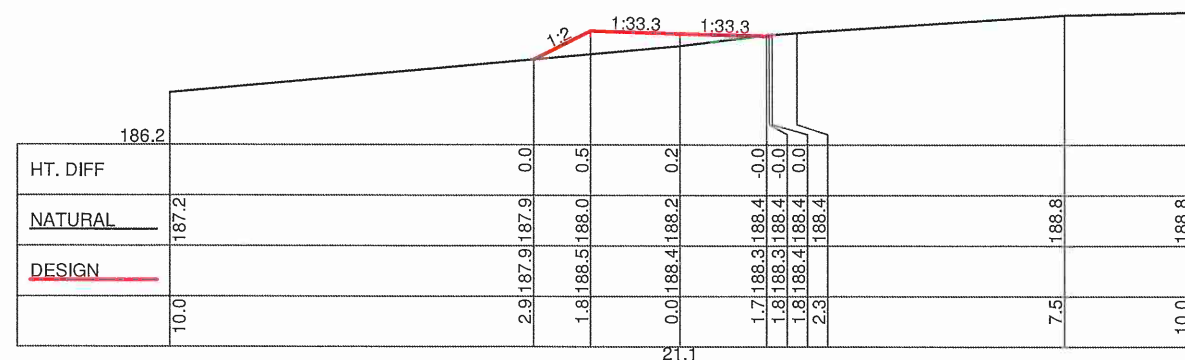
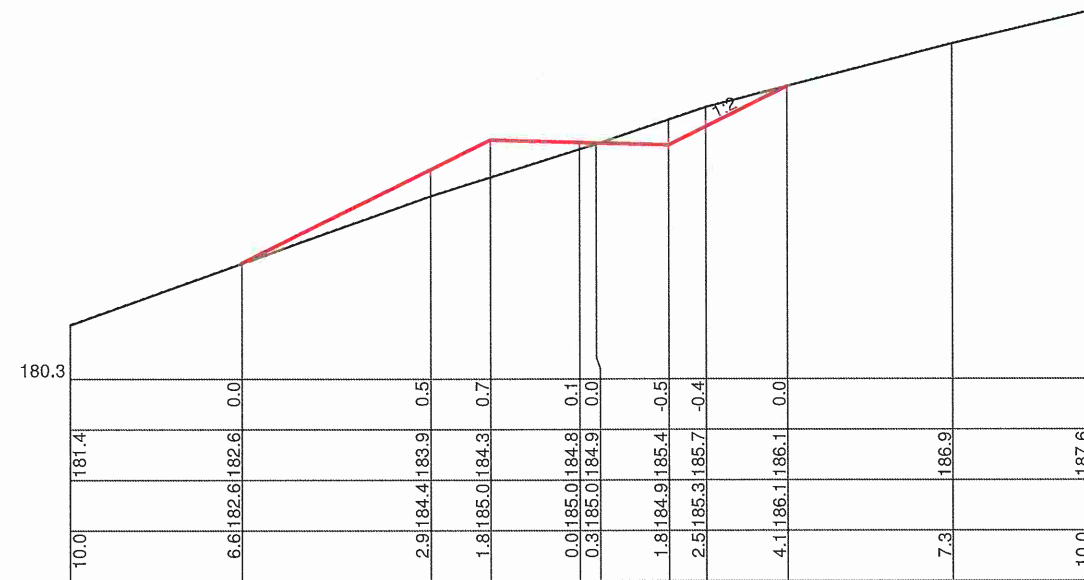
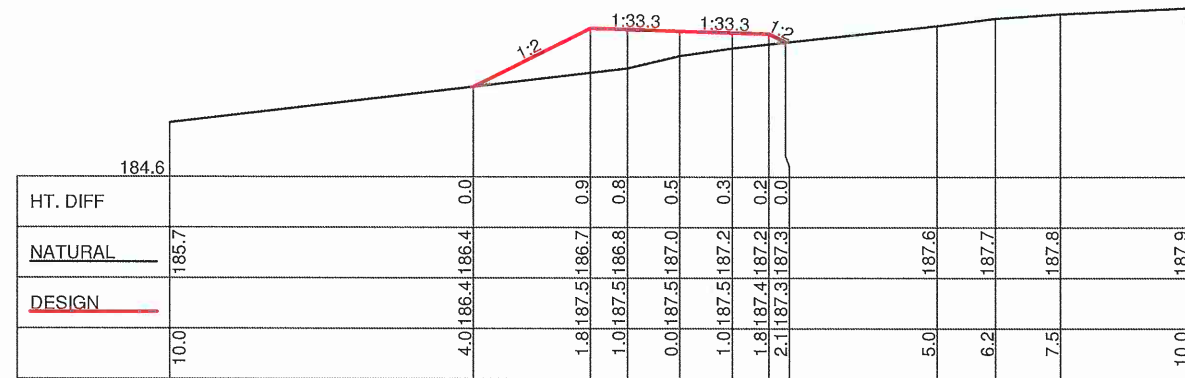
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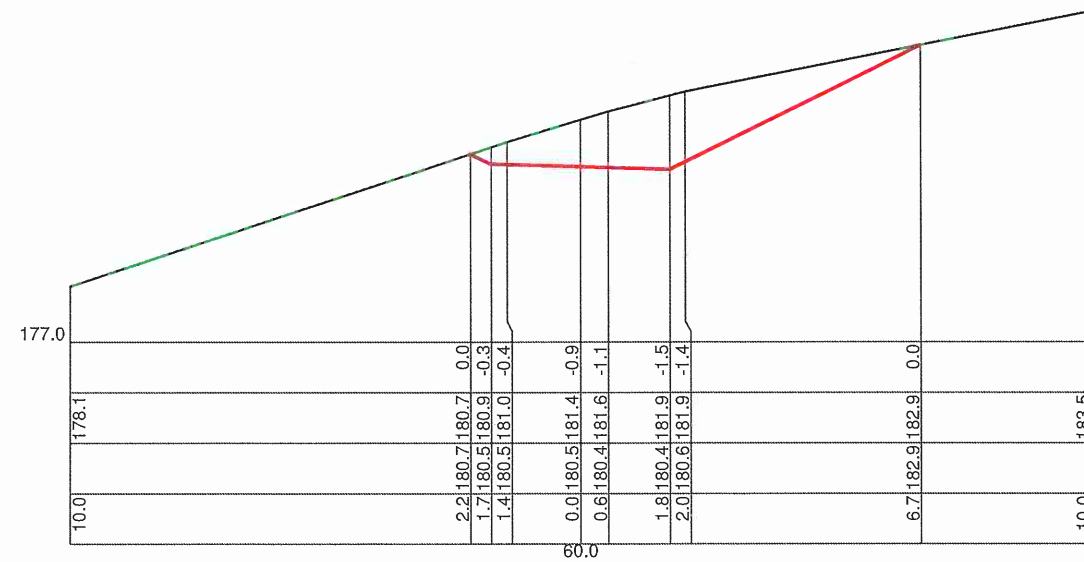
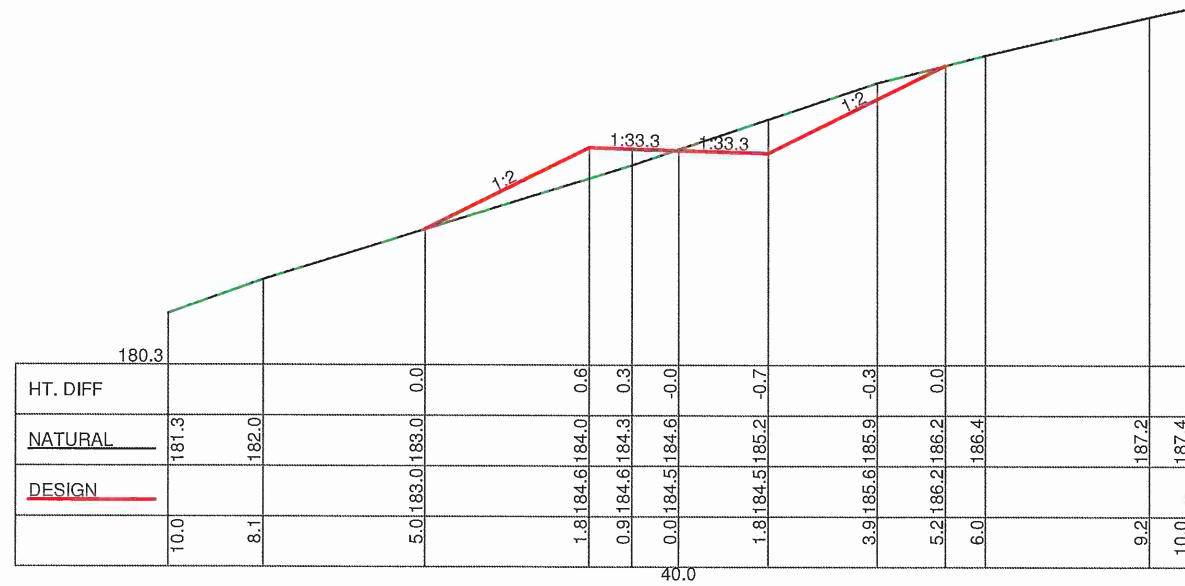
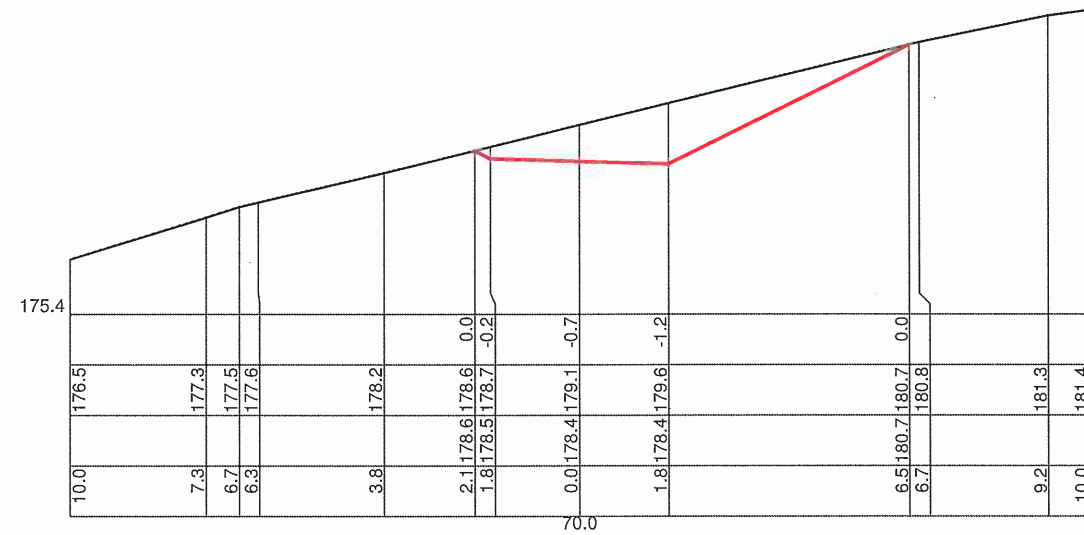
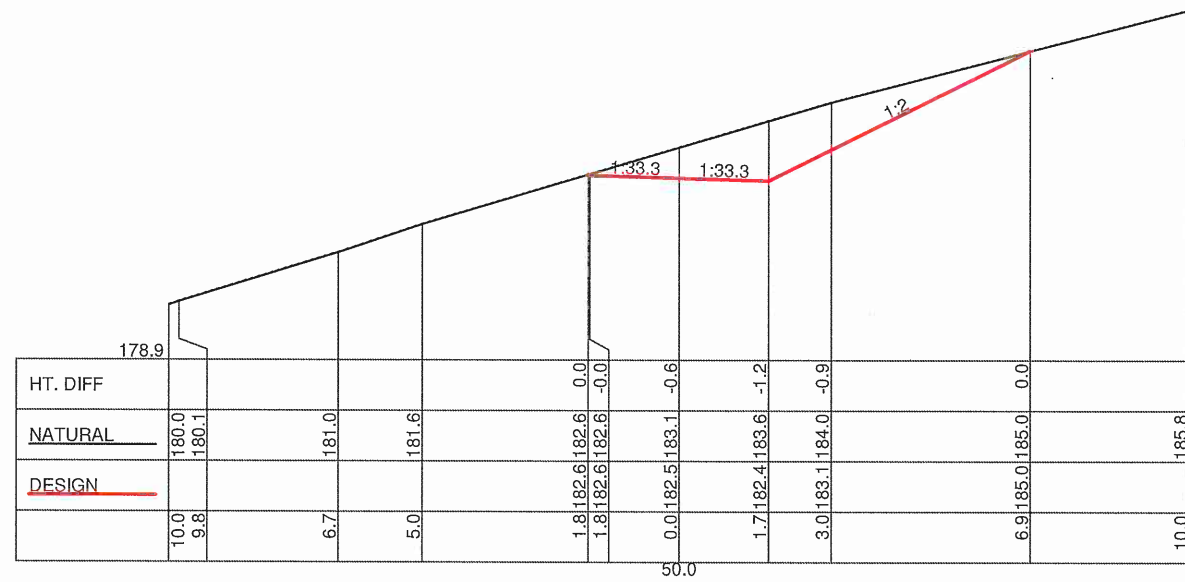
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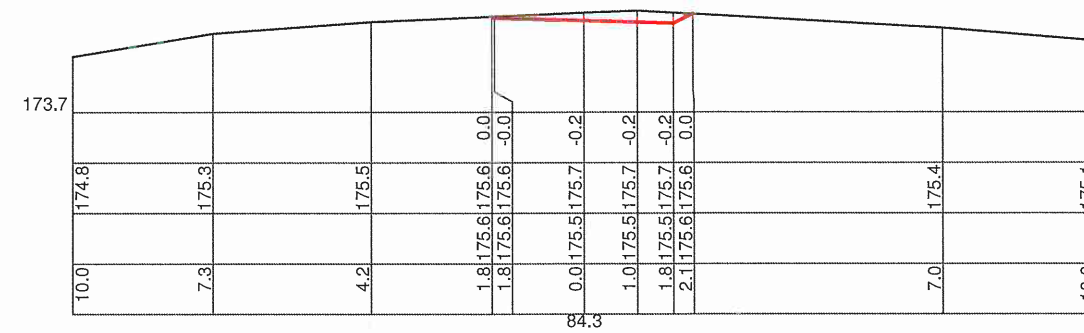
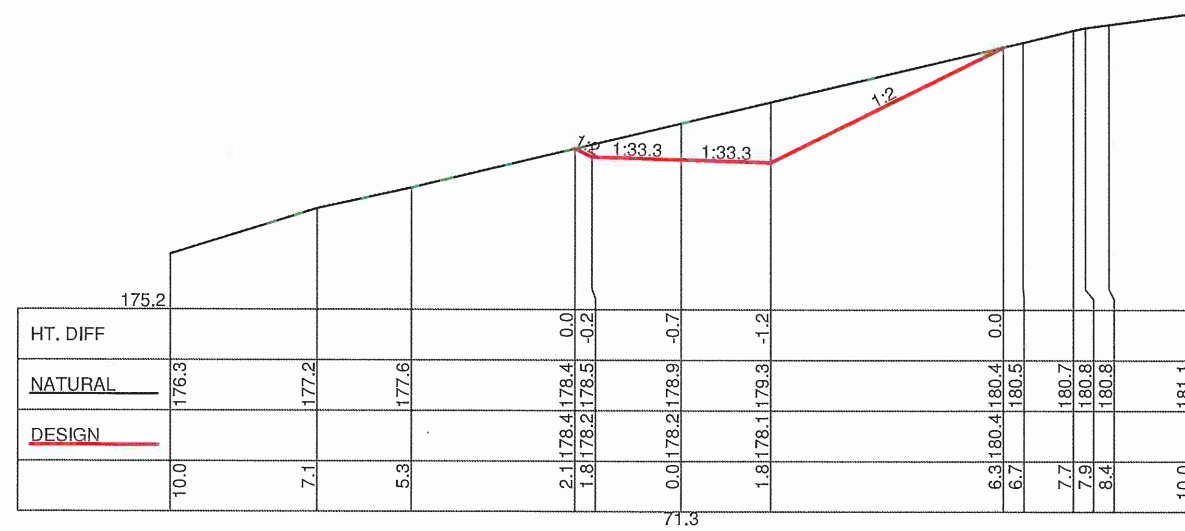
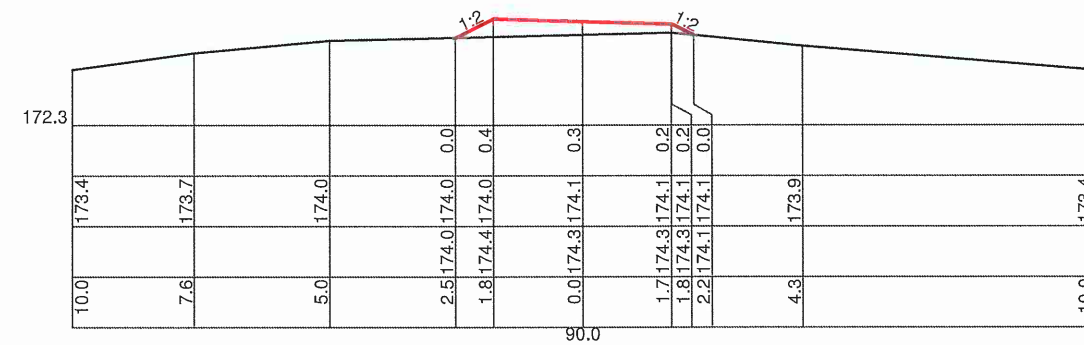
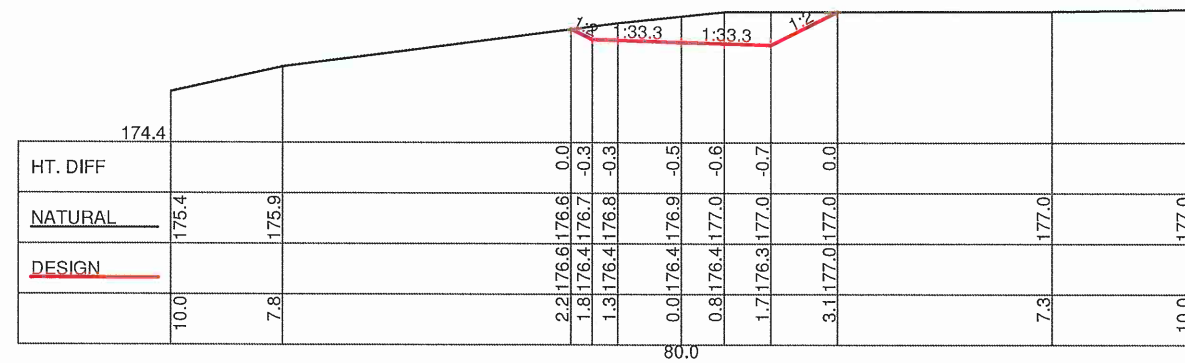
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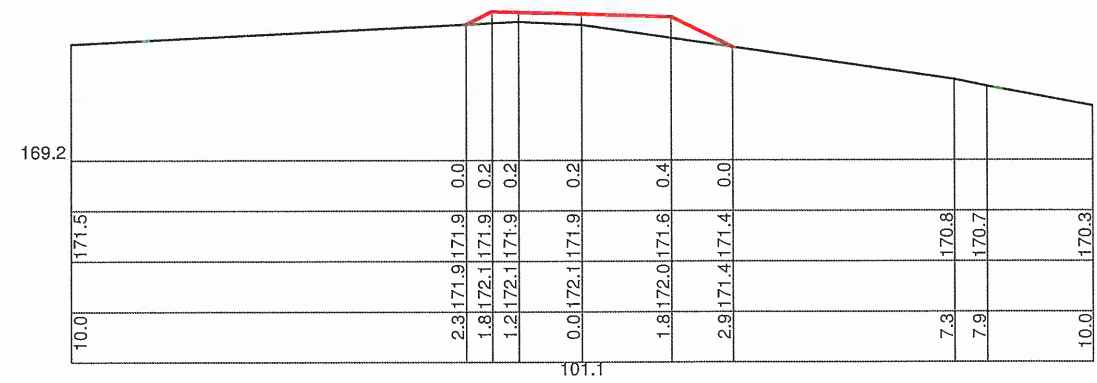
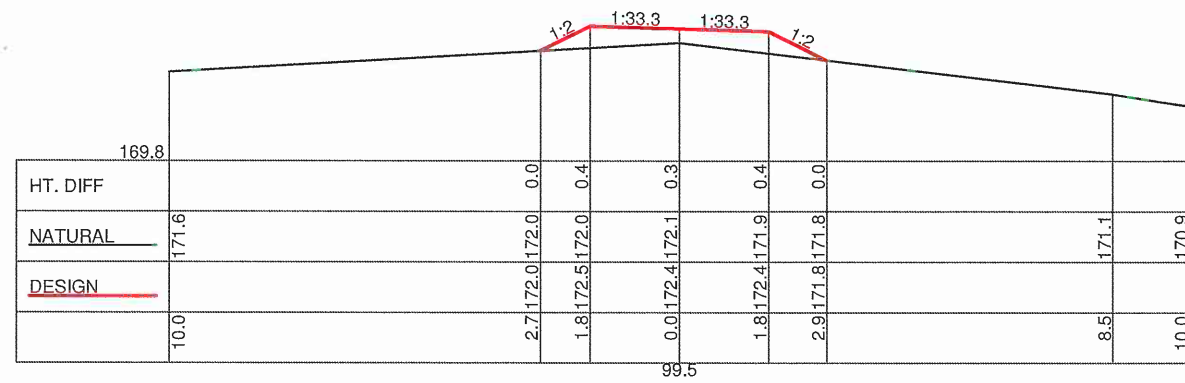
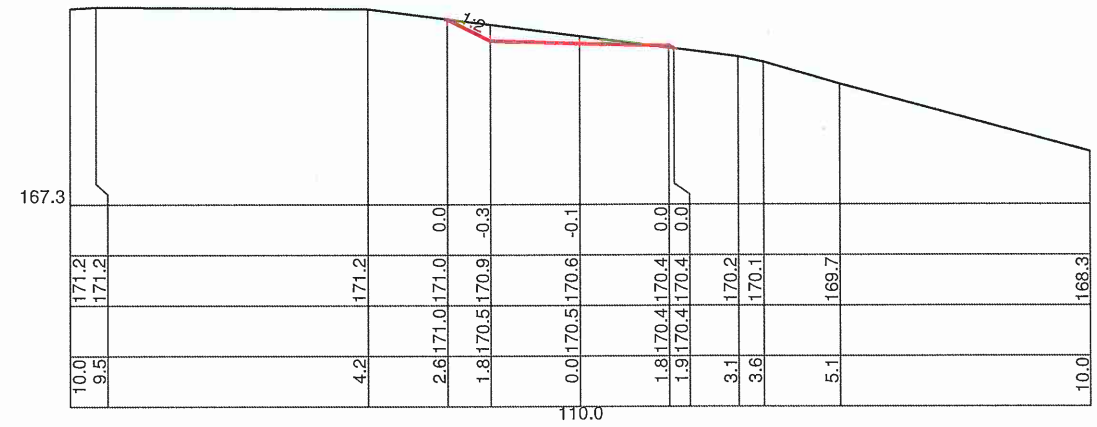
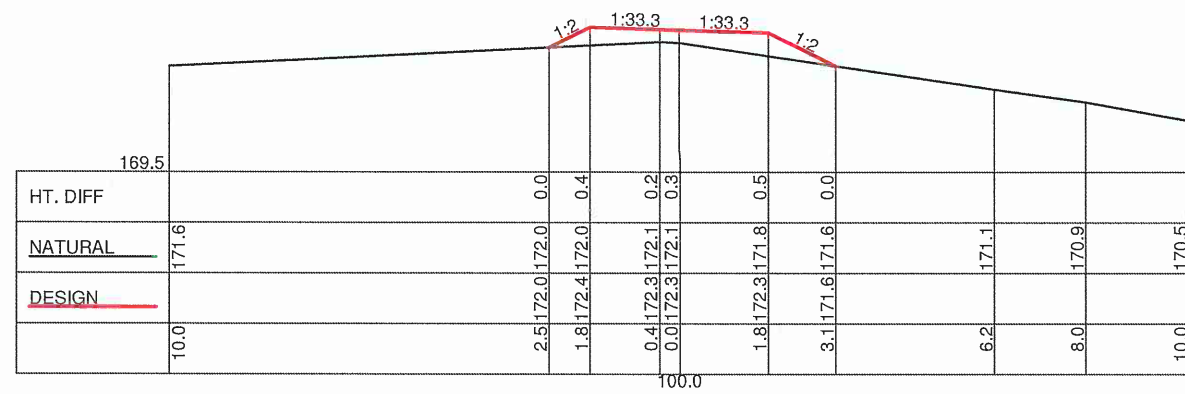


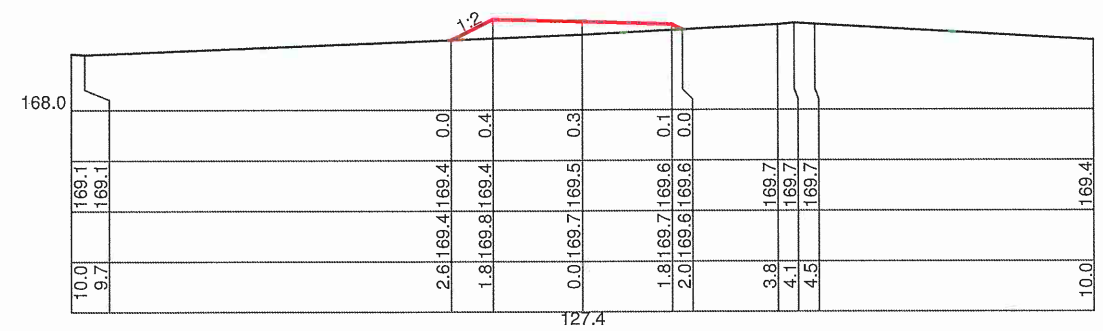
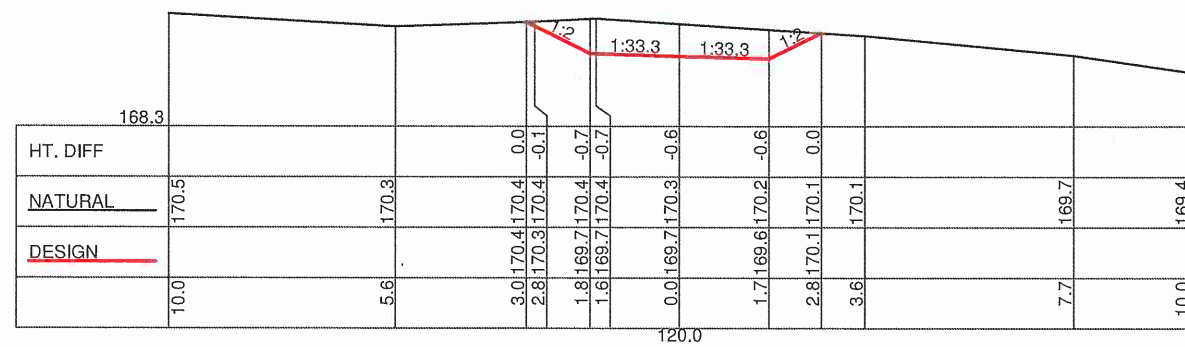
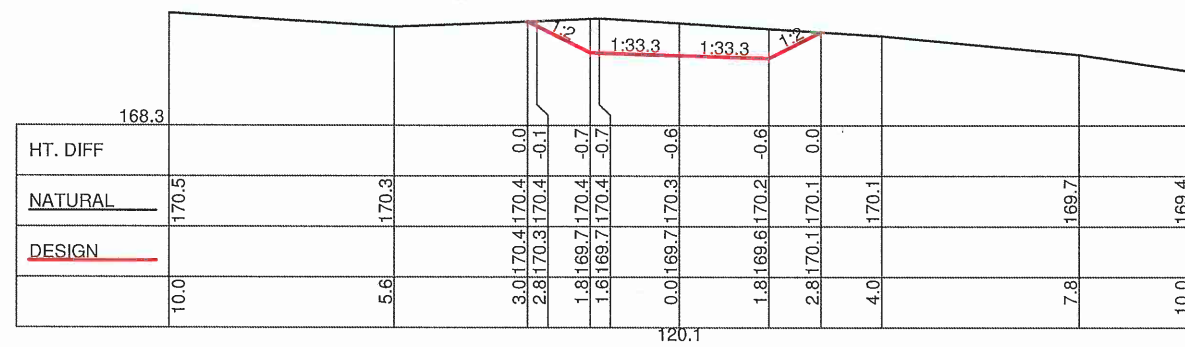


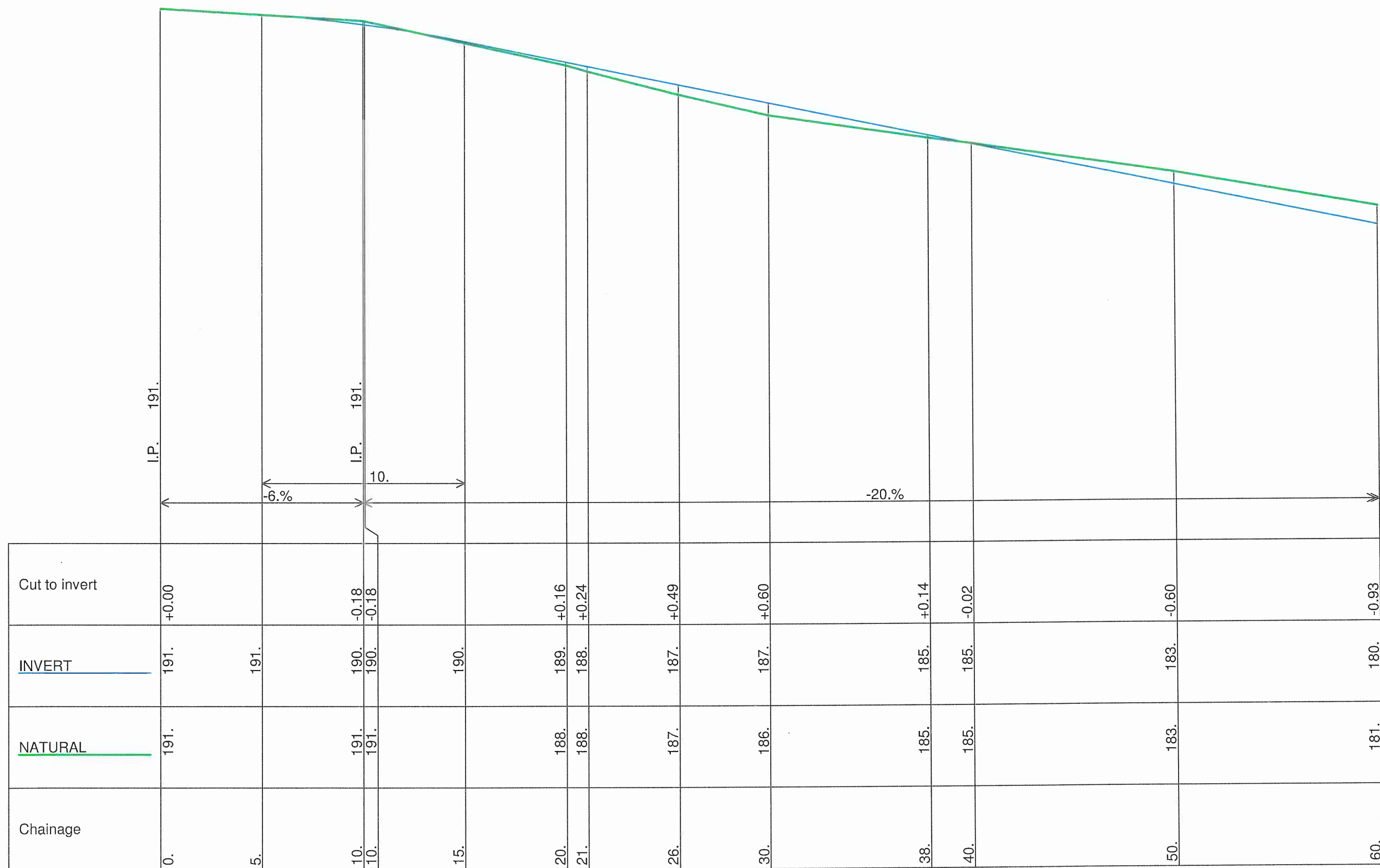




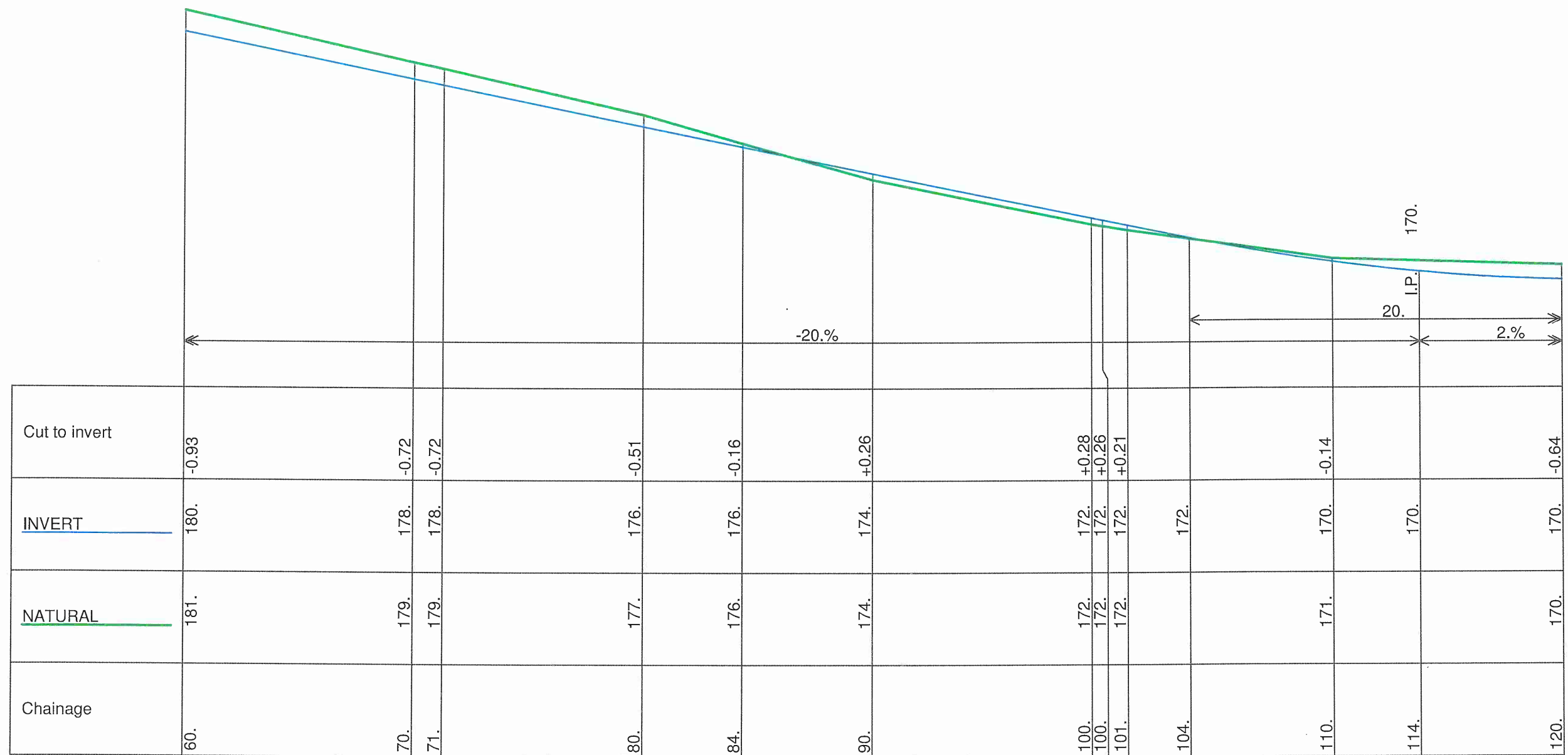


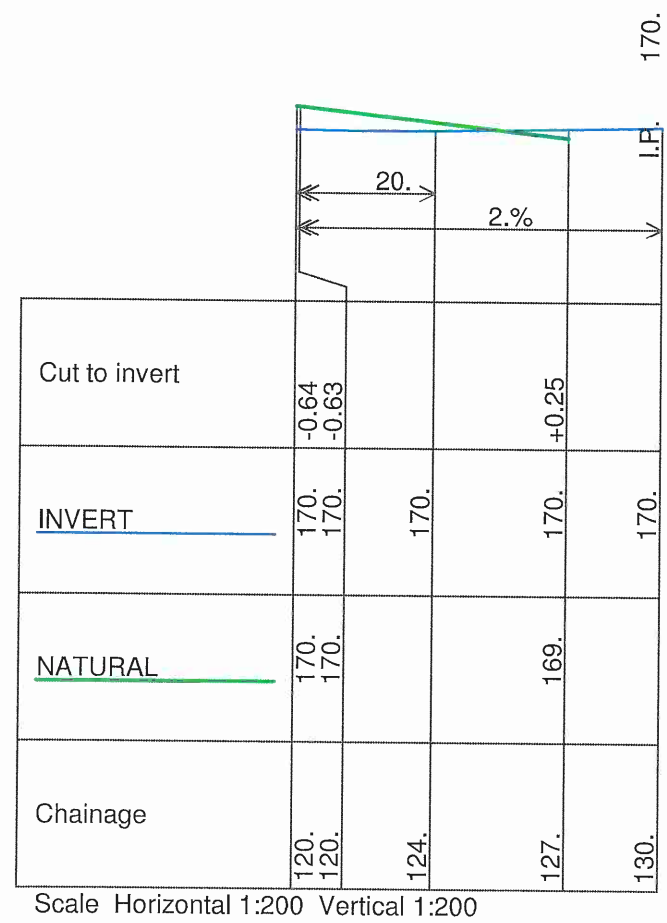






Scale Horizontal 1:200 Vertical 1:200





Appendix B

Bore Logs

Borehole Log BH 1

Northing	
----------	--

Job Number 14486

Easting

Date	12/09/16
------	----------

Project	New Shed/Garage
---------	-----------------

Shear Vane	DR5050
------------	--------

Logged By	SP
-----------	----

Client	Total Design (Robertson)
--------	--------------------------

Slope	1.0°
-------	------

Drill Method	Hand Auger
--------------	------------

Borehole Location	North-western End Of Proposed Building Site
-------------------	---

Drill Size	75mm
------------	------

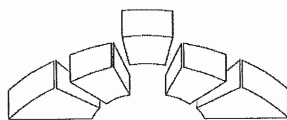
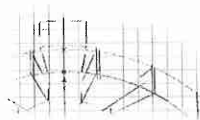
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2 Seaview Road Whangarei 0110
T: 09 438 3273 F: 09 438 5734
engineers@richardsonstevens.co.nz

Northing	Job Number	14486
Easting	Date	12/09/16
Shear Vane DR5050	Logged By	SP
Slope 2.0°	Drill Method	Hand Auger
Building Site	Drill Size	75mm

[illegible]



Richardson-Stevens
CONSULTING ENGINEERS

Page No.

1

File No.

14486

Calculated by

SP

Checked by

Date

12 September 2016

Project New Driveway
Client Total Design (Robertson)

Strengths Shown are Ultimate Bearing

Test 1 Refer To Attached Site Plan

height	# of blows	max. depth	depth/ blow	KPa	CBR
1440					
1200	5	240	48	208	4
1030	5	410	34	277	5
870	5	570	32	291	6
720	5	720	30	>300	6
580	5	860	28	>300	7
450	5	990	26	>300	7
320	5	1120	26	>300	7

Test 2 Refer To Attached Site Plan

height	# of blows	max. depth	depth/ blow	KPa	CBR
1440					
1170	5	270	54	189	3
1010	5	430	32	291	6
860	5	580	30	>300	6
710	5	730	30	>300	6
570	5	870	28	>300	7
420	5	1020	30	>300	6
280	5	1160	28	>300	7

Test 3 Refer To Attached Site Plan

height	# of blows	max. depth	depth/ blow	KPa	CBR
1440					
1160	5	280	56	183	3
1000	5	440	32	291	6
830	5	610	34	277	5
650	5	790	36	264	5
500	5	940	30	>300	6
370	5	1070	26	>300	7
250	5	1190	24	>300	8

Test 4 Refer To Attached Site Plan

height	# of blows	max. depth	depth/ blow	KPa	CBR
1440					
1180	5	260	52	195	3
1010	5	430	34	277	5
820	5	620	38	253	5
660	5	780	32	291	6
510	5	930	30	>300	6
380	5	1060	26	>300	7
270	5	1170	22	>300	9

VISUAL AMENITY AND LANDSCAPE ASSESSMENT

PROPOSED BUILDING ENVELOPE RELOCATION

Lot 2 DP 415226 Te Kowhai Point Rd/Redcliffs Rd, Kerikeri
Applicant: C Robertson

INTRODUCTION

Mr C Robertson has recently purchased a 17.42 ha parcel of land that abuts the Te Kowhai Point Road and Redcliffs Road intersection. This title is legally describes as Lot 2 DP 415226.

In November 2008, FNDC granted consent for a subdivision of Lot 3 DP 205231 and later issued consent for a variation to that consent in December 2014 (RC 2090085-RMACOM and 2090085-RMAVAR/A). Lot 2 DP 415226 is one of the lots created by this subdivision.

A defined building envelope is located in the southern apex of Lot 2, where it is labelled 'Z' on the survey plan prepared by Donaldson Surveyors (Ref.: 6103 dated 27 October 2011). The applicant is seeking consent to shift the building envelope to the south east, placing it amongst an existing grove of olive trees, as shown on the attached plan (Attachment Three, prepared by Donaldson Surveyors, Ref.: 6865 dated July 2016).

As part of the original application for subdivision of Lot 3 DP 205231, NZ Environmental prepared a Landscape Assessment. The recommendations that came out of that report were primarily a planting strategy for the perimeter of building envelope 'Z', to reduce soil erosion and visual prominence caused by a future build. That planting appears to have been implemented as required by conditions of consent.

In what appears to be a somewhat disconnected obligation that recognises the sensitivity of the current, approved building envelope, a consent notice (v) requires that *prior to seeking resource consent for any building on an allotment the lot owner shall have prepared by a suitably qualified person, individual building and landscape plans for the allotment*. It is understood that such a landscape plan would be complementary to the wider planting required under consent notice (iii) and would apply specifically to the building site.

Littoralis Landscape Architecture has been engaged to prepare an assessment of visual amenity and landscape effects as part of an application to vary the Resource Consent Conditions in relation to the relocate building envelope 'Z'. A site visit was undertaken to examine the previously consented building envelope in its wider context and to then consider the proposed building envelope to gauge possible effects on the surrounding landscape and identify potentially affected parties.

SITE CONTEXT

Mr Robertson's land is situated about 7km north east of Kerikeri, near Te Puna Inlet. The property is located within the General Coastal Zone under the Far North District Plan. It does not lie within, or adjacent to, an Outstanding Natural Landscape Area or Outstanding Natural Landscape Feature, but is part of a Kiwi Zone.

The landform north of Kapiro Road is undulating, sometimes quite steeply. Driving along Redcliffs Road, pastoral use of the landscape dominates, with areas of native vegetation found on hillsides too steep to farm. Lifestyle sections with large dwellings surrounded by planting (some indigenous but mostly exotic species), are scattered along this route, bringing a "settled" character to the area. The bush coverage and natural character of the land increases nearer the coast. After the turn-off to Rangitane, Redcliffs Road is unsealed, which adds to the rural character of the area.

Te Kowhai Point Road is flanking the western boundary of the subject site. From its intersection with Redcliffs Road, Te Kowhai Road drops down into a natural catchment basin, from which it ascends before carrying on to Te Puna Inlet. A handful of houses can be seen from the upper part of Te Kowhai Point Road. Some are small, simple dwellings, whilst others - mostly to the north of the Robertson's land - are more substantial buildings situated with extensive, well established areas of indigenous planting.

Redcliffs Road continues along a ridge just above the eastern boundary of the site. From this elevated position Te Puna Inlet can be seen to the east and the subject site to the west. Driveways provide clues of possible dwellings or future development sites.

THE SITE

The 17.42 ha site forms a somewhat funnel-like shape. From its high point at the Te Kowhai Point Road and Redcliffs Road junction where the current approved building envelope sits, the land drops towards the floor of a localised catchment, where a sequence of wetlands and ponds has been formed. The most distinctive aspect of the site, which sets it apart from the surrounding landscape, is the extensive olive plantation on its hillsides. Apart from the olive groves, the site's vegetation is composed of a band of mature pine trees and *Eucalyptus* that stretches down the central axis of the property, large areas of restoration planting (on the hillside and around the wetland) and pasture. A scattering of invasive exotic species such as gorse and pampas are scattered within the less tended portions of the site. Attachment Two contains a series of photographs that illustrate these various characteristics.

THE PROPOSAL

A moderately defined spur is situated about 200m from the intersection of Te Kowhai Point Rd and Redcliffs Rd. A grove of young olive trees extends across this landform from the Redcliffs Rd boundary down to a small lake. A grassed access track crosses through the olive grove just below its midpoint. Above this access track, an undulating natural bench forms a step in the otherwise consistent gradient of the slope. The proposed location of the new building envelope lies largely within this bench amongst the olive trees. By siting the building envelope in this area a future building will have a FFL of around 168m, approximately 25m below the level of Redcliffs Road and approximately 20m lower than the currently approved building platform on the title.

The applicant intends building a single storey dwelling in a "Queenslander" style, with an adjoining garage/shed. The house would feature horizontal weatherboard cladding, a gabled pitched roof (approx. 25 degrees), and large covered verandas all around. A precise colour or material palette has

not been determined, but will be within the 30% LRV threshold defined by the Far North District Plan. Concept drawings for that building form Attachment 4.

A new formed entrance and drive from Redcliffs Road is proposed. The driveway would meander down through the existing olive grove as shown on Attachment Three.

VIEWING AUDIENCES / AFFECTED PARTIES AND RELATED EFFECTS

Visual impacts are considered to constitute an intrusion into, or change to an existing view, with the significance of the impacts – the effects – measured as the bearing of that impact upon identified viewing audiences. Ultimately, it is the perceived relative sensitivity of visual receptors, which varies with their nature and the degree of exposure, which determines the significance of the impact source. These can be positive, negative or benign. The degree of adverse visual / landscape effect generated by a proposal depends upon the character of the surrounding landscape (the context), existing levels of development on the application site, the contour of the land, the presence or absence of screening and/or backdrop vegetation, and the characteristics of the proposed development.

A site visit has been undertaken to establish the potential visual and amenity effects of a future building within the proposed relocated building envelope.

When travelling along the eastern boundary of Lot 2 on Te Kowhai Point Rd, views of a building within the relocated building envelope will be largely screened by mature pines and the existing olive trees to the east of the building envelope (see Photograph 1 of Attachment 2). The restoration planting on the hillside will add further screening as it matures, and will ultimately replace the role of the pines in that regard.

A future dwelling within the proposed relocated building envelope will be visible to the residents further to the north along Te Kowhai Point Rd and road users (see Photograph 2). A future building will be situated well below the natural ridge line seen from this vantage point and the existing olive trees in foreground and background create a softening vegetation framework. The existing trees are between 3 – 5m tall and are therefore of a similar scale to the proposed house. Olive trees that are used for oil production or harvesting of fruit are usually pruned regularly to maintain a manageable size. The existing trees have therefore reached what may be their maximum height. However, the landform still allows these relatively small trees to substantially soften the outline of a future building in their midst. It is recommended that the olive trees surrounding the proposed building envelope and lying outside the driveway, corridor be retained.

When travelling on Redcliffs Rd along the southern and eastern boundary of Lot 2, the location of the proposed relocated building envelope comes into sight. It is from these vantage points (see Photograph 3) that a future building would be most visible. However, its situation well below the natural ridgeline and amongst existing vegetation would considerably dampen any potential prominence. Furthermore the view from this vantage point would be from above, and with the District Plan requiring the exterior of a future building to be within the BS5252 standard colour palette range with a reflectance value of 30% or less or to be constructed of natural materials which fall within this range, the degree of visual prominence is predicted to be low.

The driveway proposed in association with the relocated building envelope would also be visible from this vantage point. Apart from the removal of olive trees from the existing grove, the terrain would also require modification to accommodate a driveway. To minimise visual impact of the

access, it is recommended that any cut and fill slopes be formed to a grade no steeper than 1 in 3, that at least 100mm thickness be applied to those worked areas and that they be regrassed.

COMPARISON OF EFFECTS/PERMITTED BASELINE CONSIDERATIONS

The consented building envelope 'Z' is situated on a knoll near the highest point of the property. It is also located in relative close proximity to the lot boundaries flanked by Te Kowhai Point Rd and Redcliffs Rd. This combination of elevation and position places the existing defined building envelope in a prominent position. That potential prominence is offset to some measure by an existing linear planting of indigenous plants which would provide some screening to a future building for passing traffic. Consent notice (v), cited earlier in this report, appears to anticipate further vegetation being installed around building envelope 'Z'.

An existing dwelling and sheds on a neighbouring title is positioned close to Redcliffs Road, approximately 100m from the Te Kowhai Point Road and Redcliffs Road intersection. A future building within the consented building envelope would combine with these existing buildings to create an unusually high density relative to the typical level found in the wider setting. In this respect the proposed relocated position of the building envelope is a much more favourable outcome. The greater separation from those existing buildings, and in particular the significantly lower altitude of the proposed building envelope on the subject site would see a new house become consistent with the relatively low density of development found in the wider area.

The elevated position of the consented building envelope would usually also lead to a heightened number of affected parties. In this circumstance, the number of neighbours to the north and users of the roads from where a future building would be visible, is very small. Regardless of that limited viewing audience, lowering the building envelope to the proposed location would serve to minimise the visual impact of a future dwelling. The established frame of olive trees would further assist to contain visual effect.

The waters of Te Puna Inlet are some distance away, so that visual effects of a dwelling within the consented building envelope upon users of the coastal marine area are insignificant. The proposed relocated position of the building envelope is not visible from the CMA, completely removing any potential effect upon that area.

CONCLUSION

In comparison with the consented building envelope, the proposed relocated building envelope reduces the potential visual and landscape impact of a future building on the site. Important outcomes of repositioning the building location as proposed are creating a greater distance from boundaries (including two public road corridors), a lower altitude (which would position a structure well below the primary ridgeline and road) and the existence of a bold pattern of well-established vegetation to act as an immediate backdrop and foreground. In terms of this last observation, I consider that the supplementary planting expected by consent notice item (v) is unnecessary in relation to the proposed location. In its place though, would be a need to ensure that those olive trees that immediately surround the proposed building envelope (to a depth of 30m from the building), are conserved.

Subject to recommendations for the treatment of driveway embankments and the retention of existing olive trees being followed, the proposed relocated building envelope is significantly superior to that currently consented in terms of avoiding and minimising potential landscape and visual effects. As a result, it is my opinion that the visual impact of the proposed future dwelling within this new building envelope would be less than minor.

Report prepared by:

Eva S. Rosevear
Landscape Architect

Reviewed by:

Mike Farrow
Registered Landscape Architect

25 July 2016

ATTACHMENTS

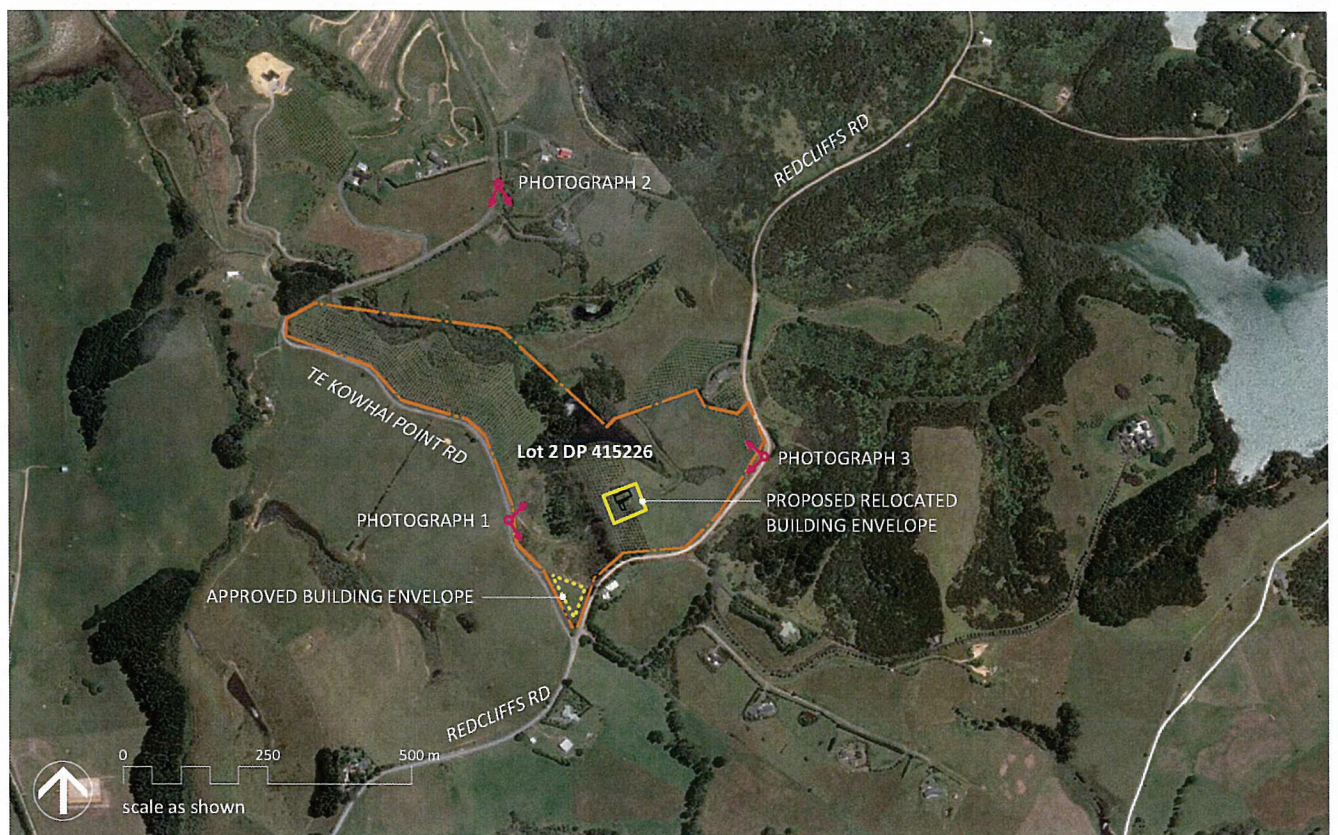
PROPOSED BUILDING ENVELOPE RELOACTION
C ROBERTSON

1205_Attachments_20160723


LITTORALIS
LANDSCAPE ARCHITECTURE

ATTACHMENT ONE

Photo point location plan



ATTACHMENT TWO

Site photographs



Photograph 1
Looking east from Te Kowhai Point Road just below approved building envelope.



Photograph 2
A more distant view, looking south to the site from Te Kowhai Point Road.

ATTACHMENT TWO

Site photographs



Photograph 3
Looking west over the site of the proposed building envelope from Redcliffs Road.



NORTHLAND WIDE

K E R I K E R I D R A I N A G E L T D

51C ORANGEWOOD LANE
KERIKERI
NORTHLAND
PHONE: 094078062 A/HRS
MOBILE 0274931597
FAX 094078062
E: mail wood123@xtra.co.nz

SITE SUITABILITY WASTE WATER REPORT

CLIENT

C & N ROBERTSON

SITE LOCATION

429 REDCLIFFS RD, KERIKERI



51C ORANGEWOOD LANE
KERIKERI
NORTHLAND
PHONE 094078062 A/HRS
MOBILE 0274931597
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E mail wood123@xtra.co.nz

15/10/25

The Senior Building Inspector
Far North District Council
Private Bag 752
Kaikohe

RE : SITE SUITABILITY REPORT FOR THE PROPOSED SUBDIVISION OF 429 REDCLIFFS RD,
KERIKERI

On the 14th of October a site inspection was carried out to assess the soil types and soakage for a proposed new lot.

The soil in this lot is categorised as Rangiora Clay, Clay Loam and Silty Clay Loam that is imperfectly to very poorly drained.

The contour of the site where I have located the effluent field is 12 to 18 degrees facing north west.

I have classed this site as Cat 5 with 2.86mm per sq M per day soakage rate for a secondary treated waste water system because of the slope angle and the soil profile with effluent disposal by dripperlines laid on the surface, pinned and covered with 50mm minimum of mulch or topsoil.

There is an example for a three bedroom house waste water system attached.

The stormwater on the site is sheet flow with an overland flow path to the west of the building site that requires a 5M minimum set back from the effluent field.

The effluent field is to be constructed away from the building site because of the gradient and bad soakage to mitigate soil erosion and slips near the proposed house.

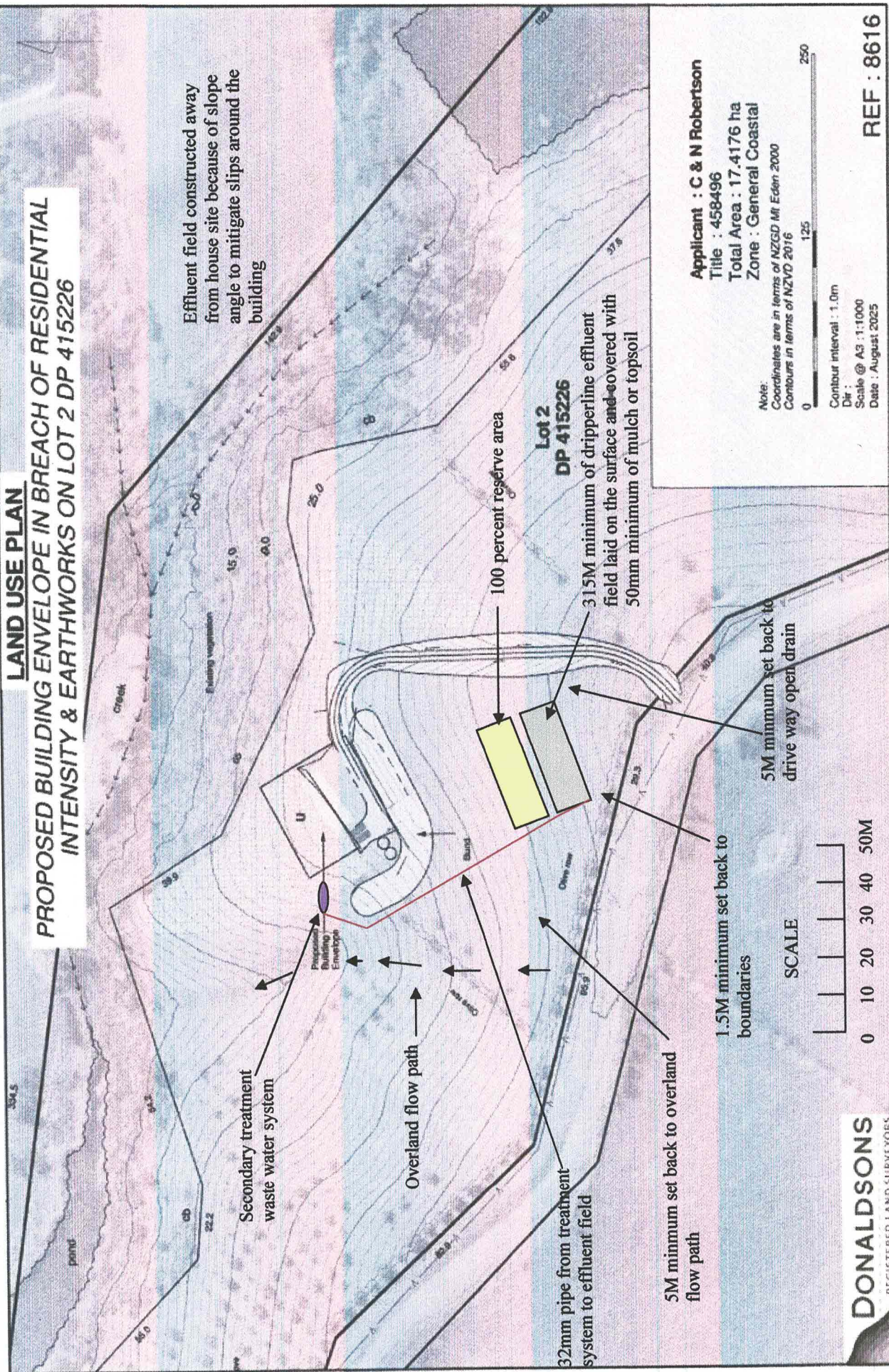
Yours Sincerely Steve Wood

A handwritten signature in black ink, appearing to be 'S. Wood', is located below the typed name 'Steve Wood'.

THREE BEDROOM HOUSE LAYOUT EXAMPLE PLAN

LAND USE PLAN

PROPOSED BUILDING ENVELOPE IN BREACH OF RESIDENTIAL INTENSITY & EARTHWORKS ON LOT 2 DP 415226



Applicant : C & N Robertson
 Title : 458496
 Total Area : 17.4176 ha
 Zone : General Coastal

Note:
 Coordinates are in terms of NZGD Mt Eden 2000
 Contours in terms of NZVD 2016

Contour interval : 1.0m
 Drawn : A3 : 1:1000
 Date : August 2025

DONALDSONS

REGISTERED LAND SURVEYORS

Land / environmental Surveyors & development planners

90 Kerikeri Road, Kerikeri, Northland, New Zealand

www.donaldsons.net.nz

em: info@donaldsons.net.nz • p:09 4079182

REF : 8616



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

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

If No, why not?

Gently sloping with no signs of slipping.

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

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

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:

Performance of Adjacent Systems:

No known problems

Estimated Rainfall and Seasonal Variation:

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

1700mm per year / 1000mm winter / 700mm summer

Vegetation / Tree Cover:

Grass

Slope Shape: (Please provide diagrams)

Gently sloping to North East

Slope Angle:

12-18 degrees

Surface Water Drainage Characteristics:

Sheet flow where the effluent field is to be constructed

Flooding Potential: YES/NO

No

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

Surface Water Separation:

Greater than 15M

Site Characteristics: or any other limitation influencing factors

3. Site Geology

Check Rock Maps

Rangiora Clay, Clay loam, Silty Clay Loam that is imperfectly to very poorly drained

Geological Map Reference Number

NZMS 290 SHEET P04/05

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

North		West	
North-West		South-West	
North-East	tick	South-East	
East		South	

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

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	Greater than 1.5 M	Check Council requirements
Surface water, rivers Creeks drains etc	Greater than 15 M	Greater than 15 M
Groundwater	Greater than 0.6 M	Greater than 0.6 M
Stands of Trees/Shrubs	NA	
Wells, water bores	None known	
Embankments/retaining walls	NA	
Buildings	Greater than 3 M	Greater than 3 M
Other (specify):		

PART D: Site Assessment - Subsoil Investigation

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

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		(Depth _____ m)	No of Test Pits	
Bore Hole		(Depth <u>1.3</u> m)	No of Bore Holes	one
Other (specify):				

Soil Report attached?

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

2. Was fill material intercepted during the subsoil investigation?

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

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

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

Please specify the method

Constant Head Permeameter

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

4. Are surface water interception/diversion drains required?

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

If yes, please show on site plan

4a Are subsurface drains required

If yes enter details

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

Winter	2	m	Measured		Estimated	tick
Summer	Greater than 2 M	m	Measured		Estimated	tick

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

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

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

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

Is Topsoil Present?	Yes	If so, Topsoil Depth?	0.15M	(m)
---------------------	-----	-----------------------	-------	-----

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

Reasons for placing in stated category

Assessment of soil texture.

Observation of soakage test.

Checking soil maps.

PART E: Discharge Details

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

Rainwater (roof collection)	tick
Bore/well	
Public supply	

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

(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	2 - 3 - 4	Three
Design Occupancy	Five	(Number of People)
Per capita Wastewater Production	140 160 180	(tick) (Litres per person per day)
Other - specify	200 220 -	
Total Daily Wastewater Production	900	(litres per day)

3. Do any special conditions apply regarding water saving devices

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

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

Dual flush toilet.
No garbage disposal unit

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

Yes		(Please tick)
No	tick	(Please tick)

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

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	NA	M
Total Daily Wastewater Production	900	(Litres per day)(from above)
Lot Area to Discharge Ratio	NA	

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

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

8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	tick	(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: If not 4500 litre, dual chamber explain why not

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

2. Type of Septic Tank Outlet Filter to be installed?**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	Tick
Home aeration plant	tick
Commercial aeration plant	
Intermediate sand filter	
Recirculating sand filter	
Recirculating textile filter	
Clarification tank	
Tertiary Treatment	
Ultraviolet disinfection	
Chlorination	
Other	

Specify

PART H: Land Disposal Method

(Refer TP58 Section 8)

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

Gravity	
Dosing Siphon	
Pump	tick

2. High water level alarm to be installed in pump chambersYes ☐ no ☒

If not to be installed, explain why

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

Total Design Head	To manufacturers recommendation	(m)
Pump Chamber Volume	160	(Litres)
Emergency Storage Volume	1000	(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	tick	
Sub-surface Dripper irrigation	tick	
Standard Trench		
Deep Trench		
Mound		
Evapo-transpiration Beds		
Other		Specify

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	2.86	(Litres/m2/day)
Disposal Area	Design	315 (m2)
	reserve	315 (m2)

Explanation (Refer TP58 Sections 9 and 10)

Loading rate adopted for secondary treated effluent for category 5 soil.

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

Reserve Disposal Area (m ²)	315 sq M
Percentage of Primary Disposal Area (%)	100 percent

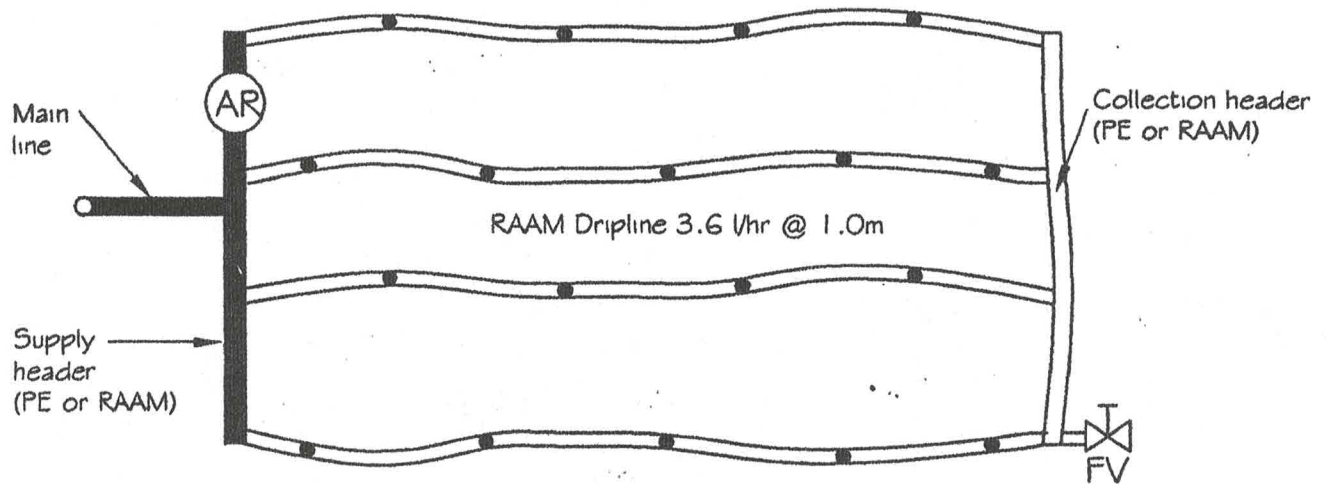
7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

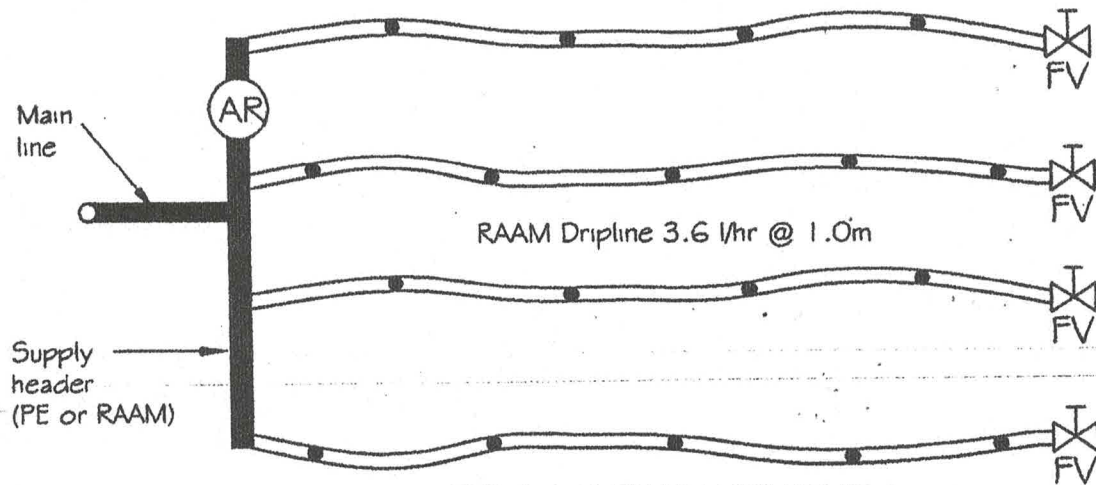
A minimum of 315 M of RAMM dripline with 3.5 L/HR emitters at 1 M spacing and 1 M line separation spacing.
Dripliner to be dug into the topsoil or laid on top of the ground and pinned with mulch covering to a minimum of 50mm.

Plan Attached? Yes ☒ No ☐ (Please tick)

If not, explain why not



BASIC GRID LAYOUT



FIELD LAYOUT WITHOUT A
COLLECTION HEADER PIPE



Air / Vacuum Release Valve



Flushing Valve

ON-SITE EFFLUENT DISPOSAL
TYPICAL FIELD LAYOUTS
Trickle Irrigation

Ref:

Sheet:

Scale: NTS

Draw

Date

Check

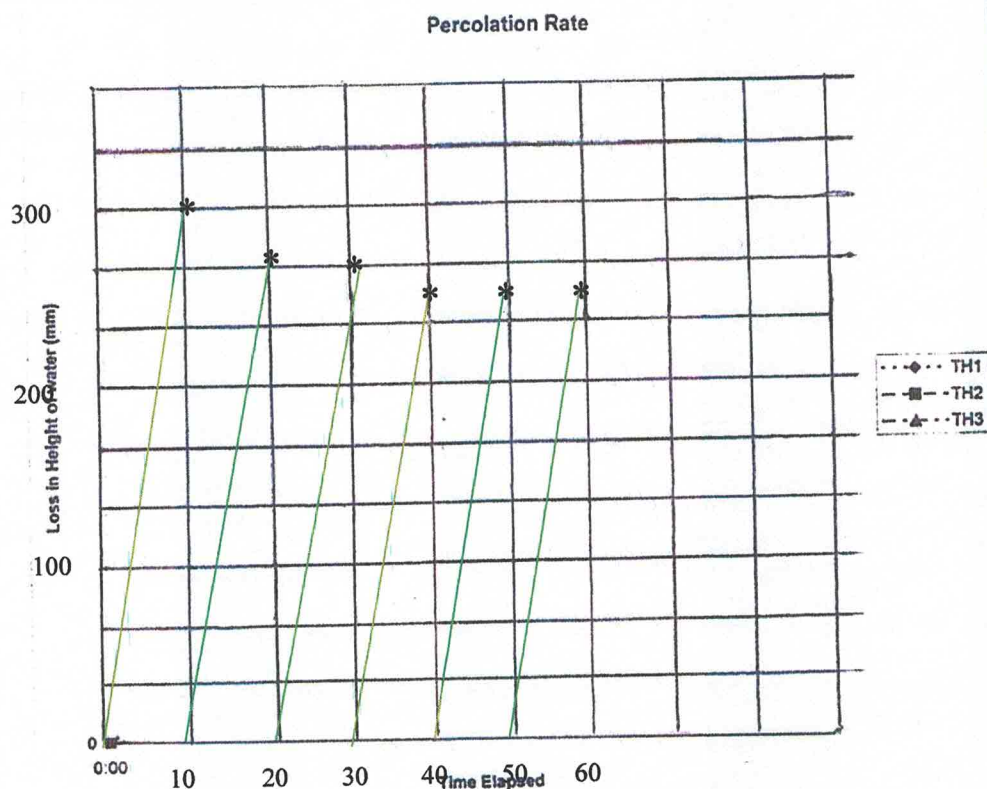
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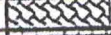
Client: C Roberston
Job:
Location: 429 Redcliffs Rd Kerikeri

Ref.:
Report No.:
Page:

Presoaking conditions: 30 MIN
Weather conditions prior: Wet

Depth of hole
Depth of topsoil
Diameter of hole



Depth (m)	Legend	Soil Symbol	Soil Description	Water Level	Vane Shear Strength maximum/residual corrected kPa	Soil Sensitivity	Sample Number	Other Tests
0			0.15 M TOPSOIL					
-0.2								
-0.5								
-1			ORANGE CLAY LOAM CLAY					
-1.2								
-1.5								
-1.8								
-2								
-2.5								
-3								
-3.3								
Remarks: No ground water encountered.					Topsoil		Sand	
					Fill		Gravel	
					Clay		Peat	
					Silt		Rock	

Mature greywacke soils

Soil types in this group

- Rangiora clay, clay loam and silty clay loam - RA, RAH*
- Rangiora silty clay loam - RAI, RAIH*

*The H denotes the hill variant of this soil type, which occurs on slopes over 20° and has a shallower profile.

This fact sheet uses NZ Soil Bureau map series soil type names and abbreviations.

0-10 cm
grey mottled silty clay loam

10-45 cm
grey brown flecked clay or yellow clay

>45 cm
yellow-brown clay



Rangiora clay, clay loam & silty clay loam (RA, RAH) soil profile

Features of mature greywacke soils

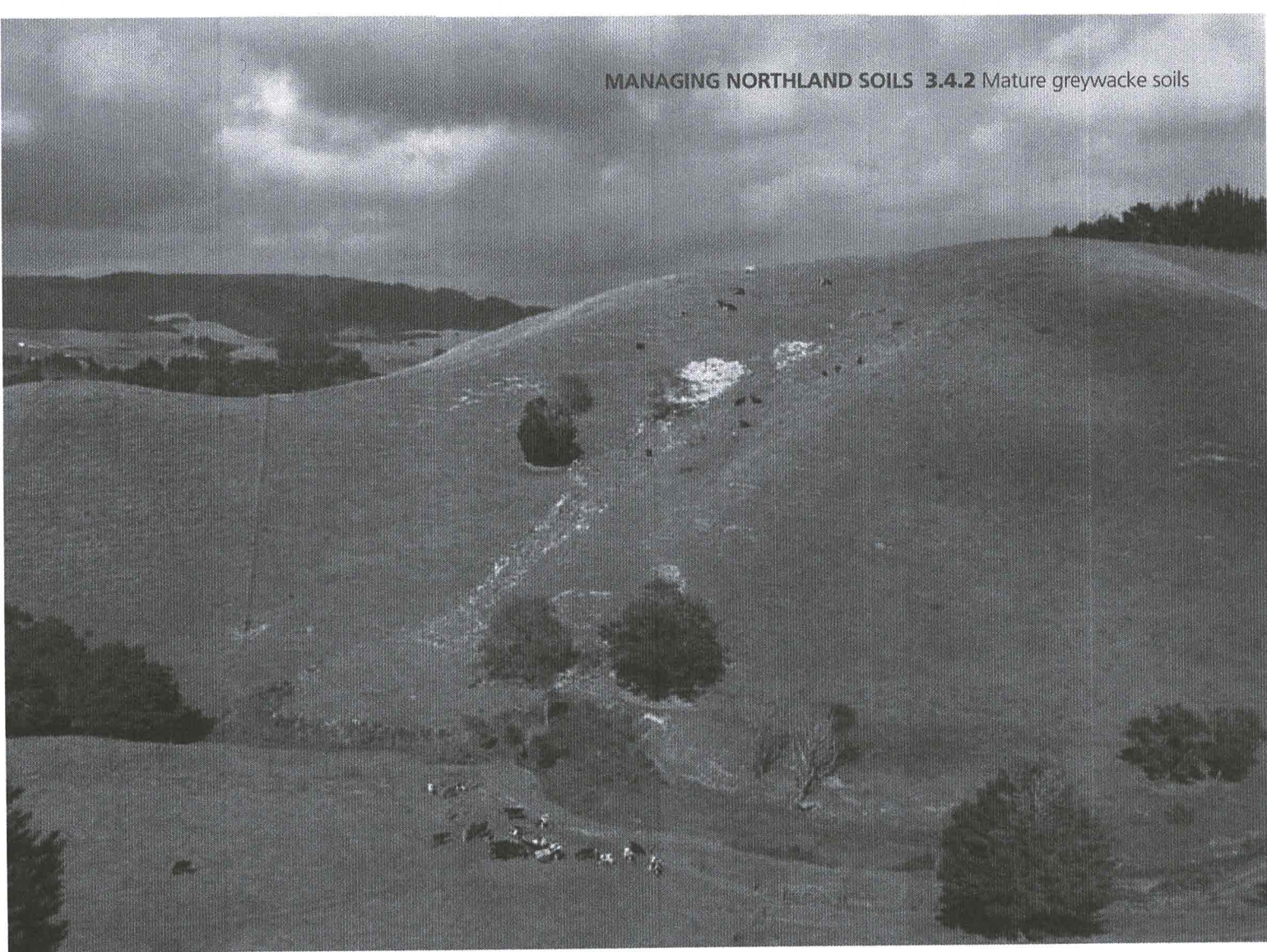
- These soils are found on rolling to steep hill country along Northland's eastern edge, from Mangonui south to Bream Tail
- They are part of the Marua soil suite, which is prone to large scale slipping
- Slip scars on Rangiora soils can be difficult to revegetate because of poor natural fertility
- Greywacke basement rock is a hard, compacted mix of sandstone and siltstone that provides a majority of roading and building aggregates
- Because it is hard, greywacke supports some steep slopes. On the adjacent rolling hill country it has weathered up to 30m deep to produce mature Rangiora soils
- These mature soils are strongly leached to weakly podzolised

Structure and drainage management

Issues	Management tips
Due to the degree of leaching, clay has moved down through the soil profile and accumulated in subsoil which cracks as it dries to form a distinct columnar subsoil structure	Consider draining wet pasture or creating / or protecting wetlands
Podzolisation has broken down topsoil structure, reducing friability	Consider retiring very steep or marginal pastoral land from grazing if pastoral returns are poor and/or weed invasion is a problem
Loss of soil structure leads to pugging and soil surface sealing in wet conditions	Careful winter grazing management can minimise pugging and compaction and protect soil structure

Erosion control

Erosion risks	Soil type	Specific problems	Possible solutions
Slipping (severe)	All mature greywacke soils, especially on steeper slopes and during heavy rain after drought	Clay washed through the soil profile creates a slip plane During high intensity rain storms following dry weather, water flows down the cracks between the columns in the soil and lubricates the slip plane, triggering slips	Open plant poplars across slopes at 5 -10m spacing with the closer spacing at the toe and wider spacing towards the top and sides of the slip Reduce stock pressure to prevent pugging and overgrazing, which can lead to slipping
Slump erosion and soil cracking	All mature greywacke soils, especially steep areas	Where water flows across the regolith, a tunnel can form underground, which removes support from adjoining slopes During extended wet periods, tunnels cause slow slip movement defined by slump terraces and cracking	Open plant poplars to stabilise slump terraces Concentrate tree plantings in hollows and the heads of gullies as a preventative measure to reduce slipping



Rangiora soils on greywacke hill country, Ruakaka

Nutrient management

Soil type	Nutrient status	Management strategies
All mature greywacke soils	These soils are heavily leached and generally acidic. They are low in natural fertility and trace elements	Raise pH with lime Little and often applications of fertiliser are recommended on these low fertility soils because whatever is applied will be available to plants, as it is not fixed.
All mature greywacke soils	Previous trial work found that the micronutrient molybdenum creates a significant response in Rangiora soils	Seek expert advice for soil testing and fertiliser recommendations

Drainage classes

Soil symbol	Full name	Drainage class
MARUA SUITE Basement rock: greywacke and argillite		
RA, RAH	Rangiora clay, clay loam and silty clay loam	2 $\Rightarrow$ 1 - Imperfectly to (very) poorly drained
RAI, RAIH	Rangiora silty clay loam	2 $\Rightarrow$ 1 - Imperfectly to (very) poorly drained

Northland soil factsheet series

- Northland's climate, topography, historic vegetation and mixed geology have combined to form a complex pattern of soils across the region. There are over 320 soil types in Northland. Other regions in New Zealand average only 20 soil types per region.
- The information in this fact sheet is based on a 1:50,000 mapping scale. Therefore, it is not specific to individual farms or properties. However, it may help you to understand general features and management options for recent alluvial soils.
- Knowing your soils' capabilities and limitations is the key to sustainable production in Northland. Northland Regional Council (NRC) land management advisors are available to work with landowners to provide free soil conservation advice, plans and maps specific to your property.
- Regular soil tests are recommended. If you are concerned about your soil structure or health, the Visual Soil Assessment test could be useful. Contact the land management advisors at Northland Regional Council for more information.
- Further background information about the processes that have formed these soils can be found here:
www.nrc.govt.nz/soilfactsheets

Contact a land management advisor on
0800 002 004 or visit www.nrc.govt.nz/land

18 August 2026

Micah Donaldson
Donaldsons Surveyors Limited
PO Box 211
KERIKERI

Email: micah@donaldsons.net.nz

To Whom It May Concern:

PROPOSED SUBDIVISION

C & N Robertson – 429 Redcliffs Road, Kerikeri. Lot 2 DP 415226.

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

Top Energy's requirement for this subdivision is nil. Top Energy advises that there is an existing power supply to proposed Lot 1. Design and costs to provide a power supply could be provided after application and an on-site survey have been completed.

Link to application: [Top Energy | Top Energy](#)

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

Yours sincerely



Aaron Birt

Planning and Design

E: aaron.birt@topenergy.co.nz

View Instrument Details



Instrument No	9958258.1
Status	Registered
Date & Time Lodged	26 March 2015 11:59
Lodged By	Baker, Lisa Anne
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
NA132C/343	North Auckland

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Richard George Ashwell Palmer as Territorial Authority Representative on 26/03/2015 11:20 AM

*** End of Report ***



Private Bag 752, Manukau Ave
Kokoro 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2090085; 2090085-RMAVAR/A; 2090085-RMAVAR/B

the Subdivision of Lot 3 DP 205281
North Auckland Registry

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

SCHEDULE

Lots 1 & 2 DP 415226

- (i) Habitat Protection: 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) which have the potential to be kiwi predators.
- (ii) Each habitable building shall have a roof water collection system with 45,000 litre storage tanks. The water tanks shall be positioned so that they are accessible (safely) for fire-fighting purposes and be coupled together and have one tank fitted with an outlet compatible with rural fire service equipment or be fitted with a sprinkler system approved by Council.

Lot 2 DP 415226

- (iii) Planting and Maintenance Programme: The lot owner shall be responsible for implementing planting, weed control and pest management in accordance with the Planting, Weed and Pest Management Strategies (as required by conditions 3(b) and (c) of RC 2090085).

Note: Any predator / pest control work carried out is to be done in a manner which will not endanger kiwi.





Far North
District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 929 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihara o Tai Tokerau Ki Te Raki

- (iv) Re-vegetation and Vegetation Management: The owner of the lot shall not clear or otherwise deliberately damage any area of vegetation within the bush protection areas labelled 'W', 'X' & 'Y' on the survey plan.

Any plants that subsequently die, or are removed or damaged, are to be replaced as soon as possible, at least within the next planting season (May to September inclusive).

- (v) Prior to seeking resource consent for any building on an allotment the lot owner shall have prepared by a suitably qualified person, individual building and landscape plans for the allotment.
- (vi) Waste water disposal shall comply with the waste water disposal requirement set out in the report prepared by Haigh Workman dated 10/07/2008.
- (vii) All buildings and structures shall be located within the identified building envelope shown on the survey plan as 'Z'.

SIGNED:

A handwritten signature in black ink, appearing to read 'P. Killalea'.

Mr Patrick Killalea

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:
PRINCIPAL PLANNER

DATED at KERIKERI this 19th day of December 2014



Under the Land Transfer Act 1952

✓ A. EDWARD FEATHERSTONHAUGH of Kerikeri farmer ("the Transferor")

of an estate in fee simple

FIRST 2343 square metres more or less being ~~part~~ Lot 6 Deposited Plan 161190 and being part Section 22 Block VIII Kerikeri Survey District being the land comprised and described in Certificate of Title ^{part} ~~50B/1439~~ ^{50B/1439} ~~96B/312~~ (North Auckland Registry) Subject to: more or less being Section 168A Coal Mines Act 1925, Section 8 Mining Act 1971 ("Lot 6")

NEW ZEALAND STAMP DUTY AK1
30/05/95oozzo001 ,NONLIABLE * .00

B. PETER WILLIAM GERRARD and LYNN GWENNETH GERRARD both of Kaipoko company directors ("the Transferee") are registered as proprietor of an estate in fee simple as tenants in common in equal shares in that parcel of land containing 161.9720 hectares more or less being ^{part} Lot 1 Deposited Plan 98255 and being Section 25 Block VII and part Section 22 Block VIII Kerikeri Survey District being ^{part of} the land now comprised and described in Certificate of Title No. 53C/351 (North Auckland Registry) Subject to: Section 168A Coal Mines Act 1925; Section 8 Mining Act 1971; Mortgage No C558511.5 ("the dominant land") after deducting the two severance areas described below

C. THOSE portions of land containing first 1784m² and secondly 791m² ("the severance areas") being part Lot 4 Deposited Plan 161190 are contained in Certificate of Title No. 53C/351 (North Auckland Registry)

D. IT is a condition of the approval by the Far North District Council to Land Transfer Plan 161190 that Lot 6 be transferred to the Transferee

TO: District Land Registrar
AUCKLAND

PLAN (LAND TRANSFER) NO. 161190

I, **MARGARET ELLEN FEATHERSTONHAUGH** of Kerikeri, Married Woman the mortgagee under and by virtue of Memorandum of Mortgage No. C659262.2 **HEREBY CONSENT** to the creation of the easements as shown on the above noted plan.

DATED this

11th

day of

April

1995

SIGNED by the said
MARGARET ELLEN
FEATHERSTONHAUGH
in the presence of:

M. E. Featherstonhaugh

Robertson
Whangarei

aforesaid operations is repaired.

3. **Right to convey water.** The rights and powers and the terms conditions covenants or restrictions shall be those as set out in clauses 2 and 5 of the Seventh Schedule to the Land Transfer Act 1952.

In the event of dispute as to any matter relating to the easements hereby created such dispute shall be referred to arbitration in accordance with the Arbitration Act 1908 and its amendments or any legislation passed in substitution therefor.

20/11/11
P. S.
P. S.
M

- a. To use any reticulation systems already laid on the easement areas or any reticulation systems or part thereof in replacement or in substitution therefor.
- b. Where no such reticulation systems exists to place and maintain or to have placed and maintained reticulation systems in conformity with the requirements of the duly authorised telecommunications and electricity supply authorities above or below the surface of the easement areas.
- c. In order to construct or maintain the efficiency of any such reticulation systems the full, free, uninterrupted and unrestricted right liberty and privilege for the Transferee his tenants, servants, agents and workmen, with any tools, implements, machinery, vehicles, or equipment of whatsoever nature necessary for the purpose to enter upon the easement area and to remain there for any reasonable time for the purpose of placing, inspecting, altering, repairing, renewing, relaying and otherwise maintaining the reticulation systems or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the Transferor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the

Handwritten signature/initials

**by both the Transferor and the Transferee or the registered proprietor for the time being of the easement areas.

- a. The cost of any reasonably necessary or desirable upgrading reconstruction of or maintenance or repair to the easement areas and the fences bordering them shall be shared in proportion to use by the registered proprietors using the easement areas **PROVIDED HOWEVER** that where any costs under this clause are directly attributable to any of those registered proprietors or their invitees the costs in that case shall be borne wholly by the party to whom that action is directly attributable, **PROVIDED HOWEVER** that any Notice pursuant to Sections 126C, 126D and 126E of the Property Law Act 1952 shall not be available for the purposes of altering or upgrading the state of the land over which the right-of-way is granted unless it is first agreed in writing**
- b. The easement areas shall not be used for the grazing or holding of livestock.

2. **Telecommunications and Electric Power Supply**

The full free uninterrupted and unrestricted right liberty and privilege for the Transferee and their tenants (in common with the Transferor his tenants, and any other person lawfully entitled so to do) from time to time and at all times to reticulate telecommunications and electric power supply by means of poles cables or wires or other conductors of telecommunications and electric power supply or other equipment and any pipes or poles supporting the same above or below the surface (hereinafter called "the reticulation systems") in a free and unimpeded supply (except when the supply is halted for any reasonable period necessary for essential repairs) from the source of supply or point of entry as the case may be across the easement areas together with the additional rights following:

249.
249.
249.
249.

E. THE Transferee has agreed to transfer to the Transferor the severance areas to facilitate the deposit of Plan 161190

F. THE Transferor has agreed to grant to the Transferee easements of right of way^X, electricity, telecommunications and to convey water appurtenant to the dominant land over the servient land along the areas marked B, C and D on Deposited Plan 161190.

IN CONSIDERATION of the said recited agreements and in consideration of the premises:

The Transferee hereby transfers all their estate and interest in the severance areas to the Transferor.

The Transferor hereby transfers to the Transferee all his estate and interest in Lot 6 and **TRANSFERS AND GRANTS** to the Transferee (in common with the registered proprietor of the servient land and its assigns and tenants) to be appurtenant to the dominant land for all time easements of right of way, electricity and telecommunications and the right to convey water over those parts of the servient land marked B, C and D on Deposited Plan 161190 (hereinafter called "the easement areas") as follows:

1. **Right of Way** : In addition to the rights and powers more particularly set forth in the Seventh Schedule to the Land Transfer Act 1952 the rights implied in easements of vehicular right of way as set forth in the Ninth Schedule to the Property Law Act 1952 shall also apply and with the additional covenants following:

20/11/57
P
H

In Consideration of

(the receipt of which sum is hereby acknowledged)

Do hereby Transfer to the said

all

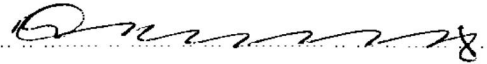
estate and interest in the

~~said land above described~~

No.

TRANSFER OF

Correct for the purposes of the Land Transfer Act

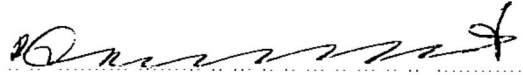


SOLICITOR FOR THE TRANSFEREE

E FEATHERSTONHAUGH

Transferor

I hereby certify that this transaction does not contravene the provisions of Part IIA of the Land Settlement Promotion and Land Acquisition Act 1952.

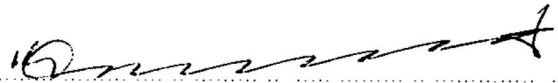


SOLICITOR FOR THE TRANSFEREE

P W & L G GERRARD

Transferee

I hereby certify for the purposes of the Stamp and Cheque Duties Act 1971 that no conveyance duty is payable on this instrument by reason of the application of Section 24(1) of the Act and that the provisions of subsection (2) of that section do not apply.



SOLICITOR FOR THE TRANSFEREE

Particulars entered in the Register as shown herein on the date and at the time endorsed below.

Assistant / District Land Registrar