

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☐ Yes ☐ No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| ☐ Land Use | ☐ 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:	Lloyd Cox	
Email:		
Phone number:	Work	Home
Postal address: (or alternative method of service under section 352 of the act)	45 Waitotara Drive, Waipapa	
	Postcode 230	

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:	Andrew McPhee - Bay of Islands Planning Ltd	
Email:		
Phone number:	Work	Home
Postal address: (or alternative method of service under section 352 of the act)	PO Box 318, Paihia 0247	
	Postcode 230	

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

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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:	Refer Applicant Details	
Property address/ location:		
	Postcode	

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

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

10. Would you like to request public notification?

☐ Yes ☐ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application ☐ Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

LLOYD COX

Email:

Phone number:

Work

Home

Postal address:

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

45 Waitatara Drive
Waipapa
Karikeri

Postcode 0230

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.

15. Billing details continued...

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)

Lloyd Cox

Signature:

(signature of bill payer)

Date 18/11/2025

MANDATORY

16. 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.

17. Declaration

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

Name (please write in full)

Signature

Date

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

See overleaf for a checklist of your information...

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.



Assessment of Environmental Effects

Application for Resource Consent:

Proposed Variation of Consent Notice Condition 9 of 6166730.2

Prepared for: Jacqueline Annette Cox and Lloyd William Cox

By: Andrew McPhee | Consultant Planner

Date: November 2025

1.0 APPLICANT & PROPERTY DETAILS

Applicant	Jacqueline Annette Cox and Lloyd William Cox
Address for Service	Bay of Islands Planning Limited Suite 3, 88 Kerikeri Road Kerikeri C/O – Andrew McPhee andrew@bayplan.co.nz 021-784-331
Legal Description	Lot 2 DP 333643
Record Of Title	RoT: 137885
Physical Address	45 Waitotara Drive, Kerikeri
Site Area	8,465m ²
Owner of the Site	Jacqueline Annette Cox and Lloyd William Cox
District Plan Zone	Rural Production (ODP) / Rural Production (PDP)
District Plan Features	Nil
Associated Consents	Building Consent EBC-2021-1218/0
Consent Notice	CN6166730.2
Activity status	Discretionary (Variation to Consent Notice)

Schedule 1

2.0 INTRODUCTION & PROPOSAL

The applicant seeks Resource Consent for a Variation of Consent Notice 6166730.2, specifically concerning Condition 9, to retrospectively authorise the presence of the shed on the site by excluding the in-ground swimming pool structure from the accessory building count.

2.1 Report Requirements

The application has been prepared in accordance with the provisions of Section 88 and the Fourth Schedule of the Resource Management Act 1991 (**RMA**). This report serves as the Assessment of Environmental Effects required under both provisions.

The report also includes an analysis of the relevant provisions of the Far North District Plan, relevant National Policy Statements and Environmental Standards, as well as Part 2 of the RMA.

Section 221(3)(a) provides for the variation of a consent notice condition.

The conditions sought to be changed are provided in this report as well as the proposed wording.

2.2 Existing buildings and conflict

The site contains:

- Dwelling - Principal residential unit.
- Pool structure - An in-ground swimming pool (Volume likely greater than 35,000 litres, classified by Council as the 'one permitted accessory building' due to the pool structure meeting the definition of a 'Building'.
- Accessory Building (Shed) - A 95.0m² Totalspan shed.

2.3 The Breach

Consent Notice Condition 9 states *"That a maximum of one dwelling and one accessory building (to a maximum size of 100m² gross floor area) shall be permitted."*

The conflict arises from the Council's classification of the pool and the shed as two separate accessory buildings.

2.4 Proposed Variation

The applicant seeks to vary Condition 9 of Consent Notice 6166730.2 to read as follows (additions underlined):

Existing Condition 9 :*That a maximum of one dwelling and one accessory building (to a maximum size of 100m² gross floor area) shall be permitted.*

Proposed Condition 9 Wording: *That a maximum of one dwelling one accessory building (to a maximum cumulative size of 100m² gross floor area) shall be permitted. This condition does not include an inground swimming pool structure as an accessory building¹.*

3.0 SITE & SURROUNDING ENVIRONMENT

Waitotara Drive is a subdivision accessed off Waipapa Road and is located ~1.5km from the Heritage Bypass and State Highway 10 at Waipapa.

The site is zoned Rural Production in the operative Far North District Plan (**ODP**) and Rural Production in the proposed Far North District Plan (**PDP**). The site borders the Kerikeri River and there is a esplanade strip bordering the subject site.



Figure 1 - Proposed District Plan Map

¹ We are open for the Council planner consideration of wording to better suit i.e it may be better to reference the specific consent number / plan reference as an alternative consent wording on the title.

4.0 ASSESSMENT OF RELEVANT RULES

The property is zoned Rural Production and the activity status is Discretionary due to the requirement for a Variation to a Consent Notice (s221(3) RMA). The activity is otherwise substantially compliant with relevant Zone Rules.

- Setbacks (Rule 8.6.5.1.4)
 - 10m from site boundaries (Complies)
- Building Coverage (Rule 8.6.5.1.10)
- Max 12.5% of 8465m²
- Estimated Building Coverage ~646m² (Complies)
- Stormwater / Impermeable Surfaces (Rule 8.6.5.1.3)
 - Max 15% of 8465m²
 - Total Impermeable Area is ~1227m² or 14.5% (Complies)

5.0 ASSESSMENT OF EFFECTS

The adverse effects of the proposed variation (allowing the shed and clarifying the pool's exclusion) on the environment and surrounding property owners are considered to be less than minor.

5.1 Scale and bulk effects

The purpose or intent of Condition 9 is to control the scale and bulk of development on rural lifestyle lots. The total floor area of accessory structure (the shed) is 95m², which is within the 100m² GFA limit defined in Condition 9. This demonstrates the development intent of the original condition is still being met in terms of size control.

The total number of buildings (dwelling and accessory structure) remain entirely within the 2000m² building envelope, and is compliant with the relevant siting and design controls contained within the District Plan.

The structure is set back over 10m from all boundaries, providing sufficient separation to mitigate any visual domination effects.

The effects in respect of scale and bulk are therefore considered to be less than minor.

5.2 Neighbourhood and Cumulative Effects

It is considered that the development pattern in the immediate area of Waitotara Drive supports the proposed variation. The presence of a shed and a pool, in addition to a dwelling, is not unique or inappropriate in this established rural-residential environment.

It is noted that from aerial imagery it appears that the applicant's property is one of seven along Waitotara Drive that has already established an accessory building and a swimming pool in addition to a dwelling.

The applicant is not aware if Council has approved variations under s221 of the RMA for the aforementioned properties or if the volume of the pools is sufficient to classify them as a 'building' under the ODP. Regardless, the presence of accessory buildings and swimming pools is not unique in Waitotara Drive.

The primary anticipated environmental effects of 'accessory buildings' in rural zones are visual dominance, bulk, and shading. An in-ground pool, being at ground level, generates none of these effects. Therefore, counting it towards the building cap creates an absurdity that contradicts the objective of the Consent Notice.

It appears that the interpretation of a swimming pool as a 'building' in this instance is a technical interpretation and not what the consent notice is attempting to control.

It is considered that any effects in terms of the neighbourhood and cumulative effects are less than minor.

5.3 Other effects

The proposed variation is considered to have negligible effects on matters such as traffic, noise and infrastructure. There is no increase in the number occupants on the property as such there is no change in respect of traffic intensity or noise generation. The impermeable surfaces stay within the permitted levels in the Rural Production zone and there is no impact on the on-site wastewater system.

6.0 STATUTORY CONTEXT

The proposal is assessed against relevant statutory documents, including national and regional instruments, and the Far ODP and PDP objectives and policies.

6.1 Higher Order Documents (National and Regional)

The proposal involves minor changes to the built form on an established rural residential lot and is wholly confined to the site. The application is considered consistent with the general purpose and principles of the National Policy direction and the Regional Policy Statement for Northland. These documents promote the management of development to sustain rural character, maintain the health of fresh water bodies, and protect natural and physical resources. Given the full compliance with setback rules and the ODP bulk and location controls, the application aligns with the higher order goal of efficient, low-impact residential development within a zoned area.

6.2 ODP and PDP Objectives and Policies

The site is in the Rural Production Zone (ODP and PDP). The relevant objectives seek to enable the efficient use and development of the zone and avoid, remedy, or mitigate adverse effects and reverse sensitivity.

The proposal is entirely consistent with these objectives and policies. The application seeks to resolve a technical interpretation (the pool's classification) to recognise a level of development (a dwelling, a pool, and one storage shed). Doing so allows the owner the standard amenity often sought in rural lots. The accessory building (the shed) is below the established 100m² GFA limit and complies with all physical controls (height, setbacks, coverage), ensuring the overall visual character and amenity of the Rural Production Zone is preserved.

The proposal to vary the Consent Notice is considered consistent with the sustainable management purpose of the RMA.

6.3 Part 2 of the RMA

The proposal enables the owners to reasonably provide for their social and cultural well-being (Section 5) by providing standard amenities (pool) and necessary storage (shed) without compromising the maintenance of amenity values (Section 7(c)) of the wider area.

The minor scale of the shed, contained within all other controls, ensures that the overall amenity and open space of the Rural Production Zone is maintained.

7.0 NOTIFICATION ASSESSMENT

7.1 Public Notification (s95A)

The effects are assessed as less than minor (Section 5.0). No unusual circumstances exist. Therefore, public notification is not required.

7.2 Limited Notification (s95B)

The potential effects are limited to adjacent neighbours due to visual bulk or outlook, but given:

- The building is fully compliant with all setbacks (a distance greater than 10m to boundaries).
- The shed is a common feature in this environment.
- The building area remains well below the general zone capacity.

No adjacent property owner is considered to be adversely affected in terms of Section 95E. Accordingly, it is not considered that limited notification is required.

8.0 CONCLUSION

Resource consent is sought to vary Condition 9 of Consent Notice 6166730.2 to permit the dwelling and the shed as an accessory building at 45 Waitotara Drive, while exempting the swimming pool as a technical 'building'. The application is a Discretionary Activity under s221(3) RMA.

The presence of the shed and pool is consistent with the established character and precedent of the Waitotara Drive area, and the proposal demonstrates full compliance with all bulk, location, and environmental performance standards of the Far North District Plan (Rural Production Zone).

The adverse effects are considered less than minor, and the proposed variation achieves the sustainable management purpose of the RMA.

Regards



Andrew McPhee

Consultant Planner



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **137885**
Land Registration District **North Auckland**
Date Issued 30 September 2004

Prior References
62861

Estate Fee Simple
Area 8465 square metres more or less
Legal Description Lot 2 Deposited Plan 333643
Registered Owners
Lloyd William Cox and Jacqueline Annette Cox

Interests

Appurtenant hereto is a right of way and rights to transmit electricity and telecommunications created by Transfer D302958.13 - 18.8.1998 at 1.44 pm (affects part formerly CT 115C/213)

The easements created by Transfer D302958.13 are subject to Section 243 (a) Resource Management Act 1991

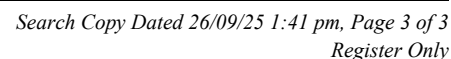
Appurtenant hereto is a right of way and electricity and telephone rights created by Transfer D349728.2 - 20.1.1999 at 2.37 pm (affects part formerly CT 115C/213)

6166730.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.9.2004 at 9:00 am

Land Covenant in Easement Instrument 6201889.1 - 3.11.2004 at 9:00 am

Fencing Covenant in Transfer 6505991.2 - 22.7.2005 at 9:00 am

[illegible]





FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

CONO 6166730.2 Cons

Cpy - 01/01, Pgs - 011, 30/09/04, 07:46



DocID: 311620999

REGARDING RC 2030224

The subdivision

Lots 29 & 30 DP 316057

North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the appropriate titles of DP 333643.

SCHEDULE

FOR ALL LOTS

1. That any building shall not exceed the height of 9 metres above ground level as defined by the District Plan in force at the time.
2. That any dwelling shall be so designed so that the floor level meets the minimum requirements as specified by a Registered Engineer with reference to the Haigh Development Consultants Report dated 28/11/01. The building consent application shall include a statement from a Registered Engineer that the building satisfies the required minimum floor level. (Report & recommended minimum floor levels attached).
3. That any sewerage system shall be designed by a Registered Engineer in accordance with the Haigh Development Consultants Report dated 28/11/01. Such details shall be submitted with any building consent application.
4. That prior to the issue of any building consent, a landscape plan shall be provided to the satisfaction of Council's Resource Consents Manager. The Landscape plan shall be designed to ensure that the amenity of the area is maintained or improved. Such plantings shall be maintained on a continuing basis.

FOR LOT 1

5. Enter into a covenant with the Far North District Council that no building shall be constructed within the area "Z" shown on the survey plan.

FOR LOTS 5, 6 & 7

6. That the owners shall preserve and maintain the indigenous trees and bush within the area identified on the survey plan and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by Council, cut down, damage or destroy any of such trees or bush or suffer, or permit the cutting down, damaging or destruction of any trees or bush. The owners shall be deemed not to be in breach of this prohibition if any of such trees or bush shall die from natural causes not attributed to any act or default by or on behalf of the owner or for which the owner is responsible.

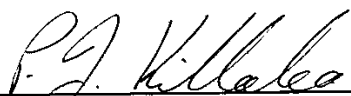
FOR LOT 19

7. That no buildings shall be constructed within the 20 metre wide strip identified on the survey plan adjacent to Lot 1 DP 185034 and Lot 2 DP 167286.

FOR LOTS 1 – 11 & 19 – 22

8. That any buildings shall be located within a 2000m² building envelope with a minimum width of 20 metres. The building envelope shall include the building site shown on the Thomson & King plan of subdivision ref: 4978/4 revised 14/10/02 subject to it being a minimum of 10 metres from the road and site boundaries.
9. That a maximum of one dwelling and one accessory building (to a maximum size of 100m² gross floor area) shall be permitted.

SIGNED:


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

DATED at KAIKOHE this 6th day of September 2004

HAIGH DEVELOPMENT CONSULTANTS

Land & Building Development
Water & Waste Management

Strategic Planning
Environmental Management

90 Kerikeri Road
PO Box 89
Kerikeri, NZ
Phone/Fax 09 4078327
Mobile 025 808444
A/hrs 09 4078322

Ref: **JOB NO 01 020**

WAIPAPA 1 LTD

Waipapa Road KERIKERI

REPORT ON SUITABILITY OF SITE FOR 22 Lot SUBDIVISION

1. Introduction

It is proposed to subdivide Lot 1 of DP 176066, Lot 2 130698, Lot 4 DP 185034 and part Lot 3 DP 139 to create 22 lots, plus various reserves and road lots to vest as shown on the attached scheme plan.

Seventeen of the lots are smaller, ranging from 0.847 ha to 2.32 ha and 5 are larger (4.84 to 29.7 ha.)

This Report investigates the suitability of the site with respect to; access, construction earthworks, on-site effluent disposal, stormwater and flooding.

2. Description of Site

The site is gently undulating, within a range of about 3 metres, superimposed on a very gentle slope down from State Highway 10 in the west to the Kerikeri River and Waipapa Road at its eastern corner. Currently the whole area is being grazed as a dairy farm.

A slight ridge runs through the site generally from the south-west corner toward the north-east corner.

On the north-west side of this ridge the site dips into the floodpath of the Whiriwhiritoa Stream. That stream flows from beyond Koropewa Road through the Waipapa industrial area, under State Highway 10 then through the edge of the subject site to flow out under Waipapa Road into the Waipapa Stream.

To the south-east side of the main ridge, the land undulates more deeply along the edge of the Kerikeri River and includes what are probably some old cut off meanders of the river path.

The geology of the site is mapped as "*alluvium of mud, sand and gravel with minor peat forming riverbed and flood plane deposits up to 10 metres above stream level*". It is noted that in some places this *alluvium* forms a thin (1 to 3 metre) veneer over rugged surfaces of lava flow below.

The soil type is mapped as "*Waipapa Clay*" being "*imperfectly to poorly drained*". Within this site, the soil varies considerably depending on its position in the topography, between the drier elevated ridges and the wetter low land.

3. Stability

The land is all very stable being essentially flat. The higher land, where it is proposed most buildings would be located, is firmer ground expected to be suitable for house foundations of standard design. The lower portions of the land can be expected to be softer for a greater depth, requiring specific design for building foundations.

4. Access

Access to all of the lots, except four of the five large pastoral blocks, is proposed to be provided from Waipapa Road. The four pastoral blocks will continue to use existing entrances from the State Highway along their western boundaries.

No new entrances are required from the State Highway.

When fully developed and occupied as proposed, the entrance on to Waipapa Road can be expected to carry up to 180 vehicle movements per day. It is expected that the intersection to be constructed at Waipapa Road will include widening of Waipapa

Road over at least 88 metres each way, to provide for decelerating vehicles and for a right turn stacking lane. That standard requirement is achievable at this site.

The internal accessway is expected to be constructed as public road to vest, to be finished as a sealed Rural Type B Road, with a sealed width of 6.5 metres on a 8.5 metre formation, with normal water table drainage.

The route chosen for the accessway is generally along the higher ridge ground, providing access to house sites on elevated ground to each side.

The inner end of the road reserve is shown widened to accommodate a standard turning circle for large vehicles.

5. Earthworks

The first 250 metre length of the access from Waipapa Road will be constructed on compacted fill to raise the road above potential flood level. Beyond that point, the extra earthworks required will be quite minor, needing only to smooth the vertical alignment.

The total volume of earthworks is estimated at 2500 cubic metres.

Because of the gently undulating nature of the site, the control of silt disturbed by the road construction will be relatively straight-forward. Silt retention ponds will be placed at the strategic points, near where the new water-table drains will discharge to existing water courses or new culverts.

It is proposed that some of these, which drain only the road surface, will remain permanently. This is not practicable where the outlets take water draining from larger catchments.

6. Stormwater Disposal

Lots 1 to 17 will all front onto the existing esplanade reserve along the edge of the Kerikeri River and can each discharge stormwater directly to there without effecting any other lot.

A major drain runs from the State Highway at the western boundary of the site through lots 19, 22 and along lot 26, Recreation reserve to vest.

Lots 21 and 22 each slope toward the overland flow path of the Whiriwhiritoa Stream and can discharge all stormwater down to that stream without affecting any other lot.

For convenience some house sites will be able to discharge stormwater to the new road side, thence to stormwater outlets at the positions shown on the attached plans.

7. On-site Effluent Disposal

Several of the sites, being on elevated ground, may be suitable for on-site disposal of septic tank effluent via long shallow soakage trenches. However, given that they are relatively close to the Kerikeri River and that most sites could have difficulty proving that soakage trenches would be more than 2 metres above winter ground water level, it is proposed to use household aeration treatment plants on all of the river-frontage lots (Lots 1 to 17 and 21). This would be by way of a Consent Notice on each of the titles.

Having achieved effluent treatment to that higher standard it is then normally acceptable to dispose of it by either, long shallow soakage trenches, or low pressure trickle irrigation of grassed surfaces, or landscape planting.

8. Potential for Flooding

8.1 Whiriwhiritoa Stream

During the 1981 floods (1 in 200-year) the Kerikeri River flowed over its banks spilling flood water into the upper catchment of the Whiriwhiritoa Stream between Koropewa Road and the Waipapa industrial area. This resulted in a very large flood flow coming down the Whiriwhiritoa flood path, crossing the north-western corner of the subject site. The flood level was recorded as being a little less than 300mm over a concrete barn floor on Lot 1 of DP 185034, just to the north of the site. That level has been marked on to the attached contour plan.

We have considered the flood level as a sloping pond taken back to the road surface level at State Highway 10 at the north-western corner of the site. We suggest that line gives a very safe estimation of a 1 in 200 year flood. Each of the proposed lots in this vicinity can then be compared against that level to identify a house site with sufficient safety margin against flooding.

8.2 Kerikeri River along eastern boundary

While it is known that most of the area adjacent to the Kerikeri River here remained safely above flood level during the 1981 flood, no records have been found identifying the actual extent of ponding.

We have identified feasible house sites on the higher portion of each lot and attempted to arrive at a safe flood line, sloping back up from the level of Waipapa Road. We expect to be able to refine this further, as more data becomes available.

We are aware that a purchaser may seek to build elsewhere on the lot.

8.3 Comparison of levels

The Table below sets out the comparison of ground level at identified house sites and safe flood level.

Table: Representative Ground Level at Identified House Sites

Lot No.	Ground Level	Projected 1 in 200 yr Flood Level	Margin
1	69.3	69.0	0.3
2	70.5	69.2	1.3
3	70.9	69.4	1.5
4	71.0	69.6	1.4
5	71.0	69.7	1.3
6	71.0	69.9	1.1
7	71.6	70.1	1.5
8	71.5	70.2	1.3
9	71.1	70.4	0.7
10	71.9	70.5	1.4
11	72.1	70.7	1.4
12	72.0	70.8	1.2
13	72.0	70.9	1.1
14	72.4	71.0	1.4
15	73.5	71.2	2.3
16	72.5	71.4	1.1
17	72.3	71.6	0.7
18	73.5	72.0	1.5
19	73.6	71.4	2.2
20	71.0	69.5	1.5
21	72.5	71.6	0.9
22	70.0	69.0	1.0

House floor levels are typically 300 mm above natural ground level.

9. Conclusions

The site is suitable for subdivision and development as proposed.

Practical access can be gained from a new intersection at Waipapa Road. A requirement to widen the road would be expected here, to construct a safe intersection.

Stormwater from each lot can be disposed directly to existing natural surface water flow paths without affecting any other lot.

On-site effluent disposal should be by household aeration treatment plants, or equivalent, to achieve a high standard of effluent. This is because of the proximity to the river and the difficulty in confirming that the ground water table would be 2 metres below soakage trenches. This requirement would be achieved by the Consent Notice process.

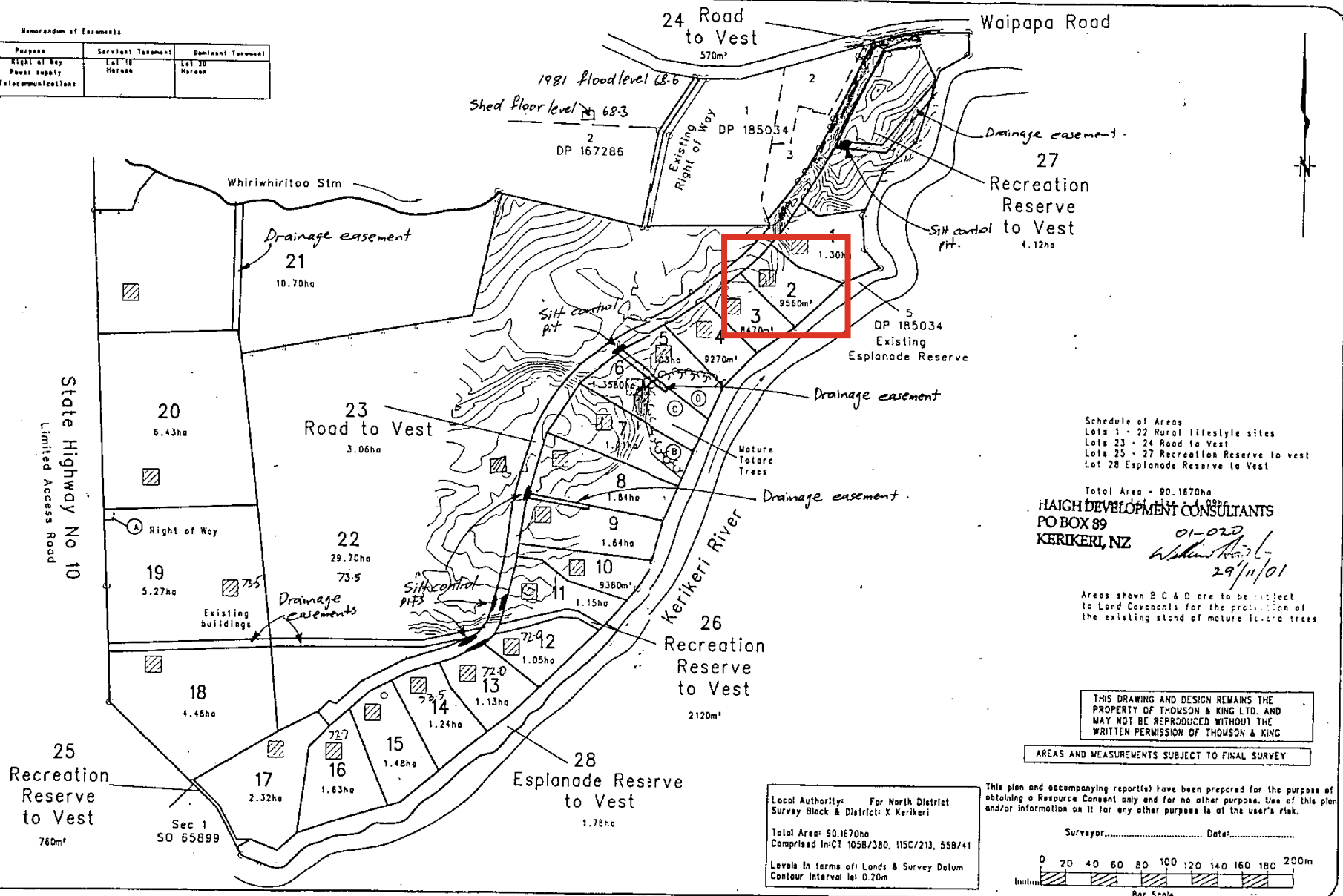
Although a portion of the land is known to have been effected by the 1981 floods we have shown that every house site has a margin of safety above our estimate of the

flood levels that occurred in that 1 in 200 year event. We expect to be able to refine these estimates. As future owners may not choose to build on the highest portions of their sites, it may be prudent to require safe minimum floor levels to be set as a condition of Resource Consent and draw the attention of future owners to this level, using the Consent Notice process.

W O Haigh

Memorandum of Easements

Sheet	Purpose	Servient Tenement	Dominant Tenement
A	Right of Way Power supply Telecommunications	Lot 18 Huron	Lot 20 Huron



Schedule of Areas
Lots 1 - 22 Rural lifestyle sites
Lots 23 - 24 Road to Vest
Lots 25 - 27 Recreation Reserve to vest
Lot 28 Esplanade Reserve to Vest

Total Area - 90.1670ha

HAIGH DEVELOPMENT CONSULTANTS
PO BOX 89
KERIKERI, NZ

01-020
William King
29/11/01

Areas shown B, C & D are to be subject to Land Covenants for the protection of the existing stand of mature totara trees

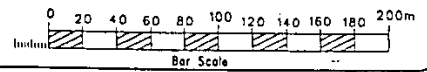
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AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Local Authority: For North District Survey Block & District: X Kerikeri
Total Area: 90.1670ha
Comprised in: CT 105B/380, 115C/213, 55B/41
Levels in terms of: Lands & Survey Datum
Contour Interval is: 0.20m

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

Surveyor: Date:

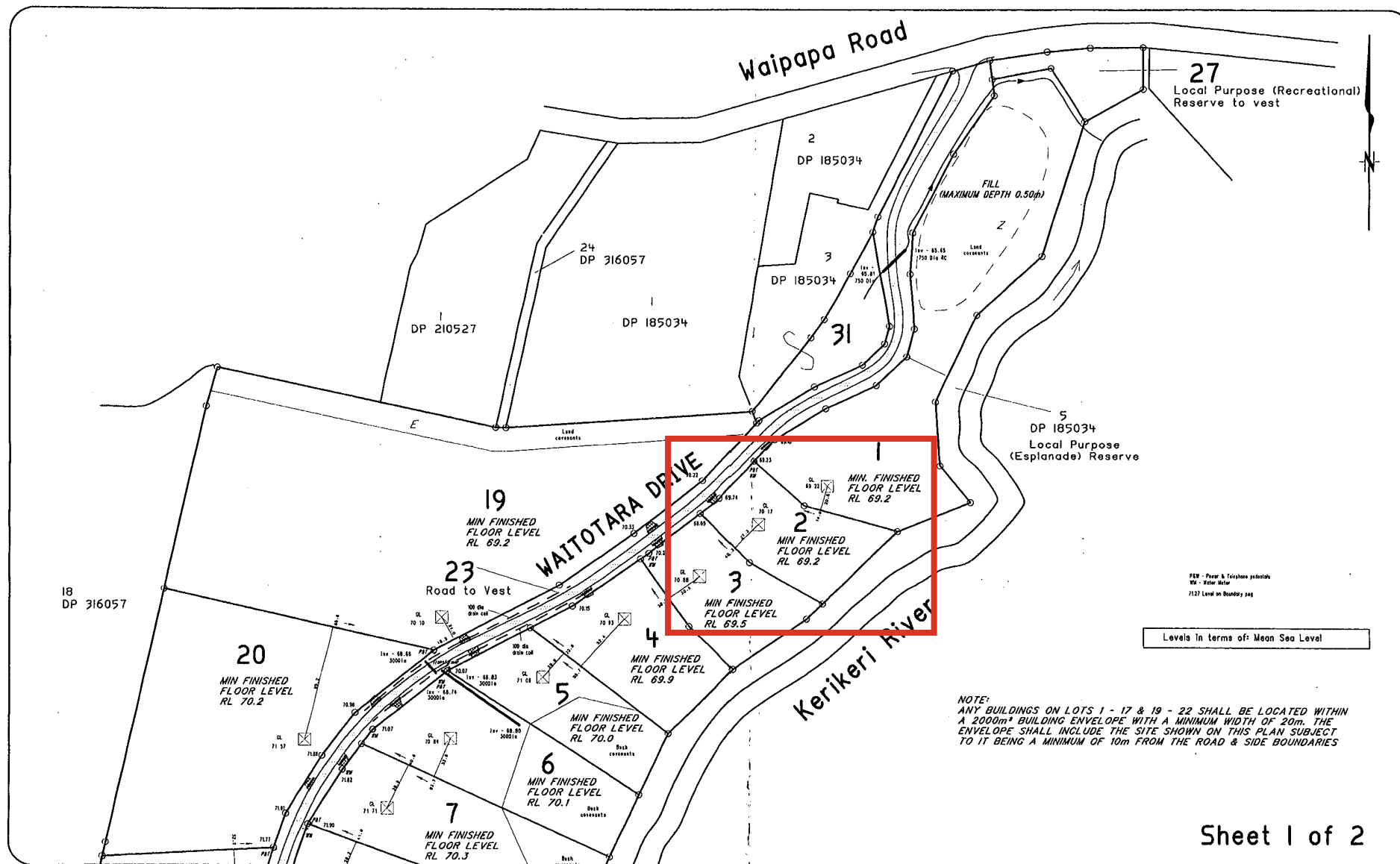


THOMSON AND KING LIMITED
Registered Land Surveyors, Planners & Land Development Consultants
Ph (09) 4028244, P.O. Box 61
Fax (09) 4028296, Paiaia

Lots 1 - 28 being a proposed subdivision of
Lots 4 DP 185034, Lot 2 DP 130698, Lot 1
DP 176066 & Pt Lot 3 Deeds 139
Waipapa 1 Ltd

Survey	Name	Date	ORIGINAL	SHEET
Design	CNW	11/01	SCALE	SIZE
Checked	CNW	11/01	1:2000	A2
Approved				

Surveyors
Ref. No:
4978/3
Series
Sheet of



Sheet 1 of 2

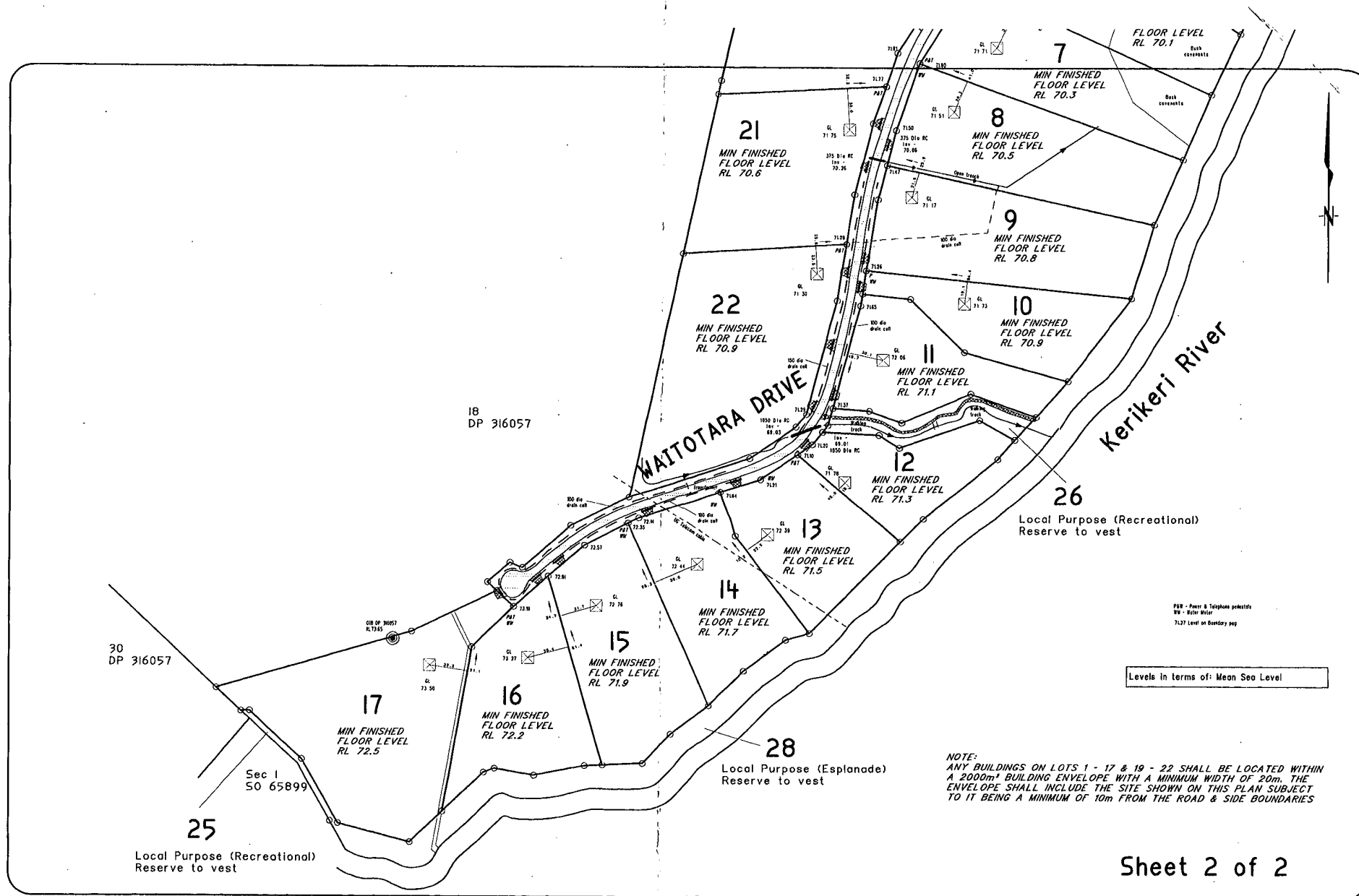


WILLIAMS AND KING
Registered Land Surveyors, Planners &
Land Development Consultants
Ph: (09) 407 6030 62 Kerikeri Rd
Fax: (09) 407 6032 PO Box 937, Kerikeri
Email: kerikeri@surveyandplanning.co.nz

AS BUILTS - KERIKERI RIVER ESTATE

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design				
Drawn	CNW		1:2000	A2
Approved				
Rev				

Surveyors
Ref. No:
Series
Sheet of



Sheet 2 of 2



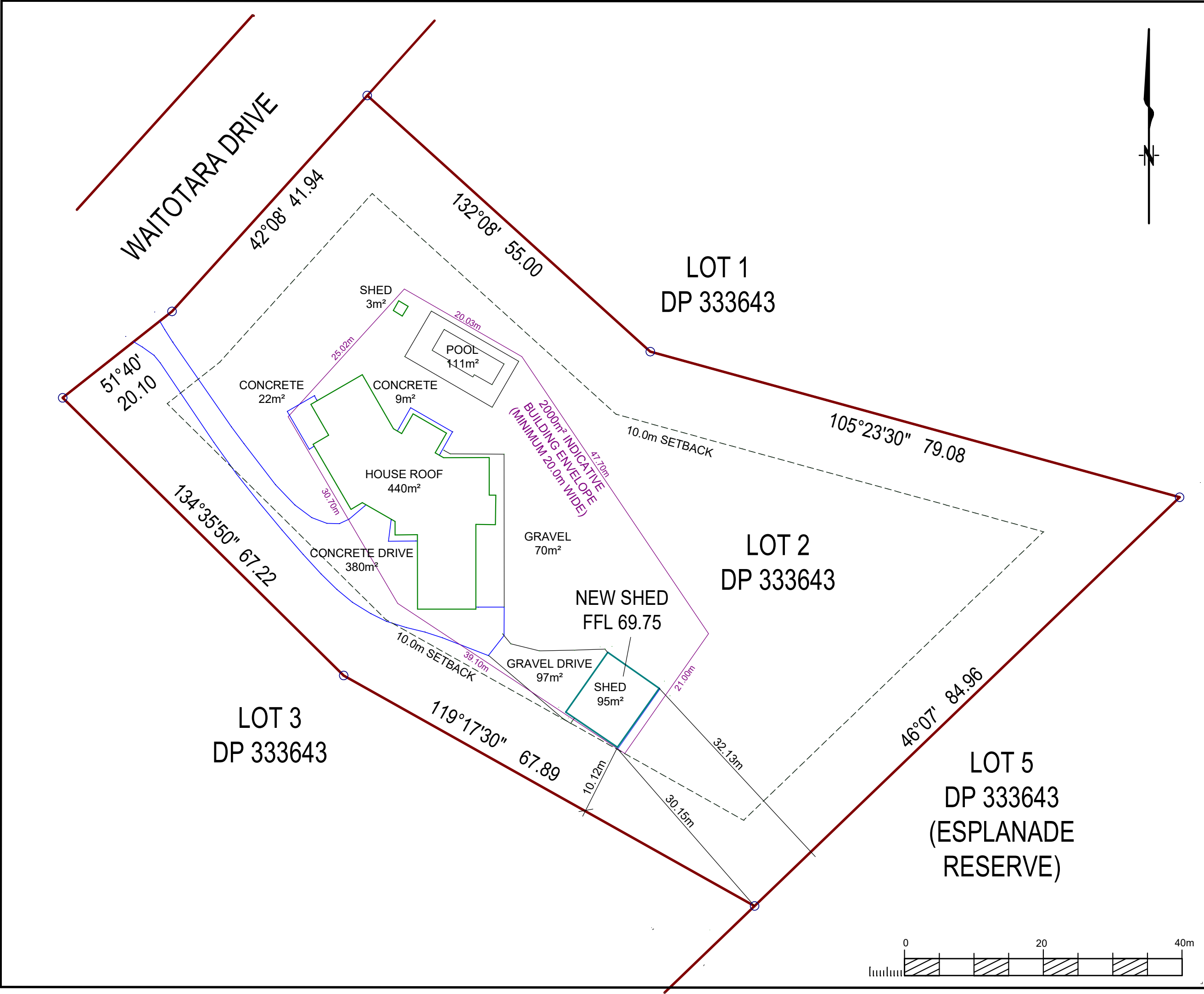
WILLIAMS AND KING
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Email: kerikeri@surveyandplanning.co.nz

AS BUILTS - KERIKERI RIVER ESTATE

Survey	Name	Date
Design		
Drawn	CNW	
Approved		
Rev		

ORIGINAL SCALE	SHEET SIZE
1:2000	A2

Surveyors
Ref. No:
Series
Sheet of



GENERAL NOTES

Ground levels shown on this plan are current levels and may not be the Ground Level as defined by the FNDC District Plan.

Consideration in terms of the FNDC definition should be undertaken in order to correctly assess the Building Height and Sunlight Rules.

Total Impermeable area : 1227m²

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	Name	Date
Surveyed	MP	Oct 25
Designed		
Drawn	WF	Oct 25

Height Datum	One Tree Point Datum
Local Reference	RM 2 DP 477380 RL 66.86

Address	45 Waitotara Drive , Waipapa		
Title	137885	Area	0.8465 ha.

JOB/CLIENT:

TOTAL SPAN

KERIKERI

SHEET TITLE:

SITE SURVEY
LOT 2 DP 333643



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Tel: 09-407 6030
Email: kerikeri@saps.co.nz

Job No:	24714
File:	Totalspan Cox

SCALE @ A3 1:500	SHEET No 1/1
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