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**

2. Type of consent being applied for

(more than one circle can be ticked):

☑ **Land Use**

○ **Fast Track Land Use***

○ **Change of Consent Notice (s.221(3))**

○ **Certificate of Compliance (s.139)**

○ **Extension of time (s.125)**

○ **Discharge:** Total voume = _____ m³
Note; volumes >3m³ requires NRC Consent.

○ **Subdivision**

○ **Existing Use Certicicate (s.139A)**

○ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)

○ **Other (please specify)** _____

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

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

○ **Yes** ○ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ○ **Yes** ☑ **No**

If yes, which groups have you consulted with? _____

Who else have you consulted with? _____

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, **planning_technicians@fndc.govt.nz**

5. Applicant details

Name/s: Bjorn Isaac Martin and Vanessa Woodruff

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: AVANT PLANNING LTD c/o Gyanendra Datt

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: Bjorn Isaac Martin and Vanessa Woodruff

Property address/ location:

8. Application site details

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

Name/s: 9 Cavalli View Road, Kaeo

Site address/ location: 9 Cavalli View Road, Kaeo

Postcode

Legal description: Lot 3 Deposited Plan 310026 **Val Number:**

Certificate of title: NA109D/279

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

Site visit requirements:

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

Is there a dog on the property? ◯ **Yes** ☑ **No**

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

9. Description of the proposal

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

CONSTRUCTION OF A NEW DWELLING.

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

◯ **2009** ◯ **2023**

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. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ◯ **Yes** ◯ **No**

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

◯ **Flooding**

◯ **Landslips**

◯ **Coastal Erosion**

◯ **Coastal Inundation**

◯ **Active Faults**

◯ **Liquefaction**

◯ **Tsunami**

Please ensure all relevant technical reports are submitted with the application.

14. 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**

15. Draft conditions:

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

IIf 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.

16. 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) Amy Rabey

Email:

Phone number:

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

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

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

Name: (please write in full) Amy Rabey

Signature:
(signature of bill payer)

Date 16/09/2026

MANDATORY

17. 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.

18. Declaration

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

Name (please write in full) Amy Rabey

Signature

Date 16/09/2026

See overleaf for a checklist of your information...

Checklist of your information

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.

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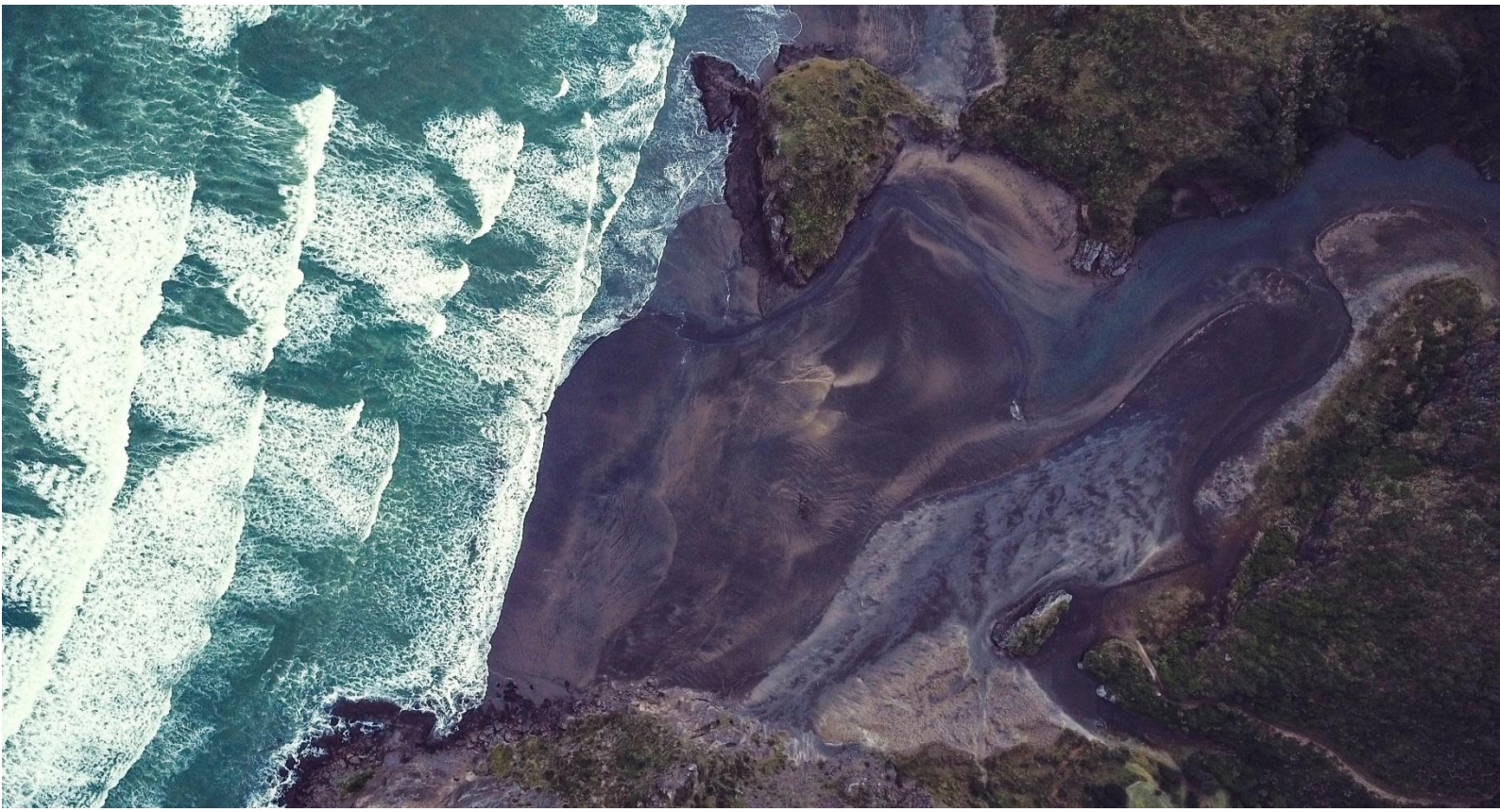
CONSTRUCTION OF A NEW DWELLING

9 CAVALLI VIEW ROAD, KAEO



Assessment of Environmental Effects pursuant to section 88 of the Resource Management Act

Avant Planning and Urban Design | 278 Manukau Road, Epsom, Auckland 1023
g.datt@avantplanning.co.nz

11 September 2026

Far North District Council
Attn: Team Leader, Resource Consents
Private Bag 752,
Kaikohe 0440

Dear Sir/Madam,

RE: LAND USE RESOURCE CONSENT APPLICATION FOR THE CONSTRUCTION OF A NEW DWELLING AT 9 CAVALLI VIEW ROAD, KAEO, NORTHLAND, 0295

This application seeks resource consent pursuant to section 88 of the Resource Management Act. Accompanying this application is the following:

- Completed Application Form and Certificate of Title and Interests
- Assessment of Environmental Effects by Avant Planning and Urban Design
- Architectural plans and Landscape plans prepared by BM Architecture.
- Updated Site Suitability, Wastewater, Stormwater, Foundation & Geotechnical report prepared by ANSED Ltd.
- Combined Preliminary and Detailed Site Investigation
- Pre-application Meeting Minutes (PAM-2027-9/0)

We consider the attached information sufficient to enable the Council to reach a determination that the proposal is appropriate for approval on a non-notified basis. If further information is required, we would be happy to discuss this with the Council under the provisions of s92 of the Act.

I will be the point of contact and can be reached via email at g.datt@avantplanning.co.nz, or by phone on 021 106 4274.

Yours sincerely,

Gyanendra Datt

Gyanendra Datt
Planning Consultant

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Applicant's name:	Bjorn Martin
Address for Service:	Gyanendra Datt Avant Planning and Urban Design 278 Manukau Road Epsom, Auckland 1023
Site address:	9 Cavalli View Road, Kaeo, Northland, 0295
Legal description:	LOT 3 DP 310026 (RT: 39492)
Site area:	14625m²
Operative Far North District Plan Zoning	Rural Production
Special features, overlays etc:	N/A
Proposed District Plan (PDP) Zoning	Rural Production
Special features, overlays etc:	N/A

1. Executive summary

This report has been prepared in accordance with the requirements of Section 88 and the Fourth Schedule of the Resource Management Act 1991 (the 'Act'). The assessment herein describes the site and its surrounds, then analyses the proposal against the relevant provisions of the District Plan where applicable. An assessment of the effects and statutory assessment is provided. The assessment concludes that consent to the proposal is merited on a non-notified basis.

2. Applicant and site details

2.1 Description of the proposed works

The applicants are seeking land use consent to construct a new dwelling at 9 Cavalli View Road, Kaeo (referred to as 'the site' for the purpose of this report).

2.2 Reasons for consent

This application is for the following land use consent:

Land use (s9) – National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

- Changing use and/or soil disturbance activities under Regulation 9 of the NES:CS the soil contamination that does not exceed the applicable standard in Regulation 7 is considered to be a **controlled activity** under Section 9. The proposal involves changing the use of the site from horticulture to rural residential use as well as earthworks associated with the construction of the dwelling.

Land use (s9) – proposed plan

Rural production zone

- The construction and use of new buildings where compliance not achieved with PER-2 is a **restricted discretionary activity** under RPROZ-R1. The proposal involves a new habitable building (dwelling) not setback at least 20m from the boundary of an unsealed road. The proposed dwelling have a minimum setback of 10.77m from the road boundary.

Overall activity status

Overall, the proposal is a **Restricted Discretionary Activity**.

3. Site and location description

3.1 Site description

The application site is located on the northwestern side of Cavalli View Road, the location of the site is shown on Figure 1.

The site is a front site and resembles a quadrilateral. The site is currently vacant and slopes down from the road boundary to the rear boundary. The site also gains access via a shared driveway running along the southern boundary.

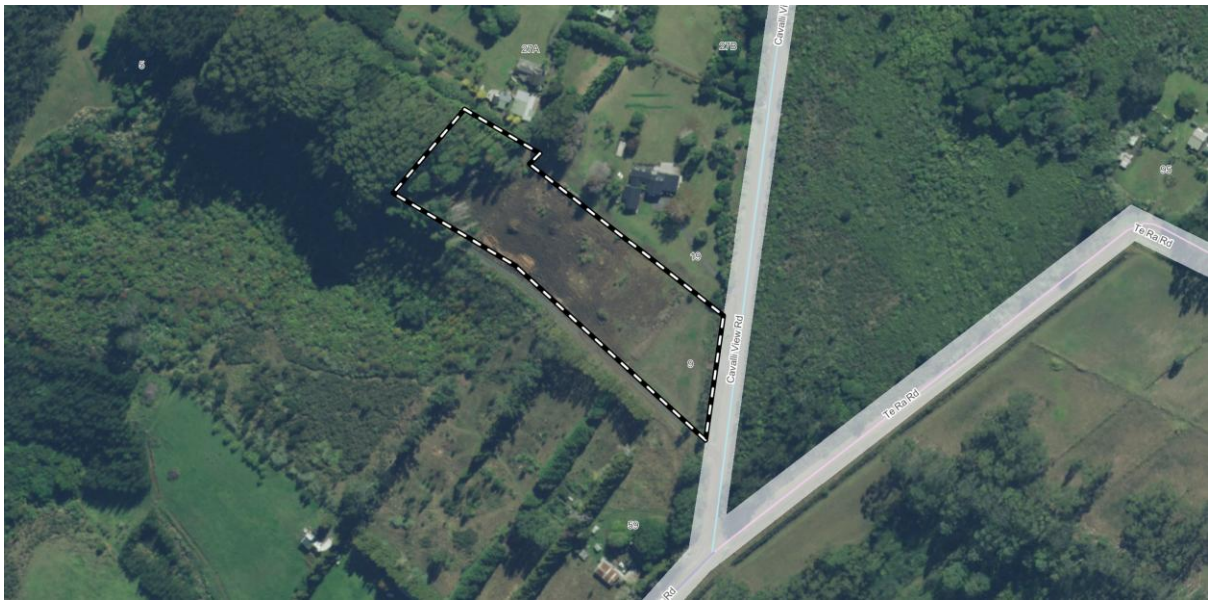


Figure 1: Aerial photograph of the subject site and surrounding area

The site is zoned Rural Production the full special features and overlays are listed in full above.

3.2 Immediate surrounding area

The application site is in an established rural area. The surrounding area contains rural production as well as rural lifestyle activities.

Cavalli View Road is an unsealed road running ~685m in length. The application site is located in close proximity to its intersection with Te Ra Road.

The surrounding area was previously used for horticultural activities.

The surrounding area does not have access to the mains reticulated network.

3.3 Wider environment

The wider area is the rural area of Kaeo.

3.4 Certificate of Title

There are no interests or instruments in the Title documents which would have an impact on the proposed development.

4. Proposed development

4.1 Description of the proposal

The applicant proposes to construct a dwelling on the vacant site.

Proposed dwelling

The proposed dwelling is to be located on the eastern side of the site and in close proximity to the road.

The dwelling is a single level building and contains four bedrooms.

The dwelling will be clad in Bevelback cladding and plaster over brick veneer. The dwelling will have monopitch Longrun roofing.

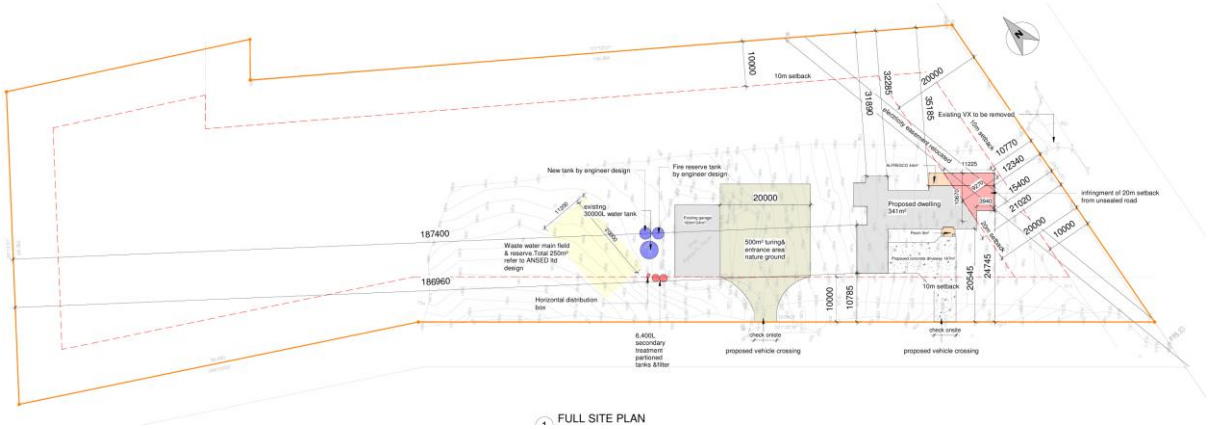


Figure 2: Proposed site plan

The proposal also includes a comprehensive landscaping package which will enhance the areas of earthworks as well as soften the appearance of the proposed dwelling.

Access and parking

The proposed dwelling will have a double internal garage on the southern side of the dwelling. The dwelling will be accessed via the shared driveway.

Contamination

The site was previously used for horticultural purposes. The applicant has prepared an assessment of the soils. The applicant's environmental specialist has noted the following:

- The property may have been used for farming purposes (i.e., grazing land) prior to 1950 until circa 1990s where the property was then potentially used for horticultural land use. By 2005, the property did not appear to be used for horticultural purposes, property was heavily covered in trees until circa 2020 when the majority of the property was cleared.

- By 2025, a large shed and driveway was constructed (within the site area) indicating the property in use for rural residential purposes.
- Specific land use and associated activities through the available site history can be appointed to a site wide HAIL activity associated with HAIL category A10; persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds.
- The desktop review presents current and historical potential land-use activities that may have impacted the natural environmental properties of the shallow soils. Considering the nature of these activities are surface based and significant ground disturbance has not visibly been undertaken it can be concluded that potentially impacted soils will lie within the upper 0.5 m of the soil column.
- Based on the potential HAIL activity(s) identified and from our experience, it is expected that contaminants of concern (CoCs) (if any) associated with horticultural activities would typically be contained within the topsoil/ shallow site soils and may include heavy metals and, organochlorine pesticides resulting from the potential spraying of crops.
- The activities involving the above contaminants are anticipated to include surface spraying which may have been worked into shallow soils during site activities. Based on this, the sampling investigation has targeted the surface horizon from within the site area comprising topsoil/ shallow site soils from up to 0.15 m below ground level (bgl) to target the CoCs and to quantify the nature and dispersion of any residual contamination in relation to the proposed subdivision and potential soil disturbance activities.

The details of the Sampling Methodology, Quality Assurance and Quality Control, Soil Guideline Values are provided in the report.

The result of analytical testing indicates that contaminants concentrations of the CoCs are below human health guidelines for a rural/ lifestyle block land use scenario.

Based on the results, and as natural background concentrations are not available for Northland, soils do not meet the requirement and definition of clean fill and any soil proposed for removal from site shall be disposed of to an appropriate managed fill facility. Sample results should be provided to a managed fill facility to determine if they can accept.

A Conceptual Site Model (CSM) has been developed for the potentially complete contaminant pathways at the site.

On the basis of the investigation and desktop review, the site is considered to be geotechnically suitable for the proposed development, subject to the comments and recommendations in the report.

Earthworks and stability

The proposed earthworks comprise a works to construct a level building platform for the dwelling, as well as access to the dwelling. The scale and extent of the earthworks is commensurate to the scale of the proposal as the site has a slope. The slope will be battered on the north, west, and south of the dwelling. An earthworks plan has been prepared showing the scale and extent of the land disturbance on the site. The total earthworks will include 680m³ over an area of 961m².

Sediment and erosion control measures should be in place before any bulk earthworks are carried out in accordance with the GD05.

- A clear water diversion bund should be installed to protect any areas that may be affected by overland water flows.
- A silt fence should be installed around the perimeter of any substantial works.
- Any stockpiles of soil material should have silt fencing installed on the downside of the stockpile.
- All cut & fill operations should be carried out in as short a period of time as possible.
- Any foundation works shall not be carried out during periods of wet weather or when the ground is partly or completely saturated

A geotechnical investigation has been prepared for the proposed development. The applicant's engineer has noted the following points:

- The results of the tests have indicated that the actual conditions are similar to the NRC soil data as described in the relevant sections of this report, transitioning to Medium grained soil, Dark Grey Brown friable clay from 0.6m downward.
- The test holes were found to be dry during the soil testing.
- The proposed house site is located in an area which has a varying slope of around 10 degrees to nearly level.
- There should not be any stability issues associated with these locations provided.
- This site is class S in expansiveness. The soil can be classified as the lower range of CLASS S, Moderately Expansive, in terms of industry standards.
- Foundation design recommendations are provided in the report.
- There are no active faults within the Northland region. The whole Northland peninsula is generally regarded as tectonically stable. Earthquake risk is therefore considered to be relatively low.
- There is little to no risk of liquefaction induced settlement or lateral movement, therefore specific liquefaction design is not required.

On the basis of the investigation and desktop review, the site is considered to be geotechnically suitable for the proposed development, subject to the comments and recommendations in the report.

Servicing and infrastructure

The site has access to the reticulated wastewater, and water supply networks.

The applicant's engineer has provided an assessment of the stormwater requirements for the site. It notes that there is a suitable secondary overflow/disposal area, provided a 30m soakage trench is placed at the end of the SW overflow pipeline to distribute any flows over a wide area. The design requirements are for a 2yr & 10yr event. The attenuation requirements are in the report. 2 x 30,000 litre tanks are proposed. Stormwater from the new roofed areas should be collected into sealed pipes and discharged into tanks for water supply & attenuation.

The applicant's engineer has provided an assessment of the wastewater requirements for the site. It notes that there due to the class 2 ground conditions, a wastewater system combining a secondary system has been designed to provide appropriate wastewater treatment. The TechTreat TXT system tanks have a capacity of 3,200 lt each, with partitions, pumps and filters. A standard yearly service contract will be part of the wastewater maintenance programs. The secondary system outlets to a standard trench design, details are provided in the report. There is an assessment of environmental effects & a TP58 producer statement in the report. All field distribution outlet pipes (100mm dia.) are to be level with each other to ensure an even distribution of outflows. The field has a design capacity of 1500L/day with a max. of 2000L/day. A deflection bund is to be formed along the sides & across the top of the WW field to ensure any overland SW flows cannot affect the field.

The property will require an onsite water supply. The installation of 2 x 30,000lt water tanks for attenuation (19.7m³ surplus) plus a 30,000lt water tank will provide 49,700lt for household use plus attenuation requirements of 40.3m³. This volume is normally adequate for the usage of a 4-bedroom house through summer.

5. Plan Assessment

5.1 Relevant planning provisions

In assessing this application, the relevant plans are:

- The Operative Far North District Plan 2009; and
- The Proposed District Plan (PDP) 30 June 2026 and Far North Proposed District Plan - Appeals Version 31 Aug 2026

5.2 Detailed plan assessment

The proposed land use development and subdivision of the site is assessed against the relevant rules and standards (where applicable) of the above plans. This assessment is appended to the end of this report. Where the proposal meets the permitted activity criteria for a section, details have been provided (if applicable) demonstrating how the proposal complies with the relevant rule.

5.3 Proposed District Plan

The Council notified decisions on the Proposed District Plan (PDP) on 30 June 2026, people who made a submission on the Proposed District Plan had the ability to appeal to the Environment Court.

In total, 32 appeals to decisions on the PDP have been made to the Environment Court.

There are appeals which have consequential amendments to this zone. However, there are no specific appeals to the particular provisions applicable to this application.

6. Permitted baseline, receiving environment and matters of discretion

6.1 Permitted baseline

The permitted baseline allows for adverse effects arising from the proposed activity to be discounted where those effects are the same as would be generated by activities that are able to be established as a permitted activity, under the District Plan.

The construction of a dwelling is a permitted activity, subject to compliance with the relevant development standards.

In this instance, a permitted baseline applies to the development. The effects of the proposal will be limited to the infringements of the development controls.

It is noted that development (earthworks or change of use to residential) on a site known to have previously contained horticultural activities requires consent under the NES.

6.2 Receiving environment assessment

The receiving environment is made up of:

- The existing environment and associated effects from lawfully established activities;
- Effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted in the plan.

With regards to the above criteria it is noted that:

- There are no unimplemented resource consents applicable to the subject site.
- No unimplemented resource consents have been identified on the adjoining neighbouring sites.

6.3 Matters of control

The following matters of control apply:

- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health: S9 (4) (a-c);

All other matters which are either permitted or not applicable have subsequently been discounted.

6.4 Matters of discretion

The following matters of discretion apply:

- Rural Production zone: RPROZ-S3 (a)-(j);

All other matters which are either permitted or not applicable have subsequently been discounted.

6.5 Written approvals

No written approvals have been obtained as part of this application.

7. Notification assessment

Pursuant to the provisions of Section 95 of the RMA (including Sections 95A though to 95G), Council must determine whether to give public or limited notification of an application. The determination is affected by a number of matters, but most critically, the level of adverse effects associated with an application.

The following is an assessment of the effects on the wider environment (s95A) and adjoining persons (s95B). All matters relating to the receiving environment, permitted baseline and matters of discretion (where applicable) have been taken into account within this assessment.

8.1 S95A Public notification

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

Step 1: mandatory public notification in certain circumstances

No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a)),
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)), and
- the application does not involve any exchange of recreation reserved land under s15A of the Reserves Act 1977 (s95A(3)(c)).

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

The consent application is not precluded from being publicly notified for the following reasons:

- the application is for a resource consent for 1 or more activities, however no activity is subject to a rule or national environmental standard that precludes public notification (s95A(5)(a)),
- this resource consent application is not specifically for a controlled activity (s95A(5)(b)(i)), and
- this resource consent application is not specifically for a boundary activity (s95A(5)(b)(iii))

Step 3: if not precluded by step 2, public notification required in certain circumstances

The consent application is not required to be publicly notified for the following reasons:

- the application is for a resource consent for 1 or more activities however no activity is subject to a rule or national environmental standard that requires public notification (s95A(8)(a)), and

- an assessment has been made in accordance with section 95D which concludes that the activity will not have or is likely to have adverse effects on the environment that are more than minor

The following assessment is provided:

- a description of the 'adjacent land' is provided in section 8.2 below and any effects on those sites have been disregarded for the purposes of this assessment
- there is no rule or national environmental standard permits an activity with that effect
- there are no trade competition interests and there will not be any effects of trade competition as a result of this application
- no written approvals have been provided

Contamination

The proposed land disturbance and change of use will have less than minor adverse effects on the environment for the following reasons:

- The soil results confirm that:
  - No heavy metals and organochlorine pesticides (OCPs) were detected over human health criteria guidelines.
  - No OCPs were detected above the laboratory level of reporting in any of the samples analysed for OCPs.

Based on the findings of the investigation, it is considered that there is very low risk to long-term human health exposure in the proposed subdivision and soil disturbance activities (if undertaken) if these soils are to remain on site. Site soils, while suitable for onsite use (subject to geotechnical suitability), any soils proposed for removal from site (if any) shall be disposed of to an appropriate managed fill facility.

Setbacks

The reduced setback of the dwelling to the front yard will have less than minor effects on the environment for the following reasons:

- Cavalli Road is a relatively short road with dwellings located only on the western side of the road. The neighbouring dwellings have varying setbacks to the road. It should be noted that the context of the site is within a rural area and is not suburban in nature. The reduced yard setback will not compromise the character of the street.
- Notwithstanding this the proposal includes landscape planting within the area of front yard. This comprises a 1.2m hedge and shrubs. The proposed landscape planting will enhance the amenity of the street thereby reducing any adverse effects.
- There will not be any adverse effects on natural hazards as a result of the front yard infringement.

- The reduced yard setback will not have any adverse effects on the access to and from the site as well as the operation of the adjacent roading network. There are no existing walkways nearby.
- Parts of the proposed family room will be located in the front yard setback. The remaining habitable rooms of the dwelling (kitchen, dining bedrooms) will have a compliant setback. The dust effects will be limited to a relatively small area of the dwelling. In this regard, any health and amenity effects on the future occupants will be less than minor.
- The proposed dwelling will not be located near a rail corridor.

Step 4: public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

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

In this instance I have turned my mind specifically to the existence of any special circumstances and conclude that there is nothing exceptional or unusual about the application given it is a typical residential development in a residential area, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

Public notification conclusion

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

- Under step 1, public notification is not mandatory.
- Under step 2, public notification is precluded as the application is exclusively for a residential activity.
- Step 3 of the notification tests is not applicable due to the finding of step 2.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

8.2 Limited notification assessment (sections 95B, 95E-95G)

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

There are no protected customary rights groups or customary marine title groups affected by the proposed activity (s95B(2)).

In addition, the council must determine whether the proposed activity is on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)). Within the Far North region the following statutory acknowledgements are relevant:

- Te Roroa Claims Settlement Act 2008
- Ngāti Kurī Claims Settlement Act 2015
- Te Aupōuri Claims Settlement Act 2015
- NgaiTakoto Claims Settlement Act 2015
- Te Rarawa Claims Settlement Act 2015
- Ngāti Kahu Ki Whangaroa Claims Settlement Act 2017

In this instance, the proposal is not on or adjacent to land that is subject to a statutory acknowledgement and will not result in adversely affected persons in this regard.

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

The application is not precluded from limited notification as:

- the application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)), and
- the application is not exclusively for one or both of the following: a controlled activity, other than a subdivision, that requires consent under a district plan; or a prescribed activity (s95B(6)(b)).

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

As this application is not for a boundary activity or a prescribed activity, there are no affected persons related to those types of activities (s95B(7)).

The following assessment addresses whether there are any affected persons that the application is required to be limited notified to (s95B(8)).

In determining whether a person is an affected person:

- a person is affected if the activity's adverse effects on that person are minor or more than minor (but not less than minor)
- adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded
- the adverse effects on those persons who have provided their written approval must be disregarded,

The adjacent sites are:

- No.'s 5, 19 Cavalli View Road
- No. 59, 95 Te Ra Road

Adversely affected persons assessment (sections 95B(8) and 95E)

Applicable to all adjacent sites

Contamination

The proposed land disturbance and change of use will have less than minor adverse effects on adjacent site for the following reasons:

- The soil results confirm that:
  - No heavy metals and organochlorine pesticides (OCPs) were detected over human health criteria guidelines.
  - No OCPs were detected above the laboratory level of reporting in any of the samples analysed for OCPs.

Based on the findings of the investigation, it is considered that there is very low risk to long-term human health exposure in the proposed subdivision and soil disturbance activities (if undertaken) if these soils are to remain on site. Site soils, while suitable for onsite use (subject to geotechnical suitability), any soils proposed for removal from site (if any) shall be disposed of to an appropriate managed fill facility.

Setbacks

The reduced setback of the dwelling to the front yard will have less than minor effects on adjacent sites for the following reasons:

- Cavalli Road is a relatively short road with dwellings located only on the western side of the road. The neighbouring dwellings have varying setbacks to the road. It should be noted that the context of the site is within a rural area and is not suburban in nature. The reduced yard setback will not compromise the character of the street and neighbouring sites.
- Notwithstanding this the proposal includes landscape planting within the area of front yard. This comprises a 1.2m hedge and shrubs. The proposed landscape planting will enhance the amenity of the streetscape thereby reducing any adverse effects on neighbours.
- There will not be any adverse effects on the increase or exacerbation of natural hazards as a result of the front yard infringement.
- The reduced yard setback will not have any adverse effects on the access to and neighbouring sites.
- The proposed dwelling will not be located near a rail corridor.
- The reduced setback is to the front yard. There will not be any adverse privacy or shading effects on the neighbouring sites.

Limited Notification Summary

For the reasons outlined above, the application can be processed without limited notification as there are no specific parties that will be adversely affected as all effects generated are deemed to be less than minor and there are no affected persons.

Step 4: further notification in special circumstances

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

Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary;
- outside of the common run of applications of this nature; or
- circumstances which make limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

In this instance I have turned my mind specifically to the existence of any special circumstances under s95B(10) and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

Limited notification conclusion

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

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for an activity other than those specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any persons.

It is therefore recommended that this application be processed without limited notification.

8. Statutory assessment (s104)

9.1 S104(1)(a) – Actual and potential effects

The actual and potential effects of the proposed development is outlined within the section above in this report (Parts 7 and 8).

9.2 S104(1)(ab) – Positive effects

The proposed development provides a dwelling design that is in keeping with the rural residential character of the area. It is of a high-quality design and would result in an improvement to the streetscape of the surrounding area.

The new dwelling is an appropriate and efficient use of the land in accordance with the overlay and zone requirements for development.

9.3 S104(1)(b) – Statutory documents

- The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health applies to this site
- No other national environmental standards are relevant to this application (s104(1)(b)(i))
- No other regulations apply to this application (s104(1)(b)(ii))
- No national policy statements are relevant to this application (s104(1)(b)(iii)).
- No regional policy statement or proposed regional policy statement apply to this application (s104(1)(b)(v)).

Accordingly, only the relevant statutory documents and other matters are considered below.

9.4 Section 104(1)(b)(i) – National environmental standard

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

The applicable regulations are the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

The relevant matters that apply to the proposal are under S9(4)(a-c).

The effects of the proposed change of use and land disturbance will be acceptable for the following reasons:

- The special character area (and the wider neighbourhood) demonstrates a range of architectural styles, primarily consisting of contemporary multi-unit dwellings and older English cottages. The dwellings are of varying forms and visual styling, vintage, and range in height.

- The special character area (and the wider neighbourhood) demonstrates a range of architectural styles, primarily consisting of contemporary multi-unit dwellings and older English cottages. The dwellings are of varying forms and visual styling, vintage, and range in height.
- The NES:CS regulation applies to activities of change of use and soil disturbance where HAIL activity is being / has been / more likely than not to have been undertaken. The results of the historical review indicated that, under subclause (7) the NES:CS applies to the site due to the HAIL Category A10; Persistent pesticide bulk storage or use including sport turfs, market garden green house or spray sheds.
- In relation to soil disturbance, the NES:CS allows (per year) a soil disturbance volume of 25 m^3 per 500 m^2 of 'piece of land' area and soil disposal volume of 5 m^3 per 500 m^2 of piece of land area. Calculated on a 'piece of land' basis (entire property area, 14,625 m^2), allowable soil disturbance volumes are 731.25 m^3 for soil disturbance and/ or 146.25 m^3 for off-site disposal per year to be able to comply with permitted activity status.
- Therefore, where any proposed soil disturbance volume remains below or at the allowable limits, the activity of soil disturbance would be considered to be a permitted activity. In addition, should any soil disturbance volumes exceed the above allowable thresholds, the activity would be considered as a controlled activity.
- However, for change of use (i.e., horticulture to rural residential use) and/ or soil disturbance activities under Regulation 9 of the NES:CS the soil contamination does not exceed the applicable standard in Regulation 7. Therefore, activities of change of use and soil disturbance is considered to be a controlled activity.

Overall, the effects of the proposed development on soil contamination will be acceptable.

9.5 Section 104(1)(b)(vi) – Plan or proposed plan(s)

Far North Proposed District Plan - Appeals Version

Rural zones

Rural production zone

The relevant objectives and policies that relate to the proposal are Objectives RPROZ-O1-O3 and Policies RPROZ-P1-P7.

The effects of the proposed dwelling on will be acceptable for the following reasons:

- The site is vacant. The proposal involves a dwelling on the site which can be anticipated under the zone rules. The proposal will not preclude the establishment of any primary production activities.

- The site is located on a street that is predominantly rural residential. There will not be any reverse sensitivity effects.
- The proposal will maintain the low-density character of the area.
- The scale of the building will be consistent with the rural residential character of the area.
- There are no adversely affected persons.
- Cavalli Road is a relatively short road with dwellings located only on the western side of the road. The neighbouring dwellings have varying setbacks to the road. It should be noted that the context of the site is within a rural area and is not suburban in nature. The reduced yard setback will not compromise the character of the street.
- Notwithstanding this the proposal includes landscape planting within the area of front yard. This comprises a 1.2m hedge and shrubs. The proposed landscape planting will enhance the amenity of the street thereby reducing any adverse effects.
- There will not be any adverse effects on natural hazards as a result of the front yard infringement.
- The reduced yard setback will not have any adverse effects on the access to and from the site as well as the operation of the adjacent roading network. There are no existing walkways nearby.
- Parts of the proposed family room will be located in the front yard setback. The remaining habitable rooms of the dwelling (kitchen, dining bedrooms) will have a compliant setback. The dust effects will be limited to a relatively small area of the dwelling. In this regard, any health and amenity effects on the future occupants will be less than minor.
- The proposed dwelling will not be located near a rail corridor.

Assessment Criteria

There are no relevant assessment criteria.

9.6 Section 104(1)(c)- Other matters

Monitoring

In granting consent to an application, the Council may impose conditions to avoid, remedy or mitigate any adverse effects associated with the land use. In addition, the Council is required to monitor the exercise of resource consents under s35 of the Act and may fix a charge under section 36 payable by the consent holder in order to carry out monitoring functions. The amount is based on actual and reasonable costs associated with monitoring and covers such tasks as site inspections, carrying out tests and administration.

In granting consent the applicant is accepting of a monitoring charge to ensure that the development is undertaken in accordance with the final land use conditions imposed on this development.

9.7 Section 106A

A consent authority may refuse to grant a land use consent, or may grant these consents subject to conditions, if it considers that there is a significant risk from natural hazards.

The applicant's geotechnical engineer has supplied an assessment of the proposal. The report addresses the stability hazards on the site and includes a number of recommendations for the future development of this site. These recommendations are proffered as conditions of consent. The proposal will not increase or exacerbate any stability effects on the site.

The proposed development will satisfy the requirements of this section of the RMA.

9.8 Part 2 Matters

Purpose

Section 5 identifies the purpose of the RMA as 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 while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Principles

Section 6 sets out a number of matters of national importance which need to be recognised and provided for. These include the protection of outstanding natural features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the protection of historic heritage.

Section 7 identifies a number of "other matters" to be given particular regard by the council in considering an application for resource consent. These include the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values.

In regard to the other matters set out in section 7, the following matters are considered to be particularly relevant to this application:

- s7(b) – the efficient use and development of natural and physical resources
- s7(c) – the maintenance and enhancement of amenity values
- s7(g) – maintenance and enhancement of the quality of the environment

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

Assessment

The assessment set out in this report has shown that the potential for adverse effects on the surrounding environment that may be associated with the proposal will be less than minor and relate primarily to the consideration of effects on rural character and residential amenity.

The reduced setback to the front yard will not result in a dwelling that is out of character with the surrounding area. A small part of the main habitable living area is located near the road, the remaining areas will be compliant. The proposal will not have unacceptable effects on on-site amenity.

Given that any potential for such adverse effects can be avoided, remedied or mitigated it is considered that the proposal is consistent with the requirements of Part 2 of the RMA.

9. Conclusion

Pursuant to s104(1)(a) consideration has been given to the actual and potential effects arising on the environment. In terms of my overall analysis, it is concluded that the proposal would have a less than minor effect on the environment.

The proposal is not considered to be contrary to the relevant provisions of the Far North District Plan and is not contrary to the objectives and policies of the Proposed District Plan. Furthermore, the proposal is considered to be consistent with the purpose and principles as outlined in Part 2 of the Act.

Overall, the proposal is considered appropriate for its environment. Therefore, consent should be granted for the construction of a new dwelling on the site with associated site works.

Gyanendra Datt
Planning Consultant
Avant Planning and Urban Design

Peer reviewed for release by:

Mike Yu MNZPI
Director
Avant Planning and Urban Design

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **39492**

Land Registration District **North Auckland**

Date Issued 25 October 2002

Prior References
NA109D/279

Estate Fee Simple

Area 1.4625 hectares more or less

Legal Description Lot 3 Deposited Plan 310026

Registered Owners
Bjorn Isaac Martin

Interests

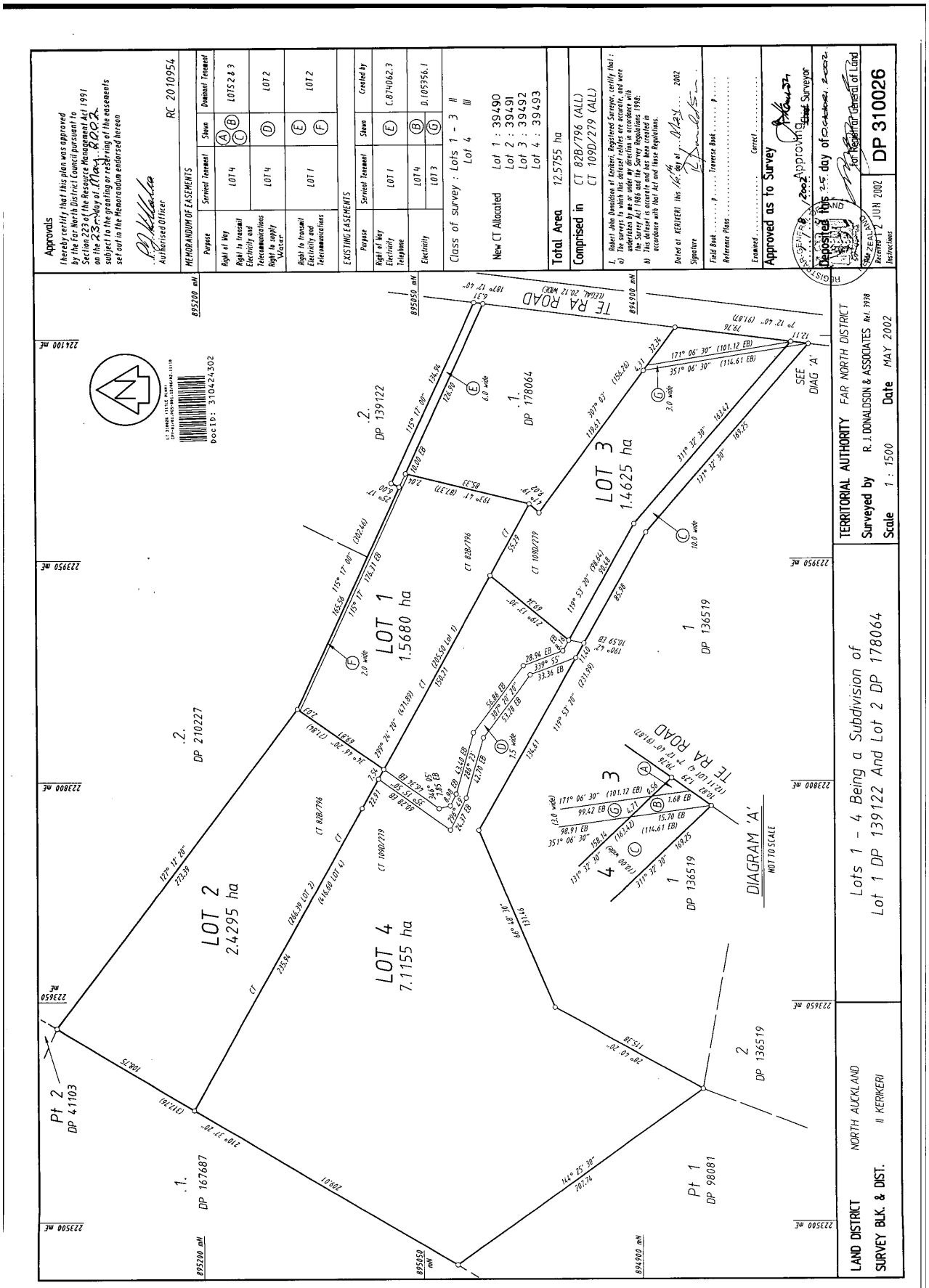
Appurtenant hereto is a restricted roadway created by Maori Land Court Order 591498.1 - 19.11.1979 at 1:35 pm

Appurtenant hereto is a water supply right created by Transfer B433038.1

Appurtenant hereto is a right of way, right to convey electricity, telecommunications and water easements created by Easement Instrument 5383119.5 - 25.10.2002 at 9:00 am

The easements created by Easement Instrument 5383119.5 are subject to Section 243 (a) Resource Management Act 1991

13658179.1 Mortgage to ANZ Bank New Zealand Limited - 17.7.2026 at 2:48 pm


Approvals
I hereby certify that this plan was approved by the Far North District Council pursuant to Section 223 of the Resource Management Act 1991 on the 23rd day of May 2002 subject to the granting or reserving of the easements set out in the Memorandum endorsed hereon
Authorised Officer
RC 2010954
MEMORANDUM OF EASEMENTS
Purpose | Servient Tenement | Shown | Dominant Tenement
Right of Way | LOT 4 | A B C | LOTS 2 & 3
Right to transmit Electricity and Telecommunications | LOT 4 | D | LOT 2
Right to supply Water | LOT 1 | E F | LOT 2
Right to transmit Electricity and Telecommunications | LOT 1 | E F | LOT 2
EXISTING EASEMENTS
Purpose | Servient Tenement | Shown | Created by
Right of Way | LOT 1 | E | C.874062.3
Electricity | LOT 4 | B | D.105956.1
Electricity | LOT 3 | G | D.105956.1
Class of survey : Lots 1 - 3 II
Lot 4 III
New CT Allocated Lot 1 : 39490
Lot 2 : 39491
Lot 3 : 39492
Lot 4 : 39493
Total Area 12.5755 ha
Comprised in CT 82B/796 (ALL)
CT 109D/279 (ALL)
I, Robert John Donaldson of Kerikeri, Registered Surveyor, certify that :
a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1988.
b) The dataset is accurate and has been created in accordance with that Act and those Regulations.
Dated at KERIKERI this 16th day of May 2002
Signature
Field Book ..... p ..... Traverse Book ..... p .....
Reference Plans .....
Examined ..... Correct .....
Approved as to Survey
Chief Surveyor
Approved
Deposited this 25 day of October 2002
for Registrar-General of Land
Received 12 JUN 2002
Instructions
DP 310026
TERRITORIAL AUTHORITY FAR NORTH DISTRICT
Surveyed by R. J. DONALDSON & ASSOCIATES Ref. 9998
Scale 1 : 1500 Date MAY 2002
Lots 1 - 4 Being a Subdivision of
Lot 1 DP 139122 And Lot 2 DP 178064
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. II KERIKERI
LOT 1
1.5680 ha
LOT 2
2.4295 ha
LOT 3
1.4625 ha
LOT 4
7.1155 ha
TE RA ROAD
DIAGRAM 'A'
NOT TO SCALE
SEE DIAG 'A'
Pt 2 DP 41103
.1. DP 167687
.2. DP 210227
.2. DP 139122
.1. DP 178064
1 DP 136519
2 DP 136519
Pt 1 DP 98081
DOC ID: 3104234302

KT11/32-37

MLCO 591498.1 Maori
Cpy 01/01,Pgs 003,04/12/08,14:37
DocID 313717811

ORDER LAYING OUT A ROADWAY

Maori Affairs Act 1953
Section 416
Section 418

IN THE MAORI LAND COURT
OF NEW ZEALAND
TOKERAU DISTRICT

IN THE MATTER of providing access to the Maori freehold lands known as OTAHA 4G, 4H blocks over the Maori freehold lands known as Otaha 4B2, 4F blocks.

AT A SITTING of the Court held at Whangarei on the 31st day of August 1978 before William Collinson Nicholson, Esquire, Judge

WHEREAS application has been made to the Court for a roadway over the Maori freehold lands as is more particularly delineated on Plan ML 15168.

AND WHEREAS the Court upon hearing the evidence in support thereof and being satisfied on all matters upon which it is required to be satisfied

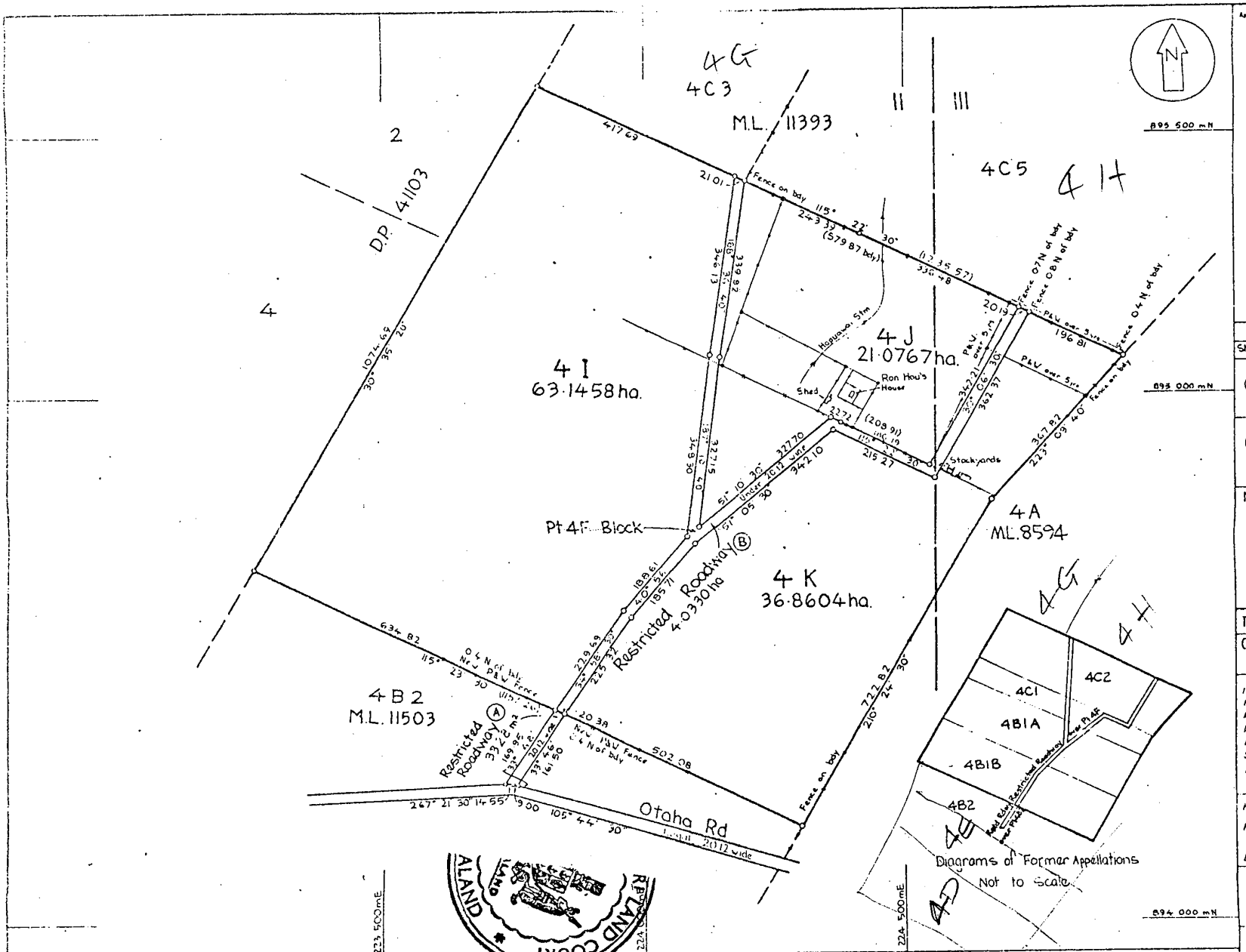
NOW THEREFORE the Court pursuant to section 418 of the Maori Affairs Act 1953 DOTH HEREBY ORDER that the roadway as is more particularly delineated on Plan ML 15168 be and is hereby laid out over the Otaha 4B2, 4F blocks

AND IT IS FURTHER ORDERED pursuant to section 416 of the Maori Affairs Act 1953 that the use of the said roadway is limited to the owners of Otaha 4B2, 4C4, 4D, 4E, 4G, 4H, 4I, 4J and 4K and their invitees.

AS WITNESS the hand of the Judge and the seal of the Court.

(Judge)

Pt Deeds Index 1C/29.
Otaha 4F not perfected by survey
formerly Pts Otaha 4B1A&B, 4C1&2 Blks.
Otaha 4B2 Blk.
Situated in Blks II & III Kerikeri S.D.
(Mx.



Restricted Roadway Schedule			
Shown	Area	Serv. Ten	Dom. Ten
(A)	3328m²	Pt Otaha 4B2 Blk ML 11503.	Otaha 4I, 4J, hereon & 4C & 4C5 ML 1136
(B)	4·0330ha 4·3658ha	Pt Otaha 4F Blk ML 11503.	Otaha 4C3 4C5 ML 1135 & Otaha 4I, 4J 4K hereon

Notes: The Restricted Roadway is 2012 wi unless otherwise shown.
All fences are post and wire over 40 yrs old unless otherwise stated. Boundaries n fenced unless otherwise stated

Total Area 125·4487 ha.

Comprised in No Regn

I Trevor James Shaw of Whangarei Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction that both plan and Surveys are corr and have been made in accordance with the regulations under the Surveyors Act 1966

Dated at Whangarei this 10th day of July 1979 T J Shaw

Field Book p. Traverse Book p.

Reference Plans SO 19373, ML 11393, ML 11503.

Examined K S Simpson Correct R A Perkins

Approved as to Survey 11 10 79 Chief Surveyor

Approved this day of 19 Maori Land Court Judge

File 20/1231 Received 10 JUL 1979 Instructions

ML 15168

LAND DISTRICT North Auckland
SURVEY BLK.& DIST. II & III Kerikeri
NZMS 261 SHEET No. P0416.4

Otaha 4I, 4J & 4K Blks and Restricted Roadway over Parts 4F & 4B2 Blks.

LOCAL AUTHORITY Bay of Islands County.
Surveyed by Ken Simpson, Shaw & Co
Scale 1:5000 Date June 1979

W S Boyes Surveyor-General Department of Lands and Survey Wellington

5.914981

46A/1088

25951
124836

DISTRICT LAND REGISTRAR
NORTH AUCKLAND

NOV 19 1 35 PM '79

DISTRICT LAND REGISTRY
AUCKLAND NO. 5
C. Stokes

CO
610

8

B 433038.1 TE

Approved by the Registrar-General of Land, Wellington: 514307.1/82

$1-00

MEMORANDUM OF TRANSFER

14JN83 [illegible]

NEW ZEALAND STAMP DUTY [illegible]

WHEREAS CYRIL BENNETT SCOTT of Kerikeri, Orchardist and CAROLYNN SCOTT his wife

(hereinafter called "the Transferor") are

~~being~~ registered as the proprietor of an estate in fee simple

subject however to such encumbrances liens and interests as are notified by memoranda underwritten or endorsed hereon in all that piece of land containing

15.9842 hectares

be the same a little more or less Lot 2 Deposited Plan 98081 and being part Block II Kerikeri Survey District and being all the land comprised and described in Certificate of Title Volume 53B Folio 1417 (North Auckland Land Registry) HAVING APPURTENANT THERETO a restricted roadway over part Otaha 4B2 and 4F Blocks created by Court Order 591498.2 AND SUBJECT TO Mortgages Nos. B.158919.2 and B.175008.1
(hereinafter called "the Servient Tenement")

AND WHEREAS GARY ELLIS POOLE of Paihia, Psychologist and ANNE MARINELLI POOLE his wife (hereinafter called "the Transferee") are registered as proprietors of an estate in fee simple subject as aforesaid in all that parcel of land containing 13.9740 hectares more or less being Lot 3 Deposited Plan 98081 and being part Block II Kerikeri Survey District and being all the land comprised and described in Certificate of Title Volume 53B Folio 1418 (North Auckland Land Registry) HAVING APPURTENANT THERETO a restricted roadway over part Otaha 4B2 and 4F Blocks created by Court Order 591498.2
(hereinafter called "the Dominant Tenement")

AND WHEREAS under and by virtue of Agreement for Sale and Purchase dated the 12t day of November 1984 the Transferor agreed to grant to the Transferee as an easement appurtentant to the Dominant Tenement the right to construct a dam to store water on the Servient Tenement to convey water in pipes from the Servient Tenement to the Dominant Tenement and to convey power over the Servient Tenement to the proposed pump on the Servient Tenement.

NOW THEREFORE in pursuance of the recited Agreement for Sale and Purchase and for the consideration therein stated the Transferor DOTH HEREBY GRANT AND TRANSFER unto the Transferee -

(a) The right to construct a dam to store water on that part of the Servient Tenement marked with the letter "A" on the plan annexed hereto and to maintain a line of pipes and to convey water from the dam to the Dominant Tenement such right to include the rights and powers as are implied herein by virtue of the provisions of Section 90D of the Land Transfer Act 1952.

(b) The right to lay and maintain underground electric cables and any pipes or coverings enclosing same through any portion of the Servient Tenement so as to enable the Transferee to maintain a power supply to a pump situated on the Water Supply Easement marked "A" on the plan annexed hereto and from time to time and at all times to pass and transmit electricity through such cables and also from time to time and at all times as required to enter excavate and fill in as aforesaid for the purpose of inspecting altering repairing and renewing and relaying such wires cables or other conductors of electricity and such pipes or other covering enclosing the same

PROVIDED HOWEVER that the Transferee:

(i) Shall before causing any electric cables to be laid consult fully with the Transferor as to the proposed route of the electric power cable so as to cause no interference with the existing kiwifruit or other plantings on the Servient Tenement.

(ii) Shall at all times repair and maintain all such underground electric wires cables or other conductors of electricity and any pipes or other coverings as may be constructed through under or across the said land in pursuance of these presents in a good and efficient state of repair for the purposes for which the same are designed and will prevent the same from becoming a nuisance.

(iii) Shall do as little damage as possible to the surface of the said land consistent with the exercise of their rights hereunder and at the conclusion of any work will at their own sole cost make good in a proper and workman like manner any fences buildings or other erections damaged or removed.

(iv) Shall at the conclusion of any work so far as may be reasonably practicable at their own sole cost restore the surface of the said land to the condition in which it was immediately prior to the commencement of such work and in particular will replace the topsoil in its former position.

(v) Shall at the option of the Transferor remove from the said land or deposit elsewhere thereon any excess soil clay and stone not required for such restoration.

(vi) Shall cause as little interference as possible to the Transferor their executors administrators and assigns on the said land in exercising all or any of the rights hereinbefore conferred.

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

We, THOMAS MABEN STOUT and PETER LEWIS ,
both of Auckland , New Zealand, Bank Officers, hereby severally certify: –

1. **THAT** by deed dated the 21st day of February 1979 copies of which are deposited in the Land Transfer Offices at: –

Auckland	as No. 578459	Hokitika	as No. 55526.2
Blenheim	as No. 094351.1	Invercargill	as No. 045120.2
Christchurch	as No. 221000.2	Napier	as No. 363440.1
Dunedin	as No. 513877	Nelson	as No. 194746.1
Gisborne	as No. 130473.2	New Plymouth	as No. 257063.2
Hamilton	as No.H227202	Wellington	as No. 320967.1

Bank of New Zealand appointed as its Attorneys on the terms and subject to the conditions set out in the said deed any two of the following persons, namely: the General Manager and every Deputy General Manager, Assistant General Manager, Chief Manager, District Manager, District Manager Advances and District Assistant Manager Planning and Control/Marketing for the time being of the said Bank and every other person who shall for the time being be acting as the General Manager or as a Deputy General Manager, Assistant General Manager, Chief Manager, District Manager, District Manager Advances or District Assistant Manager Planning and Control/Marketing of the said Bank.

2. **THAT** we are respectively DISTRICT MANAGER ADVANCES and DISTRICT ASSISTANT MANAGER PLANNING & CONTROL/MARKETING of the said Bank and as such are Attorneys for the said Bank pursuant to the said deed.

3. **THAT** at the date hereof we have not received any notice or information of the revocation of that appointment by the winding up of the said Bank or otherwise.

SIGNED at Auckland
this 24th day of April
19 85

) .....
) DISTRICT MANAGER ADVANCES

SIGNED at Auckland
this 24th day of April
19 85

) .....
) DISTRICT ASSISTANT MANAGER
PLANNING & CONTROL/MARKETING

85/1378

DM 26753 (6/79)

THE BANK OF NEW ZEALAND, the mortgagee of the land called "the servient tenement" in the attached memorandum of transfer creating water and power easements under and by virtue of memorandum of mortgage No. B.158919.2 (North Auckland Registry) CONSENTS to the attached memorandum of transfer granting water and power easements.

DATED this 24th day of April 1985.

THE COMMON SEAL of THE BANK OF NEW ZEALAND)
was hereto affixed pursuant to an order of)
the Board of Directors in the presence of:)

.....

SIGNED for and on behalf of BANK OF NEW ZEALAND
by its Attorneys THOMAS PETER STOUT
[redacted]
In the presence of:
Witness: .....
Occupation: Bank Officer
Address: Auckland

BANK OF NEW ZEALAND
By its Attorneys:
.....

BNZ by its attorneys

85/1378

THE RURAL BANKING AND FINANCE CORPORATION OF NEW ZEALAND, the mortgagee of the land called "the servient tenement" in the attached memorandum of transfer creating water and power easements under and by virtue of memorandum of mortgage No. B.175008.1 (North Auckland Registry) CONSENTS to the said memorandum of transfer creating water and power easements.

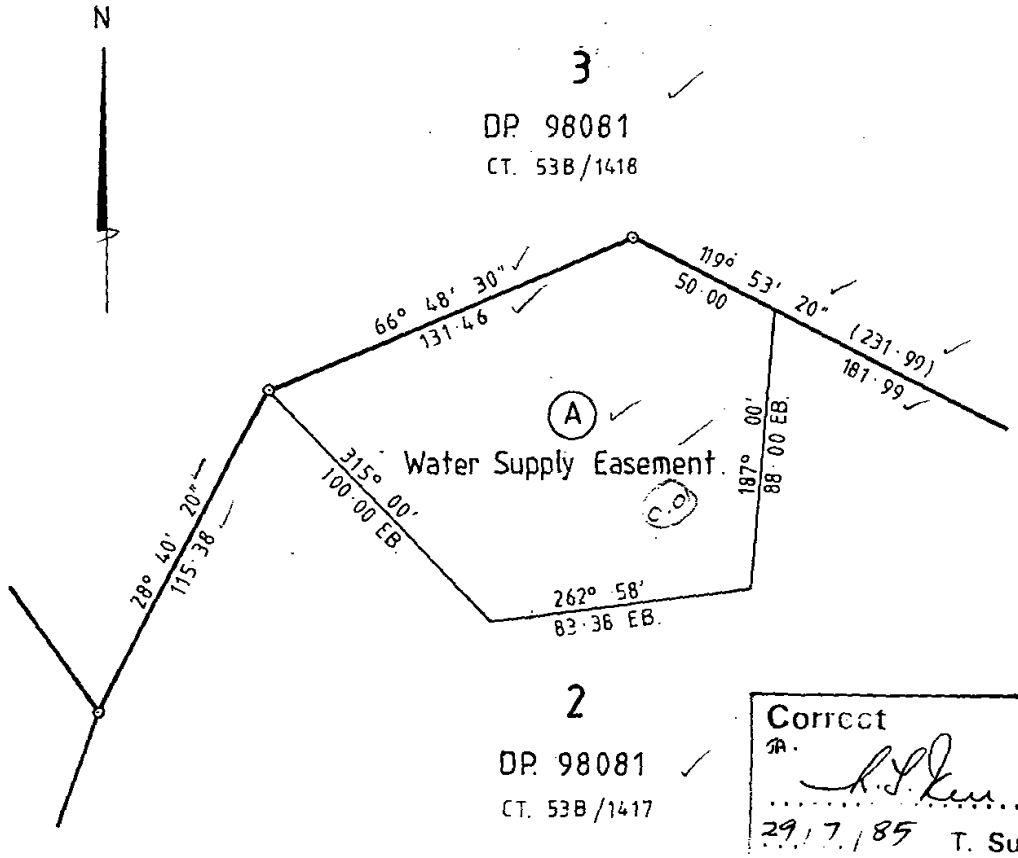
DATED this 7 day of June 1985.

SIGNED by THE RURAL BANKING AND)
FINANCE CORPORATION OF NEW)
ZEALAND by .....)
GARY FRANK HEWITT)
acting on behalf of the said)
Corporation pursuant to section)
16 of the Rural Banking & Finance)
Corporation Act 1974 in the)
presence of:)

Witness:

Occupation: CLERK/~~SOLICITOR~~

Address: RURAL BANKING AND FINANCE CORPORATION, PRIVATE BAG, AUCKLAND.



Correct
R.J. Donaldson
29/7/85 T. Surveyor

Prepared by: R. J. Donaldson & Assoc. Registered Surveyors Kerikeri.	Scale 1 : 2000 Date March 1985 Ref. 1104	PROPOSED EASEMENT			
		PURPOSE	SHOWN	SERV. TEN.	DOM. TEN
		Water Supply	A	Pt. Lot 2 DP. 98081	Lot 3 DP. 98081

G. Scott
A M Poole
G Scott
M Hagan

Jaffe
1415/1

MEMORANDUM OF TRANSFER CREATING WATER AND POWER EASEMENTS

of

C.B. & C. SCOTT ..... *Transferor*

G.E. & A.M. POOLE ..... *Transferee*

Transfer correct for the purposes of the Land Transfer Act

(Solicitor for) the transferee

I hereby certify that this transaction does not contravene the provisions of Part IIA of the Land Settlement Promotion and Land Acquisition Act 1952.

(Solicitor for) the transferee

Rep Fuparo B425.77

(IE) T
Fees fee 10.00
C/T. 53B/1417
53B/1418

Particulars entered in the R
the schedule of land herein
the time stamped below

District Land Registrar
Assistant
of the District of .....

9.04 08.JUL 85 B 433038 IF
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY AUCKLAND
ASST. LAND REGISTRAR
53B/147
53B/148

JAFFE & McLELLAND
SOLICITORS
KERIKERI

EI 5383119.5 Easement I
Cpy - 01/01, Pgs - 007, 24/10/02, 10:26
DocID: 310601362

INSTRUMENT

EASEMENT CERTIFICATE

Registrar-General of Land
Approval 98/6031EF
A.D.L.S.

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I/We **Gary Ellis POOLE and Anne Louise Marinelli POOLE and Richard HARRIS and Sharon Ann BURGES**

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at **NORTH AUCKLAND**
on the day of under No. **310026**
are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE

DEPOSITED PLAN NO. **310026**

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of way, Right to convey Electricity, Tele-communications & Right to Convey Water	Lot 4 DP 310026	"A" "B" "C"	Lot 2 and Lot 3 DP 310026	39491 39492 39493
Right of way, Right to convey Electricity, Tele-communications & Right to Convey Water	Lot 4 DP 310026	"D"	Lot 2	39491 39493
Right to convey Electricity and Tele-communications	Lot 1 DP 310026	"E" "F"	Lot 2 DP 310026	39491 39490

REF: 4050 /1

Registrar-General of Land
Approval
98/6031EF
A.D.L.S.

State whether any rights or powers set out here are in addition to or in substitution for those set out in the ~~Seventh Schedule to the Land Transfer Act 1952~~ Fourth Schedule to the Land Transfer Regulations 2002

1. Rights and powers:

That in respect of the Telecommunications and Electricity Easements referred to in the Schedule hereto, the rights and powers applicable thereto are:

(a) Unless otherwise agreed between the Registered Proprietors of the Dominant and Servient Tenements all cables, wires and other equipment necessary for the installation of electricity and telecommunication services shall be laid underground.

2. The right and powers in the Fourth Schedule to the Land Transfer Regulations 2002 apply to the within easements with the following modification:

(a) Any maintenance, repair or replacement of the right of way, electricity easement, Telecommunications easement and right to convey water easement that is necessary because of any act or omission by the owner of the servient land (which includes any agents, employees, contractors, subcontractors or invitees of the owner) must be carried out promptly by that owner at the sole cost of that owner or in such proportion as relates to the act or omission.

Registrar-General of Land
Approval
98/6031EF
A.D.L.S.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

That in respect of the Electricity and Telecommunications Easements (hereinafter called "the Easements") referred to in the Schedule hereto the terms conditions covenants or restrictions applicable thereto are as follows:-

(a) All cables placed within the servient tenements shall be maintained and as required repaired to a good and serviceable condition by the registered proprietors for the time being of the dominant tenements.

(b) All the costs and expenses of and incidental to the repairing and maintaining of the Easements herein specified shall be borne by the registered proprietor for the time being of the dominant tenements.

(c) Any person wishing to carry out any work whatsoever on the Easements herein specified shall first give to the registered proprietor of the servient tenement thereof notice of such intention and of the nature and expense of the said work prior to any such work being commenced.

(d) Any person carrying out any work whatsoever on the Easements herein specified shall take all reasonable and proper action and care to interfere as little as possible with the comfort and convenience of the occupier or occupiers for the time being of the dominant and servient tenements and shall carry out such work or cause the same to be carried out with the utmost expedition and in a prudent manner and in particular shall during the course of such work:

(i) Shore up or cause to be shored up in a proper safe and workmanlike manner any part of the dominant or servient tenement affected thereby.

(ii) Take all reasonable and proper steps to preserve the said tenements and all parts thereof and all property and goods thereon from damage.

Dated this 23rd day of October 2002

Signed by the above-named
Gary Ellis POOLE and
Anne Louise Marinelli POOLE

in the presence of

Witness ..... DENNIS JOHN McBREARTY
Occupation ..... SOLICITOR .....
Address ..... PAIHIA .....

Correct for the purposes of the Land Transfer Act 1952

(Solicitor for) the registered proprietor:

REF: 4050 /3

Terms, conditions, covenants or restrictions continued

(e) Subject to the other terms and conditions covenants and restrictions contained in these presents any person carrying out any work as aforesaid shall have the right to enter and to bring machinery and workmen on to any part of the dominant or servient tenement as shall be necessary for the purposes of carrying out maintenance on the Easements referred to herein and shall have the right to remove all soil roading paving metalling fencing and all other things as shall be reasonably necessary to give unimpeded access to the said Easement PROVIDED HOWEVER that such soil roading paving metalling and fencing which is so removed shall be restored as nearly as possible to its original condition and that any other damage done by reason of the said maintenance is repaired and that as little disturbance as possible is caused to the surface of the land and to the enjoyment of the said tenements by the registered proprietors or occupiers.

(f) Where the maintenance work which is required to be carried out in terms of these presents involves the total or partial replacement of any cables this work shall be deemed to be maintenance work which may be carried out in accordance with these presents.

R Harris

Sharon Burges

Signed by the abovenamed
Richard HARRIS and
Sharon Ann Burges
in the presence of

Witness: .....

Occupation: .....

Address: ..... GINA BIRCHALL LEGAL EXECUTIVE KERIKERI

Approved by Registrar-General
of Land under No. 1998/6031EF

EASEMENT CERTIFICATE

Land Transfer Act 1952

Law Firm Acting
Law North Partners **Solicitors** **Kerikeri**

Auckland District Law Society
REF: 4050 /4

This page is for Land Registry Office use only.
(except for "Law Firm Acting")

IN THE MATTER of the Land Transfer Act 1952

A N D

IN THE MATTER of Deposited Plan 310026 and Certificate of Title NA82B/796 and Easements of Right of Way, Right to Convey Water, Telecommunications and Electricity (North Auckland Registry)

WESTPAC BANKING CORPORATION the Mortgagee of the within described land under and by virtue of Memorandum of Mortgage No. D423171.2 (North Auckland Registry) **HEREBY CONSENTS** to the deposit of Deposited Plan No. 310026 and the registration of the Easements of Right of Way, Right to Convey Water, Telecommunications and Electricity but without releasing or discharging the Mortgagor or any other person or persons or any other security or securities for the time being held by the Mortgagee from payment of any monies whatsoever remaining owing to it under the within obligation or any collateral instrument or otherwise.

SCHEDULE

ALL the land in Certificate of Title Volume NA82B/796 (North Auckland Registry)

DATED this 8th day of October 2002

MICHELLE ANNE WILCOX

SIGNED by the Mortgagee)
WESTPAC BANKING CORPORATION)
in the presence of:-) Vicki Louisa Catherine Green

Witness: Tania Rechelle Hopkins

Occupation: Bank Officer

Address: Hamilton

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

WE, MICHELLE ANNE WILCOX
AND Vicki Louisa Catherine Green
both of Hamilton in New Zealand, Bank Officers

HEREBY CERTIFY -

1. **THAT** by Deed dated the 10th July 1996 copies of which are deposited in the Land Registry Offices at -

AUCKLAND (North Auckland Registry) and there numbered D.043055.1
BLENHEIM (Marlborough Registry) and there numbered 187102
CHRISTCHURCH (Canterbury Registry) and there numbered A.257595/1
DUNEDIN (Otago Registry) and there numbered 915888
GISBORNE (Poverty Bay Registry) and there numbered G.212187.1
HAMILTON (South Auckland Registry) and there numbered B.367046
HOKITIKA (Westland Registry) and there numbered 105721
INVERCARGILL (Southland Registry) and there numbered 244294.1
NAPIER (Hawke's Bay Registry) and there numbered 646199.1
NELSON (Nelson Registry) and there numbered 361557.1
NEW PLYMOUTH (Taranaki Registry) and there numbered 435551
WELLINGTON (Wellington Registry) and there numbered 533510.1

WESTPAC BANKING CORPORATION ARBN 007 457 141 incorporated in the New South Wales, Australia ("Westpac") appointed us its Attorneys on the terms and subject to the conditions set out in that Deed and the attached document is executed by us under the powers conferred by that Deed.

2. **THAT** as at the date of this certificate, we are a **Team Leader** of a legal unit and **Branch Service Officer** of a legal unit for Westpac respectively.

3. **THAT** at the date of this certificate we have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said **WESTPAC** or otherwise.

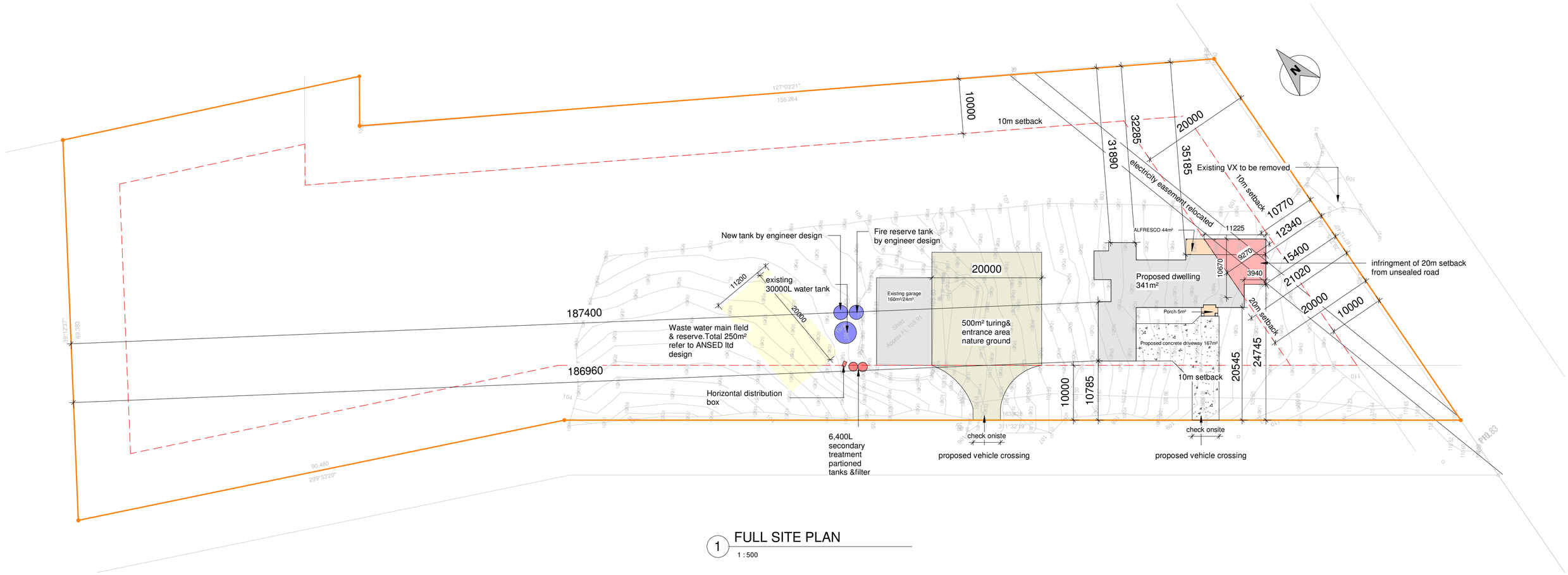
SIGNED at Hamilton)
this 8th **day of October**)
2002)

PLANNING ANALYSIS:

Lot 3 Deposited Plan 310026
9 Cavalli View Road, Kaeo, Far North

ZONING:	Rural production zone
ROAD:	Minor unsealed
WIND ZONE:	SED
SEASPRY ZONE:	NA

FRONT YARD:	20m	RC
SIDE YARD:	10m	RC COMPLY
REAR YARD:	10m	RC COMPLY
HIRB:	2.5m+45°	RC COMPLY
SITE AREA:	1.4625 hectares	
BUILDING FOOTPRINT:	341m²	
ALFRESCO:	44m²	
PORCH:	5m²	
BUILDING COVERAGE:	390m²(2.6%)	RC COMPLY
ROOF AREA:	426m²	
METAL DRIVEWAY:	224m²	
FUTURE GARAGE AREA:	160m²	
IMPERMEABLE AREA:	810m²(5.5%)	RC COMPLY



1 FULL SITE PLAN
1 : 500

BM ARCHITECTURE
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Mob: 022-3102169

LICENSED BUILDING PRACTITIONERS BUILDING CONFIDENCE

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FULL SITE PLAN

STROUDHOMES
Feels like home

Stroud Homes Auckland North
22 Neville Street, Warkworth 0910
admin@stroudhomes.co.nz
021 223 5741

A2 SHEET

REVISION

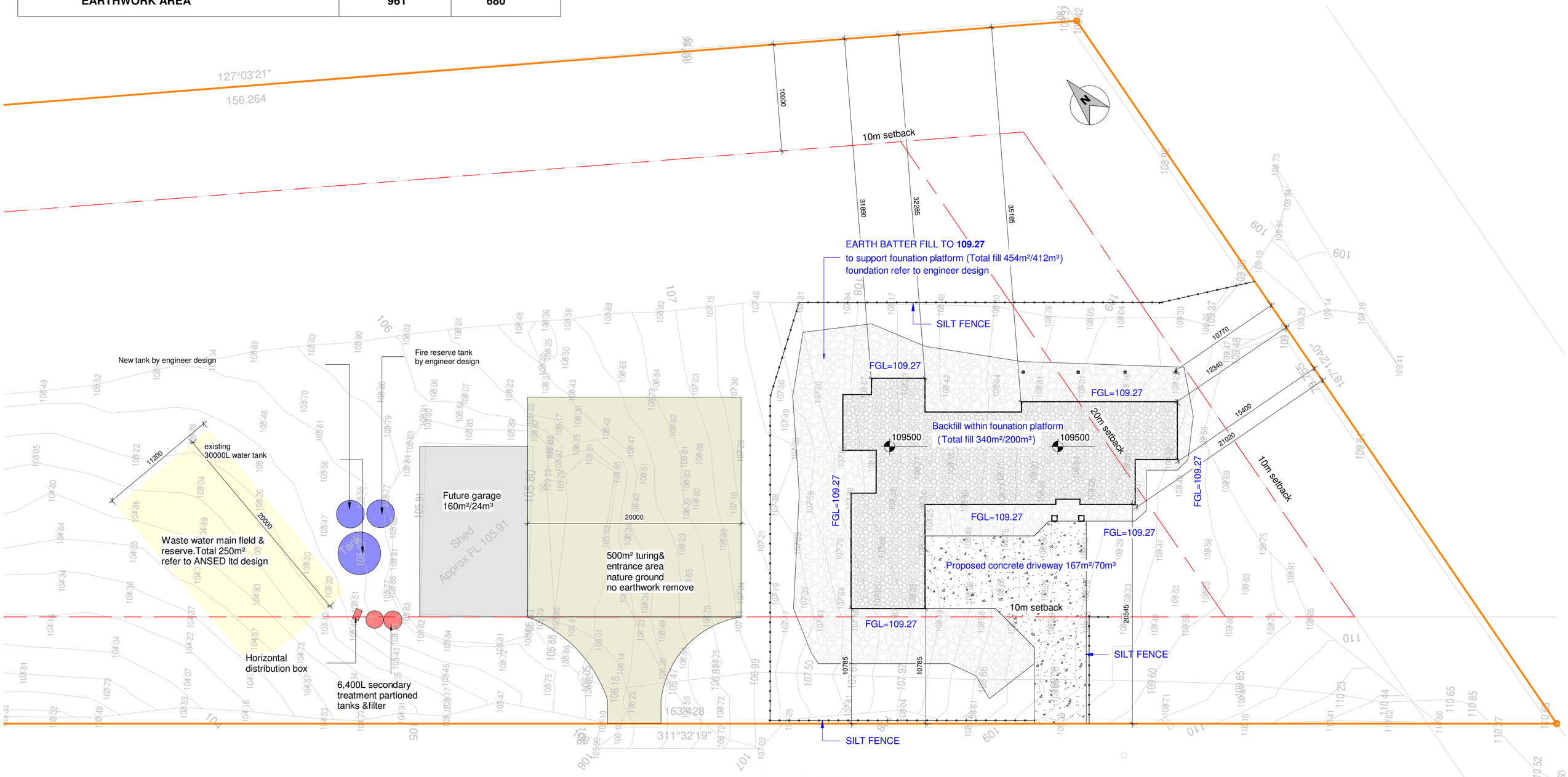
NO.	Revision Description	Date
A	RC PLAN	01/09/2026

JOB NO. A1-1002

SCALE 1 : 500

DRAWING NUMBER A002

EXCAVATION LEGEND	AREA (M²)	VOLUME(M³)
EARTH BATTER FILL SUPPORT FOUNDATION	454	412
LAND FILL WITHIN FOUNDATION	340	200
CONCRETE DRIVEWAY	167	70
EARTHWORK AREA	961	680



1 EARTHWOKR PLAN

1 : 250

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EXCAVATION PLAN

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A2 SHEET

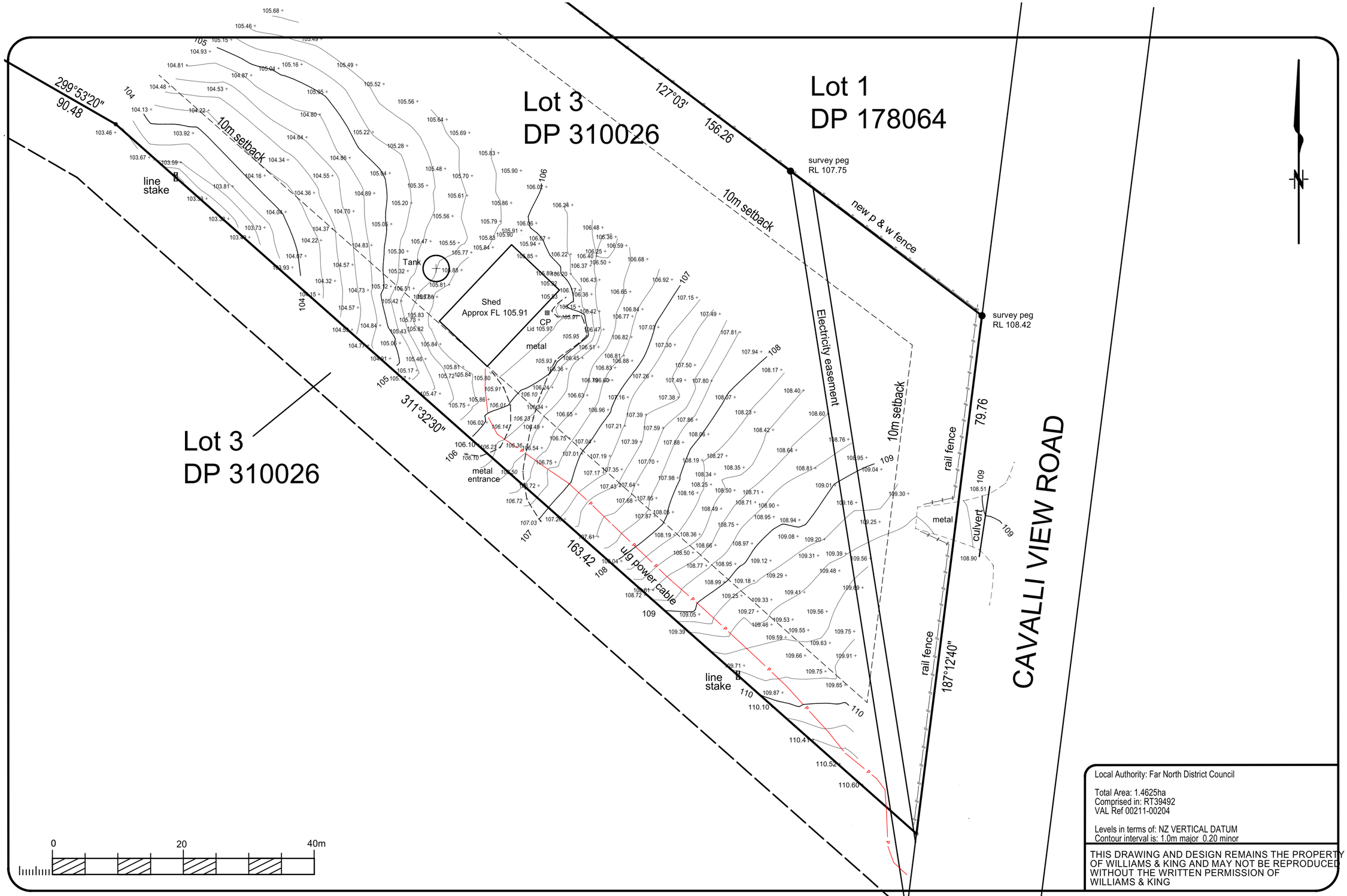
REVISION

NO.	Revision Description	Date
A	RC PLAN	01/09/2026

JOB NO. A1-1002

SCALE As indicated

DRAWING NUMBER A003



Local Authority: Far North District Council

Total Area: 1.4625ha
Comprised in: RT39492
VAL Ref 00211-00204

Levels in terms of: NZ VERTICAL DATUM
Contour interval is: 1.0m major 0.20 minor

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

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

TOPOGRAPHICAL SURVEY | LOT 3 DP 310026

	Name	Date
Survey	MP	23/6/26
Design		
Drawn	W & K	24/6/26
Rev		

ORIGINAL SCALE 1:500 SHEET SIZE A3

24873
B L Martin

BM ARCHITECTURE
Email: design.bmarchitecture@gmail.com
Mob: 022-3102169

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TOPO PLAN

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A2 SHEET

JOB NO. A1-1002

REVISION

NO.	Revision Description	Date

SCALE

DRAWING NUMBER A004

BM ARCHITECTURE

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ONSITE PICTURES

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021 223 5741

A2 SHEET

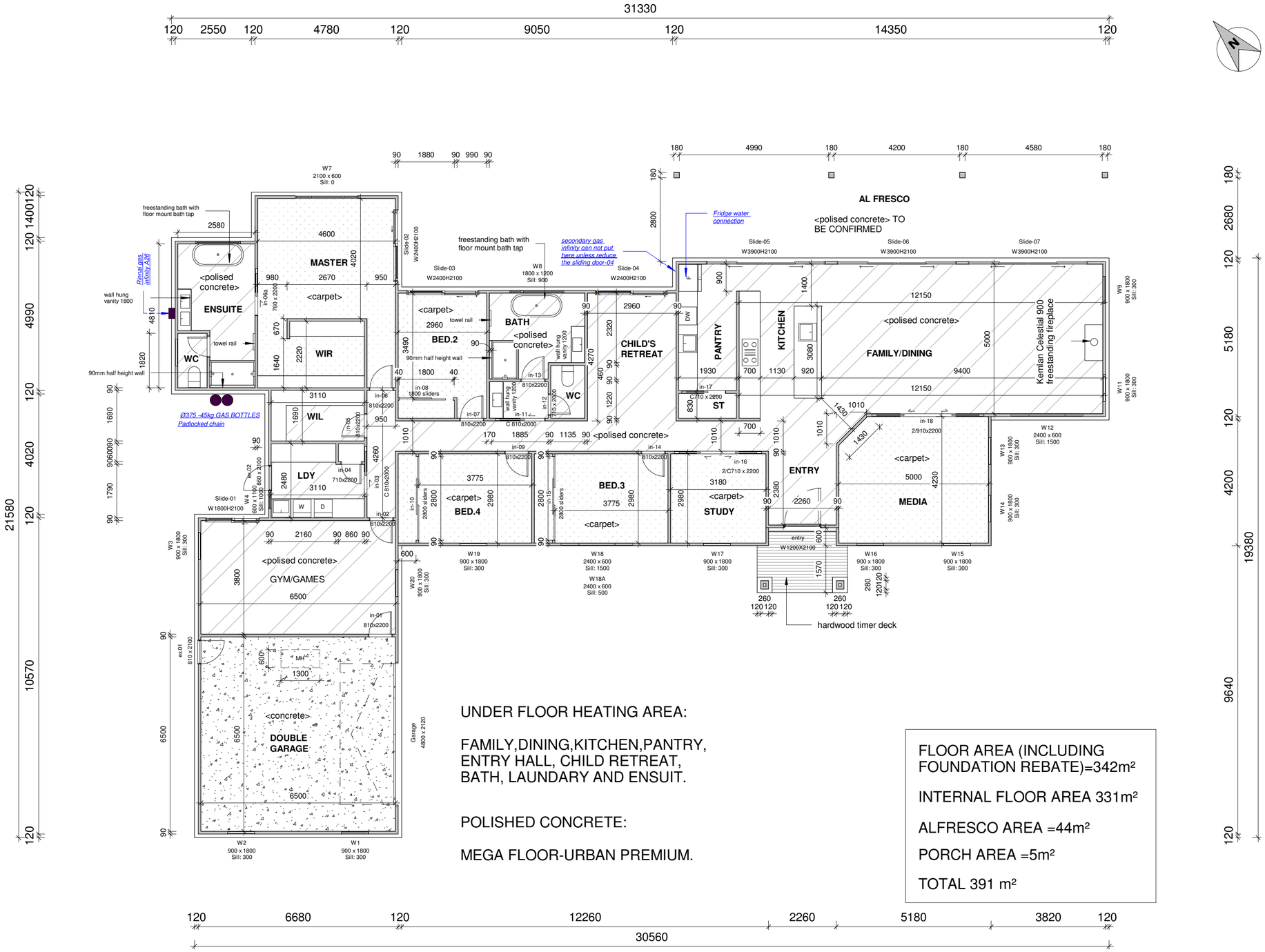
REVISION

NO.	Revision Description	Date

JOB NO. A1-1002

SCALE

DRAWING NUMBER A006



UNDER FLOOR HEATING AREA:

FAMILY,DINING,KITCHEN,PANTRY, ENTRY HALL, CHILD RETREAT, BATH, LAUNDARY AND ENSUIT.

POLISHED CONCRETE:

MEGA FLOOR-URBAN PREMIUM.

FLOOR AREA (INCLUDING FOUNDATION REBATE)=342m²

INTERNAL FLOOR AREA 331m²

ALFRESCO AREA =44m²

PORCH AREA =5m²

TOTAL 391 m²

1 / A018 GROUND FLOOR
1 : 100

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GROUND FLOOR

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A2 SHEET

REVISION

NO.	Revision Description	Date
A	RC PLAN	01/09/2026

JOB NO. A1-1002

SCALE 1 : 100

DRAWING NUMBER A010

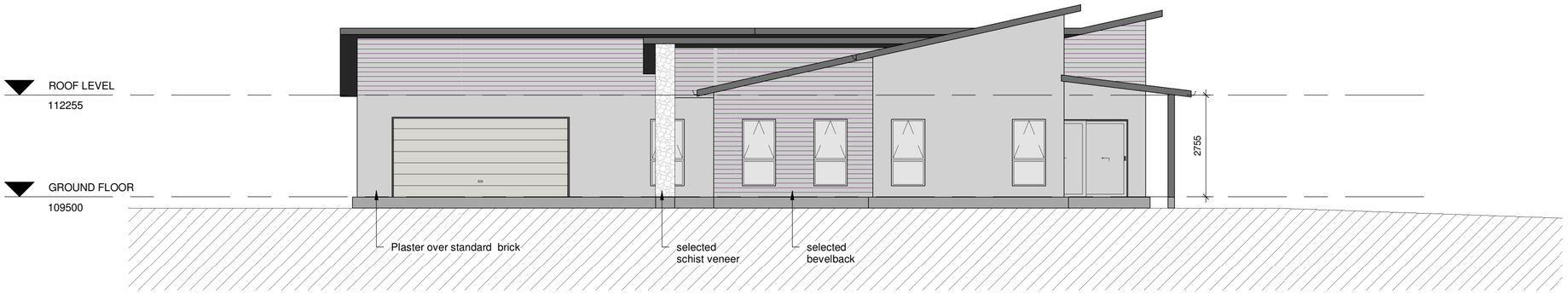
CLADDING MATERIALS:

C1:BEVELBACK CLADDING

C2:PLASTER OVER BRICK VENEER

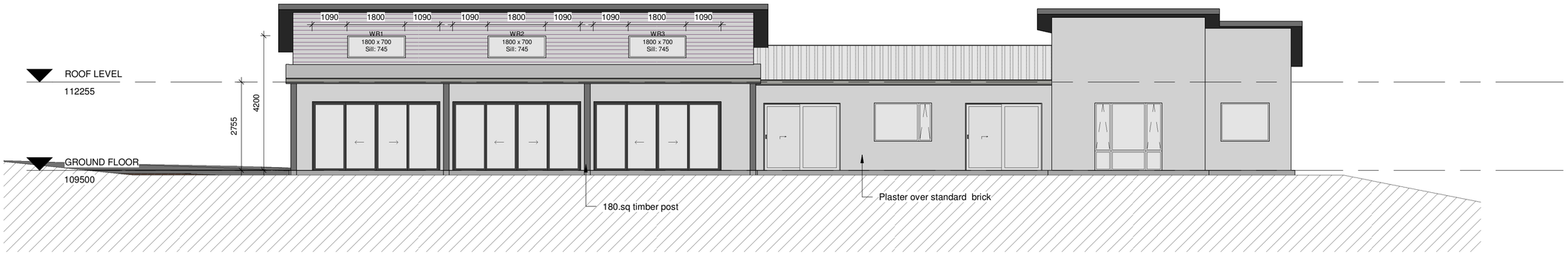
C3: MIDLAND SCHIST VENEER

R1:METAL LONGRUN ROOF



1 EAST ELEVATION

1 : 100



2 NORTH ELEVATION

1 : 100

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Mob: 022-3102169

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ELEVATIONS

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Stroud Homes Auckland North

22 Neville Street, Warkworth 0910

admin@stroudhomes.co.nz

021 223 5741

A2 SHEET

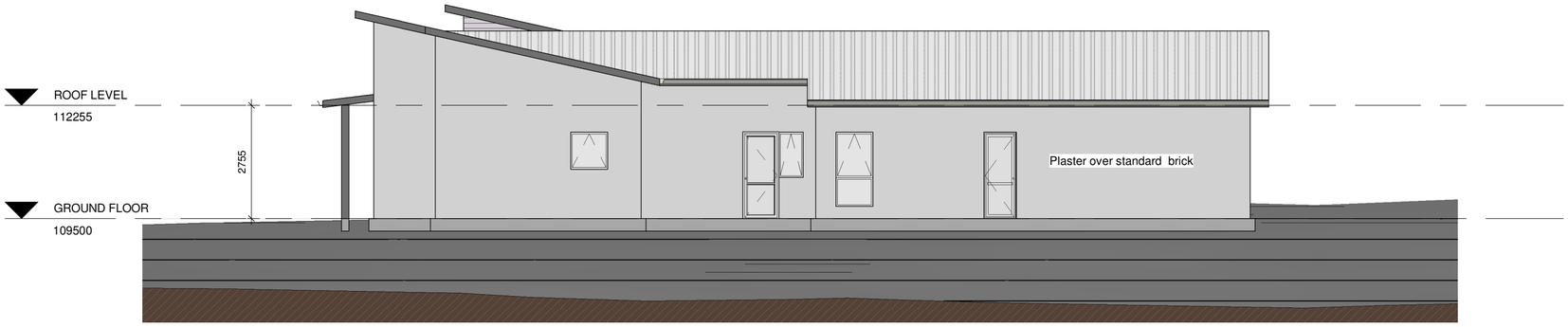
REVISION

NO.	Revision Description	Date
A	RC PLAN	01/09/2026

JOB NO. A1-1002

SCALE 1 : 100

DRAWING NUMBER A018



1 WEST ELEVATION
1 : 100

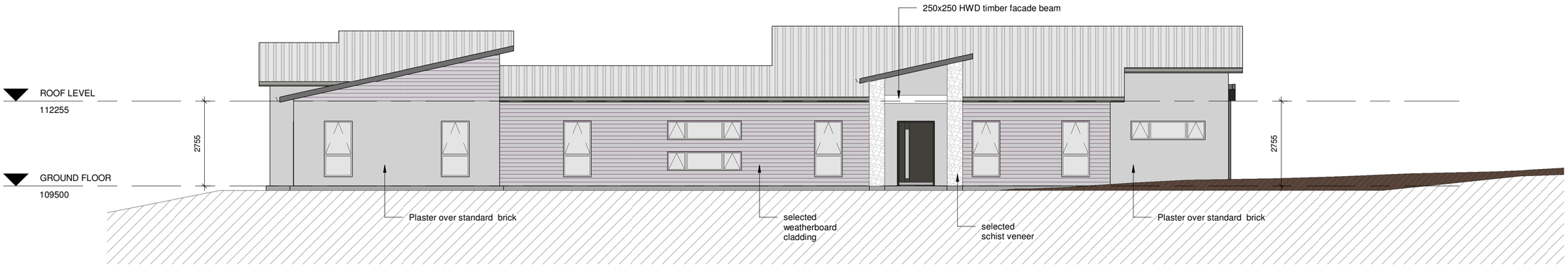
CLADDING MATERIALS:

C1:BEVELBACK CLADDING

C2:PLASTER OVER BRICK VENEER

C3: MIDLAND SCHIST VENEER

R1:METAL LONGRUN ROOF



2 SOUTH ELEVATION
1 : 100

BM ARCHITECTURE
Email: design.bmarchitecture@gmail.com
Mob: 022-3102169

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9 Cavalli View Road, Kaeo, Far North

ELEVATIONS

STROUDHOMES
Feels like home
Stroud Homes Auckland North
22 Neville Street, Warkworth 0910
admin@stroudhomes.co.nz
021 223 5741

A2 SHEET

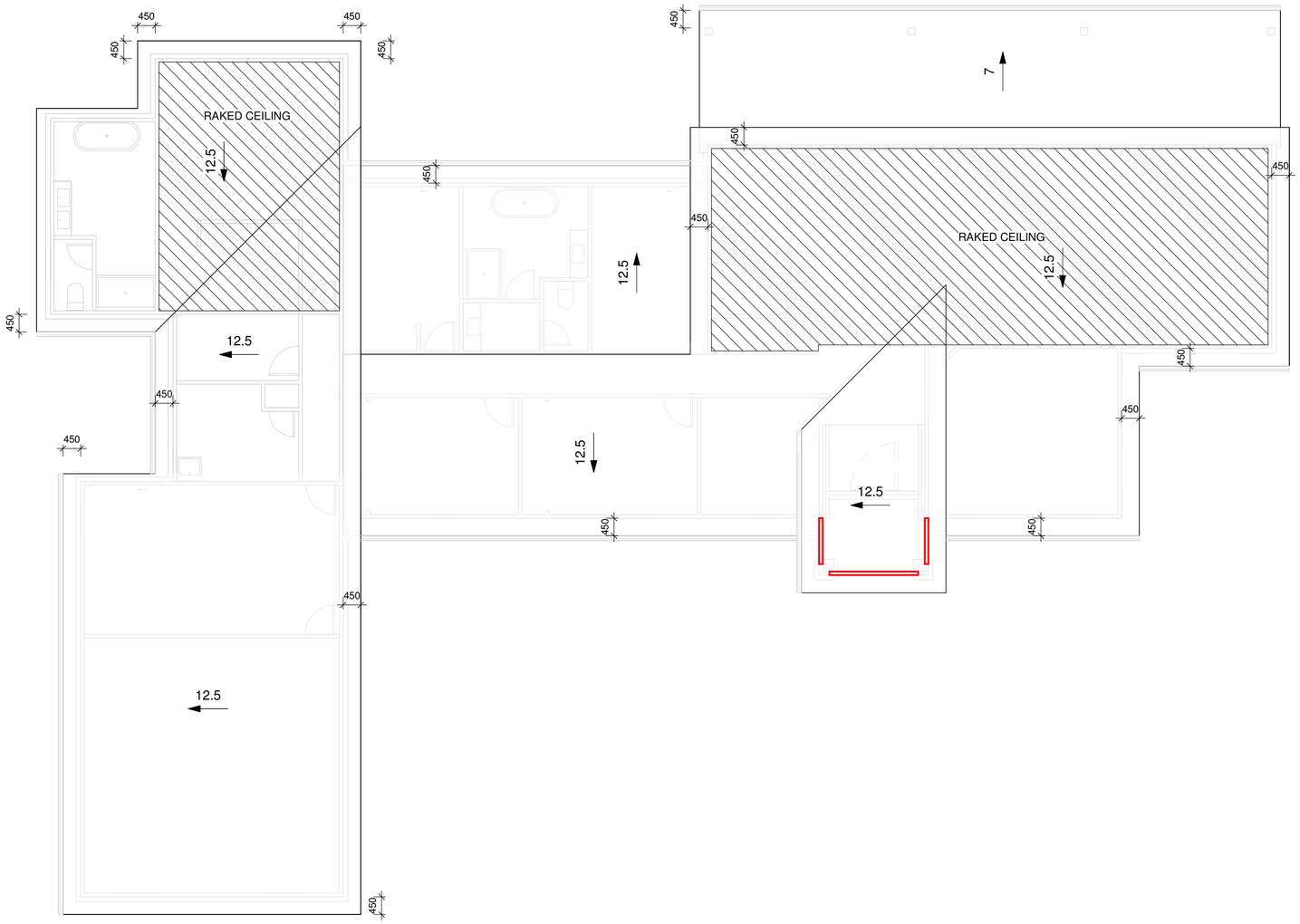
REVISION

NO.	Revision Description	Date

JOB NO. A1-1002

SCALE 1 : 100

DRAWING NUMBER A019



1 ROOF LEVEL
1 : 100

NOTES FOR ROOF MATERIALS:

DIAMOND T-RIB ROOFING .40mm B.M.T.
OVER SELECTED ROOF UNDERLAY ON H1.2 SG8
70X45 PURLING @900 C/C AND PURLIN END
SPAN@600C/C FIXING TYPE T OVER TIMBER
TRUSSES, REFERS TO ROOF FRAMING PLAN AND
MANUFACTURER'S SPECIFICATIONS

(When roof pitch<10°metal roof must overhang 70mm into selected 125 metal gutter)

CEILING HEIGHT 2420mm;
Ø80 PVC DOWNPIPES;
185 COLOURSTEEL FASCIA;
125 ROUNDED COLOURSTEEL GUTTER;

BM ARCHITECTURE
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LICENSED BUILDING PRACTITIONER BUILDING CONSENTS

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9 Cavalli View Road, Kaeo, Far North

ROOF PLAN

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A2 SHEET

REVISION

NO.	Revision Description	Date
A	RC PLAN	01/09/2026

JOB NO. A1-1002

SCALE 1 : 100

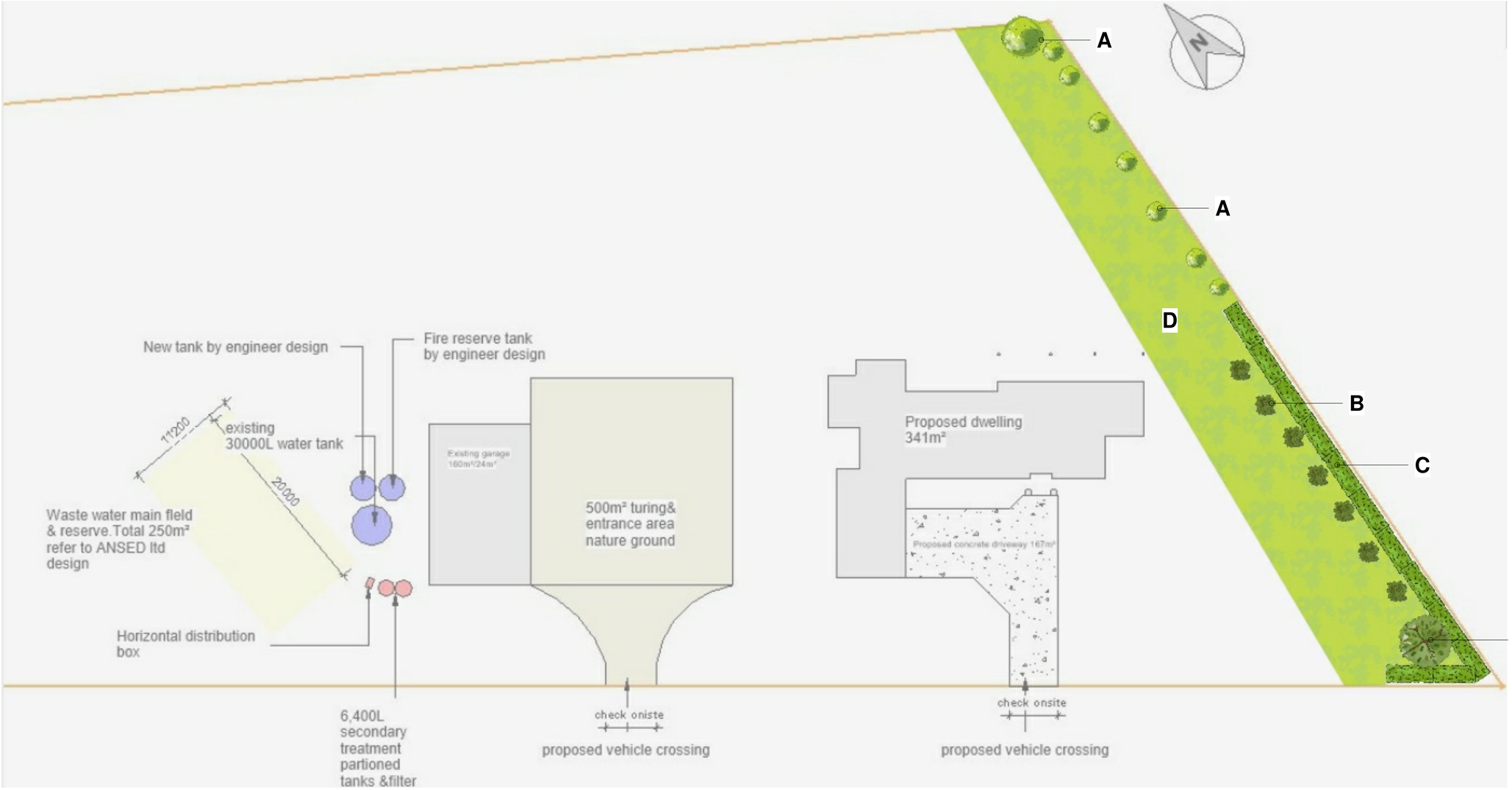
DRAWING NUMBER A020

Mixed low maintenance shrubs

1.2m Hedging(After matured)

Existing shrubs at front yard

LANDSCAPING	HINS LANDSCAPING LTD	9 Cavalli View Road, Kaeo, Far North	L00	A2 (DO NOT SCALE)
			HARDSCAPE MATERIALS	REV A 18/08/2026



1 LANDSCAPE PLAN
1 : 100

NOTE:

The landscape design is only for the area adjacent to front boundary

A:
Existing shrubs at front yard

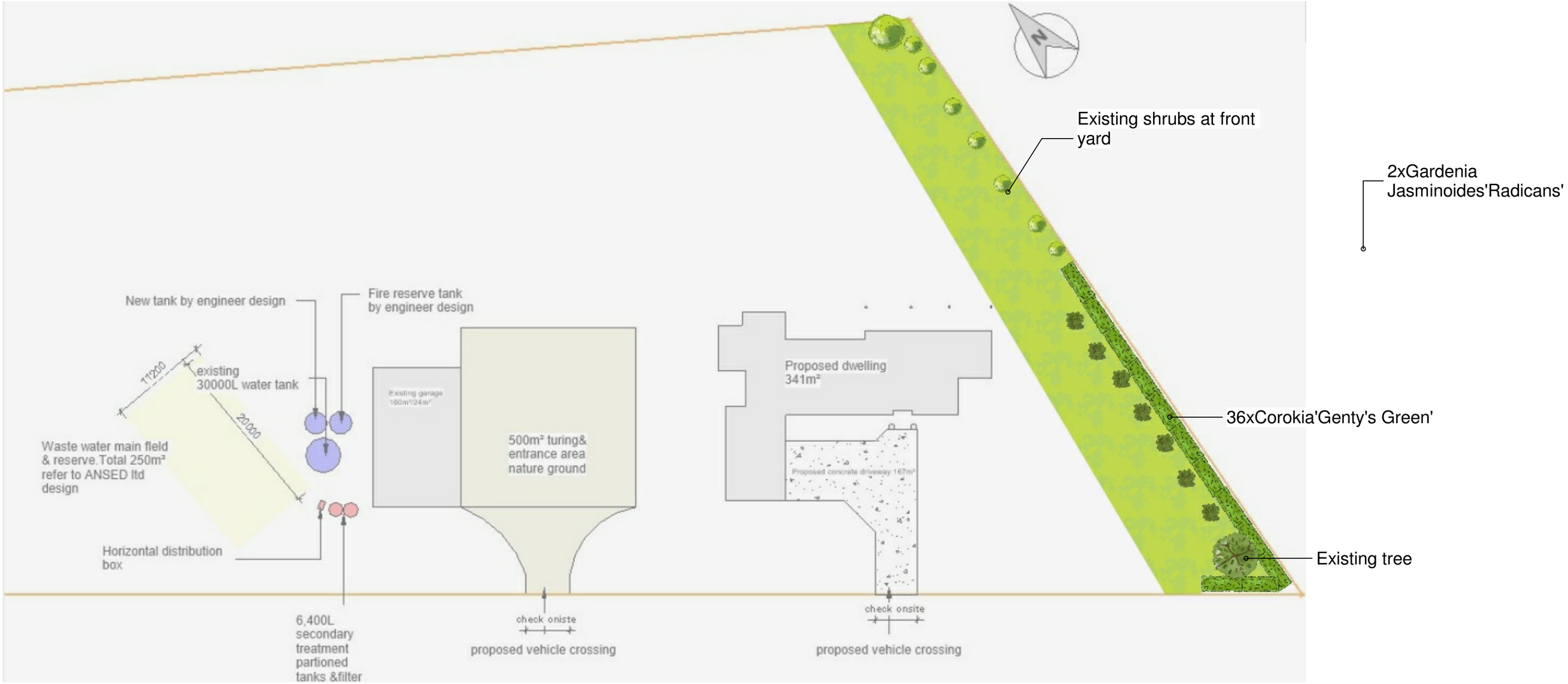
B:
Mixed low maintenance shrubs

C:
1.2m Hedging(After matured)

D:
Nature lawn only
indicate a small portion
of this lage rural section

E:
Existing tree

LANDSCAPING	HINS LANDSCAPING LTD	9 Cavalli View Road, Kaeo, Far North	L01	A2 (DO NOT SCALE)
			LANDSCAPE PLAN	REV A 18/08/2026



LANDSCAPING	HINS LANDSCAPING LTD	9 Cavalli View Road, Kaeo, Far North	L02	A2 (DO NOT SCALE)
			PLANTING PLAN	REV A 18/08/2026

Corokia'Genty's Green'

Festuca Glauca

Botanical Name	Common Name	Spacing	Size	Qty
Hedge				
Corokia'Genty's Green'	Corokia	As Shown	Pb8	36

Botanical Name	Common Name	Spacing	Size	Qty
Shrub Planting				
Festuca Glauca	BlueTussock	As Shown	Pb5	7

LANDSCAPING

HINS LANDSCAPING LTD

9 Cavalli View Road, Kaeo, Far North

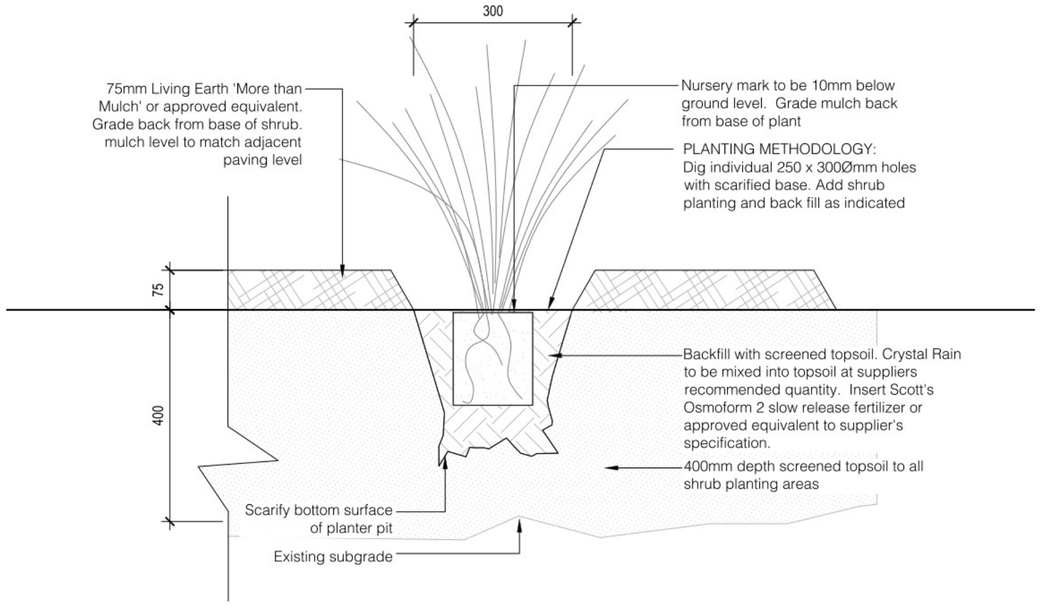
L03

A2 (DO NOT SCALE)

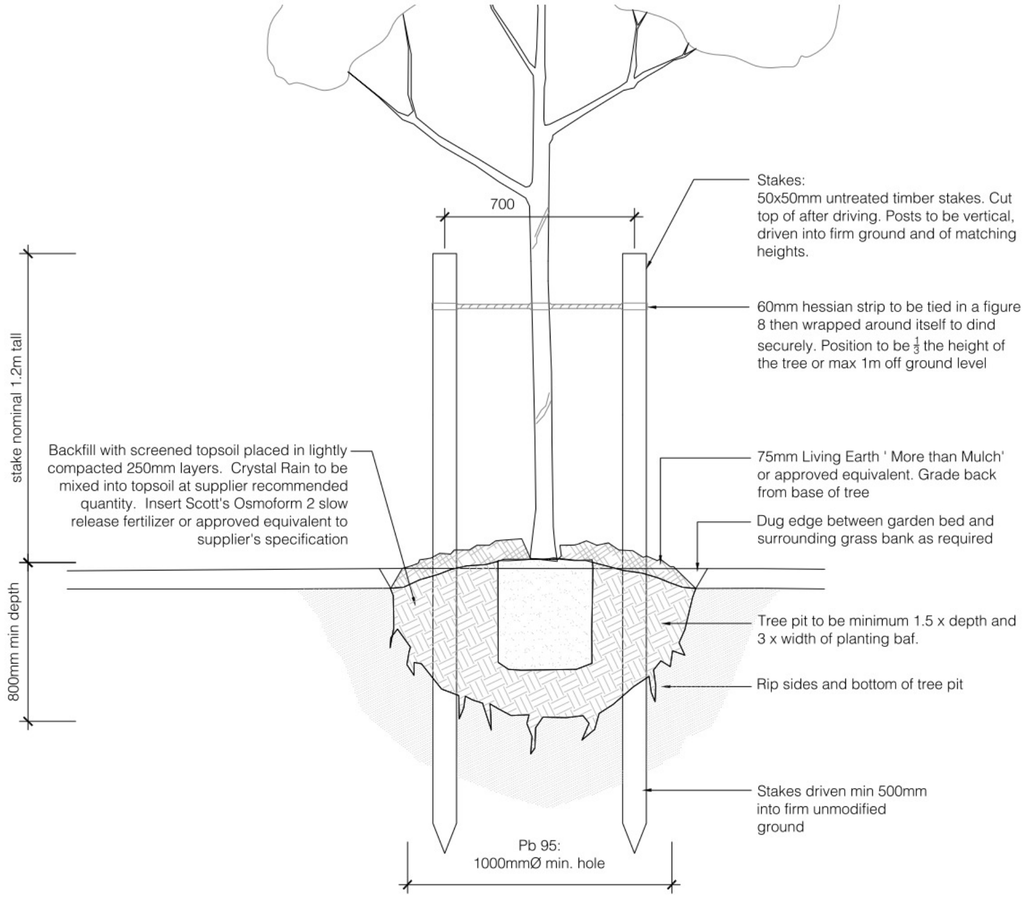
PLANTING SCHEDULE

REV A

18/08/2026



TYPICAL SHRUB PLANTING DETAIL - 1:10



TYPICAL TREE PLANTING DETAIL - 1:20

LANDSCAPING	HINS LANDSCAPING LTD	9 Cavalli View Road, Kaeo, Far North	L04	A2 (DO NOT SCALE)
			PLANTING DETAIL	REV A 18/08/2026

All remaining vegetation to be removed including woody weeds to be treated to prevent regrowth where required

Minimum depths of good quality topsoil / propriety planting mix to be placed in all areas:
Ground cover and lawn - 200mm Planting areas minimum 400mm All Specimen tree pits minimum 1

Times of year for planting:
Planting shall generally take place between 1 April and 30 September. Bare root stock should not be planted after 1 September.

All Plants to be planted with slow release fertiliser at quantities as recommended by the manufacturer. Spread evenly. Carefully lift and replace any mulch materials

Each tree and shrub shall be watered thoroughly before and after planting, ensuring that the moisture has penetrated to the full depth of the root ball.

All specimen trees to be backfilled with screened topsoil as per detail below. Living Earth 'More than Mulch' or similar approved to be spread in 1m radius circles where possible otherwise to cover area available up to 1 mtr radius. Mulch to settle to thickness of 75mm.

All specimen trees of PB95 and greater to be staked with three 2.1 mtr x 50mm x 50mm ground treated timber or durable stakes. Trees to be tied at 1/3 height of the trees with Hessian ties or equivalent.

All garden beds and hedges to be mulched with Living Earth 'More than Mulch' or cambium grade bark mulch to 75mm depth after settlement. All mulch to be free of weeds.

Shrub beds adjacent to lawn should be edged with flush timber (100mm x 25mm) and staked at 500mm centers (400x50x50) unless otherwise indicated

MAINTENANCE TASK	FREQUENCY		
	YEAR 1	YEAR 2	YEAR 3
Weed removal	3 monthly	3 monthly	3 monthly
Prune Hedges		6 monthly	6 monthly
Prune Specimen Trees to remove dead branches, increase canopy to 2.5 - 3 mtrs high and shape	Annually	Annually	Annually
Remove stakes and ties 36 months after planting or when no-longer required. Ties: Adjust, re-fix or replace loose or defective ties, allowing for growth and to prevent chafing. If chafing has occurred, reposition or replace ties to prevent further chafing.	3 monthly	3 monthly	6 monthly
Check for pests and disease and treat if required	3 monthly	3 monthly	3 monthly
Replace dead or dying plants	Annually	Annually	Annually
Top up mulch		Annually	Annually

UPDATED SITE SUITABILITY, WASTEWATER, STORMWATER, FOUNDATION & GEOTECHNICAL REPORT FOR 9 CAVALILI VIEW ROAD, KAEO.

for
B. Martin & V. Woodruff

ANSED Ltd

Dated 25/7/26

5 Ngunguru Road
RD 3
WHANGAREI

Phone [64] (09) 459-5009
021-1002597

ansed@xtra.co.nz

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Please note that this report should be seen as a reasonable attempt to identify any significant details and design aspects to meet any Resource/Building Consent Conditions approved by the Far North District Council (FNDC) for the proposed building on this property.

BRIEF

ANSED Ltd have been engaged by the property owners to provide a site suitability wastewater, stormwater & geotechnical report for the proposed houses at 9 Cavalli View road, Kaeo.

This report undertakes to;

1. Describe the layout of the building.
2. Review the existing stability of the site.
3. Note any pertinent geotechnical features that may impact on the ongoing building development.
4. Stormwater management, including design & construction.
5. Wastewater design.
6. House foundation design & construction.
7. If necessary, make recommendations regarding further investigations.
8. Provide design solutions compatible with the FNDC Resource/Building Consent requirements.

The findings of this report may be used to achieve approval of the FNDC for the engineering design and construction of the building.

BACKGROUND

The building consent application (which is the basis for the FNDC RC/BC evaluation) requires a specific, site suitability geotechnical & engineering report covering the underlying soil features in regard to Wastewater, Stormwater and Foundation design & construction and associated parameters which will form the basis of the design/specifications/foundations required to meet any FNDC RC/BC conditions.

1. RELEVANT DOCUMENTATION

AS 2870:2011 – Construction of residential slabs and footings

NZS 3604:2011 – Timber framed buildings

NZS 4229:2013 -- Concrete masonry buildings not requiring specific engineering design

NZS 4402:1986 -- Methods of soil testing for civil engineering purposes

NZS 4404:2004 – Code of Practise for Urban Land Subdivision

NZS 4431:1989 – New Zealand Standard Code of Practise for Earthfill for Residential Development

NZ Building Code – B1/VM4

Good ground

means any soil or rock capable of permanently withstanding an ultimate bearing pressure of 300 kPa (i.e. an allowable bearing pressure of 100 kPa using a factor of safety of 3.0), but excludes:

a) Potentially compressible ground such as topsoil, soft soils such as clay which can be moulded easily in the fingers, and uncompacted loose gravel which contains obvious voids,

b) Expansive soils being those that have a liquid limit of more than 50% when tested in accordance with NZS 4402 Test 2.2, and a linear shrinkage of more than 15% when tested, from the liquid limit, in accordance with NZS 4402 Test 2.6,

and

c) Any ground which could foreseeably experience movement of 25 mm or greater for any reason including one or a combination of: land instability, ground creep, subsidence, liquefaction, lateral spread, seasonal swelling and shrinking, frost heave, changing ground water level, erosion, dissolution of soil in water, and effects of tree roots.

2. SITE DESCRIPTION

DESCRIPTION

The property is legally described as Lot 3 DP 310026.
and is located at 9 Cavalli View road, Kaeo, in the Far North District.
The site is located within the Rural Production zone (RP) under the Far North District Plan.

2.1 TOPOGRAPHY

The property has a slightly sloping terrain contour, sloping downwards towards the North West, and is surrounded by a number of relatively closeby rural dwellings. The proposed building is located towards the road, on the Eastern portion of the site, on a slight slope.

2.2 GEOGRAPHY

The region of Otaha is dominated by old Basalt volcanic soils.

On this site the NRC soil maps list the primary soil (78.6%) as Ökaihau gravelly friable clay - (OK).

Ökaihau gravelly friable clay (NRC OK) is classed as 5–4, *"Somewhat excessively to well drained".*

The secondary soil (21.4%) type is Pungaere gravelly friable clay – (PG)

Pungaere gravelly friable clay (NRC PG) is classed as 3, *"Moderately drained".*

The building site is located within the NRC OK zone.

The soil within the site is assessed as the lower range of CLASS S expansiveness in terms of AS2870:1996 and can be classed as normal to moderately sensitive.

Due to the small stones in the upper layer the result from the 150mm deep remould tests cannot be classed as representative of the true values.

2.3 GEOTECHNICAL

No obvious instability features or other major features of concern were found on the property.

This report includes within its recommendations remediation works for specific areas of the property that were identified.

3. SITE SUITABILITY GEOTECHNICAL INVESTIGATIONS

Site testing was carried out on the 7/5/2025.

The data was then processed and the analysis results (refer to appendix) provided the foundation for the specific recommendations of further works.

3.1 SOIL INVESTIGATIONS

The soil conditions in the area of the proposed house foundations was investigated by the completion of 2 penetrometer tests of,

A 700mm deep hole followed by a further 700 - 800mm deep penetrometer test.

Test location is approximate.

The test sites were located,

- At the Eastern end, in the centre, 25m from the road.
- At the North - Western end, in the centre, 40m from the road.

The results of the tests have indicated that the actual conditions are similar to the NRC soil data as described in the relevant sections of this report, transitioning to Medium grained soil, Dark Grey-Brown friable clay from 0.6m downward.

In-field classification of the soils and subsoils was carried out in accordance with the Field Description of Soil and Rock, NZ Geotechnical Society, December 2005.

These results placed the soil type as class 2-3, which corresponds with the NRC category structure.

3.2 GROUNDWATER CONDITIONS

The test holes were found to be dry during the soil testing.

Due to the nature of these soils, we recommend that any excavation left open is protected and/or left with the surface shaped to stop water ponding. Saturating these soils will result in a reduction of bearing capacity. Groundwater table elevations may rise during wet winter conditions and/or following periods of heavy or prolonged rainfall.

3.3 SITE STABILITY, INCLUDING STORMWATER AFFECTS

The proposed house site is located in an area which has a varying slope of around 10 degrees to nearly level.

There should not be any stability issues associated with these locations provided;

- Any overland flows are directed away from the area.
- There are no concentrated stormwater discharges which can decrease soil strength & create scouring issues.

The stormwater overflow should be piped & dispersed over a RipRap spreader outlet.

Provided that the recommendations of this report are followed we consider that the risk of slope instability affecting the proposed site is little to none.

3.4 EXPANSIVE SOILS

Expansive soils are soils which experience volume changes upon wetting and drying. Expansion and swelling appears to be the dominant factor under certain conditions with fine grained soil containing considerable amounts of clay. Expansion and swelling may cause distress which is often experienced in light buildings. In many parts of Northland there is a significant hazard to foundations for light buildings including homes with concrete slab floors. The volumetric expansion and contraction can cause houses and other structures to heave or settle resulting in damage that is sometimes severe. Soil movement can occur in both directions (vertical and horizontal) at different rates which results in distress and subsequent damage to the structure. The extent of the damage varies from relatively minor brick veneer cracking and internal cracking on wall corners with attendant door and windows jamming, through to extensive and severe cracking including cracking of driveways, sidewalks etc. Expansive soils such as clay, claystone, mudstone, argillaceous rocks and shale all contain clay minerals. These minerals are very sensitive to changes in humidity. When expansive clayey soils get wet, these minerals absorb water molecules and consequently expand. When dry they shrink, leaving large voids in the soil which result in a reduction in bearing capacity of the soil.

Apart from seasonal moisture changes (wet winters/ dry summer); other factors can influence soil moisture such as:

- Soil pan layers (or underlying rocks) which restrict/control the movement of water within the soil.
- Irrigation of garden close to the dwelling foundation.
- Site drainage close to the structure.
- Plantation of large trees close to building foundations on expansive soils. A wide range of tree and shrub species have high groundwater demands during summer months. The effects of such demands on expansive soils can be substantial and can lead to differential building settlements. Accordingly it is good house keeping measure to ensure that high water demand species (such as gum, willow, cypress etc) are not planted close to buildings.
- Plumbing leaks.
- Prevalent or initial moisture conditions at construction time.

It should be also noted that the shear strength of expansive soil also changes with variations in humidity, and a stability problem may arise.

Expansive soils cause major damage to light foundations and associated structures. Heavy foundations and structures can resist the swelling uplift pressure. Damage is dependent on the amount of movement experienced by the foundation, the non uniformity in movement, which are all related to percentage of clay in the expansive soil, variation in moisture content, type of foundation, building construction and materials etc.

This site is class S in expansiveness.

The soil can be classified as the lower range of CLASS S, Moderately Expansive, in terms of AS2870:1996. Therefore, there is a potential for limited seasonal shrinkage and swelling within the subsoils and this should be considered in respect to any concrete slabs especially in regard to potential slab cracking. During foundation earthworks, care must be taken to protect the exposed moist soils from drying out. This may be achieved by mist spraying with water to replace any lost moisture. An impermeable surface should be placed immediately above the subgrade after the excavation of the topsoil. Typically this may be compacted metal or waterproof sheeting.

3.5 FOUNDATION RECOMMENDATIONS

Foundation Design Based on Bearing Capacity

The bearing capacity of the soil dictates whether the foundations of the proposed house & shed should be based on an allowable bearing capacity of 100kPa.

The following bearing capacity values are considered appropriate for the purposes of foundation design.

Ultimate Bearing Capacity	300kPa
Allowable Bearing Capacity (F.O.S =3)	100kPa
Dependable Bearing Capacity (Φ=0.5)	150kPa

On the basis of this assessment the soils on site are normal to moderately expansive and variable with depth.

The Penetrometer and core test results confirm standard engineering design (NZS3604:2011) can be used (std footings or RibRaft) to place foundations in/on this area where there is “Good Ground” conditions.

"Good Ground" in this instance is assessed on this site as a penetrometer reading of >=4 blows per 100mm, 140kPa &/or CBR of 8.

There is little top soil although the Brown clayey gravel with hard concretions up to 60cm dia

depth varies, to approximately 500 - 700mm deep.

Therefore the footing depth will be the depth to the base of the topsoil (or to the equivalent of good ground) plus the additional concrete foundation depth.

As the site slopes the foundation will be built up to provide a level platform.

This can be accomplished by stripping off all topsoil (to the equivalent of good ground), then creating level steps 300 to 400mm and placing GAP65 in 150mm (compacted) layers until the required height is reached. The final 100mm should have GAP 40 replacing the GAP 65.

All overland flows are to be directed away from the foundation areas, to assist in achieving a consistent low soil saturation level.

3.6 LIQUEFACTION

There are no active faults within the Northland region. (NZS 1170.5:2004 Table 3.3)
The whole Northland peninsula is generally regarded as tectonically stable. Earthquake risk is therefore considered to be relatively low.
Considering the following;

- Regional seismic risk
- No active faults near the property
- The soil type encountered
- The gently sloping land
- Good drainage along the North side boundary
- The depth to groundwater

There is little to no risk of liquefaction induced settlement or lateral movement, therefore specific liquefaction design is not required.

4. ATTENUATION

The estimated total impermeable area of the house site is,

House 536m^2

Future shed allowance 160m^2

Driveway (metal approximate) 400m^2

Concrete paths & other areas 100m^2

536 * 160 + 400 + 100 = 1196m^2.

In this case there is a suitable secondary overflow/disposal area, provided a 30m soakage trench is placed at the end of the SW overflow pipeline to distribute any flows over a wide area.

The soakage/overflow trench is 0.3m wide by 0.6m deep, Bidim A19 (or equivalent) cloth wrapped with 40/65 drainage metal covered with a shallow layer of bark or similar porous material.

Therefore the design requirements are for a 2yr & 10yr event.

The attenuation requirements are 40.3m^3 (refer to appendix).

The outlet flow from the 2 x 3.6m dia. attenuation tanks should be controlled by 2 orifices.

The following measurements reference the invert of the outlet pipe at the top of the tanks (which are connected together art the base).

The lowest orifice is 20mm dia., & the invert is 1979mm below the outlet pipe invert.

The 2nd orifice is 10mm dia. & the invert is 706mm below the outlet pipe invert.

All orifices are to be fitted with large 70mm dia. SS mesh pump filters & Hansen (or equivalent) pipe fittings. These are readily available from suppliers like RD at Kauri, Whg.

A total of 1979mm of storage is required from the tanks to provide for attenuation for 2yr &10yr events.

Any water below the 1st orifice is available for household or other use.

If 2 x 30,000 ltre tanks are used, 60,000 – 40,300 = 19,700 ltres would be left for household use.

The orifice sizes will need recalculating if different dia. tanks are used.

Stormwater from the new roofed areas should be collected into sealed pipes and discharged into tanks for water supply & attenuation.

Refer to the appendix for calculations & details of the orifices & volume stored for attenuation to offset the change in impermeable surfaces.

5. WASTEWATER RECOMMENDATIONS

Due to the class 2 ground conditions, a wastewater system combining a secondary system has been designed to provide appropriate wastewater treatment.

The TechTreat TXT system tanks have a capacity of 3,200 lt each, with partitions, pumps and filters.

A standard yearly service contract will be part of the wastewater maintenance programs.

The secondary system outlets to a standard trench design, details as recommended by NZS1547; 2012.

There is an assessment of environmental effects & a TP58 producer statement in the Appendix.

All distribution box outlet pipes (100mm dia.) are to be level with each other to ensure even distribution of inflows. Use 100mm dia. feeder lines to connect these outlet pipes to the start of the cross field pipes.

All field distribution outlet pipes (100mm dia.) are to be level with each other to ensure an even distribution of outflows.

The field has a design capacity of 1500L/day with a max. of 2000L/day

A deflection bund is to be formed along the sides & across the top of the WW field to ensure any overland SW flows cannot affect the field.

6. FLOODING

The existing FNDC & NRC flood maps show the site is not affected by flooding.

There may be some limited, local surface SW flows but these are easily controlled by surface contouring.

7. DRAINAGE

The current situation is there are limited SW surface overland flows from the top of the section.

The ground will be profiled to direct any SW away from the house foundations.

8. WATER

The property will require an on site water supply. The installation of 2 x 30,000lt water tanks for attenuation (19.7m^3 surplus) plus a 30,000lt water tank will provide 49,700lt for household use plus attenuation requirements of 40.3m^3.

This volume is normally adequate for the usage of a 4 bedroom house through summer.

Water storage tanks can be above ground or underground. They can be made of galvanised steel, zinc/aluminium alloy-coated steel (only if not in ground contact), fibreglass, plastic or concrete. Some materials may affect water taste when they are new. A galvanised steel tank may initially cause a metallic taste. A new concrete tank may release lime that increases the pH of the water and cause a slightly bitter taste.

Roofs, pipework and tanks must meet the requirements of AS/NZS 4020:2005 Testing of products for use in contact with drinking water.

It is good practice in New Zealand rainwater harvesting systems to include with water tanks, the associated line filters to achieve a reasonable water quality.

There are a number of “Best practises” that accompany the correct installation of these systems.

Some of these are,

- The correct approved roofing materials & painting.
- Install mesh leaf guards in the roof gutters and leaf screens in the downpipes.
- Install a first-flush diverter to divert the first volume of rainwater (which carries a lot of dirt and debris) away from the water storage tank.
- Install a floating pump intake pipe.
- A minimum of a 2 stage filter system positioned between the tank and house connections.

8.1 FILTERS

Even when leaf screens and first-flush diverters are used, it is still possible for harvested rainwater for a potable supply to be contaminated with bacteria, viruses, algae, pesticides and other contaminants. Filtering and treating the water can greatly reduce the presence of these and can also help remove odours.

Several different types of filter are typically used together:

● Mesh filters can filter out sediment and dirt and some organisms such as Giardia cysts. This type of filter extends the life of tapware, appliances and filters that come after them.

● Carbon filters reduce the quantities of chemicals, numbers of bacteria and unwanted tastes and odours.

● Reverse osmosis filters pass water through a semi-permeable membrane. This type of filter can filter out lead, pesticides and bacteria.

A treatment system can be specified after the filtration if required. Among the more common treatment options for rainwater collection are:

● ultraviolet systems that expose water to the light from ultraviolet bulbs – this disrupts the DNA of micro-organisms such as bacteria and viruses, stopping them from multiplying

● ozone treatment kills micro-organisms and can reduce pesticide levels and remove unpleasant odours.

Coarse Filtration

Filtration is based on a micron rating, and is most commonly achieved with coarse pre-filtration, usually with a 20 micron washable, pleated cartridge for the bulk of suspended solids removal

Fine Filtration

This is followed by a fine depth filter of one micron. This step is most important for the removal of giardia and cryptosporidium cysts, by trapping them in the filter

These filters are critical components of whole house rainwater treatment.

For this application the suggested system is,

- A small pump shed next to the water tanks.
- A 2 stage filter system within the shed, next to the pump.
- A water pump operating at 250 - 300kPa (approx. Max.)
- A maintenance contract for the filter maintenance.

8.2 OPTIONS

An option is three stages of filtration in one compact unit

- coarse filtration to remove solid matter,
- fine filtration to remove giardia and cryptosporidium cysts

and

- UV disinfection to inactivate bacterial and viral contaminants
- Advanced residential controller which means homeowners can check diagnostics, status, warnings and can scan QR codes for quick link back to the website for further support and replacement parts.

The final design and accompanying specifications would be provided to FNDC for approval to enable the construction to begin.

9. HAIL REPORT

The area in the vicinity of Cavalli View road is not known for intensive agriculture or horticulture use, in the past or currently.

Reviewing the FNDC Hail maps confirms there are no known sites in the locality.

It is extremely unlikely that this site has contaminated soil.

10. EARTHWORKS

All requirements and recommendations of NZS 4431 with regard to any benching of slopes prior to placement and compaction of filling should be observed. Topsoil stripped from any cut and fill areas should be stockpiled well clear of the proposed works and in such a way that land stability and/or existing structures are not compromised.

Earthworks and compaction (if required) will require supervision and testing by a suitably qualified engineer.

Sediment and erosion control measures should be in place before any bulk earthworks are carried out in accordance with the GD05.

- A clear water diversion bund should be installed to protect any areas that may be effected by overland water flows.
- A silt fence should be installed around the perimeter of any substantial works.
- Any stockpiles of soil material should have silt fencing installed on the downside of the stockpile.
- All cut & fill operations should be carried out in as short a period of time as possible.
- Any foundation works shall not be carried out during periods of wet weather or when the ground is partly or completely saturated.

11. FOUNDATIONS

The footing depth will be the depth to the equivalent of good ground plus the additional concrete foundation depth.

As the site slopes the foundation will be built up to provide a level platform.

This can be accomplished by stripping off all topsoil (to the equivalent of good ground), then creating level steps 300 to 400mm deep and placing GAP65 (or a suitable engineered material) in 150mm (compacted) layers until the required height is reached. Each step is to be a minimum of 800mm wide.

The final 100mm should have GAP 40 replacing the GAP 65 (or suitable material).

"Good Ground" in this instance is assessed on this site as a penetrometer reading of >4 blows per 100mm, 150kPa &/or CBR of 8.

The work should be supervised by a Chartered Professional Engineer who is familiar with this report.

A Clegg reading >17 is required on the finished surface.

12. CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our investigations, we make the following Conclusions and Recommendations;

1. The house will provide a safe, usable outcome.
2. There will be a very minor increase (if any) in the rate of stormwater entering the local stream.
3. Any excavations and resulting ground conditions should be inspected by a suitably qualified consultant before any engineered fill is placed or/and foundation footings constructed/poured.
4. The use of engineered fill (if required) would remove any concerns in regard to geotechnical and foundation requirements.
5. Neighbouring properties will not be detrimentally impacted by the addition of the house.

LIMITATIONS

This report has been prepared for B. Martin & V. Woodruff as our Clients with respect to the brief noted. It is not to be relied upon for any other purpose without reference to ANSED Ltd. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Recommendations and opinions in this report are based on data obtained from the investigations and site observations as detailed in this report.

It is essential that this office be contacted if there is any variation in conditions from those described in this report as it may affect the recommendations.

If there are any questions arising from the above please contact this office.

Signed for ANSED Ltd,

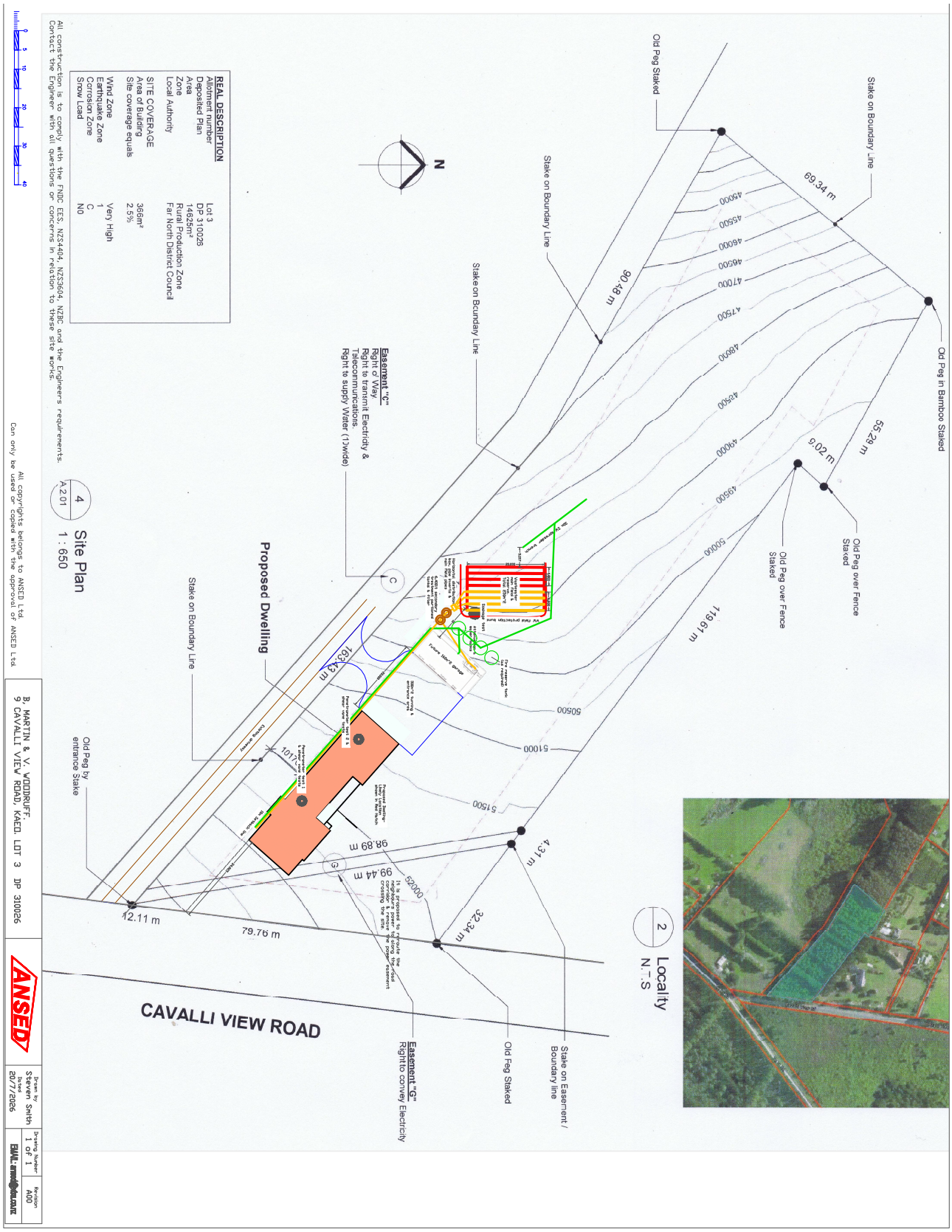
Steven Smith, CPEng 1018935

ANSED Ltd
5 Ngunguru road
Whangarei

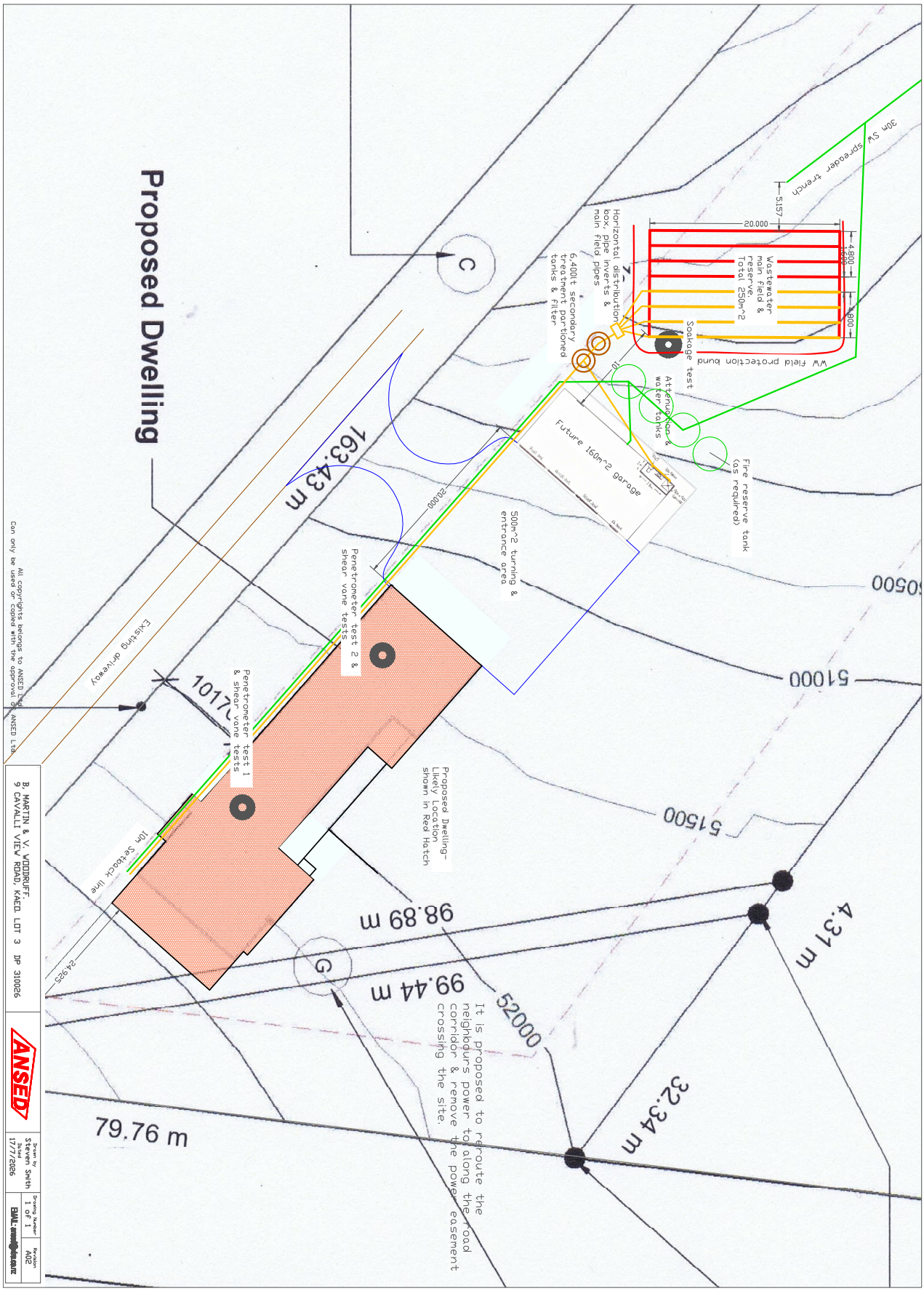
Cell:0211002597
Email:ansed@xtra.co.nz

13. APPENDIX

The current layout & Location of the Penetrometer & Shear Vane test bore holes.



A closeup view of the current layout & Location of the Penetrometer & Shear Vane test bore holes.



Results from Penetrometer & Shear Vane testing.

Input data

Location 9 Cavalli View road, Kaeo **Date** 07/05/25 **Weather** Fine, dry

	Western edge of building site				Centre of building site			
	Penetrometer blows				Penetrometer blows			
Distance	**Test 1**	**mm/blow**	**CBR**	**kPa**	**Test 2**	**mm/blow**	**CBR**	**kPa**
0								
100	3	33.3	5.9	108		#DIV/0!	#DIV/0!	#DIV/0!
200	4	25.0	8.1	141		#DIV/0!	#DIV/0!	#DIV/0!
300	5	20.0	10.4	164		#DIV/0!	#DIV/0!	#DIV/0!
400	5	20.0	10.4	164		#DIV/0!	#DIV/0!	#DIV/0!
500	6	16.7	12.6	184		#DIV/0!	#DIV/0!	#DIV/0!
600	5	20.0	10.4	164		#DIV/0!	#DIV/0!	#DIV/0!
700	8	12.5	16.9	221		#DIV/0!	#DIV/0!	#DIV/0!
800	7	14.3	14.8	203	7	14.3	14.8	203
900	7	14.3	14.8	203	7	14.3	14.8	203
1000	6	16.7	12.6	184	6	16.7	12.6	184
1100	8	12.5	16.9	221	8	12.5	16.9	221
1200	7	14.3	14.8	203	7	14.3	14.8	203
1300	7	14.3	14.8	203	7	14.3	14.8	203
1400	10	10.0	23.1	255	7	14.3	14.8	203
1500		#DIV/0!	#DIV/0!	#DIV/0!	6	16.7	12.6	184
1600		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!
1700		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!
1800		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

Shear vane results

Ratio	**Test 1 0.15m deep**	**Test 1 0.7m deep**	**Test 2 0.15m deep**	**Test 2 0.7m deep**	**Test 3 0.15m deep**	**Test 3 0.9m deep**	
1.595	135	140	140	140	0	0	If 140 =>140
	215.3	223.3	223.3	223.3	0.0	0.0	
Remould	23	50	16	56	0	0	
Divide orig.	5.9	2.8	8.8	2.5	#DIV/0!	#DIV/0!	

Shear vane results

Average		
	0.15m deep	**0.9m deep**
	137.5	140.0
	219.3	223.3
	0.15m deep	**0.9m deep**
	19.5	53.0
	7.3	2.7

Less sensitive as it gets deeper

Open soil grains/hard concretions at shallow depths gave incorrect readings.

Good Ground

Borderline

Top soil depth

Ground has been stripped and reshaped, little to no top soil

Dark Grey Brown gravelly silt loam

Sub soil

Soil has Brown clayey gravel with hard concretions up to 60cm dia., disappearing with depth.

Medium grained soil, Dark Grey-Brown friable clay, dry at all tested depths.

Ökaihau gravelly friable clay - OK

Old Basalt volcanic soil, Class 5–4, “Somewhat excessively to well drained”.

Part of the Kiripaka soil suite

Formed on basalt lava low in silica and rich in iron and aluminium

NRC soil data (OK type)

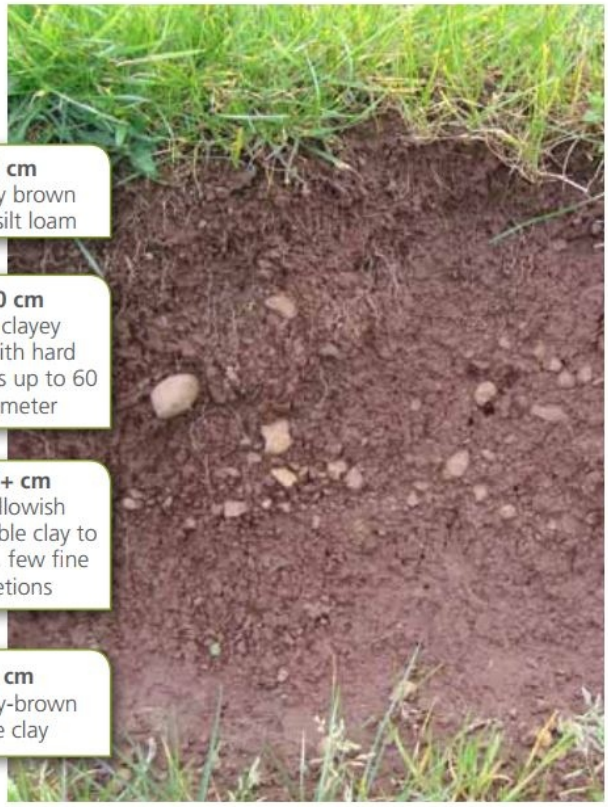
Old basalt volcanic soils

Soil types in this group

- Ōkaihau gravelly friable clay - OK
- Ōkaihau gravelly friable clay with dull brown subsoil - OKu
- Ōkaihau very gravelly friable clay - OKg
- Otaha clay – OD, ODH*
- Otaha gravelly clay loam - ODg
- Pungaere gravelly friable clay - PG
- Taraire gravelly friable clay - TA

This fact sheet uses NZ Soil Bureau map series soil type names and abbreviations.

The H* denotes the hill variant of this soil type, which occurs on slopes over 20° and has a shallower profile.

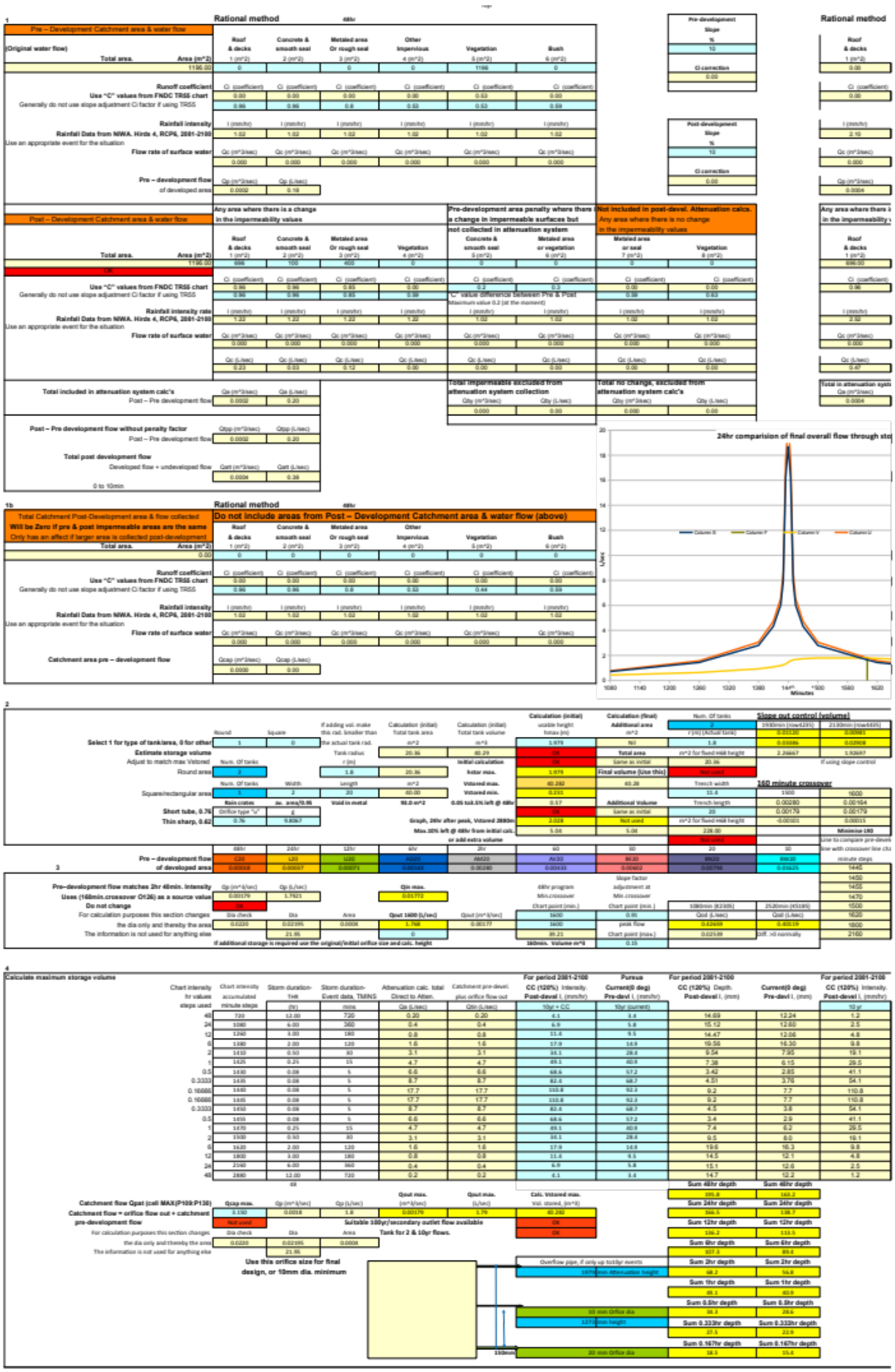


Okaihau gravelly friable clay (OK) soil profile *Photo by Ian Hanmore*

Drainage classes

Soil symbol	Full name	Drainage class
KIRIPAKA SUITE Basement rock: volcanic basalt lava flows		
OKg	Ōkaihau very gravelly friable clay	5 - Somewhat excessively drained
ODg	Otaha gravelly clay loam	5⇌4 - Somewhat excessively to well drained
OK	Ōkaihau gravelly friable clay	5⇌4 - Somewhat excessively to well drained
TA	Taraire gravelly friable clay	4⇌3 - Well to moderately drained
OD, ODH	Otaha clay	4 - Well drained
OKu	Ōkaihau gravelly friable clay with dull brown subsoil	4 - Well drained
PG	Pungaere gravelly friable clay	3 - Moderately drained

Attenuation results for the proposed house, future shed & driveway.



ON SITE EFFLUENT DISPOSAL ASSESSMENT OF ENVIRONMENTAL EFFECTS, MITIGATION MEASURES

Date; 16/5/2025

Site; 9 Cavalli View road, Kaeo, Kerikeri.

Assessment of Environmental Effects

Impact on surface water (including flood times)
Very minor
Impact on ground water
Very minor
Impact on soils
Minor
Impact on amenity values
Minor

Public Heath Issues

Should access to the disposal area be discouraged
Yes
Will odour effects be greater than usual
No
Will noise effects be greater than usual
No

Mitigation Measures

Has a conservative approach been taken in choosing the system capacity
Yes
Is the system design robust (can it cope with fluctuations of load, climate)
Yes
Is the level of treatment high
High for a secondary system
Is there protection against storage failure (alarms)
Yes
Is the hydraulic loading rate conservative
Yes
Is the distribution area protected from hydraulic overload (interception drains)
Yes
Will soil type enhance treatment
Yes
Are desired separation distances attainable (to surface water, groundwater, bores)
Yes
Is the reserve area adequate
Yes, 100%

Wastewater test & calculations.

Sheet1

Constant head test Test Hole 1

Bore dia. (D)	Bore area (a)	Bore circum "c"	Bore depth "d"	Av. area of soakage in pit, base + circum "c" x (depth-(0.5 xAv. mm))
0.1	0.00785	0.31416	0.55	0.16687
			Approx field depth	

Original data

	Minutes		Constant head					
Test	14	18	18	10	10	10	10	Av. mm
1	87	88	88	0	0	0	0	87.7
	4.3	3.33	3.33	6.00	6.0	6.00	6.00	
m/hr	0.4	0.29	0.29	0.00	0.0	0.00	0.00	Av. cm^3/hr
m^3/hr	0.0029	0.0023	0.0023	0.0000	0.0000	0.0000	0.0000	2512.03
	0.0488069	2	3	4	5	6	7	

Test Depth in bore hole (WD) m	Convert test time to min. as part of an hr	Volume soaked between readings (V) litres	Volume soaked per min (V) litres/min	Surface storage area (SA) m^2	Soakage rate (SR) litre/min/m^2			
0.000	0							
0.087	4.3	0.68	0.049	0.1670	0.292	1		
0.088	3.3	0.69	0.038	0.1668	0.230	2		
0.088	3.3	0.69	0.038	0.1668	0.230	3		
0.000	6.0	0.00	0.000	0.1806	0.000	4		
0.000	6.0	0.00	0.000	0.1806	0.000	5		
0.000	6.0	0.00	0.000	0.1806	0.000	6		
0.000	6.0	0.00	0.000	0.1806	0.000	7	Av. cm^3/hr	
	Av. cm^3/hr	41.867	Average soakage rate (Ave)		0.251		2511.90	Av. cm^3/min
			Design soakage rate (DSR)		0.125	litre/min/m^2	1255.95	20.93

Soakage volume (m^3 per sec)	Soakage volume (m^3 per hr)	Soakage volume (m^3 per 24 hr)	Ksat (mm/hr)	Ksat (m/day)	Ksat (mm/day)	(m^3/hr/m^2) 0.00 (m^3 per hr) 0.00002
0.000000349	0.001256	0.0301	7.526	0.1806	181	

Rate of water loss Q cm^3/min	Depth of water H cm	Radius of hole r cm	Correction factor	X = H/2r	Sinh^-1 (X)	K sat cm/min	Change Ksat cm to m Factor	Formula K sat m/day
41.87	55	5.00	4.4	5.50	2.40606	0.00762	14.40	0.10966
								Ksat (mm/day) 110

$$K_{sat} = \frac{4.4Q\left[0.5\sinh^{-1}\left(\frac{H}{2r}\right) - \sqrt{\left(\frac{r}{H}\right)^2 + 0.25} + \frac{r}{H}\right]}{2\pi H^2} \quad \text{..... Eq. G1}$$

where:

K_{sat} = saturated hydraulic conductivity of the soil in cm/min

4.4 = correction factor for a systematic under-estimate of soil permeability in the mathematical derivation of the equation

Q = rate of loss of water from the reservoir in cm^3/min

H = depth of water in the test hole in cm

r = radius of the test hole in cm

On-Site Evaluation

Total Daily Wastewater Production

Number of Bedrooms	Design Occupancy (Number of People)	Select from options below (Litres per person per day)		Per capita Wastewater Production	Design factor	Design flow Q (L/day)
4	7	140	160	180	1.14	1436
		200	180			
		220	Other - specify			

Note: A factor of 1.1 has been added to total 1386 L per day for design calculations.

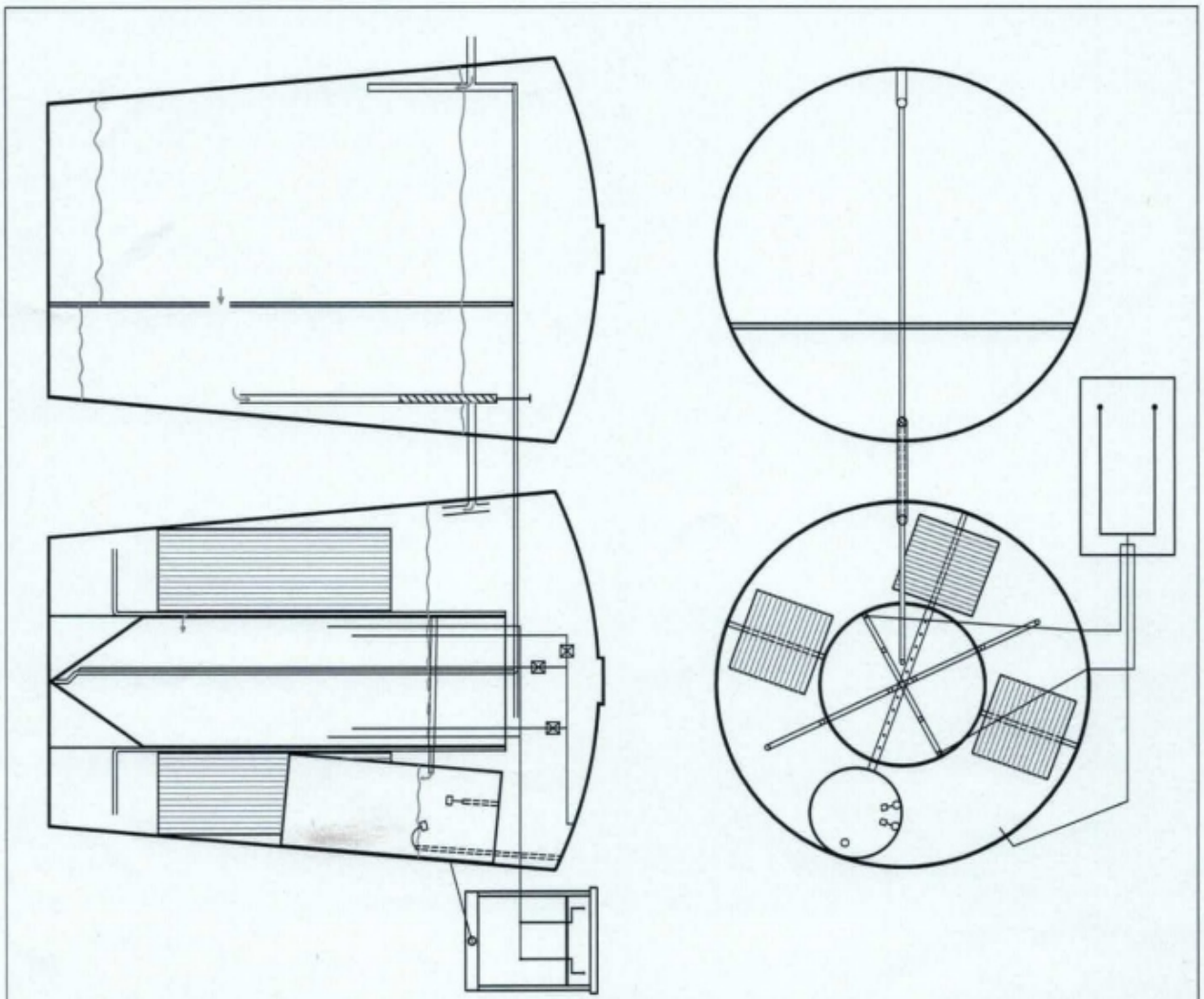
Trench & bed dimensions (secondary treatment), using system

Width W (m)	Length L (m)	Design flow Q (L/day)	DLR Q (mm/day)	Trench (each) L (m)	Trenches Number (min.)	Trenches used Number (min.)
0.6	80.0	1440	30	20	4.00	4

Spacing between sidewalls SW (m)	Trench area Min. (m^2)	Reserve area (%) of trench num.	Reserve trenches Number (min.)	Reserve trenches Number (used)	Reserve trench area Min. (m^2)	Total trench area Min. (m^2) + spacing
1	118.7	100	4.00	4	131.8	250.5

Note; Spacing >=1m between sidewalls of trenches. Horizontal distribution box & outlet pipe inverts.

TechTreat TXT treatment plant.



TechTreat TXT Aerated Wastewater System

Process Description of System	Textile packed bed reactor (external filter box) Aerated submerged fixed film media Fine bubble aeration
Volumes • Normal operation • Peak capacity • No of tanks • Total liquid volume • Emergency storage	 1500L/day 2000L/day 2 6420L 1000L
Filter (AS/NZS 1546 standards)	Simtech STF-110 Septic Tank Bristle Filter (primary septic tank)
Aeration • Type • Make/Model • Run time • kW	 Blower Thomas AP80 12 hrs 0.051kW
Irrigation pump	To be specified if needed
Recirculation	Sludge return from Clarification to Septic (air operated)
Electrical controls & alarms	Air & high water alarms (audio and visual) 10A circuit breaker

TechTreat Ltd
57B Cobham Road Kerikeri
Ph 0274472322
Email techtreat@hotmail.com

General field layout & trench design.

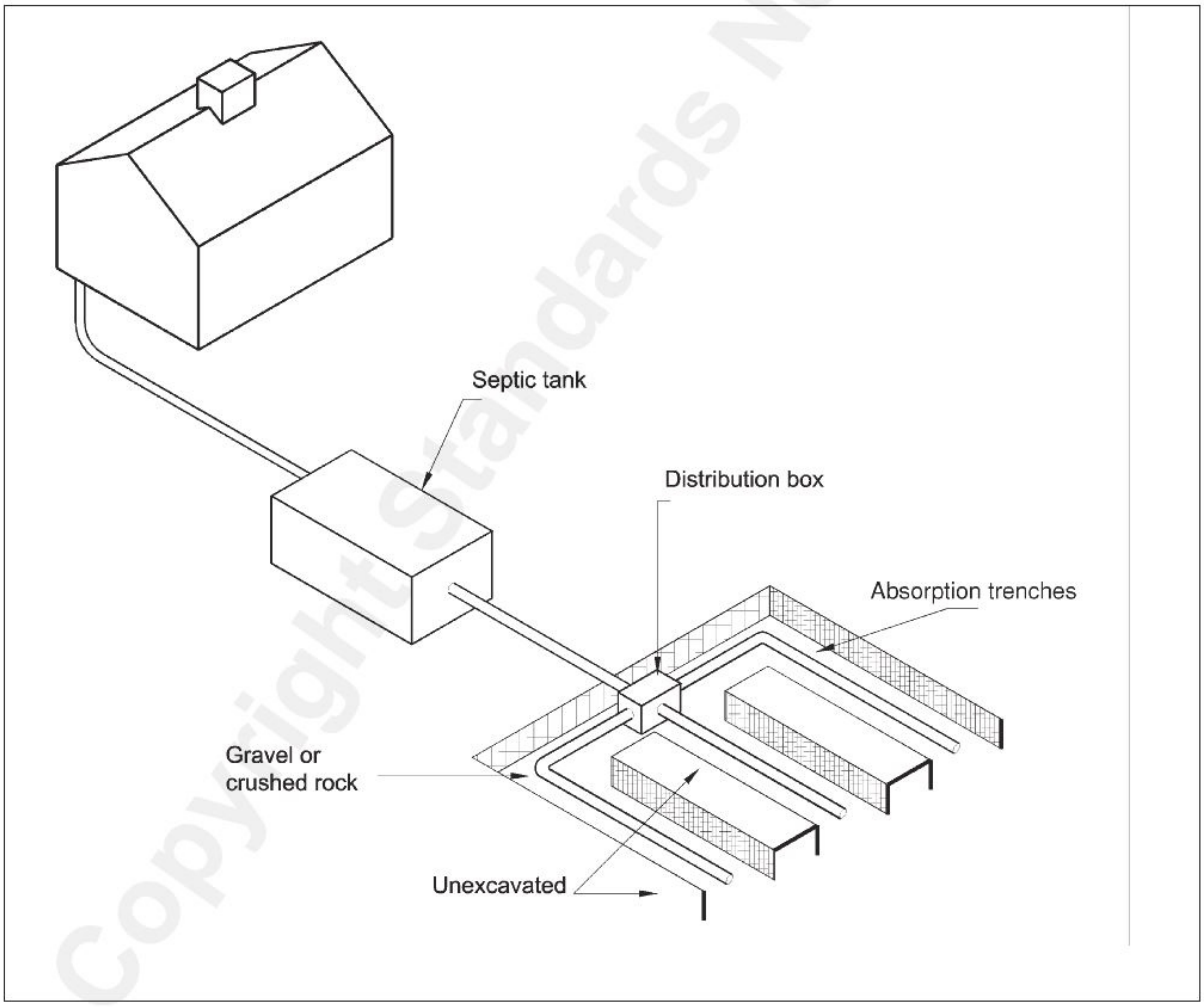
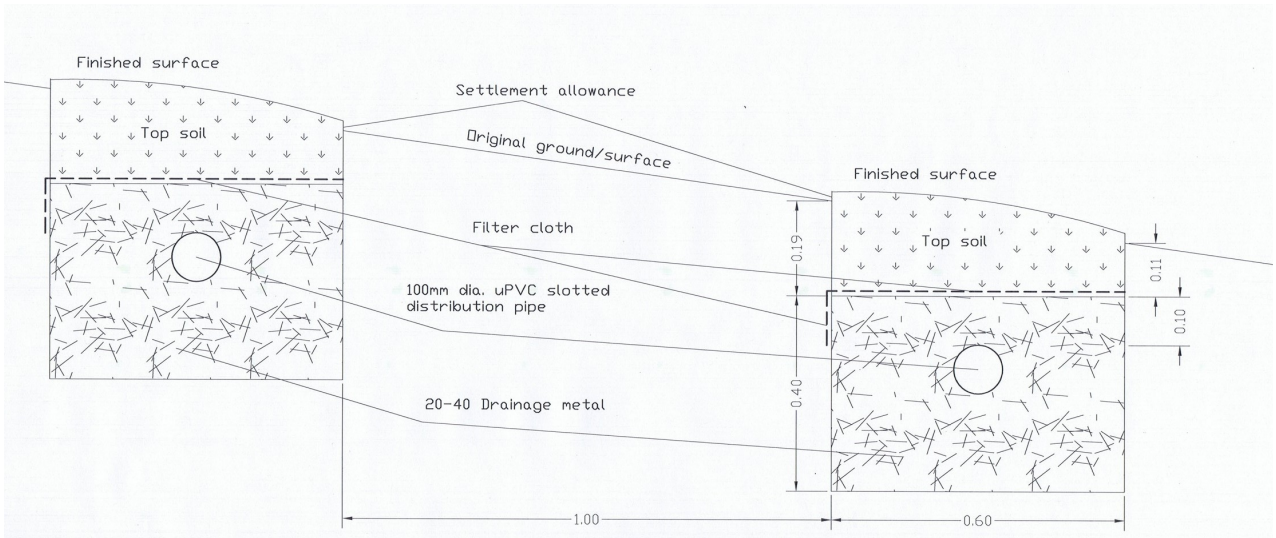


FIGURE T1 THE SEPTIC TANK AND LAND APPLICATION SYSTEM



CONVENTIONAL PIPED TRENCH

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

ISSUED BY ANSED Ltd (Steven Smith).....(approved qualified design professional)

TO: B. Martin & V. Woodruff.....(owner)

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

PROPERTY LOCATION: 9 Cavalli View road, Kaeo, Kerikeri.
……

…… LOT 3 DP 310026 VALUATION NUMBER

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

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

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of $200,000.00.
I BELIEVE ON REASONABLE GROUNDS that subject to:
(1) The site verification of the soil types.
(2) All proprietary products met the performance requirements.
The proposed design will met the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.

(Signature of approved design professional)

BE & ME (Professional qualifications)

CPEng 1018935…….(Licence Number or professional Registration number)

Address, 5 Ngunguru road, Glenbervie, Whangarei, Northland

……..

Phone Number 09 4595009
Fax Number ……
Cell Phone 021102597
Date 15/6-2024

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

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

Part A –Owners Details

1. Applicant Details:

Applicant Name	B. Martin & V. Woodruff	
Company Name	NA	
	First Name(s)	Surname
Property Owner Name(s)	Bjorn Vanessa	Martin Woodruff

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

Nature of Applicant* Owner

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	ANSED Ltd			
Site Evaluator Name	Steven Smith			
Postal Address	5 Ngunguru road, Glenbervie,			
	Whangarei,			
	Northland			
Phone Number	Business		Private	09 4595009
	Mobile	0211002597	Fax	NA
Name of Contact Person	Steven			
E-mail Address	ansed@xtra.co.nz			

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

Yes		No	√	(Please tick)

If yes, give Reference Numbers and Description

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

If so, specify Application Details and Consent No.

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

Part B- Property Details

1. Property for which this application relates:

Physical Address of Property	9 Cavalli View road,
	Kaeo
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL
Regional Council	NORTHLAND REGIONAL COUNCIL
Legal Status of Activity	Permitted: √ Controlled: Discretionary:
Relevant Regional Rule(s) (Note 1)	
Total Property Area (m²)	14625,m^2
Map Grid Reference of Property If Known	

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

Lot No.		DP No.		CT No.	
3			310026		
Other (specify)					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

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

Note: Underlined terms defined in Table 1, attached

Yes		No	√

Has a relevant property history study been conducted?

(Please tick one)

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

Nearly level around house site with large areas suitable for use as disposal areas.
Field area slope around 4 degrees.

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

Yes	√	No		Please tick

If No, why not?

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

Author	Steven Smith
Company/Agency	ANSED Ltd
Date of Report	11/5/2025
Brief Description of Report Findings:-	
The area for use as a effluence field is stable and suitable for that purpose.	
Use a secondary system & std soakage field.	

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:
Performance of Adjacent Systems:
No known problems. The systems next door has had no issues.
Estimated Rainfall and Seasonal Variation:
Information available from **N.I.W.A MET RESEARCH**
1545 (Rangtane) 881mm during the wettest 6 months.
Vegetation / Tree Cover:
Grass
Slope Shape: (Please provide diagrams)
Constant grade in area of proposed mound.
Slope Angle:
Varies slightly, around 4 degrees, maximum.
Surface Water Drainage Characteristics:
Sheet flow
Flooding Potential: YES/NO
No
If yes, specify relevant flood levels on appended site plan, I.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
Surface Water Separation:
Surface water can be keep to required standard by installing a deflection bund for overland flows.
Site Characteristics: or any other limitation influencing factors
Limited topsoil, subsoil has high flow rate capabilities.

3. Site Geology **Check Rock Maps**

In this site the NRC soil maps list the primary soil (78.6%) as Ökaihau gravelly friable clay - (OK).

Geological Map Reference Number

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

North		**West**	
North-West		**South-West**	√
North-East		**South-East**	
East		**South**	

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

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	Greater than 10m	Check Council requirements 1.5m
Surface water, rivers Creeks drains etc	Greater than 5m	Greater than 5m
Groundwater	Greater than 0.6m	Greater than 0.6m
Stands of Trees/Shrubs	None	
Wells, water bores	Greater than 20m	Greater than 20m
Embankments/retaining walls	NA	
Buildings	Greater than 3m	Greater than 3m
Other (specify):		

PART D: Site Assessment - Subsoil Investigation

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

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		(Depth_____m	No of Test Pits	
Bore Hole		(Depth 0.55m	No of Bore Holes	1
Other (specify):				

Soil Report attached?

Yes	√	No		Please tick

2. Was fill material intercepted during the subsoil investigation?

Yes		No	√	Please tick

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

3. percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method
Constant Head Permeameter

Test Report Attached?	Yes	√	No	

Please tick

4. Are surface water interception/diversion drains required?

Yes	√	No	

Please tick

If yes, please show on site plan

4a Are subsurface drains required

If yes enter details

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

Winter	<2m	Measured	Estimated √
Summer	Greater than 2m	Measured	Estimated √

6. Are there any potential storm water short circuit paths?

Yes		No	√	Please tick

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

***7.* Based on results of subsoil investigation above, please indicate the disposal field soil category** *(Refer TP58 Table 5.1)*

Is Topsoil Present? Yes	If so, Topsoil Depth?	0.1m

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

Reasons for placing in stated category

Inspection of bore hole material, NRC soil category & test Ksat result.

PART E: Discharge Details

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

Rainwater (roof collection)	√
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available

(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	4			
Design Occupancy	7			(Number of People)
Per capita Wastewater Production	140	160	180	(tick) (Litres per person per day)
Other - specify	200	220		
	7 x 180 = 1260 x 1.2 =			
Total Daily Wastewater Production	1,512			(litres per day)

Note: A factor of 1.2 has been added to total 1512 L per day for design calculations.

3. Do any special conditions apply regarding water saving devices

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

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

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

Yes		(Please tick)
No	√	(Please tick)

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

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	14625	m^2
Total Daily Wastewater Production	1,512	(Litres per day)(from above)
Lot Area to Discharge Ratio	9.7	

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

Yes	√	No		Please tick

8. **Is a Northland Regional Council Discharge Consent Required?**

Yes		No	√	(Please tick)

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, duel chamber explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1	First chamber, 2 stage primary tank	Greater than or equal to 3200
1	Second stage treatment, plus pump & filter	Greater than or equal to 3200
1	Clarification tank	360
	Total Capacity	Greater than or equal to 6400

2. **Type of Septic Tank Outlet Filter to be installed?**
   Supplied by manufacturer.

PART G: Secondary and Tertiary Treatment

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

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

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

PART H: Land Disposal Method

(Refer TP58 Section 8)

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

Gravity	
Dosing Siphon	
Pump	√

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

Yes √	no

If not to be installed, explain why

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

Total Design Head	To manufacturers recommendation	(m)
Pump Chamber Volume	To manufacturers recommendation	(Litres)
Emergency Storage Volume	1130	(Litres)

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

Surface Dripper Irrigation			
Sub-surface Dripper irrigation			
Standard Trench	√		
Deep Trench			
Mound			
Evapo-transpiration Beds			
Low Pressure pump Dosing		Specify	

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

Loading Rate	30		(Litres/m2/day)
Disposal Area	Design	120	(m2)
	Reserve	130	(m2)

Explanation *(Refer TP58 Sections 9 and 10)*

With the sites type 2 soil & ground conditions, plus the use of a secondary, dual stage tank, pump & filter,
a rate of 30mm/day has been selected. To complement this a standard trench system has been designed.
The field has 4 x 20m pipelines spaced at 1.6m centres.

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

Reserve Disposal Area (m²)	130 m²
Percentage of Primary Disposal Area (%)	100%

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

Description and Dimensions of Disposal Field:

A secondary, >6400 dual stage tank behind the future shed location with pump & filter delivers to a standard trench field area of 120m^2.
The field has > 80m of perforated line inside 4 trenches.
The lines are separated by 1.6m. The main area of the field (excluding buffers) is 5.4m deep by 20m wide (108m^2) plus buffers & reserve area totals 250m^2.
The lines are horizontal 100mm dia. uPVC, slotted outer casing pipes.
The complete field is planted with grass or suitable plants.

Plan Attached?	Yes	√	No		(Please tick)

If not, explain why not

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

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

Yes		No √	(Please tick)

Name of Suppliers

TechTreat or similar

PART J: Assessment of Environmental Effects

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

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

Yes	√	No	(Please tick)

If Yes, list and explain possible effects

There is little to no effect.

PART K: Is Your Application Complete?

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

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

1. Declaration

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

Name	Steven Smith	Signature	
Position	Chartered Professional Engineer, 1018935	Date	23-7-2026

Note

geologix
consulting engineers

COMBINED PRELIMINARY AND DETAILED SITE INVESTIGATION

9 CAVALLI VIEW ROAD, KAEO

MERKARA HOLDINGS T/A STROUD HOMES AUCKLAND NORTH

C0883N-E-01
AUGUST 2026
REVISION 1

geologix
consulting engineers

DOCUMENT MANAGEMENT

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REVISION HISTORY

Date	Issue	Prepared by	Approved
August 2026	First Issue	RM	EC

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1 INTRODUCTION

This combined Preliminary and Detailed Site Investigation (PSI/ DSI) report has been prepared by Geologix Consulting Engineers Ltd (Geologix) for Merkara Holdings T/A Stroud Homes Auckland North (Stroud Homes) as our Client in accordance with our standard short form agreement and general terms and conditions of engagement.

This investigation was to support the proposed development in relation to a new dwelling, associated onsite stormwater and wastewater disposal system (i.e., septic tank and dispersal field) and driveway/ site access to be constructed on a portion of the property located at 9 Cavalli View Road, Kaeo (herein, referred to as the 'site', Figure 1, Section 2.1).

1.1 Background and Objectives

At the time of writing this report, it is understood that it is proposed to construct a new dwelling, associated onsite stormwater and wastewater disposal system and driveway in the southeastern portion of the property (refer to Figure 1). Selected site plans provided by Stroud Homes (dated March 2026) presented to Geologix at the time of writing are provided as Appendix A.

The Ministry for Environment's (MfE's) Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES:CS) (MfE, 2011a) applies to all site activities that trigger the NES:CS which are defined by Regulation 5 Subclauses (2) to (6). When one or more of these activities occur within a piece of land for which an activity or industry described by the Hazardous Activities and Industries List (HAIL) is either being undertaken, has previously been undertaken or is more likely than not to have occurred on it the NES:CS is enacted.

Therefore, the objective of this investigation was to:

- Determine the applicability of the NES:CS to the site.
- Assess the likelihood of human health risk associated with the proposed development.
- Characterise site soils within the site (refer to Section 4), to assess the potential risks to human health and the environment; and
- Assess the requirements for potential consents in relation to the NES:CS.

1.2 Scope of Works

The following scope of works was undertaken in accordance with the staged process defined by the MfE Contaminated Land Management Guidelines (CLMG) No. 1 - *Reporting on Contaminated Site in New Zealand*. Ministry for the Environment, Wellington, New Zealand, Revised in 2021 (MfE 2011b).

- Desktop review of:

- The Northland Regional Council (NRC) Selected Land Use Register (SLUR).
- The Far North District (FNDC) Far North Maps.
- Historical aerial photography available on the Local Government Geospatial Alliance's (LGGA's) Retrolens webpage as well as FNDC Maps LINZ Aerial Imagery and Google Earth Pro.
- Provided property file information.

- Site inspection and soil sampling comprising the collection of 12 surface soil samples (includes duplicates) from nine locations within the development area.
  - As required by the NES:CS, duplicate samples were collected to confirm the consistency of the analysis.
  - Soil samples were sent to RJ Hill Laboratories (Hills) for analysis (with Chain of Custody documentation).
- Preparation of this report in general accordance with current contaminated land guideline documents by a Suitably Qualified and Experienced Practitioner (SQEP) as defined by the NES:CS.

2 SITE INFORMATION/ DESCRIPTION

2.1 Site Identification

The site (i.e., the development area, refer to Figure 1) is located within the southeastern portion of the property at 9 Cavalli View Road in Kaeo, approximately 74 m north of the Te Ra Road and Cavalli Road intersection. Topographically, the site is formed across slightly sloping land, lower gradient to the northwest.

The property is legally described as Lot 3 DP 310026 with a total area of approximately 14,625 m^2 and designated by the FNDC Operative District Plan as within the Rural Production zone.

Details of the property are listed in Table 1 below.

Table 1: Site Details.

Address	Zone	Legal Description	Property Area
9 Cavalli View Road, Kaeo	Rural Production	Lot 3 DP 310026	14,625 m^2

The site setting (presented in Figure 1 below) is of a typical rural area with the centre of the property approximately at geographical position NZGD: 1684814, 6113421.

Figure 1: Site Setting.

Source: courtesy of NRC Local Maps

2.2 Current Land Use

The property is currently in use for rural residential purposes. The property is zoned Rural Production under the FNDC Operative District Plan.

The future property use of the site is not anticipated to change, the site (i.e., proposed new building location and associated driveway) is proposed for rural residential land use following the proposed development.

2.3 Surrounding Land Uses

The property is surrounded by rural properties to the northwest, southwest and southeast, and rural residential properties to the northeast.

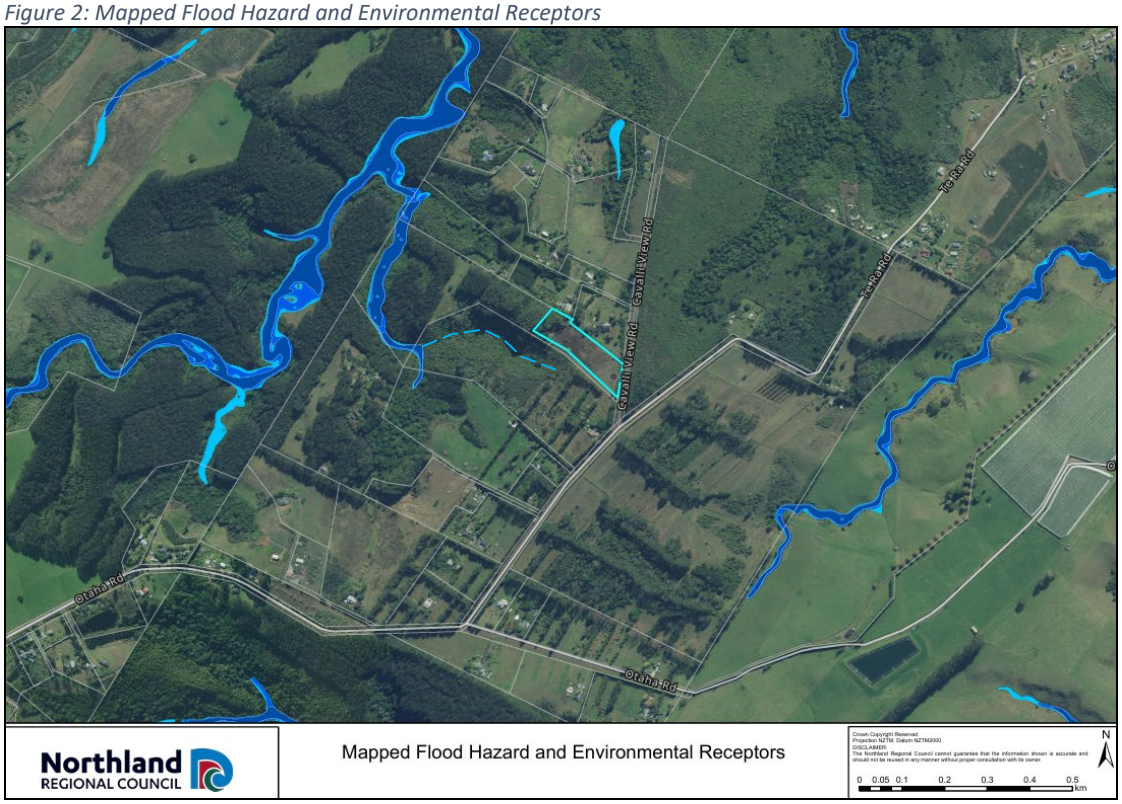
2.4 Environmental Setting/ Ecological Receptors

To provide protection for natural resources, ecological receptors on or near a site should be considered. The nearest ecological receptors is a tributary of the Hapuawai River located approximately 50 m to the west of the proposed development area, within an influencing distance (i.e., less than 100 m), therefore, is considered an environmental receptor in this instance.

Additionally, Figure 2 below indicates the property is outside of a mapped flood hazard area;

flood hazard under all modelled scenarios.

Figure 2: Mapped Flood Hazard and Environmental Receptors



Source: courtesy of NRC Local Maps

To note, the tributary/ overland flow path indicated on Figure 2 above (blue dashed line) did not appear on the NRCs Natural Hazards Map, therefore, was manually drawn in for reference purposes only, may not be accurate.

2.5 Geology

Published geological records indicates that the property is to be directly underlain by Kerikeri Volcanic Group Late Miocene basalt of Kaikohe - Bay of Islands Volcanic Field. These Neogene igneous rocks (basalt) can be expected to contain Basalt lava material, volcanic plugs and minor tuff material. (GNS Science, 2022).

2.6 Site Inspection

A site walkover in conjunction with onsite investigation works was undertaken in August 2026 and the following observations were made specific to the proposed development area (i.e., proposed dwelling and driveway locations). Selected site photographs are provided in Appendix B):

- The site appears as outlined by the most recent available 2025 aerial photograph (Google Earth Pro).

- The site appears to be in use for rural residential purposes, a large shed and associated driveway is located on the central southeast portion of the property with the balance predominately grassed.
- No signs of horticultural activities observed, no shelter belts present.
- Excess wood piles and mulch stockpiles from tree clearing activities observed on the northwest portion of the property.
- No burn pits/ burn areas (i.e., burning of refuse) or farm dumps were observed.
    - Green-waste stockpiles present for burning, however, not considered significant.
- No treated timber posts observed within the proposed development area.

3 HISTORICAL SITE USE

A review of selected publicly available information was undertaken to gain an understanding of the history of the site, particularly the nature and location of potentially contaminating activities that may have occurred within the site. This included reviews of:

- Publicly available historical aerial photographs from the Local Government Geospatial Alliance's (LGGAs) Retrolens, FNDC Maps (LINZ Aerial Imagery) and Google Earth Pro,
- Provided property information, and
- NRCs SLUR.

3.1 Historical Aerial Photographs

Historical aerial photographs of the property and the surrounding area taken between 1950 and 2025 were sourced from the LGGAs Retrolens and FNDC Maps. A summary of observations made from the review of these photographs is provided below. Historical aerial photographs are provided in Appendix C.

LGGAs Retrolens

- **1950-1981**: The earliest available historical aerial photographs indicate that the property may have been used for grazing land prior to 1950. No significant changes are observed within the site over this period.

There are no available historical aerial photographs between 1981 and 2000.

FNDC Maps LINZ Aerial Imagery

- **2000:** The property appears to have been utilised for horticultural land use (prior to 2000), the property has been divided by shelter belts into five distinct blocks, no structures are present.

- **2005-2006:** The entire property appears to be overgrown/ covered heavily in trees.

There are no available historical aerial photographs between 2006 and 2014.

- **2014-2016:** No significant changes observed since the previously available historical aerial photograph.

There are no available historical aerial photographs between 2016 and 2023.

- **2023-2025:** With the exception of the northwestern end of the property, the majority of the property has been stripped of trees (including shelter belts). Some soil disturbance is present, however, most likely associated with tree clearing activities.

Google Earth Pro

- **2025:** A structure (large shed) associated driveway and potential water tank is located on the central southeast portion of the property. No other significant changes observed.

Historical Aerial Photographs Summary

In summary, the property may have been used for farming purposes (i.e., grazing land) prior to 1950 until circa 1990s where the property was then potentially used for horticultural land use. By 2005, the property did not appear to be used for horticultural purposes, property was heavily covered in trees until circa 2020 when the majority of the property was cleared. By 2025, a large shed and driveway was constructed (within the site area) indicating the property in use for rural residential purposes.

3.2 Provided Property Information

The review of the property information provided by the client contained limited information, however, a Project Information Memorandum (PIM) from the FNDC dated July 2026 indicated the following relevant information:

- *Council records indicate that this site is HAIL and is subject to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011, under the Resource Management Act 1991. A suitably qualified person will be required to provide a report outlining a proposal to remediate the land at building consent stage.*

- *Resource Consent is required prior to construction commencing.*

- *Earthworks Permit is required prior to construction commencing.*

3.3 Selected Land Use Register

A review of the NRCs selected land use register (SLUR) was undertaken in August 2026. No HAIL activities have currently been identified within the property.

3.4 Actual/ Potential HAIL Activities

Specific land use and associated activities through the available site history can be appointed to a site wide HAIL activity associated with HAIL category A10; persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds.

The above desktop review presents current and historical potential land-use activities that may have impacted the natural environmental properties of the shallow soils. Considering the nature of these activities are surface based and significant ground disturbance has not visibly been undertaken it can be concluded that potentially impacted soils will lie within the upper 0.5 m of the soil column.

The above land use activities equate to the whole property area (i.e., horticulture over the entire property). Therefore, the entire, 14,625 m^2 area of the property can be determined as a 'piece of land' according to the definitions of the NES:CS.

4 SAMPLING AND ANALYSIS PLAN

4.1 Potential Contaminants of Concern

Based on the potential HAIL activity(s) identified and from our experience, it is expected that contaminants of concern (CoC) (if any) associated with horticultural activities would typically be contained within the topsoil/ shallow site soils and may include heavy metals and, organochlorine pesticides resulting from the potential spraying of crops.

4.2 Sampling Methodology

The activities involving the above contaminants are anticipated to include surface spraying which may have been worked into shallow soils during site activities. Based on this, the sampling investigation has targeted the surface horizon from within the site area comprising topsoil/ shallow site soils from up to 0.15 m below ground level (bgl) to target the CoCs and to quantify the nature and dispersion of any residual contamination in relation to the proposed subdivision and potential soil disturbance activities.

Soil sampling was undertaken in general accordance with the MfE CLMG No.5 - *Site Investigation and Analysis of Soils* (revised 2021) (MfE, 2011c). The development area was estimated by Geologix to be no more than 3,000 m^2 in area, for an area of this size, the MfE recommend up to nine sample points (giving a 95% confidence hot spot size radius of 10.75 m).

From our experience, the following sampling programme was undertaken:

- From within the site area (i.e., development area), from a total of nine sample locations (designated C01a, C01b, C01c to C03a, C03b, C03c), nine shallow soil samples were collected from the surface horizon comprising topsoil from 0.0 - 0.2 m bgl. Samples were composited into three samples (three primary subsamples per one composite sample).
- As required by the NES:CS, one duplicate composite soil sample from one composite

location (i.e., C02) was collected and labelled under a unique identification QC01.

- Samples were composited within the laboratory environment.
- Sampling was undertaken in accordance with Geologix Standard Operating Procedures including:
  - Each soil sample was collected using a clean pair of nitrile gloves for each sample, then placed into laboratory supplied sample containers. Prior to sampling at each location, the sampling equipment was decontaminated by washing with potable water, followed by a decontamination solution, and rinsing with deionised water.
  - The soil samples were placed in new laboratory supplied sample containers, placed in chilly bins with ice and couriered to a RJ Hill Laboratories (Hills) in Hamilton alongside Chain of Custody documentation.
- On the basis of the site history and associated potential contaminating activities that were identified at the site, all composite samples were analysed for metals (arsenic, cadmium, chromium, copper, lead, nickel and zinc) and organochlorine pesticides (OCPs).
- The duplicate composite sample was analysed for metals only.

Approximate sample locations are provided on Drawing 700 in Appendix E.

4.3 Quality Assurance and Quality Control

The quality assurance/ quality control (QA / QC) procedures employed during the works included:

- Collection of soil samples by suitably qualified staff in accordance with Geologix standard operating procedures.
- Submission of all samples to the analytical laboratory within the acceptable holding times for the contaminants of concern.
- Submission of one duplicate composite soil sample from composite locations C02. The duplicate sample was submitted under the unique identification QC01 and was analysed for metals only.
- Sample analysis by Hill Laboratories who are accredited by International Accreditation New Zealand (IANZ) for the analyses performed.

4.4 Soil Guideline Values

The following environmental guidelines were used to screen the sample results. Relevant guidelines values are provided in the data analysis table attached as Appendix E.

4.4.1 *Background Concentrations*

According to Regulation 5(9) of the NES:CS, if a DSI can demonstrate that any contaminants on a HAIL site are at, or below, background concentrations, then the NES:CS regulations do not apply. However, there are no natural background concentration available for Northland region at the time of this investigation. Therefore Regulation 5(9) of the NES:CS is not applicable.

4.4.2 *Soil Contaminant Standards (NES:CS)*

The NES:CS (MfE, 2011) details soil contaminant standards (SCSs) for seven inorganic substances. SCSs are available for these substances and compounds when present in land used for five land use scenarios. The contaminants analysed at this site for which SCSs are available are arsenic, cadmium, chromium, copper and lead. For this site, a rural residential/ lifestyle block 25% produce land use scenario was adopted, which includes the following source-pathway-receptor assumptions:

- The selected residential SCSs assume that intended future land use will be rural residential/ lifestyle lot, for single dwelling sites with gardens, including some home-grown produce consumption.
- Potential receptors include site workers during the redevelopment works and residents or workers (dependant on the site use) following the redevelopment.
- The NES:CS adopted standards for rural residential/ lifestyle block 25% have been used to assess risks to both site workers and end users of the site.
- It has been assumed that the average soil pH is 5, and that all lead is present in inorganic form.

4.4.3 *Other Applicable Human Health Standards*

For contaminants of potential concern that are not priority contaminants, the NESCS references the hierarchy defined in the MfE CLMG No.2 – *Hierarchy and Application in New Zealand of Environmental Guideline Values* (MfE, 2011d).

In accordance with this hierarchy, the Australian National Environment Protection Council (NEPC) (1999 rev: 2013) National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM) has been used for two metals (nickel and zinc). Health-based investigation levels for 'Residential A' land use have been selected in accordance with the potential proposed end use of the site and to protect site workers during the development work.

'Residential A' investigation levels are described in the ASC NEPM to include "*Residential with garden/accessible soil (home grown produce <10% fruit and vegetable intake (no poultry), also includes childcare centres, preschools and primary schools*" (NEPC 2013).

5 SAMPLING RESULTS

Laboratory analytical results of the samples collected are summarised in Section 5.1 below and the soil analytical results table attached as Appendix E. The full laboratory analytical reports are provided in Appendix F.

5.1 Analytical Results

As previously mentioned, all composite samples were analysed for metals (arsenic, cadmium, chromium, copper, lead, nickel, and zinc) and OCPs. The results of the laboratory analysis indicated the following:

- No heavy metals were detected above human health criteria.
- No OCPs were detected above the laboratory level of reporting.

5.2.1 Confidence in Results

The analytical laboratory is required to conduct cross checking and routine duplicate sample analysis to maintain an IANZ accreditation. Discrete project specific duplicate analysis was undertaken to confirm the reliability of laboratory analysis. In accordance with CLMG, primary to secondary sample acceptable relative difference (RPD) is 50 % for soil samples.

Three duplicate samples (QC01a, b and c samples) were composited into one composite sample and analysed for metals to replicate the analysis of composite sample C02 (a, b and c samples). The relative percentage difference (RPD) between the primary and duplicate samples ranged between 0% and 24%. As such, it is considered that the precision of the sampling and analysis is well within acceptable limits. The results are presented in the data analysis table attached as Appendix E.

5.2 Summary of Results

The result of analytical testing indicates that contaminants concentrations of the CoCs are below human health guidelines for a rural/ lifestyle block land use scenario.

6 DISPOSAL DOCUMENTATION

A disposal criteria analysis for metals has been made in accordance with the MfE Hazardous Waste Acceptance Criteria (WAC) screening criteria for Class A and B landfill facilities and summarised as follows:

- No exceedance of Class A landfill screening criteria in any samples.
- Exceedance of Class B landfill screening criteria for:
    - Total chromium from all sample locations.
    - Lead from sample locations C02 (duplicate sample) and C03.

- Zinc from sample locations C02 (duplicate sample).

Based on the above, and as natural background concentrations are not available for Northland, soils do not meet the requirement and definition of clean fill and any soil proposed for removal from site shall be disposed of to an appropriate managed fill facility. Sample results should be provided to a managed fill facility to determine if they can accept.

7 RISK ASSESSMENT

Although all laboratory results were below the human health criteria and no natural background concentrations for northland region are available. Based on the information presented in this report, a quantitative risk assessment of contamination potential to cause an effect upon human and/ or ecological receptors was still undertaken. This is further developed into a regulatory assessment for consent.

The available information summarised above (Sections 2 – 6) indicates the site has been used for horticultural activities conducted from circa 1990s to circa 2000. HAIL activities (category A10) particularly associated with contaminants associated with historical horticultural land-use.

The following Conceptual Site Model (CSM), Table 3 below, has been developed for the potentially complete contaminant pathways at the site:

Table 2: Conceptual Site Model.

Source	Pathway	Receptor	Risk Score
Metals and OCPs	• Incidental soil ingestion. • Inhalation of dusts. • Dermal absorption.	• Site users/ workers of the site. • Future site users.	• Incomplete/ very low – as results below human health limits
Metals and OCPs in soil remaining on site.	• Migration	• Groundwater • Surface water	• Incomplete/ very low – as results below human health limits
Metals and OCPs in soil taken away from site.	• Migration	• Groundwater • Surface water	• Low – provided taken to a suitable managed fill facility

For an exposure pathway to be complete and subsequently cause a risk, there must be a contamination source, a contaminant transport mechanism (pathway) and a receptor, typically human or ecological.

7.1 Quantification of Risk and Discussion

The actual and potential HAIL activities undertaken (refer to Section 3.4) on site identifies a very low potential risk to human health and ecological receptors across the site area.

As such, due to concentrations below human health criteria, a very low risk is applied to long-term human health exposure to the proposed use for rural residential purposes if these soils are to remain on site.

8 REGULATORY CONSIDERATIONS (CONTAMINATED LAND)

Based on the findings of this investigation, the NES:CS regulations apply to the entire site area (i.e., 14,625 m^2). Selected site plans are provided in Appendix A. This section provides clarification of consent conditions against national, regional and local standards and regulations in regard to the proposed change of use and soil disturbance only.

8.1 National Environmental Standards

The NES:CS regulation applies to activities of change of use and soil disturbance where HAIL activity is being / has been / more likely than not to have been undertaken. The results of the historical review indicated that, under subclause (7) the NES:CS applies to the site due to the HAIL Category A10; Persistent pesticide bulk storage or use including sport turfs, market garden green house or spray sheds.

In relation to soil disturbance, the NES:CS allows (per year) a soil disturbance volume of 25 m^3 per 500 m^2 of 'piece of land' area and soil disposal volume of 5 m^3 per 500 m^2 of piece of land area. Calculated on a 'piece of land' basis (entire property area, 14,625 m^2), allowable soil disturbance volumes are 731.25 m^3 for soil disturbance and/ or 146.25 m^3 for off-site disposal per year to be able to comply with permitted activity status.

Therefore, where any proposed soil disturbance volume remains below or at the allowable limits, the activity of soil disturbance would be considered to be a permitted activity. In addition, should any soil disturbance volumes exceed the above allowable thresholds, the activity would be considered as a controlled activity.

However, for change of use (i.e., horticulture to rural residential use) and/ or soil disturbance activities under Regulation 9 of the NES:CS the soil contamination does not exceed the applicable standard in Regulation 7. Therefore, activities of change of use and soil disturbance is considered to be a controlled activity.

8.2 Northland Regional Plan

Potentially contaminated land refers to land where a HAIL activity is / has been undertaken. Due to the identified HAIL activity within the site, the piece of land (i.e., the entire site) is considered to be potentially contaminated land. However, based on our investigation, contaminants do not pose a human health risk or environmental risk. Therefore, the proposed activity (change of use, and potential future soil disturbance) complies with rule C.6.8.2 (discharges from contaminated land), which is considered a permitted activity under the proposed regional plan.

In addition, and to be noted; Northland Regional Plan Rule C.6.8.1 (Investigating potentially contaminated land – permitted activity), the disturbance of land for a site investigation to assess the concentration of hazardous substances in soil, water or air is a permitted activity,

provided:

1) The site investigation is certified by a suitably qualified and experienced practitioner, and

2) The person or organisation initiating the site investigation provides a copy of the site investigation report to the Regional Council within three months of the completion of the investigation, and

3) Site investigations undertaken to assess the concentrations of contaminants in soil are undertaken in accordance with Contaminated Land Management Guidelines No. 5: Site Investigation and Analysis of Soils (Ministry for the Environment, 2011).

This report complies with items 1 and 3 above, therefore, to fully comply with rule C.6.8.1, this report must be submitted to the Regional Council within three months of the completion of the investigation.

9 SUMMARY AND RECOMMENDATIONS

This combined Preliminary and Detailed Site Investigation (PSI/ DSI) report has been prepared by Geologix for Stroud Homes (the 'Client'). This investigation was undertaken to support the proposed development in relation to a new dwelling, associated onsite stormwater and wastewater disposal system (i.e., septic tank and dispersal field) and driveway/ site access on a portion of the property located at 9 Cavalli View Road, Kaeo (the 'site').

The following summarises the findings of this investigation:

The property may have been used for farming purposes (grazing land) prior to 1950 until circa 1990s (refer to Section 3.3), where the property was then used for horticultural land use. By 2005, the property did not appear to be used for horticultural purposes, the property was heavily covered in trees (overgrown) until circa 2020 when the majority of the property was cleared. By 2025, a large shed and driveway was constructed (within the site area) indicating the property in use for rural residential purposes.

Based on the HAIL activity above, the NES:CS applies.

HAIL category A10 was identified (as indicated in Section 3.4), however, soil results confirm that:

- No heavy metals and OCPs were detected over human health criteria guidelines.

- No OCPs were detected above the laboratory level of reporting in any of the samples analysed for OCPs.

Based on the findings of the investigation, Geologix considers that there is very low risk to long-term human health exposure in the proposed subdivision and soil disturbance activities (if undertaken) if these soils are to remain on site. Site soils, while suitable for onsite use (subject to geotechnical suitability), any soils proposed for removal from site (if any) shall be

disposed of to an appropriate managed fill facility.

For change of use and/ or soil disturbance activities under Regulation 9 of the NES:CS the soil contamination does not exceed the applicable standard in Regulation 7. Therefore, change of use and/ or soil disturbance activities associated with the proposed development regarding contaminated land will be required as a controlled activity under the NES:CS and in addition permitted activity under the proposed Northland Regional Plan.

As previously mentioned, to comply with rule C.6.8.1, this report must be submitted to the Regional Council within three months of the completion of the investigation.

To note, sampling has only been conducted within the proposed development area only (the 'site'), any future development outside of the proposed development area may require further investigation. However, based on the site history and laboratory results, it is expected that contaminant levels would be consist across the entire property area.

10 LIMITATIONS

This report has been prepared for Stroud Homes as our Client. It may be relied upon by our Client and their appointed Consultants, Contractors and for the purpose of Consent as outlined by the specific objectives in this report. This report and associated recommendations, conclusions or intellectual property is not to be relied upon by any other party for any purpose unless agreed in writing by Geologix Consulting Engineers Ltd and our Client. In any case the reliance by any other party for any other purpose shall be at such parties' sole risk and no reliability is provided by Geologix Consulting Engineers Ltd.

The opinions and recommendations of this report are based on plans, specifications and reports provided to us at the time of writing, as referenced. Any changes, additions or amendments to the project scope and referenced documents may require an amendment to this report and Geologix Consulting Engineers should be consulted. Geologix Consulting Engineers Ltd reserve the right to review this plan.

The recommendations and opinions in this report are based on arisings extracted from sample points at discrete locations. The nature and continuity of subsurface conditions, interpretation of ground condition and models away from these specific sampling investigation locations are inferred. It must be appreciated that the actual conditions may vary from the assumed conceptual site model. Differences from the encountered ground conditions during construction may require an amendment to the recommendations of this report.

11 REFERENCES

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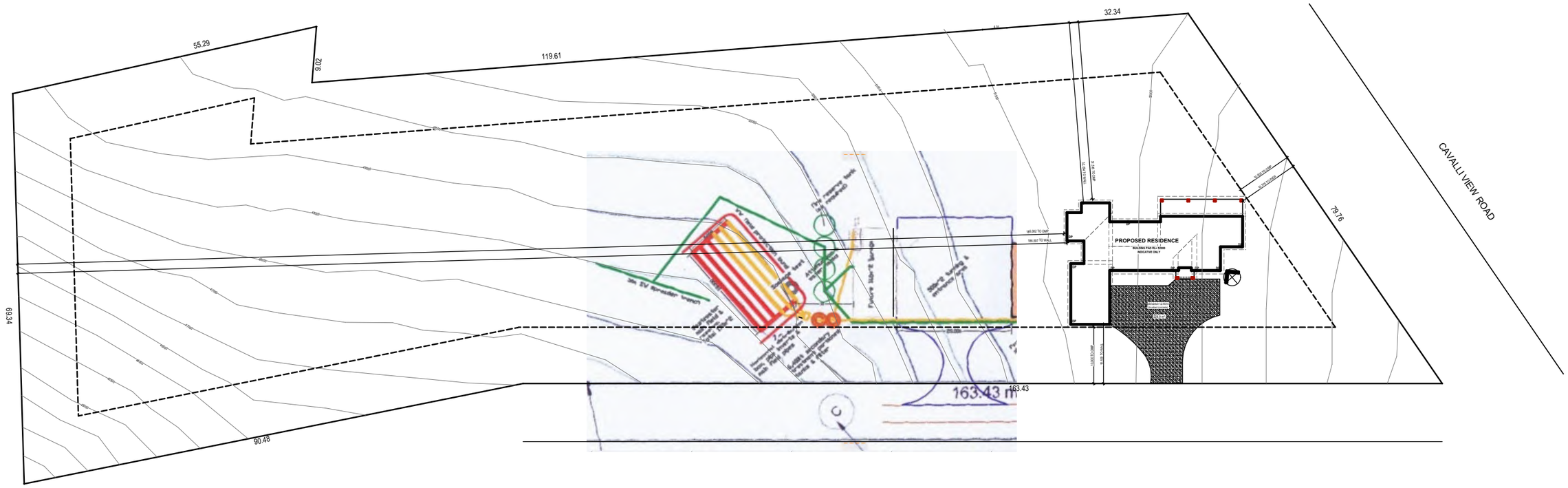
Users' guide, 2012: National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health. April 2012.

APPENDIX A

Selected Site Plans

FNDC - Approved Project Information Memorandum Document - EBC-2026-1073/0 - 02/07/2026 - Pg 1 of 10 - LMare

FNDC - Approved Project Information Memorandum Document - EBC-2026-1073/0 - 02/07/2026 - Pg 2 of 10 - LMare



OVERALL SITE PLAN

SCALE 1 : 750

STROUDHOMES
Feels like home

Stroud Homes Auckland North

21 Neville Street
Warkworth
Auckland

Telephone:
02 1265 6737

NOTES

1. Written dimensions take precedence over scale.
2. Builder to verify all dimensions and levels prior to commencement of construction.
3. All internal dimensions stated are frame size - excluding linings.
4. This building has been designed in accordance with AS 1684.2 - 2006 (Residential timber framed construction).
5. Supplier may substitute lintels for those of equal strength to span ratio.
6. All structural sizes to be read in-conjunction with structural engineers drawings & details.
7. Articulation joints to complay with 3.3.1.8 BCA Vol 2.
8. Mechanical Ventilation to comply with 3.8.5 Bca Vol 2.
9. Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired-in)
10. Protection against subterranean termites shall be in accordance with AS 3660-Pt 1 2001. Provided treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.
11. HWS unit (constant flow) with 5 star energy efficiency rating to comply with "Sustainable Buildings" QDC pt 29, AS/NZs 6400:2005.
12. Rainwater tanks, lighting and plumbing fixtures & fittings to comply with QDC PART 29 & 25, 'Sustainable Buildings' QDC pt 29 & 25 AS/Nzs 300.1.2003 AS/NZS 6400:2005.
13. Lift off hinges to all WC doors to comply with Australian Standards.
14. Stair construction to comply with Pt 3.9.1 and balustrades to comply with pt 3.9.2 BCA Vol 2.
15. DCP & flashings to comply with Pt 3.3.4 BCA Vol 2

PLAN LEGEND

afl = above floor level
hd = head at 2100 afl.
fw = floor waste
= smoke detector
vb = vanity basin
obs = obscure glazing
mb = meter box
dp = downpipe
ohc = overhead cupboard
ref = refrigerator prov.
mw = microwave prov.
dw = dishwasher prov.
pty = pantry
wm = washing machine prov.
ghw = gas hot water unit
tr = towel rail
trh = toilet roll holder
HC = garden tap

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PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

OWNER/S .....

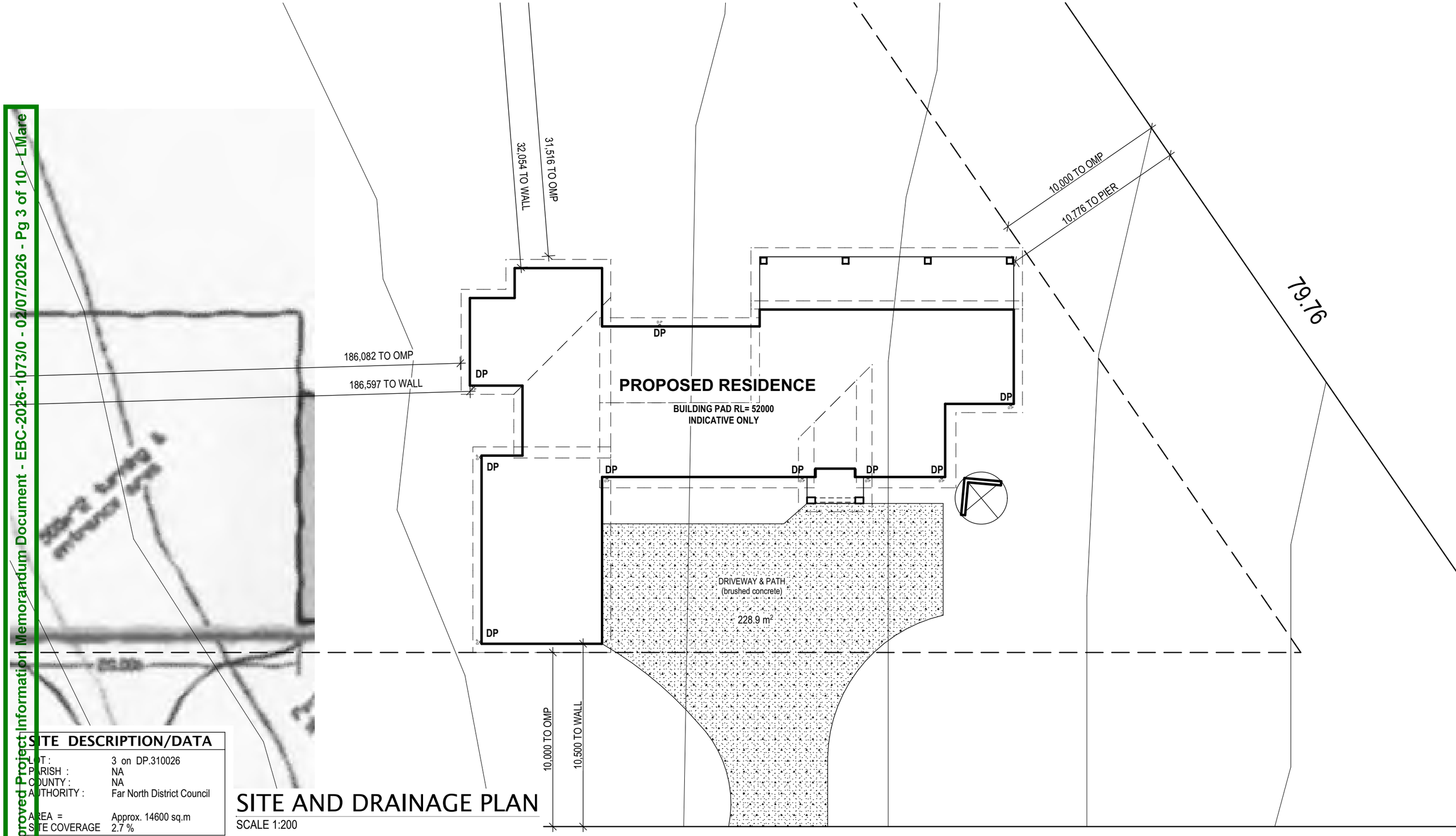
WITNESS ..... DATE .....

CLIENT:
B. MARTIN & V. WOODRUFF

Lot 3, 9 Cavalli View Road
KAEO

MODEL: Pauanui 393 Skillion	JOB No. 26L003CA
ISSUE/DATE: PRELIM ISSUE 4 : 6/03/2026	SHEET No. 1 OF 09

FNDC - Approved Project Information Memorandum Document - EBC-2026-1073/0 - 02/07/2026 - Pg 3 of 10 - LMare



SITE DESCRIPTION/DATA

LOT :	3 on DP.310026
PARISH :	NA
COUNTY :	NA
AUTHORITY :	Far North District Council
AREA =	Approx. 14600 sq.m
SITE COVERAGE	2.7 %

SITE AND DRAINAGE PLAN

SCALE 1:200

STROUDHOMES
Feels like home

Stroud Homes Auckland North

21 Neville Street
Warkworth
Auckland

Telephone:
02 1265 6737

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15. DCP & flashings to comply with Pt 3.3.4 BCA Vol 2

PLAN LEGEND

afl = above floor level	ref = refrigerator prov.
hd = head at 2100 afl.	mw = microwave prov.
fw = floor waste	dw = dishwasher prov.
= smoke detector	pty = pantry
vb = vanity basin	wm = washing machine prov.
obs = obscure glazing	ghw = gas hot water unit
mb = meter box	tr = towel rail
dp = downpipe	trh = toilet roll holder
ohc = overhead cupboard	HC = garden tap

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OWNER/S .....

WITNESS ..... DATE .....

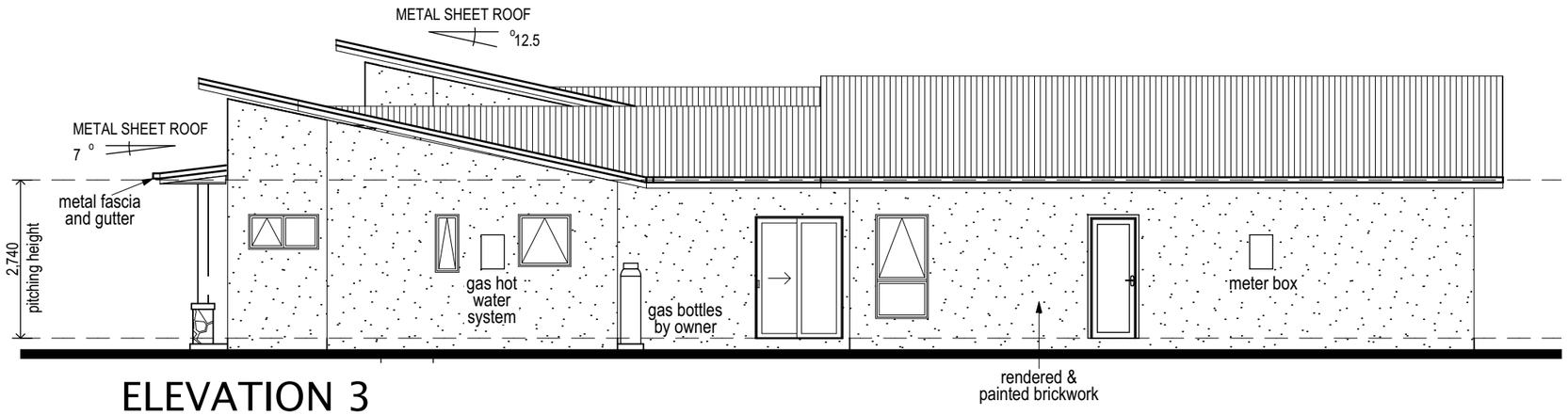
CLIENT:
B. MARTIN & V. WOODRUFF

Lot 3, 9 Cavalli View Road
KAEO

MODEL: Pauanui 393 Skillion	JOB No. 26L003CA
ISSUE/DATE: PRELIM ISSUE 4 : 6/03/2026	SHEET No. 2 OF 09

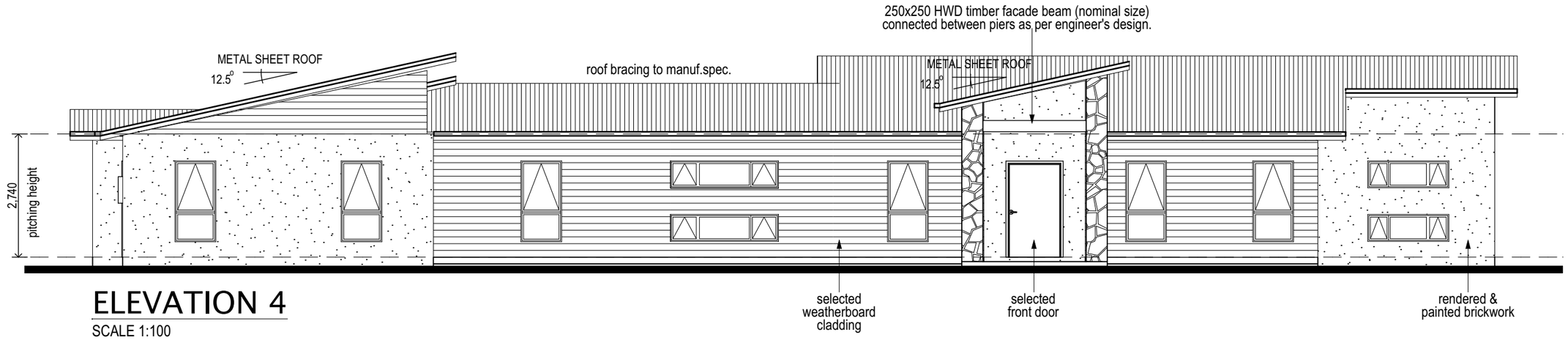
FNDC - Approved Project Information Memorandum Document - EBC-2026-1073/0 - 02/07/2026 - Pg 6 of 10 - LMare

NOTE :
450mm EAVE UNO.



ELEVATION 3

SCALE 1:100



ELEVATION 4

SCALE 1:100

STROUDHOMES
Feels like home

Stroud Homes Auckland North

21 Neville Street
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Telephone:
02 1265 6737

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OWNER/S .....

WITNESS ..... DATE .....

CLIENT:
B. MARTIN & V. WOODRUFF

Lot 3, 9 Cavalli View Road
KAEO

MODEL: Pauanui 393 Skillion	JOB No. 26L003CA
ISSUE/DATE: PRELIM ISSUE 4 : 6/03/2026	SHEET No. 5 OF 09

APPENDIX B

Selected Site Photographs

geologix consulting engineers	SITE PHOTOGRAPHS	Project: 9 Cavalli View Road, Kaeo Project no.: C0833N Figure no.: 1 of 1

Photograph 1: The site, looking west.

Photograph 2: The site, looking southeast.

Photograph 3: Greenwaste stockpiles and mulch stockpiles from tree clearing activities on northwest portion of the property, looking west.

APPENDIX C

Historical aerial photographs

geologix consulting engineers	Historical Aerial Photographs	Project: 9 Cavalli View Road, Kaeo Project no.: C0833N Figure no.: 1 of 5

1950: Retrolens

1968: Retrolens

geologix consulting engineers	Historical Aerial Photographs	Project: 9 Cavalli View Road, Kaeo Project no.: C0833N Figure no.: 2 of 5

1978: Retrolens

1981: Retrolens

geologix consulting engineers	Historical Aerial Photographs	Project: 9 Cavalli View Road, Kaeo Project no.: C0833N Figure no.: 3 of 5

2000: FNDC Maps (LINZ Aerial Imagery)

2005-2006: FNDC Maps (LINZ Aerial Imagery)

geologix consulting engineers	Historical Aerial Photographs	Project: 9 Cavalli View Road, Kaeo Project no.: C0833N Figure no.: 4 of 5

2014-2016: FNDC Maps (LINZ Aerial Imagery)

2023-2025: FNDC Maps (LINZ Aerial Imagery)

geologix consulting engineers	Historical Aerial Photographs	Project: 9 Cavalli View Road, Kaeo Project no.: C0833N Figure no.: 5 of 5

2025: Google Earth Pro

APPENDIX D

Selected Property Information

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

Property ID: 3341673

PROJECT INFORMATION MEMORANDUM

Section 34-39, Building Act 2004

Application Number: EBC-2026-1073/0

THE BUILDING

Street Address of Building
9 Cavalli View Road, Kerikeri 0295

Legal description of land where building is located:
LOT 3 DP 310026

Building Name:

Location of Building within site / block number:

Level/unit number:

THE OWNER

Name of Owner:
Bjorn Isaac Martin

Contact Person Name:
Bjorn Martin

Mailing Address:
39 Cervantes Avenue
Baldivis
WA 6171
AUSTRALIA

Street Address / Registered Office:

Phone Number:

Landline:

Mobile:
+61448244428

Daytime:

After Hours:

Facsimile Number:

Email Address:
bjornzacmartin@hotmail.com

Website:

First point of contact for communications with the Territorial Authority:

Matchless Homes Limited
50 Biokovo Street
Massey
Auckland 0614
Mobile: 022 3102169
design.bmarchitecture@gmail.com

Building Work

This assessment has been carried out for the following building work:

PIM Only: To build a new single level residential dwelling with 4 bedrooms, 2 bathrooms, double garage, GYM, Laundry, Study, Media, Kitchen, Pantry, Living. Onsite stormwater and wastewater disposal system. Two vehicle crossings (not on main road). A proposed shed on site as well

Application Type:

Project Information Memorandum only

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

Property ID: 3341673

Council is aware of the following information that affects your project:-

Heritage Status and Special Features of the Land

There are no known features affecting the heritage status of this site.

Natural Hazards

There are no known natural hazards affecting this site.

Land Features (Data from BRANZ Maps)

Wind zone:	Very high	Earthquake zone:	Zone 1
Exposure zone:	Zone C	Climate zone:	Zone 1

Site Contamination

Council records indicate that this site is HAIL and is subject to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011, under the Resource Management Act 1991. A suitably qualified person will be required to provide a report outlining a proposal to remediate the land at building consent stage.

Services Available to site

There are no services available to site.

Fire Evacuation Plan

N/A for the proposed building work.

Access and facilities for disabled persons

N/A for the proposed building work.

Network Utility Authorisations

N/A for the proposed building.

Building on two or more allotments

N/A for the proposed building work.

Details of authorisations which have been granted

N/A for the proposed building work.

Details of authorisations which have been refused

N/A for the proposed building work.

Notification of any authorisation which must be obtained before the proposed building work may be undertaken

Resource Consent is required prior to construction commencing.
Earthworks Permit is required prior to construction commencing.

This Project Information Memorandum is confirmation that

The proposed building work may be carried out subject to the requirements of a building consent and all other necessary authorisations being obtained.

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

Property ID: 3341673

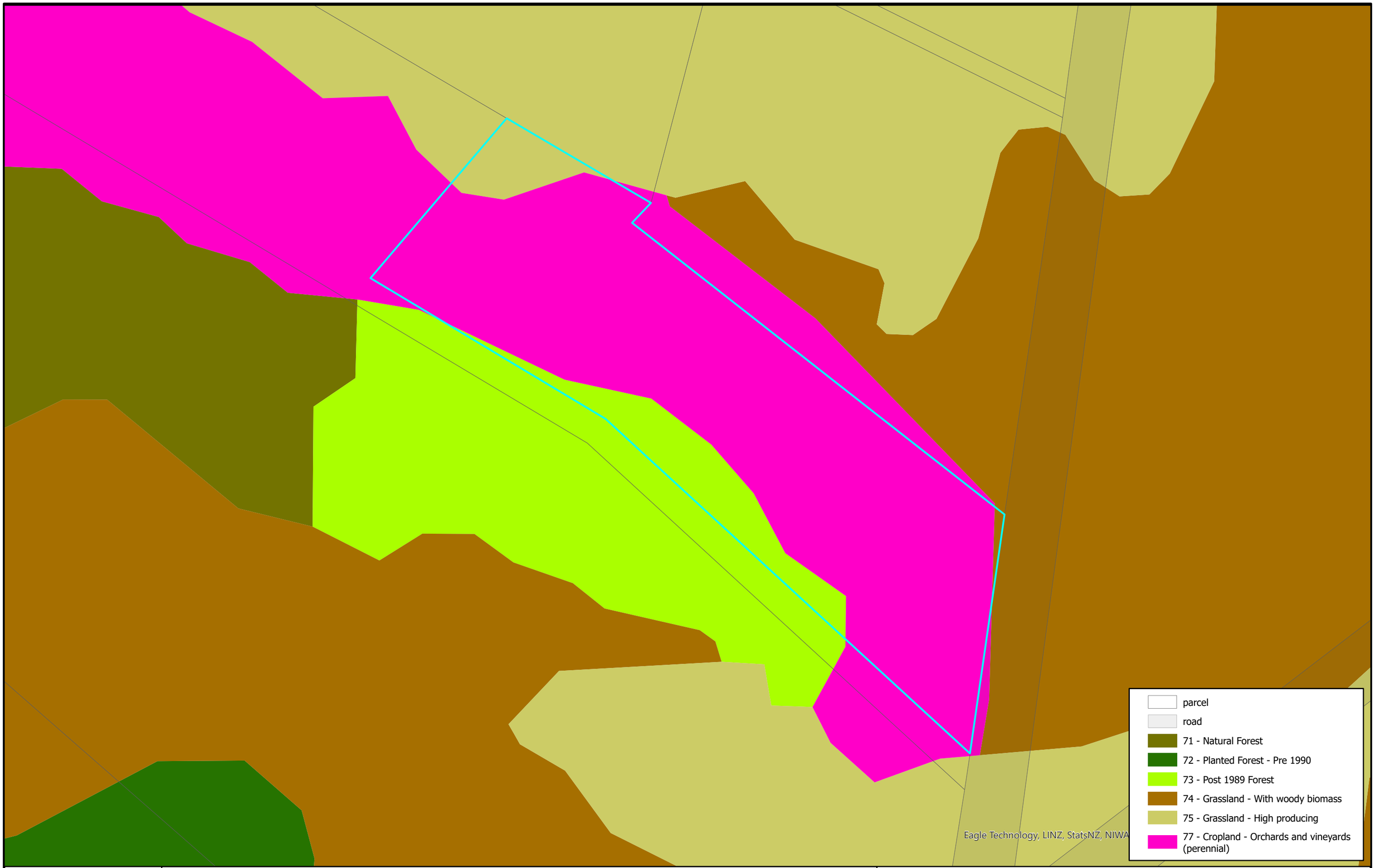
Advice notes

Earthworks Permit:
Assessment of your consent has highlighted the need for an Earthworks Permit under the Control of Earthworks Bylaw. Earthworks Permit must be granted prior to any earthworks commencing. For further information, contact the Duty Planner on 0800 920 029 or Duty.Planner@fndc.govt.nz

Attachments

Form 4 Certificate.
GIS Maps.

Signature:	
	Trent Blakeman
Position:	Manager – Building Services
On behalf of:	Far North District Council (Building Consent Authority & Territorial Authority)
Date:	02-Jul-2026



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

FNDC Land Cover

0 20 40 60 metres

Projection NZTM2000. Datum NZGD2000. Scale:1:1,128

DISCLAIMER:
While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.

Created: 2/07/2026

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

FNDC H.A.I.L. Sites

0 20 40 60 metres

Projection NZTM2000. Datum NZGD2000. Scale:1:1,128

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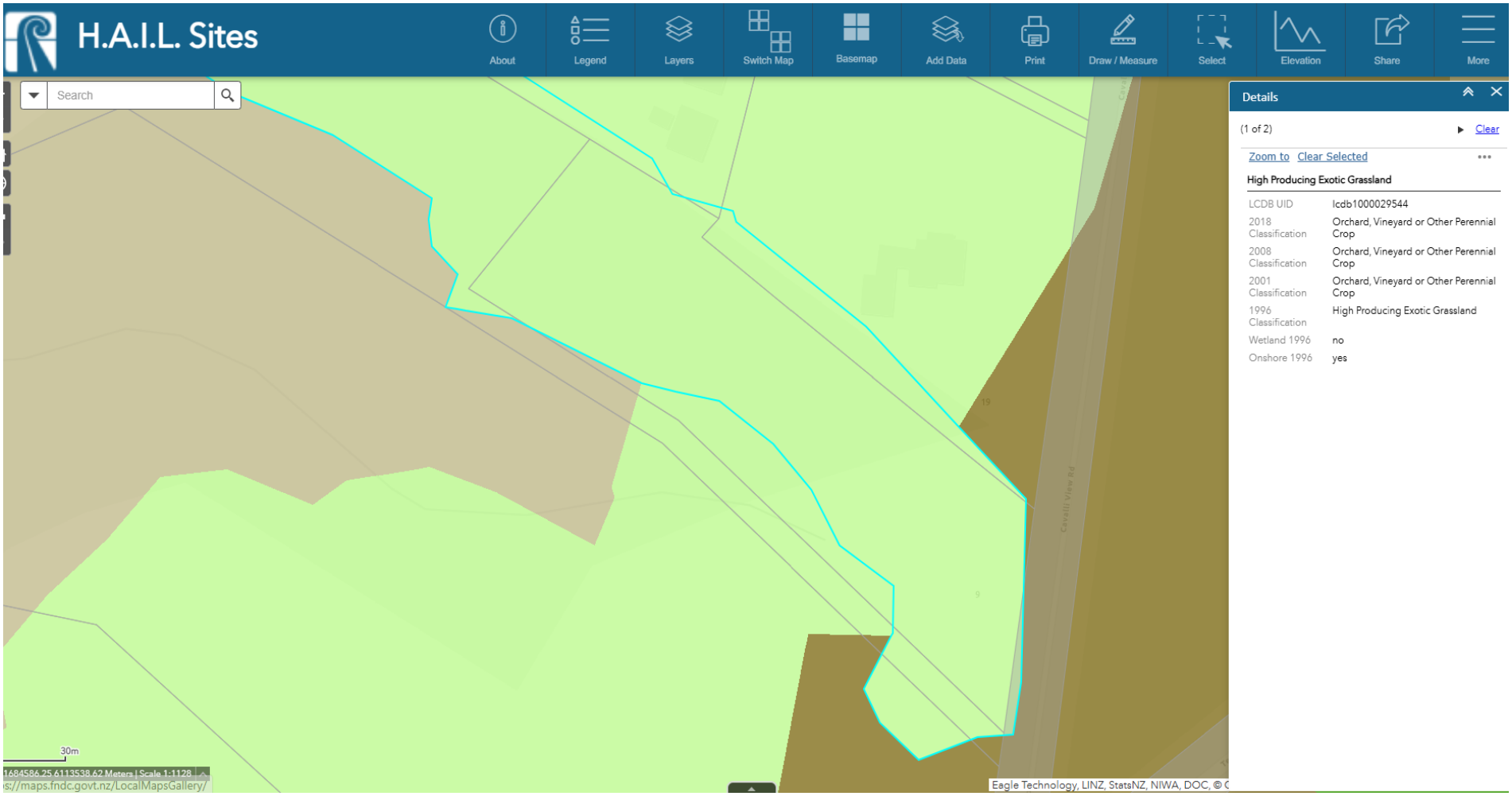
Created: 2/07/2026


H.A.I.L. Sites
About
Legend
Layers
Switch Map
Basemap
Add Data
Print
Draw / Measure
Select
Elevation
Share
More
Search
Details
(1 of 2)
Clear
Zoom to
Clear Selected
High Producing Exotic Grassland
LCDB UID
lcdb1000029544
2018 Classification
Orchard, Vineyard or Other Perennial Crop
2008 Classification
Orchard, Vineyard or Other Perennial Crop
2001 Classification
Orchard, Vineyard or Other Perennial Crop
1996 Classification
High Producing Exotic Grassland
Wetland 1996
no
Onshore 1996
yes
30m
Eagle Technology, LINZ, StatsNZ, NIWA, DOC, ©

APPENDIX E

Soil Analytical Results Table

Drawing 700 – Environmental Site Plan

geologix
consulting engineers

Table 1: **Soil Analytical Results**	**Sample Name**	C01 (Composite of C01a, C01b & C01c)	C02 (Composite of C02a, C02b & C02c)			C03 (Composite of C03a, C03b & C03c)	**NES:CS [1] Human Health Rural Residential/ Lifestyle Block Land Use Criteria**
			Primary	Duplicate (QC01)	RPD%		
Heavy Metals							
Arsenic		3	3	3	0	4	17
Cadmium		< 0.10	< 0.10	< 0.10	0	< 0.10	0.8
Chromium		81	77	78	1	84	290
Copper		7	8	8	0	8	> 10,000
Lead		8.8	9.7	10.4	7	11.1	160
Nickel		5	7	8	13	5	400 [2]
Zinc		9	18	23	24	12	7,400 [2]
Organochlorine Pesticides (OCPs). No OCPs detected over the laboratory limit of reporting in any of the samples analysed for OCPs. Refer to full laboratory reports attached.							

Highlighted, coloured cell indicates samples exceeds human health guidelines.

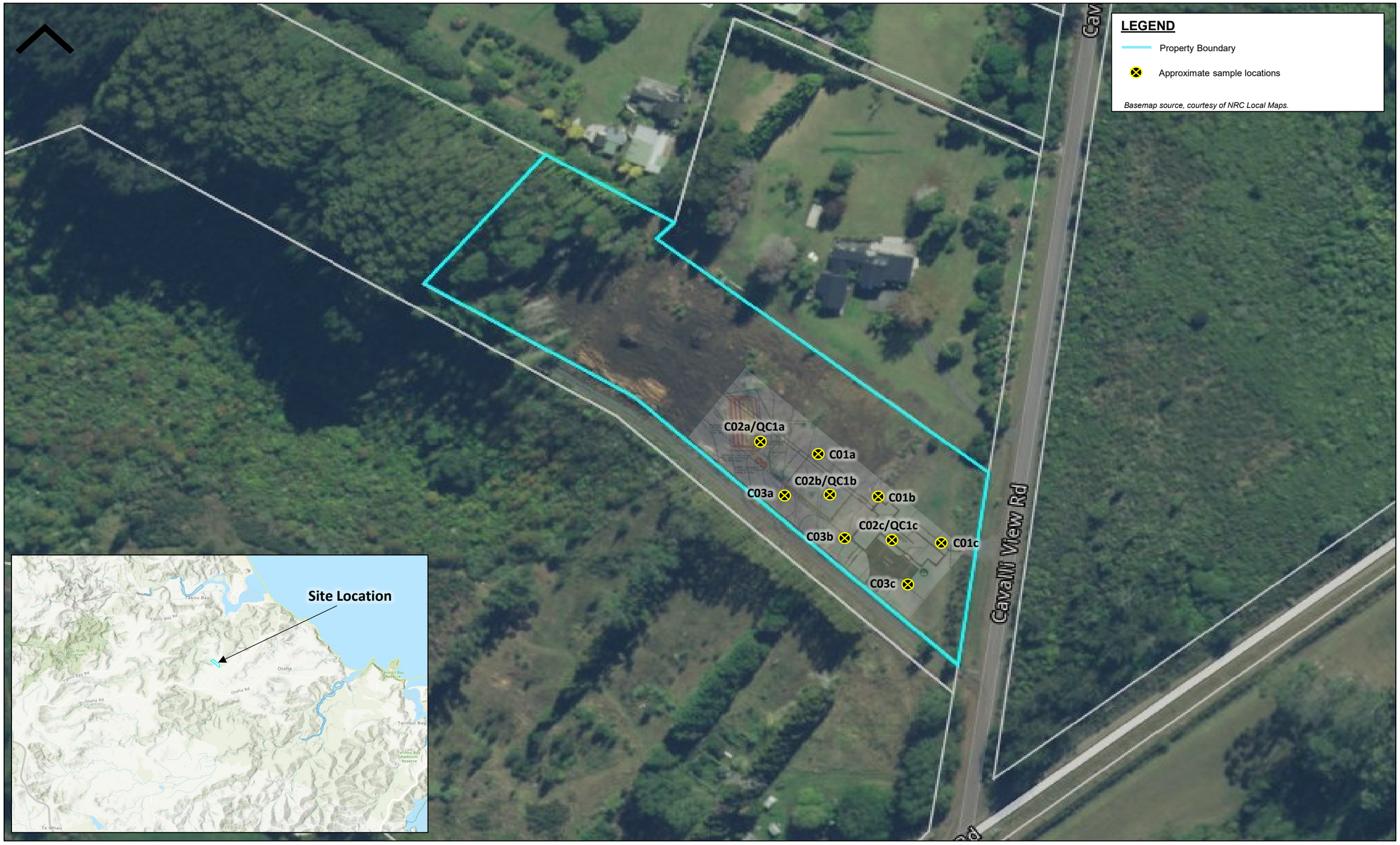
Notes:

All results in milligrams per kilogram (mg/kg) unless stated otherwise.

Chromium provided as Chromium VI

RPD - Relative Percent Difference

1. Ministry for the Environment National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health; Rural residential/ lifestyle block land use scenario.
2. National Environmental Protection Measure (Assessment of Site Contamination) 1999, update 2013 Schedule B1, land use class Residential A.



geologix consulting engineers	DRAWN: RM	PROJECT: C0833N, 9 CAVALLI VIEW ROAD, KAEO						STATUS: FINAL
	VERIFIED: RM	CLIENT: MERKARA HOLDINGS T/A STROUD HOMES AUCKLAND NORTH	0	05/08/26	FIRST ISSUE - FOR DEVELOPMENT	RM	EC	DRAWING TITLE: ENVIRONMENTAL SITE PLAN
	APPROVED: EC		REV	DATE	REVISION DETAILS	BY	APP	DRAWING NUMBER: 700 SCALE: NTS

APPENDIX F

Laboratory Reports

R J Hill Laboratories Limited
28 Duke Street Frankton 3204
Private Bag 3205
Hamilton 3240 New Zealand

0508 HILL LAB (44 555 22)
+64 7 858 2000
mail@hill-labs.co.nz
www.hill-labs.co.nz

Certificate of Analysis

Client:	Geologix Consulting Engineers Limited	**Lab No:**	4283110	SPv1
Contact:	Ray Mayor C/- Geologix Consulting Engineers Limited 13/2181 East Coast Road Stanmore Bay Silverdale 0932	**Date Received:**	07-Aug-2026	
		Date Reported:	13-Aug-2026	
		Quote No:	113810	
		Order No:		
		Client Reference:	C0833-Cavalli Road	
		Submitted By:	Ray Mayor	

Sample Type: Soil

Sample Name:		Composite of C01a, C01b & C01c	Composite of C02a, C02b & C02c	Composite of C03a, C03b & C03c	Composite of QC1a, QC1b & QC1c
Lab Number:		4283110.13	4283110.14	4283110.15	4283110.16
Individual Tests					
Dry Matter	g/100g as rcvd	67	69	73	-
Heavy Metals, Screen Level					
Total Recoverable Arsenic	mg/kg dry wt	3	3	4	3
Total Recoverable Cadmium	mg/kg dry wt	< 0.10	< 0.10	< 0.10	< 0.10
Total Recoverable Chromium	mg/kg dry wt	81	77	84	78
Total Recoverable Copper	mg/kg dry wt	7	8	8	8
Total Recoverable Lead	mg/kg dry wt	8.8	9.7	11.1	10.4
Total Recoverable Nickel	mg/kg dry wt	5	7	5	8
Total Recoverable Zinc	mg/kg dry wt	9	18	12	23
Organochlorine Pesticides Screening in Soil					
Aldrin	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
alpha-BHC	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
beta-BHC	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
delta-BHC	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
gamma-BHC (Lindane)	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
cis-Chlordane	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
trans-Chlordane	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
2,4'-DDD	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
4,4'-DDD	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
2,4'-DDE	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
4,4'-DDE	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
2,4'-DDT	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
4,4'-DDT	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
Total DDT Isomers	mg/kg dry wt	< 0.09	< 0.09	< 0.08	-
Dieldrin	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
Endosulfan I	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
Endosulfan II	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
Endosulfan sulphate	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
Endrin	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
Endrin aldehyde	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
Endrin ketone	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
Heptachlor	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
Heptachlor epoxide	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
Hexachlorobenzene	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-
Methoxychlor	mg/kg dry wt	< 0.015	< 0.015	< 0.014	-

This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised.
The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked * or any comments and interpretations, which are not accredited.

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request.
Unless otherwise indicated, analyses were performed at Hill Labs, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Soil

Test	Method Description	Default Detection Limit	Sample No
Environmental Solids Sample Drying*	Air dried at 35°C Used for sample preparation. May contain a residual moisture content of 2-5%. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed).	-	13-16
Heavy Metals, Screen Level	Dried sample, < 2mm fraction. Nitric/Hydrochloric acid digestion. Complies with NES Regulations. ICP-MS screen level, interference removal by Kinetic Energy Discrimination if required. US EPA 200.2 (modified), APHA 3125 B: Online Edition.	0.10 - 4 mg/kg dry wt	13-16
Organochlorine Pesticides Screening in Soil	Sonication extraction, GC-ECD analysis. Tested on as received sample. In-house based on US EPA 8081.	0.010 - 0.06 mg/kg dry wt	13-15
Dry Matter	Dried at 103°C for 4-22hr (removes 3-5% more water than air dry) , gravimetry. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed). US EPA 3550.	0.10 g/100g as rcvd	13-15
Composite Environmental Solid Samples*	Individual sample fractions mixed together to form a composite fraction.	-	1-12

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed between 07-Aug-2026 and 12-Aug-2026. For completion dates of individual analyses please contact the laboratory.

Samples are held at the laboratory after reporting for a length of time based on the stability of the samples and analytes being tested (considering any preservation used), and the storage space available. Once the storage period is completed, the samples are discarded unless otherwise agreed with the customer. Extended storage times may incur additional charges.

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.

Kim Harrison MSc
Client Services Manager - Environmental

STATEMENT OF QUALIFICATION

I Edward John Collings of Geologix Consulting Engineers Ltd certify that:

1. This combined Preliminary and Detailed Site Investigation meets the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES:CS) because it has been:

    a. Prepared and certified by a suitably qualified and experienced practitioner registered under the Certified Environmental Practitioner Scheme (Registration Number 0861) and Engineering New Zealand Chartered Professional Engineer (Registration Number 1033153).

    b. The SQEP has over 18 years post graduate experiencing practicing as an environmental consultant with a tertiary education qualification equivalent to a Master of Science with supporting evidence from Engineering New Zealand that the Consultant has equivalent knowledge to Washington Accord equivalence.

    c. Reported on in accordance with the current edition of Contaminated Land Management Guidelines No. 1 – Reporting on contaminated sites in New Zealand, 2021.

2. This investigation concludes that:

    a. For subdivision and soil disturbance activities (if any) under Regulation 9 of the NES:CS the soil contamination does not exceed the applicable standard in Regulation 7 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations.

Evidence of qualifications and experience of the suitably qualified and experienced practitioner is available below.

Signed:

Dated: 19 August 2026

Role	Name	Relevant Experience
Project Manager	**Ray Mayor** Unitec New Zealand, 2010, Bachelor of Engineering (Environmental) Unitec New Zealand, 2007, Diploma in Environmental Technology	Ray is a Senior Environmental Consultant with more than 17 years' experience on contaminated sites. His project experience includes conducting site assessments, compliance monitoring, managing environmental risk and remediation across numerous sites including residential, industrial and commercial developments as well as New Zealand Defence Force sites.
Senior Technical Reviewer	**Edward Collings** MPhys (Hons) Physical Geography Certified Environmental Practitioner Chartered Professional Engineer	Edward is a Principal Engineer and Managing Director with more than 18 years' experience on geotechnical design and contaminated land remediation on a variety of residential, commercial and critical infrastructure projects in the UK and New Zealand. Edward attained recognition as a Certified Environmental Practitioner in 2016 in Australia and New Zealand with specialist knowledge in contaminated land and groundwater remediation and wastewater design. In recent years Edward has provided professional engineering assessments for prospective candidates to the scheme.

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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

Pre-application Meeting Minutes

Date: 30-Jul-2026
Concept Number: PAM-2027-9/0
Address: 9 Cavalli View Road, Kerikeri 0295
Duration of Meeting:

1. Meeting Attendees

Council:

- Aroha Chase – Acting Intermediate Resource Planner

Applicant:

- Michael Rabey – Stroud Homes
- Bourne Wang – BM Architecture
- Yekshith Pendakanti – Stroud Homes

2. Proposal & Documents Submitted for CDM

PIM Documentation EBC-2026-1073/0 particularly the approved documentation being Plans, Site Suitability Report, PIM Certificate and Approved FORM 4 (Section 37 Certificate under Building Act).

3. Detail of Proposal – as outlined by the applicant at the meeting

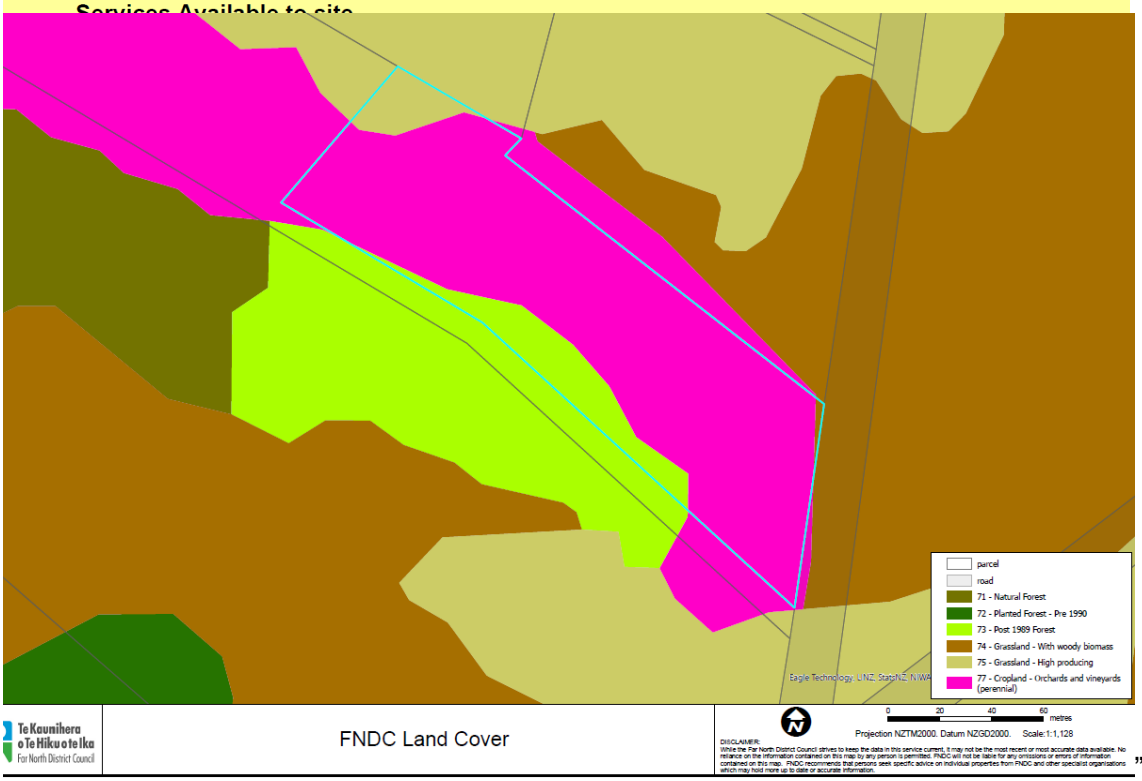
"….The proposed dwelling is located approximately 10.77 metres from the unsealed road frontage. We understand that the Proposed District Plan requires a 20-metre setback from an unsealed road.
Our client wishes to retain the current siting of the dwelling and is prepared to apply for resource consent and landscape design to address the setback infringement, the reason because he have already incurred significant costs relocating the neighbouring property's power cable, which crossed the site's front easement, to enable the dwelling to be located closer to the road. This location was selected because it is situated on flatter ground, reducing the extent of earthworks and construction complexity and cost, while also preserving the property's ocean views.
Relocating the dwelling to achieve the full 20-metre setback would require construction on steeper terrain, large amount earthwork removal, resulting in substantially higher construction costs and the loss of a significant portion of the ocean views that were a key consideration in the site's design.

To assist our client progress the application, we would appreciate the opportunity to meet with the Resource Consent team to discuss the proposed setback infringement and the contaminated soil matter identified in the PIM…"

"Regarding the approved PIM that mentions site contamination, council record is the entire yard is cropland, orchards, and vineyard
Because this is a very large land, should the contamination soil testing cover the entire land or only the earthwork removal area for the proposed new development?

Site Contamination
Council records indicate that this site is HAIL and is subject to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011, under the Resource Management Act 1991. A suitably qualified person will be required to provide a report outlining a proposal to remediate the land at building consent stage.

Services Available to site


"

Other items on PIM Documentation EBC-2026-1073/0 being Earthworks and Discharge Permit:

The site is zoned **Rural Production** under the Operative District Plan and Resource Consent is required for breach of the following:

Rule:	12.3.6.1.1 EXCAVATION AND/OR FILLING, EXCLUDING MINING AND QUARRYING, IN THE RURAL PRODUCTION ZONE OR KAURI CLIFFS ZONE Excavation and/or filling, excluding mining and quarrying, on any site in the Rural Production Zone or Kauri Cliffs Zone is permitted, provided that: (a) it does not exceed 5,000m3 in any 12-month period per site; and b) it does not involve a continuous cut or filled face exceeding an average of 1.5m in height over the length of the face i.e. the maximum permitted average cut and fill height may be 3m.
Reason:	Earthworks not demonstrated to confirm compliance with parts (a) and (b) of this rule.

The site is zoned **Rural Production** under the Proposed District Plan – Decisions Version which came into effect on 30 June 2026 and Resource Consent is required for breach of the following:

Rule:	RPROZ-R1 New buildings or structures and relocated buildings or extensions or alterations to an existing building or structures. RPROZ-S3 Setback part 2.
Reason:	Aerial images show Cavalli View Road is unsealed. This standard requires habitable buildings must be setback at least 20m from the boundary of an unsealed road, IE, a site road boundary. These plans demonstrate the dwelling setback 10.776m from the unsealed road boundary.

Rule:	Earthworks: EW-R1 - EW-S1 Maximum earthworks thresholds: 5,000m3 volume over 2,500m2 area permitted.
Reason:	5,000m3 volume over 2,500m2 area permitted. Earthworks not demonstrated to confirm compliance.

Rule:	Earthworks: EW-R1 - EW-S2 Maximum depth: The maximum depth of any cut or height of any fill shall not exceed: 1. 1.5m, i.e. maximum permitted cut and fill height may be 3m; or 2. 3m subject to it being retained by a engineered retaining wall, which has had a building consent issued.
Reason:	Earthworks not demonstrated to confirm compliance.

Rule:	2026 Regional Plan for Northland – C.6 Discharges to Land and Water C.6.1.3 Other on-site treated domestic wastewater discharge – permitted activity part 7) exclusion areas and setbacks. *Note: Far North District Council issue Discharge Consents under delegated authority from the Northland Regional Council for wastewater from domestic systems up to 3m^3/day.*
Reason:	A Discharge Consent is required as the plans show the stormwater spreader trench close to the reserve area and there is no setback measurement to show that it will be a minimum 5m away from the disposal field.

4. Discussion – at the meeting

RPROZ-S3 standard demonstrating a permitted activity requirement of a minimum 20m setback from unsealed roads, and how the standard has matters of discretion as follows:

RPROZ-S3: Where the standard is not met, matters of discretion are restricted to:

a. the character and amenity values of the surrounding area;
b. screening, planting and landscaping on the site;
c. the design and siting of the building or structure with respect to privacy and shading;
d. natural hazard mitigation and site constraints;
e. the effectiveness of the proposed method for controlling stormwater;
f. the safety and efficiency of the current or future access, egress on site and the roading network;

g. the impacts on existing and planned public walkways, reserves and esplanades;
h. the health and amenity impacts of dust from unsealed roads on habitable buildings;
i. The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor; and
j. The safe and efficient operation of the rail network.

Web Link: https://farnorth.isoplan.co.nz/eplan/rules/2244876/46/0/0/0/97

Highlighted that these are the discretion items Council can consider when assessing an application for Resource Consent. Highlighted that Rule RPROZ-R3 Residential Activity of the Proposed District Plan – Decisions Version anticipates a single residential unit activity on an allotment, and as such there is a consenting pathway for the proposal. Advised that applications are assessed on their own merit within the Resource Management Act framework, noting schedule 4 of Resource Management Act, and highlighting that applications require assessment under both the Operative District Plan, and the Proposed District Plan – Decisions Version.

Schedule 4 Web Link: Resource Management Act 1991 No 69 (as at 20 October 2025), Public Act Schedule 4 Information required in application for resource consent – New Zealand Legislation

HAIL, National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

Council's GIS Database indicates a potential orchard activity having been undertaken on site. Explained that orchards have the potential to fall under HAIL A10 due to the use and/or storage of persistent pesticides. Advised that in this instance a Preliminary Site Investigation prepared by a suitably qualified person would be able to identify the likelihood of a HAIL activity having been carried out on site, and if an activity had occurred undertake an appropriate assessment under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health. Applicant advised that the author of the Site Suitability Report had undertaken an assessment advising that it is extremely unlikely that this site has contaminated soil (Section 9 of the Site Suitability, Wastewater, Stormwater, Foundation & Geotechnical Report prepared by ANSED Ltd, dated 25/5/25), Aroha Chase – Far North District Council advised that the evidence to support statement had not been provided, if substantial evidence is provided, Council may accept this. Although, it would be recommended to discuss with a practitioner and perhaps a practitioner could review the evidence and provide a cover letter to support. Advised several local practitioners but that a Google search would be able to provide a more robust search as Council is unable to recommend any practitioner. Advised that should a Resource Consent be required under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, this should form part of the Resource Consent Application. In any case, a Preliminary Site Investigation Report or equivalent would be submitted with the application for Building Consent or Resource Consent, or both.

Web Links: Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 | New Zealand Legislation
National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health | Ministry for the Environment

Discharge Permit:

Highlighted that the Site Suitability, Wastewater, Stormwater, Foundation & Geotechnical Report prepared by ANSED Ltd, dated 25/5/25 included an onsite wastewater treatment and disposal design indicating compliance with the Regional Plan for Northland, but that the Site Plans provided with the PIM Application indicated a stormwater trench next to the indicative wastewater field. Advised that a minimum 5m setback clearly identified along with the specific system design at time of Building Consent would demonstrate compliance with the relevant permitted activity requirements of the Regional Plan for Northland and as such remove the requirement of a Discharge Permit.

Earthworks:

Applicant demonstrates that building platform is situated on flatter ground reducing the extent of earthworks. Cut/Fill information would be designed and provided in conjunction with the Building Consent application to demonstrate compliance. Aroha Chase – Far North District Council advised parameters of permitted rules under the Operative District Plan, Proposed District Plan – Decisions Version, and Control of Earthworks Bylaw. Highlighting that silt and sediment control measures will have to be demonstrated in accordance with GD05. Given the permitted volumes, and cut/fill heights, it is likely that the proposed earthworks once calculated would comply with permitted activity rules thus not require Resource Consent.

5. Conclusion and Next Steps

Building Consent required.

Resource Consent required under Rule RPROZ-R1 New buildings or structures and relocated buildings or extensions or alterations to an existing building or structures of the Proposed District Plan – Decisions Version. Other matters being Earthworks, Discharge Permit, and HAIL need to be addressed accordingly but may comply with permitted activity thresholds.

roading.development@fndc.govt.nz Transport.Administration@fndc.govt.nz – both of these are email addresses for Council's Roading Department should the applicant wish to discuss any mitigation measures and/or effects with Council's Roading Team given that the setback infringement occurs along a road boundary.

Web Links – additional:

Operative plan | Far North District Council

Far North Maps | Far North District Council

Chapter 4 of the Operative District Plan

Proposed district plan | Far North District Council

Resource consent forms | Far North District Council

Please Note:

The views and opinions by Council Officers at the Pre-application Meeting and in these associated notes provide their preliminary view only. A final determination on whether Council can support the consent or not, and whether the resource consent application will be processed on a notified or non-notified base can only be made upon receipt of a formal application, site visit and review.

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

Property ID: 3341673

PROJECT INFORMATION MEMORANDUM

Section 34-39, Building Act 2004

Application Number: EBC-2026-1073/0

THE BUILDING

Street Address of Building
9 Cavalli View Road, Kerikeri 0295

Legal description of land where building is located:
LOT 3 DP 310026

Building Name:

Location of Building within site / block number:

Level/unit number:

THE OWNER

Name of Owner:
Bjorn Isaac Martin

Contact Person Name:
Bjorn Martin

Mailing Address:
39 Cervantes Avenue
Baldivis
WA 6171
AUSTRALIA

Street Address / Registered Office:

Phone Number:

Landline:

Mobile:
+61448244428

Daytime:

After Hours:

Facsimile Number:

Email Address:
bjornzacmartin@hotmail.com

Website:

First point of contact for communications with the Territorial Authority:

Matchless Homes Limited
50 Biokovo Street
Massey
Auckland 0614
Mobile: 022 3102169
design.bmarchitecture@gmail.com

Building Work

This assessment has been carried out for the following building work:

PIM Only: To build a new single level residential dwelling with 4 bedrooms, 2 bathrooms, double garage, GYM, Laundry, Study, Media, Kitchen, Pantry, Living. Onsite stormwater and wastewater disposal system. Two vehicle crossings (not on main road). A proposed shed on site as well

Application Type:

Project Information Memorandum only

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

Property ID: 3341673

Council is aware of the following information that affects your project:-

Heritage Status and Special Features of the Land

There are no known features affecting the heritage status of this site.

Natural Hazards

There are no known natural hazards affecting this site.

Land Features (Data from BRANZ Maps)

Wind zone:	Very high	Earthquake zone:	Zone 1
Exposure zone:	Zone C	Climate zone:	Zone 1

Site Contamination

Council records indicate that this site is HAIL and is subject to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011, under the Resource Management Act 1991. A suitably qualified person will be required to provide a report outlining a proposal to remediate the land at building consent stage.

Services Available to site

There are no services available to site.

Fire Evacuation Plan

N/A for the proposed building work.

Access and facilities for disabled persons

N/A for the proposed building work.

Network Utility Authorisations

N/A for the proposed building.

Building on two or more allotments

N/A for the proposed building work.

Details of authorisations which have been granted

N/A for the proposed building work.

Details of authorisations which have been refused

N/A for the proposed building work.

Notification of any authorisation which must be obtained before the proposed building work may be undertaken

Resource Consent is required prior to construction commencing.
Earthworks Permit is required prior to construction commencing.

This Project Information Memorandum is confirmation that

The proposed building work may be carried out subject to the requirements of a building consent and all other necessary authorisations being obtained.

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

Property ID: 3341673

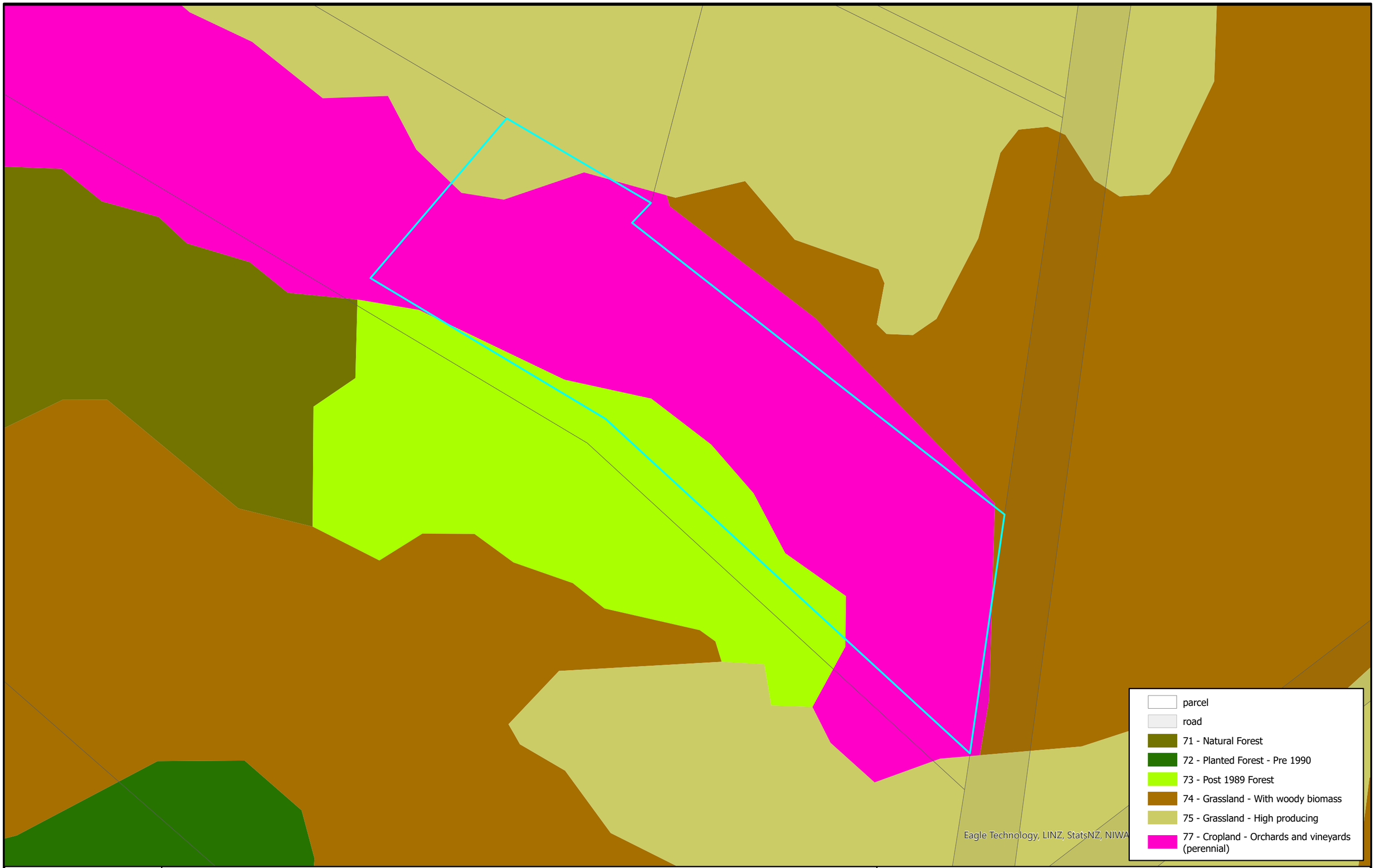
Advice notes

Earthworks Permit:
Assessment of your consent has highlighted the need for an Earthworks Permit under the Control of Earthworks Bylaw. Earthworks Permit must be granted prior to any earthworks commencing. For further information, contact the Duty Planner on 0800 920 029 or Duty.Planner@fndc.govt.nz

Attachments

Form 4 Certificate.
GIS Maps.

Signature:	
	Trent Blakeman
Position:	Manager – Building Services
On behalf of:	Far North District Council (Building Consent Authority & Territorial Authority)
Date:	02-Jul-2026



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Far North District Council

FNDC Land Cover

0 20 40 60 metres

Projection NZTM2000. Datum NZGD2000. Scale:1:1,128

DISCLAIMER:
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Created: 2/07/2026

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Far North District Council

FNDC H.A.I.L. Sites

0 20 40 60 metres

Projection NZTM2000. Datum NZGD2000. Scale:1:1,128

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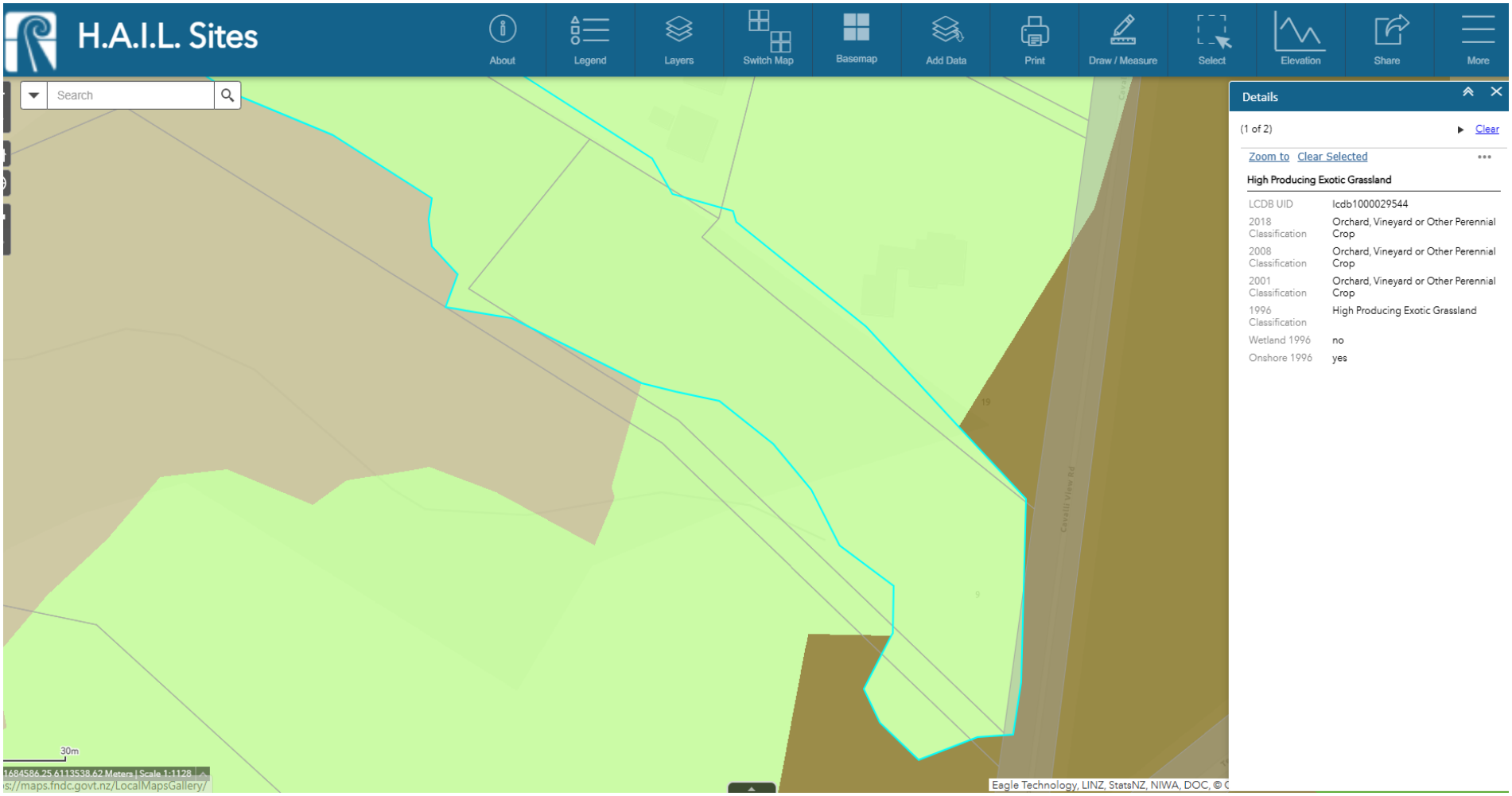
Created: 2/07/2026


H.A.I.L. Sites
About
Legend
Layers
Switch Map
Basemap
Add Data
Print
Draw / Measure
Select
Elevation
Share
More
Search
Details
(1 of 2)
Clear
Zoom to
Clear Selected
High Producing Exotic Grassland
LCDB UID
lcdb1000029544
2018 Classification
Orchard, Vineyard or Other Perennial Crop
2008 Classification
Orchard, Vineyard or Other Perennial Crop
2001 Classification
Orchard, Vineyard or Other Perennial Crop
1996 Classification
High Producing Exotic Grassland
Wetland 1996
no
Onshore 1996
yes
30m
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