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: Ross and Jo Blackman

Email:

Phone number:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Steven Sanson - Sanson & Associates Limited

Email:

Phone number:

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

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

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

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

Name/s: Ross and Jo Blackman

Property address/
location:

Postcode

8. Application site details

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

Name/s: As above

Site address/ location:
20 Te Akau Drive
Russell
Postcode

Legal description: Lot 13 DP 399498 **Val Number:**

Certificate of title: 396834

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 call applicant prior to a 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.

A three lot subdivision creating one additional lot, with consequential land use breaches resulting from the proopsal.

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**

◯ **Changing the use of a piece of land**

◯ **Disturbing, removing or sampling soil**

◯ **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)	Ross and Jo Blackman
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	

Fees Information

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

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) Ross Blackman

Signature:
(signature of bill payer)

Date 09-Apr-2026

16. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Signature

Date

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

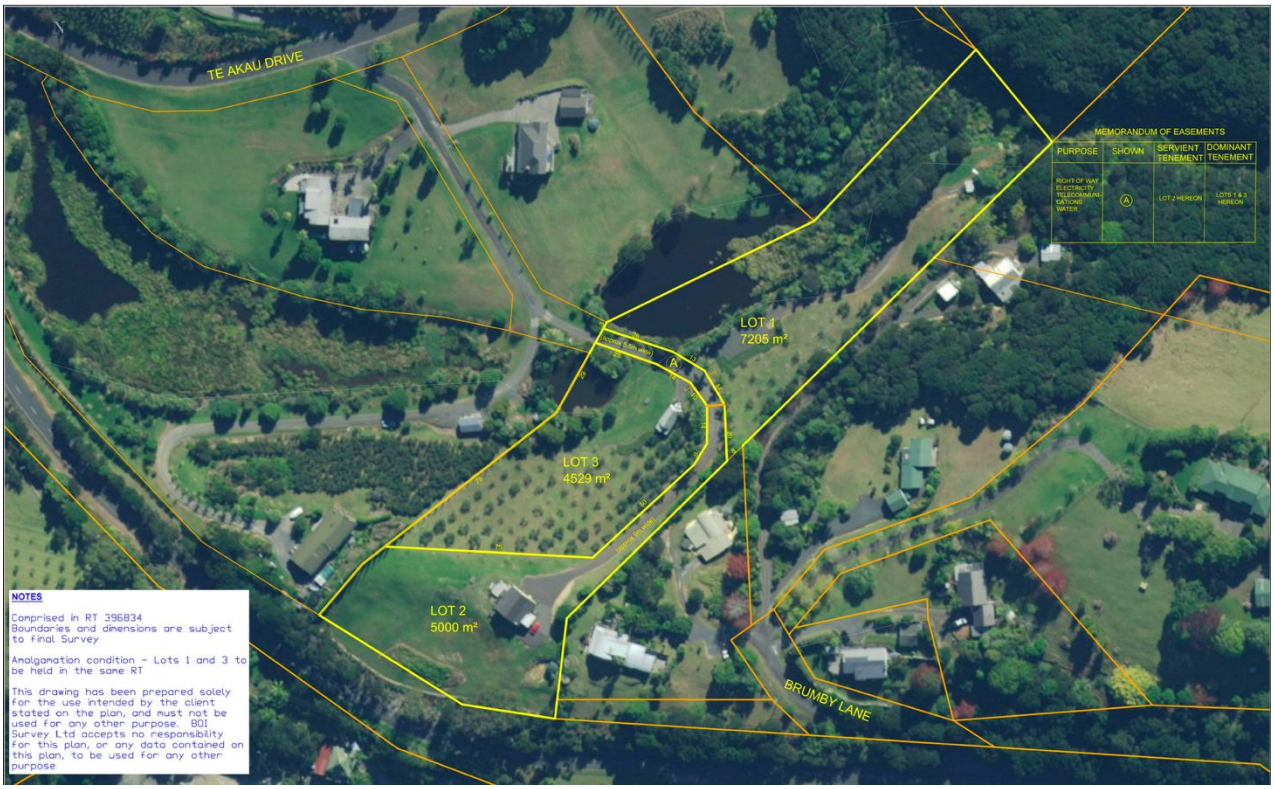
See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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



Assessment of Environmental Effects

Application for Resource Consent:

Three Lot Subdivision [One Additional], With Associated Land Use Breaches at 20 Te Akau Drive, Russell

Prepared for:	Ross and Jo Blackman
By:	Steven Sanson | Consultant Planner
Date:	April 2026

1.0 APPLICANT & PROPERTY DETAILS

Applicant	Ross and Jo Blackman
Address for Service	Sanson & Associates Limited PO Box 318 PAIHIA 0247 C/O - Steven Sanson steve@sansons.co.nz 021-160-6035
Legal Description	Lot 13 DP 399498
Record Of Title	396834
Physical Address	20 Te Akau Drive, Russell
Site Area	1.6732ha
Owner of the Site	Ross James Blackman and Joanna Frances Blackman
District Plan Zone	Coastal Living [ODP] Rural Lifestyle [PDP]
District Plan Features	Coastal Environment High Natural Character River Flood Hazards
Archaeology	Nil
NRC RPS Overlays	High Natural Character Coastal Environment
Soils	Class 4
Protected Natural Area	Kiwi Density High
HAIL	Nil

2.0 SUMMARY OF PROPOSAL

Proposal	The proposal is for a three lot subdivision which creates one additional record of title as follows in the Coastal Living Zone. There are consequential land use breaches as a result of the proposal.
Reason for Application	The proposal requires consent for the following rule breaches: 10.7.5.1.1 Visual Amenity 10.7.5.1.6 Stormwater Management 13.7.2.1 Minimum Lot Sizes in the Coastal Living Zone
Appendices	Appendix A – Record of Title & Instruments Appendix B – Scheme Plan Appendix C – Engineering Reports Appendix D – Landscape Report Appendix E – Top Energy Consultation
Consultation	Nil

3.0 INTRODUCTION & PROPOSAL

3.1 Report Requirements

This report has been prepared for Ross and Jo Blackman in support of a land use consent application at 20 Te Akau Drive, Russell.

Section 88 of the Resource Management Act 1991 [RMA] requires that every resource consent application shall be made in the prescribed form and manner and includes the information relating to the activity, including an assessment of the activity's effects on the environment, as required by Schedule 4.

Schedule 4 of the RMA outlines the matters which must be included within an application for resource consent, including:

a) a description of the activity:
b) a description of the site at which the activity is to occur:
c) the full name and address of each owner or occupier of the site:
d) a description of any other activities that are part of the proposal to which the application relates:
e) a description of any other resource consents required for the proposal to which the application relates:
f) an assessment of the activity against the matters set out in Part 2:
g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

Schedule 4 also defines additional matters to be included in an application for subdivision consent and the matters to be considered when preparing an assessment of effects on the environment.

These statutory requirements are addressed in the application.

3.2 Description of Proposal

The proposal is for a subdivision of the site [Refer **Appendix A**] to create the following allotments:

- Lot 1 – 7,205m^2
- Lot 2 – 5,000m^2
- Lot 3 – 4,529m^2

It is proposed to amalgamate Lot 1 and Lot 3 under one Record of Title. Therefore, the proposal only creates one additional title as the titles won't be able to be dealt with separately. Following amalgamation, the sites are as follows:

- Lot 1 and 3 – 11,734m^2
- Lot 2 – 5,000m^2.

The amalgamation condition shown on the scheme plan in **Appendix B** will require consultation with LINZ as to practicability by FNDC.

The rationale to amalgamate the two blocks is landowner preference. A more intensive scheme was prepared for the site which did not amalgamate the two lots, however this scheme was not pursued for personal reasons.

No earthworks or physical works are required to give effect to the subdivision.

From a stormwater management perspective, the proposal previously resulted in the following surfaces.

Surface	Area (m^2)	Coverage (%)
Existing Chapel Roof	46	0.27
Existing Gravel Driveway	900	5.37
Proposed Cottage Roof	122	0.60
Total Impermeable Area	1047	6.26
Site Permeable Area	15,685	93.74
Total Site Area	16732	100

When applied on a per lot basis, the following results:

- Lot 1 and Lot 3 – 46m^2 = 0.39% [proposed subdivision]
- Lot 2 – 900m2 + 122m^2 = 20.44% / 1022m^2 [proposed subdivision]

Therefore, a land use breach is also sought in terms of stormwater for Lot 2 under as a Discretionary Activity.

In addition to the above, as a future house is likely on Lot 1 and 3, this will result in consequential breaches that are best to consider at the subdivision stage such as the Visual Amenity rule and the Residential Intensity rule. These breaches form part of the overall assessment.

Activity Status: The proposal is a Discretionary Activity.

3.3 Background / Consent History

RC 2060078 created the application site by way of a staged subdivision. For the site, this application created the existing covenant noted as Area 'Q' on the scheme plan which applies across areas of vegetation and wetland. It is intended that these covenants be applied across the new titles where relevant.

The existing Chapel on Lot 3 has authorisation under COA-2020-407/0. The existing cottage on Lot 2 has approvals under RC 2220275 and VAR-A. These can be provided on request.

4.0 SITE & SURROUNDING ENVIRONMENT

4.1 Zoning & Resource Features

The property is located in the Coastal Living Zone under the ODP and is proposed to be zoned Rural Lifestyle under the PDP. The site is located in the Coastal Environment, is subject to some river flood hazards, and a small portion of the site adjoins a high natural character area.

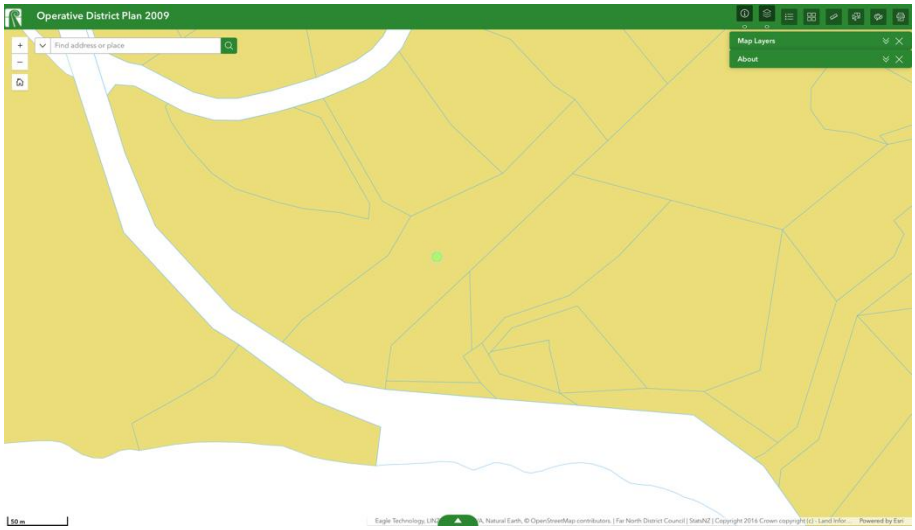


Figure 1 - FNDC Zone Map [Source: Far North Maps]

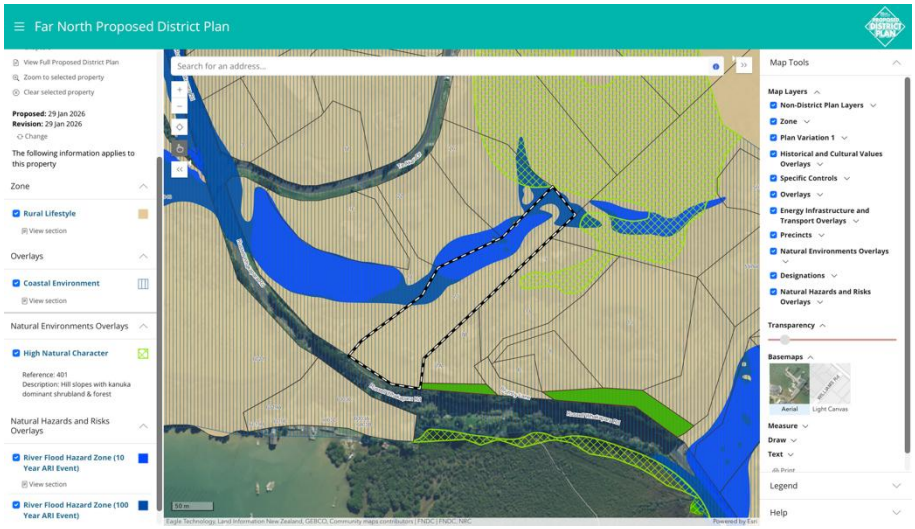


Figure 2 - FNDC PDP Zone & Features Map [Source: Far North Maps]

4.2 Record of Title & Instruments

The Record of Title and relevant instruments are provided in Appendix A. Consent notices associated with archaeology do not apply to the site, and the wetland system is noted on the scheme plan already and will be passed down onto the new allotments.

4.4 Topography & Natural Features

The existing driveway intersects a defined pond and wetland system, half of which is located on the application site. The pond is directly to the west of the chapel with the wetland being to the north / north-east.

The wetland and pond system are appropriately protected via consent notice conditions and marked on the scheme plan.

Separate to this, a small olive plantation has been planted, as well as a number of palms, otherwise the site is grassed.

In terms of topography, the site rises from Russell-Whakapara Road to a ridgeline where the cottage is to located. The contour then falls back and down towards the chapel, pond and wetland system.

4.5 Built Form & Access

Lot 3 contains an existing building (chapel) which provides a 46m^2,1-bedroom travellers accommodation unit. This building contains a pull down bed, kitchenette and toilet and showering facilities. There is no laundry provided to this unit. It is serviced by a parking, manoeuvring and outdoor BBQ area.

Lot 2 contains a modest relocated cottage and associated infrastructure. The cottage is ~122m^2 in size and supports 3 bedrooms with kitchen, dining and living areas.

The site is accessed from Te Akau Drive via a ROW provided through Lot 14 DP 399498. This is sealed to the boundary of the site with a concrete apron crossing. The site is then serviced by a variable width [between 5.5m and 9m] gravelled private accessway.

4.6 Surrounding Environment

The Orongo Bay Holiday Park is to the south, oyster farms are present out towards the CMA, with the site otherwise being surrounded by residential end use in a coastal setting. The Russel-Whakapara Road boundary provides a level of screen planting along the coastal extent of the site.

5.0 ASSESSMENT OF RELEVANT RULES

5.1 Assessment

An assessment of the relevant rules of the ODP Plan is provided in the Tables below.

Note: An assessment of the Commercial Zone rules has not been undertaken as all development is located in the Rural Production Zone.

Table 1 – Coastal Living Zone Rule Assessment

Rule	Assessment	Status
10.7.5.1.1 Visual Amenity	A new dwelling greater than 50m^2 is likely on Lot 1 in the future.	Discretionary
10.7.5.1.2 Residential Intensity	There are no residential units on Lot 1 or Lot 3 at present.	Permitted
10.7.5.1.3 Scale of Activities	No new buildings are proposed.	Permitted
10.7.5.1.4 Building Height	No new buildings are proposed.	Permitted
10.7.5.1.5 Sunlight	Existing buildings are sufficiently offset from the proposed boundaries.	Permitted
10.7.5.1.6 Stormwater Management	A consent is required for the existing surfaces on Lot 2.	Discretionary
10.7.5.1.7 Setback from Boundaries	Not relevant.	Permitted
10.7.5.1.8 Screening for Neighbours	Not relevant.	Permitted
10.7.5.1.9 Transportation	Traffic: The proposal does not exceed 20 traffic movements. Parking: Not relevant. Access: Access is existing to the site and is considered appropriate without need for upgrages.	Permitted
10.7.5.1.10 Hours of Operation	Not relevant.	Permitted
10.7.5.1.11 Keeping of Animals	Not relevant.	Permitted
10.7.5.1.12 Noise	Not relevant.	Permitted

Table 2 – District Wide Matters

Rule	Assessment	Status
12.1 Landscapes & Natural Features	Not relevant.	Permitted
12.2 Indigenous Flora & Fauna	Not relevant.	Permitted
12.3 Soils & Minerals	Not relevant.	Permitted
12.4 Natural Hazards	Not relevant.	Permitted
12.5 Heritage	Not relevant.	Permitted
12.7 Lakes, Rivers and Wetlands	Not relevant.	Permitted
12.8 Hazardous Substances	Not relevant.	Permitted
12.9 Renewable Energy & Energy Efficiency	Not relevant.	Permitted
13 Subdivision	Under 13.7.2.1[ix] the proposal meets the Discretionary Activity minimum lot size of 5,000m^2.	Discretionary
14 Financial Contributions	Not relevant.	Permitted
15 Transportation	Refer above	Permitted
16 Signs and Lighting	Not relevant.	Permitted
17 Designation	Not relevant.	Permitted
18 Special Areas	Not relevant.	Permitted
19 GMO's	Not relevant.	Permitted

Overall, the proposal is a Discretionary Activity.

In terms of Regional Council matters, no consents are required.

Table 3 – PDP Rules with Legal Effect

Rule	Assessment
Hazardous Substances	Not relevant as no such substances proposed. **Permitted**
Heritage Area Overlays	Not indicated on PDP. **Permitted**
Historic Heritage	Not indicated on PDP. **Permitted**
Notable Trees	Not indicated on PDP. **Permitted**
Sites and Areas of Significance to Māori	Not indicated on PDP **Permitted**
Ecosystems and Indigenous Biodiversity	Not relevant as no clearance proposed.
Activities on the Surface of Water	Not indicated on PDP. **Permitted**
Earthworks	No earthworks proposed. **Permitted**
Signs	Not indicated on PDP. **Permitted**

Orongo Bay Zone	Not indicated on PDP. **Permitted**
Subdivision	Subdivision rules with legal effect not relevant in this instance. **Permitted**

Overall, no resource consents are required under the PDP.

6.0 NOTIFICATION ASSESSMENT

6.1 Public Notification

The table below outlines the steps associated with public notification insofar as it relates to s95 of the RMA.

Table 4 – s95 Adverse Effects Assessment

Step 1	Mandatory public notification in certain circumstances	
S95A(3)(a)	Has the applicant requested that the application be publicly notified?	No
S95A(3)(b)	Is public notification required under section 95C?(after a request for further information)	TBC
S95A(3)(c)	Has the application been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.	No
Step 2	if not required by step 1, public notification precluded in certain circumstances	
S95A(5)(a)	Is the application 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?	No
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but no other, activities; (i) a controlled activity;	No

	(i) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;	

7.0 EFFECTS ON THE ENVIRONMENT

Effects on persons who are owners and occupiers of the land in, on, or over which the application relates, or of adjacent land must be disregarded when considering effects on the environment (s 95D(a)).

7.1 Effects that May be Disregarded

The permitted baseline may be taken into account should the Council deem it relevant. It is noted that there are no permitted subdivisions allowable under the Plan.

7.2 Effects Assessment

The following assessment has been prepared in accordance with Section 88 and Schedule 4 of the RMA which specifies that the assessment of effects provided should correspond with the scale and significance of the proposal. The effects of the proposal are considered in Table 5 below.

Table 5 – Effects Assessment

Item	Assessment Criteria	Assessment
Positive Effects	Nil	The proposal allows for an additional site on a relatively constrained site. This provides for enhanced social wellbeing for the applicant. There will be economic effects generated form the splitting of the site and the proposal creates growth and employment. At time of development / construction more jobs will be created.

Stormwater Effects [Land Use	Chapter 11	The proposal is supported by a engineering report which is provided in **Appendix C**. From a stormwater perspective, the engineering assessment recommends that the upper section of potable water tanks, or a separate detention tank(s) be used to attenuate runoff resulting from future impermeable areas back to the permitted peak flow for the 50% AEP, 20% AEP & 1% AEP storm event, adjusted for climate change. Provided this is adhered to and implemented via consent conditions, effects are considered to be no more than minor.
Visual Amenity and Residential Intensity Effects	Chapter 11	The proposal is supported by a Landscape Assessment which is provided in **Appendix D**. The expert assessment contextualises the subdivision and likely future development on Lot 1 in particular, given the built development on site is legally established. It also notes that the wider environment is not afforded views to the proposed building site on Lot 1, therefore from a visual effects and residential intensity perspective, the only potential effects are to persons which are considered below. Specific controls are promoted such as those controlling the location of buildings and structures, height limits, external finishes, infrastructure such as fencing, exterior lighting, water tanks, and materiality of driving and paring areas. It is also proposed to further protect existing vegetation. All of these aspects can be appropriately conditioned as consent notices, as well as the vegetation to be protected provided on the scheme plan prior to approval of s223. Overall, the expert assessment confirms that the effects generated to the environment will be at the most low, which is understand to be less than minor.

		I concur with this assessment on the basis that the controls promoted above are engrained via consent notice conditions for future development.
Subdivision Effects	Chapter 12	<u>Allotment Size and Dimension</u> The proposal is considered to be an appropriate response to its context where vegetation, ponds, landform, and existing development are located. Any future development on Lot 1 and 3 has been considered from both an engineering and landscape perspective and these aspects can be appropriately conditioned.
		<u>Natural and Other Hazards</u> There are no relevant hazards that will affect the proposal as outlined in the Geotechnical Report.
		<u>Water Supply, Stormwater Disposal and Sanitary Sewage Disposal</u> Please refer to the Engineering Report in Appendix C which considers that a system is possible on Lot 1 should development be undertaken, that no NRC consents are required, and that a consent notice condition can appropriately deal to this matter at time of development.
		<u>Energy Supply and Telecommunications</u> Communication has been undertaken with Top Energy and their response is provided in **Appendix E**. Due to wifi and wireless technology [i.e starlink], communications such as internet can be easily provided without the need for hardwired physical infrastructure. Top Energy Transmission lines are not relevant. The National Grid is not relevant.

		Renewable energy may be utilised by future developers of the site.
		<u>Easements</u> Please refer to the Scheme Plan in **Appendix B.**
		<u>Provision of Access</u> The site contains existing and sufficient access for the proposal additional allotment. No upgrades are considered warranted or required and this is corroborated in the engineering report.
		<u>Effect of Earthworks & Utilities</u> There are no resulting effects as there are no earthworks or utilities proposed.
		<u>Building Locations</u> The building location for Lot 1 has been identified and considered form a landscape, visual amenity, natural character and engineering perspective. It is considered appropriate across these professions, subject to conditions of consent.
		<u>Preservation of Resources</u> The sites natural resources [flora] are already protected through existing consent notice covenants and these are shown on the scheme plan. The site is High Kiwi Density, therefore it is expected that there will be a ban of the use of cats and dogs on the title of each site
		<u>Soil</u> There are Class 4 soils on the site. These are not highly productive.
		<u>Access to Waterbodies</u>

		The site does not adjoin the CMA or waterways, save for the already protected wetland / ponds. The applicant is not compelled to provide access due to the specific nature of these waterbodies.
		Land Use Compatibility The proposal is for an additional Coastal Living subdivision which promotes a density that is expected under the ODP. Subsequent land uses on both sites are expected to be residential in nature which is commensurate with the surrounds.
		Proximity to Airports Not relevant.
		Natural Character of the Coastal Environment Please refer to the assessment provided in the landscape assessment in **Appendix D**.
Concluding Statement:		Overall, the proposal is considered to result in effects that are no more than minor.

8.0 EFFECTS TO PEOPLE

The table below outlines the steps associated with limited notification insofar as it relates to s95 of the RMA.

Table 6 – s95 Affected Persons Assessment

Step 1	certain affected groups and affected persons must be notified	
S95B(2)(a)	Are there any affected protected customary rights groups?	No
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?	No
S95B(3)(a)	Is the proposed activity on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?	No

S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?	No
Step 2	if not required by step 1, limited notification precluded in certain circumstances	
S95B(6)(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 limited notification:	No
S95B(6)(b)	the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land)	No

8.1 Affected Person Determination

As the proposed activity does not trigger mandatory limited notification, nor is it precluded, an assessment of potentially affected persons must be undertaken.

The consent authority has discretion to determine whether a person is an affected person. A person is affected if an activity's adverse effects are minor or more than minor to them.

8.2 Written Approvals Received & Consultation

No written approvals have been sought or provided.

8.3 Localised Effects Assessment [Effects to Persons]

An assessment of localised visual and amenity effects has been undertaken, with specific consideration given to the most proximate neighbouring property located at 9 Brumby Lane.

The dwelling at 9 Brumby Lane is located approximately 70m to the north-east of the proposed building site on Lot 1, and sits at an elevated position above the subject site.

While this is the only property afforded potential views of the proposed Lot 1 building site, the primary living outlook and orientation of the dwelling at 9 Brumby Lane is directed to the north.

Views to the south-west, towards the proposed Lot 1 building site, are heavily screened and visually softened by a robust framework of existing vegetation located along the shared boundaries.

To ensure that the privacy, outlook, and visual amenity of 9 Brumby Lane are maintained, a suite of building and design controls will be imposed on future development within proposed Lot 1. These include:

- A maximum building height limit of 6m above existing ground level to ensure the built form remains a recessive element in the landscape.
- A requirement that external finishes have a maximum Light Reflectance Value (LRV) of 30%.
- A requirement that all exterior lighting is down-lighting only, preventing light spill or glare toward adjoining properties.
- The mandatory retention and maintenance of existing vegetation specifically identified for visual screening.

As concluded in the supporting Landscape Assessment, the combination of spatial separation, existing vegetative screening, and the orientation of the neighbouring dwelling ensures that any visual or amenity effects experienced by the occupants of 9 Brumby Lane will be, at most, low adverse. Provided these are promoted as conditions of consent, in an RMA context, this level of effect translates to being less than minor.

Furthermore, due to the topography and vegetation on the site, no other surrounding properties will experience adverse visual or amenity effects. Therefore, no persons are considered to be adversely affected to a minor or more than minor degree by the proposal.

From an engineering perspective, all relevant three waters and access effects managed internally, without any off-site effects resulting.

The site is not shown to be in an area of significance to mana whenua, and the previous subdivision application appropriately mapped and managed any archaeological matters. No earthworks are required to give effect to the proposal.

8.4 Effect to Persons Conclusion

For the reasons above, Nno persons are considered potentially affected by the proposal.

9.0 STATUTORY CONTEXT

9.1 Far North District Plan – Operative [ODP]

An assessment of the relevant objectives and policies associated with the ODP has been undertaken and is found in tables below.

Table 7 – Coastal Living Zone Assessment

Objective / Policy	Assessment
Objectives	

Objective / Policy	Assessment
10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.	Low density residential development will remain possible under the proposed subdivision.
10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.	Refer to landscape assessment.
Policies	
10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.	All relevant effects are considered to be appropriately mitigated.
10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.	Noted.

10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and 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)"*);	Refer landscape assessment.

Objective / Policy	Assessment
(e) providing planting of indigenous vegetation in a way that links existing 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.	

Table 8 – Subdivision Chapter ODP Assessment

Objective / Policy	Assessment
Objectives	
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.	The proposal is considered to meet this objective through its design and general coherence to the District Plan requirements.

Objective / Policy	Assessment
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 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.	This report and supporting reports provides evidence of meeting this objective.
To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.	Refer landscape report.
To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.	Not relevant.
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.	Water will be provided at time of development.

Objective / Policy	Assessment
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.	Not relevant.
To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.	These matters are not present on the site.
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 is existing to both lots.
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).	The design is considered appropriate relative to the shape of the allotment and existing buildings / features.
To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.	The design is considered efficient in this respect.

Objective / Policy	Assessment
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 relevant.
Policies	
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.	The design of the proposal has considered these matters.
That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.	Noted.
That natural and other hazards be taken into account in the design and location of any subdivision.	Refer engineering assessment.
That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.	Noted.

Objective / Policy	Assessment
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	Access is provided for and existing.
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.	Protection is already entrenched through consent conditions which will be passed down onto the sites.
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 relevant.
That the provision of water storage be taken into account in the design of any subdivision.	Noted. Water will need to be provided at time of development.

Objective / Policy	Assessment
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 relevant.
The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.	Not relevant.
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.	Noted.
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 relevant.

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*	These factors have been considered in the design of the proposal.

Objective / Policy	Assessment
Whenua Values and Perspectives" (2004); (e) providing planting of indigenous vegetation in a way that links existing 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.	
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.	Refer above.

Objective / Policy	Assessment
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.	Noted.

Objective / Policy	Assessment
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. **Note 1**: Structures and activities located near transmission lines must comply with the safe distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). Compliance with this plan does not ensure compliance with NZECP34:2001. **Note 2:** Vegetation to be planted within, or adjacent to, the National Grid Corridor should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.	Not relevant.

Table 9 – Rural Lifestyle Zone PDP Assessment

Objectives	Assessment
The Rural Lifestyle zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.	The proposal will result in landholdings that meet this objective or have the potential to.
The predominant character and amenity of the Rural Lifestyle zone is characterised by: a. low density residential activities; b. small scale farming activities with limited buildings and structures; c. smaller lot sizes than anticipated in the Rural Production Zone; d. a general absence of urban infrastructure; e. rural roads with low traffic volumes; f. areas of vegetation, natural features and open space.	This is considered to be achieved through the design of the proposal.
The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.	The proposed subdivision and ongoing residential uses are not incompatible with the surrounds.
Land use and subdivision in the Rural Lifestyle zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production zones.	The design of the proposal achieves this outcome. There are sufficient separation distances.
Policies	**Assessment**
Enable activities that will not compromise the role, function and predominant character and amenity of	The proposal will result in low density residential activities.

the Rural Lifestyle zone, while ensuring their design, scale and intensity is appropriate to manage adverse effects in the zone, including: a. low density residential activities; b. small scale farming activities; c. home business activities; d. visitor accommodation; and e. small scale education facilities.	
Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Lifestyle zone because they are: f. contrary to the density anticipated for the Rural Lifestyle zone; g. predominantly of an urban form or character; h. primary production activities, such as intensive indoor primary production, that generate adverse amenity effects that are incompatible with rural lifestyle living; or i. commercial, rural industry or industrial activities that are more appropriately located in a Settlement zone or an urban zone.	These uses are avoided.
Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production zone.	These effects are avoided.

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: a. consistency with the scale and character of the rural lifestyle environment; b. location, scale and design of buildings or structures; c. at zone interfaces: d. any setbacks, fencing, screening or landscaping required to address potential conflicts; e. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; f. the capacity of the site to cater for on- site infrastructure associated with the proposed activity; g. the adequacy of roading infrastructure to service the proposed activity; h. managing natural hazards; i. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and j. any historical, spiritual, or cultural association held by tangata whenua, with regard to	These factors have been integrated into the design of the proposal where they are relevant.

the matters set out in Policy TW-P6.	

Table 10 – Subdivision Chapter PDP Assessment

Objectives	Assessment
Subdivision results in the efficient use of land, which: a. achieves the objectives of each relevant zone, overlays and district wide provisions; b. contributes to the local character and sense of place; c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate; d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located; e. does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and f. manages adverse effects on the environment.	The proposal meets the Coastal Living density with some minor breaches based on the allotment shape. Overall, the objective is achieved.
Subdivision provides for the: a. Protection of highly productive land; and b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding	Protection of resources are already entrenched via consent notices.

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.	
Infrastructure is planned to service the proposed subdivision and development where: a. there is existing infrastructure connection, infrastructure should be 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.	The site will be serviced by on site infrastructure and existing roading infrastructure is considered sufficient.
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.	Where relevant, the proposal achieves this via the existing roading network.
Policies	**Assessment**
Enable boundary adjustments that:	Not relevant.

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.	
Enable subdivision for the purpose of public works, infrastructure, reserves or access.	Noted.
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.	This is considered to be achieved.
Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan.	The proposal appropriately considers these matters where they are relevant to the site.

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; 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.	Not relevant.
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	Noted.

b. ensuring that the infrastructure is provided in accordance with the purpose, characteristics and qualities of the zone.	
Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.	Noted.
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 relevant.
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 relevant.
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 relevant.

Manage 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: 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.	These factors have been integrated into the design of the proposal where they are relevant.

9.2 Regional Policy Statement for Northland [RPS]

An assessment of the relevant objectives and policies associated with the RPS for Northland has been undertaken and is also found in tables below. The RPS sets region wide objectives and policies for the environment.

Table 11 – RPS Assessment

Objective / Policy	**Assessment**
Integrated Catchment Management	Not relevant
Region Wide Water Quality	Not relevant
Ecological Flows and Water Quality	Not relevant
Indigenous Ecosystems & Biodiversity	There are SNA's in the surrounds but not on the site and they will remain unaffected by the proposal.
Enabling Economic Wellbeing	There is ongoing economic benefit and job growth through the subdivision process.
Economic Activities – Reverse Sensitivity And Sterilization	The proposal does not result in any more than minor reverse sensitivity or sterilization effects as it proposes housing in line with the density anticipated in the plan.
Regionally Significant Infrastructure	The proposal does not impact any regionally significant infrastructure.
Efficient and Effective Infrastructure	The proposal seeks to use existing infrastructure within the urban context.
Security of Energy Supply	Power is already provided to the site.
Use and Allocation of Common Resources	Not relevant.
Regional Form	The proposal does not result in any more than minor reverse sensitivity effects, or a change in character or sense of place.

Tangata Whenua Role in Decision Making	Council may send this application to relevant hapū or iwi if considered appropriate to do so to fulfil their obligations.
Natural Hazard Risk	All natural hazard risks have been considered and appropriately mitigated.
Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes And Historic Heritage	Not relevant.

Having considered the relevant components of the RPS, it is concluded that the proposal is not inconsistent with the relevant objectives and policies.

9.4 National Policy Statements and Environmental Standards

The table below considers these matters.

Table 12 – NPS and NES Assessment

Document	Assessment
New Zealand Coastal Policy Statement	Refer landscape assessment.
National Policy Statement for Infrastructure	Not relevant.
Natural Policy Statement for Natural Hazards	Geotechnical risks have been considered, with appropriate consent conditions proposed for future development.
National Policy Statement for Highly Productive Land	Not relevant.
National Policy Statement for Electricity Networks	Not relevant.
National Policy Statement for Renewable Electricity Generation	Not relevant.

National Policy Statement for Greenhouse Gas Emission from Industrial Process Heat	Not relevant.
National Policy Statement on Urban Development	Not relevant.
National Environmental Standards for Detached Minor Residential Units	Not relevant.
National Environmental Standards for Commercial Forestry	Not relevant.
National Environmental Standards for Marine Aquaculture	Not relevant.
National Environmental Standards for Sources of Human Drinking Water	Not relevant.
National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat	Not relevant.
National Environmental Standards for Electricity Transmission Activities	Not relevant.
National Environmental Standards for Freshwater	The proposal does not require any works and therefore the NES is not relevant. Future works may be subject to regional council authorisations under the NES and can be dealt with at this time.
National Environmental Standards for Storing Tyres Outdoors	Not relevant.
National Environmental Standards for Air Quality	Not relevant.
National Environmental Standards for Telecommunication Facilities	Not relevant.
National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health	Not relevant.

9.5 Conclusion

The above assessment finds that the proposal is not inconsistent with relevant statutory and higher order objectives and policies.

10.0 PART 2 ASSESSMENT

10.1 Section 5 - Purpose of the RMA

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

It is considered that proposal represents Part 2, Section 5 of the RMA.

10.2 Section 6 - Matters of National Importance

In achieving the purpose of the RMA, a range of matters are required to be recognised and provided for. This includes:

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

c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
f) the protection of historic heritage from inappropriate subdivision, use, and development:
g) the protection of protected customary rights:
h) the management of significant risks from natural hazards.

In context, the relevant items to the proposal have been recognised and provided for.

10.3 Section 7 - Other Matters

In achieving the purpose of the RMA, a range of matters are to be given particular regard. This includes:
(a) kaitiakitanga:
(aa) the ethic of stewardship:
(b) the efficient use and development of natural and physical resources:
(ba) the efficiency of the end use of energy:
(c) the maintenance and enhancement of amenity values:
(d) intrinsic values of ecosystems:
(e) [Repealed]
(f) maintenance and enhancement of the quality of the environment:
(g) any finite characteristics of natural and physical resources:
(h) the protection of the habitat of trout and salmon:

(i) the effects of climate change:

(j) the benefits to be derived from the use and development of renewable energy.

These matters have been given particular regard through the design of the proposal.

10.4 Section 8 - Treaty of Waitangi

The Far North District Council is required to take into account the principles of the Treaty of Waitangi when processing this consent. This consent application may be sent to local Iwi and hapū who may have an interest in this application.

10.5 Part 2 Conclusion

Given the above, it is considered that the proposal meets the purpose of the RMA.

11.0 CONCLUSION

A Discretionary Activity resource consent is sought from the Far North District Council to carry out the proposed subdivision and associated land use activity.

The proposal is considered to result in less than minor effects on the environment and through assessment, there are no more than minor effects to persons.

The proposal is not considered contrary to the objectives and policies of both District Plans.

The proposal is consistent with the Regional Policy Statement for Northland and achieves the purpose of the RMA.

Relevant NPS' and NES' have been considered with the proposal finding consistency with their general aims and intent.

Regards,

Steven Sanson

Consultant Planner

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 **396834**

Land Registration District **North Auckland**

Date Issued 24 July 2008

Prior References
NA126C/390

Estate Fee Simple

Area 1.6732 hectares more or less

Legal Description Lot 13 Deposited Plan 399498

Registered Owners

Ross James Blackman and Joanna Frances Blackman

Interests

7887593.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.7.2008 at 9:00 am

Appurtenant hereto is a right of way,right to drain water and right to convey electricity,telecommunications & computer media created by Easement Instrument 7887593.5 - 24.7.2008 at 9:00 am

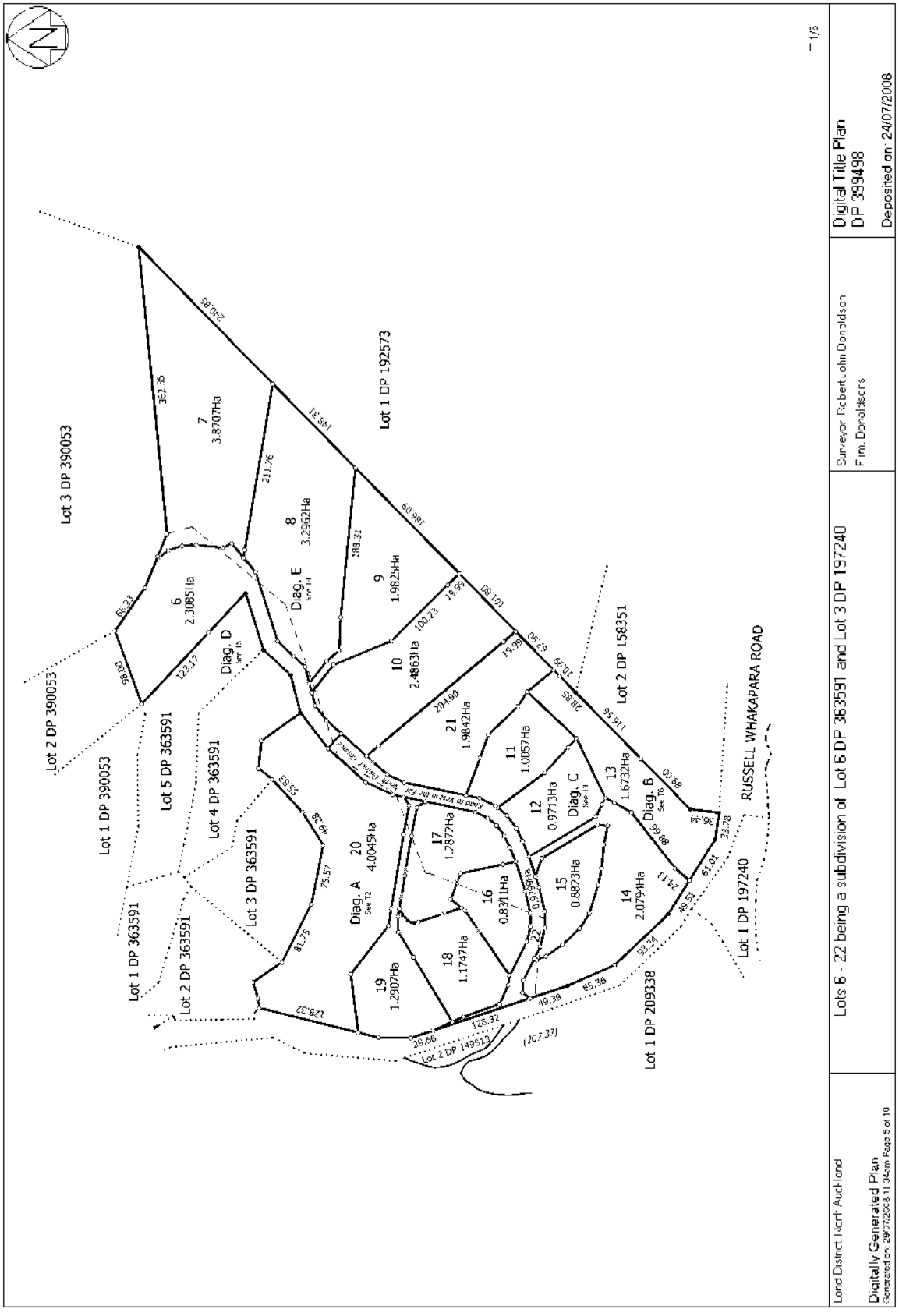
The easements created by Easement Instrument 7887593.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to drain water in gross over part marked J DP 399498 to Far North District Council created by Easement Instrument 7887593.6 - 24.7.2008 at 9:00 am

The easements created by Easement Instrument 7887593.6 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 7887593.8 - 24.7.2008 at 9:00 am

Fencing Covenant in Easement Instrument 7887593.8 - 24.7.2008 at 9:00 am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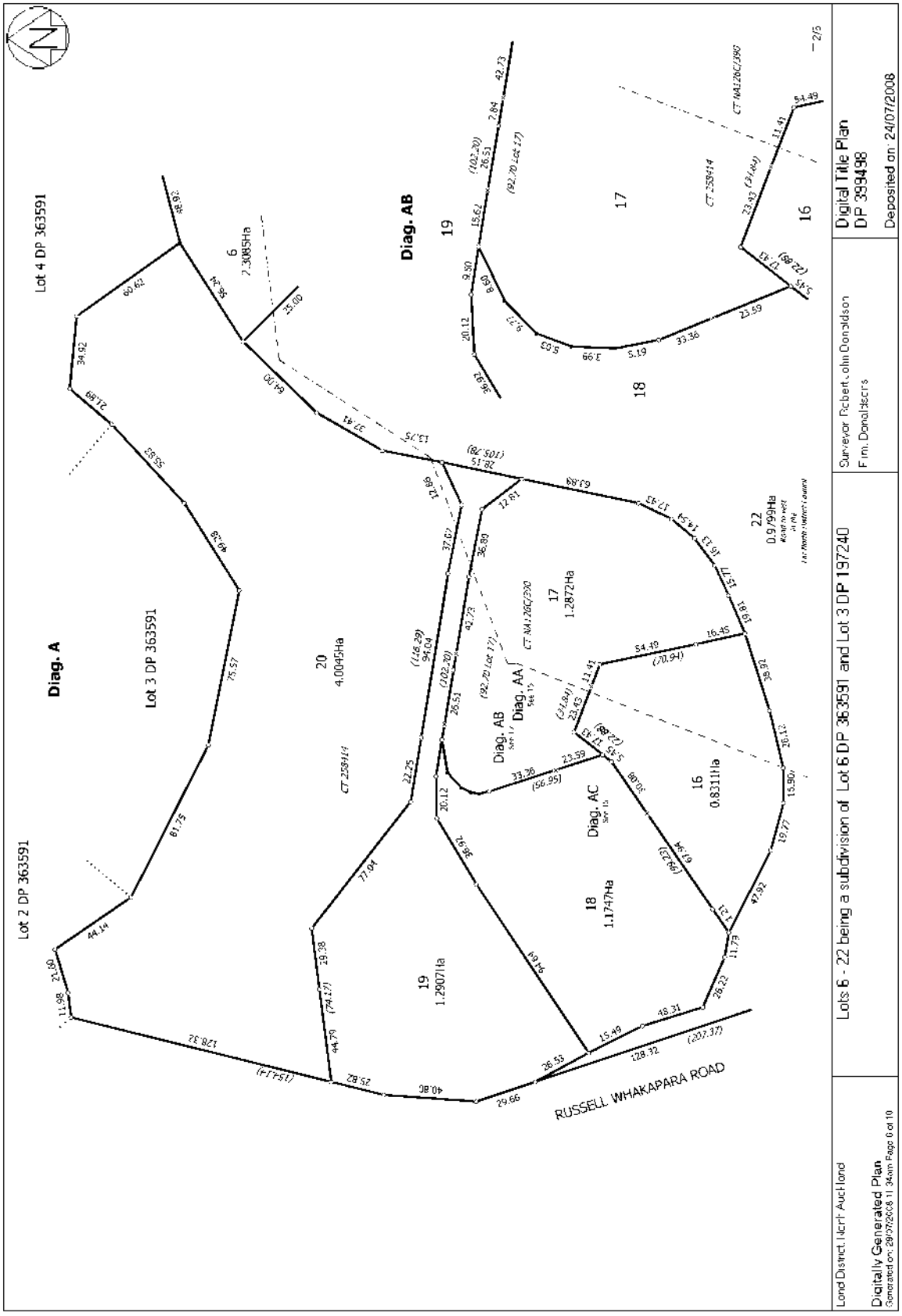
Lot 3 DP 363591
Lot 1 DP 192573
Lot 2 DP 158351
Lot 1 DP 197240
Lot 1 DP 209338
Lot 2 DP 149513
RUSSELL WHAKAPARA ROAD
Diag. A
Diag. B
Diag. C
Diag. D
Diag. E
Lots 6 - 22 being a subdivision of Lot 6 DP 363591 and Lot 3 DP 197240
Land District North Auckland
Digitally Generated Plan
Surveyor Robert John Donaldson
Firm Donaldsons
Digital Title Plan
DP 399498
Deposited on 24/07/2008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CT 141266/290
RUSSELL WHAKAPARA ROAD
Land District North Auckland
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Lots 6 - 22 being a subdivision of Lot 6 DP 363591 and Lot 3 DP 197240
Surveyor Robert John Donaldson
Firm Donaldsons
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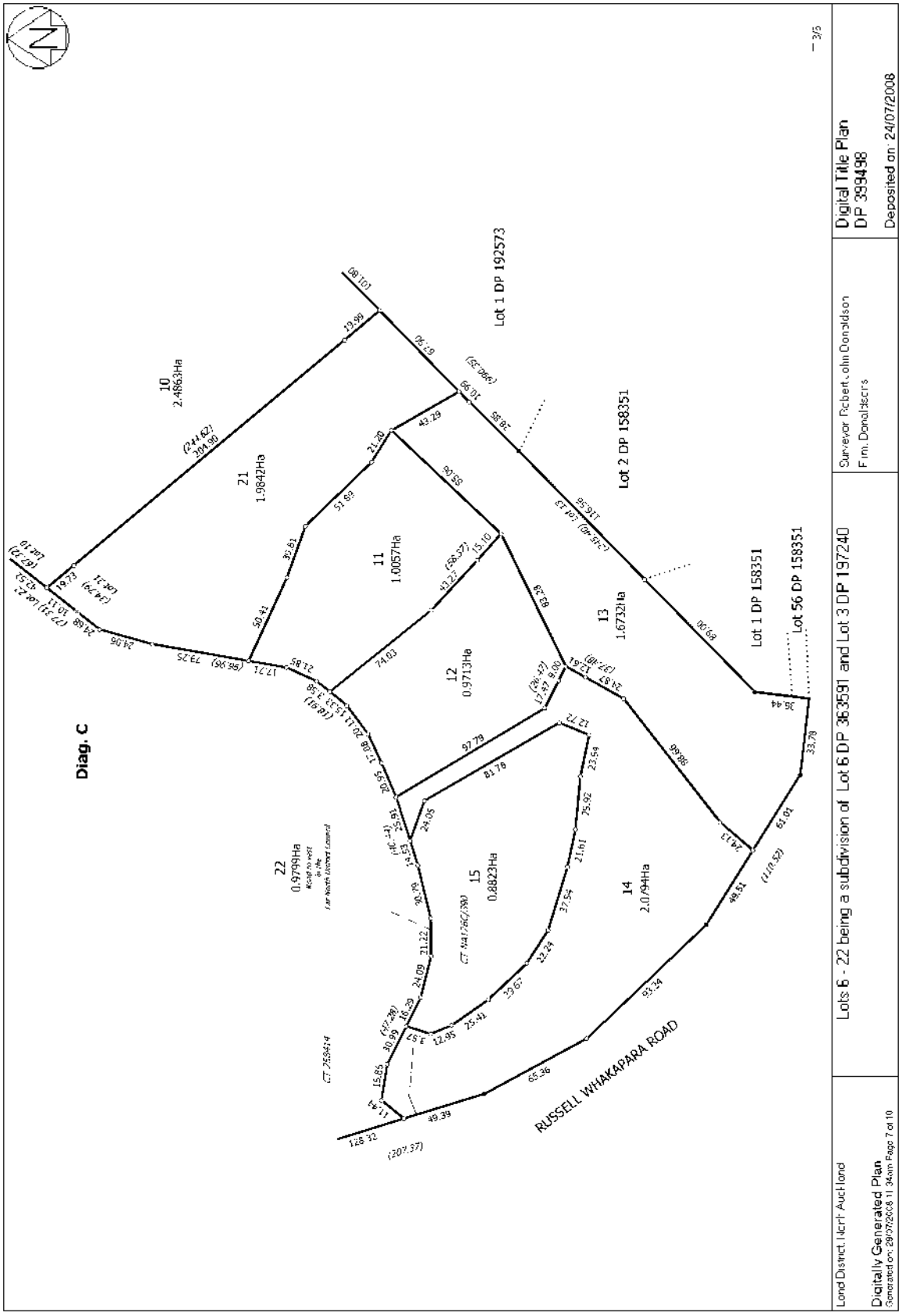
DP 399498
Deposited on: 24/07/2008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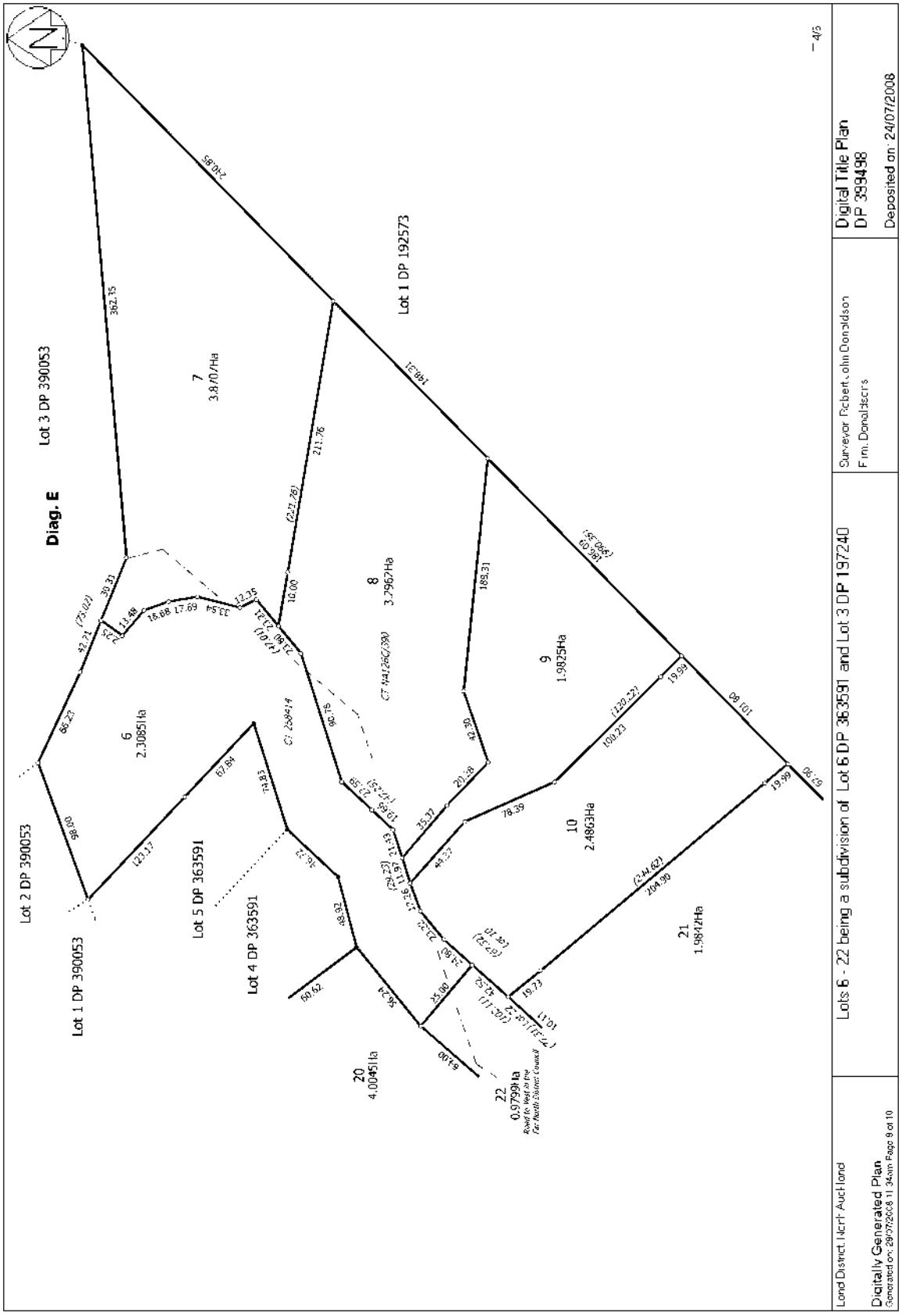
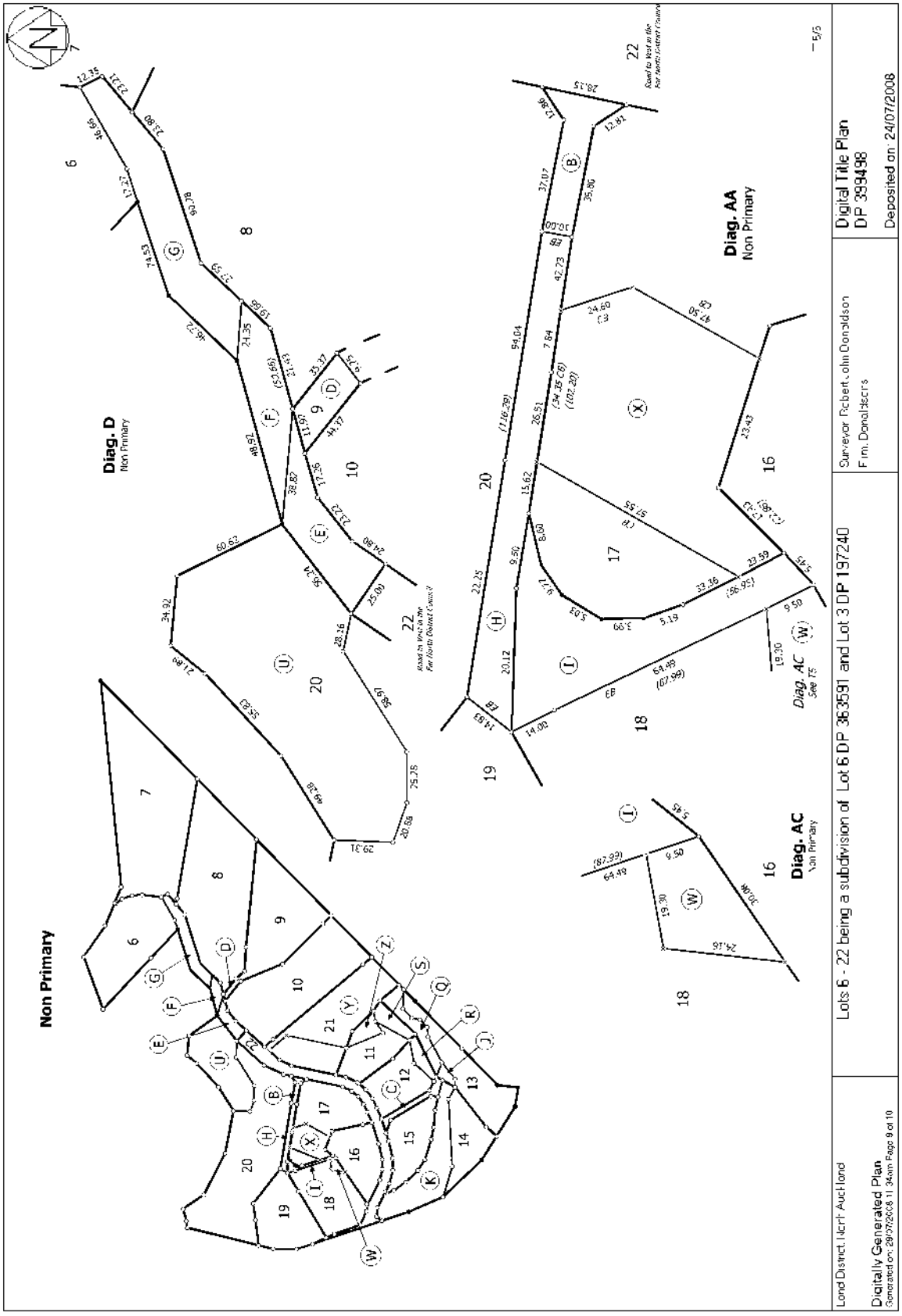
2.0794Ha
CT 753414
CT NA1765/390
RUSSELL WHAKAPARA ROAD
Land District North Auckland
Digitally Generated Plan
Generated on: 29/07/2008 11:34:04 Page 7 of 10
Lots 6 - 22 being a subdivision of Lot 6 DP 363591 and Lot 3 DP 197240
Surveyor Robert John Donaldson
Firm Donaldsons
Digital Title Plan
DP 399498
Deposited on: 24/07/2008


Diag. E
Lot 3 DP 390053
Lot 1 DP 192573
Lot 2 DP 390053
Lot 1 DP 390053
Lot 5 DP 363591
Lot 4 DP 363591
6
2.3085Ha
7
3.8470Ha
8
3.7962Ha
9
1.9825Ha
10
2.4863Ha
20
4.0045Ha
21
1.9842Ha
22
0.9779Ha
Road to Vest in the Far North District Council
Land District North Auckland
Digitally Generated Plan
Generated on: 29/07/2008 11:34:09 Page 9 of 10
Lots 6 - 22 being a subdivision of Lot 6 DP 363591 and Lot 3 DP 197240
Surveyor Robert John Donaldson
Firm Donaldsons
Digital Title Plan
DP 399498
Deposited on: 24/07/2008


Non Primary
Diag. D
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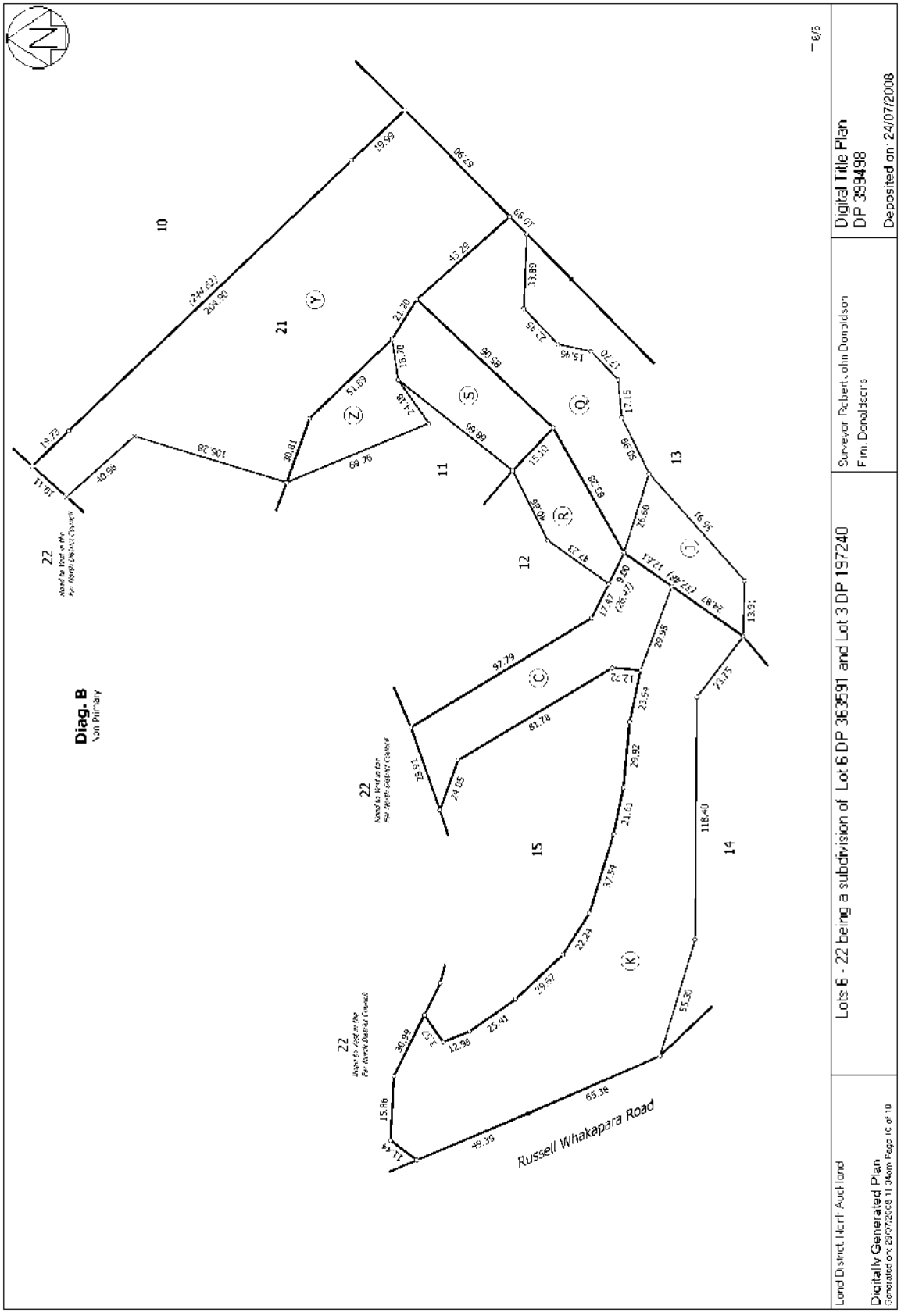
Road to Vest on the Far North District Council
Road to Vest on the Far North District Council
Land District North Auckland
Digitally Generated Plan
Generated on: 29/07/2008 11:34:04 Page 9 of 10
Lots 6 - 22 being a subdivision of Lot 6 DP 363591 and Lot 3 DP 197240
Surveyor Robert John Donaldson
Firm Donaldsons
Digital Title Plan
DP 399498
Deposited on: 24/07/2008
5/5


Diag. B
Vol Primary
Lots 6 - 22 being a subdivision of Lot 6 DP 363591 and Lot 3 DP 197240
Digital Title Plan
DP 399498
Deposited on: 24/07/2008
Land District North Auckland
Digitally Generated Plan
Surveyor Robert John Donaldson
Firm Donaldsons
Russell Whakapara Road
Roads to Vest in the Far North District Council
10
11
12
13
14
15
21
22

Far North District Council

CONO 7887593.2 Consent
Cpy – 01/01, Pgs – 001, 24/07/08, 08:11
DocID 313154950

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING CER-3177-CER221 the Subdivision
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 under each condition below.

SCHEDULE

Lots 17, 18, 20 DP 399498

Archaeological sites exist on each of these lots as outlined in the 'Archaeological Survey and Assessment of the Proposed Mount Industrial Joint Venture Trust Subdivision, Russell Whakapara Road, Bay of Islands' prepared by Northern Archaeological Research dated December 2004. Any development shall avoid these sites or an approval to modify will be required from the New Zealand Historic Places Trust.

Lots 6 -14 & 21 DP 399498

The wetland system (waterbody, native vegetation and land around the water bodies) contained within the lot shall be kept free of grazing farm animals, and shall not be destroyed, degraded or damaged without the written consent of the Far North District Council. The owner shall be deemed to be not in breach of this prohibition of any such vegetation dies from natural causes that are not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

SIGNED: _____ Mr Pat Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KERIKERI** this 5th day of June 2008

2CONO
$60
3 STAGE
NA126 c/390

Approved by Registrar-General of Land under No. 2002/6055

Easement instrument to grant easement or *profit à prendre*, or create land covenant

Sections 90A and 90F, Land Transfer Act 19

Land registration district

NORTH AUCKLAND

Grantor *Surname(s) must be underlined or in CAPITALS.*

COBHAM INVESTMENTS LIMITED and SPRINGFIELD NO 1 LIMITED

Grantee *Surname(s) must be underlined or in CAPITALS.*

COBHAM INVESTMENTS LIMITED and SPRINGFIELD NO 1 LIMITED

Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 18th day of September **2006**

Attestation

Cobham Investments Limited by its Attorney Paul Cecil Washer Springfield No 1 Limited by its Attorney Paul Cecil Washer **Signature [common seal] of Grantor**	**Signed in my presence by the Grantor** *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** Lisa Jane Sheehan **Occupation** Registered Legal Executive **Address** Tauranga
Cobham Investments Limited by its Attorney Paul Cecil Washer Springfield No 1 Limited by its Attorney Paul Cecil Washer **Signature [common seal] of Grantee**	**Signed in my presence by the Grantee** *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** Lisa Jane Sheehan **Occupation** Registered Legal Executive **Address** Tauranga

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Approved by Registrar-General of Land under No. 2002/6055

Annexure Schedule 1

Registrar-General of Land Approval 02/6055EF AUCKLAND

Easement instrument Dated 18 September 2006 Page 1 of 9 pages

Schedule A *(Continue in additional Annexure Schedule if required.)*

Purpose (nature and extent) of easement, *profit*, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT *or* in gross)
Right of way **Rights to convey electricity, telecommunications & computer media**	**B on DP~~371940~~** 399498	**Lot 19 (CT~~290857~~)** 396840	**Lot 16 (CT~~290854~~)** 396837 **Lot 17 (CT~~290855~~)** 396838 **Lot 18 (CT~~290856~~)** 396839 **Lot 20 (CT~~290858~~)** 396841
Right to drain water	**H on DP~~371940~~** 399498	**Lot 19 (CT~~290857~~)** 396840	**Lot 16 (CT~~290854~~)** 396837 **Lot 18 (CT~~290856~~)** 396839 **Lot 20 (CT~~290858~~)** 396841
Continued on Annexure Schedule	**I on DP~~371940~~** 399498	**Lot 18 (CT~~290856~~)** 396839	**Lot 16 (CT~~290854~~)** 396837

Easements or *profits à prendre* rights and powers (including terms, covenants, and conditions)

Delete phrases in [ ] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are **[varied]** **~~[negatived]~~** **~~[added to]~~** or **~~[substituted]~~** by:

~~[Memorandum number , registered under section 155A of the Land Transfer Act 1952]~~.

[the provisions set out in Annexure Schedule 2].

~~**Covenant provisions**~~

~~*Delete phrases in [ ] and insert memorandum number as required.*~~
~~*Continue in additional Annexure Schedule if required.*~~

~~The provisions applying to the specified covenants are those set out in:~~

~~[Memorandum number , registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule 2].~~

All signing parties and either their witnesses or solicitors must sign or initial in this box

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement	Dated 18 September 2006	Page 2 of 9 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of Schedule A

Purpose (nature and extent) of easement, *profit*, or covenant	Shown (plan reference) 399498	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT *or* in gross)
Right of way Rights to convey electricity, telecommunications & computer media Right to drain water	C (DP ~~371940~~) 399498	Lot 14 (CT ~~290852~~) 396835	Lot 12 (CT ~~290850~~) 396833 Lot 13 (CT ~~290851~~) 396834 Lot 15 (CT ~~290853~~) 396836
	D (DP ~~371940~~) 399498	Lot 9 (CT ~~290847~~) 396830	Lot 10 (CT ~~290848~~) 396831
	E (DP ~~371940~~) 399498	Lot 6 (CT ~~290844~~) 396827	Lot 7 (CT ~~290845~~) 396828 Lot 8 (CT ~~290846~~) 396829 Lot 9 (CT ~~290847~~) 396830 Lot 10 (CT ~~290848~~) 396831
	F (DP ~~371940~~) 399498	Lot 6 (CT ~~290844~~) 396827	Lot 7 (CT ~~290845~~) 396828 Lot 8 (CT ~~290846~~) 396829
	G (DP ~~371940~~) 399498	Lot 6 (CT ~~290844~~) 396827	Lot 7 (CT ~~290845~~) 396828

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

PB

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Registrar-General of Land Approval 02/5032EF 4.01.8

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement | Dated 18 September 2006 | Page 3 of 9 pages

(Continue in additional Annexure Schedule, if required.)

Annexure Schedule 2

All easements shall be subject to the following:

1. Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and the Ninth Schedule to the Property Law Act 1952, the provisions of the Ninth Schedule must prevail.

   Where there is a conflict between the provisions of the Fourth Schedule and/or the Ninth Schedule, and the modifications in this Easement Instrument, the modifications must prevail.

2. The Grantor shall not permit the growth of any trees, shrubs or other vegetation or the erection of establishment of any structure whatsoever which:

   a. may interfere with any of the easements; or

   b. may endanger or cause nuisance to the easements or persons working on the easements in the course of their duties; or

   c. breaches any bylaw or regulation or other statutory provision relating to the easements.

3. The Grantee is to maintain the paved surface of the right of way easement in reasonable condition and repair.

4. The costs of maintenance and repair of the right of way easement shall be apportioned as per user.

5. The maintenance provisions in the Fourth Schedule to the Land Transfer Regulations 2002 are modified by adding the following:

   "Any maintenance, repair or replacement of the easement facilities whether on the servient tenement or any similar facilities connected to the easements on the dominant land that is necessary because of any act or omission by the Grantor or Grantee (which includes agents, employees, contractors, subcontractors and invitees of that Grantor or Grantee) must be carried out promptly by that owner and at that owner's sole cost. Where the act or omission is the partial cause of the maintenance, repair or replacement, the costs payable by that owner responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with clause 11 of the Fourth Schedule)."

6. On completion of any work the surface of the land must be restored as nearly as possible to its former condition.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Approved by Registrar-General of Land under No. 2003/6150

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)

Registrar-General of Land Approval 03/6150EF

Insert type of instrument
"Caveat", "Mortgage" etc

Easement Instrument

Consentor *Surname must be underlined or in CAPITALS*	**Capacity and Interest of Consentor** *(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)*
STRATEGIC FINANCE LIMITED	**Mortgagee under Mortgage 6203046.3**

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.
Delete words in [ ] if inconsistent with the consent.
State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

~~[section of the Act]~~

~~[Without prejudice to the rights and powers existing under the interest of the Consentor]~~

the **Consentor hereby consents** to:

The registration of the within document.

Dated this 18th day of September 2006

Attestation

David Anthony Somerfield Attorney Peter Morrison Brown Attorney	**Signed in my presence by the Consentor** **Signature of Witness** *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** **Occupation** SOLICITOR LENDING EXECUTIVE **Address** WELLINGTON
Signature of Consentor	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

STRATEGIC FINANCE LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, Peter Morrison Brown of Wellington in New Zealand, Senior Executive, hereby certify that:

1. By Deed dated 19 October 2004 (the **Deed**), I was appointed an Attorney of Strategic Finance Limited, a Company incorporated in New Zealand and having its head office at Wellington on the terms and subject to the conditions set out in that deed.

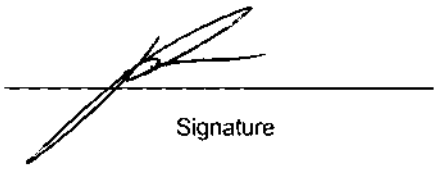
2. At the date of this certificate I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of Strategic Finance Limited or otherwise.

3. The Deed is registered with Land Information, New Zealand, Dealing Number PA 6191729.1.

SIGNED by the abovenamed)

Attorney at Wellington on this)

19th day of December 2006.)



Signature

STRATEGIC FINANCE LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, David Anthony Somerfield of Wellington in New Zealand, Senior Executive, hereby certify that:

1. By Deed dated 19 October 2004 (the ***Deed***), I was appointed an Attorney of Strategic Finance Limited, a Company incorporated in New Zealand and having its head office at Wellington on the terms and subject to the conditions set out in that deed.

2. At the date of this certificate I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of Strategic Finance Limited or otherwise.

3. The Deed is registered with Land Information, New Zealand, Dealing Number PA 6191729.1.

SIGNED by the abovenamed)

Attorney at Wellington on this)

19th day of December 2006.)

Signature

Certificate Of Non-Revocation Of Power Of Attorney

DATE: 18th September 2006

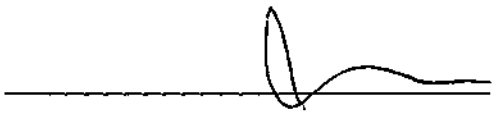
I, **Paul Cecil Washer** of Tauranga, Solicitor hereby certify:

1. That by deed dated 21 February 2005, a copy of which was deposited in the Land Information NZ office, South Auckland, under number PA6342021.4 I was appointed the lawful attorney of Cobham Investments Limited on the terms and subject to the conditions set out in the deed.

2. That at the date of this certificate I have not received any notice or information of the revocation of that appointment by the dissolution of Cobham Investments Limited or otherwise.

Signed by

Signed by **Paul Cecil Washer**



NON REV COBHAM INVESTMENTS\\js

Certificate Of Non-Revocation Of Power Of Attorney

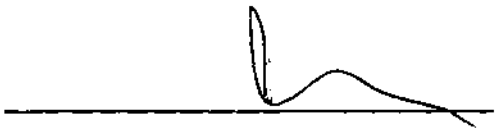
DATE: 16th September 2006

I, Paul Cecil Washer of Tauranga, Solicitor hereby certify:

1. That by deed dated 21 February 2005, a copy of which was deposited in the Land Information office, South Auckland, under number PA 6342021.2 I was appointed the lawful attorney of Springfield No 1 Limited on the terms and subject to the conditions set out in the deed.

2. That at the date of this certificate I have not received any notice or information of the revocation of that appointment by the dissolution of Springfield No 1 Limited or otherwise.

Signed by Paul Cecil Washer



NON REV SPRINGFIELD\ljs

Approved by Registrar-General of Land under No. 2002/6055

Easement instrument to grant easement or *profit à prendre*, or create land covenant

Sections 90A and 90F, Land Transfer Act 195

EI 7887593.6 Easement Ins

Cpy – 01/01, Pgs – 008, 24/07/08, 08:18

Doc ID: 313154963

Approval 02/6055EF

Land registration district

NORTH AUCKLAND

Grantor *Surname(s) must be underlined or in CAPITALS.*

COBHAM INVESTMENTS LIMITED and SPRINGFIELD NO 1 LIMITED

Grantee *Surname(s) must be underlined or in CAPITALS.*

FAR NORTH DISTRICT COUNCIL

Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 22nd day of ~~December~~ September 2006

Attestation

Cobham Investments Limited by its Attorney Paul Cecil Washer Springfield No 1 Limited by its Attorney Paul Cecil Washer **Signature [common seal] of Grantor**	**Signed in my presence by the Grantor** *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** Lisa Jane Sheehan **Occupation** Registered Legal Executive **Address** Tauranga
Authorised officers **Signature [common seal] of Grantee**	**Signed in my presence by the Grantee** *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** **Occupation** **Address**

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

6.E17

$50

*If the consent of any person is required for the grant, the specified consent form must be used.

Approved by Registrar-General of Land under No. 2002/6055

Annexure Schedule 1

Registrar-General of Land Approval 02/6055EF AoLS

Easement instrument Dated 22 September 2002 Page 2 of 9 pages

Schedule A *(Continue in additional Annexure Schedule if required.)*

Purpose (nature and extent) of easement, *profit*, or covenant	Shown (plan reference) 399498 ~~371940~~	Servient tenement (Identifier/CT) 399498	Dominant tenement (Identifier/CT *or* in gross)
Right to drain water	**J on DP ~~371940~~ 399498**	**Lot 13 DP ~~371940~~ (CT ~~290851~~ 396834) 399498**	**In gross**
Right to drain water	**C and K on DP ~~371940~~ 399498**	**Lot 14 DP ~~371940~~ (CT ~~290852~~ 396835)**	**In gross**

Easements or *profits à prendre* rights and powers (including terms, covenants, and conditions)

Delete phrases in [ ] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are **[varied]** ~~**[negatived]**~~ ~~**[added to]**~~ or ~~**[substituted]**~~ by:

~~[Memorandum number , registered under section 155A of the Land Transfer Act 1952]~~

[the provisions set out in Annexure Schedule 2].

~~**Covenant provisions**~~

~~*Delete phrases in [ ] and insert memorandum number as required.*~~
~~*Continue in additional Annexure Schedule if required.*~~

~~The provisions applying to the specified covenants are those set out in~~:

~~[Memorandum number , registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule 2]~~

All signing parties and either their witnesses or solicitors must sign or initial in this box

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Registrar-General of Land Approval 02/5032EF A.D.L.S.

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement	Dated 22 September 2006	Page 3 of 9 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of Estate or Interest to be created

BACKGROUND:

The easements are granted as a condition of subdivision consent pursuant to Section 220(1)(f) Resource Management Act 1991.

THE PARTIES FURTHER AGREE:

1. Any terms used in this easement that are defined in the Land Transfer Regulations 2002 shall take those meanings.

   Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and the modifications in this Easement Instrument, the modifications must prevail.

3. Reference in clause 4(1) of the Fourth Schedule of the above Regulations to the Dominant Land shall be deleted for the purpose of this Easement Instrument.

4. The Grantor covenants with the Grantee not to place any buildings, erect fences or other permanent structures on the Stipulated Course without the prior consent of the Grantee and the Grantor will not at any time commit or suffer any acts whereby the rights, powers, licenses and liberties hereby granted to the Grantee may be interfered with or affected.

5 The maintenance provisions in the Fourth Schedule to the Land Transfer Regulations 2002 are modified by adding the following:

   Any maintenance, repair or replacement of the easement facilities whether on the servient tenement or similar facilities of the Grantee connected to the easement(s) that is necessary because of any act or omission by the Grantor (which includes agents, employees, contractors, subcontractors and invitees of that Grantor) must be carried out promptly by that owner and at that owner's sole cost. Where the act or omission is the partial cause of the maintenance, repair or replacement, the costs payable by that owner responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with Clause 11 of the Fourth Schedule).

6. The Grantee may drain water in any quantities.

7. The Grantee's rights to the easement facility or facilities under this easement are exclusive.

8. Nothing contained or implied by this easement shall be deemed to compel the Grantee to drain water along the Stipulated Course.

9. Any rights or immunities from liabilities, powers and remedies which the Grantee may have or be entitled to by virtue of statute or at common law shall not be affected by the easement and the Grantee may exercise any such other powers vested in it at common law or by statute independently of these grants of easements.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

PB

Approved by Registrar-General of Land under No. 2003/6150

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)

Registrar-General of Land Approval 03/6150EF A.D.L.S.

Insert type of instrument
"Caveat", "Mortgage" etc

Easement Instrument

Consentor *Surname must be underlined or in CAPITALS*	**Capacity and Interest of Consentor** *(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)*
STRATEGIC FINANCE LIMITED	**Mortgagee under Mortgage 6203046.3**

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.
Delete words in [ ] if inconsistent with the consent.
State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

~~[section of the Act]~~

~~[Without prejudice to the rights and powers existing under the interest of the Consentor]~~

the **Consentor hereby consents** to:

The registration of the within document.

Dated this 22nd day of September 2006

Attestation

David Anthony Somerfield
Attorney

Peter Morrison Brown
Attorney

Signature of Consentor

Signed in my presence by the Consentor

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name SOPHIE GILL

Occupation LENDING EXECUTIVE

Address WELLINGTON

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

REF: 7029 – AUCKLAND DISTRICT LAW SOCIETY

STRATEGIC FINANCE LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, Peter Morrison Brown of Wellington in New Zealand, Senior Executive, hereby certify that:

1. By Deed dated 19 October 2004 (the **Deed**), I was appointed an Attorney of Strategic Finance Limited, a Company incorporated in New Zealand and having its head office at Wellington on the terms and subject to the conditions set out in that deed.

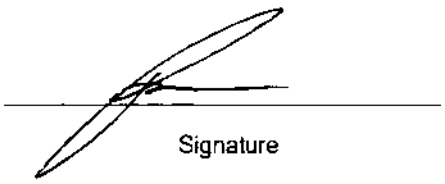
2. At the date of this certificate I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of Strategic Finance Limited or otherwise.

3. The Deed is registered with Land Information, New Zealand, Dealing Number PA 6191729.1.

SIGNED by the abovenamed)

Attorney at Wellington on this)

19th day of December 2006.)



Signature

STRATEGIC FINANCE LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, David Anthony Somerfield of Wellington in New Zealand, Senior Executive, hereby certify that:

1. By Deed dated 19 October 2004 (the **Deed**), I was appointed an Attorney of Strategic Finance Limited, a Company incorporated in New Zealand and having its head office at Wellington on the terms and subject to the conditions set out in that deed.

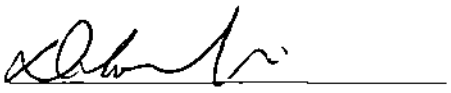
2. At the date of this certificate I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of Strategic Finance Limited or otherwise.

3. The Deed is registered with Land Information, New Zealand, Dealing Number PA 6191729.1.

SIGNED by the abovenamed)

Attorney at Wellington on this)

19th day of December 2006.)



Signature

Certificate Of Non-Revocation Of Power Of Attorney

DATE: 22nd September 2006

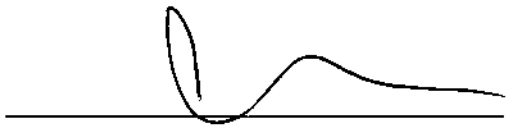
I, **Paul Cecil Washer** of Tauranga, Solicitor hereby certify:

1. That by deed dated 21 February 2005, a copy of which was deposited in the Land Information NZ office, South Auckland, under number PA6342021.4 I was appointed the lawful attorney of Cobham Investments Limited on the terms and subject to the conditions set out in the deed.

2. That at the date of this certificate I have not received any notice or information of the revocation of that appointment by the dissolution of Cobham Investments Limited or otherwise.

Signed by

Signed by **Paul Cecil Washer**



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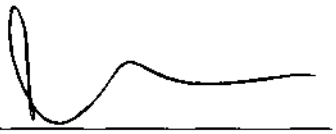


Approved by Registrar-General of Land under No. 2002/6055

Easement instrument to grant easement or *profit à prendre*, or create land covenant

Sections 90A and 90F, Land Transfer Act 1952

Registrar-General of Land Approval 02/6055EF -ADLS-

EI 7887593.8 Easement Ins
Cpy - 01/01, Pgs - 011, 24/07/08, 08:21
DocID 313*54966

Land registration district

NORTH AUCKLAND

Grantor *Surname(s) mus.*

COBHAM INVESTMENTS LIMITED and SPRINGFIELD NO 1 LIMITED

Grantee *Surname(s) must be underlined or in CAPITALS.*

COBHAM INVESTMENTS LIMITED and SPRINGFIELD NO 1 LIMITED

Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 18th day of September 2006

Attestation

Cobham Investments Limited by its Attorney Paul Cecil Washer Springfield No 1 Limited by its Attorney Paul Cecil Washer **Signature ~~[common seal]~~ of Grantor**	**Signed in my presence by the Grantor** *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** Lisa Jane Sheehan **Occupation** Registered Legal Executive **Address** Tauranga
Cobham Investments Limited by its Attorney Paul Cecil Washer Springfield No 1 Limited by its Attorney Paul Cecil Washer **Signature ~~[common seal]~~ of Grantee**	**Signed in my presence by the Grantee** *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** Lisa Jane Sheehan **Occupation** Registered Legal Executive **Address** Tauranga

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

REF: 7003 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2002/6055

Annexure Schedule 1

Registrar-General of Land Approval 02/6055EF/1 A.D.L.S.

Easement instrument Dated 18 September 2006 Page 1 of 11 pages

Schedule A *(Continue in additional Annexure Schedule if required.)*

Purpose (nature and extent) of easement, *profit*, or covenant	Shown (plan reference) 394498	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Land Covenants and Fencing Covenant	**DP** 394498	~~290844~~ 396827 290845 396828 290846 396829 290847 396830 290848 396831 290849 396832 290850 396833 290851 396834 290852 396835 ~~290853~~ 396836	~~290844~~ 396827 290845 396828 290846 396829 290847 396830 290848 396831 290849 396832 290850 396833 290851 396834 290852 396835 ~~290853~~ 396836
Continued on Annexure			

~~**Easements or *profits à prendre* rights and powers (including terms, covenants, and conditions)**~~

Delete phrases in [ ] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

~~Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.~~

~~The implied rights and powers are **[varied] [negatived] [added to] or [substituted]** by:~~

~~**[Memorandum number , registered under section 155A of the Land Transfer Act 1952].**~~

~~**[the provisions set out in Annexure Schedule 2].**~~

Covenant provisions

Delete phrases in [ ] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~**[Memorandum number , registered under section 155A of the Land Transfer Act 1952]**~~

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement | Dated 18 September 2006 | Page 2 of 11 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of Schedule A

Purpose (nature and extent) of easement, *profit*, or covenant	Shown (plan reference) 399498	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT *or* in gross)
Land Covenants and Fencing Covenant	DP ~~371940~~ 399498	~~290854~~ 396837 290855 396838 290856 396839 290857 396840 290858 396841 ~~290859~~ 396842	~~290854~~ 396837 290855 396838 290856 396839 290857 396840 290858 396841 ~~290859~~ 396842

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Registrar-General of Land Approval 02/5032EF ADLS

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement	Dated 18 September 2006	Page 3 of 11 pages

(Continue in additional Annexure Schedule, if required.)

ANNEXURE SCHEDULE 2

Each dominant tenement in Schedule A has the benefit of the land covenants over all of the other servient tenements shown in Schedule A.

The Grantor acknowledges and agrees with the Grantee that the said land in Schedule A forms part of the development which is intended to be established as a modern and well designed subdivision and it is desirable that supervision and control be exercised by the Grantee for the protection and in the interests of all Grantees in relation to the nature and the type of construction to be permitted in the subdivision and in recognition of these objects the Grantor for his land in Schedule A and benefit of all other land in Schedule A **DOES HEREBY AGREE** with the Grantee and hereby convenant as follows:

1. The Grantor shall not use the land first described or permit or suffer it to be used for any purpose other than residential and will commence to build thereon within a reasonable time.

2. Not to permit or allow the erection or placing of any temporary building or structure unless such is used in conjunction with the construction of permanent buildings and which will be removed upon completion of the work and for which the Grantor has obtained the Grantee's approval.

3. Shall not permit the land to be occupied or used as a residence unless the buildings on the property have been substantially completed in accordance with the Agreement and the building meets the requirements of the Local Authority and unless exterior finishing (including exterior painting) has been completed.

4. Shall not place on the land any caravan that is not roadworthy or does not have a current Warrant of Fitness nor any shed or garage to be used as temporary or permanent accommodation.

5. Shall not erect or place or permit to be erected or placed on the land any building other than a single family dwelling house and associated ancillary buildings.

6. But clause 2 does not apply to:

   a. Any approved utility shed, built in conformity with plans approved by the Grantee in materials specified, which may be erected but shall comply with all statutory and regulatory requirements and the requirements of all local and territorial authorities having jurisdiction – provided;

   b. Any utility shed so erected must be landscaped within 60 days of erection in accordance with a landscape plan approved by the Grantee.

7. The dwelling to be erected on the property shall:

   a. Have a ground floor area of at least 100m² (exclusive of any garage, basement, carports or decking).

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

b. If it is to have two storeys, be constructed so that the ground floor area is at least 80m² (excluding the area of any garage, carport and decking). Basement is to be enclosed.

c. Be constructed to a shape other than a simple rectangle and shall contain a minimum of three hips and/or gables and two valleys in the roof line.

d. Be constructed so that it has an attached garage or garaging integrated with the dwelling which is capable of at least two motor cars and has a floor area of not less than 33m².

e. Be constructed wholly of new materials **provided however** that if a relocatable dwelling is to be placed on the property it may only be a show home or other dwelling which has not been previously lived in and must be approved by the Grantee in writing (at its sole discretion) prior to relocation.

f. A minimum of 80% of the exterior cladding of the dwelling and garage and ancillary buildings must consist of the following materials:

i. Kiln fired or concrete brick; or

ii. Stucco textured finish, or stone; or

iii. Timber or pre-finished metal weatherboard bonded to solid timber (i.e. Lockwood type construction).

iv. Linea weatherboards or other such materials as may be approved by the Grantee or written application to the Grantee.

g. Any ancillary building must be constructed of the same materials and to the same standards as the dwelling **provided that** subject to compliance with a. above an ancillary building shall have a maximum floor area of 9m² and may be constructed using pre-finished colour steel for its exterior cladding and roofing.

h. The Grantee agrees that the Grantor shall be entitled to erect no more than 2 separate free standing gazebos of no more than 36m² in the bush area, compliant with the covenants contained herein in all other respects.

8. To complete construction or relocation of any building or structure within twelve (12) months of laying down the foundations for such buildings.

9. The Grantee and/or its successors or appointees reserves the absolute right, following written notification, to enter upon any property to rectify any breach or non observance of these covenants or bylaws or requirements of any local or territorial authority.

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Registrar-General of Land Approval 02/5032EF ADLS

Easement | Dated 18 September 2006 | Page 5 of 11 pages

(Continue in additional Annexure Schedule, if required.)

Any work required for any breach shall be the liability of the registered proprietor for the time being of the offending site and shall be responsible for the payment of all costs incurred in rectifying any breach or non-observance.

10. Not to erect any fence constructed of corrugated iron, flat asbestos cement sheeting, non-permanent or second hand or used building materials. No fence shall exceed 1.83 metres in height above the natural ground level.

11. Not to permit or allow any rubbish to accumulate nor permit any excessive growth of grass so that the same becomes unsightly or a fire hazard and in the event of breach of this provision the Grantee at its option by itself or its agents enter upon the property and remedy such breach and recover the cost of so doing from the Grantor. The Grantee exercising reasonable care shall not be responsible for any consequential damage to the property or any improvements thereon.

12. Not to bring on to the land or actively farm any pigs, fitches or other similar animals and not to do any activity which does not comply with the local district to permitted activities within the applicable zone.

13. Not to maintain the property as a commercial breeding or boarding establishment for dogs or other domestic pets, nor any animal or fowl which by its nature or noise or smell would cause offence to neighbours.

14. Not to damage the landscaping, roading, footpaths, curves, concrete or other structures for any subdivision and to reinstate, replace and to be responsible for all costs arising from such damage or from the actions of any agents, or invitees or contractors.

15. Not to unreasonably obstruct any accessway.

16. The Grantee shall not be liable to pay or contribute towards the cost of erection of maintenance of any fence between any lot and any adjoining land owned by any Grantor but this condition shall not enure for the benefit of any subsequent purchaser of such lot owned by the Grantee or any part thereof.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Approved by Registrar-General of Land under No. 2003/6150

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)

Approval 03/6150EF

Insert type of instrument
"Caveat", "Mortgage" etc

Easement Instrument

Consentor *Surname must be underlined or in CAPITALS*	**Capacity and interest of Consentor** *(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)*
STRATEGIC FINANCE LIMITED	**Mortgagee under Mortgage 6203046.3**

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.
Delete words in [ ] if inconsistent with the consent.
State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

~~[section of the Act]~~

~~[Without prejudice to the rights and powers existing under the interest of the Consentor]~~

the **Consentor hereby consents** to:

The registration of the within document.

Dated this 19th day of December 2006

Attestation

David Anthony Somerfield Attorney Peter Morrison Brown Attorney	**Signed in my presence by the Consentor** **Signature of Witness** *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** **Occupation** SOPHIE GILL LENDING EXECUTIVE **Address** WELLINGTON
Signature of Consentor	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

STRATEGIC FINANCE LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, Peter Morrison Brown of Wellington in New Zealand, Senior Executive, hereby certify that:

1. By Deed dated 19 October 2004 (the **Deed**), I was appointed an Attorney of Strategic Finance Limited, a Company incorporated in New Zealand and having its head office at Wellington on the terms and subject to the conditions set out in that deed.

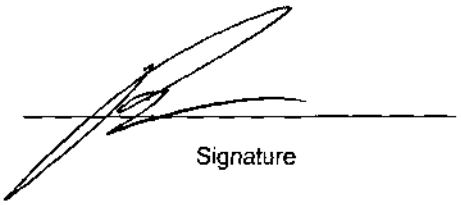
2. At the date of this certificate I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of Strategic Finance Limited or otherwise.

3. The Deed is registered with Land Information, New Zealand, Dealing Number PA 6191729.1.

SIGNED by the abovenamed)

Attorney at Wellington on this)

19th day of December 2006.)



Signature

STRATEGIC FINANCE LIMITED

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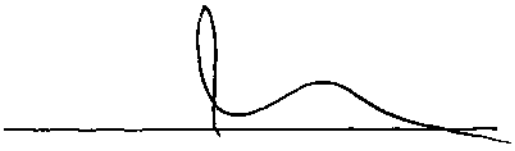


NON REV COBHAM INVESTMENTS\ljs

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY ELECTRICITY TELECOMMUNI-CATIONS WATER	(A)	LOT 2 HEREON	LOTS 1 & 3 HEREON

NOTES

Comprised in RT 396834
Boundaries and dimensions are subject to final Survey

Amalgamation condition – Lots 1 and 3 to be held in the same RT

This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. BOI Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose

Rev.	Reason For Issue or Amendment	Date	Drawn	Checked	Surveyed
A	Scheme Plan 376b PUNGAERE ROAD, WAIPAPA	01/03/26	TW	DC	TW

BOI SURVEY

BOI SURVEY LTD
55B Shepherd Road
Kerikeri 0230

e: Tony@boisurvey.co.nz

PROPOSED SUBDIVISION OF LOT 2 DP 158351

TE AKAU DRIVE, RUSSELL

CLIENT: BLACKMAN

JOB NO:		Scale:
5114		1:2000 @ A3
Level Datum: N/A	Origin: -	Co-ord System: NZGD 2000
Drawing Number: 5114-001	Revision: A	Sheet: 1 of 1

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

SITE	**20 Te Akau Drive, Russell**
LEGAL DESCRIPTION	**Lot 13 DP 399498**
PROJECT	**Proposed 3-Lot Subdivision**
CLIENT	**Ross James Blackman**
REFERENCE NO.	**145401**
DOCUMENT	**Civil Site Suitability Report**
STATUS/REVISION NO.	**01– Resource Consent**
DATE OF ISSUE	**1 April 2026**

Report Prepared For	Attention	Email
Ross James Blackman	Steve Sanson	rossjblackman@gmail.com steve@bayplan.co.nz

Authored by	**G.M. Brant** *(Be (Hons) Civil)*	Civil Engineer	gustavo@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.

Legal Description:	Lot 13 DP 399498
Lot Sizes:	Proposed Lot 1 – 7,205m² (Future Development) Proposed Lot 2 – 5,000m² (Existing Dwelling) Proposed Lot 3 – 4,529m² (Existing Dwelling)
Scope:	Civil Site Suitability Investigation: - Potable Water Recommendations - Wastewater Assessment - Stormwater Assessment - Access
Development Proposals Supplied:	Subdivision Scheme Plan supplied by Boi Survey Ltd (Ref No: 5114-001, dated: 01.03.2026)
District Plan Zone:	Coastal Living 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: 870L/day Daily Application Rate: 1.75mm/day (includes 50% slope reduction) Disposal Area: 497m² Reserve Area: (30%) Recommendations for wastewater are provided in Section 7.
Stormwater Management – District Plan Rules:	Permitted Activity: 10.7.5.1.6 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m² whichever is the lesser. Restricted Discretionary Activity: 10.7.5.3.8 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m², whichever is the lesser.
Stormwater Management:	To comply with the parameters of the Permitted Activity Rule (10.7.5.1.6), Lots 1 - 3 must not exceed an impermeable area of 600m², 500m² and 452.9m² respectively. Attenuation for the 50% AEP, 20% AEP & 1% AEP storm events should be provided for runoff resulting from existing / future proposed impermeable areas exceeding the Permitted Activity threshold to mitigate adverse effects of runoff on the downstream receiving environment. Future development of Lot 1 is expected to fall within the Permitted / Restricted Discretionary Activity / Discretionary Activity range.

	The existing development within Lots 2 & 3 fall within the Discretionary Activity and Permitted Activity ranges respectively. Stormwater mitigation / attenuation recommendations are provided in Section 8.
Access:	It is our understanding that the proposed lots intend to utilise the existing access point from the southern side of Te Akau Drive that is currently utilised by the parent lot and neighbouring properties 16, 18 and 22 Te Akau Drive. The existing vehicle crossing and accessway generally comply with FNDC requirements and are therefore not considered to require upgrading. Access recommendations provided in Section 9.

2 SCOPE OF WORK

Wilton Joubert Ltd (WJL) was engaged by the client to undertake a civil site suitability assessment (wastewater, stormwater and access) to support a 3-lot subdivision of the subject site as per the supplied Scheme Plan Set prepared by Boi Survey Ltd (Ref No: 5114-001, dated: 01.03.2026).

3 SITE DESCRIPTION

The proposed subdivision will be established within the following property, which is located off the southern side of Te Akau Drive, accessed 190m east of the Russell Whakapara Road intersection:

- 20 Te Akau Drive, Russell, legally described as Lot 13 DP 399498.

The surface area of the subject site is 1.6737ha and is accessed in the middle of the northwestern boundary via a shared right-of-way (ROW), approximately 140m south of Te Akau Drive.

Built development on-site comprises two existing residential dwellings within the southwestern portion along with gravel driveways. Vegetation mainly comprises grass and planted fruit trees, with bush generally lining the southeastern boundary and intermittently along the northwestern. A large and small pond are also present near the middle of the northeastern boundary and are dissected by the ROW/driveway access into the property.

The Far North District Council (FNDC) on-line GIS Water Services Map indicates that public stormwater lines are located within the property in proximity to the ponds. No public wastewater or potable water reticulation is available for the site.

Figure 1: Snip from FNDC on-line GIS Water Services Map showing site boundaries (cyan) and public stormwater (green)

4 DEVELOPMENT PROPOSALS

Based on our review of the Subdivision Scheme Plan Set supplied, it is our understanding that the client intends to subdivide the existing property into three individual allotments.

Proposed Lot 1 (7,205m²) is currently vacant and proposed for future residential development, while proposed Lot 2 (5,000m²) contains an existing dwelling and Lot 3 (4,529m²) contains an existing dwelling.

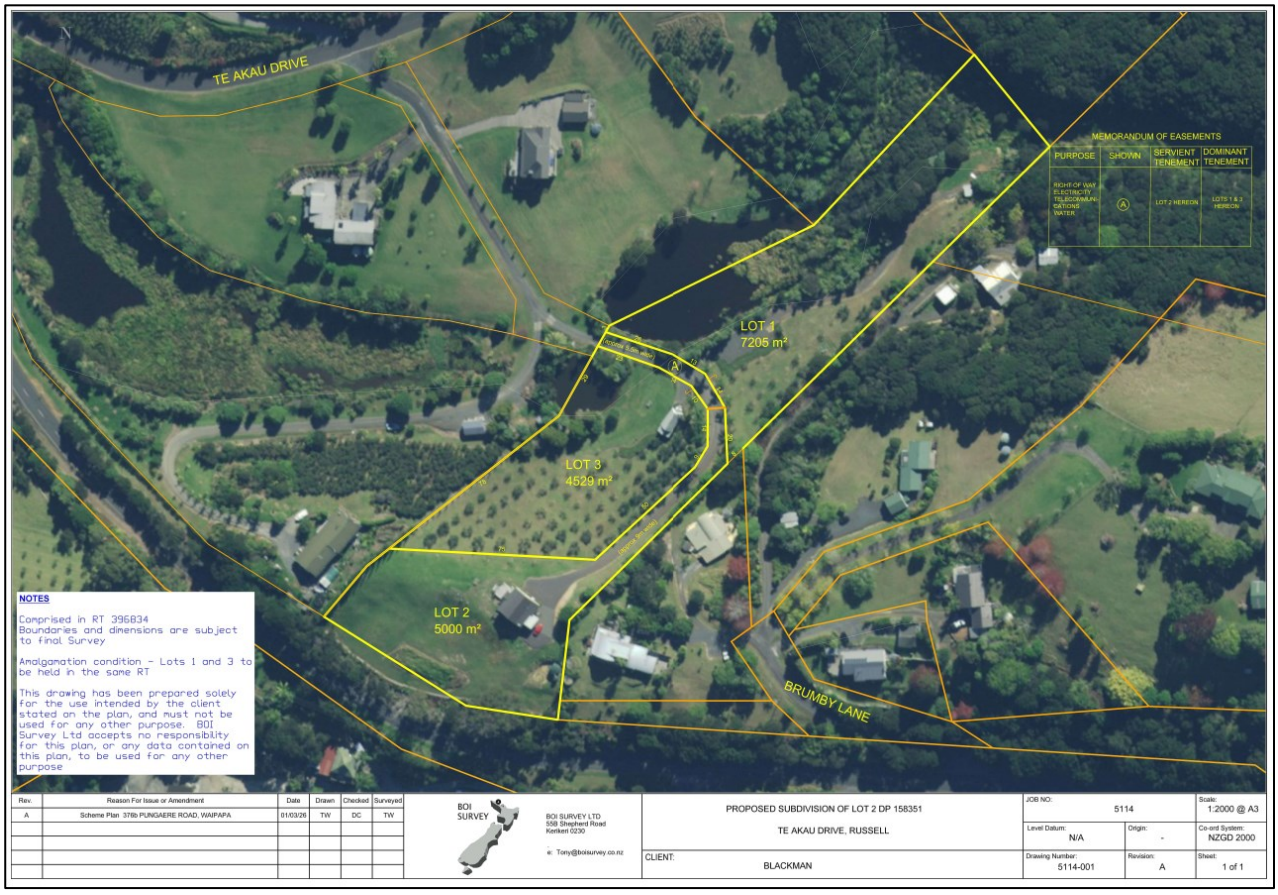


Figure 2: Snip from Scheme Plan by Boi Survey Ltd (Ref No: 5114-001, dated: 01.03.2026)

A Geotechnical Suitability Report (WJL Ref. 145400) has been completed for the proposed subdivision which should be read in conjunction with this report.

This report is intended only to support the Resource/Subdivision Consent application and does not replace the requirement for detailed engineering design and site-specific investigations at the Building Consent stage.

5 PUBLISHED GEOLOGY

Local geology at the subject site is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000 as; **Waipapa Group Sandstone and Siltstone (Waipapa Terrane)**, described as; "*Massive to thin bedded, lithic volcaniclastic metasandstone and argillite, with tectonically enclosed basalt, chert and siliceous argillite.*". Refer to GNS Science Website.

Figure 3: Screenshot aerial view from the New Zealand Geology Web Map

In addition to the above, hand auger testing was conducted by WJL within the subject site.

The subsoils encountered during WJL's fieldwork consisted predominantly of Clayey SILT, Silty CLAY and SILT. Approximately 150mm-350mm of TOPSOIL was overlying the investigated area. Groundwater was not observed to a tested depth of 3.7m below natural ground level. Refer to the appended 'BH Logs'.

Given the above, the site's subsoils have been classified as **Category 4** in accordance with AS/NZS 1547:2012.

6 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.

7 WASTEWATER

Lot 1

No existing wastewater management system is present within proposed Lot 1. As such, a new site-specific design in accordance with the ASNZS: 1547 will be required by FNDC for any future development within the proposed lot.

Lot 2

An existing on-site wastewater treatment system currently services Lot 2's residential dwelling.

This existing system was found to be located within Lot 2's proposed boundaries and in good operational condition. It is therefore recommended that the existing system continue to be utilised by Lot 2.

Lot 3

An existing on-site wastewater treatment system currently services Lot 3's residential dwelling.

During our site investigation, no evidence of surface runoff, ponding, or wastewater breakout was observed within the disposal area, and no odour was detected. Based on these observations, the existing on-site wastewater treatment and disposal system appears to be functioning effectively. Accordingly, and subject to the system being wholly contained within the legal boundaries of Lot 3, it is considered that the system can continue to operate in accordance with the intent of the Proposed Regional Plan for Northland (Section C.6.1.1).

If any part of the wastewater system, including any trenches or disposal fields is not located within Lot 3, the system can either be relocated to a suitable location and/or upgraded, or it can be decommissioned and replaced with a new on-site wastewater treatment system in accordance with the recommendations in Section 7.1 below.

7.1 DESIGN PARAMETERS

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

The below wastewater design has been completed to show feasibility of on-site wastewater management within the proposed lots. 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 level treatment or higher for any new wastewater system within the lots.

Although dripper irrigation is recommended and shown below, alternative trench or bed setup may also be acceptable subject to specific design.

7.1.1 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:	Not encountered
Water Source:	Rainwater Collection Tanks
Site Soil Category (AS/NZS 1547:2012):	Category 4 – Clayey SILT / Silty CLAY / SILT – Moderate Drainage
Estimate House AS/NZS 1547:2012Occupancy:	6 Persons
Estimated Slope Reduction (AS/NZS 1547:2012 Table M2):	50%
Loading Rate:	1.75mm/day
Estimated Total Daily Wastewater Production:	870L/day

Typical Wastewater Design Flow Per Person:	Rainwater Supply: 145L/pp/day (Estimated – Households with standard water reduction fixtures)
Application Method:	Surface / Subsurface Laid PCDI Lines
Loading Method:	Dosed
Emergency Storage:	24 hours
Estimated Min. Disposal Area Requirement:	497m²
Required Min. Reserve Area:	30%
Buffer Zone:	Expected to be required
Cut-off Drain:	May be required

7.2 REQUIRED SETBACK DISTANCES

The 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:

Table 9 of the PRPN (Proposed Regional Plan for Northland)			
Feature	Primary treated domestic wastewater	Secondary treated domestic wastewater	Greywater
Exclusion areas			
Floodplain	5% AEP	5% AEP	5% AEP
Horizontal setback distances			
Identified stormwater flow paths (downslope of disposal area)	5 meters	5 meters	5 meters
River, lake, stream, pond, dam or wetland	20 meters	15 meters	15 meters
Coastal marine area	20 meters	15 meters	15 meters
Existing water supply bore	20 meters	20 meters	20 meters
Property boundary	1.5 meters	1.5 meters	1.5 meters
Vertical setback distances			
Winter groundwater table	1.2 meters	0.6 meters	0.6 meters

7.3 NORTHLAND REGIONAL PLAN ASSESSMENT

The existing wastewater disposal system servicing Lots 2 & 3 should meet the compliance points below, stipulated within Section C.6.1.1 of the Proposed Regional Plan for Northland:

C.6.1.1 Existing on-site domestic type wastewater discharge – permitted activity	
The discharge of domestic type wastewater into or onto land from an on-site system that was a permitted activity at the notification date of this Plan, and the associated discharge of any odour into air from the onsite system, are permitted activities, provided:	
#	Rule
1	the discharge volume does not exceed:
	a) three cubic metres per day, averaged over the month of greatest discharge, and
	b) six cubic metres per day over any 24-hour period, and
2	the following reserve disposal areas are available at all times:
	a) one hundred percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
	b) thirty percent of the existing effluent disposal area where the wastewater has received at least secondary treatment, and
3	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
4	wastewater irrigation lines are at all times either installed at least 50 millimetres beneath the surface of the disposal area or are covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
5	the discharge does not contaminate any groundwater supply or surface water, and
6	there is no surface runoff or ponding of wastewater, and
7	there is no offensive or objectionable odour beyond the property boundary.

Based on site observations and assessment, the systems are expected to comply with the Permitted Activity Status requirements as outlined above.

Any future wastewater disposal system 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.

Based on site observations and assessment, future systems are expected to comply with the Permitted Activity Status requirements outlined above.

The proposed lots appear to contain sufficient undeveloped natural ground to accommodate both primary and reserve wastewater disposal areas in accordance with AS/NZS 1547:2012. Final system sizing, configuration, and positioning will be confirmed through site-specific design and localized soil testing at the Building Consent stage.

8 STORMWATER MANAGEMENT

8.1 ASSESSMENT CRITERIA

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.

As below, the site resides in a Coastal Living Zone.

Figure 4: Snip of FNDC Maps showing site in Coastal Living Zone

The following Stormwater Management Rules Apply:

Permitted Activity: 10.7.5.1.6 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m² whichever is the lesser.

Restricted Discretionary Activity: 10.7.5.3.8 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m², whichever is the lesser.

To comply with the parameters of the Permitted Activity Rule (10.7.5.1.6), Lots 1 - 3 must not exceed an impermeable area of 600m², 500m² and 452.9m² respectively.

Future development of Lot 1 is expected to fall within the Permitted / Restricted Discretionary Activity / Discretionary Activity range. A stormwater attenuation report including a District Plan Assessment will be required for any future development within Lot 1 that does not comply with Permitted Activity Rule (10.7.5.1.6) at Building Consent stage.

The existing development within Lot 2 exceeds 15% of the site area and therefore does not comply with Permitted Activity Rule (10.7.5.1.6) nor Restricted Discretionary Activity Rule (10.7.5.3.8) and therefore falls within the Discretionary Activity range.

The existing development within Lot 3 does not exceed 452.9m² and therefore falls within the Permitted Activity range.

Attenuation for the 50% AEP, 20% AEP & 1% AEP storm events should be provided for runoff resulting from existing / future proposed impermeable areas exceeding the Permitted Activity threshold to mitigate adverse effects of runoff on the downstream receiving environment.

Indicative tank attenuation design parameters are given below to demonstrate the feasibility of implementing attenuation on-site. The Type IA storm profile was utilised in attenuation calculations in accordance with TR-55. HydroCAD® software has been utilised in calculations for a 1% AEP rainfall value of 316mm with a 24-hour duration. Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.

To appropriately mitigate stormwater runoff from the existing and future proposed impermeable areas, we recommend utilising Low Impact Design Methods as a means of stormwater management. Design guidance 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).

Stormwater management recommendations are provided below.

8.2 PRIMARY STORMWATER

8.2.1 Stormwater Runoff from Roof Areas

Stormwater runoff from the roof of any future buildings must be captured by a gutter system and conveyed to potable water / detention tanks on the corresponding lot.

Discharge and overflow from the rainwater tanks should be directed to a discharge point as specified below via sealed pipes.

8.2.2 Stormwater Runoff from Hardstand Areas

Where driveways are formed perpendicular to the slope of the topography, the driveway may shed runoff to lower-lying grassed areas via even sheet flow, well clear of any structures. 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 to prevent erosion/scouring. These should be sized to manage and provide capacity for secondary flows and mitigate flow velocity where appropriate. Swales are to direct runoff to silt traps with suitably sized grate / scruffy dome inlets, from which runoff may be piped to the discharge point.

Alternatively, if sealed, driveways may be formed to shed runoff to catchpits installed per E1 of the NZ Building Code. Runoff collected via catchpits is to be directed to an outlet as specified below via sealed pipes.

Due to water quality concerns, runoff resulting from hardstand areas should not be allowed to drain to any potable water tanks.

8.2.3 Lot 1 Attenuation Feasibility

Lot 1 may require attenuation in accordance with the criteria outlined in Section 8.1 of this report for future impermeable areas exceeding the permitted threshold.

It is recommended that the upper section of potable water tanks, or a separate detention tank(s) be used to attenuate runoff resulting from future impermeable areas back to the permitted peak flow for the 50% AEP, 20% AEP & 1% AEP storm event, adjusted for climate change.

8.2.4 Lot 2 Attenuation Feasibility

The existing impervious area within Lot 2 exceeds the permitted coverage threshold by ~367m².

Stormwater calculations demonstrate that the current detention tank configuration as per the Stormwater Mitigation Report prepared by Chester Consultants Ltd (Ref No: 14874, dated: 18.10.2021) is sufficient to attenuate peak flows back to the permitted discharge rate for the 50% AEP, 20% AEP and 1% AEP storm events, adjusted for climate change. As such, no additional attenuation measures are required in Lot 2.

8.2.5 Stormwater Runoff Discharge Point

Discharge and overflow from future potable water tank(s) and any hardstand catchpits / silt traps should be directed an appropriately sized dispersal device within the respective lot, unless discharge is directed to an open channel, where an appropriate riprap outlet is required for erosion protection. The dispersal device or discharge point should be positioned on/in stable ground downslope of any buildings and wastewater disposal, with setbacks as per the relevant standards.

8.3 SECONDARY STORMWATER

Where required, overland flows and any concentrated 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.

8.4 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 should be provided for the subject lot 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. Hardstand areas should be shaped to shed to swales/catchpits for runoff conveyance to a safe outlet location.

(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 roof areas will be collected, directed to rainwater tanks and discharged in a controlled manner to a designated outlet, reducing scour and erosion. Hardstand areas should be shaped to shed runoff to lower-lying lawn areas as passive mitigation, or to swales/catchpits for runoff conveyance to a safe outlet location.
(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. Hardstand areas should be shaped to shed runoff to lower-lying lawn areas as passive mitigation, or to swales/catchpits for runoff conveyance to a safe outlet location. Large downslope pasture areas and swales act as bio-filter strips to filer out entrained pollutants and catchpits/silt traps allow for the settlement of sediment.
(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.	Outlet locations are to be determined during detailed design and are to be located such that there are no adverse effects on adjacent properties.
(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	Not applicable.

whether filling or pumping may constitute a satisfactory alternative.	
(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.

9 ACCESS

9.1 GENERAL

A basic access and vehicle crossing assessment has been completed for the proposed subdivision.

It is our understanding that the proposed lots intend to utilise the existing access point from the southern side of Te Akau Drive that is currently utilised by the parent lot and neighbouring properties 16, 18 and 22 Te Akau Drive. The vehicle crossing and accessway are assessed under the Far North District Council Engineering Standards (2023).

9.2 VEHICLE CROSSINGS

The existing vehicle crossing from Te Akau Drive is sealed, consistent with the adjoining Te Akau Drive carriageway surface. The surfacing is in reasonable condition with no significant disrepair evident.

The existing vehicle crossing is in general accordance with the Far North District Council Engineering Standards (2023), Sheet 21 Type 1A – Light Vehicles. As such, we deem the existing crossing to be sufficient to serve the proposed lots.

Figure 5: Annotated screenshot showing existing vehicle crossing from Te Akau Drive

9.3 SIGHT DISTANCES

Te Akau Drive has a general operating speed of 50km/hr and is classified as an access road. The Far North District Council Engineering Standards (2023) – Sheet 4 notes that the minimum required sight distance is 60m.

Figure 6: Photo showing posted speed limit on Te Akau Drive

In compliance with FNDC's sight distance requirements above, the existing vehicle crossing allows for >60m of sight distance to the northeast and southwest.

Figure 7: Annotated photo showing available sight distance to the northeast

Figure 8: Annotated photo showing available sight distance to the southwest

9.4 VEHICLE ACCESS

The vehicle access legal and surfacing widths for all proposed lots are assessed under the relevant requirements for both the operative and proposed district plans. The existing accessway has been found to be in general accordance with Figures 9 & 10 below. As such, widening of the accessway is not considered to be required at this stage.

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

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 10: Snip of FNDC proposed District Plan TRAN-Table 9

9.5 PASSING BAYS

The Far North District Council Engineering Standards (2023) states the following regarding passing bays on rural 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 10: Snip from FNDC Engineering Standards (2023) Section 3.2.28.3

The existing accessway is less than 200m long and sufficiently wide. As such, passing bays are not considered necessary.

10 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.

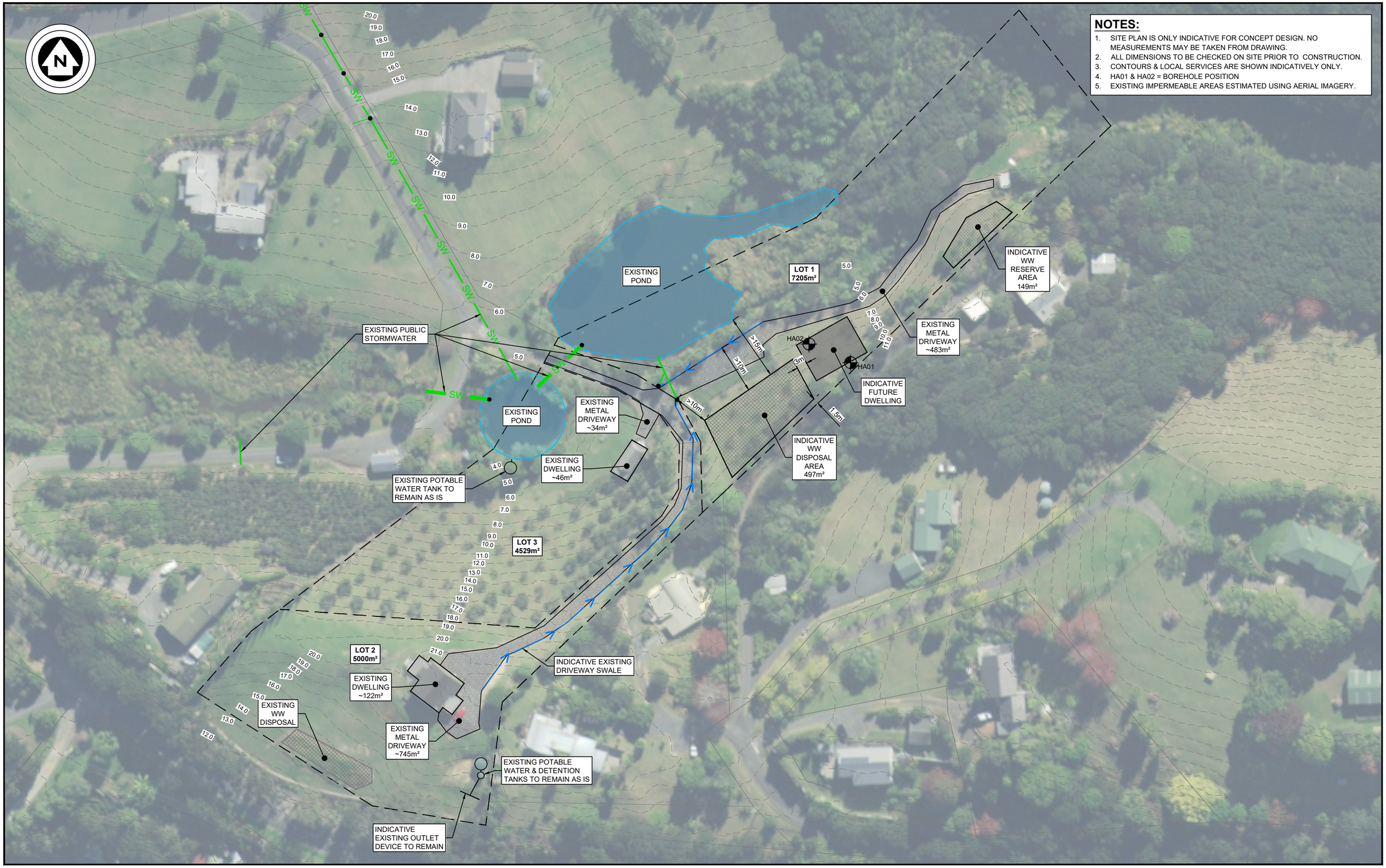
The conclusions and recommendations in this report are based on information available at the time of preparation and are dependent on appropriate implementation during construction. Variations in site conditions or construction practices may affect performance and should be reviewed by a suitably qualified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

Yours faithfully,

WILTON JOUBERT LIMITED

Enclosures:

- Site Plan – C001 (1 sheet)
- Hand Auger Borehole Records (2 sheets)
- Calculation Set



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ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	APR '26	GMB	CIVIL SITE SUITABILITY REPORT

DESIGNED BY: GMB
DRAWN BY: GMB
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: **CIVIL SITE SUITABILITY REPORT**

PROJECT TITLE: **LOT 13 DP 399498 20 TE AKAU DRIVE RUSSELL NORTHLAND**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
1:1000	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
145401-C001	01

HAND AUGER : HA01

JOB NO.: 145401 **SHEET:** 1 OF 1

START DATE: 05/03/2026 **NORTHING:** **GRID:**

CLIENT: Ross James Blackman **DIAMETER:** 50mm **EASTING:**

PROJECT: Proposed Subdivision (1 Lot for Assessment) **SV DIAL:** DR4802 **ELEVATION:** Ground

SITE LOCATION: 20 Te Akau Drive, Russell **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, dry to moist.	TS	0.2	Groundwater Not Encountered					
Waipapa Group	NATURAL: Clayey SILT, yellowish brown with orange and brownish grey mottles, very stiff, dry to moist, low to moderate plasticity.		0.4		195+	-	-		
			0.6						
	Silty CLAY, orangey brown with brownish grey mottles, very stiff, dry to moist, moderate plasticity.		0.8		195+	-	-		
			1.0						
	Clayey SILT, orangey brown with white and light yellow mottles, frequent dark orangey brown weakly cemented clast inclusions, very stiff, dry to moist, low to moderate plasticity.		1.2		195+	-	-		
			1.4						
	SILT, minor clay, pinkish orange with white and dark orange mottles, very stiff, moist, no to low plasticity.		1.6		195+	-	-		
			1.8						
	1.9m: Trace clay, yellowish brown with light brown and white mottles, very stiff to hard, dry to moist, no plasticity.		2.0						
	2.0m: Pinkish brown with orangey brown and white mottles.		2.2		UTP	-	-		
	EOH: 2.30m - Too Hard To Auger		2.4		UTP	-	-	7	
			2.6					7	
			2.8					5	
			3.0					6	
			3.2					6	
			3.4					6	
			3.6					6	
			3.8					6	
			4.0					11	
			4.2					11	
			4.4					10	
			4.6					8	
			4.8					12	
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								10	

REMARKS

End of borehole @ 2.30m (Target Depth: 5.00m)

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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HAND AUGER : HA02

JOB NO.: 145401 **SHEET:** 1 OF 1

START DATE: 05/03/2026 **NORTHING:** **GRID:**

CLIENT: Ross James Blackman **DIAMETER:** 50mm **EASTING:**

PROJECT: Proposed Subdivision (1 Lot for Assessment) **SV DIAL:** DR4802 **ELEVATION:** Ground

SITE LOCATION: 20 Te Akau Drive, Russell **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, dry to moist.	TS	0.0	Groundwater Not Encountered					
Waipapa Group	NATURAL: SILT, minor clay, brownish grey with orange mottles, very stiff, dry to moist, no to low plasticity.		0.2						
	Clayey SILT, brownish grey with orange mottles, very stiff, dry to moist, low to moderate plasticity.		0.4		195+	-	-		
	0.6m: Occasional weakly cemented clast specks.		0.6						
	Silty CLAY, yellowish brown with orange mottles, very stiff, dry to moist, moderate plasticity.		0.8		195+	-	-		
	1.1m: Orangey brown with yellow mottles, moderate to high plasticity.		1.0						
	1.3m: Frequent weakly and strongly cemented clasts.		1.2		195+	-	-		
	SILT, minor clay, frequent weakly and strongly cemented clasts, light grey with orange mottles, very stiff, dry to moist, no to low plasticity.		1.4						
	Fine Gravelly SILT, grey with occasional orange mottles, dry, very stiff to hard, no plasticity.		1.6		195+	-	-		
	EOH: 1.70m - Too Hard To Auger		1.8		UTP	-	-	7	
			2.0					7	
			2.2					7	
			2.4					6	
			2.6					5	
			2.8					7	
			3.0					7	
			3.2					11	
			3.4					9	
			3.6					13	
			3.8					20+	
			4.0						
			4.2						
			4.4						
			4.6						
			4.8						

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

REMARKS

End of borehole @ 1.70m (Target Depth: 5.00m)

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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185 Waipapa Road, Kerikeri 0295
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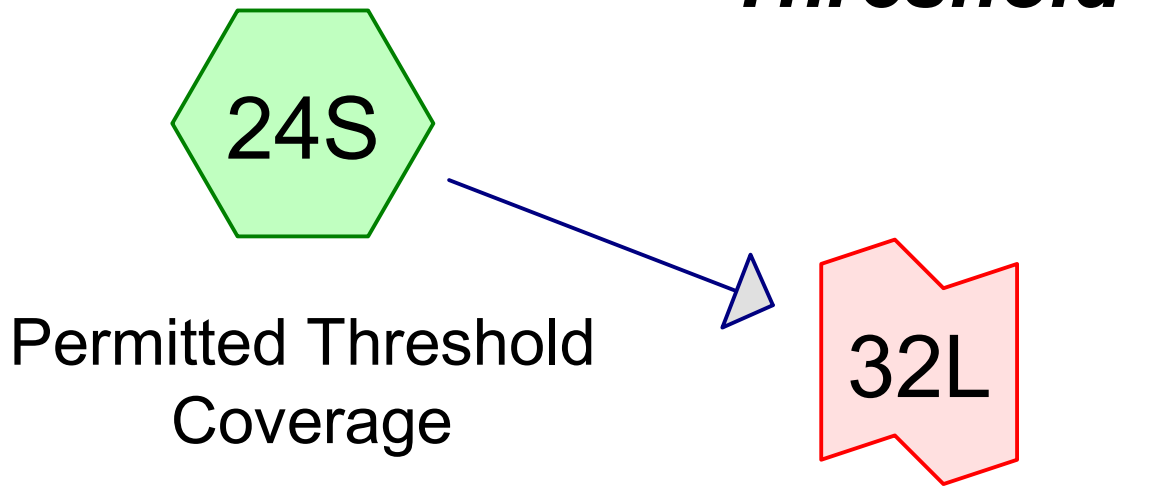
Lot 2 - Permitted Threshold



Permitted Threshold Coverage

Permitted Flows

Subcat Reach Pond Link

Routing Diagram for 145401 - Lot 2
Prepared by Wilton Joubert Limited, Printed 31/03/2026

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 24S: Permitted Runoff Area=867.0 m² 57.67% Impervious Runoff Depth>257 mm
Tc=10.0 min CN=88 Runoff=15.90 L/s 223.2 m³

Link 32L: Permitted Flows Inflow=15.90 L/s 223.2 m³
Primary=15.90 L/s 223.2 m³

Summary for Subcatchment 24S: Permitted Threshold Coverage

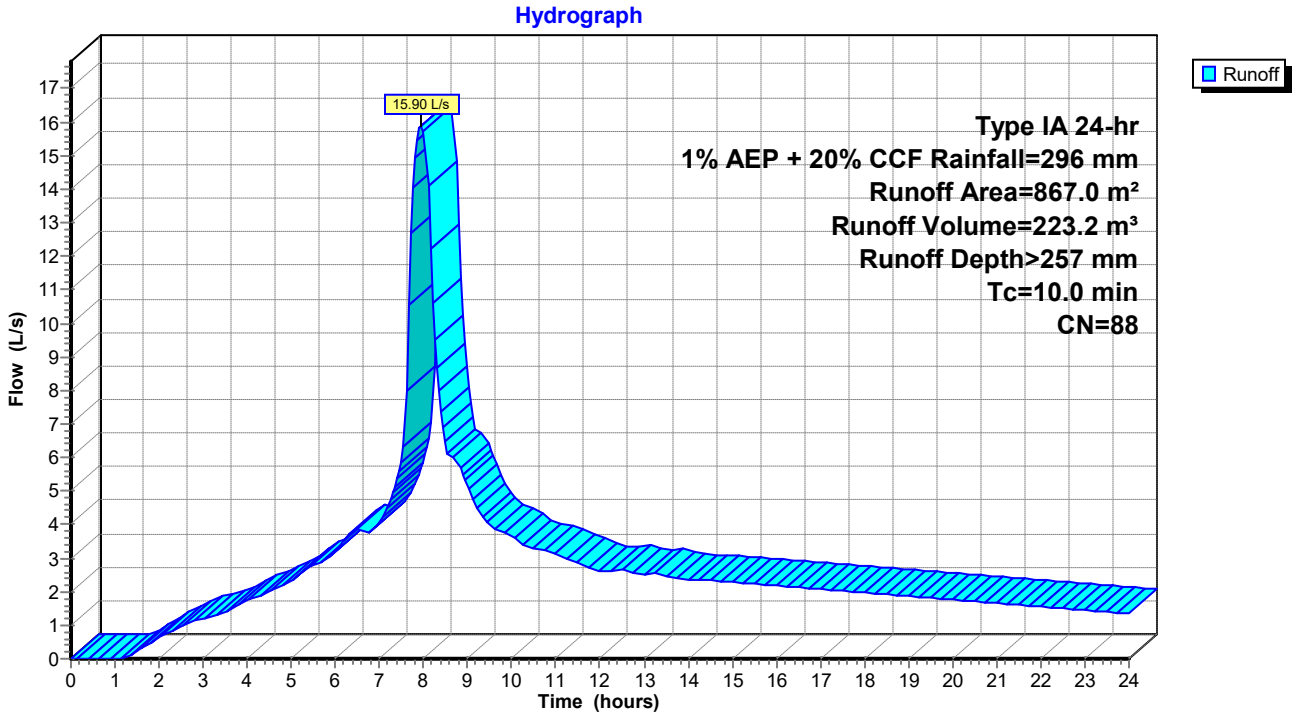
Runoff = 15.90 L/s @ 7.95 hrs, Volume= 223.2 m³, Depth> 257 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=296 mm

Area (m²)	CN	Description
367.0	74	>75% Grass cover, Good, HSG C
500.0	98	Roofs, HSG C
867.0	88	Weighted Average
367.0		42.33% Pervious Area
500.0		57.67% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 24S: Permitted Threshold Coverage

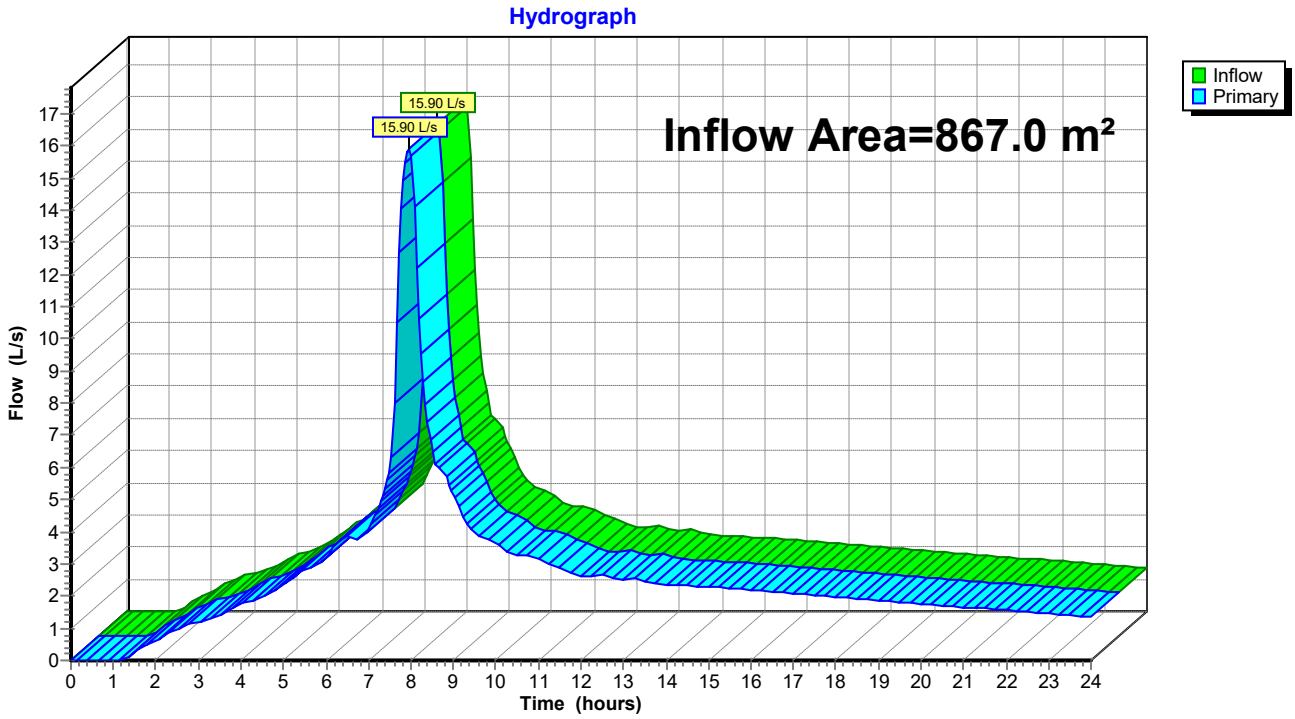


Summary for Link 32L: Permitted Flows

Inflow Area = 867.0 m², 57.67% Impervious, Inflow Depth > 257 mm for 1% AEP + 20% CCF event
Inflow = 15.90 L/s @ 7.95 hrs, Volume= 223.2 m³
Primary = 15.90 L/s @ 7.95 hrs, Volume= 223.2 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 32L: Permitted Flows



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 24S: Permitted Runoff Area=867.0 m² 57.67% Impervious Runoff Depth>130 mm
Tc=10.0 min CN=88 Runoff=8.11 L/s 112.9 m³

Link 32L: Permitted Flows Inflow=8.11 L/s 112.9 m³
Primary=8.11 L/s 112.9 m³

Summary for Subcatchment 24S: Permitted Threshold Coverage

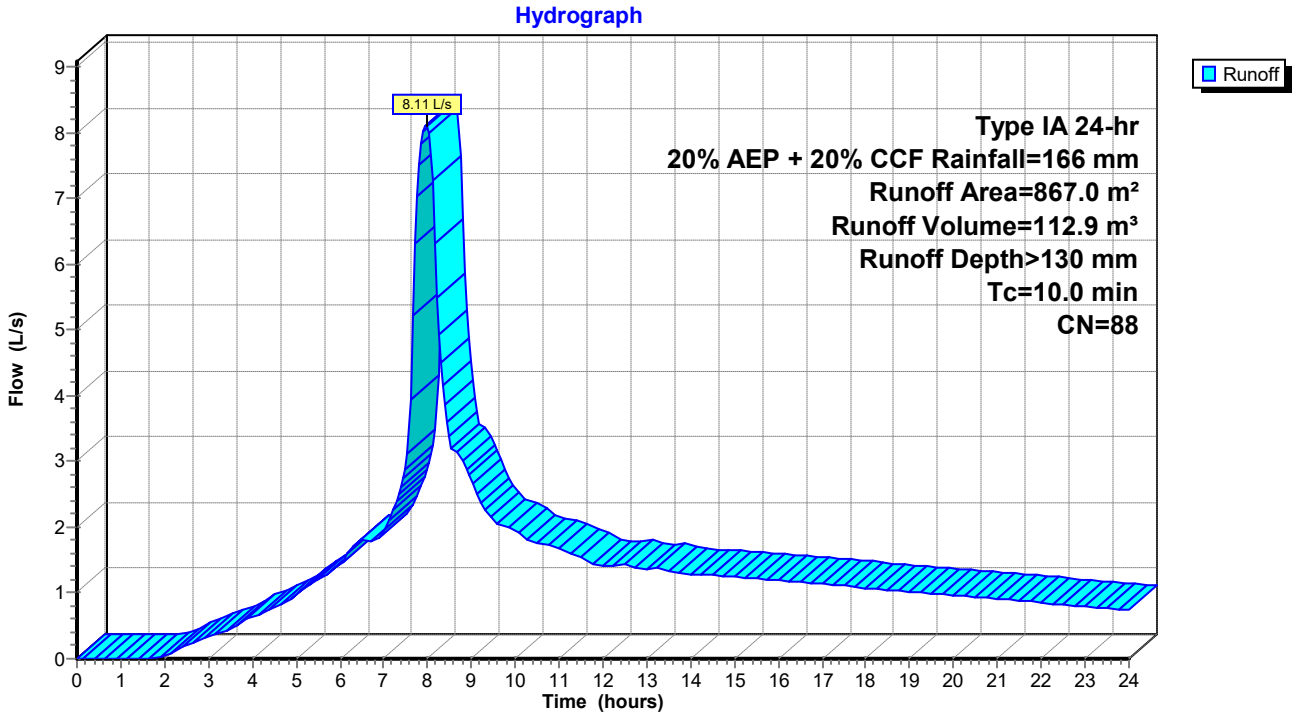
Runoff = 8.11 L/s @ 7.97 hrs, Volume= 112.9 m³, Depth> 130 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP + 20% CCF Rainfall=166 mm

Area (m²)	CN	Description
367.0	74	>75% Grass cover, Good, HSG C
500.0	98	Roofs, HSG C
867.0	88	Weighted Average
367.0		42.33% Pervious Area
500.0		57.67% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 24S: Permitted Threshold Coverage

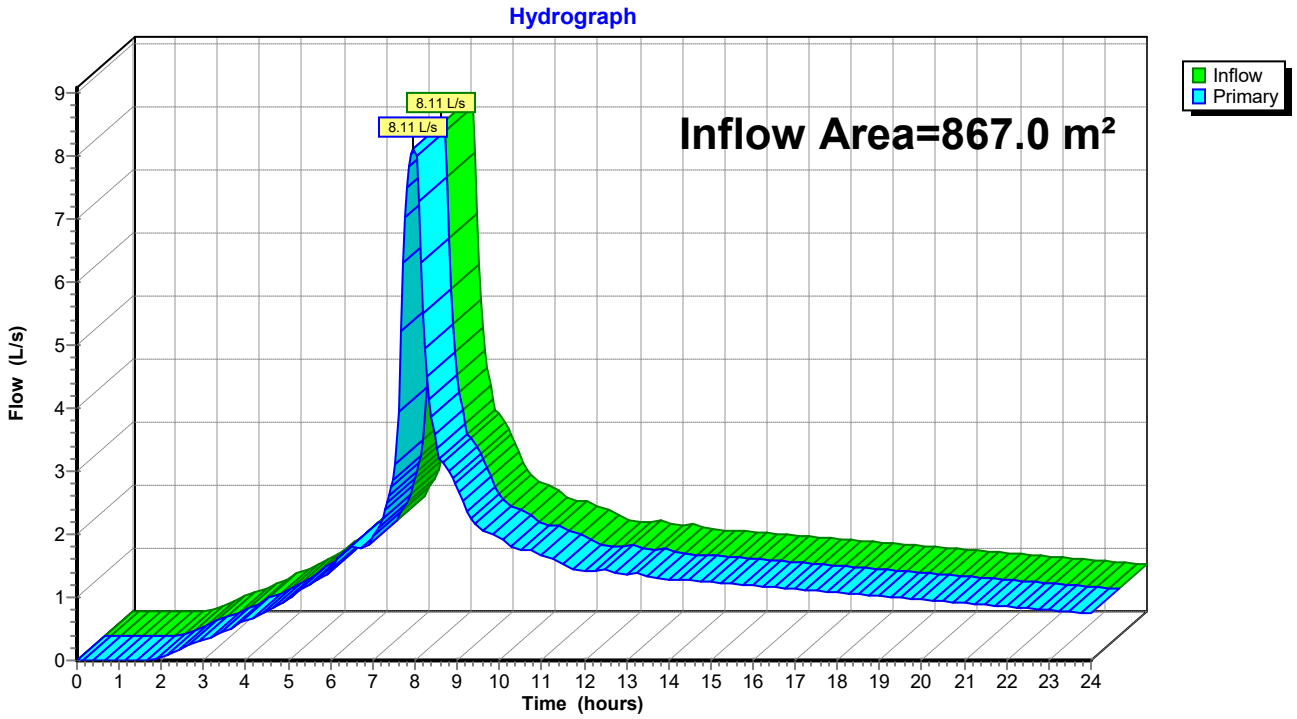


Summary for Link 32L: Permitted Flows

Inflow Area = 867.0 m², 57.67% Impervious, Inflow Depth > 130 mm for 20% AEP + 20% CCF event
Inflow = 8.11 L/s @ 7.97 hrs, Volume= 112.9 m³
Primary = 8.11 L/s @ 7.97 hrs, Volume= 112.9 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 32L: Permitted Flows



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 24S: Permitted Threshold Runoff Area=867.0 m² 57.67% Impervious Runoff Depth>92 mm
Tc=10.0 min CN=88 Runoff=5.70 L/s 79.7 m³

Link 32L: Permitted Flows Inflow=5.70 L/s 79.7 m³
Primary=5.70 L/s 79.7 m³

Summary for Subcatchment 24S: Permitted Threshold Coverage

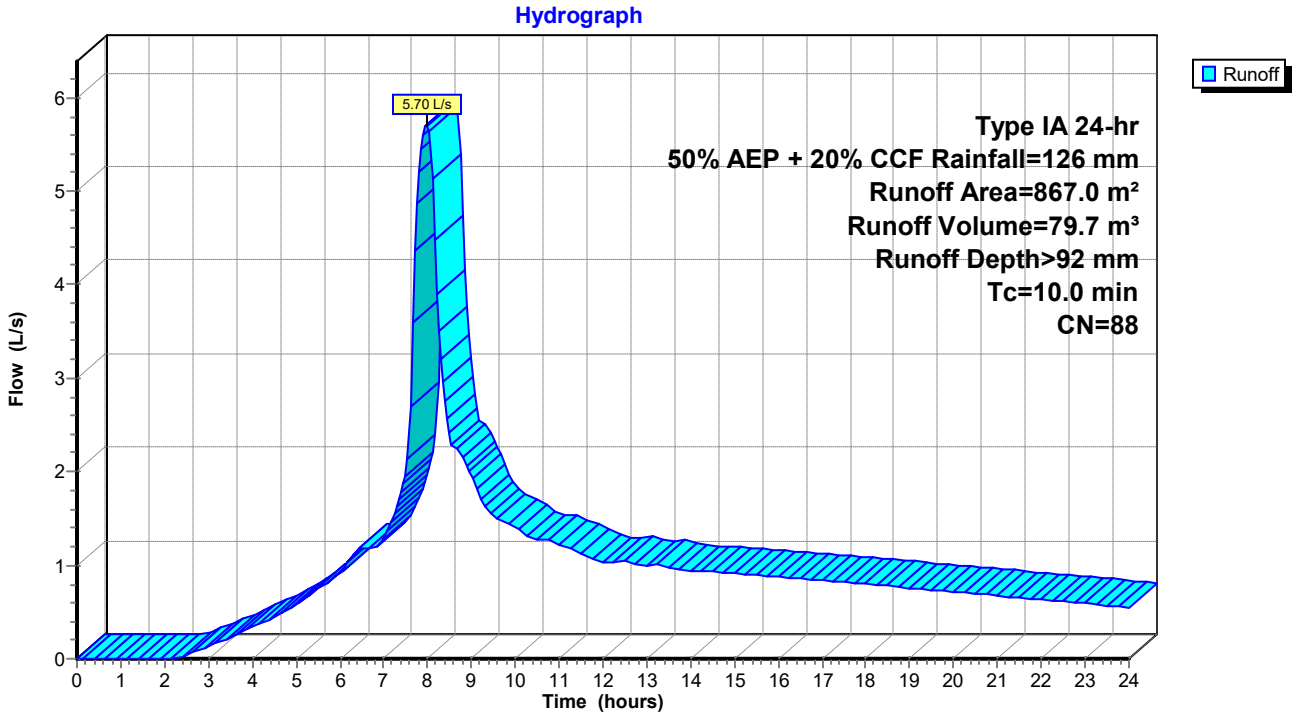
Runoff = 5.70 L/s @ 7.98 hrs, Volume= 79.7 m³, Depth> 92 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50% AEP + 20% CCF Rainfall=126 mm

Area (m²)	CN	Description
367.0	74	>75% Grass cover, Good, HSG C
500.0	98	Roofs, HSG C
867.0	88	Weighted Average
367.0		42.33% Pervious Area
500.0		57.67% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 24S: Permitted Threshold Coverage

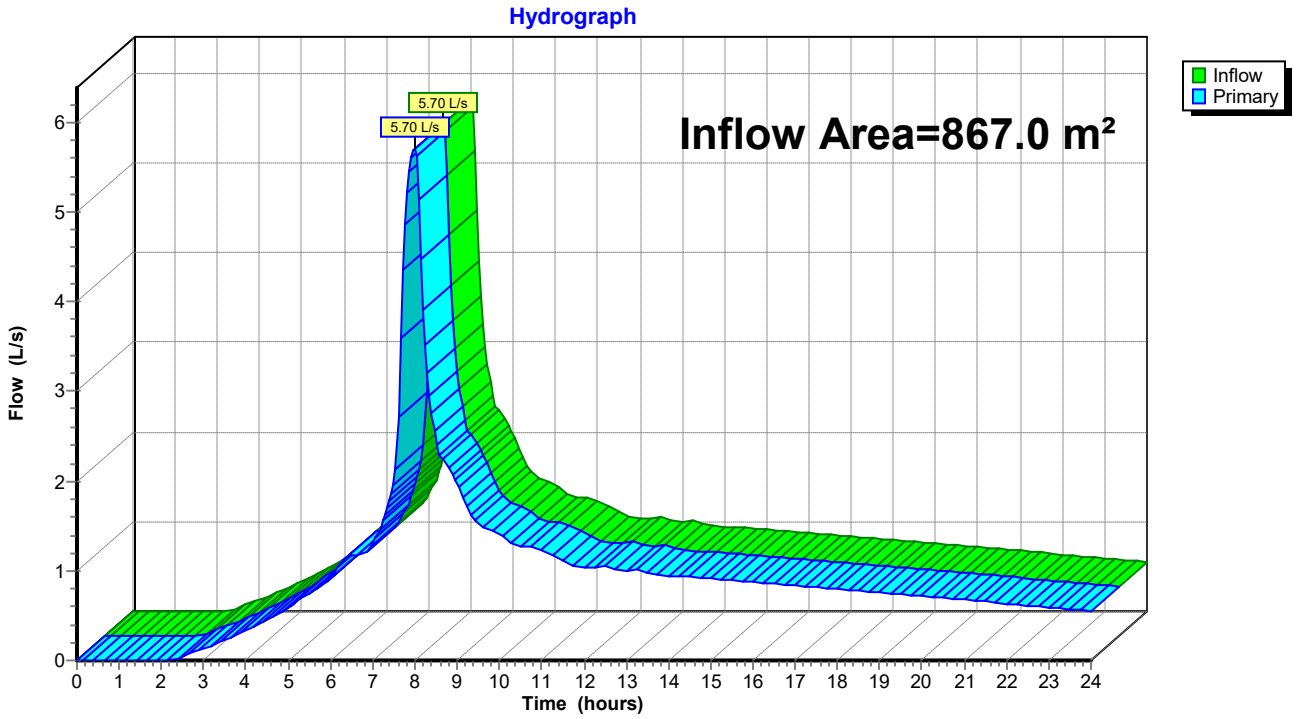


Summary for Link 32L: Permitted Flows

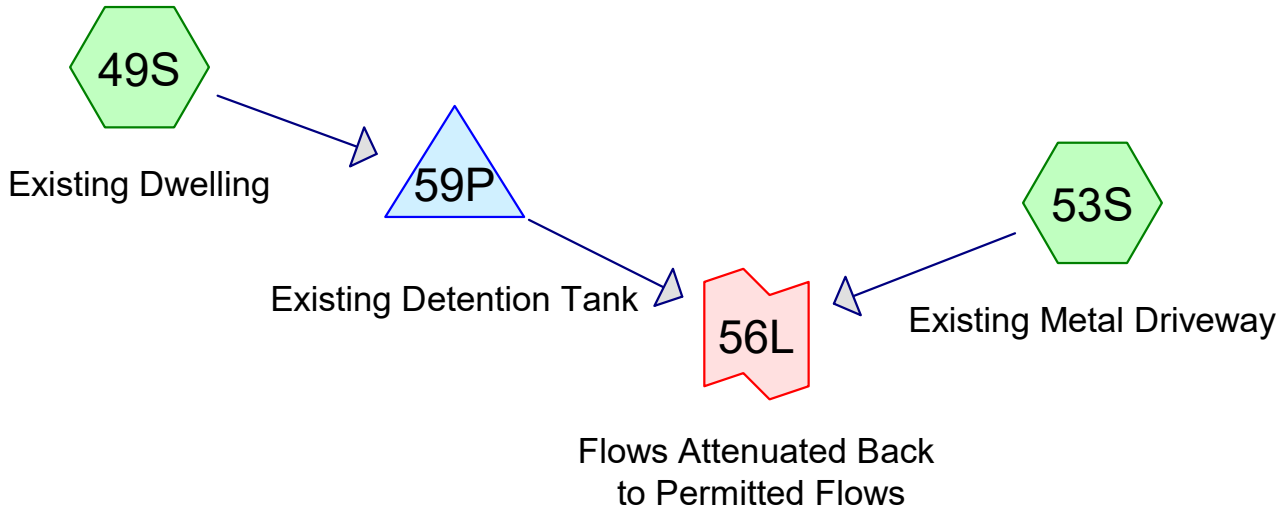
Inflow Area = 867.0 m², 57.67% Impervious, Inflow Depth > 92 mm for 50% AEP + 20% CCF event
Inflow = 5.70 L/s @ 7.98 hrs, Volume= 79.7 m³
Primary = 5.70 L/s @ 7.98 hrs, Volume= 79.7 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 32L: Permitted Flows



Lot 2 - Existing Impermeable Areas



Subcat Reach Pond Link

Routing Diagram for 145401 - Lot 2
Prepared by Wilton Joubert Limited, Printed 31/03/2026

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 49S: Existing Dwelling Runoff Area=122.0 m² 100.00% Impervious Runoff Depth>289 mm
Tc=10.0 min CN=98 Runoff=2.38 L/s 35.3 m³

Subcatchment 53S: Existing Metal Runoff Area=745.0 m² 0.00% Impervious Runoff Depth>261 mm
Tc=10.0 min CN=89 Runoff=13.79 L/s 194.2 m³

Pond 59P: Existing Detention Tank Peak Elev=1.471 m Storage=3.0 m³ Inflow=2.38 L/s 35.3 m³
Outflow=1.65 L/s 35.2 m³

Link 56L: Flows Attenuated Back to Permitted Flows Inflow=15.24 L/s 229.4 m³
Primary=15.24 L/s 229.4 m³

Summary for Subcatchment 49S: Existing Dwelling

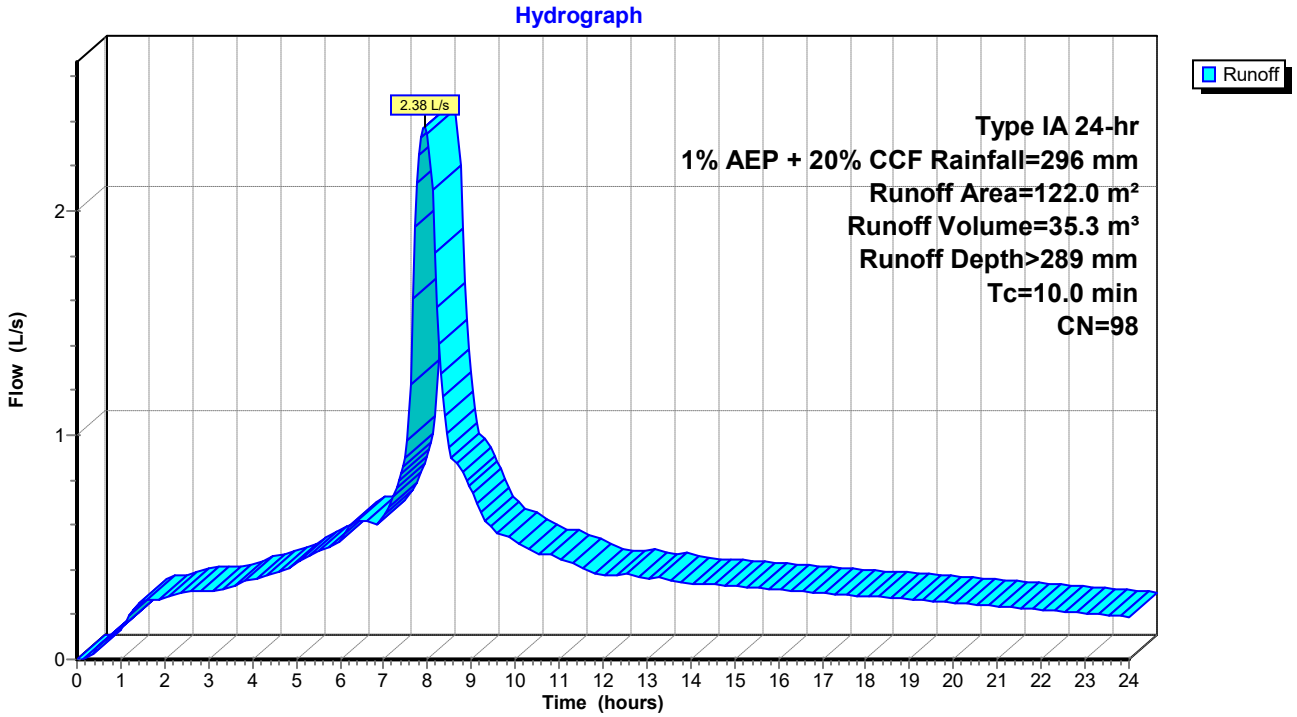
Runoff = 2.38 L/s @ 7.94 hrs, Volume= 35.3 m³, Depth> 289 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=296 mm

Area (m²)	CN	Description
122.0	98	Roofs, HSG C
122.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 49S: Existing Dwelling



Summary for Subcatchment 53S: Existing Metal Driveway

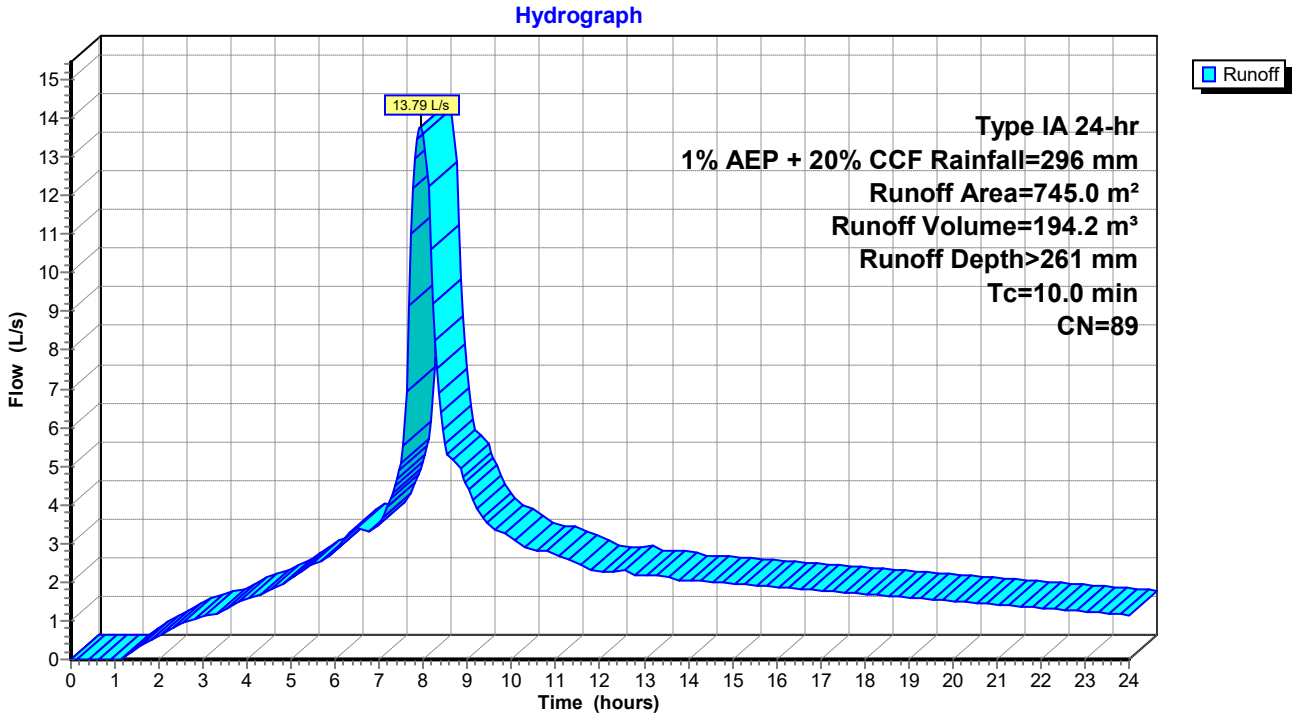
Runoff = 13.79 L/s @ 7.95 hrs, Volume= 194.2 m³, Depth> 261 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=296 mm

Area (m²)	CN	Description
745.0	89	Gravel roads, HSG C
745.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 53S: Existing Metal Driveway



Summary for Pond 59P: Existing Detention Tank

Inflow Area = 122.0 m²,100.00% Impervious, Inflow Depth > 289 mm for 1% AEP + 20% CCF event
Inflow = 2.38 L/s @ 7.94 hrs, Volume= 35.3 m³
Outflow = 1.65 L/s @ 8.19 hrs, Volume= 35.2 m³, Atten= 31%, Lag= 15.0 min
Primary = 1.65 L/s @ 8.19 hrs, Volume= 35.2 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 1.471 m @ 8.19 hrs Surf.Area= 2.0 m² Storage= 3.0 m³

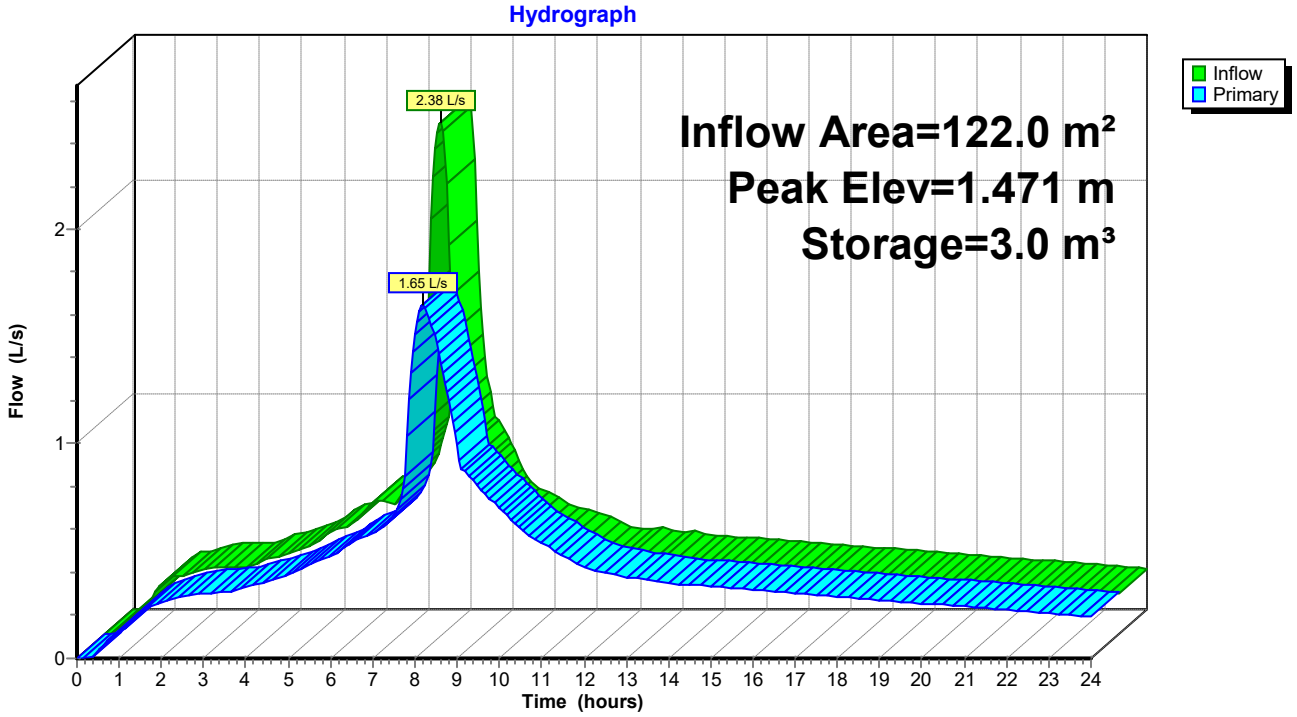
Plug-Flow detention time= 19.2 min calculated for 35.1 m³ (100% of inflow)
Center-of-Mass det. time= 16.9 min (661.2 - 644.3)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	4.4 m³	**1.60 mD x 2.20 mH Vertical Cone/Cylinder**

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**15 mm Vert. Orifice/Grate X 2.00** C= 0.600
#2	Primary	0.895 m	**18 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.64 L/s @ 8.19 hrs HW=1.469 m (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 1.14 L/s @ 3.21 m/s)
└**2=Orifice/Grate** (Orifice Controls 0.51 L/s @ 2.00 m/s)

Pond 59P: Existing Detention Tank

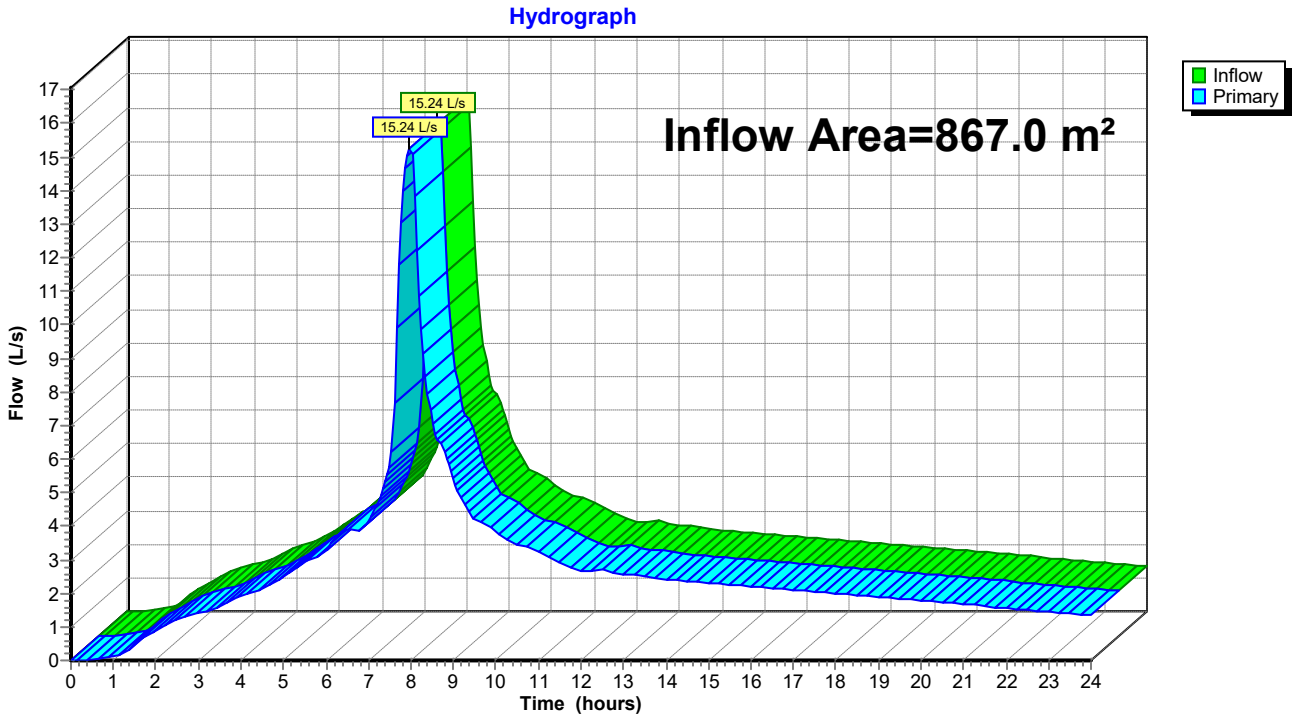


Summary for Link 56L: Flows Attenuated Back to Permitted Flows

Inflow Area = 867.0 m², 14.07% Impervious, Inflow Depth > 265 mm for 1% AEP + 20% CCF event
Inflow = 15.24 L/s @ 7.97 hrs, Volume= 229.4 m³
Primary = 15.24 L/s @ 7.97 hrs, Volume= 229.4 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 56L: Flows Attenuated Back to Permitted Flows



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 49S: Existing Dwelling Runoff Area=122.0 m² 100.00% Impervious Runoff Depth>160 mm
Tc=10.0 min CN=98 Runoff=1.33 L/s 19.5 m³

Subcatchment 53S: Existing Metal Runoff Area=745.0 m² 0.00% Impervious Runoff Depth>133 mm
Tc=10.0 min CN=89 Runoff=7.12 L/s 99.2 m³

Pond 59P: Existing Detention Tank Peak Elev=0.761 m Storage=1.5 m³ Inflow=1.33 L/s 19.5 m³
Outflow=0.82 L/s 19.4 m³

Link 56L: Flows Attenuated Back to Permitted Flows Inflow=7.86 L/s 118.6 m³
Primary=7.86 L/s 118.6 m³

Summary for Subcatchment 49S: Existing Dwelling

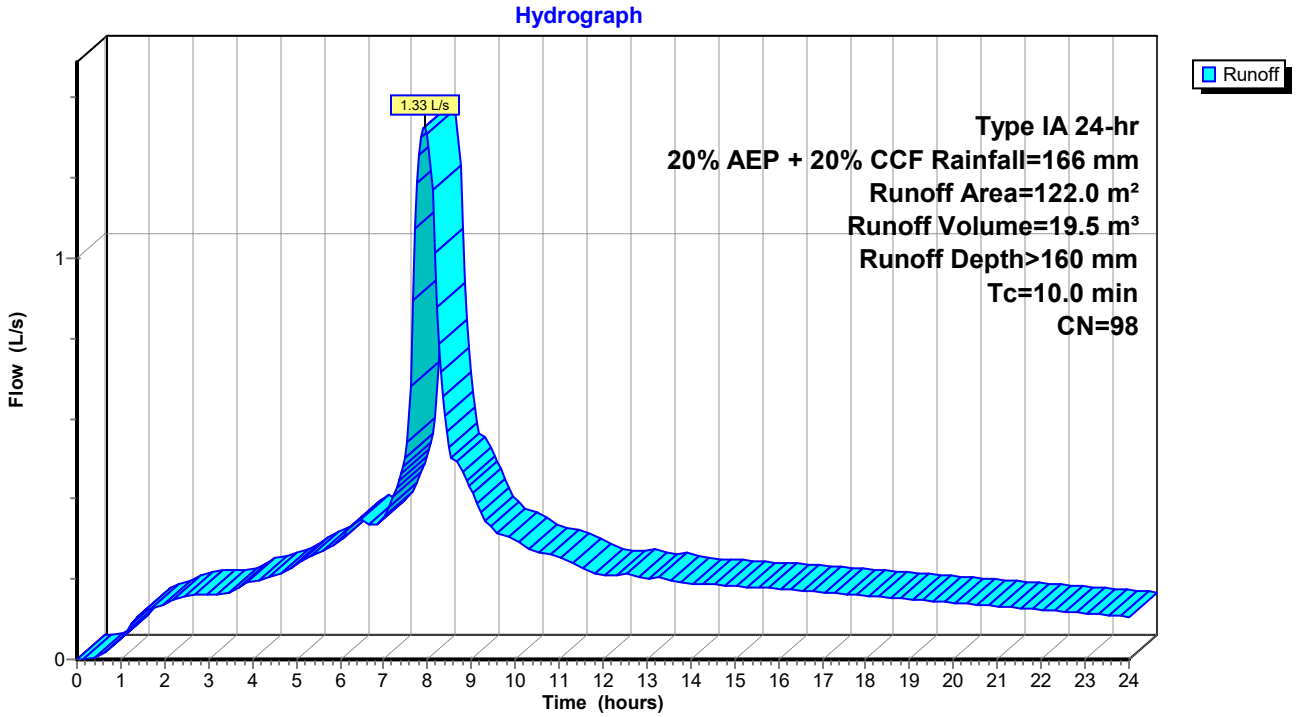
Runoff = 1.33 L/s @ 7.94 hrs, Volume= 19.5 m³, Depth> 160 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP + 20% CCF Rainfall=166 mm

Area (m²)	CN	Description
122.0	98	Roofs, HSG C
122.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 49S: Existing Dwelling



Summary for Subcatchment 53S: Existing Metal Driveway

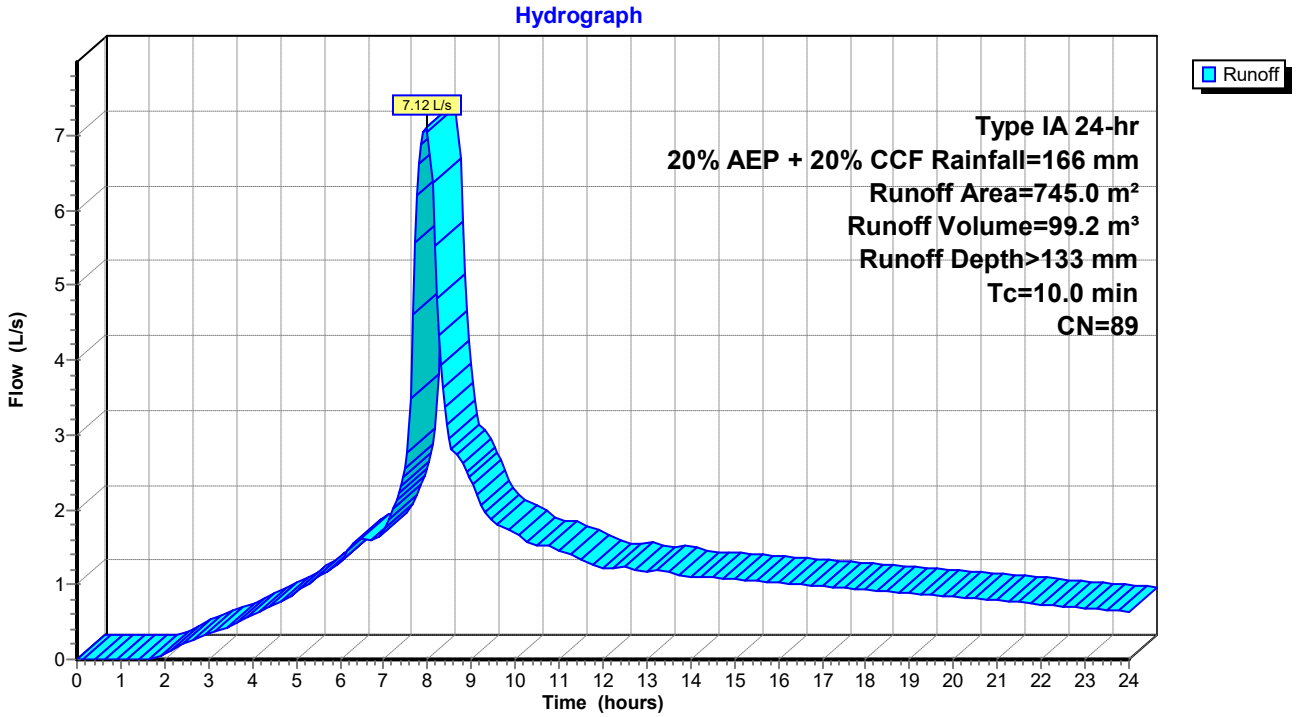
Runoff = 7.12 L/s @ 7.96 hrs, Volume= 99.2 m³, Depth> 133 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP + 20% CCF Rainfall=166 mm

Area (m²)	CN	Description
745.0	89	Gravel roads, HSG C
745.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 53S: Existing Metal Driveway



Summary for Pond 59P: Existing Detention Tank

Inflow Area = 122.0 m²,100.00% Impervious, Inflow Depth > 160 mm for 20% AEP + 20% CCF event
Inflow = 1.33 L/s @ 7.94 hrs, Volume= 19.5 m³
Outflow = 0.82 L/s @ 8.24 hrs, Volume= 19.4 m³, Atten= 39%, Lag= 17.8 min
Primary = 0.82 L/s @ 8.24 hrs, Volume= 19.4 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.761 m @ 8.24 hrs Surf.Area= 2.0 m² Storage= 1.5 m³

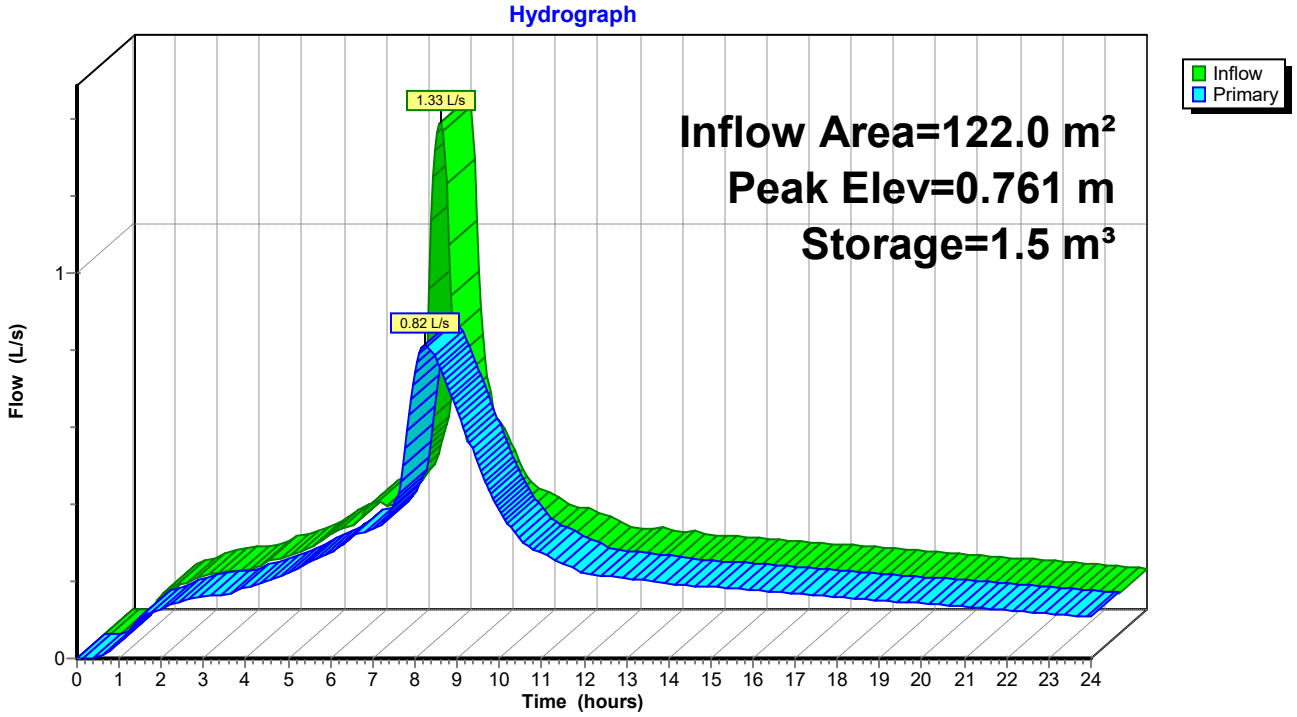
Plug-Flow detention time= 13.8 min calculated for 19.4 m³ (100% of inflow)
Center-of-Mass det. time= 12.1 min (664.0 - 651.8)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	4.4 m³	**1.60 mD x 2.20 mH Vertical Cone/Cylinder**

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**15 mm Vert. Orifice/Grate X 2.00** C= 0.600
#2	Primary	0.895 m	**18 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.82 L/s @ 8.24 hrs HW=0.761 m (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.82 L/s @ 2.31 m/s)
└**2=Orifice/Grate** (Controls 0.00 L/s)

Pond 59P: Existing Detention Tank

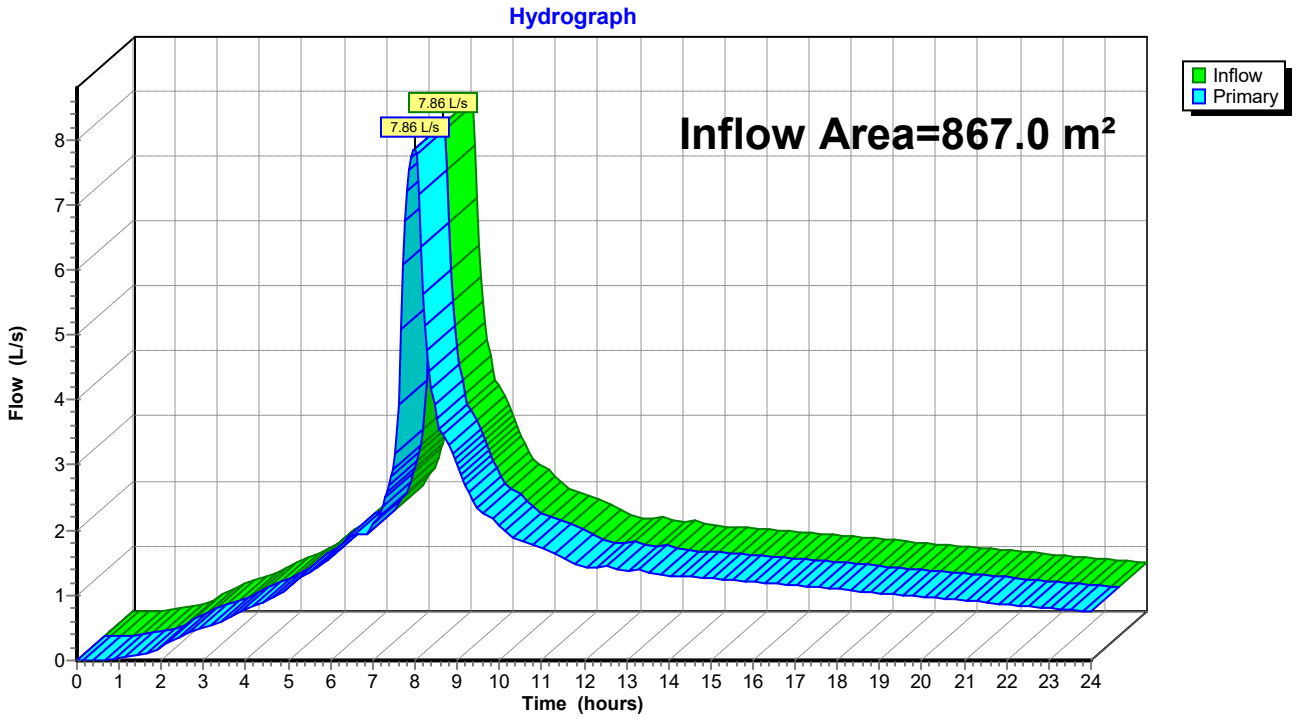


Summary for Link 56L: Flows Attenuated Back to Permitted Flows

Inflow Area = 867.0 m², 14.07% Impervious, Inflow Depth > 137 mm for 20% AEP + 20% CCF event
Inflow = 7.86 L/s @ 7.98 hrs, Volume= 118.6 m³
Primary = 7.86 L/s @ 7.98 hrs, Volume= 118.6 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 56L: Flows Attenuated Back to Permitted Flows



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 49S: Existing Dwelling Runoff Area=122.0 m² 100.00% Impervious Runoff Depth>120 mm
Tc=10.0 min CN=98 Runoff=1.01 L/s 14.6 m³

Subcatchment 53S: Existing Metal Runoff Area=745.0 m² 0.00% Impervious Runoff Depth>95 mm
Tc=10.0 min CN=89 Runoff=5.05 L/s 70.4 m³

Pond 59P: Existing Detention Tank Peak Elev=0.506 m Storage=1.0 m³ Inflow=1.01 L/s 14.6 m³
Outflow=0.66 L/s 14.6 m³

Link 56L: Flows Attenuated Back to Permitted Flows Inflow=5.65 L/s 85.0 m³
Primary=5.65 L/s 85.0 m³

Summary for Subcatchment 49S: Existing Dwelling

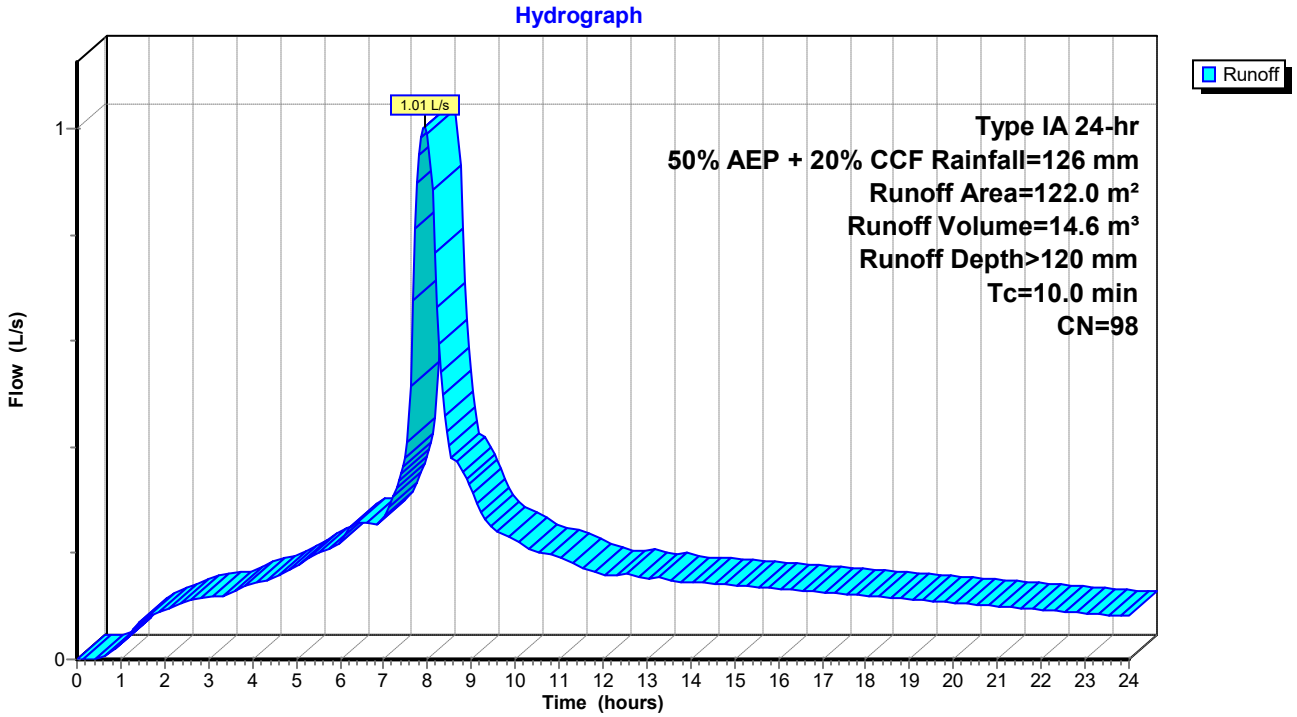
Runoff = 1.01 L/s @ 7.94 hrs, Volume= 14.6 m³, Depth> 120 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50% AEP + 20% CCF Rainfall=126 mm

Area (m²)	CN	Description
122.0	98	Roofs, HSG C
122.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 49S: Existing Dwelling



Summary for Subcatchment 53S: Existing Metal Driveway

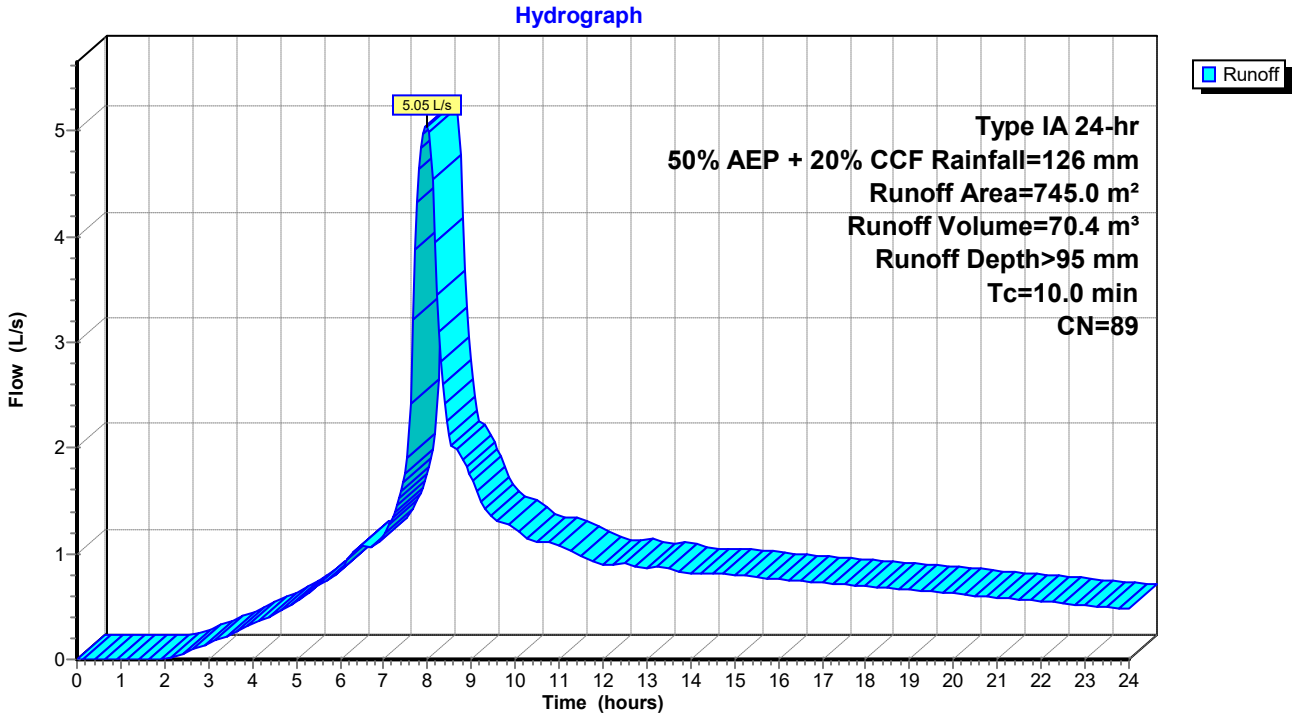
Runoff = 5.05 L/s @ 7.97 hrs, Volume= 70.4 m³, Depth> 95 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50% AEP + 20% CCF Rainfall=126 mm

Area (m²)	CN	Description
745.0	89	Gravel roads, HSG C
745.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 53S: Existing Metal Driveway



Summary for Pond 59P: Existing Detention Tank

Inflow Area = 122.0 m²,100.00% Impervious, Inflow Depth > 120 mm for 50% AEP + 20% CCF event
Inflow = 1.01 L/s @ 7.94 hrs, Volume= 14.6 m³
Outflow = 0.66 L/s @ 8.21 hrs, Volume= 14.6 m³, Atten= 34%, Lag= 16.0 min
Primary = 0.66 L/s @ 8.21 hrs, Volume= 14.6 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.506 m @ 8.21 hrs Surf.Area= 2.0 m² Storage= 1.0 m³

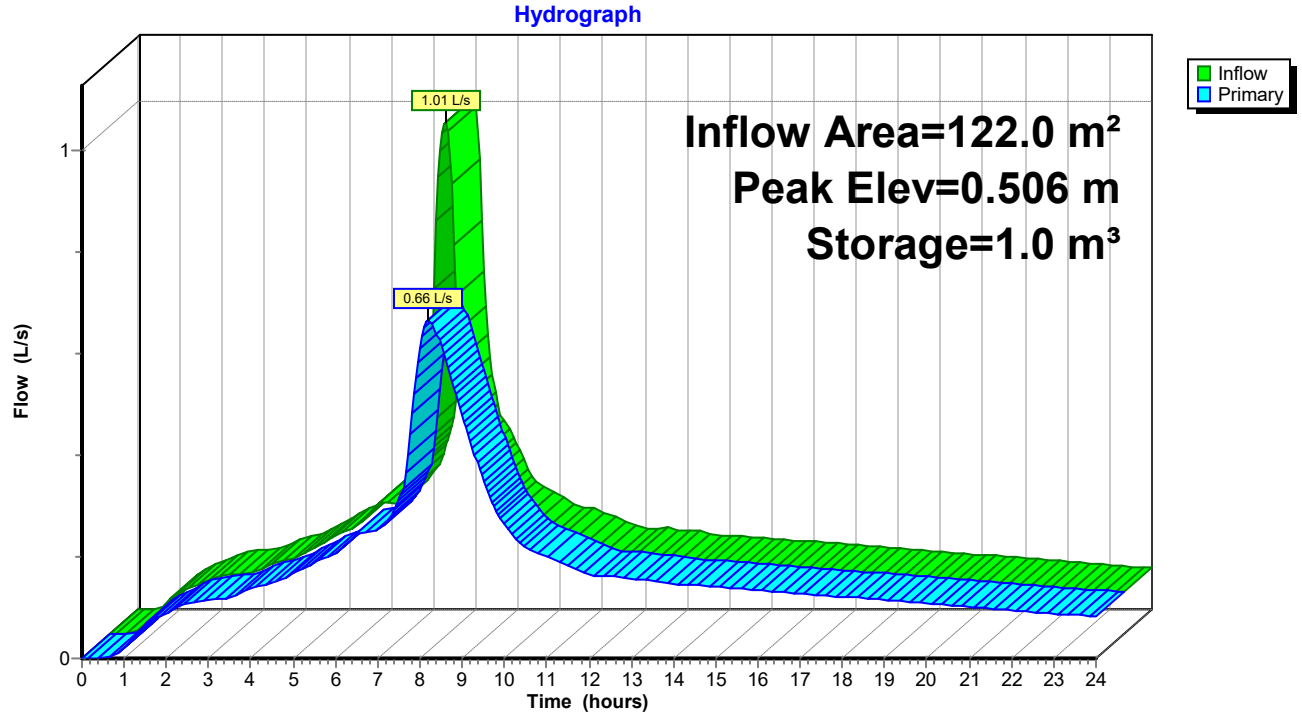
Plug-Flow detention time= 11.3 min calculated for 14.6 m³ (100% of inflow)
Center-of-Mass det. time= 9.6 min (666.4 - 656.8)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	4.4 m³	**1.60 mD x 2.20 mH Vertical Cone/Cylinder**

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**15 mm Vert. Orifice/Grate X 2.00** C= 0.600
#2	Primary	0.895 m	**18 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.66 L/s @ 8.21 hrs HW=0.506 m (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.66 L/s @ 1.88 m/s)
└**2=Orifice/Grate** (Controls 0.00 L/s)

Pond 59P: Existing Detention Tank

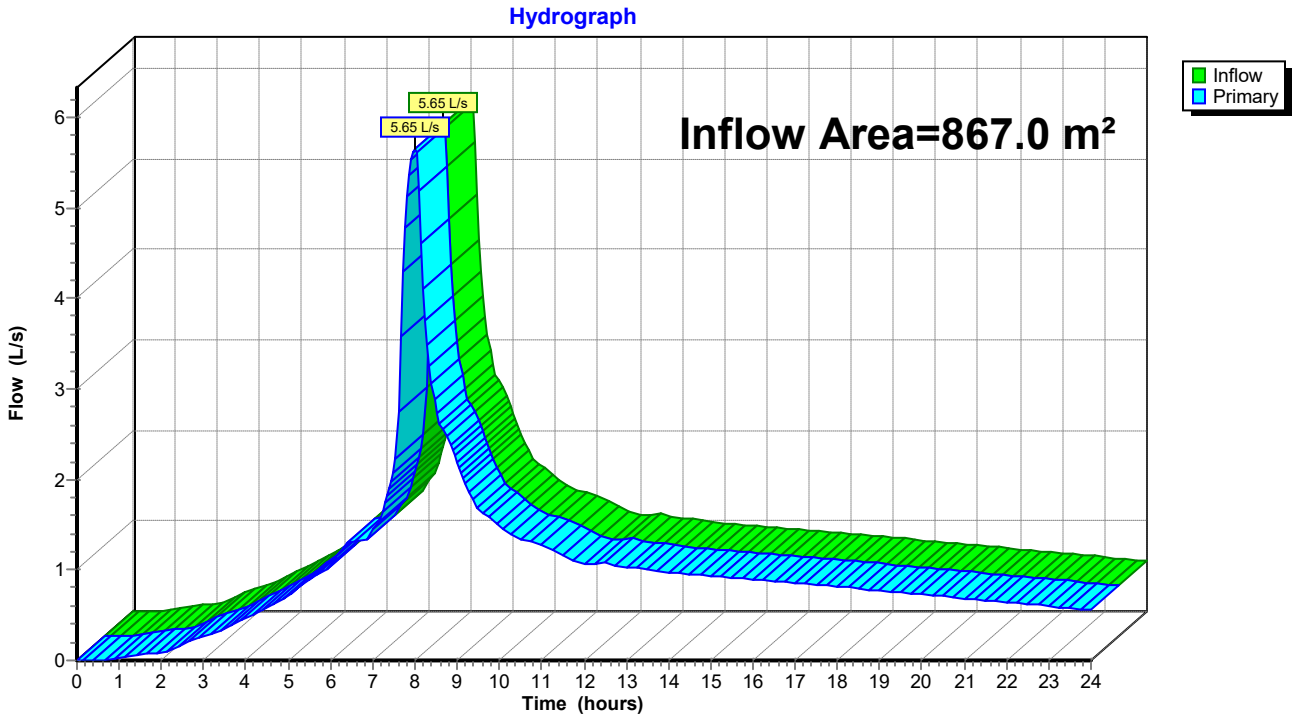


Summary for Link 56L: Flows Attenuated Back to Permitted Flows

Inflow Area = 867.0 m², 14.07% Impervious, Inflow Depth > 98 mm for 50% AEP + 20% CCF event
Inflow = 5.65 L/s @ 7.99 hrs, Volume= 85.0 m³
Primary = 5.65 L/s @ 7.99 hrs, Volume= 85.0 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 56L: Flows Attenuated Back to Permitted Flows



Wilton Joubert Limited
185 Waipapa Road,
Kerikeri 0230
Tel: (09) 527 0196

SITE	**20 Te Akau Drive, Russell**
LEGAL DESCRIPTIONS	**Lot 13 DP 399498**
PROJECT	**Proposed 3-Lot Subdivision**
CLIENT	**Ross James Blackman**
REFERENCE NO.	**145400**
DOCUMENT	**Site Assessment Report**
STATUS/REVISION NO.	**FINAL – Issued for Resource Consent**
DATE OF ISSUE	**25 March 2026**

Report Prepared For	Attention	Email
Ross James Blackman	**Steve Sanson**	rossjblackman@gmail.com steve@bayplan.co.nz

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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:	3-Lot subdivision (proposed Lot 1 for assessment).
Development Proposals Supplied:	Yes – Subdivision Scheme Plan.
NZS3604:2011 Type Structure(s):	Future structures are assumed to be.
Geology Encountered:	Waipapa Group.
Surficial Topsoil Encountered:	Yes – Surficial layers of topsoil were encountered to depths ranging between 0.20m and 0.25m below present ground level.
Overall Site Gradient in Proximity to Designated Building Platforms:	The future building site at proposed Lot 1 is positioned on a short, moderately inclined flank that falls from Brumby Lane along the southeastern boundary down to the northwest towards an existing gravel driveway and bounding large pond environment. Slope grades across the building site average 12° to 15°, before flattening out along the driveway.
Site Stability Risk:	Low risk of instability at the site. However, considering the upslope portion of the future building site is positioned on slope inclinations averaging 15°, we recommend any proposed foundations on gradients steeper than 14° (1V:4H) should be assessed in terms of any soil creep requirements for foundation design purposes at the Building Consent stage once future development proposals have been finalised.
Liquefaction Risk:	Negligible risk of liquefaction susceptibility.
Preliminary Foundation Recommendations:	Shallow foundations will likely be suitable to support a future dwelling within the designated building platform (DBP) at proposed Lot 1, provided they are designed to accommodate vertical movement of soil associated with Soil Reactivity **Class H – Highly Reactive**. Any proposed foundations on gradients steeper than 14° (1V:4H) should be assessed in terms of any soil creep requirements for foundation design purposes at the Building Consent stage.
Soil Bearing Capacity:	We generally envisage that a Geotechnical Ultimate Bearing Capacity of 300kPa will be available for shallow foundation design purposes for the future building site at proposed Lot 1.
NZBC B1 Expansive Soil Classification:	Class H – Highly Expansive (ys = 78mm).
NZS1170.5:2004 Site Subsoil Classification:	Class C – Shallow soil stratigraphy.

Earthworks:	Due to the moderate slope gradients present across the future building site, we recommend no earthworks are undertaken until the site-specific proposal has been Geotechnically reviewed and/or assessed during the Building Consent stage. Such assessments will need to provide appropriate cut-fill parameters and limits that are Geotechnically appropriate for the subsoils encountered across the future building site.
Consent Application Report Suitable for:	**Resource Consent**: No geotechnical hazards were identified as listed in the Resource Management Act (RMA) Section 106 that is considered a constraint to the proposed subdivision and cannot be addressed by typical engineering design and construction. This report is not intended to support any Building Consent application. The future development at proposed Lot 1 will need to be subject to a site-specific review and/or assessment during the Building Consent stage. Depending on the magnitude of the proposal, additional Geotechnical investigations may also be required.

2. INTRODUCTION

2.1. SCOPE OF WORK

Wilton Joubert Limited (WJL) was engaged by **Ross James Blackman** (the Client) to undertake a geotechnical assessment of the above site, where we understand, it is proposed to subdivide the existing property into three individual allotments.

The primary purpose of this report is to provide Geotechnical assessments, along with preliminary design recommendations, pertaining to future residential development within the future vacant Lot 1. Proposed Lot 2 and 3 contain existing residential developments and are excluded from our assessments.

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 1 March 2026 (Ref: 5114), prepared by BOI Survey Ltd.

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

3. SITE DESCRIPTION

The proposed subdivision will be established within the following property, which is located off the southern side of Te Akau Drive, accessed 190m east of the Russell Whakapara Road intersection:

- 20 Te Akau Drive, Russell, legally described as Lot 13 DP 399498.

The site is shown on our appended Site Plan (Drawing No. 145400-G600) and in Figure 1 below.

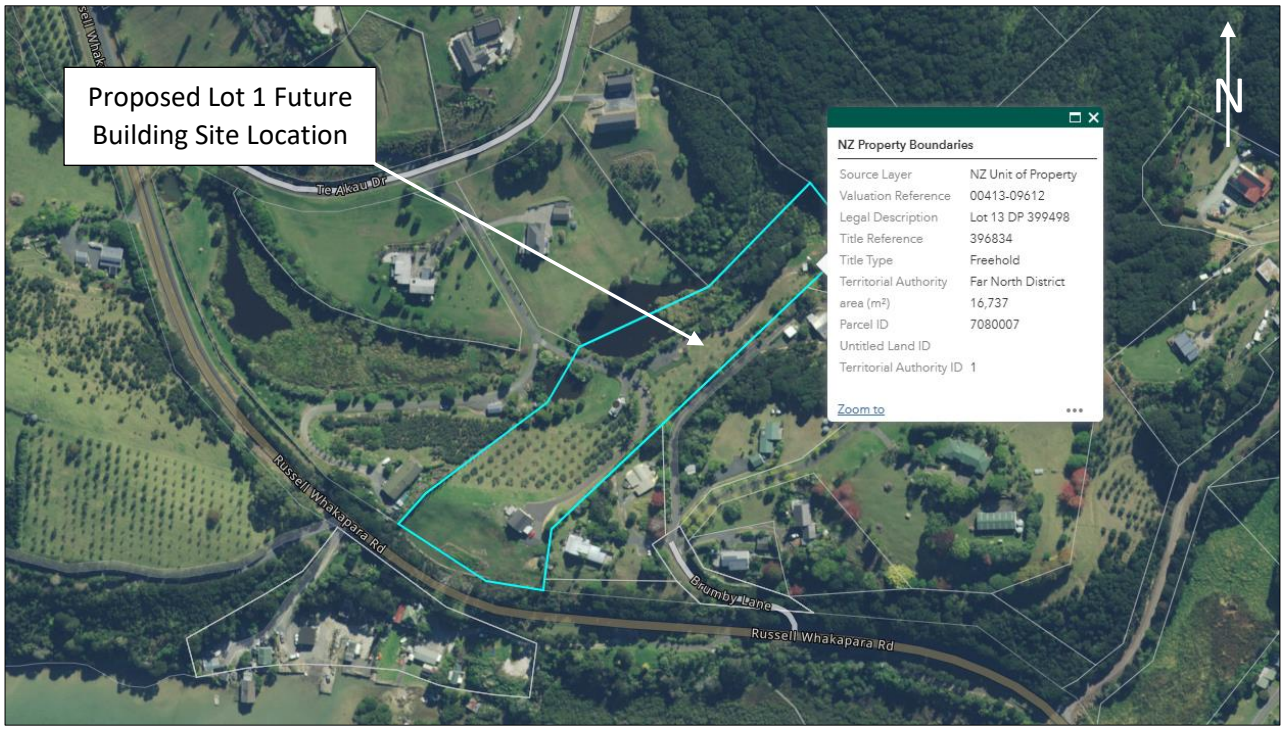

Figure 1: Aerial view with the subject property highlighted in cyan (from Northland Regional Councils on-line GIS database)

The surface area of the subject site is 1.6737ha and is accessed in the middle of the northwestern boundary via a shared right-of-way (ROW), approximately 140m south of Te Akau Drive.

Built development on-site comprises two existing residential dwellings within the southwestern portion along with gravel driveways. Vegetation mainly comprises grass and planted fruit trees, with bush generally lining the southeastern boundary and intermittently along the northwestern. A large and small pond are also present near the middle of the northeastern boundary and are dissected by the ROW/driveway access into the property.

Proposed Lot 1 will essentially cover the northeastern portion of the property. The client has identified a future building site in the southwestern portion of the future lot. Topographically speaking, the building site is positioned on a short, moderately inclined flank that falls from Brumby Lane along the southeastern boundary down to the northwest towards an existing aggregate driveway and bounding large pond environment. Slope grades across the building site average 12° to 15°, before flattening out along the driveway.

The Far North District Council (FNDC) on-line GIS Water Services Map indicates that public underground service lines are not in the immediate vicinity of the future building site.

4. DEVELOPMENT PROPOSALS

Based on our review of the Subdivision Scheme Plan supplied, it is our understanding that the client intends to subdivide the existing property into three individual allotments, as depicted in Figure 2 below.

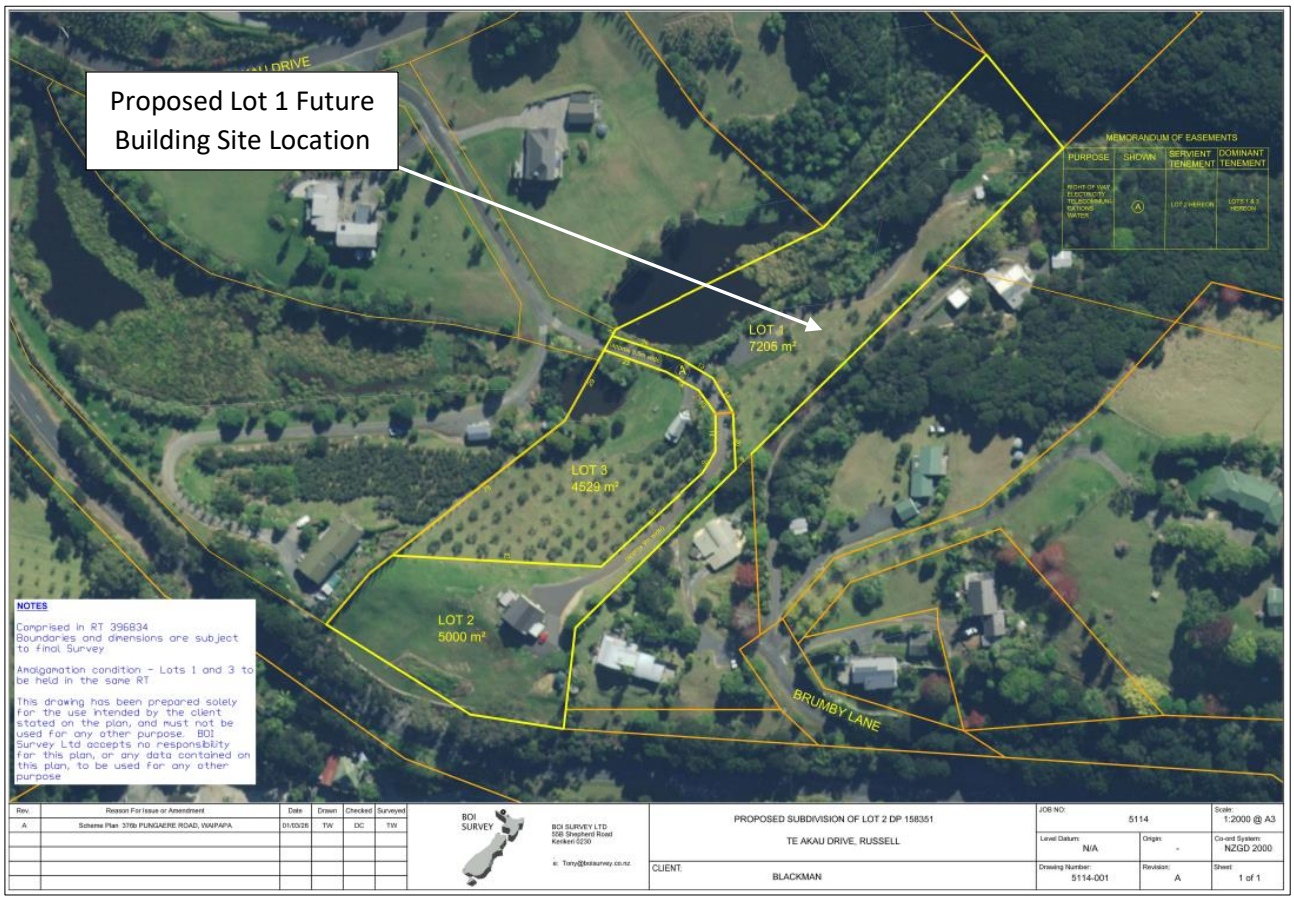

Figure 2: Subdivision Scheme Plan (from BOI Survey Ltd).

The client has identified a future building site location within proposed Lot 1 for geotechnical assessment, as described in Section 3 above. At this preliminary stage, we have assumed any future dwelling will be designed and constructed to apply loads generally in keeping with the requirements of NZS3604:2011.

Figure 3: Site photograph looking southwest towards the future building site at proposed Lot 1.

Proposed Lot 2 and 3 contain existing residential developments and are excluded from our assessments.

As a result, our principal objectives were to investigate and assess the suitability of foundation options for the site subsoils at proposed Lot 1, not only primarily in terms of bearing capacity, but also for differential foundation movement.

5. PUBLISHED GEOLOGY

Local geology across the property and wider surrounding land is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000, as; **Waipapa Group Sandstone and Siltstone (Waipapa Terrane)**. These deposits are approximately 270 to 154 million years in age and described as; "*Massive to thin bedded, lithic volcaniclastic metasandstone and argillite, with tectonically enclosed basalt, chert and siliceous argillite*' (Ref: GNS Science Website).

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

6. GEOTECHNICAL INVESTIGATION

Our fieldwork, as depicted on our appended Site Plan, was undertaken on the 5th March 2026 and involved:

- Drilling 2 (no.) 50mm diameter hand auger boreholes (HA01 & HA02) to depths ranging between 1.7m and 2.3m below present ground level (bpgl),
- Dynamic Cone Penetrometer (DCP-Scala) tests were undertaken from the base of each borehole to depths ranging between 2.8m and 4.9m bpgl.

Additionally, we have drawn appended Cross-section A-A' (Ref: 145400-G610), using LiDAR contour from the Land Information New Zealand (LINZ) database, to represent the topography of the proposed building site and surrounding influential land.

7. GEOTECHNICAL FINDINGS

The soil sample arisings from the boreholes were logged 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 both boreholes to depths ranging between 0.20m to 0.25m bpgl.

7.2. NATURAL GROUND

The underlying natural deposits encountered were consistent with our expectations of Waipapa Group deposits, comprising a very stiff to hard crust of clayey SILT and silty CLAY that extended to depths ranging

between 1.45m and 1.5m bpgl, overlying very stiff to hard SILT and gravelly SILT until termination on harder deposits.

Measured in-situ BS1377 adjusted peak Vane Shear Strengths all exceeded 195kPa, where soil strength was in excess of the shear vane capacity, or the vane could not penetrate the soil (UTP).

DCP-Scala testing below the base of each borehole returned blow counts that ranged from 5 to greater than 20 blows per 100mm penetration, indicating medium dense to very dense stratum at depth.

No peak to remoulded Shear Vane Strength values were able to be obtained. Based on experience, we generally assess the underlying subsoils as 'Moderately 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 not encountered in either borehole on the day of our investigation.

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 (m) Below Borehole Base	DCP-Scala Blow Count Range Per 100mm Penetration	Standing Groundwater Depth (m)
HA01	2.3 (1)	0.25	195+ / UTP	4.9	5 - 12	NE
HA02	1.7 (1)	0.20	195+ / UTP	2.8	5 – 20+	NE

Table Note: (1) Too hard to auger, NE= Not encountered

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 high clay content of the residual soil crust that overlies the site, 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 the future Building Consent proposal will require mitigation by way of a specific engineering design (SED) foundation system.

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

The future building site at proposed Lot 1 is positioned on a short, moderately inclined flank that falls from Brumby Lane along the southeastern boundary down to the northwest towards an existing aggregate driveway and bounding large pond environment. Slope grades across the building site average 12° to 15°, before flattening out along the driveway.

Our assessment has also considered the following:

- Very stiff to hard soils of the Waipapa Group encountered during our investigations,
- DCP-Scala testing below the base of each boreholes indicating medium dense to very dense stratum at depth,
- Groundwater was not encountered in either borehole on the day of our investigation,
- The building site is positioned on an elevated flank, with good water-shedding characteristics down to a driveway and bounding pond environment,
- There are no known active faults traversing through or close to the site, and
- No visual signs of ground instability were observed at the time of our investigation.

8.2. SHALLOW SOIL MOVEMENT (SOIL CREEP)

Soil Creep is the slow downslope movement of upper soil horizons, usually confined to the uppermost 1.0m to 2.0m of soil likely to be operating on slopes steeper than 1V:4H (14°) in Waipapa Group geological settings. The soil movement is generally in the order of millimetres per year, and the rate and depth are a product of the combination of the following conditions:

- Slope length,
- Slope angle,
- Stormwater runoff,
- Groundwater fluctuations,
- Soil expansivity,
- Vegetation,
- Surcharge loads, and
- Cut-fill earthworks (if not retained).

Generally speaking, soil creep becomes mobilised on slopes steeper than 1V:4H (14°) largely as a cyclical phenomenon arising out of seasonal variations in moisture content of surficial soils, generally resulting in soil shrinkage during the dry summer months and swelling during wet winter months. It is generally considered that in the dry seasons, the soils shrink, and tension cracks are formed, sometimes with some minor down-slope movement. When it rains, those cracks fill with water, which not only softens the adjacent soils, but also exerts hydrostatic lateral pressures on the sides of the cracks. As the desiccated soils absorb this free water, they swell and exert further lateral pressures on the adjacent block of soil. This cyclic action leads to the formation of “minor slump terracettes”.

8.3. SLOPE STABILITY ASSESSMENT CONCLUSION

Based on our qualitative assessment, global, deep seated land instability is not considered to be a constraint or risk to the proposed development.

However, considering the upslope portion of the future building site is positioned on slope inclinations averaging 15°, we recommend any proposed foundations on gradients steeper than 14° (1V:4H) should be assessed in terms of any soil creep requirements for foundation design purposes at the Building Consent stage once future development proposals have been finalised.

8.4. 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 the 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 future building site at proposed Lot 1 as an '*Undetermined*' Liquefaction Vulnerability area,
- Very stiff to hard soils of the Waipapa Group encountered during our investigations,
- DCP-Scala testing below the base of each borehole indicating medium dense to very dense stratum at depth,
- Groundwater was not encountered in either borehole on the day of our investigation,
- The building site is positioned on an elevated flank, with good water-shedding characteristics down to a driveway and bounding pond environment,
- There are no known active faults traversing through or close to the site, and
- Weathered soils of the Waipapa Group underlie the site (geological age +154 million years).

8.5. LIQUEFACTION ASSESSMENT CONCLUSION

Based on our susceptibility assessment, we conclude that the soils at the site have a negligible risk of liquefaction susceptibility, and liquefaction induced ground damage is therefore 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 are satisfied that the future building site at proposed Lot 1 should be generally suitable for future residential construction in terms of NZS3604:2011, provided the future development proposal is subject to a site-specific review and/or assessment during the Building Consent stage. Depending on the magnitude of the proposal, additional Geotechnical investigations may also be required.

9.1 PRELIMINARY FOUNDATION DESIGN

Shallow foundations will likely be suitable to support a future dwelling within the designated building platform (DBP) at proposed Lot 1, provided they are designed to accommodate vertical movement of soil associated with Soil Reactivity **Class H – Highly Reactive**.

Any proposed foundations on gradients steeper than 14° (1V:4H) should be assessed in terms of any soil creep requirements for foundation design purposes at the Building Consent stage.

9.1.1. PRELIMINARY SHALLOW FOUNDATION BEARING CAPACITY

We generally envisage that a Geotechnical Ultimate Bearing Capacity of 300kPa will be available for shallow foundation design purposes for the future building site at proposed Lot 1.

When finalising the development proposals, it should be checked that all foundations lie outside 45° envelopes rising from 0.50m below the invert of service trenches, unless such foundation details are found by SED to be satisfactory. Deeper foundation embedment or piles may be required for any surcharging foundations.

9.1.2. SHALLOW FOUNDATIONS ON EXPANSIVE SOILS

As described earlier in this report, we have estimated the classification of the site subsoils as follows:

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

Given that the soils are not considered to lie within the definition of "*Good Ground*" in accordance with NZS3604:2011, the design of shallow foundations is no longer covered by NZS3604:2011. Care must be taken to mitigate against the potential seasonal shrinkage and swelling effects of expansive foundation soils on both superstructures and floors. We therefore recommend SED should be undertaken by a qualified engineer for the design of all proposed foundations.

9.2 NZS1170.5:2004 SITE SUBSOIL CLASSIFICATION

We consider the future building site at proposed Lots 1 to be underlain with a Class C – Shallow Soil stratigraphy.

9.3 SITE EARTHWORKS

At this preliminary stage, we are not aware of any earthwork proposals for the future building site at proposed Lot 1. An engineered cut-fill earthworks operation will be required to create level building platform for any proposed concrete floor slab foundation.

Due to the moderate slope gradients present across the future building site, we recommend no earthworks are undertaken until the site-specific proposal has been Geotechnically reviewed and/or assessed during the

Building Consent stage. Such assessments will need to provide appropriate cut-fill parameters and limits that are Geotechnically appropriate for the subsoils encountered across the future building site.

All future 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).

9.4 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,
- **Crests above steeply sloping ground should be isolated, and heavy plant should be kept away from these areas**,
- 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, and
- Should the contractor require any site-specific assistance with safe construction methodologies, please contact WJL for further assistance.

9.5 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 must not be allowed to run onto or over site slopes, or to saturate the ground, so as to adversely affect slope stability or foundation conditions.

Overland flows and similar runoff such as from any higher ground should be intercepted by means of shallow surface drains and/or small bunds and be directed away from future building footprint to protect the platform from both saturation and erosion. Water collected in interceptor drains should be diverted away from the building site to an appropriate disposal point. All stormwater runoff from new roof and paved areas should be collected in sealed pipes and be discharged to a FNDC 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 subdivision; therefore, an on-site wastewater treatment and disposal system will be required to service the future development.

We recommend that all designs for the future on-site wastewater system are carried out by an Engineer experienced in on-site wastewater disposal.

12. UNDERGROUND SERVICES

Underground services, public or private, mapped, or unmapped, of any type may be 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. LIMITATIONS

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

This report has been commissioned solely for the benefit of our Client, **Ross James Blackman**, in relation to the project 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 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.

The recommendations provided in this Geotechnical Report are in accordance with the findings from our shallow investigation. However, it is important to acknowledge that additional refinement of the investigation and analysis may be necessary to meet the specific requirements set by the local council.

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.

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:

Site Plan & Cross Section A-A' (2 sheets)

Hand Auger Boreholes Records (2 sheets)

'*Foundation Maintenance and Footing Performance*' homeowner's guide, published by CSIRO (4 sheets)

SYMBOL KEY	
	HAND AUGER LOCATIONS
A G610	CROSS SECTION LOCATION

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.

WILTON JOUBERT
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ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
A	MAR '26	SJP	ISSUED WITH GEOTECHNICAL 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.

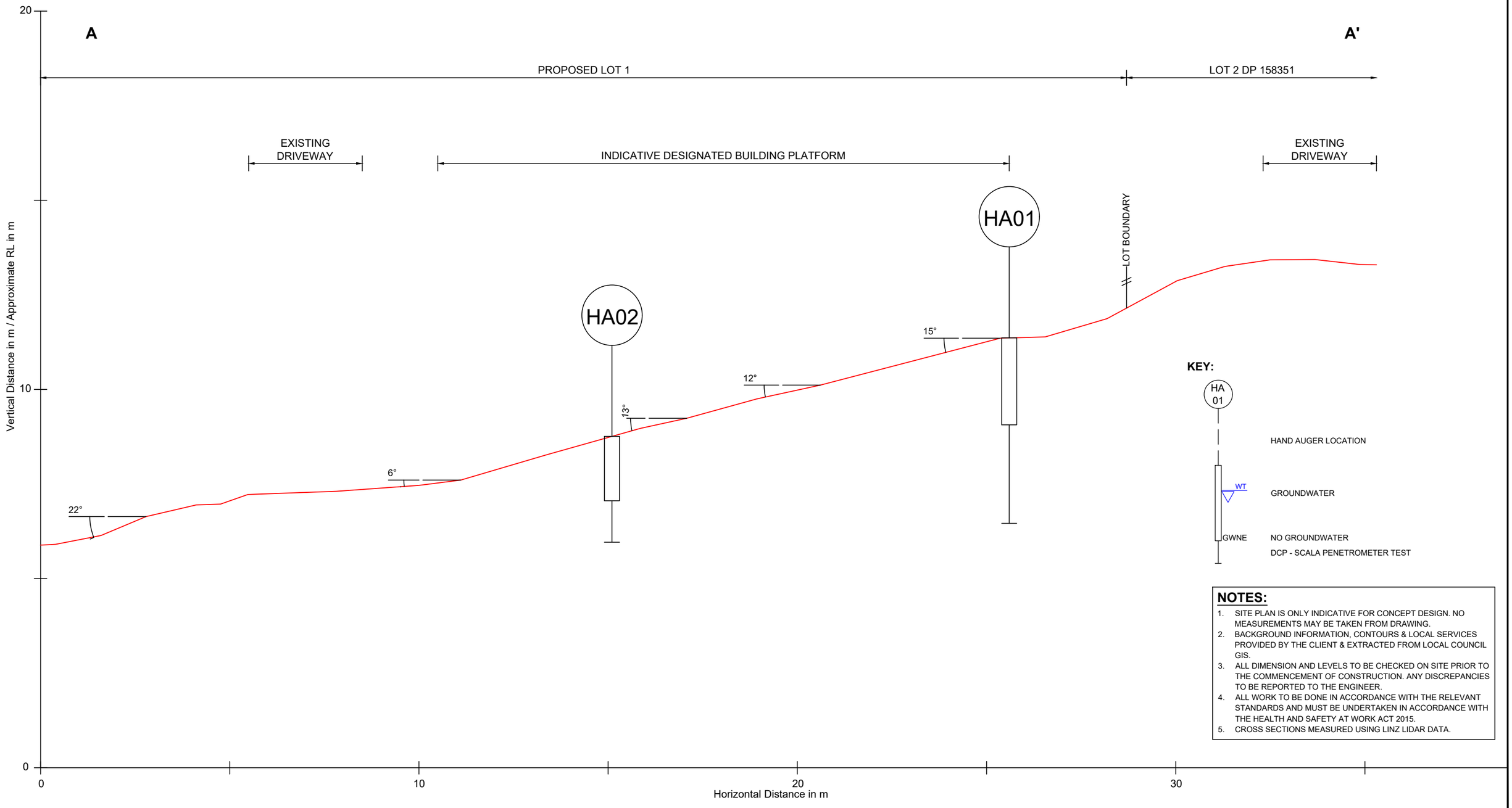
GEOTECHNICAL
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **SITE PLAN**

PROJECT DESCRIPTION: **3-LOT SUBDIVISION**

PROJECT TITLE:
LOT 13 DP 399498
20 TE AKAU DRIVE
RUSSELL
NORTHLAND

ORIGINAL DRAWING SIZE:	OFFICE:
A3	KERIKERI
DRAWING SCALE:	CO-ORDINATE SYSTEM:
1:300	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
145400-G600	A



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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.
5. CROSS SECTIONS MEASURED USING LINZ LIDAR DATA.

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ISSUE / REVISION

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

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

SERVICES NOTE

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GEOTECHNICAL

DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **CROSS SECTION A - A'**

PROJECT DESCRIPTION: **3-LOT SUBDIVISION**

PROJECT TITLE: **LOT 13 DP 399498
20 TE AKAU DRIVE
RUSSELL
NORTHLAND**

ORIGINAL DRAWING SIZE: A3
OFFICE: KERIKERI
DRAWING SCALE: 1:100
CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 145400-G610
ISSUE: A

HAND AUGER : HA01

JOB NO.: 145401 **SHEET:** 1 OF 1

START DATE: 05/03/2026 **NORTHING:** **GRID:**

CLIENT: Ross James Blackman **DIAMETER:** 50mm **EASTING:**

PROJECT: Proposed Subdivision (1 Lot for Assessment) **SV DIAL:** DR4802 **ELEVATION:** Ground

SITE LOCATION: 20 Te Akau Drive, Russell **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, dry to moist.	TS	0.2	Groundwater Not Encountered					
Waipapa Group	NATURAL: Clayey SILT, yellowish brown with orange and brownish grey mottles, very stiff, dry to moist, low to moderate plasticity.		0.4		195+	-	-		
			0.6						
	Silty CLAY, orangey brown with brownish grey mottles, very stiff, dry to moist, moderate plasticity.		0.8		195+	-	-		
			1.0						
	Clayey SILT, orangey brown with white and light yellow mottles, frequent dark orangey brown weakly cemented clast inclusions, very stiff, dry to moist, low to moderate plasticity.		1.2		195+	-	-		
			1.4						
	SILT, minor clay, pinkish orange with white and dark orange mottles, very stiff, moist, no to low plasticity.		1.6		195+	-	-		
			1.8						
	1.9m: Trace clay, yellowish brown with light brown and white mottles, very stiff to hard, dry to moist, no plasticity.		2.0						
	2.0m: Pinkish brown with orangey brown and white mottles.		2.2		UTP	-	-		
	EOH: 2.30m - Too Hard To Auger		2.4		UTP	-	-	7	
			2.6					7	
			2.8					5	
			3.0					6	
			3.2					6	
			3.4					6	
			3.6					6	
			3.8					6	
			4.0					11	
			4.2					11	
			4.4					10	
			4.6					8	
			4.8					12	
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								10	

REMARKS

End of borehole @ 2.30m (Target Depth: 5.00m)

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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HAND AUGER : HA02

JOB NO.: 145401 **SHEET:** 1 OF 1

START DATE: 05/03/2026 **NORTHING:** **GRID:**

CLIENT: Ross James Blackman **DIAMETER:** 50mm **EASTING:**

PROJECT: Proposed Subdivision (1 Lot for Assessment) **SV DIAL:** DR4802 **ELEVATION:** Ground

SITE LOCATION: 20 Te Akau Drive, Russell **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, dry to moist.	TS	0.0	Groundwater Not Encountered					
Waipapa Group	NATURAL: SILT, minor clay, brownish grey with orange mottles, very stiff, dry to moist, no to low plasticity.		0.2						
	Clayey SILT, brownish grey with orange mottles, very stiff, dry to moist, low to moderate plasticity.		0.4		195+	-	-		
	0.6m: Occasional weakly cemented clast specks.		0.6						
	Silty CLAY, yellowish brown with orange mottles, very stiff, dry to moist, moderate plasticity.		0.8		195+	-	-		
	1.1m: Orangey brown with yellow mottles, moderate to high plasticity.		1.0						
	1.3m: Frequent weakly and strongly cemented clasts.		1.2		195+	-	-		
	SILT, minor clay, frequent weakly and strongly cemented clasts, light grey with orange mottles, very stiff, dry to moist, no to low plasticity.		1.4						
	Fine Gravelly SILT, grey with occasional orange mottles, dry, very stiff to hard, no plasticity.		1.6		195+	-	-		
	EOH: 1.70m - Too Hard To Auger		1.8		UTP	-	-	7	
			2.0					7	
			2.2					7	
			2.4					6	
			2.6					5	
			2.8					7	
			3.0					7	
			3.2					11	
			3.4					9	
			3.6					13	
			3.8					20+	
			4.0						
			4.2						
			4.4						
			4.6						
			4.8						

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

REMARKS

End of borehole @ 1.70m (Target Depth: 5.00m)

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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FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE

Preventing soil-related building movement

This Building Technology Resource is designed as a homeowner's guide on the causes of soil-related building movement, and suggested methods to prevent resultant cracking.

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the home owner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement. Generally soil classification is provided by a geotechnical report.

SOIL TYPES

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. Table 1 below is a reproduction of Table 2.1 from Australian Standard AS 2870-2011, Residential slabs and footings.

CAUSES OF MOVEMENT

SETTLEMENT DUE TO CONSTRUCTION

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction but has been known to take many years in exceptional cases.

These problems may be the province of the builder and should be taken into consideration as part of the preparation of the site for construction.

EROSION

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

SATURATION

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume, particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

SEASONAL SWELLING AND SHRINKAGE OF SOIL

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below, from AS 2870). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

SHEAR FAILURE

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.

In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

TREE ROOT GROWTH

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.

TABLE 1. GENERAL DEFINITIONS OF SITE CLASSES.

Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes
H1	Highly reactive clay sites, which may experience high ground movement from moisture changes
H2	Highly reactive clay sites, which may experience very high ground movement from moisture changes
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes

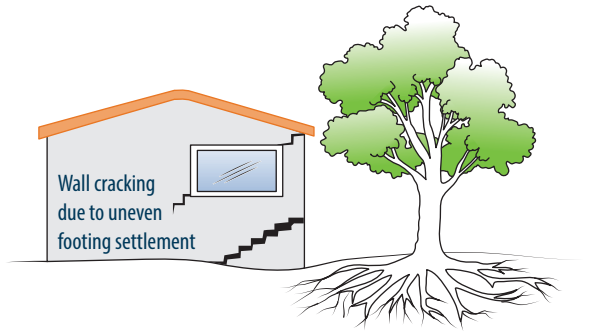


FIGURE 1 Trees can cause shrinkage and damage.

- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

UNEVENNESS OF MOVEMENT

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior through absorption. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Shrinkage usually begins on the side of the building where the sun's heat is greatest.

EFFECTS OF UNEVEN SOIL MOVEMENT ON STRUCTURES

EROSION AND SATURATION

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpends).

Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

SEASONAL SWELLING/SHRINKAGE IN CLAY

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.

As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated, and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry, and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

MOVEMENT CAUSED BY TREE ROOTS

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

COMPLICATIONS CAUSED BY THE STRUCTURE ITSELF

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

EFFECTS ON FULL MASONRY STRUCTURES

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also

exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

EFFECTS ON FRAMED STRUCTURES

Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation causes a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

EFFECTS ON BRICK VENEER STRUCTURES

Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

WATER SERVICE AND DRAINAGE

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem. Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.
- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

SERIOUSNESS OF CRACKING

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. Table 2 below is a reproduction of Table C1 of AS 2870-2011.

AS 2870-2011 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

PREVENTION AND CURE

PLUMBING

Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

GROUND DRAINAGE

In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject may be regarded as an area for an expert consultant.

PROTECTION OF THE BUILDING PERIMETER

It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill.

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

CONDENSATION

In buildings with a subfloor void, such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

TABLE 2. CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS.

Description of typical damage and required repair	Approximate crack width limit	Damage category
Hairline cracks	<0.1 mm	0 – Negligible
Fine cracks which do not need repair	<1 mm	1 – Very Slight
Cracks noticeable but easily filled. Doors and windows stick slightly.	<5 mm	2 – Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired.	5–15 mm (or a number of cracks 3 mm or more in one group)	3 – Moderate
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	15–25 mm but also depends on number of cracks	4 – Severe

Source: Reproduced with the permission of Standards Australia Limited © 2011. Copyright in AS 2870-2011 Residential slabs and footings vests in Standards Australia Limited.

Warning: Although this Building Technology Resource deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders, and mould.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

THE GARDEN

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

EXISTING TREES

Existing trees may cause problems with the upheaval of footings by their roots, or shrinkage from soil drying. If the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. Soil drying is a more complex issue and professional advice may be required before considering the removal or relocation of the tree.

INFORMATION ON TREES, PLANTS AND SHRUBS

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information.

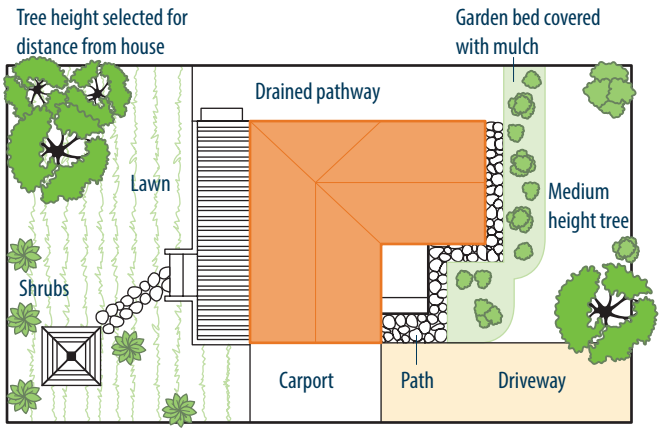


FIGURE 2 Gardens for a reactive site.

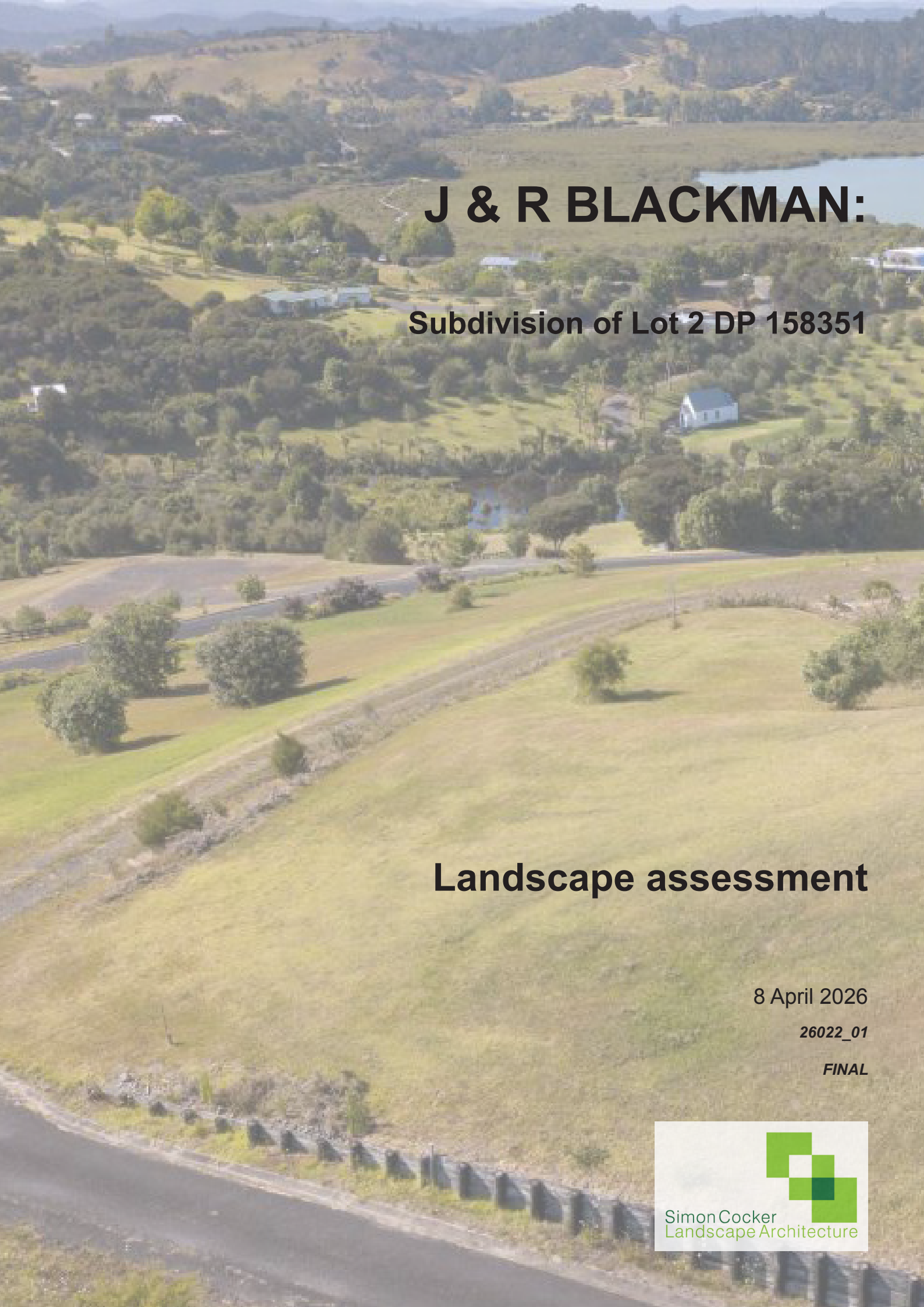
EXCAVATION

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

REMEDIATION

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the home owner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.



J & R BLACKMAN:

Subdivision of Lot 2 DP 158351

Landscape assessment

8 April 2026

26022_01

FINAL

Simon Cocker
Landscape Architecture

Document Quality Assurance

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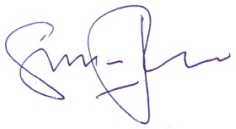
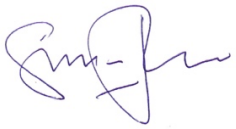
Prepared by	Simon Cocker Landscape Architect Principal SCLA	
Reviewed by	Simon Cocker Landscape Architect Principal SCLA	
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1.0 INTRODUCTION

Simon Cocker Landscape Architecture has been engaged by Ross Blackman to undertake a landscape assessment for a subdivision consent application within the Coastal Living Zone. The subject Site is identified as Lot 2 DP 158351.

Under the Proposed District Plan, the site is located within the Rural Production Zone, and is overlain by the Coastal Environment, and (in part) by a High Natural Character Area, although the proposed building area is not affected by the HNCA.

The property – the location of which is shown in Figure 1 –occupies an area of some 16,734m^2.

2.0 ASSESSMENT METHODOLOGY

The assessment has been prepared by a Registered Landscape Architect with reference to the Te Tangi a te Manu (Aotearoa New Zealand Landscape Guidelines). The assessment methodology is detailed in Appendix 2. In addition, this report has been prepared in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct[1].

Effects Ratings and Definitions

The significance of effects identified in this assessment are based on a seven-point scale which includes negligible, very low; low; moderate-low; moderate, high, and very high.

Desktop study and site visits

In conducting this assessment, a desktop study was completed which included a review of the relevant information relating to the landscape and visual aspects of the project. This information included:

- Scheme Plan prepared by BOI Survey (5114-01 Rev A);
- Northland Regional Policy Statement (2016);
- Far North Operative and Proposed District Plans,
- Booth, Andrea Marie. *Natural areas of Whangaruru Ecological District : reconnaissance survey report for the Protected Natural Areas Programme*. Dept. of Conservation, Northland Conservancy, 2005;
- Best S. Site Q05/822, Uruti Palms Estate. Archaeological Survey and Assessment September 2002;
- Northland Archaeological Research. Archaeological Survey and Assessment. May 2020;
- Aerial photography, Far North District Council GIS mapping, and Google Earth.

A visit was undertaken on the morning of 16 March 2026.

3.0 THE PROPOSAL

The proposal is described in the AEE and illustrated on Figures 2a – 2b.

The subject Site occupies the floor and lower slopes of a shallow gully which is aligned north east – south west. Proposed Lots 2 and 3 are contained within the floor of this shallow gully whilst, at the south western end of the gully, the ridge that contains its eastern side, curves to adopt a westerly alignment and is straddled by proposed Lot 2.

[1] Contained in Appendix 1 of: http://www.nzila.co.nz/media/50906/registered_membership_guide_final.pdf

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Lot 2 will have an area of 5,000m^2, Lot 3, an area of 4,529m^2, and proposed Lot 1 an area of 7,205m^2.

The subject Site, in common with its setting, benefits from an established vegetative structure which in part reflects the topographical and hydrological features. The north western boundary of the Site is approximately defined by a watercourse, punctuated by a series of ponds, and the riparian margins of these features are vegetated with native vegetation (refer to photo 1). At the northern end of the subject Site, the riparian vegetation associated with the watercourse merges with an expansive area of native shrubland and forest which extends to the north and north east (refer to Figure 3).

The south eastern boundary of the Site is vegetated with a mix of native and exotic trees and shrubs, in part established within the subject Site, and in part on adjoining lots.

Proposed Lot 3 contains an a productive olive plantation, the produce of which is harvested annually for olive oil. This lot also contains a historic chapel (relocated from Kawakawa) which is used for visitor accommodation.

Proposed Lot 2 is predominantly under mown grass and contains a bungalow, also used for visitor accommodation. This building is situated on the crest of the low ridge and, with a spacious and open character, offers views to Orongo Bay

Proposed Lot 1, illustrated in photo 2, has an enclosed and native character, being located within a narrower portion of the gully, and being contained on its north western side by the riparian vegetation.

It is proposed that a dwelling be constructed within this lot (located within the identified building area). A number of controls are proposed that will apply to a future dwelling within this lot. These are detailed below in Table 1.

Location of buildings and structures	Buildings and structures within proposed Lot 1 shall be located outside of the identified no build area (excludes existing buildings and structures)
Height of buildings and structures	**Applies to Lot 1:** The maximum height of all buildings and structures (not including chimneys) shall be 6m metres above existing ground level (measured using the rolling height method)..
External finishes	The external finish of future buildings and structures within Lot 1 shall have a maximum LRV rating of 30%.
Infrastructure Fencing	**Applies to Lots 1 and 2:** Solid fences are not permitted unless physically joined with the main residential unit. Notwithstanding this, solid fences are not permitted along the external boundaries of the lot. All other fences shall be visually permeable and shall be of a rural character (post and wire or timber post and rail).
Exterior lighting	All external lighting shall be down lighting only and shall not be used to highlight buildings or landscape features visible from beyond the property boundary.
Water tanks	Water tanks shall be buried, or screened from views external to the lot on which they are located.
Materiality of driveway and parking area	Driveways shall be constructed from materials with a recessive finish such as blue metal, chip seal or concrete with black oxide added to the mix at a rate of 5kg/m^3.
Existing vegetation	Areas of vegetation within proposed Lot 1 identified on Figure 2a shall be retained and maintained for the purpose of visual screening.

Table 1. Building controls.

4.0 EXISTING ENVIRONMENT

4.1 The site context

Figure 3 illustrates the Site in its context. It is located on the southern side of the Russell peninsula, and on the northern edge of Orongo Bay. Orongo Bay is defined, on its southern side, by the dissected peninsula that diverges from the

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Russell peninsula and extends to the west. The ridge which encloses the southern side of the bay is traced by Te Wahapu Road.

Geologically, the peninsula comprises Waipapa Group sandstone and siltstone (Waipapa terrane), and is described as 'massive to thin bedded, lithic volcaniclastic metasandstone and argillite with tectonically enclosed basalt, chert and siliceou'. Soils of the property are Rangiora clay, clay loam, and silty clay loam of the Rolling and hilly Land Series (Sutherland *et al*. 1980).

The topography is characterised by low rounded hills rising to a maximum height of 90 metres on the south side of Orongo Bay, and a maximum of 150 metres on the north side. The hydrological catchments associated with these peninsula landforms are small with streams out falling to estuarine creeks

As with the balance of the inner Bay of Islands, Orongo Bay, and the neighbouring Uruti and Pomare Bays to the north west have an enclosed and somewhat serene character.

The character of Orongo Bay, to the north of the site, is influenced by its use for the production of oysters and oyster frames occupy a large area of the water's surface within the bay. The low hills surrounding the bay on its northern and north eastern sides have been developed for rural residential living, and the presence of dwellings overlooking the bay is a significant component of the landscape character. In addition, Aucks Road encircles the bay on its south eastern, eastern and north eastern sides. Activity on this road tends to diminish the naturalness and remote character of the bay.

The Bay is identified as being within Unit C4 in the Far North District Landscape Assessment (FNDLA)[2]. This document notes the ubiquitous presence of mangrove along the coastal edges of this unit, and that this vegetation type is often backed with saltmarsh associations.

The elevated landscape which forms the context to the site is identified as being with Unit T4 (Russell Peninsula Hills). The unit is described as being part of the 'Scrub clad hill country' category; characterised by steep terrain and an almost continuous cover of indigenous shrubland, dominated by manuka.

Although this described the vegetation character of the elevated landform inland from the coastal edge, the coastal edge itself, and (to a lesser extent) its immediate backdrop is primarily under pasture, or have been cleared for settlement. Native vegetation still imparts a robust structure where vegetation is associated with hydrological features such as the riparian margins of watercourses and wetlands, or landform features such as steep slopes and gullies.

Within areas of more established settlement, vegetation within gardens or on rural residential properties exerts a more dominant role. Orchards, plantations and garden vegetation signals a settled landscape which contrasts with the 'natural' backdrop of manuka clad hills. Within the vicinity of the site, a number of lots have been developed recently, and these retain an unvegetated 'rawness' which is likely to change over time.

The vegetative character of the Te Akau Drive subdivision reflects its residential land use, and has developed over a number of years as residents have planted and tended their gardens. Plantings tend to have an amenity and domestic character, although native wetland planting associated with the stormwater ponds - partially located within the northern part of the subject property – imparts an indigenous and natural character. A substantial portion of the subject property is planted with olive trees, and these are harvested for productive purposes (refer to photos 3, 4, 5, and 6).

As is apparent from Figure 3, settlement tends to be concentrated along, or close to the coastal margin in the vicinity of the site. Around the bay, dwellings – generally within rural residential sized properties of some 1 – 4 ha has been constructed in locations which enable views to the CMA. The roads serving these properties has generally made use of landform, tracing spurs of ridges to access elevated land. Productive land is limited to small pockets of grazing, or

[2] LA4 Landscape Architects. Far North District Landscape Assessment. 1995. Page 28.

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scattered orchards. As previously noted, within Orongo Bay, the racks owned by Kororareka Oysters are visible at low tide.

Te Akau Drive diverges from Aucks Road and sidles up the slope. Off this road, dwellings of diverse typologies are located within established gardens, and with limited structures defining boundaries, give the impression of buildings located within an established parkland populated with a mix of native and exotic vegetation.

The majority of dwellings are located on the south facing slope which is traversed by Te Akau Drive, with a smaller number – including the subject Site – occupying the lower slopes and gully floor within the south eastern and eastern portion of the subdivision.

To the south east, dwellings accessed from Brumby Lane are softened from the Te Akau Drive gully by vegetation (refer to photo 5). This includes a dwelling located at 9 Brumby Lane, elevated above, and located some 70m to the north east of the proposed Lot 1 building site (refer to photo 5)

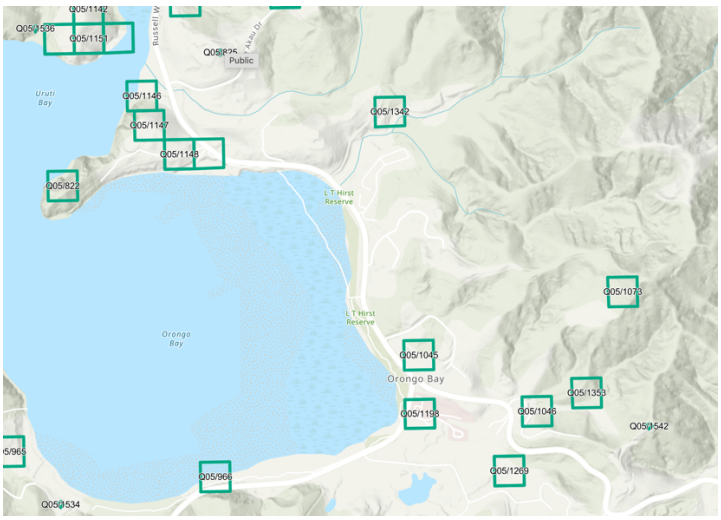

Plate 1: Extract from NZAA site records

The Bay of Islands coastline has provided strategic bastions in earlier times, with many of these displaying the remains of pā formations and in general, the Russell peninsula displays a rich cultural history. No archaeological sites or cultural are known to exist on the subject Site, but within the wider area a number of archaeological sites have been identified.

These include a small pā situated on the headland between Uruti and Orongo Bays (Q05/822). This pā was said to be occupied in the past by the chiefs Pomare, Te Whareumu, HoneHeke and Kiwikiwi.

Archaeological surveys undertaken by Northern Archaeological Research Ltd identified three archaeological sites (Q05/825, Q05/1332 and Q05/1333) on the hill slope to the north of Te Akau Drive. These comprised shell middens. No sites were identified within the gully associated with the subject Site.

4.2 Visual catchment

Whilst screened from distant views by elevated land to the east, north east, north and north west, the western ridge (overlain by proposed Lot 2), within the Site is visible from within a relatively extensive visual catchment to the west, and south west (including from the waters of Orongo Bay). Distant views from across the Bay to the south west are possible from Aucks Road (refer to photo 7), but longer views from the south are screened by a combination of landform and vegetation. The balance of the property is screened from these wider views by landform.

More proximate views of proposed Lot 2 and the balance of the Site are possible from within the Te Akau subdivision, from the north and north west, and from adjoining properties accessed from Brumby Lane and located along the shared eastern boundary.

Of these, only 9 Brumby Lane is afforded views of the proposed building Site within proposed Lot 1.

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4.3 Statutory Matters

The New Zealand Coastal Policy Statement (2010) includes several objectives and policies of relevance to landscape and visual considerations. These cover a number of principle themes, being the preservation and enhancement of the natural character of the coastal environment, and the preservation of natural features and landscapes. Objective 1 and policy 13 are concerned with the preservation and avoidance of adverse effects in areas with outstanding natural character, and the avoidance, remedying or mitigation of all effects on natural character in all other areas.

Policy 15 seeks the protection of natural features and outstanding landscapes.

Similar themes are promoted within the **Northland Regional Policy Statement (2016)** which is the vehicle for identifying and dealing with the significant resource management issues in Northland. It tackles the use, development and protection of natural and physical resources, particularly air, land, water and the coastal marine area. Objectives and policies of relevance include objectives 3.14 and 3.15 requiring the identification, protection, maintenance and improvement of the natural character of the coastal environment and outstanding natural features and landscapes. Policy 4.6.1 require the avoidance of adverse effects where natural character is outstanding and the avoidance of significant adverse effects or the remedying or mitigation of other adverse effects in other areas. This policy sets out methods to achieve this outcome including:

(i) *Ensuring the location, intensity, scale and form of subdivision and built development is appropriate having regard to natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies and their margins; and*

(ii) *In areas of high natural character, minimising to the extent practicable indigenous vegetation clearance and modification (including earthworks / disturbance, structures, discharges and extraction of water) to natural wetlands, the beds of lakes, rivers and the coastal marine area and their margins; and*

(iii) *Encouraging any new subdivision and built development to consolidate within and around existing settlements or where natural character and landscape has already been compromised.*

Of relevance in the situation which applies to this application, the policy states:

(3) *When considering whether there are any adverse effects on the characteristics and qualities of the natural character, natural features and landscape values in terms of (1)(a), whether there are any significant adverse effects and the scale of any adverse effects in terms of (1)(b) and (2), and in determining the character, intensity and scale of the adverse effects:*

- *(a) Recognise that a minor or transitory effect may not be an adverse effect;*
- *(b) Recognise that many areas contain ongoing use and development that:*
  - *(i) Were present when the area was identified as high or outstanding or have subsequently been lawfully established*
  - *(ii) May be dynamic, diverse or seasonal;*
- *(c) Recognise that there may be more than minor cumulative adverse effects from minor or transitory adverse effects; and*

Have regard to any restoration and enhancement on the characteristics and qualities of that area of natural character, natural features and/or natural landscape

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Northland Regional Policy Statement (2016)

The RPS identifies the coastal environment and a number of High and Outstanding Natural Character Areas within the vicinity of the Site. The Site is within the Coastal Environment. It is not overlain by an Outstanding Natural Landscape or Features but is overlain by a High Natural Character Area.

The most relevant Objective for this application is Objective 3.14.

Identify and protect from inappropriate subdivision, use and development;

(a) The qualities and characteristics that make up the natural character of the coastal environment, and the natural character of freshwater bodies and their margins;

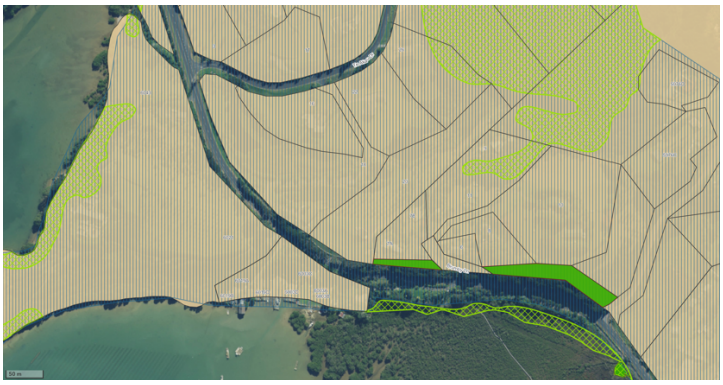

Plate 5: Extract from PDP GIS maps

The RPS also introduces a number of policies which aim to bring the RPS in line with the NZCPS under Part 4 of the RPS. Section 4.6.1 outlines the policy relevant to managing effects on natural character, features / landscapes and heritage. The site is not within an area overlain by either an Outstanding Natural Landscape, an Outstanding Natural Feature nor HNCA.

Operative Far North District Plan

Far North District Plan

The site is located within the Coastal Living Zone and is a Discretionary activity. The zone provides an area of transition between residential settlement on the coast and the General Coastal Zone. The difference is expressed mainly in residential intensity and lot sizes.

The zone applies to those areas of the coastal environment which have already been developed but which still maintain a high level of amenity associated with the coast. These areas have been identified as having an ability to absorb further low density, mainly rural residential development, without detriment to their overall coastal character. The zone therefore allows rural residential development to occur and thereby reduces pressure for development in the General Coastal Zone whilst retaining, as far as possible, the character, features and landscapes of this part of the coastal environment

Objectives

10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone

Policies

10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.

10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.

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10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and 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 Māori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Māori culture makes to the character of the District*

e) *providing planting of indigenous vegetation in a way that links existing 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*

10.7.5.2.2 VISUAL AMENITY

Any new building(s) or alteration/additions to an existing building that does not meet the permitted activity standards in ***Rule 10.7.5.1.1*** are a controlled activity where the new building or building alteration/addition is located entirely within a building envelope that has been approved under a resource consent.

When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

i. *the size, bulk, and height of the building or utility services in relation to ridgelines and natural features;*
ii. *the colour and reflectivity of the building;*
iii. *the extent to which planting can mitigate visual effects;*
iv. *any earthworks and/or vegetation clearance associated with the building;*
v. *the location and design of associated vehicle access, manoeuvring and parking areas;*
vi. *the extent to which the building will be visually obtrusive;*
vii. *the cumulative visual effects of all buildings on the site;*
viii. *the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;*
ix. *the extent to which private open space can be provided for future uses;*
x. *the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*
xi. *the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.*

Proposed Far North District Plan

The Site is located within the Rural Lifestyle Zone and is overlain by the Coastal Environment. The relevant objectives and policies are as follows:

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RLZ-O1. The Rural Lifestyle zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.

RLZ-P1. Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Lifestyle zone, while ensuring their design, scale and intensity is appropriate to manage adverse effects in the zone, including:

a. *low density residential activities;*
b. *small scale farming activities;*
c. *home business activities;*
d. *visitor accommodation; and*
e. *small scale education facilities.*

RLZ-P4. 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:

a. *consistency with the scale and character of the rural lifestyle environment;*
b. *location, scale and design of buildings or structures;*
c. *at zone interfaces:*
    i. *any setbacks, fencing, screening or landscaping required to address potential conflicts;*
    ii. *the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
d. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
e. *the adequacy of roading infrastructure to service the proposed activity;*
f. *managing natural hazards;*
g. *any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and*
h. *any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The Site is located within the Coastal Environment. The objectives and policies of relevance are as follows:

CE-01 The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.

CE-02 Land use and subdivision in the coastal environment:

a. *preserves the characteristics and qualities of the natural character of the coastal environment;*
b. *is consistent with the surrounding land use;*
c. *does not result in urban sprawl occurring outside of urban zones;*
d. *promotes restoration and enhancement of the natural character of the coastal environment; and*
e. *recognises tangata whenua needs for ancestral use of whenua Māori.*

CE.P3 Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:

a. *outstanding natural character;*

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b. *ONL;*
c. *ONF.*

CE.P4 Preserve the visual qualities, character and integrity of the coastal environment by:

a. *consolidating land use and subdivision around existing urban centres and rural settlements; and*
b. *avoiding sprawl or sporadic patterns of development.*

CE.P8 Encourage the restoration and enhancement of the natural character of the coastal environment.

CE.P9 Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.

CE.P10 Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and 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:

a. *the presence or absence of buildings, structures or infrastructure;*
b. *the temporary or permanent nature of any adverse effects;*
c. *the location, scale and design of any proposed development;*
d. *any means of integrating the building, structure or activity;*
e. *the ability of the environment to absorb change;*
f. *the need for and location of earthworks or vegetation clearance;*
g. *the operational or functional need of any regionally significant infrastructure to be sited in the*
a. *particular location;*
h. *any viable alternative locations for the activity or development;*
i. *any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set*
b. *out in Policy TW-P6;*
j. *the likelihood of the activity exacerbating natural hazards;*
k. *the opportunity to enhance public access and recreation;*
l. *the ability to improve the overall quality of coastal waters; and*
m. *any positive contribution the development has on the characteristics and qualities.*

5.0 IDENTIFIED LANDSCAPE VALUES

Northland Regional Policy Statement

The Site is not overlain by any areas of significance although the forested hills to the north and north east are overlain by a High Natural Character Area (RPS 8/20 – Orongo Bay), described it as follows:

Hill slopes with kanuka dominant shrubland & forest.

Largely indigenous vegetation. Part of community pest control area. Minimal human-mediated hydrological or landform change

The RPS also identifies the Orongo Bay as 8/23, described thus:

Intertidal flats with mangroves and limited saltmarsh inland. Includes a boardwalk on the margins in south & through centre in north.

Indigenous vegetation without pest plants (mangroves). Few obvious human structures, except narrow boardwalk

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To the north of the Site, the shrubland / forested area is identified in the PNAP report as Edwards / Tikitikioure Habitat. This is described as a mosaic of forest age classes ranging from seral shrubland to cut-over forest and wetlands, sometimes adjoining estuarine associations. The vegetation types principally comprise mānuka shrubland with frequent pōhutukawa and kohekohe, and occasional rimu, tanekaha, heketara, houpara, māpou, and māhoe

The Te Akau subdivision occupies a shallow gully and the south facing hill slopes to the north. The subdivision offers a high level of amenity, derived from views from elevated locations to Orongo Bay, from the proximity of the forested hills to the north, and from the spacious and vegetated character of the gully which includes native riparian vegetation growing along the watercourse. Whilst the subdivision presents a rural residential ambiance, and built form is clearly evident, amenity is also derived from separation between buildings which are integrated with moderately established vegetation.

6.0 ASSESSMENT OF LANDSCAPE EFFECTS

Landscape effects are described in the methodology, contained in Appendix 2. In summary, landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape and includes visual amenity effects under the ambit of 'experiential attributes'.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or natural character effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes, including planting that can provide an adequate substitution for the currently experienced amenity.

6.1 Effects on Landscape Characteristics, Attributes and Values

The proposal will result in the creation of three lots, two of which already contain buildings. The principle change will therefore be associated with the construction of an additional dwelling within proposed Lot 1. With the building site located close to the floor of the gully within the northern portion of the lot, earthworks will be limited to the creation of a building platform; likely to the cut into the gentle slope to the east of the existing track.

With the possible exception of existing scattered olive trees, no vegetation of any scale will be removed, and since the earthworks will be localised and of a limited volume, it is considered that the change will be localised and that, once construction has been completed, and the revegetation completed, the effect on the biotic and abiotic attributes of the Site will be low adverse in magnitude.

Turning to the experiential component of landscape, these comprise the interpretation of human experience of the landscape. This includes visible changes in the character of the landscape – its naturalness as well as its sense of wildness and remoteness including effects on natural darkness of the night sky.

The proposed building will be located such that its visibility is relatively constrained either by landform or vegetation. Views of the future dwelling will be limited to a possible glimpse of the roof when passing the Site on Aucks Road (refer to photo 8), from within the Te Akau subdivision, or (potentially) from the dwelling located at 9 Brumby Lane.

Human interpretation is also informed by expectations of naturalness, or built development, and with the subject Site forming a part of the subdivision consent, with the proposed building location identified for the construction of a

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dwelling, there is the assumption that a dwelling would be constructed in this location at some time (particularly when such potential receptors occupy neighbouring lots within the subdivision).

Whilst visible from within the subdivision, photos 3, 4 and 5 illustrate how the proposed building site is visually softened by vegetation, being separated from the subdivision to the west by the broad strip of riparian vegetation and ponds. In addition, the proposed building site is spatially separated from other dwellings within the subdivision, thereby maintaining a sense of separation and spaciousness.

Turning to the experiential change as experienced from external locations, the proposed building within Lot 1 will be buffered from view by existing vegetation along the south east boundary of the Site. The most proximate neighbour, located within 9 Brumby Lane is oriented to benefit from the northerly aspect, whilst views to the south west (and the proposed building site) is screened by existing vegetation.

It is the opinion of the author therefore, that the potential change in the experiential attributes of the Site will be small and the level of effect, low adverse.

Social, cultural and associative values are linked with individual's relationship with the landscape, their memories, the way they interact with and use the landscape and the historical evidence of that relationship.

It is understood that the proposed Site does not affect any known archaeological or cultural sites.

Although the proposed structure will result in a perceptible change to its immediate environs, it is the opinion of the author that it will not detract from the wider social and associative values.

In summary, any landscape effects would be localised and the proposed dwelling will have a limited visibility from proximate locations within the visual catchment.

It is the opinion of the author that the proposal will not further detract from the landscape character of the Site and its immediate context. In addition, the proposal will not detract from the visual amenity of receptors in the immediate or wider visual catchment.

Overall it is the opinion of the author that the potential adverse landscape effects will be low.

6.2 Natural character effects

Appendix 1 of the Northland Regional Policy Statement lists natural character attributes as follows:

a) Natural elements, processes and patterns;
b) Biophysical, ecological and geomorphological aspects;
c) Natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
d) The natural movement of water and sediment;
e) The natural darkness of the night sky;
f) Places or areas that are wild or scenic; and
g) Experiential attributes, including the sounds and smell of the sea; and their context or setting.

Of the above, natural elements, processes and patterns, biophysical, ecological and geomorphological aspects, natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks and the natural movement of water and sediment fall into the previously discussed biophysical (biotic and abiotic) categories.

The natural darkness of the night sky, places or areas that are wild or scenic and experiential attributes, including the sounds and smell of the sea; and their context or setting have been previously addressed under experiential attributes.

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In summary therefore, the proposal will result a very small change in the abiotic and biotic attributes, and will be most visible from proximate locations within the visual catchment. Those affected will be transitory individuals, and it is likely that positive associations will be attributed to the structure. The structure will not form a skyline element.

Overall it is considered that the adverse natural character effects of the proposal will be very low.

6.3 Visual effects

As described above, the visibility of the principle change that will be facilitated by the application will be screened from distant views by elevated land to the east, north east, north and north west, the western ridge (overlain by proposed Lot 2).

Glimpse views of a future building (roof only) may be possible when passing along Aucks Road (refer to photo 8), but these will be momentary, and the building difficult to identify given the separation distance and intervening vegetation. For these individuals, it is the opinion of the author that the level of adverse effect will be very low adverse.

More proximate views of proposed Lot 2 and the balance of the Site are possible from within the Te Akau subdivision, from the north and north west (refer to photos 3, 4, and 5). The degree to which the future building will be visible depends on the location of the viewer, but invariably, the building will be visually softened by existing vegetation and will form a recessive element within the landscape of the subdivision.

It is the opinion of the author that the level of adverse effect as experienced by these individuals will be low adverse

The majority of adjoining properties accessed from Brumby Lane and located along the shared eastern boundary are screened from the building site within Lot 1. Those to the south of the building site tend to be oriented towards the Bay, and so in the opposite direction. The primary outlook from 9 Brumby Lane of number 9 is to the north, whilst views to the south west (toward the building site) are screened by existing vegetation.

Of these, only 9 Brumby Lane is afforded views of the proposed building Site within proposed Lot 1. It is the opinion of the author that the level of adverse effect as experienced by these individuals will be (at most) low adverse.

7.0 AFFECT ON THE STATUTORY FRAMEWORK

The proposed building will form a new but recessive element within proposed Lot 1. The existing character of the subdivision is influenced by the presence of buildings of varying typologies and colours, these generally set within a robust framework of vegetation.

The proposed building will be consistent with this existing character. It will be integrated into the existing vegetation framework. It will not be located on a prominent ridge, will not affect indigenous vegetation and is not affected by a landscape or natural character overlay.

The design controls and placement of the proposal will ensure that the privacy and amenity of adjoining sites will be maintained and not affected.

It is the opinion of the author therefore that the proposal will not be inconsistent with the relevant objectives, policies and assessment criteria of the statutory provisions where they apply to this assessment.

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8.0 CONCLUSION

The application is for a subdivision consent application within the Coastal Living Zone. The subject Site is identified as Lot 2 DP 158351.

Under the Proposed District Plan, the site is located within the Rural Production Zone, and is overlain by the Coastal Environment, and (in part) by a High Natural Character Area, although the proposed building area is not affected by the HNCA.

The proposal will result in the creation of three lots, with one additional dwelling.

It is the opinion of the author that the resulting landscape effect of the proposal will be low adverse, the natural character effect will be very low adverse, and the visual effect will be (at most) low adverse.

The proposal will be consistent with the provisions of the statutory instruments where they apply to the scope of this report, and the proposal is considered to be appropriate from a landscape and visual perspective.

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APPENDIX 1: Figures

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J + R Blackman
Landscape Assessment
Te Akau Drive, Russell
FIGURE 1: Location of the Site

Simon Cocker
Landscape Architecture

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY ELECTRICITY TELECOMMUNI-CATIONS WATER	A	LOT 2 HEREON	LOTS 1 & 3 HEREON

No build area (excluding existing buildings and structures)

Vegetation to be retained and protected (where vegetation growing within proposed Lot 1

NOTES

Comprised in RT 396834
Boundaries and dimensions are subject to final Survey

Amalgamation condition - Lots 1 and 3 to be held in the same RT

This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. BOI Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose

J + R Blackman
Landscape Assessment
Te Akau Drive, Russell
FIGURE 2a: The proposal

Rev.	Reason For Issue or Amendment	Date	Drawn	Checked	Surveyed
A	Scheme Plan 376b PUNGAERE ROAD, WAIPAPA	01/03/26	TW	DC	TW

BOI SURVEY

BOI SURVEY LTD
55B Shepherd Road
Kerikeri 0230

e: Tony@boisurvey.co.nz

PROPOSED SUBDIVISION OF LOT 2 DP 158351

TE AKAU DRIVE, RUSSELL

CLIENT: BLACKMAN

JOB NO:		Scale:
5114		1:2000 @ A3
Level Datum: N/A	Origin: -	Co-ord System: NZGD 2000
Drawing Number: 5114-001	Revision: A	Sheet: 1 of 1

J + R Blackman
Landscape Assessment
Te Akau Drive, Russell
FIGURE 2b: Proposal in context

Simon Cocker
Landscape Architecture

Photo 1: Drone view looking west

Photo date - Unknown (sourced from Barfoot website)

J + R Blackman
Te Akau Drive, Russell
Photos

Simon Cocker
Landscape Architecture

Photo 2: View to north from Lot 1

Photo date - 16 March 2026

J + R Blackman
Te Akau Drive, Russell
Photos
(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)

Simon Cocker
Landscape Architecture

Photo 3: View to the Site from 26 Te Akau Drive

Photo date - 16 March 2026

J + R Blackman
Te Akau Drive, Russell
Photos
(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)

Simon Cocker
Landscape Architecture

Photo 4: View to the Site from 26 Te Akau Drive

Photo date - 16 March 2026

J + R Blackman
Te Akau Drive, Russell
Photos
(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)

Simon Cocker
Landscape Architecture

Photo 5: View to the Site from Te Akau Drive to west of Site access

Photo date - 16 March 2026

J + R Blackman
Te Akau Drive, Russell
Photos
(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)

Simon Cocker
Landscape Architecture

Photo 6: View east to the Site from Site access

Photo date - 16 March 2026

J + R Blackman
Te Akau Drive, Russell
Photos
(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)

Simon Cocker
Landscape Architecture

Photo 7: View to Site from Aucks Road

Photo date - 16 March 2026

J + R Blackman
Te Akau Drive, Russell
Photos
(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)

Simon Cocker
Landscape Architecture

Photo 8: View north east into subdivision from Aucks Road adjoining Te Akau subdivision

Photo date - 16 March 2026

J + R Blackman
Te Akau Drive, Russell
Photos
(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)

Simon Cocker
Landscape Architecture

APPENDIX 2: Landscape and Visual Effects Assessment Methodology

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Landscape Effects Assessment Method

This assessment method statement is consistent with the methodology (high-level system of concepts, principles, and approaches) of '*Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'*, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

The assessment provides separate chapters to discuss landscape, visual and natural character effects where relevant, but is referred to throughout as a Landscape Effects Assessment in accordance with these Guidelines. Specifically, the assessment of effects has examined the following:

- *The existing landscape;*
- *The nature of effect;*
- *The level of effect; and,*
- *The significance of effect.*

The Existing Landscape

The first step of assessment entails examining the existing landscape in which potential effects may occur. This aspect of the assessment describes and interprets the specific landscape character and values which may be impacted by the Project alongside its natural character where relevant as set out further below. The existing landscape is assessed at a scale(s) commensurate with the potential nature of effects. It includes an understanding of the visual catchment and viewing audience relating to the Project including key representative public views. This aspect of the assessment entails both desk-top review (including drawing upon area-based landscape assessments where available) and field work/site surveys to examine and describe the specific factors and interplay of relevant attributes or dimensions, as follows:

Physical –relevant natural and human features and processes;

Perceptual –direct human sensory experience and its broader interpretation; and

Associative – intangible meanings and associations that influence how places are perceived.

Engagement with tāngata whenua

As part of the analysis of the existing landscape, the assessment should seek to identify relevant mana whenua (where possible) and describe the nature and extent of engagement, together with any relevant sources informing an understanding of the existing landscape from a Te Ao Māori perspective.

Statutory and Non-Statutory Provisions

The relevant provisions facilitating change also influence the consequent nature and level of effects. Relevant provisions encompass objectives and policies drawn from a broader analysis of the statutory context and which may anticipate change and certain outcomes for identified landscape values.

The Nature of Effect

The nature of effect assesses the outcome of the Project within the landscape. The nature of effect is considered in terms of whether effects are positive (beneficial) or negative (adverse) in the context within which they occur. Neutral effects may also occur where landscape or visual change is benign.

It should be emphasised that a change in a landscape (or view of a landscape) does not, of itself, necessarily constitute an adverse landscape effect. Landscapes are dynamic and are constantly changing in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important when

assessing and managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate adverse effects. The aim is to maintain or enhance the environment through appropriate design outcomes, recognising that both the nature and level of effects may change over time.

The Level of Effect

Where the nature of effect is assessed as 'adverse', the assessment quantifies the level (degree or magnitude) of adverse effect. The level of effect has not been quantified where the nature of effect is neutral or beneficial. Assessing the level of effect entails professional judgement based on expertise and experience provided with explanations and reasons. The identified level of adverse natural character, landscape and visual effects adopts a universal seven-point scale from very low to very high consistent with Te Tangi a te Manu Guidelines and reproduced below.

Landscape Effects

A landscape effect relates to the change on a landscape's character and its inherent values and in the context of what change can be anticipated in that landscape in relation to relevant zoning and policy. The level of effect is influenced by the size or spatial scale, geographical extent, duration and reversibility of landscape change on the characteristics and values within the specific context in which they occur.

Visual Effects

Visual effects are a subset of landscape effects. They are consequence of changes to landscape values as experienced in views. To assess where visual effects of the Project may occur requires an identification of the area from where the Project may be visible from, and the specific viewing audience(s) affected. Visual effects are assessed with respect to landscape character and values. This can be influenced by several factors such as distance, orientation of the view, duration, extent of view occupied, screening and backdrop, as well as the potential change that could be anticipated in the view as a result of zone / policy provisions of relevant statutory plans.

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Kerikeri 0245, New Zealand
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2 April 2026

Steve Sanson
Bay of Islands Planning

Email: steve@bayplan.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
Ross Blackman – 20 Te Akau Drive Russell. Lot 13 DP 399498.

Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy's requirement for this subdivision is nil. Top Energy advises that there is an existing power supply to proposed Lot 2. Design and costs to provide a power supply to proposed Lots 1 & 3 could be provided after application and an on-site survey have been completed.
Link to application: Top Energy | Top Energy

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely

Aaron Birt
Planning and Design
E: aaron.birt@topenergy.co.nz