Te Kaunihera o Te Hiku o te Ika
Far North District Council

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

◯ **Yes** ✔ **No**

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

◯ **Yes** ✔ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ✔ **No**

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s: Jeremy Garton

Email:

Phone number:

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

Postcode

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: Nina Pivac C/- Logiplan Limited

Email:

Phone number:

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

Postcode

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: Jeremy and Sarah Garton

Property address/
location:

Postcode

8. Application site details

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

Name/s: Jeremy and Sarah Garton

Site address/ location: 521B Okahu Road Kaitaia

Postcode

Legal description: Lot 2 DP 603775 **Val Number:**

Certificate of title: 1257287

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 applicant to arrange 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.

Subdivision in the RPZ to create one additional allotment. See AEE for full description of proposal.

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** Enter BC ref # here (if known)

☐ **Regional Council Consent (ref # if known)** Ref # here (if known)

☐ **National Environmental Standard Consent** Consent here (if known)

☐ **Other (please specify)** Specify 'other' here

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)	As per applicant details.
Email:	
Phone number:	Work / Home
Postal address: (or alternative method of service under section 352 of the act)	Postcode

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) Jeremy Garton

Signature:
(signature of bill payer)

Date 15-May-2026

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) Nina Pivac

Signature

Date 15-May-2026

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.

SUBDIVISION RESOURCE CONSENT APPLICATION

521B OKAHU ROAD, KAITAIA
Lot 2 DP 603775

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:
JEREMY GARTON

15 May 2026
REV A

logiplan

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Appendices:

1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	521B Okahu Road
Applicant's name:	Jeremy Garton
Address for service:	Logiplan Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
Legal description:	Lot 2 DP 603775
Site area:	1.3835ha
Site owner:	Jeremy and Sarah Garton
Operative zoning/overlays:	Rural Production Zone
Proposed zoning/overlays:	Rural Production Zone Treaty Settlement Area of Interest
Brief description of proposal:	To undertake a subdivision in the Rural Production Zone resulting in the following allotment areas: Lot 1 – 6827m2 Lot 2 – 7008m2
Summary of reasons for consent:	Overall, resource consent is required as a **Non-Complying Activity.**

We attach an assessment of environmental effects that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

AUTHOR

Nina Pivac
Director l BAppSC l PGDipPlan l Assoc. NZPI
Date: 15 May 2026

2.0 DESCRIPTION OF PROPOSAL

The applicant, Jeremy Garton, proposes to undertake a subdivision in the Rural Production Zone, to create one additional allotment. A copy of the scheme plan has been provided in **Appendix A**. The proposal will result in the following allotments:

- Lot 1 – 6827m^2
- Lot 2 – 7008m^2

Overall, the proposal has been assessed as a **Non-Complying Activity** in accordance with Rules 13.11 of the operative Far North District Plan (District Plan).

A Site Suitability Report has been prepared by Wilton Joubert in support of the proposal. Overall, the report concludes that both lots are able to accommodate a suitable building platform and associated services (see **Appendix C).**

Written approvals from all adjoining properties have been secured, as attached at **Appendix D.**

The following Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 of and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual or potential effects the proposal may have on the environment.

Overall, it is considered that the proposed development is consistent with existing development patterns in the immediate vicinity and that any adverse effect resulting from the proposal will be less than minor.

3.0 SITE CONTEXT

The subject site is located at 521B Okahu Road, Kaitaia and is legally described as Lot 2 DP 603775. A copy of the Certificate of Title (CT) is attached as **Appendix B.**

Consent Notice 13121034.2 is registered on the title (see **Appendix B**) with conditions relating to stormwater disposal, water supply for firefighting purposes, wastewater disposal, electricity and telecommunications, landscaping, a no-build zone, and geotechnical requirements. All conditions are still considered relevant, and the applicant accepts that these will be transferred to the new titles. In regard to the 'no-build' zone, this will also be carried through to the new titles and the Site Suitability Report attached with this application has been prepared accordingly.

The subject site has a land area of 1.3835ha and is currently vacant.

Access to the subject site is currently gained via a new vehicle crossing off Okahu Road (see **Figure 1**), which was constructed in accordance with a previous subdivision (2240235-RMASUB). This crossing has been formed to Council's Engineering Standards, and will continue to serve proposed Lot 1. Given this vehicle crossing was recently appoved by Council, and that the proposed subdivision will not result in any additional users, it is considered that upgrades to this vehicle crossing are not warranted in this instance.

Figure 1: Map of subject site and surrounding environment (Premise)

As per the scheme plan, proposed Lot 2 will be accessed via a new vehicle crossing which will be constructed in accordance with Council's Engineering Standards.

In terms of vegetation, the entire site is in pasture. No additional planting is proposed as part of the subdivision as it is considered more appropriate to do so at the time of future development within each lot when specific house design details are known.

Figure 2: Map of subject site and surrounding environment (Premise)

The subject site sits on the outskirts of the Kaitaia township, and is located in an area largely characterised by rural-residential development. There are many similarly sized or smaller properties in the immediate vicinity including Lot 1 DP 438534 (8315m^2) and Lot 3 DP 619245 (3812m^2). Therefore, the proposed development will not be setting a precedent.

4.0 DISTRICT PLAN RULES ASSESSMENT

SUBDIVISION:

An assessment of the proposal against the relevant subdivision rules of the Far North District Plan is provided below:

Table 1 – Rural Production Zone Minimum Allotment Dimensions

TABLE 13.7.2.1: MINIMUM LOT SIZES

(i) RURAL PRODUCTION ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot size is 20ha. **Note 1:** Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and ***Rule 13.7.2.5***). **Note 2:** Subdivision in the Pouerua Heritage Precinct (refer ***Maps 35***, ***41*** and ***HP1***), is a discretionary subdivision activity. **Note 3:** Subdivision within 100m of the boundary of the Minerals Zone is a restricted discretionary activity.	1. Subdivision that complies with the controlled activity standard, but is within 100m of the boundary of the Minerals Zone; 2. The minimum lot size is 12ha; or 3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m² and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 4. A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is 2ha, and where the subdivision is created from a site that existed at or prior to 28 April 2000;	1. The minimum lot size is 4ha; or 2. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 2,000m² and there is at least 1 lot in the subdivision with a minimum size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 3. A subdivision in terms of a management plan as per ***Rule 13.9.2*** may be approved. 4. Subdivision in the Pouerua Heritage Precinct (refer ***Maps 35***, ***41*** and ***HP1***), is a discretionary subdivision activity. **Note 1:** There is no restriction on the number of 4ha lots in a subdivision (clause 1). **Note 2:** The effect of the rule under

Comment: The proposed subdivision is unable to meet any of the above criteria. The subdivision is therefore a Non-Complying Activity in accordance with Rule 13.11 Non-Complying (Subdivision) Activities of the District Plan.

PROPOSED DISTRICT PLAN

The Proposed Far North District Plan (PDP) was notified on Wednesday 27 July 2022. Rules in a Proposed Plan have legal effect once the council makes a decision on submissions relating to that rule and publicly notified this decision, unless the rule has immediate legal effect in accordance with section 86(3) of the Resource Management Act 1991 (the Act).

As of Monday 7 August 2023, the PDP summary of submissions has been released and the 'further submission' period closes on Monday 4 September 2023. Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, only rules in the PDP with immediate legal effect are relevant. These rules are identified with a 'hammer' in the plan. Rules that do not have immediate legal effect do not trigger the need for a resource consent under the PDP.

The only relevant PDP rules are those relating to earthworks. However, the proposal is able to comply with all relevant permitted thresholds under these rules.

Overall, the proposal requires resource consent as a **Non-Complying Activity.**

5.0 NATIONAL ENVIRONMENTAL STANDARDS FOR CONTAMINATED SOILS (NES CONTAMINATED SOILS)

All applications that involve subdivision, or an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NES Contaminated Soils. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed land use.

Based on a search of Council records, historic aerial images and archives, and the documentation provided in support of this application, there is no evidence to suggest that a HAIL activity is, has been, or is more than likely to not have been undertaken on any part of the site. Therefore, the NES Contaminated Soils is not applicable in this instance.

6.0 NATIONAL ENVIRONMENTAL STANDARDS FOR FRESHWATER (NES FRESHWATER)

A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NES Freshwater provisions. Therefore, no further assessment is required under the NES Freshwater.

7.0 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPSHPL)

The subject site contains LUC 4 soils which are not classified as 'highly productive' under the NPSHPL. Therefore, no further consideration needs to be given under the NPSHPL.

8.0 PUBLIC NOTIFICATION ASSESSMENT (SECTIONS 95A, 95C TO 95D)

Step 1: Mandatory public notification is required in certain circumstances

Under Section 95A(3) an application must be publicly notified if:

a) the applicant has requested that the application be publicly notified;
b) public notification is required under Section 95C.

The applicant is not requesting public notification under clause (a). Clause (b) provisions relate to where an applicant does not provide further information formally requested under Section 92, which is not applicable in this case.

Public notification is not required and therefore Step 2 must be considered.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

Under Section 95A (4) an application must not be publicly notified if:

a) the application is for a resource consent for 1 or more activities, and each activity is subject *to a rule or national environmental standard that precludes public notification;*
b) the application is for a resource consent for 1 or more of the following, but no other, activities:
   i. a controlled activity;
   ii. a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:

None of the above apply, therefore public notification is not precluded.

Step 3 must be considered.

Step 3: Public notification required in certain circumstances

Public notification is precluded if:

a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;

b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

The proposal requires consideration under s95D of the Act. An assessment of environmental effects is provided in Section 8.0 below which concludes that any adverse effect will be less than minor.

Step 4: Public notification in special circumstances

Section 95A(9) sets out that the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary; or
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

If the answer is yes, then those persons are required to be notified.

As per the assessment of environmental effects, there is nothing out of the ordinary that could give rise to special circumstances.

Public Notification Conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory;
- Under step 2, public notification is not precluded;
- Under step 3, public notification is not required as effect will be less than minor; and
- Under step 4, there are no special circumstances.

Therefore, this application can be processed without public notification.

9.0 LIMITED NOTIFICATION ASSESSMENT (SECTIONS 95B, 95E TO 95G)

Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this land.

Step 2: If not required by step 1, limited notification precluded in certain circumstances

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).

The above does not apply to the proposal, and therefore limited notification is not precluded.

Step 3: If not precluded by step 2, certain other affected persons must be notified

Step 3 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

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

The application is not for a boundary or prescribed activity as defined in the Act or a prescribed activity under s360H(1)(b), and therefore an assessment in accordance with S95E is required, of which is set out below.

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

Step 4: Further notification in special circumstances

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

In this instance, having regard to the assessment above, special circumstances are not considered to apply to this proposal.

Assessment of Environmental Effects

Written Approvals

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

Written approvals have been provided by the following parties, as per **Appendix E.**

Legal Description	Owner/s
Lot 3 DP 563758	Warren Cook Tamzin Cook

All other adjoining properties, namely 521A and 510 Okahu Road, are owned by the applicants.

The sections below set out an assessment in accordance with section 95E and 95D.

Permitted Baseline

In considering an assessment of effects, Sections 95D(b) and 104(2) provides for consideration of the permitted baseline, stating that *'…a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.'*

There are three categories to the permitted baseline test, these being:

1. What lawfully exists on the site at present
2. Activities (being non-fanciful activities) which could be conducted on the site as of right; i.e. without having to obtain resource consent
3. Activities which could be carried out under a granted, but as yet unexercised, resource consent.

The permitted standards for the Rural Production Zone allow for a range of activities to be undertaken as a permitted activity including the construction of one single residential unit per site, or one residential unit per 12ha.

The proposed subdivision will result in one additional allotment, with both Lots 1 and 2 anticipated for future residential use i.e. one dwelling per lot.

There are no activities currently subject to a granted, but as yet unexercised, resource consent in the receiving environment.

It is considered that there are a wide range of possible land use activities that can be adopted as a non-fanciful and realistic permitted baseline.

ALLOTMENT SIZES AND DIMENSIONS

The proposed subdivision will essentially result in the subject site being split in half, resulting in Lot 1 with a land area of 6827m² and Lot 2 with a land area of 7008m^2, both of which are vacant and intended for future residential use. Each lot is able to accommodate a 30x30m building envelope exclusive of setback requirements and the "no-build zone" required by Consent Notice 13121034.2.

The Site Suitability Report provided with the application confirms that both lots are able to accommodate their intended land uses and can achieve compliance with relevant bulk and location standards, including setbacks, coverage, access, and on-site servicing requirements such as wastewater and stormwater disposal.

The proposal is also consistent with the established and evolving pattern of subdivision and land use in the surrounding area, which already exhibits a degree of fragmentation with several neighbouring sites of comparable or smaller size.

Furthermore, the subdivision will not result in adverse cumulative or long-term effects on the rural environment, as it represents a low-scale intensification through the creation of only one additional allotment. Accordingly, the proposal is considered to be sustainable, consistent with the surrounding environment, and appropriate within its context despite its non-complying status.

NATURAL AND OTHER HAZARDS

The site is not susceptible to any natural and other hazards.

WATER SUPPLY

The Site Suitability Report (see **Appendix C**)concludes that adequate water supply can be achieved within Lots 1 and 2, including for firefighting purposes. The applicant accepts that a consent notice condition may be imposed with specific requirements regarding water supply for firefighting purposes.

STORMWATER DISPOSAL

The Site Suitability Report (see **Appendix C**) concludes that adequate stormwater disposal can be achieved within Lots 1 and 2. The applicant accepts that a consent notice condition may be imposed to ensure future development is carried out in accordance with those recommendations outlined in the Wilton Joubert report.

SANITARY SEWAGE DISPOSAL

The Site Suitability Report (see **Appendix C**) concludes that adequate wastewater disposal can be achieved within Lots 1 and 2. The applicant accepts that a consent notice condition may be imposed to ensure future development is carried out in accordance with those recommendations outlined in the Wilton Joubert report.

ENERGY SUPPLY

Proposed Lots 1 and 2 have the ability to connect to electricity. However, it is noted that the provision of electricity is not a requirement as part of a subdivision in the Rural Production Zone. It is anticipated that a consent notice condition will be imposed informing future owners that the provision of electricity supply will be their responsibility.

TOP ENERGY TRANSMISSION LINES

There are no Top Energy transmission lines in the vicinity of the subject site.

TELECOMMUNICATIONS

Proposed Lots 1 and 2 have the ability to connect to telecommunications. However, it is noted that the provision of telecommunications is not a requirement as part of a subdivision in the Rural Production Zone. It is anticipated that a consent notice condition will be imposed informing future owners that the provision of telecommunications will be their responsibility.

EASEMENTS FOR ANY PURPOSE

No new easements are required.

PROVISION OF ACCESS

Access to the subject site is currently gained via a new vehicle crossing off Okahu Road (see **Figure 1**), which was constructed in accordance with a previous subdivision (2240235-RMASUB). This crossing has been formed to Council's Engineering Standards, and will continue to serve proposed Lot 1. Given this vehicle crossing was recently appoved by Council, and that the proposed subdivision will not result in any additional users, it is considered that upgrades to this vehicle crossing are not warranted in this instance.

Figure 3: Map of subject site and surrounding environment (Premise)

As per the scheme plan, proposed Lot 2 will be accessed via a new vehicle crossing which will be constructed in accordance with Council's Engineering Standards.

EFFECT OF EARTHWORKS AND UTILITIES

It is anticipated that minimal earthworks may be required as part of the subdivision. The Site Suitability Report confirms that earthworks volumes will be able to comply with the relevant permitted thresholds for earthworks.

BUILDING LOCATIONS

The proposed subdivision will essentially result in the subject site being split in half, resulting in Lot 1 with a land area of 6827m² and Lot 2 with a land area of 7008m^2, both of which are vacant and intended for future residential use. Each lot is able to accommodate a 30x30m building envelope exclusive of setback requirements and the "no-build zone" required by Consent Notice 13121034.2.

The Site Suitability Report provided with the application confirms that both lots are able to accommodate their intended land uses and can achieve compliance with relevant bulk and location standards, including setbacks, coverage, access, and on-site servicing requirements such as wastewater and stormwater disposal.

The proposal is also consistent with the established and evolving pattern of subdivision and land use in the surrounding area, which already exhibits a degree of fragmentation with several neighbouring sites of comparable or smaller size.

Landscaping is also required by Consent Notice 13121034.2. at building consent stage which will further ensure that any future development will not adversely affect the rural amenity to a degree that is more than minor.

Furthermore, the subdivision will not result in adverse cumulative or long-term effects on the rural environment, as it represents a low-scale intensification through the creation of only one additional allotment.

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

The site does not contain any such areas, nor are any located in proximity to the site.

SOIL

The site does not contain highly versatile soils.

Minimal earthworks are required for the subdivision, only that required for the construction and upgrades of the vehicle crossings.

ACCESS TO WATERBODIES

There are no water bodies that will be affected by the subdivision.

LAND USE INCOMPATIBILITY

The subject site sits on the outskirts of the Kaitaia township, and is located in an area largely characterised by rural-residential development. There are many similarly sized or smaller properties in the immediate vicinity including Lot 1 DP 438534 (8315m^2) and Lot 3 DP 619245 (3812m^2).

The above properties are similarly zoned Rural Production. The proposed subdivision will therefore not be setting a precedent.

The proposed subdivision has been designed to be consistent with existing development patterns in the immediate surrounding environment, to a level where rural amenity will not be compromised and will not give rise to any reverse sensitivity effects.

PROXIMITY TO AIRPORTS

The site is located approximately 13km from the nearest airport.

NATURAL CHARACTER OF THE COASTAL ENVIRONMENT

The site is not located in the coastal environment.

ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE

Not applicable.

NATIONAL GRID CORRIDOR

Not applicable.

CONCLUSION

Taking the above into account, it is considered that there will be no adverse effects on the wider and localised environment. As such, no parties are considered to be adversely affected.

LIMITED NOTIFICATION CONCLUSION

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and
- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

10.0 EFFECTS ON THE ENVIRONMENT (SECTION 104(1)(A))

An assessment of effects on adjacent properties has been provided and it was concluded that any adverse effects will be less than minor.

Further, it is considered that the proposal will result in positive effects including the efficient use of rural land while maintaining character and amenity values intrinsic to rural communities.

Overall, it is considered that when taking into account the positive effects, any actual and potential adverse effects on the environment of allowing the activity are appropriate.

11.0 DISTRICT PLAN AND STATUTORY DOCUMENTS (SECTION 104(1)(B))

The following planning documents prepared under the RMA are considered relevant to this application.

Regional Policy Statement for Northland

The Northland Regional Policy Statement (RPS) covers the management of natural and physical resources across the Northland region. The provisions within the RPS give guidance at a higher planning level in terms of significant regional issues, therefore providing guidance to consent applications and the development of District Plans on a regional level. Given the nature and scale of the proposed subdivision, being a Non-Complying activity, it is considered that this level of development is compatible with the intent of the RPS.

Operative Far North District Plan – Objectives and Policies

Section 104(1)(b)(vi) requires consideration of the relevant objectives and policies contained in any Operative or proposed District Plan. Therefore, an assessment of the Operative Far North District Plan provisions is required.
The relevant provisions of the Operative District Plan are contained in the following chapters:

- Chapter 8.6 Rural Production Zone
- Chapter 13 Subdivision

Rural Production Zone - Objectives	
Objective	**Comment**
8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.	The proposed development enables the efficient use of land where the site can be used for residential and productive purposes in a manner that will not degrade the natural and physical resources in the area.
8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety.	The proposal will enable the efficient use of surplus land providing for the social and economic well-being of the applicants.
8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.	As per the AEE, rural amenity values will be maintained through the provision of ample open space within Lots 1 and 2, and the careful positioning of future development within each lot.
8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.	There are no significant natural values within, or in proximity to, the site which warrant protection.
8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.	Not applicable
8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.
8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.
8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.	Both lots are currently vacant and anticipated for future residential use.
8.6.3.9 To enable rural production activities to be undertaken in the zone.	The proposed subdivision will not adversely affect rural production activities occurring in the area.

Rural Production Zone - Policies	
Policy	**Comment**
8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.	The subdivision will result in no adverse effects on the environment, as open space will be maintained by continuing using the land for residential and productive purposes.
8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.	As per the AEE, the proposed development has been designed to be consistent with existing surrounding development patterns.

Rural Production Zone - Policies	
Policy	**Comment**
8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.	As above.
8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.	The proposed development will not adversely affect those adjoining properties that are zoned Rural Production.
8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.	As above.
8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.	Not applicable
8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.
8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities.	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.
8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.

Subdivision Chapter - Objectives	
Objective	**Comment**
13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.	As concluded in the assessment of effects, the proposed subdivision will be keeping in character with the surrounding environment. The subdivision will provide for the social and economic well-being of current and future owners of the site.
13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or	The life-supporting capacity of natural resources will not be affected by the subdivision, nor will the proposal give rise to reverse sensitivity effects or exacerbate natural hazards.

Subdivision Chapter - Objectives	
Objective	**Comment**
potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated	
13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.	No such landscapes of features will be affected.
13.3.4 To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.	No such resources will be affected.
13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.	As concluded in the Site Suitability Report, proposed Lots 1 and 2 have the ability to accommodate suitable building platforms and adequate services.
13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.	N/a
13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.	There are no recorded archaeological sites or registered Sites of Cultural Significance within, or in proximity to, the subject site. It is therefore considered that the proposed subdivision will not result in any adverse cultural effects.
13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.	Electricity supply is not a requirement in the RPZ. However, connections are available.
13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).	Owing to the topography, the site has the ability to accommodate future dwellings with a northerly aspect.
13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.	There are no alternative transport options available to the site.
13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities	Not applicable.

Subdivision Chapter - Policies	
Objective	**Comment**
13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on: (a) natural character, particularly of the coastal environment; (b) ecological values; (c) landscape values; (d) amenity values; (e) cultural values; (f) heritage values; and (g) existing land uses.	As concluded in the assessment of effects, the proposed subdivision will not result in such adverse effects.
13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.	All vehicle crossings will be constructed/upgraded in accordance with Council's Engineering Standards.
13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.	As concluded in the Site Suitability Report, the proposed development will not exacerbate any natural hazards.
13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.	The site has existing connections to electricity and telecommunications. No additional connections are required as part of the subdivision given the Rural Production zoning.
13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.	Minimal earthworks are required. No vegetation clearance is required.
13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.	No such resources will be affected.
13.4.7 That the need for a financial contribution be considered only where the subdivision would: (a) result in increased demands on car parking associated with non-residential activities; or (b) result in increased demand for esplanade areas; or (c) involve adverse effects on riparian areas; or (d) depend on the assimilative capacity of the environment external to the site	Not applicable.
13.4.8 That the provision of water storage be taken into account in the design of any subdivision.	The sites are able to accommodate adequate on-site water supply.

Subdivision Chapter - Policies	
Objective	**Comment**
13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.	Not applicable.
13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.	Not applicable.
13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.	There are no recorded archaeological sites or registered Sites of Cultural Significance within, or in proximity to, the subject site. It is therefore considered that the proposed subdivision will not result in any adverse cultural effects.
13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.	Not applicable.
13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including: (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns; (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area; (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas; (d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004); (e) providing planting of indigenous vegetation in a way that links existing	As concluded in the assessment of effects, the subdivision is able to achieve this policy.

Subdivision Chapter - Policies	
Objective	**Comment**
habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests; (f) protecting historic heritage through the siting of buildings and development and design of subdivisions. (g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.	
13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.	This assessment concludes that the subdivision is consistent with the relevant objectives and policies of the District Plan.
13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following: (a) development of energy efficient buildings and structures; (b) reduced travel distances and private car usage; (c) encouragement of pedestrian and cycle use; (d) access to alternative transport facilities; (e) domestic or community renewable electricity generation and renewable energy use.	It is anticipated that a number of conditions will be imposed including those relating to servicing, foundation design and general accordance conditions.
13.4.16 When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account: (a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures; (b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and (c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.	Not applicable.

Proposed Far North District Plan – Objectives and Policies

The relevant provisions of the Proposed District Plan are contained in the following chapters:

- Subdivision
- Rural Production

Subdivision – PDP Objectives	
Objective	**Comment**
SUB-O1 Subdivision results in the efficient use of land, which: achieves the objectives of each relevant zone, overlays and district wide provisions; contributes to the local character and sense of place; avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate; avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located; does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and manages adverse effects on the environment.	As discussed earlier, the subject site is located in a well-defined cluster of rural-residential development on the outskirts of the Kaitaia township. The proposed subdivision will therefore enhance the character of the local environment, by creating sites that are more similar sized to adjoining properties but still maintaining ample open space for small-scale production activities to occur.
SUB-O2 Subdivision provides for the: Protection of highly productive land; and Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.	The site does not contain highly productive soils, heritage or archaeological sites, or any significant areas of indigenous vegetation or habitats of indigenous fauna.
SUB-O3 Infrastructure is planned to service the proposed subdivision and development where: a. there is existing infrastructure connection, infrastructure should provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.	As per the site suitability report, existing services within Lot 1 are operating adequately. Proposed Lot 2 has the ability to accommodate adequate services and infrastructure.
SUB-O4 Subdivision is accessible, connected, and integrated with the surrounding environment and provides for: a. public open spaces; b. esplanade where land adjoins the coastal marine area; and c. esplanade where land adjoins other qualifying waterbodies.	Not applicable.

Subdivision – PDP Policies	
Objective	**Comment**
SUB-P1 Enable boundary adjustments that: a. do not alter: i. the degree of non compliance with District Plan rules and standards; ii. the number and location of any access; and iii. the number of certificates of title; and b. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.	Not applicable.
SUB-P2 Enable subdivision for the purpose of public works, infrastructure, reserves or access.	Not applicable.
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.	As per the AEE, the proposed development is considered to be consistent with the immediate surrounding environment. Each lot has ample area to accommodate a suitable building platform and adequate services. Legal and physical access to each lot has been provided for.
SUB-P4 Manage subdivision of land as detailed in the district wide, natural environment values, historical an cultural values and hazard and risks sections of the plan	The site does not contain any significant natural, historical or cultural values, nor is the site subject to any natural hazards.
SUB-P5 Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by: a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network; b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections;	Not applicable.

Subdivision – PDP Policies	
Objective	**Comment**
c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces; d. contributing to a well connected transport network that safeguards future roading connections; and e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.	
SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by: a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and b. ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.	As discussed earlier in the report, all necessary infrastructure will be provided for.
SUB- P7 Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.	Not applicable.
SUB-P8 Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision: a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and b. will not result in the loss of versatile soils for primary production activities.	Not applicable.
SUB-P9 Avoid subdivision rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.	Not applicable.
SUB-P10 To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.	Not applicable.
SUB-P11 Manage subdivision to address the effects of the activity requiring resource consent	As above.

Subdivision – PDP Policies	
Objective	**Comment**
including (but not limited to) consideration of the following matters where relevant to the application: a. consistency with the scale, density, design and character of the environment and purpose of the zone; b. the location, scale and design of buildings and structures; c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity; d. managing natural hazards; e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.	

Rural Production – PDP Objectives	
Objective	**Comment**
RPROZ-O1 The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.	Each lot has ample area so as to accommodate future residential development whilst also enabling small-scale production activities to occur.
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.	As above.
RPROZ-O3 Land use and subdivision in the Rural Production zone: protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production; protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation; does not compromise the use of land for farming activities, particularly on highly productive land; does not exacerbate any natural hazards; and is able to be serviced by on-site infrastructure.	The site does not contain highly productive soils. The subdivision will occur in a defined cluster of rural-residential development. The proposal is therefore considered to be consistent with adjacent land-uses. Production activities will not be affected by the proposal.
RPROZ-O4 The rural character and amenity associated with a rural working environment is maintained.	The proposed lot sizes are large enough so as to accommodate future residential development whilst maintaining ample open space and therefore rural amenity.

Rural Production – PDP Policies	
Objective	**Comment**
RPROZ-P1Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.	Not applicable.
RPROZ-P2 Ensure the Rural Production zone provides for activities that require a rural location by: enabling primary production activities as the predominant land use; enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.	Not applicable.
RPROZ-P3 Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to	As per the AEE, the proposed development has been designed to be consistent with existing surrounding development patterns.

Rural Production – PDP Policies	
Objective	**Comment**
avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.	
RPROZ-P4 Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes: a predominance of primary production activities; low density development with generally low site coverage of buildings or structures; typical adverse effects such as odour, noise and dust associated with a rural working environment; and a diverse range of rural environments, rural character and amenity values throughout the District.	As above.
RPROZ-P5 Avoid land use that: is incompatible with the purpose, character and amenity of the Rural Production zone; does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone; would result in the loss of productive capacity of highly productive land; would exacerbate natural hazards; and cannot provide appropriate on-site infrastructure.	As above.
RPROZ-P6 Avoid subdivision that: results in the loss of highly productive land for use by farming activities; fragments land into parcel sizes that are no longer able to support farming activities, taking into account: the type of farming proposed; and whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land. provides for rural lifestyle living unless there is an environmental benefit.	The subject site does not contain highly productive soils.
RPROZ-P7 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: whether the proposal will increase production potential in the zone; whether the activity relies on the productive nature of the soil;	As above.

Rural Production – PDP Policies	
Objective	**Comment**
consistency with the scale and character of the rural environment; location, scale and design of buildings or structures; for subdivision or non-primary production activities: scale and compatibility with rural activities; potential reverse sensitivity effects on primary production activities and existing infrastructure; the potential for loss of highly productive land, land sterilisation or fragmentation at zone interfaces: any setbacks, fencing, screening or landscaping required to address potential conflicts; the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer; the adequacy of roading infrastructure to service the proposed activity; Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.	

Conclusion

For the reasons outlined above, it is considered that the proposal is consistent with the relevant objectives and policies of the RPS and Operative District Plan.

12.0 PART 2 MATTERS

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development.

Section 7 identifies a number of "other matters" to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

Overall, as the effects of the proposal are considered to be less than minor, and the proposal accords with the relevant objectives and policies of the RPS, and the Operative District Plan provisions. Accordingly, it is considered that the proposal will not offend the general resource management principles set out in Part 2 of the Act.

13.0 OTHER MATTERS (SECTION 104(1)(C)

There are no other matters considered relevant to this proposal.

14.0 CONCLUSION

The proposal involves the subdivision of 521B Okahu Road to create one additional allotment in the Rural Production Zone.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be no more than minor and can be managed in terms of appropriate conditions of consent.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

AUTHOR

Nina Pivac
Director l BAppSC l PGDipPlan l Assoc. NZPI

Date: 15 May 2026

Appendices:

Appendix A – Scheme Plan
Appendix B – Certificate of Title & Interests
Appendix C – Site Suitability Report
Appendix D – Written Approvals

Appendix A – Scheme Plan

EXISTING CONSENT NOTICE

Areas shown A & B hereon are subject to an existing Consent Notice ref: 13121034.2
(No building/structural development)

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council

Total Area: 1.3835ha
Comprised in: RT1185741

This plan and accompanying report(s) 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.

0 5 10 15 20 25 30 35 40 45 50m

Prepared for: J R & S R Garton

WILLIAMS AND KING
Registered Land Surveyors, Planners &
Land Development Consultants
Ph: (09) 407 6030
Email: kerikeri@saps.co.nz
27 Hobson Ave
PO Box 937 Kerikeri

Proposed Subdivision of Lot 2 DP 603775

	Name	Date
Survey		
Design		
Drawn	W & K	Mar 2026
Rev		

ORIGINAL
SCALE 1:750
SHEET SIZE A3

24799

Appendix B – Certificate of Title & Interests

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier **1185741**

Land Registration District **North Auckland**

Date Issued 08 November 2024

Prior References
798391

Estate Fee Simple

Area 1.3835 hectares more or less

Legal Description Lot 2 Deposited Plan 603775

Registered Owners
Jeremy Mark Garton and Sarah Ruth Garton

Interests

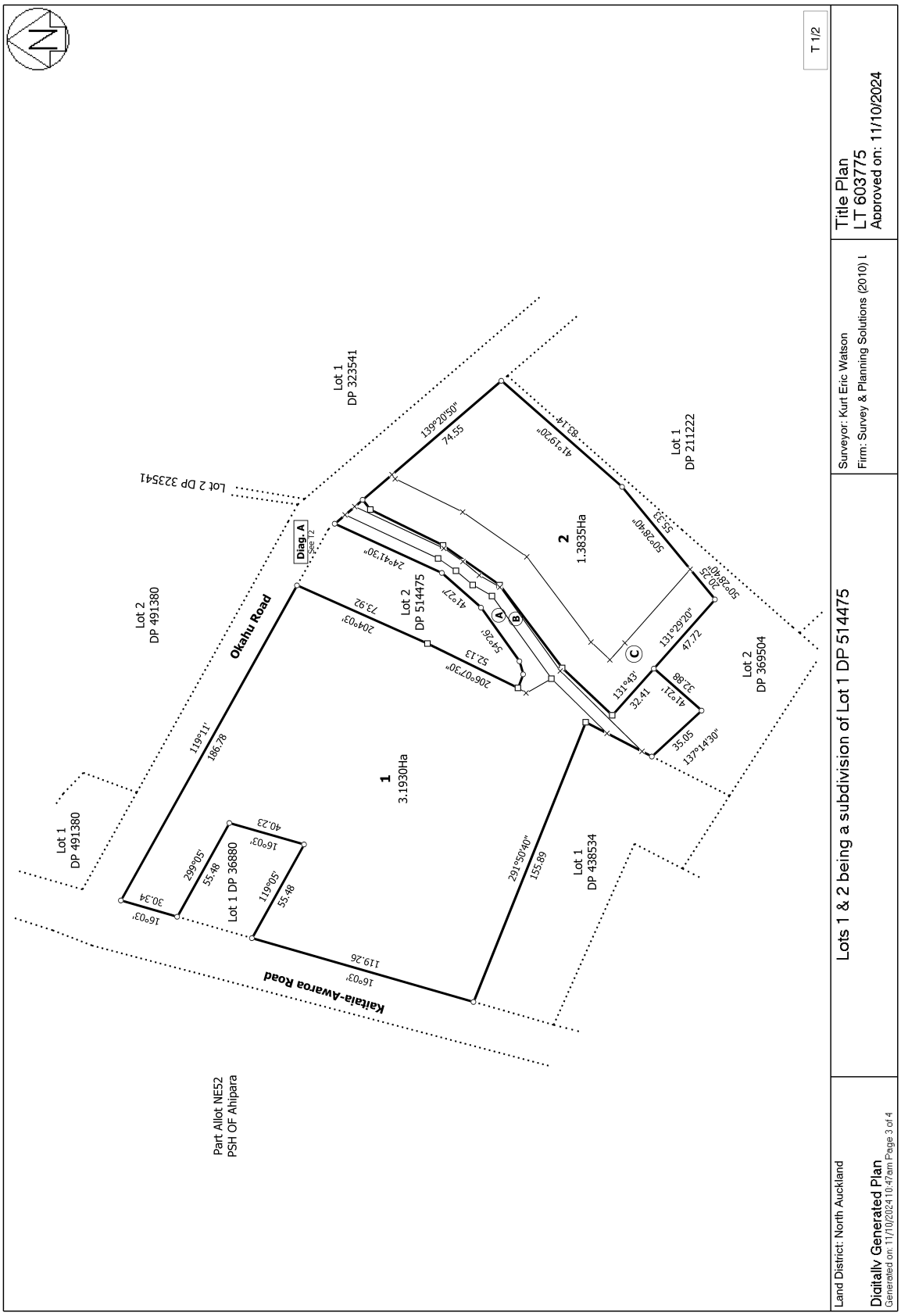
Appurtenant hereto are water supply rights created by Transfer 490915.6 - 20.3.1979 at 11:59 am

Appurtenant hereto is a water supply right specified in Easement Certificate C390404.3 - 1.7.1992 at 10.02 am

Appurtenant hereto is a water supply right specified in Easement Certificate D533809.4 - 18.8.2000 at 3.24 pm

13121034.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.11.2024 at 1:45 pm

13577496.1 Mortgage to Westpac New Zealand Limited - 10.4.2026 at 9:07 am


T 1/2
Title Plan
LT 603775
Approved on: 11/10/2024
Surveyor: Kurt Eric Watson
Firm: Survey & Planning Solutions (2010) L
Lots 1 & 2 being a subdivision of Lot 1 DP 514475
Land District: North Auckland
Digitally Generated Plan
Generated on: 11/10/2024 10:47am Page 3 of 4
Lot 1 DP 323541
Lot 2 DP 323541
Lot 1 DP 211222
Lot 2 DP 491380
Lot 2 DP 514475
Lot 2 DP 369504
Lot 1 DP 491380
Lot 1 DP 36880
Lot 1 DP 438534
Okahu Road
Kaitaia-Awaroa Road
Diag. A
See 1/2
1
3.1930Ha
2
1.3835Ha
139°20'50"
74.55
41°19'20"
85.14
50°28'40"
55.33
50°28'40"
30.25
131°26'20"
47.72
131°43'
32.41
41°21'
32.88
137°14'30"
35.05
291°50'40"
155.89
16°03'
119.26
299°05'
55.48
119°05'
55.48
16°03'
40.23
16°03'
30.34
119°11'
186.78
204°03'
73.92
206°07'30"
52.13
54°26'
41°27'
24°41'30"
Part Allot NE52
PSH OF Ahipara

View Instrument Details

Instrument No	13121034.2
Status	Registered
Lodged By	Cairns, Niall Robert
Date & Time Lodged	08 Nov 2024 13:45
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	**Land District**
1185741	North Auckland

Annexure Schedule	Contains 2 Pages

Signature

Signed by Niall Robert Cairns as Territorial Authority Representative on 22/11/2024 01:34 PM

***** End of Report *****

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Far North District Council

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0800 920 029
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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC-2240235-RMASUB**
Being the Subdivision of Lot 1 DP 514475
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

Lot 2 DP 603775

(i). In conjunction with the construction of any buildings and other impermeable surfaces, the lot owner shall install a stormwater retention tank/s with a flow-attenuated outlet/s. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the predevelopment flow from the site for rainfall events up to a 10% AEP plus allowance for climate change, with overland/secondary flow paths able to accommodate a 1% AEP event. This shall be in accordance with the recommendation of the Civil Site Suitability Report by Wilton Joubert (Ref. No.: 129936 Rev. A dt. 09/11/2023).

(ii). 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 a 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 Supply Code of Practice SNZ PAS 4509.

(iii). In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.

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(iv). Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

(v). In conjunction with a building consent for a habitable dwelling the consent holder shall provide, for the approval of the Council's Resource Consents Manager, or other duly delegated officer, a landscape/planting plan, to be prepared by a suitably qualified and experienced person, which details the means of reducing the visual impact of the building, and any earthworks, by way of suitable plantings and landscaping. The plan is to identify the species of plants to be used, their numbers and locations on the site, and the means of maintaining these plants for a minimum of one further planting season or one year, whichever is the longer, from the time of planting. The approved landscaping/planting is to be implemented within 12 months of the landscape/planting plan approval date, and is to be maintained for the duration of the consent. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season (1st May to 30th September).

(vi). No building/structural development shall occur on area "c" as shown on the survey plan.

(vii). At the time of applying for building consent for a habitable dwelling, the building applicant is to provide a report from a Chartered Professional Engineer with recognized competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, sets out the specific design of the building's foundations and indicates the program of supervision of the foundation construction. This shall be in accordance with the recommendation of the Civil Site Suitability Report by Wilton Joubert (Ref. No.: 129936 Rev. A dt. 09/11/2023).

SIGNED:

Ms Nicola Cowley - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE CONSENTS

DATED at **KERIKERI** this 19th day of September 2024

Appendix C – Site Suitability Report

Wilton Joubert Limited
09 527 0196
498 Hibiscus Coast Highway,
Orewa, Auckland, 0931

SITE	**Lot 2 DP 603775, 521B Okahu Road, Kaitaia**
PROJECT	**Proposed 2-Lot Rural-Residential Subdivision**
CLIENT	**Jeremy & Sarah Garton**
REFERENCE NO.	**146026**
DOCUMENT	**Civil Site Suitability Report**
STATUS/REVISION NO.	**01– Resource Consent**
DATE OF ISSUE	**24 April 2026**

Report Prepared For	Email
Jeremy & Sarah Garton	tyrezonekaitaia@gmail.com garton.jeremy@gmail.com

Authored by	**P. McSweeney** *(BE (Hons) Civil)*	Civil Engineer	patrick@wjl.co.nz	
Reviewed & Approved by	**B. Steenkamp** *(CPEng, BEng Civil, CMEngNZ, BSc (Geology))*	Senior Civil Engineer	bens@wjl.co.nz	

1 EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

Lot Sizes:	Proposed Lot 1 – 0.6827ha Proposed Lot 2 – 0.7008ha
Scope:	Civil Site Suitability Investigation: - Wastewater Assessment - Stormwater Assessment - Access Assessment
Development Proposals Supplied:	Subdivision Scheme Plan by Williams & King (Ref No: 24799, dated: March 2026)
District Plan Zone:	Rural Production Zone
Wastewater:	The following is an indicative PCDI wastewater design for a 4-bedroom dwelling – given the subsoils encountered we recommend Secondary Level Treatment or higher: **Daily Wastewater Production:** 1,080L/day **Daily Application Rate:** 3mm/day **Disposal Area:** 360m² **Reserve Area:** (30%)
Stormwater Management:	**District Plan Rule - Permitted Activity:** 8.6.5.1.3 STORMWATER MANAGEMENT – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%. To comply with the parameters of the Permitted Activity Rule (8.6.5.1.3), Lots 1 & 2 must not exceed an impermeable area of 1,024m² & 1,051m² respectively. A stormwater attenuation report in accordance with the Far North District Council Engineering Standards and recommendations herein will be required for the proposed lots for any future development that does not comply with Permitted Activity Rule (8.6.5.1.3).
Access:	• Existing Lot 1 vehicle crossing sight distance along southeast-bound lane of Okahu Road is non-compliant – approval subject to council review. All other sight distances for Lots 1 & 2 access are compliant. • Lot 2 vehicle crossing to be constructed in general accordance with Far North District Council Engineering Standards (2023), Sheet 21 Type 1A – Light Vehicles. • Private accessways to be constructed in accordance with District Plan requirements. No passing bays required.

2 SCOPE OF WORK

Wilton Joubert Limited (WJL) was engaged by the client, **Jeremy & Sarah Garton,** to undertake a civil site suitability assessment (Wastewater, Stormwater & Access) to support a 2-lot rural-residential subdivision of existing Lot 2 DP 603775, as depicted to us on the supplied Subdivision Scheme Plan, prepared by Williams & King, titled; "*Proposed Subdivision of Lot 2 DP 603775*" (Ref No: 24799, dated: March 2026). Proposed Lots 1 & 2 will encompass areas of 0.6827ha and 0.7008ha respectively.

At the time of report writing, no development proposals have been supplied to WJL for future development within proposed Lots 1 or 2.

Figure 1: Draft Subdivision Scheme Plan prepared by Williams & King (Ref No: 24799, dated: March 2026).

Any revision of the supplied drawings and/or development proposals with wastewater, stormwater and/or access implications should be referred back to us for review. This report is not intended to support Building Consent applications for the future proposed lots, and any revision of supplied drawings and/or development proposals including those for Building Consent, which might rely on wastewater, stormwater and/or access assessments herein, should be referred to us for review.

3 SITE DESCRIPTION

The subject site proposed for subdivision, being Lot 2 DP 603775, is located on Okahu Road, approximately 250m east of the intersection with Kaitaia–Awaroa Road and located on the southern side of Okahu Road.

The parent lot is situated on near level to gently sloping terrain of less than 5°. The current land use of the Lot primarily consists of pasture cover for grazing livestock. Current access to the site is via a concrete vehicle crossing from Okahu Road at the northern corner boundary.

Land use of the surrounding properties are predominantly rural farming production and rural residential lifestyle, with similar landform features within the neighbouring blocks.

At the time of preparing this report, we note that the Far North District Council (FNDC) GIS 3Waters Map indicates that reticulated stormwater, wastewater, and potable water connections are not available to either proposed Lot.

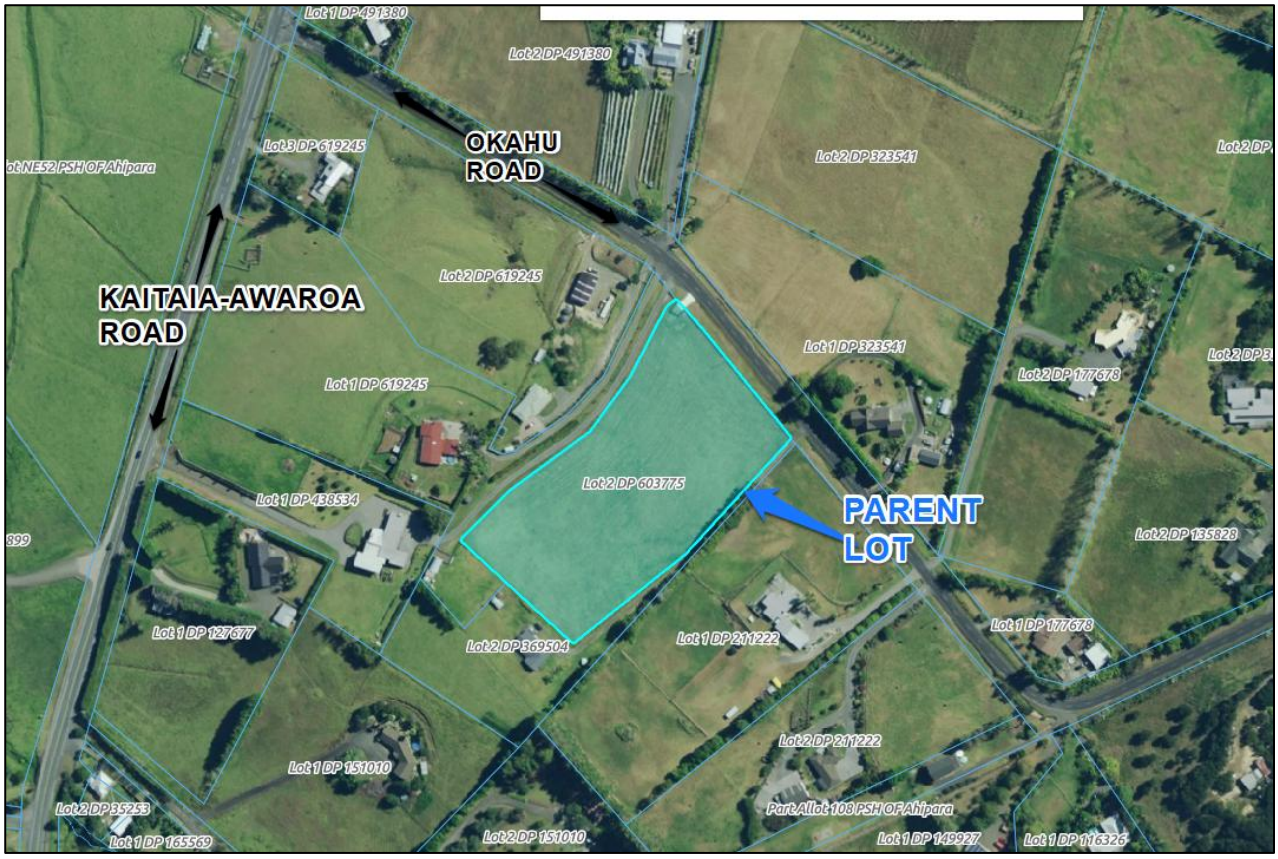


Figure 2: Aerial view of the parent lot from FNDC Atlas maps.

Figure 3: Drone Photo – Overlooking parent lot with Okahu Road on the Left.

4 PUBLISHED GEOLOGY

Local geology across the property and immediate surrounding influential land is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000, as; **Pakihi Supergroup**, specifically being **Late Pleistocene to Holocene Age Estuary, River and Swamp Deposits**. These deposits are up to approximately 71 thousand years in age and described as; "Unconsolidated to poorly consolidated sand, peat, mud and shell deposits (estuarine, lacustrine, swamp, alluvial and colluvial)" (Ref: GNS Science Website).

Referring to the above mapping source, the wider bounding upslope land is noted as being underlain by **Punakitere Sandstone (Mangakahia Complex) in Northland Allochthon**, with **Awhitu Group Dune** caps overlying crest areas of the formation.

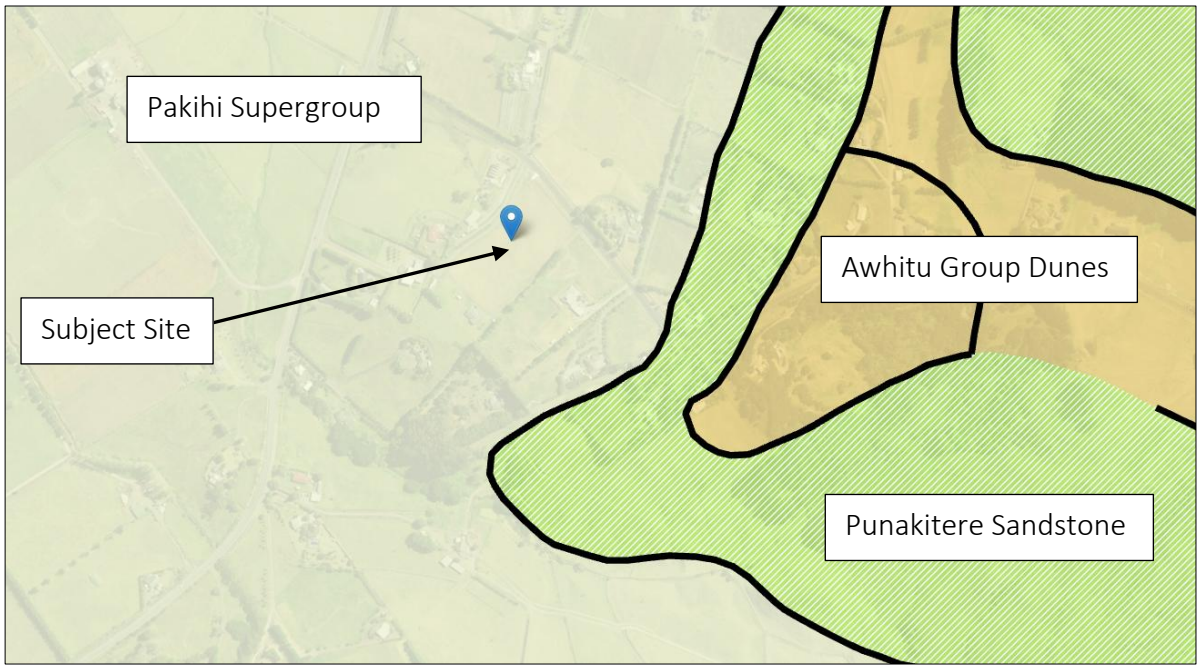


Figure 4: Screenshot from the New Zealand Geology Web Map hosted by GNS Science.

In addition to the above, a geotechnical assessment has been completed for the subject site by WJL (Ref No: 146025), which should be read in conjunction with this report.

In general terms, the subsoils encountered consisted predominantly of Clayey SILT and Silty CLAY. Approximately 200mm of TOPSOIL was overlying the investigated area. Refer to the appended 'BH Logs'.

Given the above, the site's soils have been classified as **Category 4** in accordance with the ASNZS1547 design manual.

5 POTABLE WATER SUPPLY

It is recommended that potable water be provided for by rainwater tanks in accordance with the Countryside Living Toolbox requirements. It is recommended to provide at least 2 x 25,000L tanks for potable water usage per new dwelling / lot. The type of tank and volume is for the client to confirm.

6 WASTEWATER

No existing wastewater management systems are present within the proposed lots. As such, any future system must comply with the design details provided below. A new site-specific design in accordance with ASNZS1547 design manual will be required by FNDC for any future development of the lots. This should be conditioned as part of the Resource Consent process.

6.1 Design Parameters

The following tables are intended to be a concise summary of design parameters, which must be read in conjunction with the relevant report sections as referenced herein.

As no development proposals are available at this stage for the eventual residential development within the lots, our recommendations have been based on a moderate size dwelling containing 4 bedrooms.

Given the subsoils encountered during WJL's fieldwork investigation, we recommend secondary treatment or higher for any new wastewater treatment system within the proposed lots.

Groundwater was encountered during the investigation, ranging between approximately 0.2m and 0.5m below ground level within Lots 1 and 2. Accordingly, wastewater disposal fields should be formed on a raised topsoil bund with a minimum height of 500mm to assist in achieving the required vertical separation to groundwater. The final bund height may be adjusted at Building Consent stage, subject to site-specific testing and confirmation of groundwater levels at the proposed disposal field location.

Summary of Preliminary Design Parameters for a PCDI Secondary Treatment System

Development Type:	Residential Dwellings
Effluent Treatment Level:	Secondary (<BOD5 20 mg/L, TSS 30 mg/L)
Fill Encountered in Disposal Areas:	No
Water Source:	Rainwater Collection Tanks
Site Soil Category (ASNZS1547):	Category 4 – Clay Loams
Estimate House Occupancy:	6 Persons
Loading Rate:	PCDI System – 3mm/day (conservative)

Estimated Total Daily Wastewater Production per Lot:	1,080L
Typical Wastewater Design Flow Per Person:	180l/pp/pd (Estimated – introduction of water conservation devices may enable lower design flows)
Application Method:	Surface Laid PCDI Lines on top of 500mm topsoil bund
Loading Method:	Dosed
Minimum Emergency Storage in Tank:	>1080L
Emergency Storage:	24 hours
Estimated Min. Disposal Area Requirement:	360m²
Required Min. Reserve Area:	30%
Buffer Zone:	Not required
Cut-off Drain:	Required if there is risk of surface runoff discharging from an upslope catchment

6.2 REQUIRED SETBACK DISTANCES

The existing and any future disposal and reserve areas must be situated outside the relevant exclusion areas and setbacks described within Table 9 of the PRPN: Exclusion areas and setback distances for on-site domestic wastewater systems:

Feature	Primary treated domestic type wastewater	Secondary and tertiary treated domestic type wastewater	Greywater
Exclusion areas			
Floodplain	5 percent annual exceedance probability	5 percent annual exceedance probability	5 percent annual exceedance probability
Horizontal setback distances			
Identified stormwater flow path (including a formed road with kerb and channel, and water-table drain) that is down-slope of the disposal area	5 metres	5 metres	5 metres
River, lake, stream, pond, dam or natural wetland	20 metres	15 metres	15 metres
Coastal marine area	20 metres	15 metres	15 metres
Existing water supply bore	20 metres	20 metres	20 metres
Property boundary	1.5 metres	1.5 metres	1.5 metres
Vertical setback distances			
Winter groundwater table	1.2 metres	0.6 metres	0.6 metres

Figure 5: Table 9 of the PRPN (Proposed Regional Plan for Northland).

6.3 NORTHLAND REGIONAL PLAN ASSESSMENT

All new wastewater disposal systems should meet the compliance points below, stipulated within Section C.6.1.3 of the Proposed Regional Plan for Northland:

C.6.1.3 Other on-site treated domestic wastewater discharge– permitted activity	
The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:	
#	Rule
1	The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and
2	The volume of wastewater discharged does not exceed two cubic metres per day, and
3	The discharge is not via a spray irrigation system or deep soakage system, and

4	The slope of the disposal area is not greater than 25 degrees, and
5	The wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012); or is via an irrigation line system that is:
	a) dose loaded, and
	b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
6	For the discharge of wastewater onto the surface of slopes greater than 10 degrees:
	a) the wastewater, excluding greywater, has received at least secondary treatment, and
	b) the irrigation lines are firmly attached to the disposal area, and
	c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and
	d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and
	e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or
	f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and
7	the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, and
8	for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and
9	the following reserve disposal areas are available at all times:
	a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
	b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and
10	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
11	the discharge does not contaminate any groundwater water supply or surface water, and
12	there is no surface runoff or ponding of wastewater, and
13	there is no offensive or objectionable odour beyond the property boundary.

We envision that there will be no issue meeting the Permitted Activity Status requirements as outlined above.

7 STORMWATER MANAGEMENT

7.1 ASSESSMENT CRITERIA

The site lies within the Far North District. The stormwater assessment has been completed in accordance with the recommendations and requirements contained within the Far North District Engineering Standards and the Far North District Council District Plan.

The site resides in a Rural Production Zone.

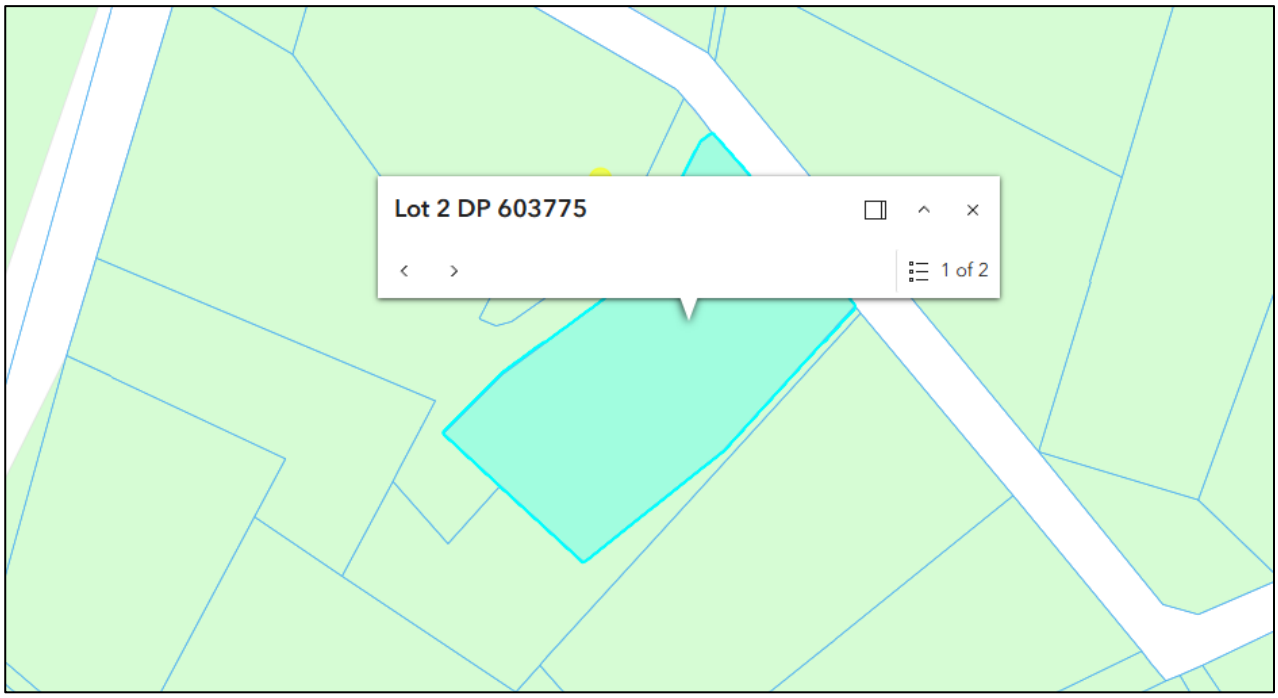


Figure 6: Snip of FNDC Maps Showing Site in Rural Production Zone.

The following Stormwater Management Rules Apply:

Permitted Activity: 8.6.5.1.3 STORMWATER MANAGEMENT – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.

Controlled Activity: 8.6.5.2.1 STORMWATER MANAGEMENT – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 20%.

To comply with the parameters of the Permitted Activity Rule (8.6.5.1.3), Lots 1 & 2 must not exceed an impermeable area of 15%. The maximum permitted impermeable area (15%) for Lots 1 & 2 are 1,024m² & 1,051m² respectively.

A stormwater attenuation report in accordance with the Far North District Council Engineering Standards and recommendations herein will be required for the proposed lots for any future development that does not comply with Permitted Activity Rule (8.6.5.1.3). However, given the above, we expect that future residential development of Lots 1 & 2 should comply with Permitted Activity Rule (8.6.5.1.3).

To appropriately mitigate stormwater runoff from existing and future proposed impermeable areas, we recommend utilising Low Impact Design Methods as a means of stormwater management. Design guidelines should be taken from 'The Countryside Living Toolbox' design document, and where necessary, 'Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual' Auckland Regional Council (2003).

7.2 PRIMARY STORMWATER

7.2.1 Stormwater Runoff from Roof Area

Stormwater runoff from the roof of existing and future proposed buildings within Lots 1 & 2 must be captured by a gutter system and conveyed to potable water tanks.

If the site exceeds the permitted coverage threshold, then attenuation back to pre-development flow rates for the 1% AEP storm event, adjusted for climate change, should be provided to mitigate the effects of stormwater runoff on the receiving environment. This can be achieved via a detention volume and control orifices in accordance with the FNDC Engineering Standards where required. The upper section of the potable water tanks, or a separate detention tank(s) can be used to achieve the required detention.

Discharge and overflow from the potable water tanks / detention tank(s) should be directed via sealed pipes to a safe discharge outlet / dispersal device within each lot, unless discharge is directed to an open channel, where an appropriate riprap outlet is required for erosion control. The dispersal device or discharge point should be positioned downslope of any buildings and effluent disposal areas, with setback distances as per the relevant standards.

7.2.2 Stormwater Runoff from Driveway and Hardstand Areas

It is recommended to shape future proposed hardstand areas to shed runoff to large, vegetated areas and/or to stormwater catchpits for runoff conveyance to the lot's stormwater dispersal device / discharge outlet.

Long driveways or Right of Ways should be shaped to shed runoff to lower-lying grassed areas, well clear of any structures and effluent disposal trenches / fields. This stormwater runoff should sheet flow and must not be concentrated to avoid scour and erosion. Runoff passed through grassed areas will be naturally filtered of entrained pollutants and will act to mitigate runoff by way of ground recharge and evapotranspiration.

Where even sheet flow is not practicable, concentrated flows must be managed with swales directed to a safe outlet location without causing erosion. These should be sized to manage and provide capacity for secondary flows and mitigate flow velocity where appropriate.

7.3 SECONDARY STORMWATER

Where required, overland flows and similar runoff from higher ground should be intercepted by means of shallow surface drains or small bunds near structures to protect these from both saturation and erosion.

7.4 DISTRICT PLAN ASSESSMENT

This section has been prepared to demonstrate the likely effects of the activity on stormwater runoff and the means of mitigating runoff.

In assessing an application under this provision, the Council will exercise discretion to review the following matters below, (a) through (r). In respect of matters (a) through (r), we provide the following comments:

13.10.4 – Stormwater Disposal

(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.	No discharge permits are required. No resource consent issued documents stipulating specific requirements are known for the subject site or are anticipated to exist.
(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).	The application is deemed compliant with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009.

(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.	The application is deemed compliant with the Far North District Council Strategic Plan - Drainage.
(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.	Stormwater management can be provided for the proposed lots by utilising Low Impact Design Methods. Guidance for design should be taken from 'The Countryside Living Toolbox' design document, and where necessary, *"Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003).* All roof runoff will be collected by rainwater tanks for conveyance to a safe outlet point. Low impact design principles should be used to control and mitigate the effects of increased runoff from new hardstand areas. Hardstand areas should either be shaped to shed runoff to large, vegetated areas or stormwater sumps for runoff conveyance to a dispersal device.
(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.	As above. Runoff from existing and future proposed roof areas will be collected, directed to rainwater tanks and discharged in a controlled manner to a dispersal device / discharge outlet, reducing scour and erosion. New metal driveways are to be shaped to shed runoff to a suitable swale or the surrounding pasture to ensure that runoff does not concentrate and can be naturally filtered of entrained pollutants by the wide expanse of surrounding vegetation.
(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.	Runoff from roof areas is free of litter, chemical spillages, or contaminants from roads. Future proposed hardstand areas are best shaped to shed to large pasture areas via sheet flow to ensure that runoff does not concentrate. Large down- slope pasture areas act as bio-filter strips to filter out entrained gross pollutants.
(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.	No alteration to waterways is proposed.
(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.	Not applicable.
(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.	Not applicable.

(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.	Not applicable.
(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.	No adverse effects identified.
(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.	Not applicable.
(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.	Not applicable.
(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.	Not applicable.
(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.	Not applicable.
(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.	Not applicable.
(q) The need for and extent of any financial contributions to achieve the above matters.	Not applicable.

(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.	Not applicable.

8 ACCESS

8.1 GENERAL

It is our understanding that Proposed Lot 1 will be accessed via a recently formed existing concrete vehicle crossing at the northern corner boundary, and Proposed Lot 2 will be accessed via a panhandle driveway into the site from a new vehicle crossing at the eastern corner boundary bordering Okahu Road.

The vehicle crossings and accessways are assessed under the Far North District Council Engineering Standards (2023), the operative FNDC District Plan and the proposed FNDC District Plan. Refer to the appended Site Plan (146026-C001) for access point locations.

8.2 VEHICLE CROSSINGS

8.2.1 Lot 1

As previously mentioned, Proposed Lot 1 will be accessed via an existing concrete vehicle crossing from Okahu Road. At the time of report-writing, we do not have confirmation that approval for the existing vehicle crossing has been granted by the relevant territorial authorities. Therefore, a high-level assessment of the crossing's suitability is provided in this report, but may be superseded by any assessments under an existing approval for the crossing if this exists.

The following features are noted from a review of aerial imagery and Google Streetview imagery:

- The crossing gate appears to be located sufficiently clear of the Okahu Road carriageway to allow vehicle parking clear of the road shoulder.
- The concrete surfacing is located >0.5m clear of the carriageway extent.
- The crossing is concreted up to the parent lot boundary, from which metalled surfacing extends into the property.
- The roadside drain terminates into a piped inlet to a manhole on the eastern side of the crossing. The outlet of the outgoing line is not depicted in FNDC GIS maps and cannot be confirmed.

The crossing's geometry cannot be accurately assessed via a review of aerial/streetview imagery.

Figure 7: Google Streetview Imagery – view of Proposed Lot 1 existing vehicle crossing from Okahu Road, facing southeast.

8.2.2 Lot 2

It is recommended that the vehicle crossing serving Proposed Lot 2 be constructed in accordance with the Far North District Council Engineering Standards (2023), Sheet 21 Type 1A – Light Vehicles.

Based on the supplied Scheme Plan's depiction of the panhandle access boundary along the south-eastern edge of the parent lot from the north-eastern corner boundary bordering Okahu Road, it is inferred that the vehicle crossing location for Lot 2 will be located at the north-eastern corner boundary.

The crossing shall not obstruct any drainage facilities within the berm. The existing roadside drain along the southern side of Okahu Road shall be piped under the crossing. Pipes and end treatments shall be sized appropriately for the catchment intercepted but shall be a minimum 300mmØ.

8.3 SIGHT DISTANCES

Okahu Road has a general operating speed of 80km/hr (NZTA National Speed Limits Register) and is considered a Primary and Secondary Collector road. The Far North District Council Engineering Standards (2023) – Sheet 4 notes that the minimum required sight distance is 145m.

8.3.1 Lot 1

Proposed Lot 1's vehicle crossing location allows for ~56m and ~278m of sight distance to the northwest and southeast respectively. While sight distance in the south-eastern direction is compliant, sight distance in the north-western direction along the southeast-bound lane of Okahu Road is not compliant with the 145m minimum. Approval for the crossing by the council is required, unless this has already been provided.

Mitigating factors for the non-compliant sight distance include:

- The site frontage is located on a low-traffic rural road.
- Vehicles exiting Proposed Lot 1 into the southeast-bound lane of Okahu Road will have adequate space for parking prior to entering the carriageway. The crossing is located on relatively level topography with minimal surrounding vegetation, allowing for good visibility in all directions.

Figure 8: Google Streetview Imagery – view from Okahu Road, east of existing Lot 1 vehicle crossing, facing northwest. Shows sight along southeast-bound lane of Okahu Road.

Figure 9: Aerial view of the existing Lot 1 vehicle crossing and annotated sight distance along Okahu Road southeast-bound lane from Lot 1 vehicle crossing (FNDC Atlas Maps).

Figure 10: Google Streetview Imagery – view from Okahu Road, west of existing Lot 1 vehicle crossing, facing southeast. Shows sight along northwest-bound lane of Okahu Road.

Figure 11: Aerial view of the existing Lot 1 vehicle crossing and annotated sight distance along Okahu Road northwest-bound lane from Lot 1 vehicle crossing (FNDC Atlas Maps).

8.3.2 Lot 2

Proposed Lot 2's vehicle crossing location allows for ~148m and ~198m of sight distance to the northwest and southeast respectively. The site frontage is located on a low-traffic rural road. Based on these factors, the available sight distances are considered acceptable from a safety perspective, subject to Council review.

Figure 12: Google Streetview Imagery – view from Okahu Road, east of parent lot north-eastern corner, facing northwest. Shows sight along southeast-bound lane of Okahu Road.

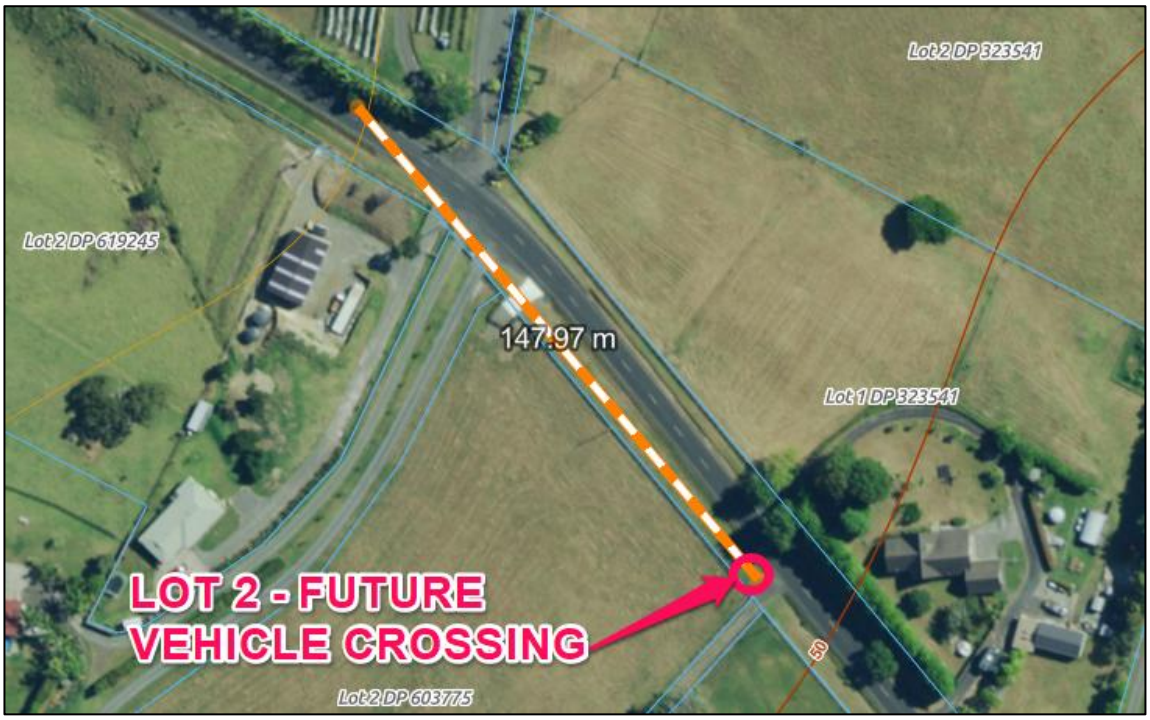


Figure 13: Aerial view of the site frontage and annotated sight distance along Okahu Road southeast-bound lane from Lot 2 vehicle crossing (FNDC Atlas Maps).

Figure 14: Google Streetview Imagery – view from Okahu Road, west of parent lot north-eastern corner, facing southeast. Shows sight along northwest-bound lane of Okahu Road.

Figure 15: Aerial view of the site frontage and annotated sight distance along Okahu Road northwest-bound lane from Lot 2 vehicle crossing (FNDC Atlas Maps).

8.4 VEHICLE ACCESS & PASSING BAYS

The vehicle access legal width, surfacing width and any passing bay requirements for the accessways providing access to future development at the proposed lots will be assessed under the relevant required for the both the operative district plan (ODP), the proposed district plan (PDP) and the FNDC Engineering Standards (2023). See Figures 16, 17 & 18 below.

TRAN-Table 9 - Requirements for private accessways

Number of residential units	Maximum length (m)	Minimum legal width (m)	Minimum carriageway width (m)			Footpath width (m)	Maximum gradient	Crossfall
			Unsealed shoulder	Surfacing width	Total			
Urban								
2-4	50	4.0	-	1 x 3.0	3.0	-	12.5% from the first 5m from the road boundary and 22% for the remainder restricted to straight sections	3%
5-8	100	6.0		1 x 4.5	4.5	1 x 0.95		
Rural								
2	-	4.0	2 x 0.25	1 x 3.0	3.5	-	12.5% for the first 5m from the road boundary and 22.2% for the remainder	3% where sealed; 6% where unsealed
3 - 5		6.0	2 x 0.25	1 x 3.0	4.5			
6 - 8		10.0	2 x 0.25	1 x 3.0	6.0			

Figure 16: Snip of FNDC proposed District Plan TRAN-Table 9

APPENDIX 3B-1: STANDARDS FOR PRIVATE ACCESS

(Reference: ***Part 3 District Wide Provisions, Section 15.1 Traffic, Parking and Access*** and ***Zone Maps***)

Zone	No. of H.E.s	Legal Width	Carriageway Width	Maximum Gradient		Kerb	Foot-path	Storm-water Drain[1]
				Unsealed	Sealed			
Residential	1	-	3.0	1:6	1:4	-	-	Yes
Coastal Residential	2	5.0	3.0	-	1:4	-	-	Yes
Russell Township	3 - 4	7.5	3.0 with passing bays	-	1:4	-	-	Yes
Point Veronica	5 - 8	7.5	5.0	-	1:4	Yes	-	Yes
Commercial	1	-	3.0	1:8	1:5	-	-	Yes
Industrial	2 - 4	8.0	6.0	-	1:5	-	-	Yes
Orongo Bay Special Purpose	>5	8.0	6.0	-	1:5		-	Yes
Rural Production Rural Living	1	-	3.0	1:5	1:4	-	-	Yes
Waimate North Horticultural Processing Carrington Estate	2	5	3.0	1:5	1:4	-	-	Yes
General Coastal Coastal Living	3 – 4	7.5	3.0 with passing bays	1:5	1:4	-	-	Yes
South Kerikeri Inlet Recreational Activities	5 – 8	7.5	5.0	1:5	1:4	-	-	Yes

[1] All private access must have stormwater drainage measures such that adverse effects are not created on adjoining properties or the public road, in accordance with Council's "*Engineering Standards and Guidelines" (June 2004 – Revised 2009)*

Note 1: H.E. = Household Equivalent represented by 10 vehicle movements

Note 2: Refer to ***Rules 15.1.6B.1.1(c) and (d)***.

Note 3: Access for more than 8 Household Equivalents shall be by public road and constructed to a standard identified in ***Appendix 3B-2***.

Note 4: Access carriageways in urban zones that serve two or more users shall be sealed or concreted, refer ***Rule 15.1.6B.1.2(c).***

Figure 17: FNDC Operative DP Table 3B-1: Standards for Private Accessways

On accessways more than 200 m long and less than 4.5 m carriageway width, passing bays shall be provided at points of intervisibility (at approximate 100 m intervals). For such passing bays the carriageway width should be increased to 5.5 m over a 15 m length including 5 m tapers at each end.

Figure 18: Snip from FNDC Engineering Standards (2023) Section 3.2.28.3

The approximate distance to the Proposed Lot 1 Nominated Building Platform from the Lot 1 vehicle crossing is approximately 55m.

The Lot 2 panhandle accessway boundary width is shown to be ~7.5m wide per the supplied Scheme Plan by Williams & King (Ref No: 24799, dated: March 2026). The distance from the site frontage boundary at the vehicle crossing to the Nominated Building Platform is approximately 110m.

Each Proposed Lot will serve 1 household equivalent. Therefore, the following requirements are applicable:

No. of H.E.s	Minimum Legal Width	Minimum Carriageway Width	Passing Bay Required
1	ODP: - PDP: 4.0m	ODP: 3.0m PDP: 3.5m	Not required

Given the proposed scheme plan layout, we anticipate that future development at the lots will be able to comply with the above requirements.

9 LIMITATIONS

This report has been prepared for the benefit of the Client for the purpose of supporting a Resource/Subdivision Consent application for the project described herein and within the agreed scope of engagement. The report may be submitted to the relevant Territorial Authority for that purpose.

The Territorial Authority may rely on this report for the purposes of assessing the Resource Consent application, subject to the scope, assumptions, and limitations described herein. Any material changes to the development proposal, site conditions, or design assumptions from those described in this report should be referred to Wilton Joubert Limited for review.

This report remains the intellectual property of Wilton Joubert Limited. No responsibility or liability is accepted for the use of this report by any third party, or for any purpose other than that for which it was prepared, unless expressly agreed in writing. Any party choosing to rely on this report does so at their own risk.

While this report may be used in support of regulatory approvals, it does not remove the requirement for detailed, site-specific investigations, assessments, or inspections that may be required at subsequent design or Building Consent stages, in accordance with standard engineering practice.

The conclusions and recommendations in this report are based on information available at the time of preparation and are dependent on appropriate implementation during construction. Variations in site conditions or construction practices may affect performance and should be reviewed by a suitably qualified and experienced engineer if encountered.

Yours faithfully,

WILTON JOUBERT LIMITED

Enclosures:

- Site Plan – C001 (1 sheet)
- Hand Auger Borehole Records (6 sheets)

LOT 1 EXISTING VEHICLE CROSSING LOCATION (NOT SHOWN IN AERIAL IMAGE)

EXISTING ROADSIDE CHANNEL

PROPOSED LOT 2 VEHICLE CROSSING LOCATION

42.00

43.00

44.00

45.00

46.00

47.00

A

B

HA01

HA02

HA03

HA04

HA05

HA06

30x30m BP

30x30m BP

LOT 1 6827m²

LOT 2 7008m²

DISPOSAL AREA 360m²

DISPOSAL AREA 360m²

RESERVE AREA 108m²

RESERVE AREA 108m²

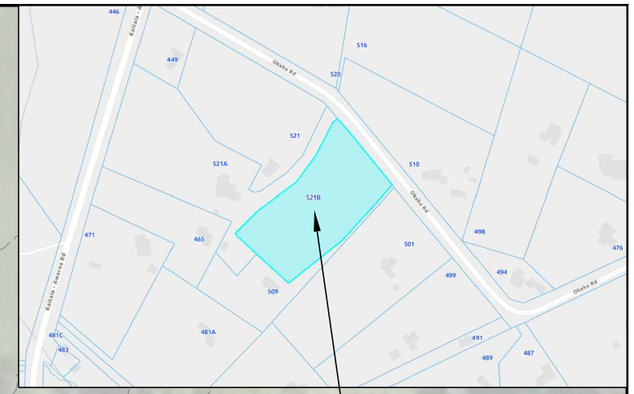
1500

1500

1500

1500

EFFLUENT DISPOSAL FIELDS FOUNDED ON MIN. 500mm TOPSOIL BUND TO ACHIEVE ADEQUATE VERTICAL CLEARANCE TO GROUNDWATER



SITE LOCATION

IMAGE SOURCE:
FAR NORTH DISTRICT COUNCIL LOCALMAPS

0m 15m 45m 75m

SCALE 1:750

SYMBOL KEY	
⊕	HAND AUGER LOCATIONS

NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.

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ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
01	APR '26	PM	CIVIL SITE SUITABILITY REPORT

DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: BGS
SURVEYED BY: N/A

SERVICES NOTE

WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

RESOURCE CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **SITE PLAN**

PROJECT DESCRIPTION: **2-LOT SUBDIVISION**

PROJECT TITLE: **LOT 2 DP 603775 521B OKAHU ROAD KAITAIA NORTHLAND**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE: 1:750	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 146026-C001	ISSUE: 01

HAND AUGER : HA01

JOB NO.: 129917 **SHEET:** 1 OF 3

START DATE: 16/10/2023 **NORTHING:** **GRID:**

CLIENT: Jeremy Garton **DIAMETER:** 50mm **EASTING:**

PROJECT: Geotechnical Investigation for Proposed Subdivision **SV DIAL:** DR4802 **ELEVATION:** Ground

SITE LOCATION: Lot 1 DP 514475 - 521 okahu Road, Kaitaia **FACTOR:** 1.55 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL - dark brown, moist, non plastic	TS	0.2						
Awhitu Group	Fine SAND, white, greyish brown, medium dense, moist (NATURAL)		0.4	▼ 16/10/2023	UTP	-	-		
	Fine Sandy SILT, brown with dark brown streaks, some organic inclusions, very stiff, wet, low plasticity		0.6						
			0.8		217+	-	-		
Punakitere Sandstone in Northland Allochthon	Silty CLAY, light brown with occasional dark brown and grey streaks, very stiff, wet, medium to high plasticity		1.0						
			1.2		87	31	2.8		
			1.4						
	CLAY, brownish grey, occasional weakly cemented clasts <6mmØ, stiff, saturated, high plasticity		1.6		81	22	3.7		
			1.8						
	2.0m: sandy inclusion - no recovery. Shear Vane Tool UTP on sand-like layer ~100mm thickness.		2.0		UTP	-	-		
			2.2						
			2.4		62	25	2.5		
			2.6						
			2.8		59	19	3.1		
	3.0m: becoming light greyish blue with white specks		3.0						
	3.2m: poor recovery <10%		3.2		68	31	2.2		
			3.4						
			3.6		65	31	2.1		
			3.8						
			4.0		74	31	2.4		
	Silty CLAY, light bluish green with grey specks, some weakly cemented clasts <10mmØ, very stiff, saturated, medium to high plasticity		4.2						
			4.4		217+	-	-		
			4.6						
			4.8		217+	-	-		
			5.0						
	EOH: 5.00m - (Target Depth)								

REMARKS

End of borehole @ 5.00m (Target Depth: 5.00m)

Groundwater encountered @ 0.50m during drilling. Standing groundwater @ 0.50m.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: NPN

CHECKED BY: NxA

▼ Standing groundwater level

▽ GW while drilling

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Website: www.wiltonjoubert.co.nz

HAND AUGER : HA02

JOB NO.: 129917 **SHEET:** 2 OF 3

START DATE: 16/10/2023 **NORTHING:** **GRID:**

CLIENT: Jeremy Garton **DIAMETER:** 50mm **EASTING:**

PROJECT: Geotechnical Investigation for Proposed Subdivision **SV DIAL:** DR4802 **ELEVATION:** Ground

SITE LOCATION: Lot 1 DP 514475 - 521 okahu Road, Kaitaia **FACTOR:** 1.55 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE PEAK STRENGTH (kPa)	SHEAR VANE REMOULD STRENGTH (kPa)	SHEAR VANE SENSITIVITY	DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL - brown, moist, non plastic	TS	0.2						
Awhitu Group	Fine SAND, minor SILT, white, greyish blue, dense, dry to moist (NATURAL)		0.4	16/10/2023	UTP	-	-		
	0.5m: groundwater encountered		0.6						
	0.6m: becoming brownish grey								
	SILT, some fine sand, trace clay. brown, very stiff, wet, non plastic		0.8		98	62	1.6		
Punakitere Sandstone in Northland Allochthon	Clayey SILT, light brown with dark brown streaks, very stiff, wet, medium plasticity		1.0						
	1.0m: becoming stiff		1.2		65	43	1.5		
			1.4						
	Silty CLAY, light bluish grey, brown, stiff, wet to saturated, high plasticity		1.6		65	40	1.6		
			1.8						
			2.0		62	36	1.7		
	2.2m: becoming light bluish grey		2.2						
			2.4		71	43	1.7		
			2.6						
			2.8		87	43	2.0		
	EOH: 3.00m - (Target Depth)		3.0						
			3.2						
			3.4						
			3.6						
			3.8						
			4.0						
			4.2						
			4.4						
			4.6						
			4.8						
			5.0						

TOPSOIL CLAY SAND PEAT FILL SILT GRAVEL ROCK

REMARKS

End of borehole @ 3.00m (Target Depth: 3.00m)

Groundwater encountered @ 0.60m during drilling. Standing groundwater @ 0.50m.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: NPN

CHECKED BY: NxA

▼ Standing groundwater level

▽ GW while drilling

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HAND AUGER : HA03

JOB NO.: 129917 **SHEET:** 3 OF 3

START DATE: 16/10/2023 **NORTHING:** **GRID:**

CLIENT: Jeremy Garton **DIAMETER:** 50mm **EASTING:**

PROJECT: Geotechnical Investigation for Proposed Subdivision **SV DIAL:** DR4802 **ELEVATION:** Ground

SITE LOCATION: Lot 1 DP 514475 - 521 okahu Road, Kaitaia **FACTOR:** 1.55 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL - brown. moist, non plastic	TS	0.2						
Awhitu Group	Fine SAND, greyish white, medium dense, moist		0.4		UTP	-	-		
	0.7m: becoming light brown		0.6	16/10/2023					
			0.8		217+	-	-		
	Slightly Clayey SILT, brown with dark brown streaks as organic inclusions, trace fine sand, very stiff, moist, low to medium plasticity (NATURAL)		1.0						
	1.1m: becoming dark brown with occasional light brown specks		1.2		90	9	10		
Punakitere Sandstone in Northland Allochthon	Silty CLAY, dark brown with light brown streaks, stiff, moist to wet, medium to high plasticity		1.4						
			1.6		65	31	2.1		
	CLAY, light grey with occasional greyish blue specks, stiff, saturated, high plasticity		1.8						
	2.0m: becoming greyish blue		2.0		56	46	1.2		
			2.2						
			2.4		59	40	1.5		
	2.5m: poor sample recovery <20%		2.6						
			2.8		93	56	1.7		
	EOH: 3.00m - (Target Depth)		3.0						
			3.2						
			3.4						
			3.6						
			3.8						
			4.0						
			4.2						
			4.4						
			4.6						
			4.8						
			5.0						

REMARKS

End of borehole @ 3.00m (Target Depth: 3.00m)

Groundwater encountered @ 1.10m during drilling. Standing groundwater @ 0.60m.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: NPN

CHECKED BY: NxA

▼ Standing groundwater level

▽ GW while drilling

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HAND AUGER : HA01

CLIENT: Jeremy & Sarah Garton
PROJECT: 2-Lot Subdivision
SITE LOCATION: 521B Okahu Road, Kaitaia

JOB NO.: 146025 **SHEET:** 1 OF 1
START DATE: 10/04/2026 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: 1994 **ELEVATION:** Ground
FACTOR: 1.41 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE PEAK STRENGTH (kPa)	SHEAR VANE REMOULD STRENGTH (kPa)	SHEAR VANE SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, wet.	TS	0.2						
Pakihi Supergroup	NATURAL: SILT, grey, very stiff, dry, no plasticity.		0.4		UTP	-	-		
	Silty CLAY, orangey brown, stiff, wet, moderate plasticity.		0.6	10/04/2026					
	1.0m: Saturated.		0.8		51	6	8.5		
			1.0						
	EOH: 1.20m - Poor Recovery Due To Sidewall Collapse		1.2		56	11	5.1	0.5	
			1.4					0.5	
			1.6					1.5	
			1.8					1.5	
			2.0					2	
			2.2					2	
			2.4					3	
			2.6					3	
			2.8					4	
			3.0					3	
			3.2					3	
			3.4					4	
			3.6					4	
			3.8					4	
			4.0					4	
			4.2					5	
			4.4					5	
			4.6					5	
			4.8					5	
								5	
								5	

REMARKS
End of borehole @ 1.20m (Target Depth: 3.00m)
Groundwater encountered @ 0.60m during drilling. Standing groundwater @ 0.50m.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JEM
CHECKED BY: CSH

▼ Standing groundwater level
▽ GW while drilling

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HAND AUGER : HA02

CLIENT: Jeremy & Sarah Garton
PROJECT: 2-Lot Subdivision
SITE LOCATION: 521B Okahu Road, Kaitaia

JOB NO.: 146025 **SHEET:** 1 OF 1
START DATE: 10/04/2026 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: 1994 **ELEVATION:** Ground
FACTOR: 1.41 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE PEAK STRENGTH (kPa)	SHEAR VANE REMOULD STRENGTH (kPa)	SHEAR VANE SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, wet.	TS	0.2						
Pakihi Supergroup	NATURAL: Clayey SILT, brown, firm, saturated, low plasticity.		0.4	10/04/2026	31	11	2.8		
			0.6						
	Silty CLAY, orangey brown, very soft, saturated, high plasticity.		0.8		8	3	2.7		
	1.2m: Stiff.		1.0						
			1.2		54	8	6.8		
			1.4						
	EOH: 1.60m - Poor Recovery Due To Sidewall Collapse		1.6		82	31	2.6	1	
			1.8					1	
								1	
			2.0					2	
								1	
			2.2					1	
								1	
			2.4					3	
								4	
			2.6					5	
								6	
			2.8					7	
								9	
			3.0					7	
								7	
			3.2					7	
								7	
			3.4					8	
								9	
			3.6					9	
								11	
								12	
			3.8					15	
			4.0						
			4.2						
			4.4						
			4.6						
			4.8						

SOIL DESCRIPTION
TOPSOIL CLAY SAND PEAT
FILL SILT GRAVEL ROCK

REMARKS
End of borehole @ 1.60m (Target Depth: 5.00m)
Groundwater encountered @ 0.40m during drilling. Standing groundwater @ 0.30m.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JEM
CHECKED BY: CSH

▼ Standing groundwater level
▽ GW while drilling

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HAND AUGER : HA03

JOB NO.: 146025 **SHEET:** 1 OF 1

START DATE: 10/04/2026 **NORTHING:** **GRID:**

CLIENT: Jeremy & Sarah Garton **DIAMETER:** 50mm **EASTING:**

PROJECT: 2-Lot Subdivision **SV DIAL:** DR4802 **ELEVATION:** Ground

SITE LOCATION: 521B Okahu Road, Kaitaia **FACTOR:** 1.39 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE PEAK STRENGTH (kPa)	SHEAR VANE REMOULD STRENGTH (kPa)	SHEAR VANE SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, moist to wet.		0.2	10/04/2026					
Pakihi Supergroup	NATURAL: Clayey SILT, brown, firm, moist to wet, low to moderate plasticity.		0.4						
	0.4m: Saturated.				36	8	4.5		
	0.7m: Dark brown, intermixed with rootlets and decomposing fibrous wood.		0.6						
	0.8m: Soft.		0.8		17	3	5.7		
	1.1m: Brown.		1.0						
	EOH: 1.20m - Poor Recovery Due To Sidewall Collapse		1.2		22	11	2.0	0.5	
			1.4					0.5	
								0.5	
			1.6					0.5	
								1	
			1.8					1	
								1	
			2.0					1	
								1	
			2.2					2	
								3	
			2.4					4	
								4	
			2.6					5	
								6	
			2.8					7	
								6	
			3.0					6	
								6	
			3.2					6	
								8	
			3.4					8	
								9	
			3.6					11	
								11	
			3.8					12	
								12	
			4.0						
			4.2						
			4.4						
			4.6						
			4.8						

SOIL DESCRIPTION

TOPSOIL CLAY SAND PEAT

FILL SILT GRAVEL ROCK

REMARKS

End of borehole @ 1.20m (Target Depth: 3.00m)

Groundwater encountered @ 0.40m during drilling. Standing groundwater @ 0.20m.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP

CHECKED BY: CSH

▼ Standing groundwater level

▽ GW while drilling

WILTON JOUBERT Consulting Engineers

185 Waipapa Road, Kerikeri 0295
Phone: 09-945 4188
Email: jobs@wjl.co.nz
Website: www.wiltonjoubert.co.nz

Appendix D – Written Approvals

Far North District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Jeremy Garton
Address of proposed activity:	521B Okahu Road Kaitaia
Legal description:	Lot 2 DP 603775
Description of the proposal (including why you need resource consent):	Subdivision in RPZ to create one additional allotment
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	1. Scheme plan 2. 3. 4. 5. 6.

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	Warren Cook.
Address of affected property including legal description	509 Okahu Rd
Contact Phone Number/s and email address	Daytime: 021023222220 email: Nazzntam@gmail.com

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature		Date	3/3/26
Signature		Date	
Signature		Date	
Signature		Date	

Proposed Subdivision of Lot 2 DP 603775 – Jeremy Garton

3/3/26

Wilton Joubert Limited
185 Waipapa Road,
Kerikeri 0230
09 527 0196

SITE	**521B Okahu Road, Kaitaia**
LEGAL DESCRIPTION	**Lot 2 DP 603775**
PROJECT	**Proposed 2-Lot Subdivision**
CLIENT	**Jeremy & Sarah Garton**
REFERENCE NO.	**146025**
DOCUMENT	**Site Assessment Report**
STATUS/REVISION NO.	**FINAL – Issued for Resource Consent**
DATE OF ISSUE	**28 April 2026**

Report Prepared For	Email
Jeremy & Sarah Garton	garton.jeremy@gmail.com

Authored by	**S. Page**	Engineering Technician	shaun@wjl.co.nz	
Reviewed by	**A. Brooke** *NZDE (Civil)*	Engineering Technician	aidan@wjl.co.nz	
Approved by	**C. Hegedus** *BETech (Geotech) CPEng, CMEngNZ*	Senior Geotechnical Engineer	csaba@wjl.co.nz	

1. EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

Development Type:	2-Lot subdivision.
Development Proposals Supplied:	Yes – Subdivision Scheme Plan.
NZS3604 Type Future Structure(s):	Assumed to be.
Geology Encountered:	Awhitu Group Dunes and/or Pakihi Supergroup, overlying residula soils of the Punakitere Sandstone (Mangakahia Complex) in Northland Allochthon at depth.
Surficial Topsoil Encountered:	Yes – Surficial layers were encountered to a maximum depth of 0.25m below present ground level.
Overall Site Gradient in Proximity to Designated Building Platforms:	Near level to gently inclined.
Site Stability Risk:	Low risk of instability within the proposed Lot 1 and Lot 2 designated building platforms (DBP).
Liquefaction Risk:	Low risk of liquefaction susceptibility within the proposed Lot 1 and Lot 2 DBPs.
Suitable Foundation Type(s):	**Proposed Lot 1:** Shallow foundations will be suitable to support a future development provided they are designed for a reduced bearing capacity, accommodating vertical movement of soil associated with Soil Reactivity **Class H – Highly Reactive** and one of the three foundation options given in Section 9.1 below. **Proposed Lot 2:** Fully suspended on pre-drilled driven timber piles in accordance with Section 9.2 below.
NZBC B1 Expansive Soil Classification:	Class H – Highly Expansive (ys = 78mm).
NZS1170.5:2004 Site Subsoil Classification:	Class C – Shallow soil stratigraphy.
Earthworks:	At this preliminary stage, we are not aware of any future earthwork proposals. Due to the near level to gently sloping nature of both DBPs, only minor earthworks will be required to create a level building platform for any future concrete floor slab proposal.
Consent Application Report Suitable for:	**Resource Consent.** Finalised future development proposals require Geotechnical review during the Building Consent stage.

2. INTRODUCTION

2.1. SCOPE OF WORK

Wilton Joubert Limited (WJL) was engaged by **Jeremy and Sarah Garton** (the Clients) to undertake a geotechnical assessment of the above site, where we understand, it is proposed to subdivide the existing property into two vacant allotments.

The primary purpose of this report is to provide Geotechnical assessments along with preliminary design recommendations pertaining to future residential development within both proposed Lots.

It is our understanding that this report will be submitted to support a Resource Consent application for the proposed subdivision development.

2.2. SUPPLIED INFORMATION

At the time of preparing this report, we were supplied with a Subdivision Scheme Plan depicting the proposed development, dated March 2026 (Ref: 24799), prepared by Williams & King.

Any revision of the Subdivision Scheme Plan supplied with Geotechnical implications should be referred to us for review.

3. SITE DESCRIPTION

The proposed development will be created across the following property (the site), which is located off the southwestern side of Okahu Road, accessed 260m southeast of the Kaitaia-Awaroa Road intersection:

- 521B Okahu Road, Kaitaia, legally described as Lot 2 DP 603775.

The site is shown on our appended Site Plan (Drawing No. 146025-G600) and in Figure 1 below.

Figure 1: Aerial view with the subject property highlighted in cyan (from Far North District Council's online GIS database).

The surface area of the subject site is 1.3835ha and is accessed at the northern boundary corner via an existing farm gate. A private aggregate driveway bounds the southeastern boundary, a roadside watertable drain bounds the northeastern boundary and an aggregate right-of-way (ROW) with partial drain bounds the northwestern boundary. The site is vacant of structures and based on a historical aerial photography review, has been covered in pasture since at least 1950.

Topographically speaking, the site lies on a broad, elevated plateau, falling to the northwest at near level to very gentle inclinations averaging less than 5°.

The Far North District Council (FNDC) on-line GIS Water Services Map indicates that public underground service connections are not available to the property.

4. DEVELOPMENT PROPOSALS

Based on our review of the Subdivision Scheme Plan supplied, we understand that it is proposed to subdivide the existing property into two vacant allotments (Lot 1 and Lot 2) encompassing a total area of approximately 7,000m² each.

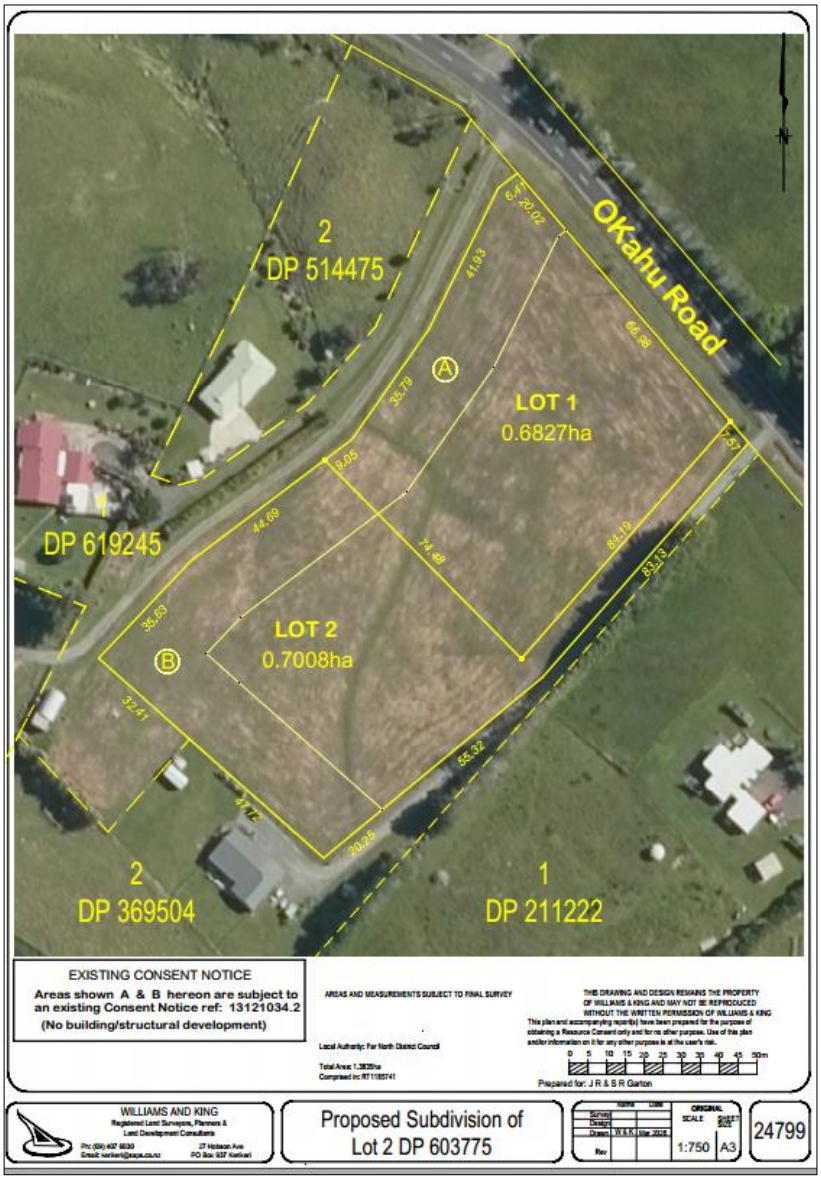

Figure 2: Subdivision Scheme Plan depicting the proposed development (from Williams & King).

We have been engaged to provide Geotechnical assessments along with preliminary design recommendations pertaining to future residential development within 30m x 30m (900m²) designated building platforms (DBP) within both proposed Lots, as depicted on our appended Site Plan. For the purposes of this report, we have assumed any future development will comprise of a lightweight building, designed and constructed to apply loads generally in keeping with the requirements of NZS3604:2011.

At this preliminary stage, we are not aware of any future earthwork proposals. Due to the near level to very gently sloping nature of both DBPs, only minor earthworks will be required to create a level building platform for any future concrete floor slab proposal.

As a result, the principal objectives were to investigate and assess the suitability of foundation options for the site subsoils, not only primarily in terms of bearing capacity, but also for differential foundation movement.

5. DESKTOP STUDY

5.1. GEOLOGY

Local geology across the property and immediate surrounding influential land is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000, as; **Pakihi Supergroup**, specifically being **Late Pleistocene to Holocene Age Estuary, River and Swamp Deposits**. These deposits are up to approximately 71 thousand years in age and described as; "*Unconsolidated to poorly consolidated sand, peat, mud and shell deposits (estuarine, lacustrine, swamp, alluvial and colluvial)*" (Ref: GNS Science Website).

Referring to the above mapping source, the wider bounding upslope land is noted as being underlain by **Punakitere Sandstone (Mangakahia Complex) in Northland Allochthon**, with **Awhitu Group Dune** caps overlying crest areas of the formation.

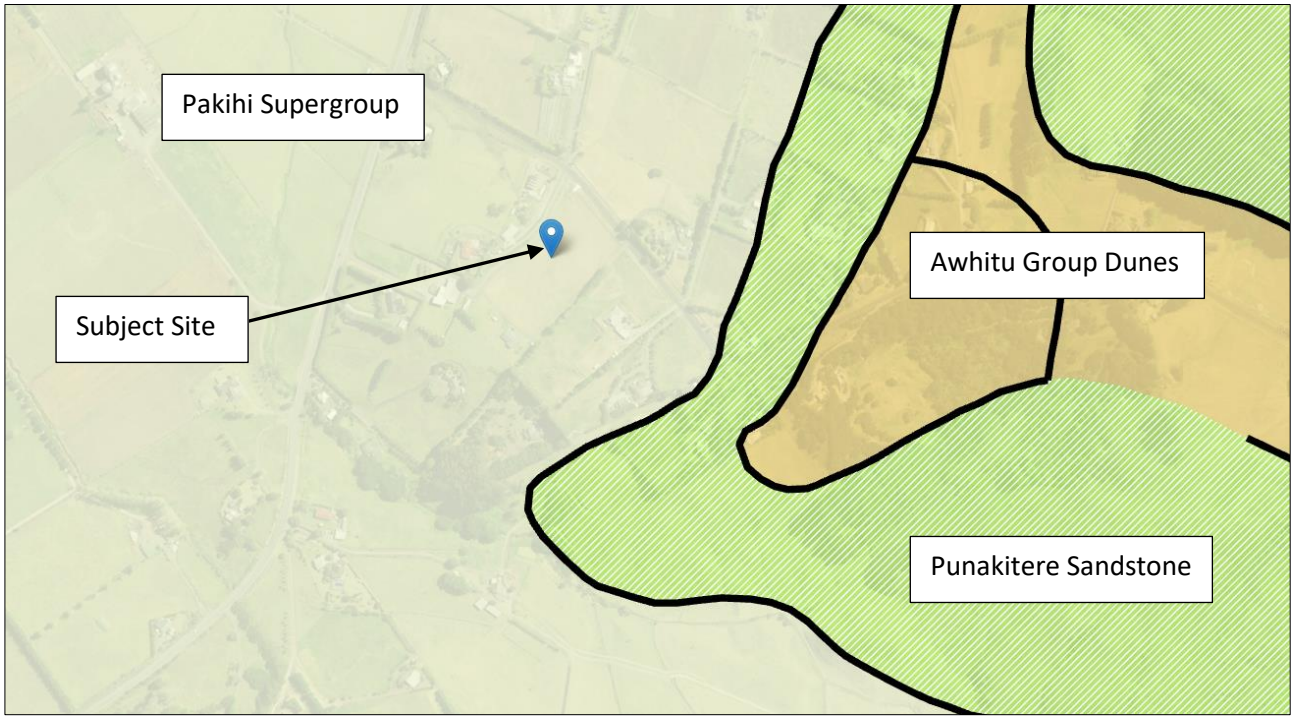

Figure 3: Screenshot from the New Zealand Geology Web Map hosted by GNS Science.

5.2. HISTORICAL GEOTECHNICAL REPORTS

We have reviewed a Geotechnical Site Suitability Report (GSSR) by WJL which formerly provided an assessment of the **proposed Lot 1 DBP**, dated 20 October 2023 (Ref: 129917). The ground conditions across the DBP have not been modified since the completion of our GSSR.

In reviewing the earlier GSSR, we note the following summarised conclusions and recommendations were given:

- Overall Low Risk of deep-seated Global instability,
- Negligible risk of liquefaction susceptibility and damage,
- An expansive soil classification of **Class H – Highly Reactive**,
- A reinforced, concrete Xpod stiffened raft foundation system should be founded on a minimum 100mm layer of engineered hardfill (ys=78mm) and be designed using a reduced geotechnical ultimate bearing capacity (GUBC) value of 150kPa,
- A reinforced, concrete stiffened raft foundation system should be founded on a minimum 450mm thick, reinforced gravel raft platform (ys=44mm) and be designed using a GUBC of 200kPa,
- All isolated and timber pile foundations should be designed for a reduced GUBC of 200kPa and be embedded a minimum of 0.90m below finished ground levels and 0.30m into natural ground, whichever is deeper, and
- Filling in excess of a 0.60m depth must be referred to a Chartered Geotechnical Engineer for specific engineering design (SED) and assessment.

6. GEOTECHNICAL INVESTIGATION

Our previous fieldwork **at proposed Lot 1** was undertaken on 16 October 2023 and involved:

- Drilling 3 (no.) 50mm diameter hand auger boreholes (HA01 to HA03 inclusive) to depths ranging between 3.0m and 5.0m below present ground level (bpgl), and

Our current fieldwork **at proposed Lot 2**, as shown on our appended Site Plan, was undertaken on 10 April 2026 and involved:

- Drilling 3 (no.) 50mm diameter hand auger boreholes (HA04 to HA06 inclusive) to depths ranging between 1.2m and 1.6m below present ground level (bpgl), and
- Dynamic Cone Penetrometer (DCP-Scala) tests were undertaken from the base of HA04 to HA06 to depths ranging between 3.9m and 4.9m bpgl.

7. GEOTECHNICAL FINDINGS

The soil sample arisings from the boreholes were logged generally in accordance with the *"Field Description of Soil and Rock",* New Zealand Geotechnical Society (NZGS), December 2005.

The following is a summary of the ground conditions encountered in our investigations. Please refer to the appended logs for greater detail.

7.1. TOPSOIL

Surficial topsoil was encountered in all boreholes to a maximum depth of 0.25m bpgl.

7.2. NATURAL GROUND

Our subsoil testing across both DBPs encountered a difference in underlying subsoil deposits as described below:

PROPOSED LOT 1 (HA01, HA02 & HA03)

The underlying natural deposits encountered within the boreholes initially comprised of an Awhitu Group Dune soil cap, comprising of medium dense to dense and/or very stiff fine SAND, fine sandy SILT, SILT and slightly clayey SILT to depths ranging between 0.80m to 1.2m bpgl. Below the cap, Punakitere Sandstone deposits, comprising of stiff to very stiff silty CLAY, CLAY and clayey SILT, were encountered until termination at target depths ranging between 3.0m to 5.0m bpgl.

Measured in-situ BS1377 adjusted peak Vane Shear Strengths ranged between 56kPa and greater than 217kPa, the latter being where soil strength was in excess of the shear vane capacity, or the vane could not penetrate the soil (UTP).

PROPOSED LOT 2 (HA04, HA05 & HA06)

The underlying natural deposits encountered within the boreholes were consistent with our expectations of Pakihi Supergroup deposits, generally comprising of very soft to stiff clayey SILT and silty CLAY. In HA01 at the northern corner of the proposed Lot, an isolated 0.30m thick layer of very stiff SILT was initially underlying the topsoil. All boreholes required termination at depths ranging between 1.2m to 1.6m bpgl due to sidewall collapse. Measured in-situ BS1377 adjusted peak Vane Shear Strengths ranged between 8kPa and 82kPa.

DCP-Scala testing below the base of HA02 and HA03 initially returned loose blow counts down to 2.2m to 2.3m bpgl that ranged between less than 1 and 2 per 100mm penetration. From below these depths, blow counts essentially steadily increased, returning medium dense blow counts ranging between 3 and 7 down to 2.7m to 3.3m bpgl, before dense blow counts ranging between 7 and 12 were returned until termination at a depth of 3.9m bpgl.

At the northern corner of the proposed Lot, DCP-Scala testing below the base of HA01 initially returned loose blow counts down to 1.8m bpgl that ranged between 0.5 and 2 per 100mm penetration. From below this depth, medium dense blow counts ranging between 3 and 5 were returned until termination at a depth of 4.9m bpgl.

We infer from our DCP-Scala findings that the DBP is overlain by an unsuitable cap of Pakihi Supergroup soils to a depth of approximately 2.2m to 2.3m bpgl, overlying medium dense to dense deposits at depth which are likely of Punakitere Sandstone (Northland Allochthon) origin.

SENSITIVE SOILS

The ratio of peak to remoulded vane shear strength values measured within the boreholes were noticeably variable, ranging between 1.2 and 10, indicating the underlying subsoils fluctuate between 'Insensitive and Extra Sensitive' subgrade.

Sensitive soil sites require to protect the subgrade from rain, wind, etc., and to avoid (or minimise) construction traffic and vibrating plants.

7.3. GROUNDWATER

Groundwater was encountered in all boreholes at depths ranging between 0.40m and 1.1m bpgl, ultimately stabilising at standing levels ranging between 0.20m and 0.60m bpgl on the day of our investigations.

7.4. SUMMARY TABLE

The following table summarises our inferred stratigraphic profiling:

Table 1: Stratigraphic Summary Table

Investigation Hole ID	Termination Depth (m)	Depth to Base of Surficial Topsoil (m)	Vane Shear Strength Range within Natural Ground (kPa)	DCP-Scala Termination Depth Below Borehole Base	DCP-Scala Blow Count Range Per 100mm Penetration Below Borehole Base	Standing Groundwater Depth (m)
16 October 2023 Investigation (Proposed Lot 1)						
HA01	5.0	0.20	59 – 217+ / UTP	NT	NT	0.50
HA02	3.0	0.20	62 - UTP	NT	NT	0.50
HA03	3.0	0.20	56 – 217+ / UTP	NT	NT	0.60
10 April 2026 Investigation (Proposed Lot 2)						
HA04	1.2 (1)	0.20	51 - UTP	4.9	0.5 - 5	0.50
HA05	1.6 (1)	0.25	8 - 82	3.9	1 - 15	0.30
HA06	1.2 (1)	0.20	17 - 36	3.9	0.5 - 12	0.20

Table Note: (1) Poor recovery due to sidewall collapse, NT= Not tested.

7.5. EXPANSIVE SOILS

Naturally occurring, seasonal moisture variations are a strong characteristic of most Upper North Island soils, typically resulting in plastic soil masses swelling during winter months and then shrinking during summer months. Such volumetric changes in foundation soils (broadly termed 'Expansive Soils') vary according to clay mineralogy and geology and are a significant risk to buildings.

In this instance, in the absence of laboratory testing, but instead adopting the visual-tactile method as per AS2870, considering the variability of the overlying subsoils at envisaged foundation levels, together with the elevated groundwater levels present across both DBPs, we have adopted a conservative primary classification estimate of the soils underlying the site as follows:

- NZBC B1 Expansive Soil Class H
- Upper Limit of Characteristic surface movement (y_s) 78mm

Effects of expansive soils for future construction will require mitigation by way of SED. Foundation design recommendations are given in the appropriate Conclusion and Recommendation sections below.

8. GEOTECHNICAL ASSESSMENTS

As appropriate to the site conditions, we have carried out the following geotechnical analyses:

- Qualitative slope stability, and
- Liquefaction susceptibility.

8.1. QUALITATIVE SLOPE STABILITY

Due to the near level to very gently sloping nature of both DBPs and surrounding influential area, land instability is not considered to be a constraint or risk to the proposed development.

8.2. LIQUEFACTION SUSCEPTIBILITY

Liquefaction is the loss of effective strength of a cohesionless soil (typically sand) due to pore-water pressures generated during a seismic event (earthquake). The partial or complete loss of effective strength of loose, saturated soils can result in vertical settlement and/or horizontal movement (lateral spreading) of the ground.

A commonly accepted definition is: 'Areas susceptible to liquefaction generally correspond with geologically young deposits (less than 10,000 years) located in relatively flat areas close to active or abandoned waterways, in coastal or estuarine areas, and/or areas of uncompacted or poorly compacted fill.' None of these characteristics apply to this site.

We have carried out liquefaction susceptibility assessments in order to identify the risk of ground damage during a seismic event, based on the following items:

- The FNDC online GIS Hazard Map categorises the DBPs as '*Undetermined*' Liquefaction Vulnerability areas,
- The proposed Lot 1 DBP is overlain by a medium dense to dense and/or very stiff Awhitu Group Dune soil cap to depths ranging between 0.80m to 1.2m bpgl, overlying stiff to very stiff Punakitere Sandstone deposits at depth,
- The proposed Lot 2 DBP is overlain by Pakihi Supergroup soils to depths ranging between 2.2m to 2.3m bpgl, overlying medium dense to dense deposits at depth which are likely of Punakitere Sandstone origin,
- Groundwater was encountered in all boreholes at depths ranging between 0.40m and 1.1m bpgl, ultimately stabilising at standing levels ranging between 0.20m and 0.60m bpgl on the day of our investigations,
- Both DBPs are situated on a broad, elevated plateau, set no less than approximately RL45m New Zealand Vertical Datum (NZVD), with good water-shedding characteristics down to the northwest,
- There are no known active faults traversing through or close to the site,
- Very dense sandy / silty soils of the Awhitu Group Dunes and cohesive soils of the Pakihi Supergroup initially underlie the DBPs to depths of 1.2m and 1.6m bpgl respectively, overlying cohesive, residual soils of the Punakitere Sandstone deposits at depth (geological age +75 million years).

8.3. LIQUEFACTION ASSESSMENT CONCLUSION

Based on our susceptibility assessment, we conclude that the soils at the DBPs have a low risk of liquefaction susceptibility, and therefore liquefaction induced ground damage is consequently unlikely.

9. CONCLUSIONS AND RECOMMENDATIONS

Based on our observations, site survey, record research, hand auger borehole investigation and in-situ testing as described herein, we consider on reasonable grounds that this report can be submitted to the Territorial Authority in support of a Resource Consent application for subdividing the subject site, substantiating that in terms of section 106 of the Resource Management Act and its current amendments, either:

a) No land in respect of which the consent is sought, nor any structure on that land, is, nor is likely to be subject to material damage by erosion, falling debris, subsidence, or slippage from any source, or

b) No subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to that land, other land, or structure, by erosion, falling debris, subsidence, or slippage from any source.

Therefore, we consider that the proposed Lot 1 and Lot 2 DBPs should be generally suitable for future residential construction in terms of NZS3604:2011, provided:

- **The recommendations of this report are adhered to,**
- **A Geotechnical development review of future finalised development proposals at both proposed Lots is undertaken prior to submission for a Building Consent application. Depending on the future development proposals, the review could range from desktop assessment to further Geotechnical investigation and reporting.**

9.1 PRELIMINARY FOUNDATION DESIGN RECOMMENDATIONS - PROPOSED LOT 1

Shallow foundations will be suitable to support a future development at the DBP, provided they are designed to accommodate vertical movement of soil associated with Soil Reactivity **Class H – Highly Reactive**.

The following is considered appropriate for foundation design purposes:

1. A reinforced, concrete Xpod stiffened raft foundation system should be founded on a minimum 100mm layer of engineered hardfill (ys=78mm) and be designed using a reduced geotechnical ultimate bearing capacity (GUBC) value of 150kPa, or
2. A reinforced, concrete stiffened raft foundation system should be founded on a minimum 450mm thick, reinforced gravel raft platform (ys=44mm) and be designed using a GUBC of 200kPa, or
3. All isolated and timber pile foundations should be designed for a reduced GUBC of 200kPa and be embedded a minimum of 0.90m below finished ground levels and 0.30m into natural ground, whichever is deeper.

9.2 PRELIMINARY FOUNDATION DESIGN RECOMMENDATIONS - PROPOSED LOT 2

Given the softer soil laters that overlies the site to approximate depths ranging between 2.2m to 2.3m bpgl, together with the elevated groundwater levels encountered across the DBP, we consider that the surface subsoils are unsuitable for the support of the proposed building, and it should be mitigated by fully suspending the building footprint on pre-drilled driven timber piles.

The piles should be driven to target sets calculated using the Hiley Formula and applying a suitable factor of safety of 4 to the working pile load. From the DCP-Scala test findings, we consider that competent pile bearing strata is likely to start at approximately 2.5m to 4.0m bpgl.

We recommend test piling be undertaken at several locations across the future building site to determine pile lengths before placing the final pile order.

When finalising the development proposals, it should be checked that all foundations lie outside 45° envelopes rising from the invert of (particularly paralleling) service trenches, unless such foundation details are found by SED to be satisfactory.

Given the recommendation for piled foundations, we consider that the risk of seasonal soil shrinkage and/or swelling will be appropriately mitigated.

We highlight the potential risk of insufficiently embedded piles, when they run parallel along only one side of pipe trenches, becoming "undermined" by the consolidation of loose trench backfill. We stress the need to check for sufficient pile embedment below the line of influence using the Broms method for determining pile cantilever anchorage length, and for sufficient pile stiffness, using conventional cantilever pile earth pressure theory.

9.3 NZS1170.5:2004 SITE SUBSOIL CLASSIFICATION

We consider both DBPs to be underlain with a Class C – Shallow Soil stratigraphy.

9.4 SITE EARTHWORKS

At this preliminary stage, we are not aware of any future earthwork proposals. Due to the near level to gently sloping nature of both DBPs, only minor earthworks will be required to create a level building platform for any future concrete floor slab proposal.

We recommend that earthworks only be undertaken during the summer months or periods of prolonged fine weather where groundwater levels are anticipated to be less elevated.

<u>All fills at proposed Lot 1 should be limited to a height of 0.60m without specific Geotechnical review and/or assessment. Filling at proposed Lot 2 is discouraged due to the potential impact on services and must be discussed with WJL during the development review phase.</u>

All earthworks should be undertaken in accordance with the following standards:

- NZS4431:2022 "Code of Practice for Earth Fill Residential Development",
- Section 2 "Earthworks & Geotechnical Requirements" of NZS4404:2010 "Land Development and Subdivision Infrastructure", and
- The FNDC Engineering Standards (Version 0.6, dated May 2023).

9.5 SITE CLEARANCE & PREPARATION

The competency of the exposed subgrade underlying any proposed concrete floor slab foundation and where required, at the invert of all bored footings should be confirmed by a Geo-Professional. In this regard, we recommend the stripping of all vegetation, topsoil and any non-engineered fill deposits encountered beneath any proposed concrete floor slab foundation, prior to requesting Geo-Professional inspection(s) of the stripped ground to confirm that the underlying natural subgrade conditions are in keeping with the expectations of this report. Without such inspections being undertaken, a Chartered Professional

Geotechnical Engineer is unable to issue a Producer Statement - PS4 – Design Review which could result in the failure to meet Building Consent requirements as set by Council as conditions of consent.

9.6 SUBGRADE PROTECTION

The subgrade beneath any proposed concrete floor slab foundation should not be exposed for any prolonged period but should be covered with a 100mm thick layer of granular fill, such as GAP40 basecourse, as soon as possible.

Likewise, where required, all bored footing inverts should be poured as soon as possible once inspected by a Geo-Professional or covered with a protective layer of site concrete.

If subgrade degradation occurs by:

- Excessive drying out resulting in desiccation shrinkage cracking, it will be necessary to either re-hydrate the subgrade or undercut the degraded material and replace with compacted hardfill, or
- Excessive subgrade softening after a period of wet weather resulting in weakened soils, it will be necessary to undercut the degraded material and replace with compacted hardfill.

9.7 HARDFILL COMPACTION

Engineered, compacted hardfill should be utilised for all fills beneath any proposed concrete floor slab foundation. The compaction of the hardfill should be undertaken using either a heavy plate compactor or a steel wheeled roller with low frequency dynamic compaction. Hardfill layers should not exceed 0.15m at a time, and where the total depths exceed 0.60m, there is likely to be a Building Consent condition for observation/testing of the hardfill by a Geo-Professional. We recommend achieving the following compacted target values, with equivalence testing using either a Clegg Impact Hammer or DCP-Scala.

Table 3: Compaction Criteria (for granular fill only)

Foundation Support Type	CBR	Equivalent Clegg Impact Value (CIV)	Equivalent DCP-Scala Penetrometer Blows
Foundation Footings & Beams **(Over a depth of no less than twice the foundation width)**	≥ 10%	Minimum 20 Average 25	≥5 blows/100mm (NZS3604)
Floor Slabs	≥ 7%	Minimum 18 Average 20	≥3.5 blows/100mm (NZS3604)

9.8 GENERAL SITE WORKS

We stress that all work should be undertaken in a careful and safe manner so that Health and Safety is not compromised, and that suitable Erosion and Sediment control measures should be put in place. Any stockpiles placed should be done so in an appropriate manner so that land stability and/or adjacent structures are not compromised.

Furthermore:

- All works must be undertaken in accordance with the Health and Safety at Work Act 2015
- Any open excavations should be fenced off or covered, and/or access restricted as appropriate.
- The location of all services should be verified at the site prior to the commencement of construction.

- The Contractor is responsible at all times for ensuring that all necessary precautions are taken to protect all aspects of the works, as well as adjacent properties, buildings and services.
- Should the contractor require any site-specific assistance with safe construction methodologies, please contact WJL for further assistance.

9.9 LONG-TERM FOUNDATION CARE & MAINTENANCE

The recommendations given above to mitigate the risk of expansive soils do not necessarily remove the risk of external influences affecting the moisture in the subgrade supporting the foundations.

All owners should also be aware of the detrimental effects that significant trees can have on building foundation soils, viz:

- Their presence can induce differential consolidation settlements beneath foundations through localised soil water deprivation, or conversely, and
- Foundation construction too soon after their removal can result in soil swelling and raising foundations as the soil rehydrates.

To this end, care should be taken to avoid:

- Having significant trees positioned where their roots could migrate beneath the house foundations, and
- Constructing foundations on soils that have been differentially excessively desiccated by nearby trees, whether still existing, or recently removed.

We recommend that homeowners make themselves familiar with the appended Homeowners' Guide published by CSIRO, with particular emphasis on maintenance of drains, water pipes, gutters, and downpipes.

10. STORMWATER & SURFACE WATER CONTROL

Uncontrolled stormwater flows from new development areas must not be allowed to run onto or over site slopes, or to saturate the ground, so as to adversely affect foundation conditions.

All stormwater runoff from any new roof and paved areas should be collected in sealed pipes and be discharged to a Council approved stormwater system.

Under no circumstances should concentrated overflows from any source discharge into or onto the ground in an uncontrolled fashion.

11. ON-SITE WASTEWATER DISPOSAL

No reticulated sanitary sewer is available for the site; therefore, an on-site wastewater treatment and disposal system will be required to service future developments.

We recommend that all designs for future on-site wastewater systems should be carried out by an Engineer experienced in on-site wastewater disposal.

12. UNDERGROUND SERVICES

The FNDC on-line GIS Water Services Map indicates that public underground service connections are not available to the property. Other underground services, public or private, mapped, or unmapped, of any type could be also present.

A thorough service-search should be carried out prior to commencement of any excavations to locate the exact locations of the underground services.

13. DRAWING REVIEW OR FURTHER GEOTECHNICAL ASSESSMENT

Once final development plans and foundation design for future developments at both proposed Lots have been finalised, the drawings should be referred to us for review to verify that the recommendations contained in this report have been incorporated into the design.

Depending on the future development proposals, the review could range from desktop assessment to further Geotechnical investigation and reporting.

Recommended Geotechnical site inspections and testing will be given during the development review phase.

14. LIMITATIONS

We anticipate that this report is to be submitted to Council in support of a Resource Consent application.

This report has been commissioned solely for the benefit of our Client, **Jeremy & Sarah Garton,** in relation to the project as described herein, and to the limits of our engagement, with the exception that the local Territorial Authority may rely on it to the extent of its appropriateness, conditions and limitations, when issuing the subject consent. Any variations from the development proposals as described herein as forming the basis of our appraisal should be referred to us for further evaluation. Copyright of Intellectual Property remains with WJL, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants, or agents, in respect of any other geotechnical aspects of this site, nor for its use by any other person or entity, and any other person or entity who relies upon any information contained herein does so entirely at their own risk. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary and does not remove the necessity for the normal inspection of site conditions and the design of foundations as would be made under all normal circumstances.

Because soil is not a homogeneous, manufactured building component, there always exists a level of risk that inferences about soil conditions across the greater site, which have been drawn from isolated 'pinprick' locations and may be subject to localized variations. Therefore, the foregoing statements are Professional Opinion, based on a limited collection of information, some of which is factual, and some of which is inferred. For these reasons, it must be appreciated that the investigation is not deemed complete until the construction works enable confirmation of design assumptions.

Thank you for the opportunity to provide our service on this project, and if we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,

WILTON JOUBERT LIMITED

Appendices:

WJL Site Plan (1 sheet)

Hand Auger Borehole Records (6 sheets)

NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.

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ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
A	APR '26	SJP	ISSUED WITH GEOTECHNICAL SUITABILITY REPORT

DESIGNED BY:
DRAWN BY: GMB
CHECKED BY: SJP
SURVEYED BY: N/A

SERVICES NOTE

WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

GEOTECHNICAL

DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **SITE PLAN**

PROJECT DESCRIPTION: **2-LOT SUBDIVISION**

PROJECT TITLE: **LOT 2 DP 603775
521B OKAHU ROAD
KAITAIA
NORTHLAND**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	KERIKERI
DRAWING SCALE: 1:750	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 146025-G600	ISSUE: A

HAND AUGER : HA01

JOB NO.: 129917 **SHEET:** 1 OF 3

START DATE: 16/10/2023 **NORTHING:** **GRID:**

CLIENT: Jeremy Garton **DIAMETER:** 50mm **EASTING:**

PROJECT: Geotechnical Investigation for Proposed Subdivision **SV DIAL:** DR4802 **ELEVATION:** Ground

SITE LOCATION: Lot 1 DP 514475 - 521 okahu Road, Kaitaia **FACTOR:** 1.55 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL - dark brown, moist, non plastic	TS	0.2						
Awhitu Group	Fine SAND, white, greyish brown, medium dense, moist (NATURAL)		0.4	▼ 16/10/2023	UTP	-	-		
	Fine Sandy SILT, brown with dark brown streaks, some organic inclusions, very stiff, wet, low plasticity		0.6						
			0.8		217+	-	-		
Punakitere Sandstone in Northland Allochthon	Silty CLAY, light brown with occasional dark brown and grey streaks, very stiff, wet, medium to high plasticity		1.0						
			1.2		87	31	2.8		
			1.4						
	CLAY, brownish grey, occasional weakly cemented clasts <6mmØ, stiff, saturated, high plasticity		1.6		81	22	3.7		
			1.8						
	2.0m: sandy inclusion - no recovery. Shear Vane Tool UTP on sand-like layer ~100mm thickness.		2.0		UTP	-	-		
			2.2						
			2.4		62	25	2.5		
			2.6						
			2.8		59	19	3.1		
	3.0m: becoming light greyish blue with white specks		3.0						
	3.2m: poor recovery <10%		3.2		68	31	2.2		
			3.4						
			3.6		65	31	2.1		
			3.8						
			4.0		74	31	2.4		
	Silty CLAY, light bluish green with grey specks, some weakly cemented clasts <10mmØ, very stiff, saturated, medium to high plasticity		4.2						
			4.4		217+	-	-		
			4.6						
			4.8		217+	-	-		
			5.0						
	EOH: 5.00m - (Target Depth)								

REMARKS

End of borehole @ 5.00m (Target Depth: 5.00m)

Groundwater encountered @ 0.50m during drilling. Standing groundwater @ 0.50m.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: NPN

CHECKED BY: NxA

▼ Standing groundwater level

▽ GW while drilling

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HAND AUGER : HA02

JOB NO.: 129917 **SHEET:** 2 OF 3

START DATE: 16/10/2023 **NORTHING:** **GRID:**

CLIENT: Jeremy Garton **DIAMETER:** 50mm **EASTING:**

PROJECT: Geotechnical Investigation for Proposed Subdivision **SV DIAL:** DR4802 **ELEVATION:** Ground

SITE LOCATION: Lot 1 DP 514475 - 521 okahu Road, Kaitaia **FACTOR:** 1.55 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE PEAK STRENGTH (kPa)	SHEAR VANE REMOULD STRENGTH (kPa)	SHEAR VANE SENSITIVITY	DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL - brown, moist, non plastic	TS	0.2						
Awhitu Group	Fine SAND, minor SILT, white, greyish blue, dense, dry to moist (NATURAL)		0.4	16/10/2023	UTP	-	-		
	0.5m: groundwater encountered		0.6						
	0.6m: becoming brownish grey								
	SILT, some fine sand, trace clay. brown, very stiff, wet, non plastic		0.8		98	62	1.6		
Punakitere Sandstone in Northland Allochthon	Clayey SILT, light brown with dark brown streaks, very stiff, wet, medium plasticity		1.0						
	1.0m: becoming stiff		1.2		65	43	1.5		
			1.4						
	Silty CLAY, light bluish grey, brown, stiff, wet to saturated, high plasticity		1.6		65	40	1.6		
			1.8						
			2.0		62	36	1.7		
	2.2m: becoming light bluish grey		2.2						
			2.4		71	43	1.7		
			2.6						
			2.8		87	43	2.0		
	EOH: 3.00m - (Target Depth)		3.0						
			3.2						
			3.4						
			3.6						
			3.8						
			4.0						
			4.2						
			4.4						
			4.6						
			4.8						
			5.0						

TOPSOIL CLAY SAND PEAT FILL SILT GRAVEL ROCK

REMARKS

End of borehole @ 3.00m (Target Depth: 3.00m)

Groundwater encountered @ 0.60m during drilling. Standing groundwater @ 0.50m.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: NPN

CHECKED BY: NxA

▼ Standing groundwater level

▽ GW while drilling

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HAND AUGER : HA03

JOB NO.: 129917 **SHEET:** 3 OF 3

START DATE: 16/10/2023 **NORTHING:** **GRID:**

CLIENT: Jeremy Garton **DIAMETER:** 50mm **EASTING:**

PROJECT: Geotechnical Investigation for Proposed Subdivision **SV DIAL:** DR4802 **ELEVATION:** Ground

SITE LOCATION: Lot 1 DP 514475 - 521 okahu Road, Kaitaia **FACTOR:** 1.55 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL - brown. moist, non plastic	TS	0.2						
Awhitu Group	Fine SAND, greyish white, medium dense, moist		0.4		UTP	-	-		
	0.7m: becoming light brown		0.6	16/10/2023					
			0.8		217+	-	-		
	Slightly Clayey SILT, brown with dark brown streaks as organic inclusions, trace fine sand, very stiff, moist, low to medium plasticity (NATURAL)		1.0						
	1.1m: becoming dark brown with occasional light brown specks		1.2		90	9	10		
Punakitere Sandstone in Northland Allochthon	Silty CLAY, dark brown with light brown streaks, stiff, moist to wet, medium to high plasticity		1.4						
			1.6		65	31	2.1		
	CLAY, light grey with occasional greyish blue specks, stiff, saturated, high plasticity		1.8						
	2.0m: becoming greyish blue		2.0		56	46	1.2		
			2.2						
			2.4		59	40	1.5		
	2.5m: poor sample recovery <20%		2.6						
			2.8		93	56	1.7		
	EOH: 3.00m - (Target Depth)		3.0						
			3.2						
			3.4						
			3.6						
			3.8						
			4.0						
			4.2						
			4.4						
			4.6						
			4.8						
			5.0						

REMARKS

End of borehole @ 3.00m (Target Depth: 3.00m)

Groundwater encountered @ 1.10m during drilling. Standing groundwater @ 0.60m.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: NPN

CHECKED BY: NxA

▼ Standing groundwater level

▽ GW while drilling

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HAND AUGER : HA04

JOB NO.: 146025 **SHEET:** 1 OF 1
START DATE: 10/04/2026 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: 1994 **ELEVATION:** Ground
FACTOR: 1.41 **DATUM:**

CLIENT: Jeremy & Sarah Garton
PROJECT: 2-Lot Subdivision
SITE LOCATION: 521B Okahu Road, Kaitaia

SOIL DESCRIPTION — Legend: TOPSOIL, CLAY, SAND, PEAT, FILL, SILT, GRAVEL, ROCK

STRATIGRAPHY	SOIL DESCRIPTION
Topsoil	TOPSOIL, dark brown, wet.
Pakihi Supergroup	NATURAL: SILT, grey, very stiff, dry, no plasticity.
Pakihi Supergroup	Silty CLAY, orangey brown, stiff, wet, moderate plasticity. 1.0m: Saturated.
	EOH: 1.20m - Poor Recovery Due To Sidewall Collapse

WATER: 10/04/2026 — GW while drilling @ 0.60m; standing groundwater @ 0.50m.

DEPTH (m)	PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY	DCP - SCALA (Blows / 100mm)
0.4	UTP	-	-	
0.8	51	6	8.5	
1.2	56	11	5.1	0.5
1.3				0.5
1.4				1.5
1.5				1.5
1.6				2
1.7				2
1.8				3
1.9				3
2.0				4
2.1				3
2.2				3
2.3				4
2.4				4
2.5				3
2.6				3
2.7				4
2.8				4
2.9				4
3.0				4
3.1				5
3.2				5
3.3				5
3.4				4
3.5				4
3.6				3
3.7				3
3.8				4
3.9				4
4.0				5
4.1				5
4.2				5
4.3				5
4.4				5
4.5				5
4.6				5
4.7				5
4.8				5

COMMENTS, SAMPLES, OTHER TESTS

REMARKS
End of borehole @ 1.20m (Target Depth: 3.00m)
Groundwater encountered @ 0.60m during drilling. Standing groundwater @ 0.50m.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JEM
CHECKED BY: CSH

▼ Standing groundwater level
▽ GW while drilling

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HAND AUGER : HA05

CLIENT: Jeremy & Sarah Garton
PROJECT: 2-Lot Subdivision
SITE LOCATION: 521B Okahu Road, Kaitaia

JOB NO.: 146025 **SHEET:** 1 OF 1
START DATE: 10/04/2026 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: 1994 **ELEVATION:** Ground
FACTOR: 1.41 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE PEAK STRENGTH (kPa)	SHEAR VANE REMOULD STRENGTH (kPa)	SHEAR VANE SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, wet.	TS	0.2						
Pakihi Supergroup	NATURAL: Clayey SILT, brown, firm, saturated, low plasticity.		0.4	▼ 10/04/2026	31	11	2.8		
			0.6						
	Silty CLAY, orangey brown, very soft, saturated, high plasticity.		0.8		8	3	2.7		
	1.2m: Stiff.		1.0						
			1.2		54	8	6.8		
			1.4						
	EOH: 1.60m - Poor Recovery Due To Sidewall Collapse		1.6		82	31	2.6	1	
			1.8					1	
								1	
			2.0					2	
								1	
			2.2					1	
								1	
			2.4					3	
								4	
			2.6					5	
								6	
			2.8					7	
								9	
			3.0					7	
								7	
			3.2					7	
								7	
			3.4					8	
								9	
			3.6					9	
								11	
								12	
			3.8					15	
			4.0						
			4.2						
			4.4						
			4.6						
			4.8						

REMARKS
End of borehole @ 1.60m (Target Depth: 5.00m)
Groundwater encountered @ 0.40m during drilling. Standing groundwater @ 0.30m.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JEM
CHECKED BY: CSH

▼ Standing groundwater level
▽ GW while drilling

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HAND AUGER : HA06

JOB NO.: 146025 **SHEET:** 1 OF 1

START DATE: 10/04/2026 **NORTHING:** **GRID:**

CLIENT: Jeremy & Sarah Garton **DIAMETER:** 50mm **EASTING:**

PROJECT: 2-Lot Subdivision **SV DIAL:** DR4802 **ELEVATION:** Ground

SITE LOCATION: 521B Okahu Road, Kaitaia **FACTOR:** 1.39 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE PEAK STRENGTH (kPa)	SHEAR VANE REMOULD STRENGTH (kPa)	SHEAR VANE SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, moist to wet.		0.2	10/04/2026					
Pakihi Supergroup	NATURAL: Clayey SILT, brown, firm, moist to wet, low to moderate plasticity.		0.4						
	0.4m: Saturated.				36	8	4.5		
	0.7m: Dark brown, intermixed with rootlets and decomposing fibrous wood.		0.6						
	0.8m: Soft.		0.8		17	3	5.7		
	1.1m: Brown.		1.0						
	EOH: 1.20m - Poor Recovery Due To Sidewall Collapse		1.2		22	11	2.0	0.5	
			1.4					0.5	
								0.5	
			1.6					0.5	
								1	
			1.8					1	
								1	
			2.0					1	
								1	
			2.2					2	
								3	
			2.4					4	
								4	
			2.6					5	
								6	
			2.8					7	
								6	
			3.0					6	
								6	
			3.2					6	
								8	
			3.4					8	
								9	
			3.6					11	
								11	
			3.8					12	
								12	
			4.0						
			4.2						
			4.4						
			4.6						
			4.8						

REMARKS

End of borehole @ 1.20m (Target Depth: 3.00m)

Groundwater encountered @ 0.40m during drilling. Standing groundwater @ 0.20m.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP

CHECKED BY: CSH

▼ Standing groundwater level

▽ GW while drilling

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