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 Covnsent 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***
✓ **Subdivision**
◯ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)
◯ **Discharge**
◯ **Change of Consent Notice (s.221(3))**
◯ **Extension of time (s.125)**
◯ **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? Heritage NZ Pouhere Taonga

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

5. Applicant details

Name/s: Elbury Holdings Limited

Email: [redacted]

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: Northland Planning & Development 2020 Ltd

Email: [redacted]

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: Elbury Holdings Limited

Property address/ location: [redacted]

8. Application site details

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

Name/s: Elbury Holdings Limited

Site address/ location: 238 Sweetwater Road
Awanui 0486
Postcode

Legal description: Section 22 Block VIII Opoe SD **Val Number:** 00013-49500

Certificate of title: NA870/143

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

Site visit requirements:

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

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

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

Please contact applicant prior to site visit.

9. Description of the proposal

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

Proposal to subdivide the site to create two additional allotments as a Restricted Discretionary Activity within the Rural Production zone.

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

10. Would you like to request public notification?

○ **Yes** ☑ **No**

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

(more than one circle can be ticked):

○ **Building Consent** Enter BC ref # here (if known)

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

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

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

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

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

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

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

✓ **Subdividing land**

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

◯ **Disturbing, removing or sampling soil**

◯ **Removing or replacing a fuel storage system**

13. Assessment of environmental effects:

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

Your AEE is attached to this application ✓ **Yes**

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full) Ellbury Holdings Limited

Email: [redacted]

Phone number: [redacted]

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

Postcode [redacted]

Fees Information

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

15. *Billing details* continued...

Declaration concerning Payment of Fees

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

Name: (please write in full) Fiona Gay King

Signature: [redacted]
(signature of bill payer)

Date 16/03/26.

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full) Fiona Gay King

Signature [redacted]

Date 16/03/26.

A [redacted] application is made by electronic means

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

- [x] Payment (cheques payable to Far North District Council)
- [x] 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
- [x] Applicant / Agent / Property Owner / Bill Payer details provided
- [x] Location of property and description of proposal
- [x] Assessment of Environmental Effects
- [x] Written Approvals / correspondence from consulted parties
- [x] Reports from technical experts (if required)
- [ ] Copies of other relevant consents associated with this application
- [ ] Location and Site plans (land use) AND/OR
- [x] Location and Scheme Plan (subdivision)
- [ ] Elevations / Floor plans
- [ ] Topographical / contour plans

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

Subdivision Resource Consent Proposal

Elbury Holdings Ltd

238 Sweetwater Road, Awanui

Date: 31/03/2026

Please find attached:

- an application form for a Subdivision Resource Consent in the *Rural Production* zone under the Operative District Plan*;* and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The subdivision proposal requires consent under the Operative District Plan as a **Restricted Discretionary Activity**. The subdivision is a **Permitted Activity** under the Proposed District Plan.

An independent application has been made for the subdivision of adjoining allotment Section 48 Block VIII Opoe SD, which has also been assessed as a Restricted Discretionary subdivision activity and is held in the same ownership as the allotment subject to this application. The two subdivisions also share an access point for the balance lots and as such, it is requested that these two applications are assigned to the same Processing Planner and Engineer for ease of assessment.

If you require further information, please do not hesitate to contact me.

Regards

Alex Billot

Resource Planner

Reviewed by

Sheryl Hansford

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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1. **Far North District Council Application Form**
2. **Certificate of Title** – *LINZ*
3. **Scheme Plan –** *Von Sturmers Surveyors*
4. **Site Suitability Report – Haigh Workman**
5. **PSI report & Addendum Letter for Background Levels – Haigh Workman**
6. **Correspondence –** *Heritage New Zealand Pouhere Taonga*
7. **Relevant Objectives and Policies**

Assessment of Environment Effects Report

1.0 DESCRIPTION OF THE PROPOSED ACTIVITY

Subdivision

1.1 The proposal is to undertake a subdivision of Section 22 Block VIII Opoe SD to create two additional allotments. Proposed Lots 1 & 2 will be created as vacant rural-residential allotments, with Proposed Lot 3 being the balance lot. The site is located within the Rural Production zone under the Operative District Plan (ODP).

1.2 The proposed lot sizes are as follows -

- Lot 1 – 4600m^2
- Lot 2 – 5180m^2
- Lot 3 – 28.2732 ha

Areas and measurements are subject to final survey.

1.3 Given the title date for the site is 1946, the subdivision proposal has been assessed as a **Restricted Discretionary** Activity.

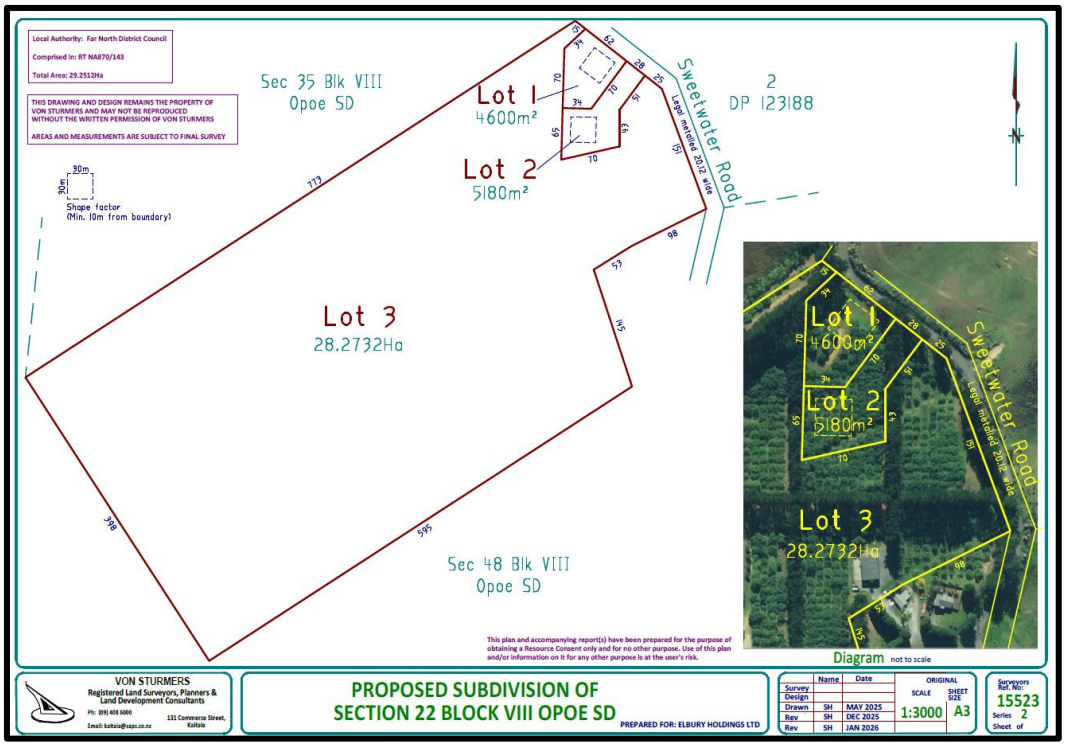


Figure 1: Proposed scheme plan.

National Environmental Standards for Assessing And Managing Contaminants in Soil to Protect Human Health (NESCS)

1.4 The site has been previously used for horticulture and as such, an assessment against the NESCS is required. Haigh Workman completed a Preliminary Site Investigation (PSI) for the proposal, which is included within **Appendix 5.**

1.5 The results of the PSI found that the contamination concentrations comply with the NESCS Rural Residential Human Health Criteria, and as such, the proposal can be completed as a **Permitted Activity** under the NESCS in accordance with Regulation 8. An Addendum was prepared in support of the PSI to assess the concentrations against the Auckland Volcanic Field background contaminant concentration datasets. It was determined that all metal concentrations were below the detect limits and as such the NESCS is not triggered.

2.0 THE SITE AND SURROUNDING ENVIRONMENT

2.1 The site has been utilised as an avocado orchard in the past, with many avocado trees remaining. The site contains shelter belts, access tracks and overgrown avocado trees which are now not harvested for commercial purposes. There is also an existing shed which will be located within the balance lot.

2.2 Proposed Lots 1 & 2 will be located within the northern side of the property, with frontage to Sweetwater Road.

2.3 The surrounding environment consists of a mix of allotments ranging from productive lots to smaller rural-residential allotments. The site is in close proximity to local schools and community facilities as well as being approximately 6 kilometres from the Awanui Village and 13 kilometres from the Kaitaia township.

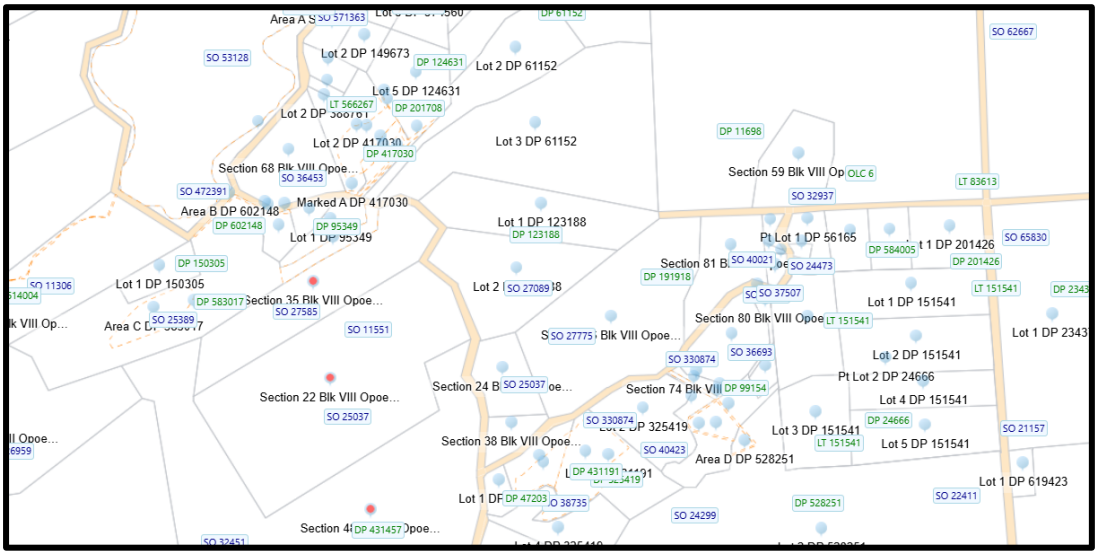


Figure 2: Subject site and surrounding environment.

Figure 3: Aerial image of the site and surrounding environment.

3.0 BACKGROUND

Title

3.1 Section 22 Block VIII Opoe SD is held within Record of Title NA870/143, which is dated 18th December 1946, with a legal area of 29.25ha. There are no existing consent notices or easement documents registered on the title.

Previous consenting history

3.2 RC2100554 was approved on 26th May 2010 for a 10 lot subdivision over Sections 22, 35 & 48. This subdivision did not proceed and as such, the lots have remained as is.

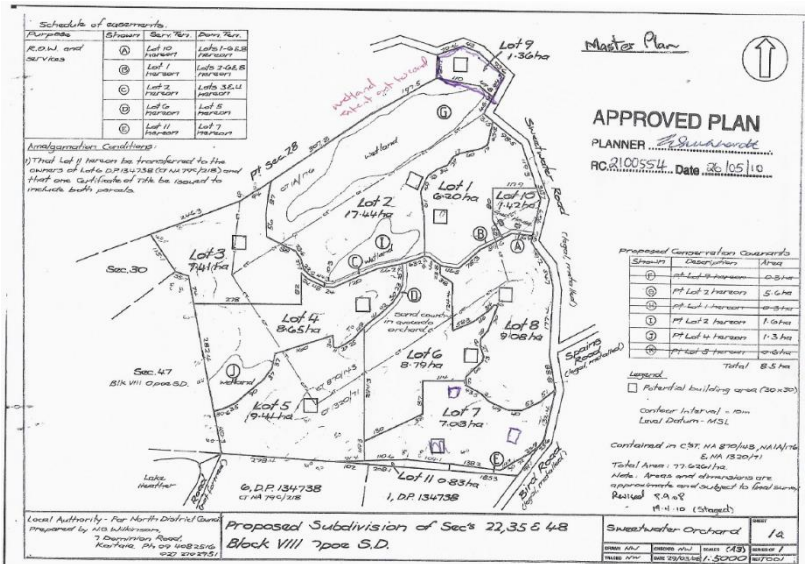


Figure 4: Approved scheme plan under RC2100554.

Site Features

3.3 The site is located within the Rural Production zone within the Operative District Plan as well as being within the Rural Production zone under the Proposed District Plan.

3.4 Given the site's rural location there are no connections to reticulated services such as water supply, wastewater, and stormwater.

3.5 The site has soils of LUC 4 & 6 which are not classified as highly versatile soils under the Regional Policy Statement for Northland (RPSN). Therefore, no consideration of the National Policy Statement for Highly Productive Land (NPS-HPL) will be provided for within this application.

3.6 The site is shown to contain an area of wetland described as PNA Lake Ngatu Complex. This area of wetland will remain within the balance lot, with the use of the balance lot remaining unchanged as a result of this proposal. Lots 1 & 2 will be located in excess of 200 metres from the wetland area and the proposal will not see the wetland split between titles, as it will be wholly contained within Lot 3. The proposal is considered to be able to comply with the National Environmental Standards for Freshwater 2020 (NES-F).

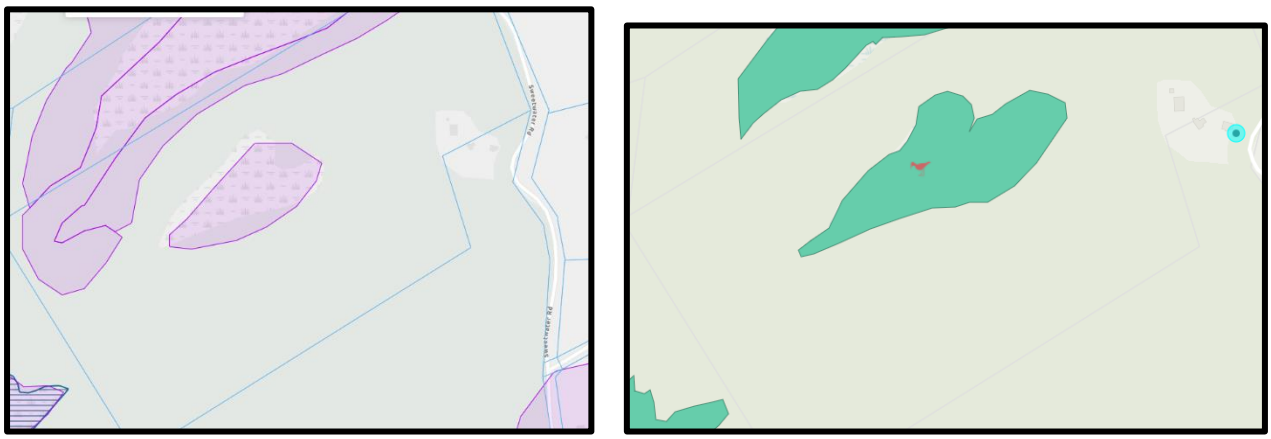


Figure 5: FNDC Maps (left) showing PNA extent. NRC Maps (right) shown known wetland extent.

3.7 The site is not shown to be susceptible to natural hazards.

3.8 The site is shown to be affected by archaeological site N04/74. Given this, Heritage NZ Pouhere Taonga (HNZPT) were contacted in regard to the subject site and adjoining subdivision. HNZPT advised that both sites are recorded on ArchSite as former WW2 army base. The recording is noted as being of historic interest but not archaeological. Given this, HNZPT advised that an ADP approach is appropriate to manage any low risk of accidental discovery.

Figure 6: Snip of FNDC Maps showing location of N04/74

3.9 With regard to the Regional Policy Statement for Northland the site is located outside of the Coastal Environment and is not subject to any Outstanding Natural features and Landscapes.

3.10 The site is not located within or near a Statutory Acknowledgement Area.

4.0 ACTIVITY STATUS OF THE PROPOSAL

Weighting of Plans

4.1 The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023.

4.2 A large number of comprehensive submissions were received across the board such that the Council has confirmed that other than the rules which were initially identified as having immediate legal effect no additional rules will have legal effect until such time as a decision is made on those provisions.

4.3 District Plan hearings on submissions have recently concluded, however no decisions on the PDP have been issued. For this reason, PDP rules which do not have immediate legal effect are not considered.

4.4 Recent advice from Council is that objectives and policies of the PDP are now given more weighting.

Operative District Plan

4.5 The site is zoned as Rural Production under the ODP, and therefore the site will be assessed against the criteria relevant to the Rural Production zone, including subdivision, zone and district wide rules.

ASSESSMENT OF THE APPLICABLE SUBDIVISION RULES FOR THE RURAL PRODUCTION ZONE:		
PERFORMANCE STANDARDS		
Plan Reference	**Rule**	**Performance of Proposal**
13.7.2.1 (i)	**MINIMUM LOT SIZES**	**Restricted Discretionary Activity.** The title date is 1946 and therefore, the proposal can comply with the Restricted Discretionary criteria under Rule 13.7.2.1(i) clause 3 of the RDA provisions given the minimum lot size will be in excess of 4,000m^2, with a balance lot exceeding 4ha and there is only a maximum of 3 lots being created.

		The proposal is therefore assessed as a **Restricted Discretionary Activity.**
13.7.2.2	**ALLOTMENT DIMENSIONS**	**Complies** Haigh Workman have assessed Lots 1 & 2 and found they are capable of containing the concept 30m by 30m building envelope. Lot 3 will be the balance lot with ample area for built development.
13.7.2.3 - 13.7.2.9	**Not Applicable for this application.**	

4.6 The subdivision proposal is able to meet the **Restricted Discretionary** provisions for the Rural Production zone.

Rural Production zone

4.7 Proposed Lots 1 & 2 will be vacant land. Proposed Lot 3 will contain an existing shed and access tracks, however given the proposed lot size is over 28 hectares, the impermeable surfaces are considered to be well within the permitted threshold. The shed can also comply with the setback and sunlight requirements from new boundaries. As such, it is considered that the proposal does not trigger any infringements under the permitted rules contained within Section 8.6.5.1 of the ODP. No further assessment is considered necessary of these rules.

District Wide Matters

Plan Reference	Rule	Performance of Proposal
Chapter 12		
12.1	**LANDSCAPES AND NATURAL FEATURES**	**Permitted.** The subject site does not contain any outstanding landscape areas.
12.2	**INDIGENOUS FLORA AND FAUNA**	**Permitted.** The proposal will not result in removal of any indigenous flora or fauna.
12.3	**SOILS AND MINERALS**	**Permitted.** Only minor excavations will be required for the vehicle crossing places.
12.4	**NATURAL HAZARDS**	**Permitted.** The site is not shown to be susceptible to coastal hazards and there are no new dwellings proposed which would trigger assessment under the fire risk rule.
12.5	**HERITAGE**	**Permitted.**

		The site is not located within a Heritage Area nor does it contain any notable trees or historic sites.
12.6	**AIR**	**Deleted chapter.**
12.7	**LAKES, RIVERS, WETLANDS AND THE COASTLINE**	**Permitted.** There is an existing wetland located within the balance lot. There are no buildings or impermeable surfaces proposed which would be within 30m of the wetland. Any future built development and effluent disposal within Lots 1 & 2 will be located over 200m from the wetland. Lot 3 is to remain in productive use, however there is ample area for any future built development and effluent disposal to be in excess of 30m from the wetland. No land use activities are proposed within the wetland as it will be contained within the balance lot where the surrounding existing use will remain.
12.8	**HAZARDOUS SUBSTANCES**	**Permitted.** The site does not contain any known hazardous substances.
12.9	**RENEWABLE ENERGY AND ENERGY EFFICIENCY**	**Permitted.** No renewable energy is proposed.
Chapter 15 – Transportation		
15.1.6A	**TRAFFIC**	**Permitted Activity** The first residential unit on a site and farming activities are exempt from this rule. There are no existing dwellings on any of the proposed allotments. The permitted TIF for the zone is 60 if not accessed from a State Highway. As such, the proposal can comply with this section.
15.1.6B	**PARKING**	**Permitted Activity** There is ample area within each of the allotments to allow for future parking requirements.
15.1.6C.1.1	**PRIVATE ACCESSWAY IN ALL ZONES**	**Permitted.** The subject site currently gains access via an existing crossing place from Sweetwater Road, which leads to an internal access over adjoining Sec 48 Blk VIII Opoe SD and then to the subject site. As both of these allotments are held in the same ownership (Elbury Holdings), a legal right of way document has never been created. Section 48 is also proposed to be subject of a subdivision application, at which point the proposed right of way is to be created to legalise access to the subject site.

		It is anticipated that the subdivision of Sec 48 will be completed prior to this subdivision and therefore the right of way to the subject site created prior to the subject subdivision being completed, however, as unforeseen circumstances may arise, we will include provision for the right of way being created as part of this subdivision subject to Sec 48 subdivision not being completed. Condition wording will be discussed and offered further in this report to account for the adjoining subdivision timeline. The proposed right of way will at most service three allotments (the subject site, and adjoining Lots 1 & 5 of RCXXXXXX), as such, in accordance with Appendix 3B-1, a 7.5m legal width and a 3m carriageway width is required. This will be provided for.
15.1.6C.1.2	**PRIVATE ACCESSWAYS IN URBAN ZONES**	**Not applicable.**
15.1.6C.1.3	**PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES**	**Permitted.** The proposed right of way is less than 100m in length and as such, no passing bays are proposed.
15.1.6C.1.4	**ACCESS OVER FOOTPATHS**	**Not applicable.**
15.1.6C.1.5	**VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES**	**Permitted** (a) Lots 1 & 2 will require a new vehicle crossing. Haigh Workman have determined that either a double width crossing can be provided at the dividing boundary of Lots 1 & 2 or separate individual crossings at the dividing boundary of the lots. Sight lines are compliant at this location. Haigh Workman have advised that culverts will be required given the large drain located within the property boundary, parallel to Sweetwater Road. Construction of the crossing/s to Lots 1 & 2 is also anticipated to be a condition of consent. Lot 3 will be accessed via an existing crossing which leads to an internal access across adjoining allotment Pt Section 48 Block VIII. This access has been considered adequate for the proposed use. Haigh Workman have not recommended upgrading of the crossing to Lot 3. (b) Sweetwater road is not a sealed road. (c) No private accessway is proposed for Lots 1 & 2. The vehicle crossing to Lot 3 is considered to meet the required standards.
15.1.6C.1.6	**VEHICLE CROSSING STANDARDS IN URBAN ZONES**	**Not applicable.**
15.1.6C.1.7	**GENERAL ACCESS STANDARDS**	**Permitted.**

		(a) Vehicle manoeuvring will be designed at time of development. (b) Complies. (c) The sides of the driveway will remain in grass. (d) Stormwater will be managed on site.
15.1.6C.1.8	**FRONTAGE TO EXISTING ROADS**	(a) Sweetwater Road is considered to meet the legal road width standards. (b) Sweetwater Road is considered to be constructed to the required standards. (c) Not applicable. (d) There are no known encroachments of the carriageway into the proposed lots.
15.1.6C.1.9 – 15.1.6C.11 are not applicable to this application		

4.8 It is therefore determined that the proposal does not result in any breaches of the applicable Zone or District Wide Rules.

Overall status of the proposal under the Operative District Plan

4.9 The subdivision proposal is able to meet the **Restricted Discretionary** provisions for the Rural Production zone as per the requirements within 13.7.2.1(i).

4.10 The proposal will be assessed as a **Restricted Discretionary Activity** with the relevant sections of *13.8.1 and 13.7.3* being assessed as part of this application process.

Proposed District Plan

4.11 The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural Production. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility. HS -R5 relates to a hazardous facility within a scheduled site and area of significance to Māori. HS-R6 relates to a hazardous facility within an SNA. HS-R9 relates to a hazardous facility within a scheduled heritage resource.	**Not applicable.** The site does not contain any hazardous substances to which these rules would apply.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14)	**Not applicable.**

	All standards have immediate legal effect (HA-S1 to HA-S3)	The site is not located within a Heritage Area Overlay.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	**Not applicable.** The site does not contain any areas of historic heritage.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	**Not applicable.** The site does not contain any notable trees.
Sites and Areas of Significance to Māori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect.	**Not applicable.** The site does not contain any sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	**Not applicable.** The proposal does not include any indigenous vegetation pruning trimming, clearance or associated land disturbance. No plantation forestry activities are proposed. Therefore, the proposal is not in breach of rules IB-R1 to IB-R5.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	**Not applicable.** The subdivision is not an Environmental Benefit Subdivision (SUB-R6), Subdivision of a site with heritage area overlay (SUB-R13), Subdivision of site that contains a scheduled heritage resource (SUB-R14), Subdivision of a site containing a scheduled site and area of significance to Māori (SUB-R15) or Subdivision of a site containing a scheduled SNA (SUB-R17).
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	**Not applicable.** The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13	**Permitted.** Any earthworks will proceed under the guidance of an ADP

	The following standards have immediate legal effect: EW-S3, EW-S5 As stated above the mapping system records the subject site as containing the Ratana Temple which is located on the adjoining site. Schedule 3 lists the legal description of MS07-18 as being P Ahipara A32A which is the adjoining site.	and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	**Not applicable.** No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	**Not applicable.** The site is not located in the Orongo Bay Zone.

4.12 The assessment above indicates that the proposal is determined to be a **Permitted Activity** in regard to the Proposed District Plan. Therefore, no further assessment of these rules will be undertaken.

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

4.13 The site has been previously used for horticulture and as such, an assessment against the NESCS is required. Haigh Workman completed a Preliminary Site Investigation (PSI) for the proposal, which is included within **Appendix 5.**

4.14 The results of the PSI found that the contamination concentrations comply with the NESCS Rural Residential Human Health Criteria, and as such, the proposal can be completed as a **Permitted Activity** under the NESCS in accordance with Regulation 8.

National Environmental Standards for Freshwater 2020

4.15 NES-F sets out requirements for carrying out activities identified as posing a risk to the health of freshwater and freshwater ecosystems, and to ensure the objectives and policies within the National Policy Statement for Freshwater Management are met.

4.16 The site is shown to contain an area of wetland described as PNA Lake Ngatu Complex. This area of wetland will remain within the balance lot, with the use of the balance lot remaining unchanged as a result of this proposal. Lots 1 & 2 will be located in excess of 200 metres from the wetland area and the proposal will not see the wetland split between titles, as it will be wholly contained within Lot 3. The proposal is considered to be able to comply with the National Environmental Standards for Freshwater 2020 (NES-F). The proposal does not include reclamation of a river nor is it anticipated to affect the passage of fish.

4.17 As such, it is considered that the proposal is **Permitted** in terms of this regulation.

Other National Environmental Standards

4.18 No other National Environmental Standards are considered applicable to this development. The proposal is permitted in terms of these above-mentioned documents.

5.0 STATUTORY ASSESSMENT

Section 104C of the Act

5.1 Section 104C governs the determination of applications for Restricted Discretionary Activities. When considering an application for resource consent, a consent authority must consider only those matters over which a discretion is restricted in national environmental standards or other regulations, or it has restricted the exercise of its discretion in its plan or proposed plan. The consent authority can grant or refuse the application. If the application is granted, the consent authority may impose conditions under Section 108 only for those matters listed above.

Section 104(1) of the Act

5.2 Section 104(1) of the Act states that when considering an application for resource consent –

"the consent authority must, subject to Part II, have regard to –

(a) Any actual and potential effects on the environment for allowing the activity; and

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and

(b) Any relevant provisions of –
- *(i) A national environmental standard*
- *(ii) Other regulations*
- *(iii) A national policy statement.*
- *(iv) A New Zealand Coastal Policy Statement*
- *(v) A regional policy statement or proposed regional policy statement.*
- *(vi) A plan or proposed plan; and*

(c) Any other matter the consent authority considers relevant and reasonable necessary to determine the application.'

5.3 Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of The Act). The proposal is considered to have actual and potential effects that are acceptable. The proposal is to subdivide the site to create two additional allotments. The proposal will result in allotments which are consistent with the surrounding environment whilst enabling a large balance lot which will remain in productive use, ensuring that the smaller lots are located a sufficient distance from the wetland area.

5.4 Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. It is considered that all effects can be managed within the proposed lot boundaries. As noted above, the proposed development itself will generate positive effects that are consistent with the intent of the Rural Production zone.

5.5 Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided in section 6.

5.6 Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application'. There are no other matters relevant to this application.

6.0 ENVIRONMENTAL EFFECTS ASSESSMENT

6.1 Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.

Subdivision

6.2 The proposal is considered to be a Restricted Discretionary activity as per rules 13.8.1. In considering whether to impose conditions on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters listed in 13.8.1 & 13.7.3. An assessment that corresponds with the scale and significance of the effects on the environment is provided below.

Subdivision within the Rural Production Zone

6.3 As per Section 13.8.1 of the District Plan, in considering whether or not to grant consent on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters:

- *effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;*
- *effects of the subdivision under **(b)** and **(c)** above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;*
- *effects on areas of significant indigenous flora and significant habitats of indigenous fauna;*
- *the mitigation of fire hazards for health and safety of residents.*

6.4 The subject site is not located within the Coastal Environment.

6.5 The site is not located within 500 metres of land administered by DOC.

6.6 The proposal is not considered to have any effects on areas of significant indigenous flora or habitats of indigenous fauna. The proposal will create lots which can adequately manage effects within the proposed lot boundaries.

6.7 The proposal is not considered to exacerbate fire hazards for the health and safety of residents.

Subdivision

6.8 In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters listed in 13.7.3.

PROPERTY ACCESS

6.8.1 As detailed earlier in this report, Haigh Workman have completed an assessment of the property access to the proposed subdivision. Haigh Workman determined that the most suitable location for crossing places to Lots 1 & 2 would be at the dividing boundary of the lots, where a double width crossing could be constructed to service both lots or two individual single width crossings. The sight line distances at this point meet the required standards. Haigh Workman did detail that a culvert would be required given the depth of the drain which is located within the site boundaries, parallel to Sweetwater Road. The crossing/s will be constructed in accordance with Council's standards, which is also offered as condition of consent.

6.8.2 Lot 3 will be accessed via an existing crossing place from Sweetwater Road, which leads to an internal access, which will be created as a right of way over adjoining Section 48. As detailed, Sec 48 is also subject of a subdivision application, and therefore, a condition is offered to account for the right of way being created as part of the subject subdivision or as part of the adjoining subdivision of Sec 48. The existing internal accessway is considered to meet the required 3m carriageway width and no passing bays are determined necessary given that the private accessway will be less than 100 metres in length. Haigh Workman have determined that the existing crossing place is fit for purpose given that Lot 3 will remain in productive use.

No upgrading of the crossing to Lot 3 is therefore anticipated. The following condition of consent is offered:

S223 condition
'Easement D, which provides right of way to Proposed Lot 3, shall be formalised as part of the subject subdivision, if not created under the adjoining subdivision of Section 48 Block VIII Opoe SD RC…….. Provide evidence of the creation of the right of way under this subdivision or adjoining subdivision RC……. Shall be provided prior to s233 certificate being issued.'

Figure 13 - Lot 5 existing crossings (left farm entrance, right house entrance)

6.8.3 Given the above, it is considered that access to the subdivision can be provided safely and effectively, without creating adverse effects on the surrounding environment.

NATURAL AND OTHER HAZARDS

6.8.4 The site is not shown to be susceptible to flood hazards. Therefore, it is considered that the river flood hazards are not considered to adversely affect the site for the purpose of subdivision. No other hazards are considered applicable to the site.

6.8.5 In terms of section 106 of the Act, the likelihood of natural hazards occurring is low. No material damage is expected, and the proposal is not considered to accelerate or worsen natural hazards. It is therefore considered that there are no matters under s106 of the Act which would cause the Council to refuse the subdivision consent.

WATER SUPPLY

6.8.6 Water supply will be required onsite at the time of built development on the lots. The standard consent notice condition requiring water supply for firefighting purposes is offered to be registered on the lots.

STORMWATER DISPOSAL

6.8.7 The proposal does not involve any existing or proposed impermeable surfaces which would breach the permitted threshold within the proposed allotments. Haigh Workman have

completed an assessment for stormwater and advised that attenuation shall be provided for at the time of built development of a dwelling, within the lots.

6.8.8 It is therefore considered that the proposed allotments can manage stormwater runoff within the lot boundaries, without creating adverse effects on the surrounding environment or adjoining sites.

SANITARY SEWAGE DISPOSAL

6.8.9 Council's infrastructure is not available to this rural site.

6.8.10 Haigh Workman have completed a wastewater assessment for the proposed lots and have found that each lot is suitable for onsite servicing. It is anticipated the standard consent notice condition will be issued for Lots 1 & 2 stating that at the time of building consent for onsite wastewater, this shall be designed in accordance with the recommendations of the accompanying Site Suitability Report.

6.8.11 Overall, it is considered that the proposal does not result in adverse effects in terms of wastewater disposal and all effects can be managed within the new lot boundaries.

ENERGY SUPPLY & TELECOMMUNICATIONS

6.8.12 The provision for power supply and telecommunications is not a requirement for the Rural Production zone. The provision of energy supply and telecommunications is not anticipated to be a condition of consent for this proposal.

EASEMENTS FOR ANY PURPOSE

6.8.13 Easement D as shown on the scheme plan for Proposed Subdivision of Section 48 Block VIII Opoe SD will be for the purpose of right of way which will provide Lot 3 rights for access over the adjoining allotment Section 48, as detailed earlier in this report.

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

6.8.14 The subject site does not contain any notable trees, building or objects. The site is not shown as containing an Outstanding Natural Feature or Landscape Feature. The site is not within a kiwi present area.

6.8.15 As detailed earlier in this report, the site does contain a PNA noted as wetland – Lake Ngatu Complex. As discussed, this wetland is to be contained within the balance lot, which will remain in productive use. The two smaller lots are located in excess of 200 metres of the wetland, such that no adverse effects are considered to be created on the wetland. Consent under the NES-F is not considered to be triggered.

6.8.16 The site is shown to be affected by archaeological site NA04/74. Given this, Heritage NZ Pouhere Taonga (HNZPT) were contacted in regard to the subject site and adjoining subdivision. HNZPT advised that both sites are recorded on ArchSite as former WW2 army base. The recording is noted as being of historic interest but not archaeological. Given this,

HNZPT advised that an ADP approach is appropriate to manage any low risk of accidental discovery.

6.8.17 It is therefore considered that the proposed subdivision does not have any adverse effects on any indigenous vegetation or fauna habitats, heritage resources or landscapes.

ACCESS TO RESERVES AND WATERWAYS

6.8.18 The site does not have any access to public reserves, waterways or esplanade reserves. It is therefore considered that the provision for public access is not applicable to this proposal.

LAND USE COMPATIBILITY

6.8.19 The surrounding environment consists of lots of varying sizes given the close proximity of the area to Paparore, Awanui and Kaitaia. There are some rural-residential lots of 4000m^2 – 1 hectare, with rural lifestyle lots generally being no larger than 8 hectares. Larger productive lots tend to be in excess of 10 hectares. The typical land use activities tend to be a residential dwelling with some area for small scale productive use, with larger lots being utilised for productive use.

6.8.20 Generally, the smaller lots are located along the road frontage, with larger lots being further afield. The proposed subdivision design is considered to be consistent with surrounding subdivision and land use patterns. The smaller lots are surrounded by Proposed Lot 3 on all boundaries, apart from the eastern boundary which adjoins Sweetwater Road. This mitigates reverse sensitivity effects on adjoining allotments given there is a large separation distance and buffer between the smaller lots and other allotments. In terms of reverse sensitivity effects from Sweetwater Road, Lots 1 & 2 are of adequate area and dimension to provide for built development which can meet the permitted setback distances from the road, reducing dust nuisance.

6.8.21 The proposal is not considered to create any incompatible land use activities given the anticipated activities are existing within the surrounding environment. The proposal would not create any activities which are not already existing in the surrounding environment.

6.8.22 It is therefore considered that the proposal is not objectionable with lots in the surrounding environment and does not set a precedence given it is an application enabled as a Restricted Discretionary activity within the plan and lots of similar size and land use activities are already present in the surrounding environment.

PROXIMITY TO AIRPORTS

6.8.23 The subject site is not located in close proximity to any airport boundaries.

7.0 POLICY DOCUMENTS

7.1 In accordance with section 104(1)(b) of the Act the following documents are considered relevant to this application.

National Environmental Standards

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

7.2 As detailed earlier in this report, Haigh Workman completed a PSI for the proposal which found that it was Permitted in terms of the NESCS.

Other National Environmental Standards

7.3 No other National Environmental Standards are considered applicable to this development.

National Policy Statements

7.4 There are currently 10 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement for Electricity Networks
- New Zealand Coastal Policy Statement
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity.
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023
- National Policy Statement for Infrastructure 2025
- National Policy Statement for Natural Hazards 2025

National Policy Statement for Natural Hazards 2025

7.5 The only NPS which could be applicable to the proposal is the NPS for Natural Hazards 2025 (NPSNH), given that Haigh Workman identified that there is 'possible' risk from liquefaction.

7.6 The NPSNH has been brought into effect to provide national direction on managing natural hazard risk as part of a phased approach to the reform of the resource management system.

7.7 Haigh Workman utilised the risk matrix as required by the NPSNH, which found that flooding, landslips/slope instability, coastal erosion, coastal inundation, active faults and tsunami were all low risk. Liquefaction was found to have medium risk. As such, to mitigate risk, Haigh Workman have recommended site specific geotechnical investigations at the time of built development within Lots 1 & 2. This requirement is anticipated to be issued as a consent notice condition on the title for Lots 1 & 2. Given this, it is considered that the proposal is consistent with the objective and policies for the NPSNH.

Regional Policy Statement

7.8 The role of the Regional Policy Statement is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northland's natural and physical resources.

7.9 The proposal will result in two additional allotments which are consistent with built development in the surrounding environment. No effects on ecosystems and biodiversity are anticipated as has been discussed throughout this report.

7.10 It can be concluded from the above that the proposal is generally compatible with the intent of the Regional Policy Statement. The proposal is not considered to create any reverse sensitivity effects.

Far North Operative District Plan

Relevant objectives and policies

7.11 The relevant objectives and policies of the Plan are those related to the Subdivision Chapter, the Rural Environment and the Rural Production Zone. The proposal is considered to create no more than minor adverse effects on the rural environment. The proposal is considered to be consistent with the rural character of the surrounding area and is considered to have negligible effects on the rural amenity value of the area. The proposal is considered to be consistent with the objectives and policies of the Plan given it is enabled as a Restricted Discretionary Activity under the ODP. Those relevant objectives and policies are contained within **Appendix 7.**

Proposed District Plan

7.12 Under the Proposed District Plan, the site is zoned Rural Production. The proposal is considered to create no more than minor adverse effects on the rural environment and is consistent with the rural intent of the surrounding environment and the zone. The proposal is considered to be consistent with the objectives and policies of the Proposed District Plan. Those relevant objectives and policies are detailed within **Appendix 7**.

Summary

7.13 The above assessment demonstrates that the proposal will be consistent with the relevant objectives and policies and assessment criteria of the relevant statutory documents.

8.0 NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE ACT

Public Notification Assessment

8.1 Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

Step 1 Mandatory public notification in certain circumstances
(2) Determine whether the application meets any of the criteria set out in subsection (3) and,—
(a)if the answer is yes, publicly notify the application; and
(b) if the answer is no, go to step 2.

(3)The criteria for step 1 are as follows:
(a)the applicant has requested that the application be publicly notified:
(b)public notification is required under section 95C:
(c)the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

8.1.1 It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore Step 1 does not apply and Step 2 must be considered.

Step 2: Public Notification precluded in certain circumstances.
(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—
(a) if the answer is yes, go to step 4 (step 3 does not apply); and
(b)if the answer is no, go to step 3.
(5) The criteria for step 2 are as follows:
(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:
(b)the application is for a resource consent for 1 or more of the following, but no other, activities:
(i)a controlled activity:
(ii)[Repealed]
(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.
(iv)[Repealed]
(6)[Repealed]

8.1.2 The application is for a Restricted Discretionary activity but not a boundary activity. No preclusions apply in this instance. Therefore, Step 3 must be assessed.

Step 3: If not precluded by Step 2, public notification required in certain circumstances
(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—
(a)if the answer is yes, publicly notify the application; and
(b)if the answer is no, go to step 4.
(8)The criteria for step 3 are as follows:
(a)the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:
(b)the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

8.1.3 No applicable rules require public notification of the application. The proposal is not considered to have a more than minor effect on the environment as detailed in the sections above.

Step 4; Public notification in special circumstances
(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—
(a) if the answer is yes, publicly notify the application; and
(b)if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

8.1.4 There are no special circumstances that exist to justify public notification of the application because the proposal is for a subdivision within the Rural Environment where two additional lots will be created which are consistent with allotments in the surrounding area, which is considered as neither exceptional nor unusual.

Public Notification Summary

8.1.5 From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

Limited Notification Assessment

8.2 If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

Step 1: Certain affected groups and affected persons must be notified.

(2) Determine whether there are any—
(a) affected protected customary rights groups; or
(b)affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).
(3) Determine—
(a)whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and
(b)whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.
(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

8.2.1 There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are known to be relevant to this application.

Step 2: Limited notification precluded in certain circumstances.

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—
(a)if the answer is yes, go to step 4 (step 3 does not apply); and
(b)if the answer is no, go to step 3.
(6) The criteria for step 2 are as follows:
(a)the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:
(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

8.2.2 There is no rule in the plan or National Environmental Standard that precludes notification. The application is not for a prescribed activity but is for a subdivision proposal. Therefore Step 2 does not apply and Step 3 must be considered.

Step 3: Certain other affected persons must be notified

(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

(9) Notify each affected person identified under subsections (7) and (8) of the application.
The proposal is not for a boundary activity nor is it a prescribed activity.

8.2.3 The proposal is not for a boundary activity.

In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in.

8.2.4 A Council must not consider that a person is affected if they have given their written approval or it is unreasonable in the circumstances to seek that person's approval.

8.2.5 With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 6 of this report, which found that the potential adverse effects on the environment will be minor. In regard to effects on persons, the assessment in Sections 5, 6 & 7 are also relied on, and the following comments made:

- The size of the proposed allotments are consistent with the character of the allotments in the locality. Therefore, the proposed allotment sizes are not objectionable with the surrounding environment.
- The proposal is not considered to create any reverse sensitivity effects.
- The proposal has been assessed as a Restricted Discretionary Activity and is therefore considered to be anticipated by the plan.
- Heritage NZ Pouhere Taonga have been contacted with the proposal recommended to proceed under the guidance of an ADP.
- The development is not considered to be contrary to the objectives and policies under the Operative District Plan or Proposed District Plan.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

8.2.6 Therefore, no persons will be affected to a minor or more than minor degree.

8.2.7 Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons),

8.2.8 The proposal is to subdivide the site to create two additional allotments. No reverse sensitivity effects or incompatible land use activities are anticipated. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

8.2.9 Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no affected persons.

Notification Assessment Conclusion

8.3 Pursuant to sections 95A to 95G it is recommended that the Council determine the application be non-notified for the above-mentioned reasons.

9.0 PART 2 ASSESSMENT

9.1 The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

9.2 The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the proposal is considered to retain the productive use of the land while still providing for their social, economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and will maintain the rural character of the site and surrounding environment.

9.3 Section 6 of the Act sets out a number of matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor is it located near any lakes or rivers. The balance lot will contain an existing known wetland, however as this will be wholly contained within the balance lot and the smaller lots will be located in excess of 200 metres from the wetland, no adverse effects are anticipated. The site does not contain any areas of Outstanding Natural Features and Landscapes nor any indigenous vegetation. The site is not located along the coastal marine area or near lakes or rivers where public access would be required. The site is not known to contain any areas of cultural significance, and the proposal is not considered to affect the relationship of Māori and their culture and traditions. The site is not known to be within an area subject to customary rights. The site is noted as containing an archaeological site. Heritage New Zealand have been contacted with the proposal recommended to proceed under the guidance of an ADP. The proposal does not increase the risk of natural hazards and will not accelerate, exacerbate or worsen the effects from natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.

9.4 Section 7 identifies a number of "other matters" to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.

9.5 Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located within an area of significance to Māori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.

9.6 Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

10.0 CONCLUSION

10.1 The proposal is to undertake a subdivision as a Restricted Discretionary Activity, where two additional allotments will be created. The proposal will not create any reverse sensitivity effects on existing land use activities in the area.

10.2 Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects, and that the proposal does not result in degradation of the character of the surrounding rural environment.

10.3 In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.

10.4 It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.

10.5 As a Restricted Discretionary Activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan. In accordance with sections 104, 104C, 105 and 106 of the Act in relation to Restricted Discretionary activities, it is considered appropriate for consent to be granted on a non-notified basis.

11.0 LIMITATIONS

11.1 This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.

11.2 Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.

11.3 Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

11.4 Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General
of Land

Identifier **NA870/143**

Land Registration District **North Auckland**

Date Issued 18 December 1946

Prior References

NAPR192/65 WA 4737

Estate Fee Simple

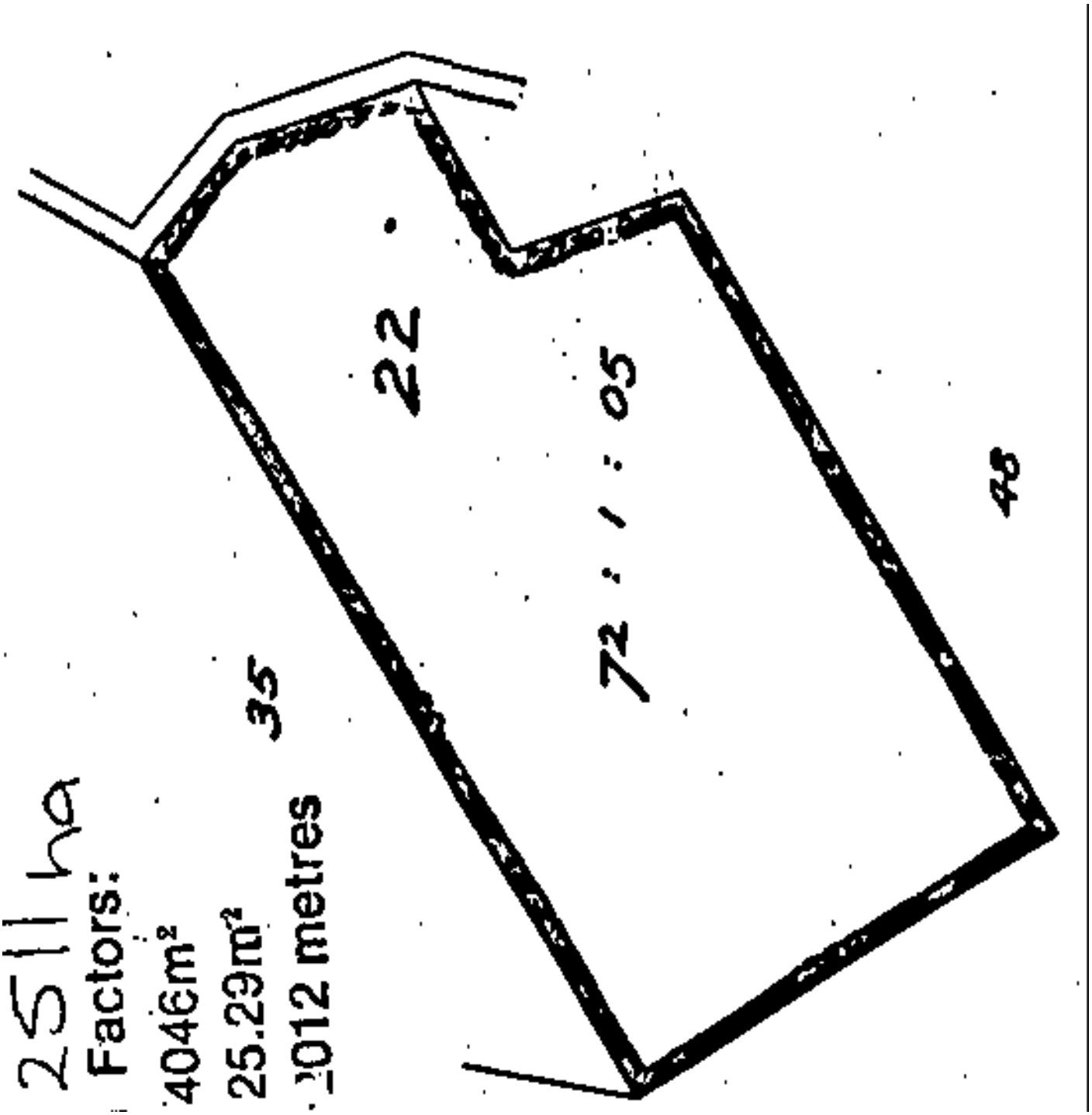
Area 29.2512 hectares more or less

Legal Description Section 22 Block VIII Opoe Survey District

Registered Owners

Elbury Holdings Limited

Interests


22
72 : 1 : 05
48
35
2511 ha
Factors:
4046m²
25.29m²
2012 metres

Local Authority: Far North District Council

Comprised in: RT NA870/143

Total Area: 29.2512Ha

30m × 30m
Shape factor
(Min. 10m from boundary)

Sec 35 Blk VIII
Opoe SD

Lot 1
4600m²

Lot 2
5180m²

2
DP 123188

Sweetwater Road
Legal metalled 20.12 wide

Lot 3
28.2732Ha

Sec 48 Blk VIII
Opoe SD

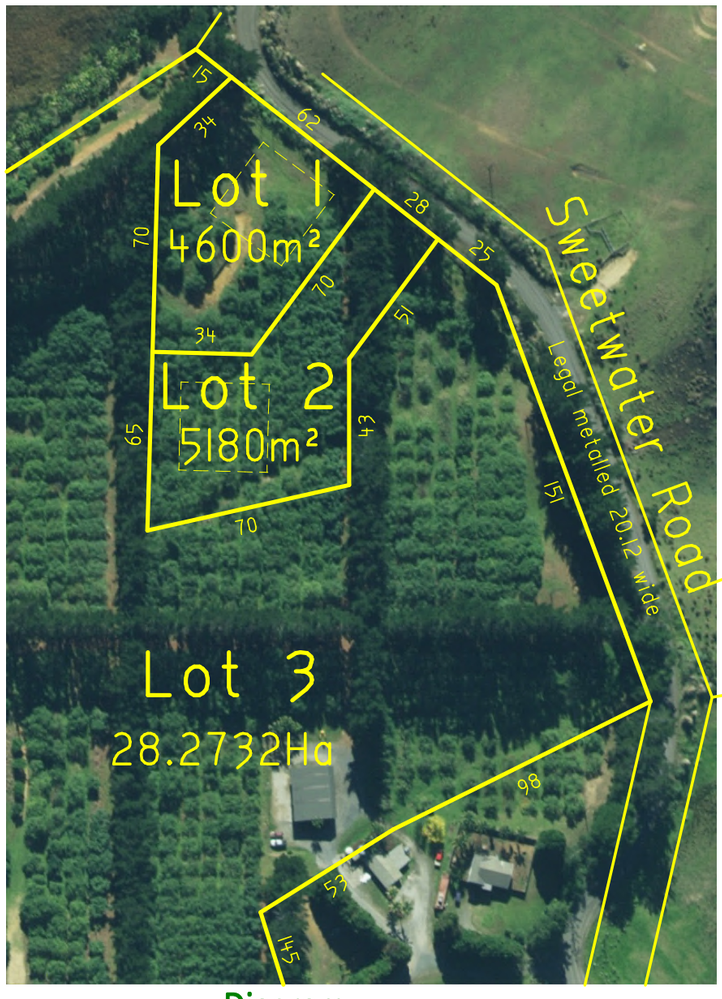


Diagram not to scale

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PROPOSED SUBDIVISION OF SECTION 22 BLOCK VIII OPOE SD

PREPARED FOR: ELBURY HOLDINGS LTD

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Survey		
Design		
Drawn	SH	MAY 2025
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Series 2
Sheet of

Engineering Assessment for
Proposed Subdivision
Part Section 22, 238 Sweetwater Road, Awanui
for
Elbury Holdings Ltd.

Supporting report for RC Applications to Far North District Council

Haigh Workman reference 25 252

9 February 2026

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Kerikeri • Whangarei • Warkworth

Revision History

Revision Nº	Issued By	Description	Date
A		For Resource Consent	9 February 2026

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Executive Summary

Haigh Workman Limited (Haigh Workman) was commissioned by Elbury Holdings Limited (the client) to undertake an engineering assessment of land at 238 Sweetwater Road, Awanui Pt Section 22 Block VIII Opoe SD (the site), for a proposed 3 lot residential/lifestyle subdivision.

This report assesses natural hazards, access, earthworks, stormwater, wastewater, water supply and firefighting, with specific regard to the local authority plans and subdivision rules. The proposed subdivision is shown on Von Sturmers plan ref. 15523

The site is zoned 'Rural Production' under the Operative District Plan, and we understand that the proposed subdivision will be a restricted discretionary activity.

Natural Hazards

Natural hazards have been predominantly assessed as low risk, however liquefaction risk has been assessed as possible and being a medium risk. We consider geotechnical investigations at the building stage are appropriate to assess this risk.

Access

Lots 1 and 2 will gain access directly off Sweetwater Road. The optimum location for vehicle crossings is equidistant between the sharp bends to the north and south. The crossing could be a shared double crossing at the boundary between the two lots or individual crossings. The appropriate crossing standard is a Type 1A – light vehicle crossing. Given the limited options for locating crossings, we recommend these be installed at time of subdivision.

Lot 3 (balance) will remain in rural production. The existing access is off Sweetwater Road via Awanui Pt Section 48 Block VIII Opoe SD. Section 48 has the same owner as the subject site Section 22 and is also subject to a proposed subdivision. As part of that proposed subdivision the access to lot 3 herein will be legalised with a ROW.

Runoff from the Council road is into a deep drain running just inside the property boundary which appears to be the outlet for a large wetland area north of the site. The crossing(s) will require culverts suitably sized in accordance with Council Standards for the expected flow. We recommend a catchment analysis and hydraulic assessment for the culvert sizing by a suitably qualified Engineer be submitted for Council approval as a condition of consent.

Traversable headwalls are not considered necessary due to the drain being inside the property boundary and because of the low traffic volumes and operating speed.

Earthworks

Earthworks at time of subdivision will be minor comprising topsoil stripping and placing of aggregate for vehicle crossing(s) formed at subdivision stage.

All earthworks will comply with the proposed District Plan Rules EW-R12 and R13, and Standards EW-S3 and EW-S5. We suggest that, as a condition of consent, an Erosion and Sediment Control Plan be required to be submitted for approval by Council prior to start of earthworks. Likewise, PDP EW-R12 requires archaeological Accidental Discovery Protocol during earthworks.

Stormwater Management

There are no changes to stormwater runoff as a result of the proposed subdivision. The impermeable surface areas following residential/lifestyle development are expected to be below the permitted activity threshold of 15% for the Rural Production zone. The estimated impermeable surfaces for lots 1 and 2 are 11.3 and 12.9% respectively. The lot

sizes allow for discharge of stormwater to ground as an appropriate method of stormwater management. Concentrated flows from developed surfaces will be discharged onto the gentle slopes in a dispersive manner where it may be absorbed by the sandy soils.

The downstream catchment comprises low lying farmland with natural waterways and farm drains leading to the tidal water of the Waipapakauri Creek and Rangaunu Harbour.

NRC flood mapping shows 10yr. River Flood Hazard Zone extending across farmland but with no buildings on other properties being affected. The 100yr. + Climate Change River and Coastal Flood Hazard Zone 2 are governed by sea level rise, the cause of which is independent from on-site stormwater runoff. This suggests that stormwater attenuation is not required as no buildings are affected by the 10yr. event, and for the 100yr. event sea level rise is the dominant factor, not terrestrial river flows. The site is located at the top of the river catchment which has a mapped downstream flood hazard. However, applying Council Engineering Standards, then stormwater attenuation is required given the anticipate impermeable surfaces and site location at the top of the catchment.

We therefore recommended that development on lots 1 and 2 be attenuated for the 2, 5 and 10-year events and that a consent notice be included on the titles requiring a stormwater management plan by a chartered Professional Engineer at time of development.

Wastewater

All lots contain suitable area for effluent disposal including 100% reserve area. The soils were categorised as AS/NZS 1547 Class 5 soils poorly drained due to the presence of a shallow cemented hard pan. We recommend an irrigation rate of 3mm/d for secondary treated effluent. This will require a disposal area of 290m^2 for an indicative 4-bedroom dwelling and an additional 290m^2 for a 100% reserve area.

For effluent discharged onto slopes steeper than 10% a reduction in the irrigation rate should be applied as per with the standard.

Water Supply

Domestic water supply may be provided using roof runoff collected in storage tanks.

Fire Fighting

Council Engineering Standards and Fire and Emergency NZ require a water supply that is adequate for firefighting purposes. There is no reticulated water supply, so each lot will be responsible for providing an on-site firefighting supply.

1 Introduction

1.1 Project Brief and Scope

Haigh Workman Limited (Haigh Workman) was commissioned by Elbury Holdings Limited (the client) to undertake an engineering assessment of land at 238 Sweetwater Road, Awanui Section 22 Block VIII Opoe SD (the site), for a proposed three Lot subdivision.

The scope of the report includes the following assessment items:

- Natural hazards
- Vehicle access and parking
- Earthworks to complete the subdivision
- Stormwater and wastewater
- Water supply and firefighting

A proposed subdivision plan prepared by Von Sturmers; ref. 15523 dated December 2025 was made available at the time of writing this report.

The site is zoned 'Rural Production' under the Far North District Council District Plan.

1.2 Limitations

This report has been prepared for our Client, Elbury Holdings Limited with respect to the brief outlined to us. This report is to be used by our Client and Consultants and may be relied upon by the Far North District Council (FNDC) when considering the application for the proposed subdivision and development. The information and opinions contained within this report shall not be used in any other context for any other purpose without prior review and agreement by Haigh Workman Ltd.

It has been assumed in the production of this report that the site is to be subdivided and subsequently developed at the potential house sites identified. At the time of writing there was no information available for proposed future developments on either lot following subdivision. If any of these assumptions are incorrect, then amendments to the recommendations made in this report may be required.

The comments and opinions presented in this report are based on the findings of the desk study and ground conditions encountered during an intrusive site visit performed by Haigh Workman. There may be other conditions prevailing on the site which have not been revealed by this investigation, and which have not been taken into account by this report. Responsibility cannot be accepted for any conditions not revealed by this investigation. Any diagram or opinion on the possible configuration of strata or other spatially variable features between or beyond investigation positions is conjectural and given for guidance only.

2 Site Description and Proposed Development

2.1 Site Identification

Site Address: 238 Sweetwater Road, Awanui

Legal Description: Section 22 Block VIII Opoe Survey District

Area: 29.2511 ha

Zone: Rural Production (Operative District Plan)

2.2 Site Description

The site is legally described as Section 22 Block VIII Opoe SD with a total land area of 29.2511 ha and is irregular/rectangle in shape. It is located approximately 4.5km west of Awanui, the surrounding properties are agricultural or lifestyle. The site was previously used for horticulture and contains shelter belts, access tracks, raised earth mounds for trees planted on low-lying grown and the remains of outgrown avocado trees.

The proposal is to create two smaller residential lots and a much larger balance lot. The two residential lots are on the northern side of the property both with frontage onto Sweetwater Road. Lot 3 will remain in rural production and contains an existing shed, parking and wastewater disposal system.

Lot 1 is dominated by a large ridge occupying the northeastern portion of the lot comprising the remnants of a prehistoric, cemented sand dune which runs off in an easterly direction to the road.

Lot 2 is low lying and with a natural flowpath crossing the southern part of the lot draining eastwards towards the road.

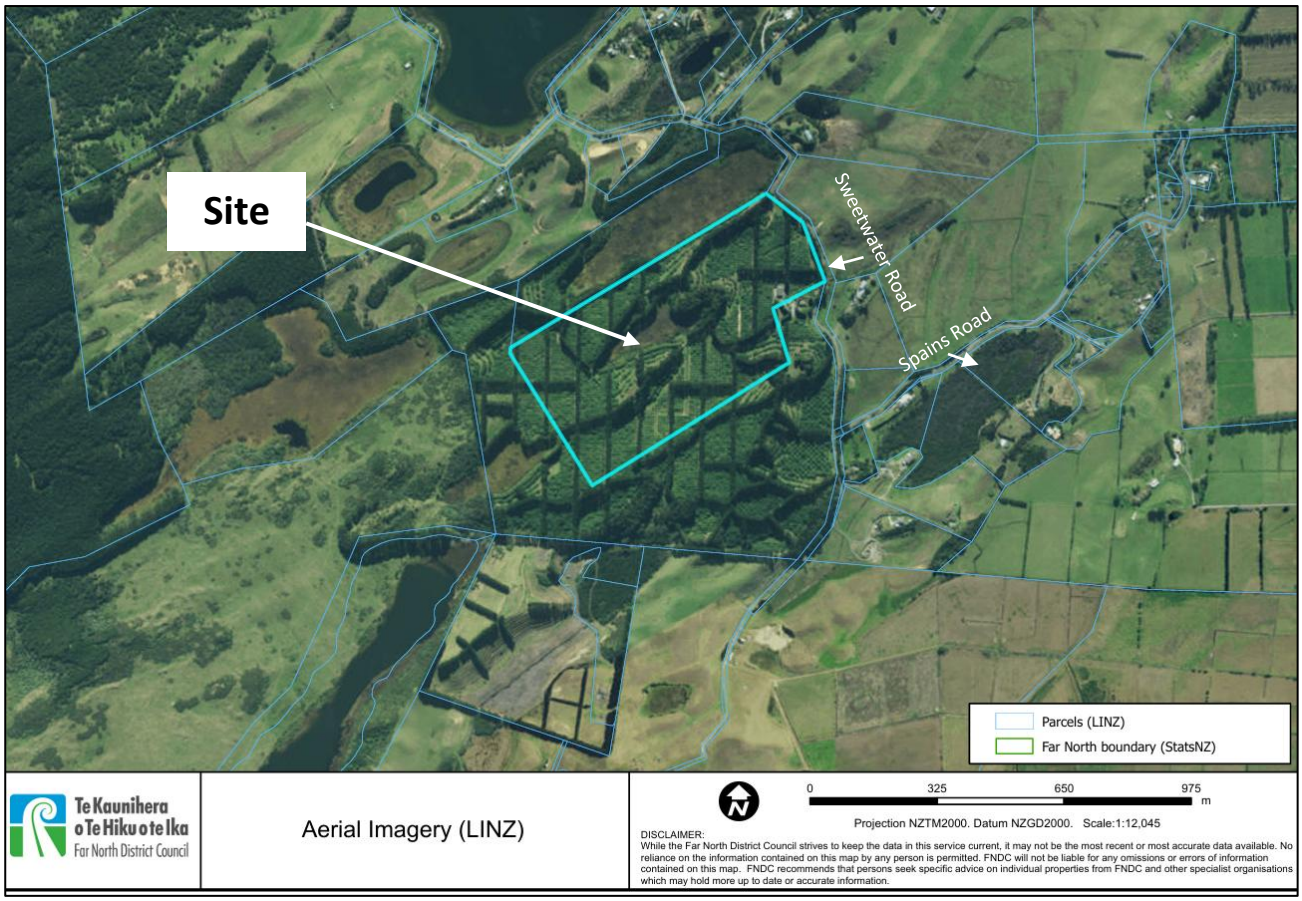


Figure 1 - Site location

2.3 Proposed Subdivision

A copy of the scheme plan is appended. Proposed lots are described in Table 1.

Table 1 - Proposed Lots

Lots	Proposed Area (ha)	End-use
Lot 1	0.46	Rural residential
Lot 2	0.5180	Rural residential
Lot 3	28.2732	Rural production

We understand that the proposed subdivision will be a Restricted Discretionary Activity under the Operative District Plan, based on lot size.

3 Environmental Setting

3.1 Published Geology

Sources of Information:

- NZMS Sheet 290 N04/05, 1:100,000 scale map, Edition 1, 1979: 'Ahipara – Herekino' (Soils).
- GNS Sciences 1:250,000 scale map

3.1.1 Bedrock Geology

The geology underlying the site is mapped as sand comprising Early Pleistocene consolidated parabolic dunes (eQdp) of the Karioitahi Group described as '*weakly cemented and partly consolidated sand in parabolic dunes. Interdune lake and swamp deposits.'* Refer Figure 2 extract below.

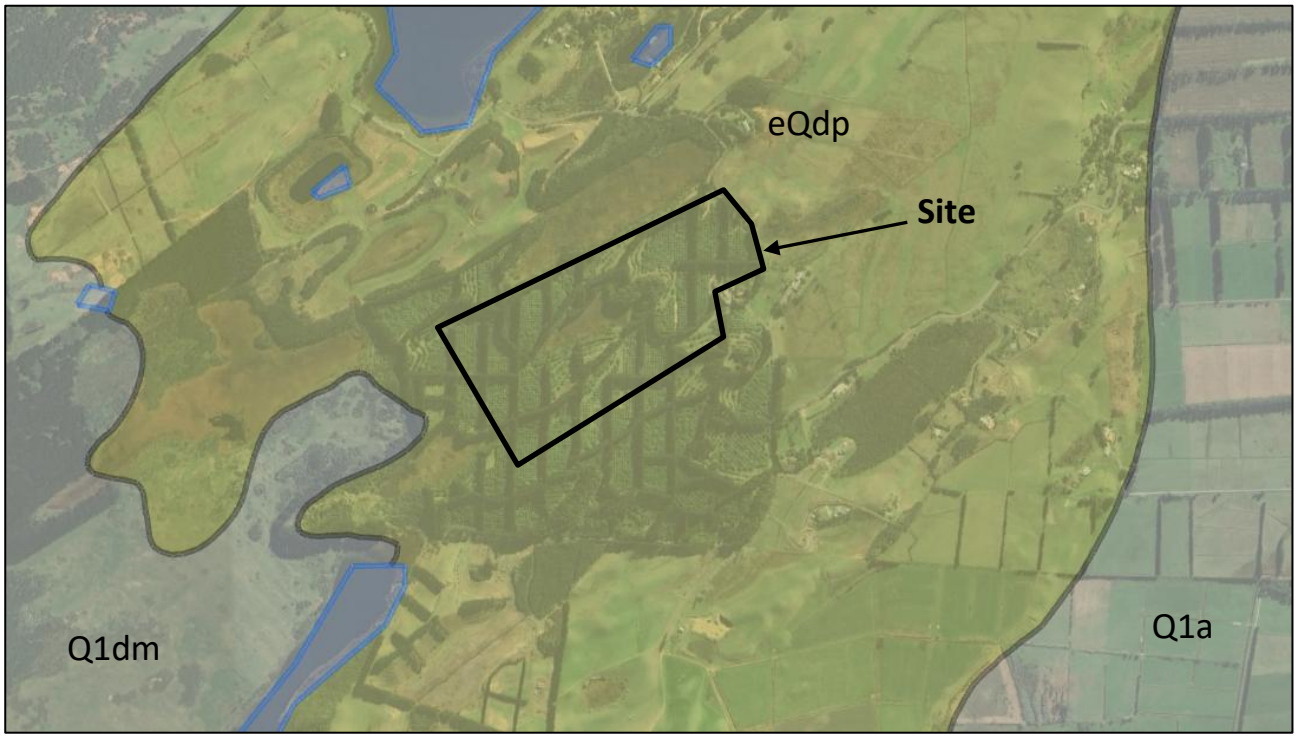


Figure 2 - Extract GNS Science, Geology of the Awanui/Kaitaia area

3.1.2 Weathered Geology (Soils)

Soils on site are of the Coastal Sand Dune Complex, Houhora sand, typically described as '*well to moderately well drained*'. Refer Figure 3 extract below.

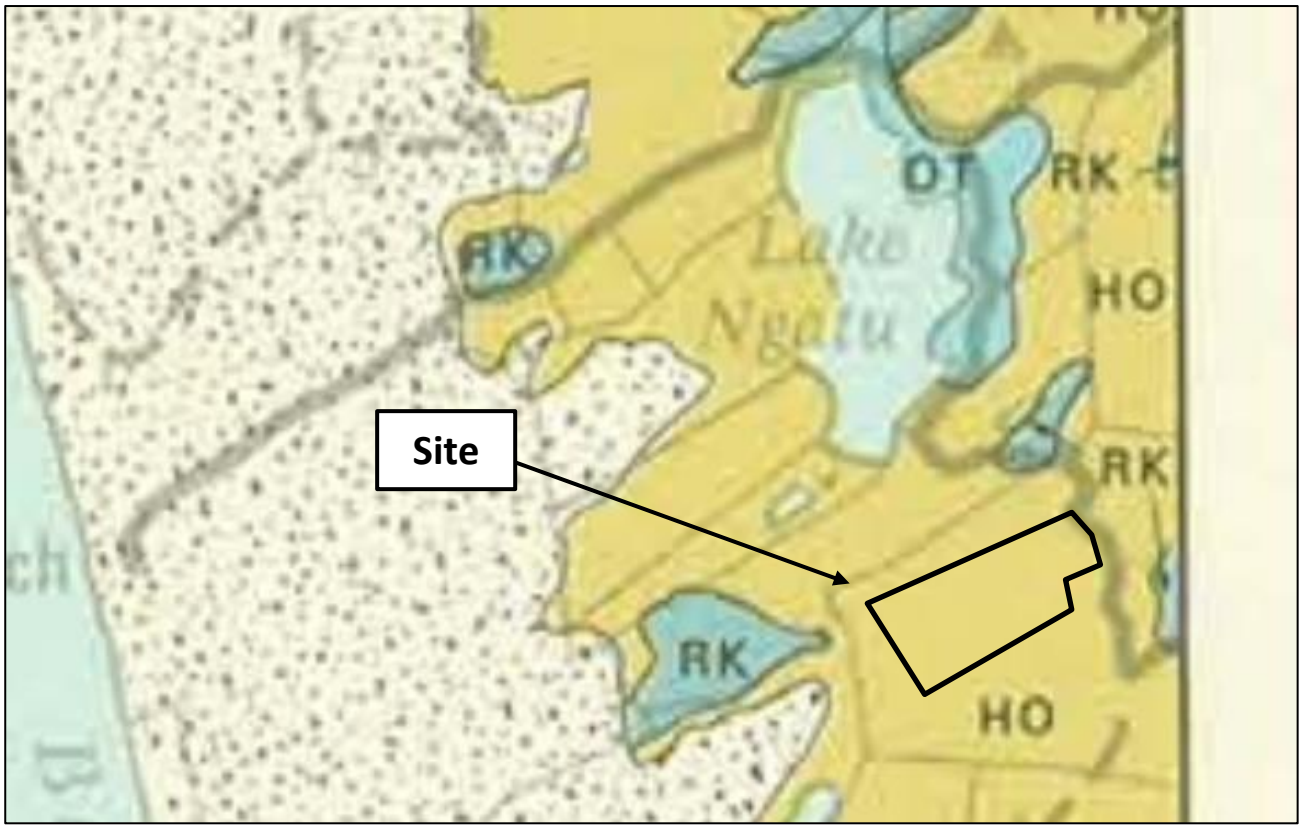


Figure 3 - Extract NZMS 290 Sheet N04/05 Soil Map

4 Site Investigations

4.1 Site Walkover

A walkover of lots 1 and 2 was conducted with a Geotechnical engineer as part of a pre-appraisal on 11th September 2025. No observable slope instability features were identified within the developable areas indicated on the scheme plan. However, historical earthworks cuts for orcharding practices have resulted in steep sided unsupported slopes on lot 1 and it is recommended that a cautionary approach be taken by nominating a suitable building platform on flatter ground closer to Sweetwater Road.

Both lots drain in an easterly direction to and open drain just inside the property boundary with the road.

Lot 2 is very gently sloping and has a natural flowpath crossing the southern part of the lot draining eastwards towards the drain on the roadside boundary. Refer following figures.

Figure 4 – Eastern corner of lot 1 looking due south, shelter belt left-hand side and lot 3 shed visible in distance

Figure 5 – Eastern corner of lot 1 looking northwest, Sweetwater Road on right-hand side

Figure 6 – Deep drain inside property on boundary with Sweetwater Road

4.2 Subsurface Investigations

A second site visit was made on 19th November during which exploratory boreholes were excavated to assess ground conditions for wastewater disposal. The investigations comprised drilling of a hand-augured borehole on Lot 1 to assess the soils for wastewater disposal.

The borehole encountered minimal topsoil and sandy to a depth of 460mm at which point progress was stopped by a hard pan, a reoccurring feature of the area. Refer borehole log appended. The lack of topsoil was attributed to this having been scrapped up and mounded for orcharding. Following residential development effluent disposal drippers

can be either located on the raised mounds or the topsoil respread. Based on our investigations and observations across neighbouring areas of the site, we consider the soils to comprise 200mm of sandy topsoil, overlaying sand, with a shallow hardpan rendering the soils poorly drained.

5 Natural Hazards

The National Policy Statement for Natural Hazards 2025 (NPSNH 2025) became operative on 15 January 2026, establishing nationally consistent requirements for assessing and managing natural hazard risk under the Resource Management Act 1991 (RMA).

Natural hazards listed in Part 1: Preliminary provisions 71(3) of NPSNH 2025 include: flooding, landslips, coastal erosion, coastal inundation, active faults, liquefaction, and tsunami.

The NPSNH requires that natural hazard risk be assessed using the likelihood × consequence methodology defined in Appendix 1 (Risk Matrix).

- Hazard likelihood (rare, unlikely, possible, likely, almost certain)
- Consequences (insignificant to catastrophic)
- Resulting risk classification (low, medium, high, very high)

The NPSNH requires management measures to be proportionate to the level of natural hazard risk:

- Low risk: Development may generally proceed with standard controls.
- Medium risk: Mitigation and design measures must reduce risk to acceptable levels.
- High / very high risk: Avoidance is required unless effective mitigation demonstrably reduces risk.

This natural hazard assessment has been prepared in accordance with NPSNH 2025.

Table 2 - Natural Hazards

Natural Hazard	Likelihood × consequence	Risk
Flooding	Rare, Minor	**Low risk**, Regional Council flood hazards are not mapped as being present on site
Landslips / slope instability	Unlikely, minor	**Low risk**, for gently sloping land 11° or less. To be addressed Geotechnical investigations at building consent stage.
Coastal erosion	Very rare, negligible	**Low risk**, as the site is not near the coastline
Coastal inundation	Very rare, negligible	**Low risk,** as the site is not near the coastline
Active faults	Possible, moderate	**Low risk**, no active faults mapped in the vicinity
Liquefaction	Possible, moderate	**Medium**, to be addressed by Geotechnical investigations at building consent stage
Tsunami	Very rare, negligible	**Low risk,** as the site is not near the coastline

There is no significant risk from natural hazards that would cause Section 106 of the Resource Management Act to apply.

5.1 Landslips / Slope instability

There is developable area within lot 1 and 2 on gently sloping ground of 11° or less. For slope stability reference is made to the Land Development & Engineering report entitled, 'Criteria to Identify Land which may be subject to Instability in the Far North District'. This describes the Kariotahi Group Coastal dune and back-dune landforms as a 'Medium Hazard' geological unit, generally stable but with potential for instability where over steepened by erosion. The risk of instability applies to land sloping steeper than 1V:5H (11°).

For gently sloping areas of the site comprising Kariotahi Group Coastal dune and back-dune landforms sloping at 11° or less we assess the Instability risk as Low.

Geotechnical investigations will be required to inform the risk.

5.2 Flood Mapping

The site drains out via a natural waterways and farm drains to the Waipapakauri Creek which in turn discharges into the Rangaunu Harbour. Refer figure below with NRC 10yr. River Flood Hazard Zone displayed in dark blue.

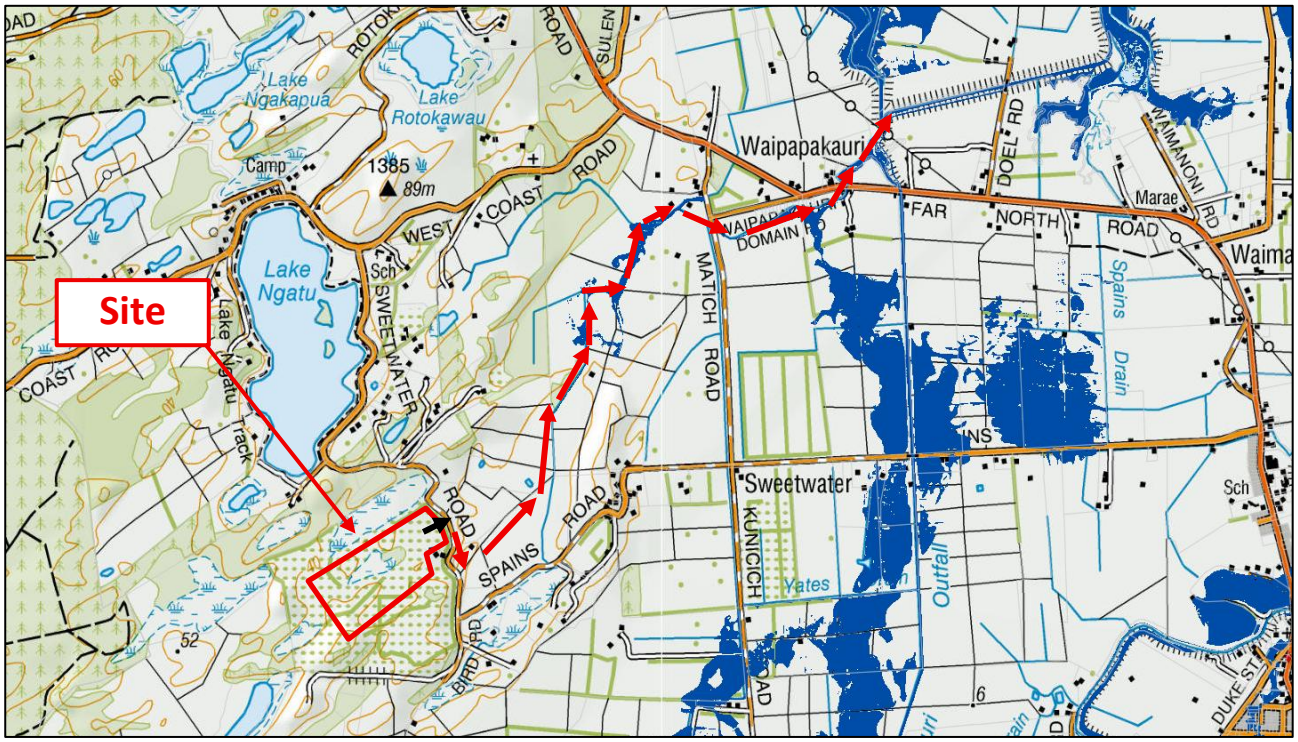


Figure 7 - Downstream drainage path from site with NRC 10yr. River Flood Hazard Zone (dark blue)

The downstream 10yr. River Flood Hazard Zone extends across low lying farmland but with no buildings on other properties mapped as being affected. Refer enlarged extract below showing flood hazard in greater detail for properties at Waipakauri.

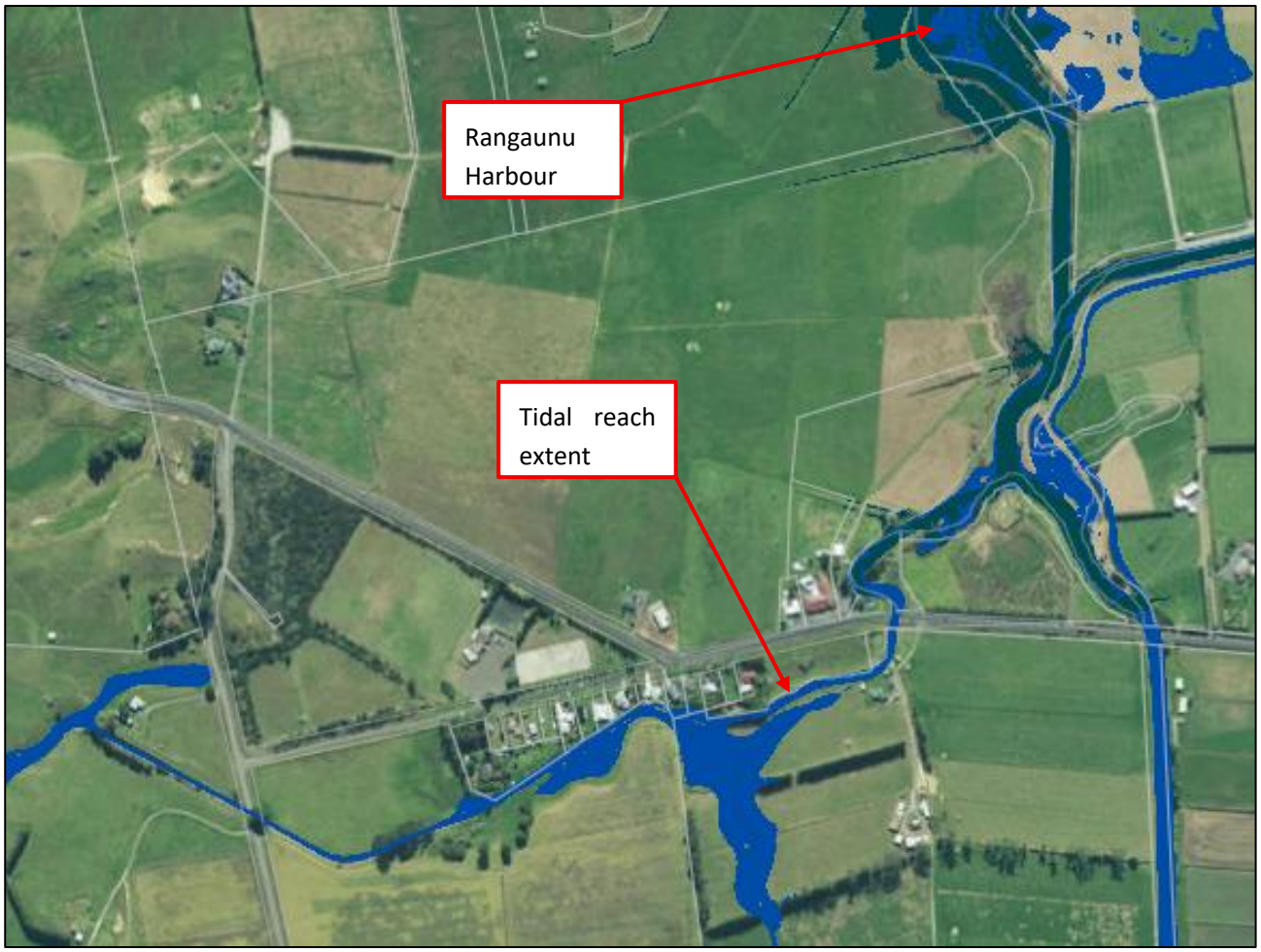


Figure 8 - NRC 10yr. River Flood Hazard Zone (dark blue) flood hazard in greater detail for properties at Waipakauri. No building affected.

The 100yr. + Climate Change River and Coastal Flood Hazard Zone 2 are governed by sea level rise, the cause of which is independent from on-site stormwater runoff. Refer figure below. With 100 yr. Coastal Flood Hazard Zone 2 (pale blue) and 100yr. River Flood Hazard Zone (bright blue).

The conclusion to be drawn from the flood mapping is that stormwater attenuation is not required for the 10yr. event as no buildings are affected, and for the 100yr. event sea level rise is the dominant factor, not terrestrial river flows.

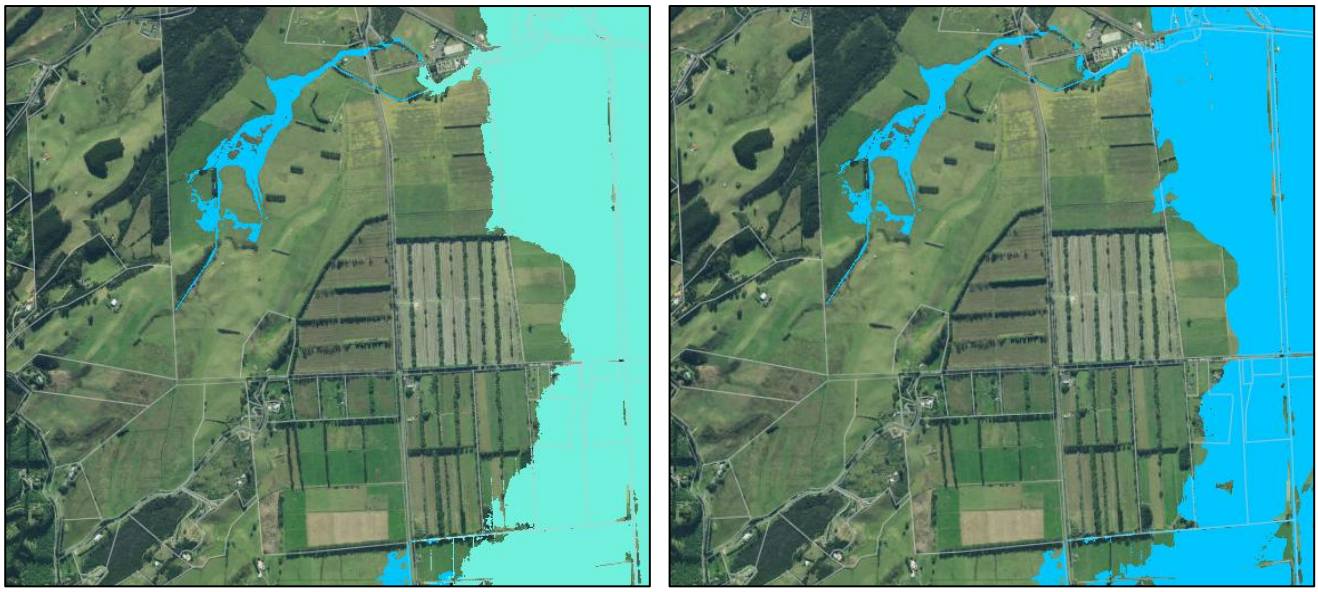


Figure 9 - NRC 100 yr. Coastal Flood Hazard Zone 2 (pale blue) and 100yr. River Flood Hazard Zone (bright blue)

6 Site Access

6.1 Subdivision Site Access

Access to the two smaller residential lots is directly off Sweetwater Road which will be provided with new vehicle crossings.

Sweetwater Road is a maintained legal road with a typical unsealed rural roading standard cross-section. The road is classified as 'Access' on the NZTA Mobile Roads app. Having an estimated Annual Daily Traffic (ADT) of 194. The road follows a winding alignment. The operating speed was assessed by 'drive through' as 40kmh.

Figure 10 – Sweetwater Road sharp bends immediately north and south of site

Figure 11 – Typical site distance looking north of site

6.2 Lots 1 and 2 Vehicle Crossings

The optimum location for lots 1 and 2 vehicle crossings is at the common boundary of the two lots, equidistant between the sharp northern and southern approach bends. This could be a shared double crossing or separate individual crossings, on each side of the shared lot boundary. At this location sight lines comply with Council standards, refer sight distance measurements given in Table 3. Tree removal and ongoing vegetation maintenance will be required to maintain sight lines.

Council minimum sight distances are based on Council Engineering Standards Sheet 4 for an Access – low volume road.

Table 3 - Sight distances

Crossing	Direction of Sight	Measured Sight Distance (m)	Operating speed (kph)	FNDC Min. Sight Distance for Access Low Volume (m)	Comment
Lots 1 & 2	Looking south	53.5-60m	40	45	higher value assumes shared crossing on lot boundary
Lots 1 & 2	Looking north	53.5-60m	40	45	higher value assumes shared crossing on lot boundary

The appropriate vehicle crossing standard is a Type 1A – light vehicle crossing, as per Engineering Standards Sheet 21. For single crossings the minimum crossing width excluding 5m flares shall be 3m, and for a double crossing 4m.

Runoff from the Council road is into the deep drain running just inside the property boundary. The drain appears to form the outlet for the large wetland area north of the site. Vehicle crossing will require culverts suitably sized in accordance with Council Standards for the expected flow.

We recommend a catchment analysis and hydraulic assessment for the culvert crossing by a suitably qualified Engineer be submitted for Council approval as a condition of consent.

Traversable headwalls are not considered necessary due to the drain being inside the property boundary. Furthermore, traffic volumes are low, as is the operating speed.

Given the limited options for locating crossings, we recommend these be installed at time of subdivision.

6.3 Lot 3 Vehicle Crossing

Lot 3 will remain in rural production. The existing access is off Sweetwater Road via Awanui Pt Section 48 Block VIII Opoe SD. Section 48 has the same owner as the subject site Section 22 and is also subject to a proposed subdivision. As part of that proposed subdivision the access to lot 3 herein will be legalised with a ROW.

6.4 Parking and Manoeuvring

Parking and manoeuvring for two vehicles in accordance with District Plan can be accommodated within all proposed lots.

6.5 Roading Assessment Criteria

Rule 15.1.6A.4.1, in assessing an application for a restricted discretionary activity, Council will consider the matters listed below:

Table 4 - Operative District Plan Rule 15.1.6A.4.1 Assessment Criteria

Property Access Assessment Criteria	Comment
(a) the time of day when the extra vehicle movements will occur	Normal commuting hours
(b) the distance between the location where the vehicle movements take place and any adjacent properties	Isolated rural location
(c) the width and capability of any street to be able to cope safely with the extra vehicle movements	Sweetwater Road has adequate width and capability to cope safely with the extra vehicle movements
(d) the location of any footpaths and the volume of pedestrian traffic on them	Rural location there are no footpaths
(e) the sight distances associated with the vehicle access onto the street	Complies with Council Engineering Standards
(f) the existing volume of traffic on the streets affected	NZTA Mobile Roads app. gives an estimated Annual Daily Traffic (ADT) of 194
(g) any existing congestion or safety problems on the streets affected	None known
(h) with respect to effects in local neighbourhoods, the ability to mitigate any adverse effects through the design of the access, or the screening of vehicle movements, or limiting the times when vehicle movements occur:	Not applicable to isolated rural location
(i) with respect to the effects on through traffic on arterial roads with more than 1000 vehicle movements per day, the extent to which Council's "Engineering Standards and Guidelines" (2004) are met	Nearest arterial road is state highway 1
(j) effects of the activity where it is located within 500m of reserve land administered by the Department of Conservation upon the ability of the Department to manage and administer that land	Not applicable
(k) the provision of safe access for pedestrians moving within or exiting the site	Pedestrian traffic not expected in rural location

7 Earthworks

7.1 Proposed Earthworks

Only minor earthworks are proposed at time of subdivision for the construction of vehicle crossings.

7.2 Regulatory Framework

Earthworks in the Rural Production zone are a permitted activity provided that they do not exceed 5,000m^3 in any 12-month period and does not involve a cut or filled face exceeding 1.5m in height.

The scale of earthworks on the site will not exceed the permitted activity limits.

The Proposed Far North District Plan was notified on 27 July 2022. The following rules and standards have legal effect and will be complied with:

- Earthworks Rule EW-R12 (Earthworks and the discovery of suspected sensitive material)
- Earthworks Rule EW-R13 (Earthworks and erosion and sediment control
- Standard EW-S3 Accidental Discovery Protocol
- Standard EW-S5 Erosion and sediment control

8 Stormwater Management

8.1 Existing Site Drainage

Surface water not absorbed by the sandy soils can be expected to run off as sheet flow and drain out to the stormwater drain running along the inside of the property boundary against Sweetwater Road. This drain then discharges via a Council culvert into a natural flowpath to a large low-lying area approximately 120m to the east.

8.2 Regulatory Framework

8.2.1 Far North District Plan Provisions

The site is zoned as Rural Production. The relevant permitted activity rule for stormwater is as follows:

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

Subdivision Rule relating to stormwater disposal is 13.7.3.4. The pertinent sections relating to this site are:

13.7.3.4 STORMWATER DISPOSAL
(a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).

(d) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal.

(d) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003).

8.2.2 Regional Plan Provisions

Proposed Rule C.6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network provided (amongst other conditions); the diversion and discharge does not cause or increase flooding of land on another property in a storm event of up to and including a 10% Annual Exceedance Probability (AEP) or flooding of buildings on another property in a storm event of up to and including a 1% AEP.

8.2.3 Council Engineering Standards 2023

The FNDC Engineering Standards have recently been updated, and Council is encouraging their use. The pertinent sections relating to stormwater management are:

Chapter 4: Stormwater and Drainage
4.1.3 Performance Standards

e. The primary stormwater system shall be capable of conveying 10% AEP design storm events without surcharge (see Section 4.3.9 Hydrological Design Criteria).

4.1.6. Managing Effects of Land Use on Receiving Environments

Hydrological balance can be partly maintained by limiting the maximum rate of discharge and peak flood levels for post-development to that at pre-development levels and enabling infiltration to minimise impacts on base flow and ground water recharge.

Peak flow management can be achieved using detention storage, utilising extended duration, for the duration of a limited peak flow event. Therefore, in the absence of more detailed assessment of stream stability, the discharges from detention devices into a stormwater network shall be constrained to 80% of pre-development peak flow rate. These constraints may be relaxed, subject to detailed assessments and hydrological/hydraulic modelling of the catchment being provided.

4.2.1. Discharge into a Stream or Watercourse

All new and existing discharges to an existing FNDC owned and / or maintained watercourse(s) located within approximately 500m require specific approval from the Stormwater Manager before proceeding with design details and, if approved, FNDC shall apply appropriate conditions to the discharge.

4.3.8. System Design

Table 4-1: Minimum Design Summary

Current rainfall (i.e. not climate change adjusted) shall be used for the following:

• Determining pre-development stormwater runoff flows and volumes for use in combination with calculated post development flows to determine stormwater treatment (quantity and quality) requirements.

Climate change adjusted rainfall shall be used for the following:

• Determining post-development stormwater runoff flows and volumes for stormwater infrastructure design.

Flood Control (1% AEP event). Detention required, limiting the post-development 1% AEP event flow rates to 80% of the pre-development 1% AEP event flow rates.

Flow attenuation (Attenuation of the 50% and 20% AEP events). Limit the post-development 50% and 20% AEP event flow rates to 80% of the pre-development flows through controlled attenuation and release. Typically, always required in the upper catchment and sometimes not required where development site is located in proximity to the catchment outlet, discharging to a watercourse with sufficient network capacity, and where flow attenuation may worsen flooding hazards due to relative timing of peak flows. This is subject to assessment demonstrating no negative impacts would occur. If the proposed stormwater discharge is into a tidal zone, then no attenuation is required.

8.3 Impermeable Surfaces

The proposed subdivision provides for but does not include rural-residential / lifestyle development. It is anticipated that houses when they are built will be of a similar scale to the existing residential / lifestyle development in the area.

Typical impermeable surfaces once the lots are developed are estimated below.

Table 5 - Estimated Impermeable Surfaces

Proposed Lot	Area (Ha)	Estimate Driveway Area (m^2)	Estimated Roof Area (m^2)	Estimated Impermeable Surface Area (m^2)	Estimated Coverage	Activity Status
1	0.46	120	400	520	11.3	Permitted
2	0.5180	270	400	670	12.9	Permitted
3	28.2732	845	255	1,100	0.4	Permitted

Anticipated impermeable surface coverage on both lots is not expected to exceed the 15% threshold permitted by the District Plan rules.

8.4 Subdivision Stormwater Management

Stormwater management within the proposed subdivision is designed to control stormwater flows, reduce scour and ensure compliance with District and Regional Plan rules.

- To receive the maximum treatment benefits from overland flow stormwater runoff from developed surfaces will be discharged to ground on gentle slopes in a dispersive manner where it will be absorbed by the sandy soils. During heavier rainfall events excess runoff will drain as sheet flow onto Sweetwater Road where it will be captured by the Council stormwater system which in turn drains out via natural flowpaths to the large low-lying area of swamp approximately 120m to the east.
- Where considered necessary, stormwater dispersal may be achieved using an above ground Tee bar or Vegetated/Rigid Lip spreader bar device onto a gently sloping grassed or well vegetated surfaces. Refer standard details appended. (A buried pipe spreader bar in a soakage trench is not appropriate due to the shallow hard pan.)
- Rainwater collection tanks for domestic water supply, with overflows piped to dispersed outlets.
- For driveways we recommend grass lined swales with crossroad culverts at 100m intervals and/or natural low points as required.

8.5 Proposed Stormwater Management

The site is located at the top of the river catchment which has a mapped downstream flood hazard. Applying Council Engineering Standards, then stormwater attenuation is required.

Rule C.6.4.1 indicates that it is appropriate to ensure flood levels do not increase for rainfall events up to the 10% AEP. This shall be achieved by attenuating run off.

District Plan and Regional Plan policies and rules require the avoidance or mitigation of adverse effects of stormwater runoff on receiving environments, including downstream properties. To comply with these requirements and the new Council Engineering Standards, attenuation shall be designed to 80% of pre-development peak flow rate for the 2, 5 and 10-year events.

Residential development is not expected to result in contaminated stormwater runoff. By discharging concentrated flows to ground in a dispersive manner and making use of existing drains and flow paths, stormwater contamination can be avoided.

It is recommended that new development on lots 1 and 2 be attenuated for the 2, 5 and 10-year events at building consent stage and that a consent notice be included to this effect. Attenuation can be achieved by roof runoff detention or a combination of roof runoff detention and detention basin following the guidance given in Stormwater Management Devices in the Auckland Region GD01.

8.6 Assessment Criteria

Rule 13.8.1, In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters listed in 13.7.3.4 Stormwater Disposal.

Table 6 - Operative District Plan Section 13.7.3.4 assessment criteria

Subdivision Stormwater Disposal Assessment Criteria	Comment
(a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).	All lots have adequate suitable area for the disposal of collected stormwater to ground.
(b) The preferred means of disposal of collected stormwater in urban areas will be by way of piping to an approved outfall, each new allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross lease or company lease. The connection should be at the lowest point of the site to enable water from driveways and other impervious surfaces to drain to it. Where it is not practical to provide stormwater connections for each lot then the application for subdivision shall include a report detailing how stormwater from each lot is to be disposed of without adversely affecting downstream properties or the receiving environment.	Not applicable site is rural.
(c) The provision of grass swales and other water retention devices such as ponds and depressions in the land surface may be required by the Council in order to achieve adequate mitigation of the effects of stormwater runoff	The lots are suitable for grass swales and other water retention devices such as ponds and depressions to mitigate the effects of stormwater runoff.
(d) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered	Detailed stormwater report by a Chartered Professional Engineer to be provided at time of building.

- Reduce impervious surfaces by using pervious channels or infiltration practices, placing houses closer to the main roading network to minimise driveway lengths, shared ROWs, grass swales to encourage infiltration, pervious paving or gravel driveways and parking areas.

- Minimise site disturbance and bulk earthwork areas, particular areas that are to remain undeveloped and permeable. Earthwork compaction produces high strength, but higher density and reduced permeability which reduces infiltration and increases runoff.

Professional Engineer or other suitably qualified person addressing stormwater disposal.	
(e) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003).	Stormwater design will be in accordance with Stormwater Management Devices in the Auckland Region GD01 December 2017, which has superseded Technical Publication 10.
In considering a controlled (subdivision) activity application under Rule 13.7.3.4 the Council will restrict the exercise of its control to the following matters: (i) control of water-borne contaminants, litter and sediments; (ii) the capacity of existing and proposed stormwater disposal systems (refer also to the Council's various urban stormwater management plans and any relevant Northland Regional Council stormwater discharge consents); (iii) the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles; (iv) the location, scale and construction of stormwater infrastructure; (v) measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area	Lifestyle lots are not expected to result in water-borne contaminants, litter or sediments. By discharging to ground within the lots in a dispersive manner these affects can be avoided. Lots 1 and 2 will continue to discharge to a large drain that is the outlet to a large upstream wetland area. The increase in runoff from site development will be modest in comparison. The effects of stormwater runoff will be mitigated by the adoption of guidance; Stormwater Management Devices in the Auckland Region GD01. The scale of stormwater infrastructure is expected to be modest and comprise roof water detention tank, swale drains and level spreaders. Local drainage or catchment management plan not available.

Rule 13.7.3.4 references Technical Publication 10 which has now been superseded by Stormwater Management Devices in the Auckland Region GD01 December 2017 and refers to the Countryside Living suite of documents for rural development. GD01 identifies the key approach to managing the impact of stormwater and associated pollutants is to reduce the need through prevention and considers non-structural approaches to minimise the impacts of the development on stormwater. This standard is appropriate for the low-density rural development consider for this site.

Examples of non-structural approaches that can be adopted for this site are:

- Preserve and using existing site features such as watercourses, depressions, wetlands, vegetation and permeable areas that contribute to the current hydrological cycle balance.

9 Potable Water

9.1 Potable Water Supply

There is no public water supply available at the site. Domestic water supply may be provided by roof runoff collected in storage tanks.

9.2 Fire Fighting

Council Engineering Standards and Fire and Emergency NZ require a water supply that is adequate for firefighting purposes. Where there is no reticulated water supply, then each residential lot will be responsible for providing adequate on-site firefighting supply.

For a single-family home without a sprinkler system in a non-reticulated supply area, the New Zealand Fire Service (NZFS) Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 recommends a minimum firefighting water storage capacity of 45 m^3 within 90 m of the dwelling, fitted with an adequate means for extracting the water from the tank.

9.3 Alternative to Fire Fighting Supply

The Code (SNZ PAS 4509:2008) specifically allows for alternative methods to be used in meeting the Code requirements, as long as there is approval from an appropriate person nominated by the NZFS National Commander. Clause 4.4 of the Code states that:

- Fire engineers or similar competent persons may use alternative methods to determine firefighting water supplies. To comply with this code of practice, such alternatives must be submitted for approval to the person(s) nominated by the National Commander. The person(s) so nominated will approve these cases on confirmation that the method and calculations used are correctly applied.
- Alternative methods will need to show that the calculated firefighting water supply makes allowances for tactical flow rates (that is, the amount needed above a theoretical amount to absorb the released heat for operational effectiveness).

The procedure to be followed in the case of an alternative fire-fighting supply is as follows:

- The competent person should submit a firefighting facilities checklist (FFFC), with a scale site map showing contours and proposed alternatives to Table 2 with rationale for assessment to NZFS.

If the proposed supply is approved by a nominated NZFS person, Council will accept the FFFC and compliance with the Code will be achieved.

NZFS considers that a 'one size fits all' volume is not appropriate in all circumstances. There are alternatives to firefighting couplings but firefighters are not expected to lift pumps or hoses onto the top of water tanks.

10 On-site Effluent Disposal

10.1 Regulatory Framework

10.1.1 Regional Plan

The discharge of wastewater effluent to land is regulated by the permitted activity Rule C.6.1.3 of the Regional Plan for Northland. Table 9 of the plan specifies exclusion areas and set-back distances as follows:

Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems

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

Additional requirements under the Rule also state:

1) The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and

2) The volume of wastewater discharged does not exceed two cubic metres per day, and

4) the slope of the disposal area is not greater than 25 degrees, and

5) For wastewater that has received secondary treatment or tertiary treatment, it is discharged via:

a) a trench or bed system in soil categories 3 to 5 that is designed in accordance with Appendix L of AS/NZS 1547:2012; or

b) an irrigation line system that is dose loaded and covered by a minimum of 50mm of topsoil, mulch, or bark, and

6) for the discharge of wastewater onto the surface of slopes greater than 10 degrees:

d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the

disposal area, and

e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or

f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark

The proposed disposal areas are not steeper than 10 degrees. However, we recommend that when using surface laid irrigation, lines be firmly pinned to the ground and where there is an up-slope catchment that generates stormwater runoff, a stormwater interception drain be installed and maintained to divert surface runoff away from the disposal area.

District Council requires at time of subdivision a suitable reserve area equal to one hundred percent of the effluent disposal area.

The following analysis ensures that future on-site wastewater disposal on each of the four vacant lots can comply with both the Operative District Plan and Regional Plan for Northland wastewater discharge rules.

10.2 Lots 1 and 2 Wastewater Assessment

10.2.1 Design Occupancy Rating

The onsite wastewater disposal for the proposed development of the lots has been assessed.

It has been assumed for the purpose of this site suitability report that the lots will contain four-bedroom residential units. In reference to TP58 Section 6.3.1, it is recommended that the design occupancy of six people is adopted for this report.

10.2.2 Design Flow Volumes

It is assumed that the proposed residential units will be designed with standard water reduction fixtures. AS/NZS1547 estimates wastewater generation for roof water collection supply properties with standard water reduction fixtures of 145 litres/person/day.

Total daily wastewater generation of the proposed development is calculated as follows:

$$Total\ daily\ wastewater\ generation = Daily\ occupancy\ number \times design\ flow\ allowances$$

$$= 6\ persons \times (145\ litres/person/day)$$

$$\underline{= \mathbf{870\ litres/day}}$$

Design flows of 870 litres per day for a four-bedroom household has been adopted for the purpose of this assessment.

10.2.3 Effluent Disposal

Effluent disposal systems will need to be situated to avoid surface runoff or protected by using interception drains. In addition, setbacks listed at the start of this section will need to be adhered to, in particular; identified overland flow paths, boundaries and buildings. Standard separation distances can be applied with regard to site slope, which is 18 to 19° on lot 1 and <10° for lot 2.

10.2.4 Land Disposal System Sizing and Design

Suitable potential building areas on site are available on elevated ground. With allowances for the required setback distances associated with the Regional Plan, there are various suitable effluent disposal locations.

The soils investigation identified that topsoil had been scrapped up and mounded for orcharding purposes. The mounded topsoil will either need to be respread, or drippers installed on the raised mounds.

Bases on our investigations of the site and on neighbouring parts of the same orchard site, we assess the soils as comprising a sandy topsoil up to 200mm thick underlain by sand with a shallow hardpan typically at 450mm depth which has the effect of rendering the soils poorly drained.

Due to the presence of the shallow cemented hard pan, for wastewater purposes we categorised the soils as Category 5 – poorly drained, in accordance with AS/NZS 1547. This soil type supports a design irrigation loading rate (DIR) of 3mm/day for secondary treated effluent.

The total length of the trickle irrigation system required (UniBioline or similar) is calculated as follows:

$$Total\ area\ of\ dripper\ irrigation\ field = \frac{Total\ daily\ wastewater\ generation}{Design\ irrigation\ rate}$$

$$= 870/3$$

$$\underline{= \mathbf{290\ m^2}}$$

For lot 1 where drippers may be installed on ground with a slope up to 19°, the DIR shall be reduced by 50% to 1.5mm/day. The appended wastewater drawing indicates that there is suitable area available for the dripper fields plus 100% reserve area.

10.2.5 Treatment Plant Design Sizing

The naming of a proprietary secondary treatment plant will be decided by the new owner at the building consent stage, when the position and scale of the building are known.

The system is to meet the quality output of AS/NZS 1546.3: 2003, producing effluent of less than 20 g/m^3 of 5-day biochemical oxygen demand (BOD_5) and no greater than 30 g/m^3 total suspended solids (TSS) at the estimated wastewater generation rate for the proposed development.

10.2.6 Effects on Environment

It is not likely that any detectable environmental effects will arise from utilising trickle irrigation greater than 3.0 m from the disposal field. Use of the secondary treated effluent for trickle irrigation would enhance landscape vegetation growth particularly during the drier summer months. Considering the size of the assessed lots and the vegetation coverage, there is a negligible risk of off-site effects and cumulative effects.

To minimise any potential issues, regular inspections and servicing of the treatment plant and disposal field should be completed. Along with the appropriate inspections and approvals prior to plant commissioning.

The disposal field locations indicated by the appended drawings have taken into account the appropriate separation distances.

Appendix A – Drawings

Drawing No.	Title	Scale
15523	Von Sturmer's Proposed Subdivision of section 22 block VIII Opoe SD	1:3,000
25 252-WWP01	Haigh Workman Wastewater Assessment Plan Lots 1 and 2	1:1,000
25 230/S06	Level Spreader Outfall Detail	N.T.S

Local Authority: Far North District Council

Comprised in: RT NA870/143

Total Area: 29.2512Ha

30m × 30m
Shape factor
(Min. 10m from boundary)

Sec 35 Blk VIII
Opoe SD

Lot 1
4600m²

Lot 2
5180m²

2
DP 123188

Sweetwater Road
Legal metalled 20.12 wide

Lot 3
28.2732Ha

Sec 48 Blk VIII
Opoe SD

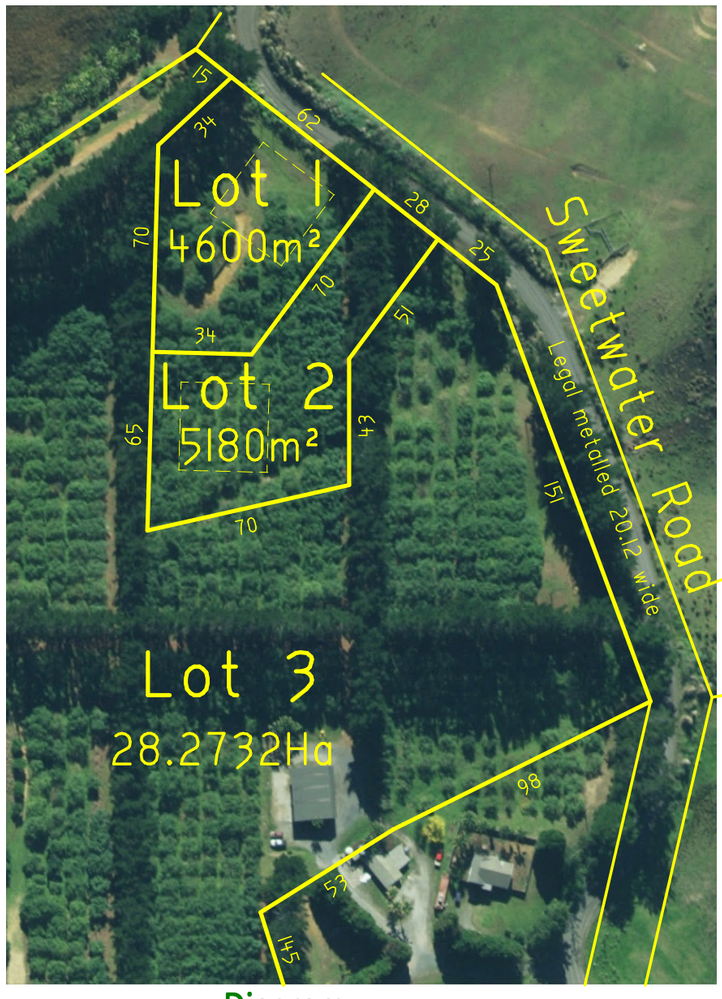


Diagram not to scale

VON STURMERS
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 408 6000
Email: kaitaia@saps.co.nz
131 Commerce Street, Kaitaia

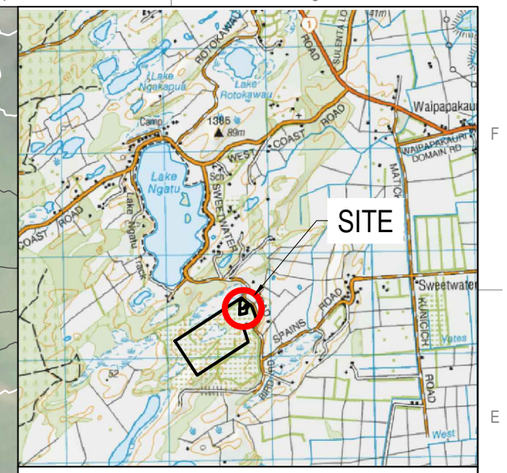
PROPOSED SUBDIVISION OF SECTION 22 BLOCK VIII OPOE SD

PREPARED FOR: ELBURY HOLDINGS LTD

	Name	Date
Survey		
Design		
Drawn	SH	MAY 2025
Rev	SH	DEC 2025
Rev	SH	JAN 2026

ORIGINAL
SCALE 1:3000
SHEET SIZE A3

Surveyors Ref. No: 15523
Series 2
Sheet of



Locality Plan (NTS)

SITE INFORMATION:
Legal Description: Section 22 Block VIII Opoe SD
Area: 29.2512 Ha
Zone: Rural Production

LEGEND

Property Boundary

Borehole

NOTES:

1. LOT BOUNDARIES TAKEN SCHEME PLAN BY VON STURMERS, REF 15523, DATED DECEMBER 2025.
2. LOCATIONS OF BUILDABLE AREAS BY HAIGH WORKMAN LTD.
3. BASEMAP IMAGE COURTESY OF LINZ.
4. CONTOUR LINES AT 1m INTERVALS SOURCED FROM LINZ (LIDAR 2018-20, NZVD 2016).
5. ALL OTHER FEATURES ARE TAKEN FROM AERIAL IMAGE AND SITE WALKOVER.
6. LOCATIONS HAVE NOT BEEN SURVEYED AND ARE INDICATIVE ONLY.
7. ALL DRAINAGE TO COMPLY WITH AS/NZS 3500 & NZBC G13/AS1 DRIPPER LINES TO FOLLOW CONTOUR LINES.
8. MINIMUM SECONDARY TREATMENT PLANT SETBACKS:
   - INVERT LEVEL AT INLET - NOT LESS THAN 0.5m BELOW FLOOR LEVEL
   - 3m FROM BUILDINGS
   - 1.5m FROM BOUNDARIES
   - EASILY ACCESSIBLE FOR MAINTENANCE.

CHECK ALL DIMENSION ON SITE.

7. MINIMUM EFFLUENT DISPOSAL SETBACKS:
   - 1.5m FROM PROPERTY BOUNDARIES
   - 3m FROM BUILDINGS AND RETAINING WALLS
   - 0.5m FROM SURFACE WATER (SECONDARY TREATMENT)
   - 15m FROM COASTAL MARINE AREA (NRC)
   - 30m FROM COASTAL MARINE AREA (FNDC)

CHECK ALL DIMENSION ON SITE.

Rev	Date	Description	By	Checked
A	21/01/2026	FOR INFORMATION	JT	TA

DWG EXAMPLE WASTEWATER DISPOSAL AREAS

A3 Scale 1:1000 (0 20m 50m) Date 21/01/2026

Drawn JT | Checked TA | Approved TA

File T:\CLIENTS\ELBURY HOLDINGS\25 252 - 238 SWEETWATER RD, AWANUI -SECTION 22\JOBS\ENGINEERING\DRAWINGS\25_252_CIVIL_DESIGN_C3D.DWG

HAIGH WORKMAN LTD
Civil & Structural Engineers
6 Fairway Drive
Kerikeri, Bay of Islands
New Zealand
T: 09 407 8327
E: info@haighworkman.co.nz

Project PROPOSED SUBDIVISION
238 SWEETWATER ROAD, AWANUI

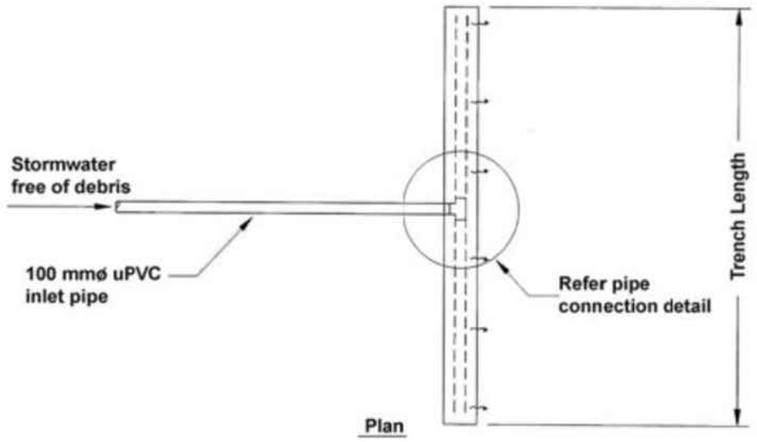
Client ELBURY HOLDINGS LTD

Project No. 25 252 | RC no.

Stage

Dwg No. P1

Sheet No. 1 of 1



Plan

Keep dispersal trench 30 m clear of property boundary

Design Parameters

Effective catchment area drained (m^2)	Trench Length (m)
100	8
200	12
300	14
400	16
500	18
600	20

(Note: effective catchment area drained = impervious area + 0.72 x pervious area

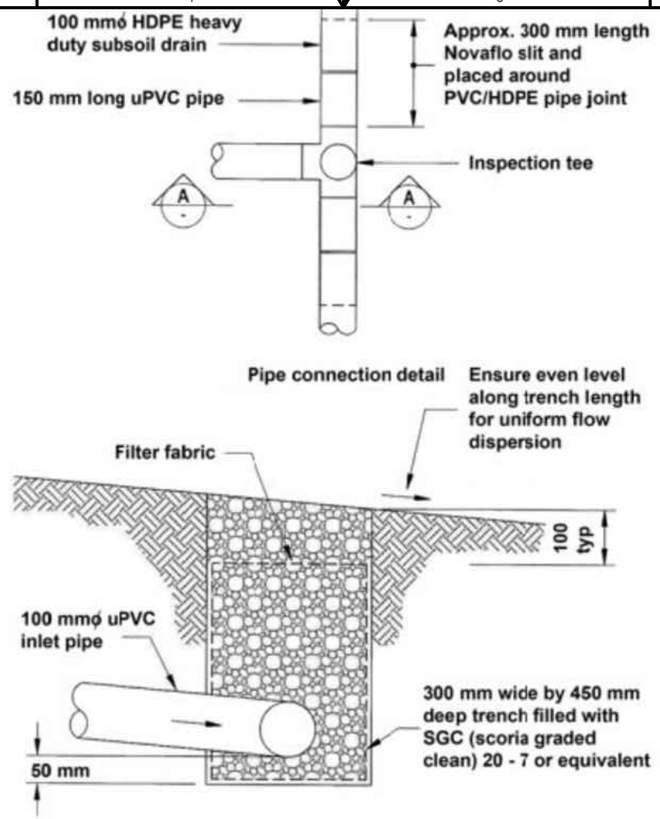
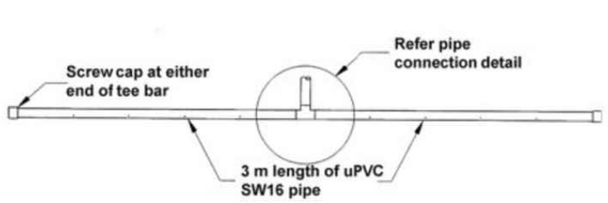
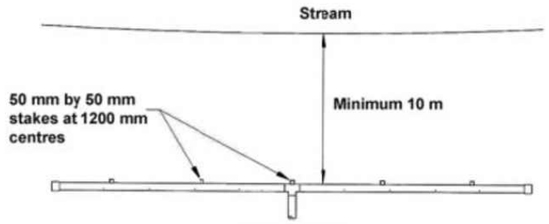


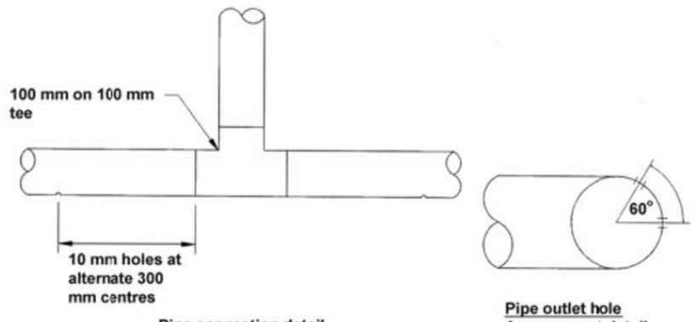
Figure C21
Conceptual Layout of Flow Dispersal Trench



Plan

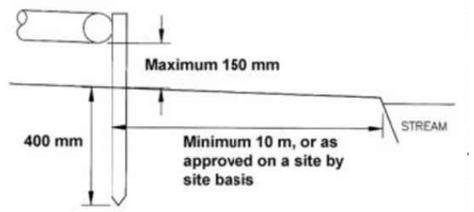


Layout Detail



Pipe connection detail

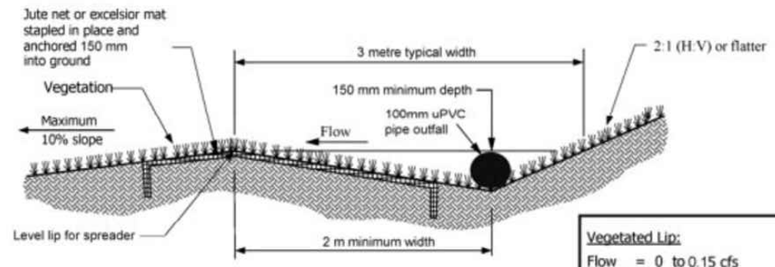
Pipe outlet hole
Arrangement detail



Stake Detail

Notes
1. Pin pipe and tee bar using 50x50 mm 114 treated stakes at 1200 mm centres. Level pipe and fix to stakes using down pipe clips.
2. Stakes to be driven 400 mm into ground. Tee bar to be no more than 150 mm above ground level at any point and to be constructed dead level across length of tee bar.

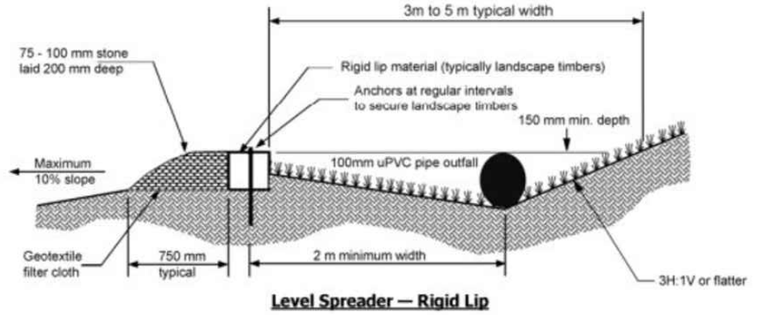
Figure C23
Rigid Boundary Flow Dispersal



Level Spreader — Vegetated Lip

Vegetated Lip:
Flow = 0 to 0.15 cfs
Length = 3 metres
Width = 3 metres

Rigid Lip:
Flow = 0.15 to 0.4 m/s
Length = 3 to 10 metres
Width = 3m to 5 m



Level Spreader — Rigid Lip

For Consent

Rev	Date	Description	By	Checked
A	28/01/26	For Consent	GM	TMA

DWG LEVEL SPREADER OUTFALL DETAIL

A3 SCALE Not to Scale | Date 28/01/26

Drawn GM | Checked TMA | Approved JP

File T:\CLIENTS\ELBURY HOLDINGS\25 252 - 238 SWEETWATER RD, AWANUI -SECTION 22\JOBS\ENGINEERING\DRAWINGS\LEVEL SPREADER LP\25 217_DETAILS.DWG

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Project PROPOSED SUBDIVISION AT
238 Sweetwater Rd, Awanui

Client Elbury Holdings

Project No. 25 252 | RC no.

Stage 00

Dwg No. SWD01

Sheet No. 1 of 1

Appendix B – Borehole Logs

PO Box 89, 0245
6 Fairway Drive
Kerikeri, 0230
New Zealand

HAIGH WORKMAN LTD
Civil & Structural Engineers

Phone 09 407 8327
Fax 09 407 8378
www.haighworkman.co.nz
info@haighworkman.co.nz

Borehole Log - BH01

Hole Location: Refer to Site Plan

JOB No. 25 252

CLIENT:	Elbury Holdings Ltd.	**SITE:**	238 Sweetwater Road, Awanui Subdivision (Section 22)		
Date Started:	19/11/2025	**DRILLING METHOD:**	Hand Auger	**LOGGED BY:**	GM
Date Completed:	19/11/2025	**HOLE DIAMETER (mm)**	50mm	**CHECKED BY:**	TMA

Soil Description

Based on NZGS Logging Guidelines 2005

SAND, light brown varing to dark brown (organic staining) with depth, with minor silt, moist.

End of hole at 0.46m (UTP - Hardpan)

Depth (m): 0.0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5, 5.0

Geology: Houhora Sand TS

Graphic Log

Water Level: Groundwater not encountered

Sensitivity

Vane Shear and Remoulded Vane Shear Strengths (kPa)

Scala Penetrometer (blows/100mm): 0 5 10 15 20 25

LEGEND

TOPSOIL | CLAY | SILT | SAND | GRAVEL | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. TS = Topsoil.
Hand Held Shear Vane S/N: DR1698

25 252

23 March 2026

238 Sweetwater Road
Awanui

Attention Elbury Holdings Limited

Dear Fiona

Re: Background concentrations assessment - 238 Sweetwater Road, Awanui, Section 22 Block VIII OPOE SD

Background

This Addendum has been prepared in support of the Preliminary Site Investigation with Limited Soil Sampling (PSI) dated 16 March 2026 for the proposed subdivision at 238 Sweetwater Road, Awanui, Section 22 Block VIII OPOE SD. The purpose of this Addendum is to assess and document metals concentrations identified in soils onsite against Auckland Volcanic Field background contaminant concentration datasets.

Site Geology

The site is underlain by Early Pleistocene consolidated parabolic dune deposits (eQdp) of the Karioitahi Group. Although classified as sedimentary, the Karioitahi Group is derived from reworked volcanic source material. Metal concentrations reported in the PSI are assessed in this letter against NES-CS Human Health criteria and representative background concentration ranges for volcanic soils. The use of Auckland volcanic background concentrations is considered appropriate given the volcanic source of the parent material.

Assessment

All metals concentrations are below Auckland volcanic background concentrations and organo-chlorine pesticides are below detect limits. A summary assessing the chemical concentrations of soils analysed against these background levels is enclosed.

Based on the available site investigation information, all analysed contaminant concentrations are below applicable background levels and are consistent with natural soil conditions for the locality. As such, the NES-SC is not triggered. In the absence of contaminants exceeding background there is no requirement for soil disturbance controls under the NES-SC. Accordingly, the NES-SC imposes no constraints on the volume of earthworks proposed for the development.

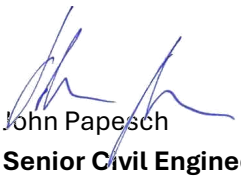
Disclaimer

This report has been prepared for the sole use of our Client, Elbury Holdings Limited with respect to the particular brief outlined to us. It may not be used or relied on (in whole or part) by anyone else, or for any other purpose or in any other contexts, without our prior written agreement. This report may not be read or reproduced except in its entirety.

Prepared by:

Josh Cuming
Environmental Geologist
BSc (Env. Stu., Geol.), CEnvP

Approved by:



John Papesch
Senior Civil Engineer / Director
BE (Civil Eng.), NZCE, CMEngNZ, CPEng

Encls

1. Analytical Results Summary

Analytical Results Summary - 238 Sweetwater Road, Awanui
Section 22 Block VIII OPOE SD

Analyte	Units	Auckland Volcanic Background Concentrations	HA1 0.075	Composite with HA2 0.075 HA5 0.075 HA8 0.075	Composite with HA3 0.075 HA6 0.075 HA9 0.075	Composite with HA4 0.075 HA7 0.075 and HA10 0.075	HA11 0.075
Sampled Date			26-11-2025	26-11-2025	26-11-2025	26-11-2025	26-11-2025
2,4-DDT	mg/kg		-	< 0.02	-	-	-
4,4-DDE	mg/kg		-	< 0.02	-	-	-
a-BHC	mg/kg		-	< 0.02	-	-	-
Aldrin	mg/kg		-	< 0.02	-	-	-
Arsenic	mg/kg	**12**	3.57	5.46	3.19	6.72	0.69
b-BHC	mg/kg		-	< 0.02	-	-	-
Cadmium	mg/kg	**0.65**	0.05	0.11	0.12	0.09	0.02
Chlordane	mg/kg		-	< 0.02	-	-	-
Chlordane (total)	mg/kg		-	< 0.02	-	-	-
Chlordane (trans)	mg/kg		-	< 0.02	-	-	-
Chromium (III+VI)	mg/kg	**125**	5.7	9.1	6.2	10.2	0.8
Copper	mg/kg	**90**	11.5	43.4	56.5	34.2	4.2
d-BHC	mg/kg		-	< 0.02	-	-	-
DDD	mg/kg		-	< 0.02	-	-	-
DDT	mg/kg		-	< 0.05	-	-	-
Dieldrin	mg/kg		-	< 0.02	-	-	-
Diuron	mg/kg		-	< 0.02	-	-	-
Endosulfan I	mg/kg		-	< 0.02	-	-	-
Endosulfan II	mg/kg		-	< 0.02	-	-	-
Endosulfan sulphate	mg/kg		-	< 0.02	-	-	-
Endrin	mg/kg		-	< 0.02	-	-	-
Endrin aldehyde	mg/kg		-	< 0.02	-	-	-
Endrin ketone	mg/kg		-	< 0.02	-	-	-
g-BHC (Lindane)	mg/kg		-	< 0.02	-	-	-
Heptachlor	mg/kg		-	< 0.02	-	-	-
Heptachlor epoxide	mg/kg		-	< 0.02	-	-	-
Hexachlorobenzene	mg/kg		-	< 0.02	-	-	-
Lead	mg/kg	**65**	10.8	4.3	4.9	3.3	0.3
Mercury	mg/kg		< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Methoxychlor	mg/kg		-	< 0.02	-	-	-
Nickel	mg/kg	**320**	1.8	4	3.7	4.4	0.3
o,p-DDD	mg/kg		-	< 0.02	-	-	-
o,p'-DDE	mg/kg		-	< 0.02	-	-	-
Permethrin	mg/kg		-	< 0.02	-	-	-
Procymidone	mg/kg		-	< 0.02	-	-	-
Propanil	mg/kg		-	< 0.02	-	-	-
Toxaphene	mg/kg		-	< 0.05	-	-	-
Zinc	mg/kg	**1160**	16	28	46	22	5

Preliminary Site Investigation with Limited Sampling for Proposed Subdivision at

238 Sweetwater Road, Awanui
Section 22 Block VIII OPOE SD

Elbury Holdings Ltd

Haigh Workman reference 25 252

Rev A

16 March 2026

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Kerikeri • Whangarei • Warkworth

Document History and Status

Revision Nº	Date	Description	Issued By
A	16 March 2026	Preliminary Site Investigation (PSI)	Josh Cuming

Prepared / Certified by	Reviewed by	Approved by
Josh Cuming **Environmental Geologist** BSc (Env. Stu., Geol.), CEnvP	Aaron Thorburn **Senior Environmental Advisor** BAppSc (Env), CEnvP	John Papesch **Senior Civil Engineer / Director** BE (Civil Eng.), NZCE, CMEngNZ, CPEng

Executive Summary

Haigh Workman Limited (Haigh Workman) were engaged by Elbury Holdings Limited (the client) to undertake a Preliminary Site Investigation with limited soil sampling in association with the proposed subdivision at 238 Sweetwater Road, Awanui, the 'piece of land' is proposed lots 1 and 2.

The assessment of available information from our site walkover indicate that the following Hazardous Activities and Industries List activities have, or potentially have, occurred at the site.

- Persistent pesticide bulk storage or use associated with horticultural activities (HAIL Cat. A.10).

Soil samples were collected from across the piece of land and analysed for Contaminants of Concern, including Organochlorine Pesticides and Metals. Laboratory analytical results reported:

Laboratory analytical results reported:

- All contaminants of concern concentrations were below applicable Human Health criteria,
- Metals concentrations were above Background Levels in three of the composite soil samples, and
- Organochlorine Pesticides concentrations were below laboratory Method Detection Limits in all soil samples.

Based on these findings:

- Soil sampling has confirmed that there are no significant contaminated land related constraints on subdivision of the land for rural residential purposes and that standard earthworks controls are appropriate,
- Soil / fill material with Metals concentrations above Background Levels are not considered as 'Cleanfill' for disposal purposes:
    - If material exceeding Background Level criteria must be removed from site it is to be disposed of a facility licensed to accept such materials,
    - Material exceeding Background Level criteria could be retained and re-used on-site as a sustainable option and to reduce disposal costs if suitable.
- Apart from fill material / soils with Metals concentrations above Background Level criteria, fill material / soils that are required to be removed from site could be disposed of as 'Cleanfill', with approval from the receiving fill operator, and
- Any visual / olfactory evidence of contamination discovered during site works must be segregated and analysed by a Suitably Qualified and Experienced Practitioner prior to disposal.

It is considered that the proposed subdivision is covered under the National Environmental Standard for Contaminants in Soils regulations. The National Environmental Standard for Contaminants in Soils describes a *'piece of land'* as the piece of land that has had, or currently has, or most likely has had, activities listed on the Hazardous Activities and Industries List and subdivision is proposed.

Based on findings from this investigation, this proposal is a Permitted Activity (8) under the National Environmental Standard for Contaminants in Soils as this Preliminary Site Investigation states the soil contamination exceeds the applicable standard in regulation 7.

Our findings, conclusions and recommendations are detailed in the following report and appendices.

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Appendices

Appendix A – Site Plans

Appendix B – Photographic Documentation

Appendix C – Historical Aerial Photography

Appendix D – Certificates of Title

Appendix E – Contamination Enquiry Request

Appendix F – Property Files (Available on request)

Appendix G – Soil Sample Descriptions

Appendix H - Laboratory Analytical Results Tables

Appendix I – Laboratory Analytical Result and Chain of Custody Documentation

1 Introduction

Haigh Workman Limited (Haigh Workman) were engaged by Elbury Holdings Limited (the client) to undertake a Preliminary Site Investigation with limited soil sampling (PSI) in association with the proposed subdivision at 238 Sweetwater Road, Awanui, the 'piece of land' is proposed lots 1 and 2. Proposed lot 3 will stay in production and is not part of the piece of land. The site and piece of land are shown below in Figure 1 and provided in **Appendix A**.

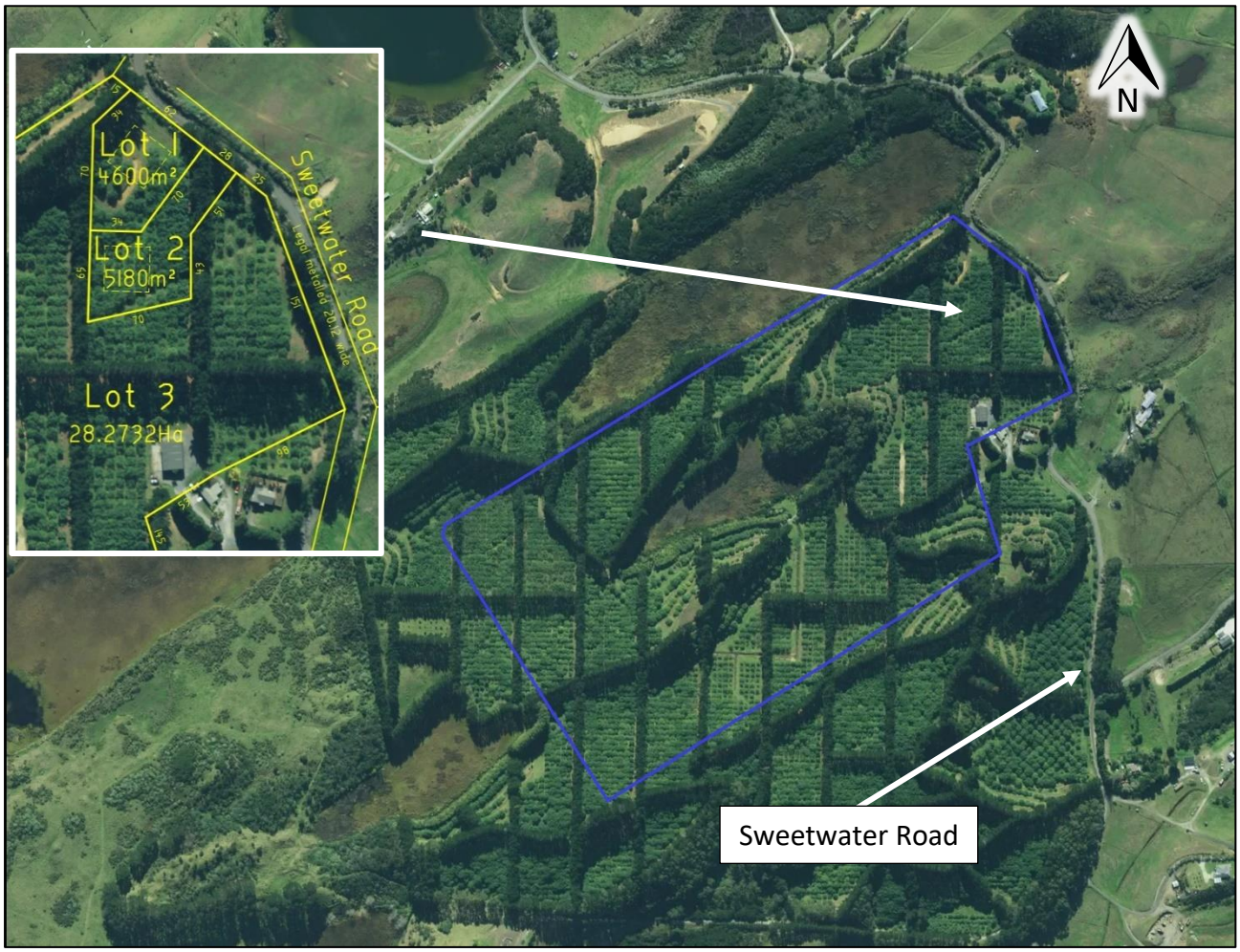


Figure 1 - Site Location (Source: LINZ)

1.1 Legislative Requirements

An assessment has been conducted under the Hazardous Activities and Industries List (HAIL)[1] and the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations (NES-CS)[2].

[1] Ministry for Environment, *Hazardous Activities and Industries List (HAIL),* March 2023.
[2] Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations, 2011

Assessment of the land-uses and exposure scenarios has been carried out in accordance with Ministry for Environment (MfE) Contaminated Land Management Guidelines[3] (CLMG), *Methodology for Deriving Contaminants for the Protection of Human Health*[4] (*Methodology*) and the NES-CS.

The Far North District Plan identifies the site zoning as: **Rural Production**.

The proposed future redevelopment comes under the adopted exposure scenario in the *Methodology* as: **Rural-Residential / Lifestyle Block (10% produce)**.

1.2 Purpose and Scope

The purpose of the PSI investigation, under the NES-CS, is required:

1. To comply with regulation 3 of the NES-CS,
2. To establish whether or not the site is HAIL or has been HAIL (it is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it) (Regulation 5(7) or 6(3)), and
3. If the site is HAIL and the activity is a change of use or subdivision, to show the activity is permitted by demonstrating that it is highly unlikely that there will be a risk to human health in the particular circumstances of the site and proposed use or subdivision (Regulation 8(4)).

The investigation comprises a PSI, including the following:

- Site walkover,
- Review of environmental setting including topography, geology and hydrology,
- Review of historical aerial photographs, historical titles, Northland Regional Council (NRC) Contamination Enquiry and Far North District Council (FNDC) Property Files,
- Collection and laboratory analysis of soil samples for identified Contaminants of Concern (CoC),
- Interpretation of laboratory analytical results, and
- PSI reporting (this report).

This report comprises a PSI prepared by Haigh Workman in general accordance with MfE guidelines for contaminated site investigations, NES-CS and FNDC requirements. This investigation and reporting have been prepared, reviewed and authorised by Suitably Qualified and Experienced Practitioners (SQEP), in general accordance with MfE CLMG No. 1 Reporting on Contaminated Sites in New Zealand.

1.3 Limitations

This report has been prepared by Haigh Workman for the sole benefit of Elbury Holdings Limited (the client), with respect to the brief outlined to us. This report is to be used by the client and their consultants and may be relied upon when considering geo-environmental advice. Furthermore, this report may be utilised in the preparation of building and / or resource consent applications with local authorities. The

[3] Ministry for Environment, *Contaminated Land Management Guidelines Nos. 1 to 5*, 2011 *(Guidelines Nos. 1 & 2, Revised 2021)*,
[4] Ministry for Environment, *Methodology for Deriving Contaminants for Protection of Human Health,* 2011

information and opinions contained within this report shall not be used in other context for any other purpose without prior review and agreement by Haigh Workman.

The comments and opinions presented in this report are based on the findings of a desktop study, and subsurface conditions encountered. Responsibility cannot be accepted for any conditions not revealed by this investigation. Should conditions encountered differ to those outlined in this report we should be notified. Allowance for a review of the design should be made should ground conditions vary from these assumed.

2 Site Description

The site is located at 238 Sweetwater Road, Awanui. The legal descriptions for the site are provided below in Table 1. The site is shown in Figure 1 above and provided in **Appendix A**.

Table 1 - Site Details

Street Address	238 Sweetwater Road, Awanui
Legal Description	Section 22 Block VIII OPOE SD
Certificate of Title(s)	NA870/143
FNDC Zoning	Rural Production
Grid Reference NZ Map Grid NZGD1949	N4 2962 8459
Approx. Site Area (m^2)	292,511 m^2 (29.25 ha)
Piece of land under investigation (m2)	9,780 m^2

- Field drains are present in the lower portions of the site.

3.2 Geology, Hydrology and Hydrogeology

The geology underlying the site is mapped as sand comprising Early Pleistocene consolidated parabolic dunes (eQdp) of the Karioitahi Group described as '*weakly cemented and partly consolidated sand in parabolic dunes. Interdune lake and swamp deposits.'* Refer Figure 2 extract below.

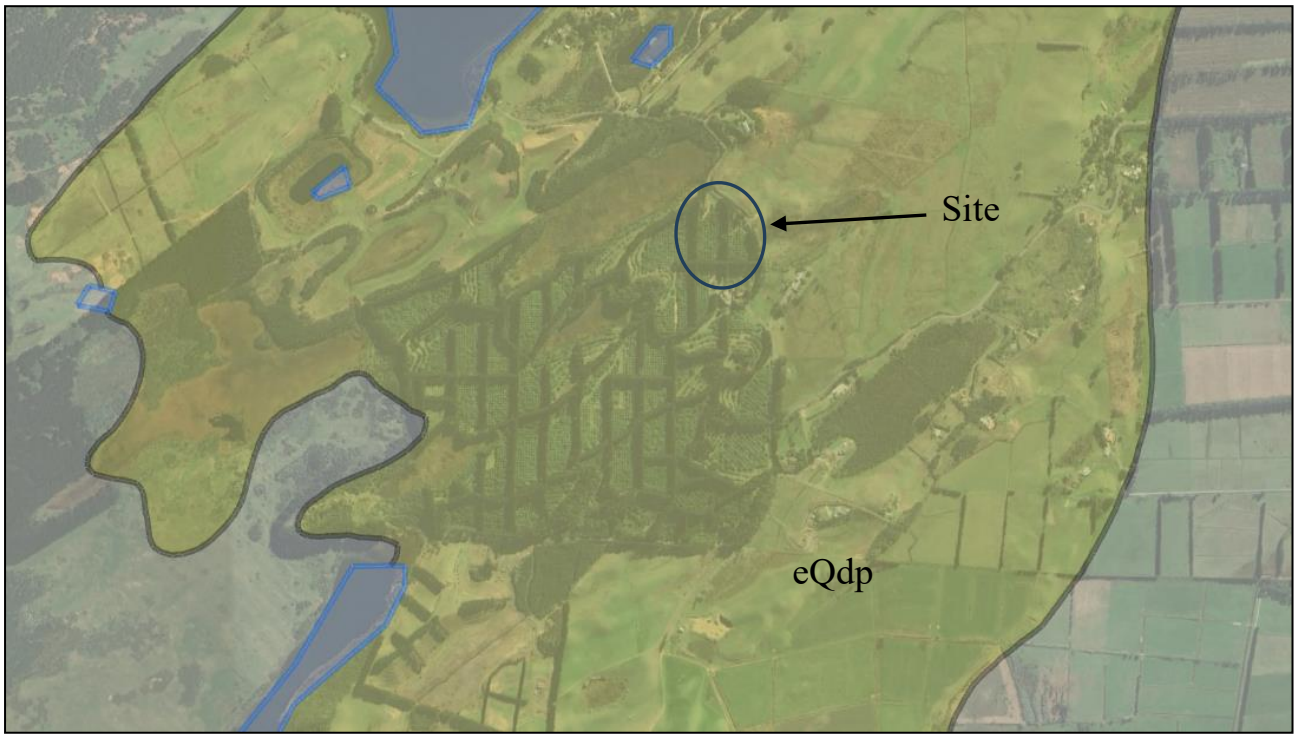


Figure 2 - Geology of the Awanui/Kaitaia area (Source: GNS Science)

There are no significant water courses located within 200 m of the site.

Relevant information relating to nearby hydrological sources and potential flood risks are provided below in Table 2.

Table 2 - Hydrology and Flooding (Source: NRC GIS WebMaps)

	Presence / Location	Comments
Watercourses & Water Features within 200 m (Coast, rivers, lakes)	No	There are no watercourses within 200 m of the site.
Flood Risk	No	Regional Council flood hazards are not mapped as being present on site.
Private wells within 200 m	Yes	Two wells are mapped as being present on the neighbouring site within 200m. They are listed as being for irrigation and explorative uses.
Source Protection Zones within 200 m	Yes	The site is within the Aupouri-Sweetwater aquifer.

4 Historical Information

The history of the site was established through a review of historical aerial photography, Land Information New Zealand (LINZ) Certificates of Title, NRC Contamination Enquiry, and FNDC Property Files.

4.1 Historical Aerial Photography

Historical aerial photography of the site was obtained from the Retrolens website (http://retrolens.nz/map), NRC and Google Earth Pro. Photographs available for the subject area are dated from 1950 to 2024. A review of the historical aerial photography is provided below in Table 3. Historical aerial photographs are included in **Appendix C**.

Table 3 - Historical Aerial Photography review

Date	Source	Review
1950, 1960	Retrolens	• There are no dwellings / structures visible onsite or the surrounding area, and • The site and surrounding area are in pasture / scrub.
1970	Retrolens	• The site is similar to the 1960 aerial photograph, and • A dwelling is present on the property to the southeast of the site.
1977, 1981, 1985	Retrolens	• The site and surrounding area is similar to the 1970 aerial photography.
2000	NRC	• The site is now being utilised for horticulture, potentially avocados, and • The site immediately to the south is also being used for horticulture.
2004	Google Earth Pro	• A shed is present in the east of the site, and

		• The surrounding area is similar to the 2004 aerial photography.
2011, 2012, 2013, 2015, 2016, 2017, 2018, 2019, 2021, 2024.	Google Earth Pro	• The site and surrounding area are similar to the 2004 aerial photograph.

The most recent historical aerial photograph was sourced from Google Earth Pro and is dated July 2024. Site conditions observed in this aerial photograph are similar to those observed during the site walkover.

4.2 Certificates of Title

A review of Certificates of Title held by Land Information New Zealand (LINZ) was completed for the site. No potential HAIL activities were identified through the title review.

Copies of the Certificates of Title are provided in **Appendix D**.

4.3 Contamination Enquiry

A site contamination enquiry was requested from the NRC Contaminated Land Team. The Contamination Enquiry did not identify any potentially Hazardous Activities and Industries List (HAIL) activities for the site.

The Contamination Enquiry also reports records of pollution incidents, bores, contaminated site and air discharges and industrial trade process consents, closed landfills and air quality permitted activities within approximately 200 m of the site. Eight incidences of spraydrift between 2010 and 2013 are recorded against the property or within 100 m of the property.

A copy of the Contamination Enquiry is attached in **Appendix E**.

4.4 Property File

A Property File request was lodged with FNDC. No information relating to potentially contaminating activities was present in the property file.

Property file documents will be made available on request.

5 HAIL Assessment

Based on previous land-use and development information for the property, Table 4 below summarises the potential for contamination associated with previous site activities and land-uses classified under the HAIL.

Table 4 - Site Activities / Land Uses and Potential HAIL categories

Date	HAIL Activity	Primary Source	Potential Contaminants	Investigation Locations
c. 1999 – present.	A.10 - Persistent pesticide storage or use including sport turfs, market gardens, orchards, glass houses or spray houses.	Aerial Photography, site walkover.	Metals & OCP	Entire piece of land

6 Contamination Investigation

6.1 Identified Contaminants of Concern

The site was identified for potential soil contamination during the review of historical documents and the site walkover. Relevant to the HAIL assessment and site history, the potential CoC for the site investigation area included:

- Metals, and
- Organochlorine Pesticides (OCP).

6.2 Soil Investigation

Soil sampling from the site investigation area was undertaken on 26 November 2025 and comprised soil sampling by a SQEP from Haigh Workman. Sampling locations are provided in **Appendix A**. Photographic documentation from the investigation is provided in **Appendix B**.

Minor ground disturbance for sampling activities was conducted as a permitted activity under NES-CS regulation 8(2), where soil sampling is defined within regulation 5(3).

Soil sampling consisted of systematic sampling of natural soils focusing the contamination assessment on the piece of land being proposed lots 1 and 2, with samples collected every 30 m (approximately).

Eleven shallow soil samples were collected and analysed as three composite samples and two shallow samples analysed as individual samples, including one duplicate soil samples for Quality Assurance / Quality Control (QA / QC) purposes. Soil samples were submitted to the laboratory (Eurofins) for analysis of Metals and OCP.

The concentration and distribution of contaminants can vary significantly at different depths in the soil or groundwater at a site. It is influenced by numerous factors including the nature of the contaminant source (point source, diffuse source, surface, subsurface, single or multiple releases etc.) and the nature of the breakdown products of primary contaminants.

The exposure scenarios for the priority contaminants listed in Section 6.1 include soil ingestion, dermal exposure, and inhalation, soil samples were retrieved from below the surface between 0-0.075m bgl.

Soil sample descriptions are provided in **Appendix G.**

During the fieldwork access was made available to Haigh Workman across the whole investigation area.

6.3 Soil Sampling Protocol

Soil samples were collected from a hand auger from pre-determined sample locations across the site investigation area. Soil sampling equipment was decontaminated between sampling locations and disposable nitrile gloves were used and replaced between sampling locations in order to prevent cross-contamination. All samples were collected in accordance with strict environmental sampling protocols to ensure reliable and representative results.

All sample containers and preservatives, where applicable, were supplied by the subcontract laboratory and were consistent with the specifications provided in Section 6.4 – Sample Handling, of the Contaminated Land Management Guidelines No. 5 – Site Investigation and Analysis of Soils (MfE, Revised 2021). All samples were labelled with unique identifiers indicating the sampling location. Samples were couriered directly to the laboratory (Eurofins) under continuous Chain of Custody (COC) documentation. Each COC form had a unique laboratory number.

6.3.1 Composite Testing

Composite sampling involves collecting individual samples from different locations, typically between two and four samples, and mixing an equal mass of each of the samples (subsamples) together to form one composite sample (undertaken at the laboratory). A composite sample can then be analysed, and the results will represent the average of the constituent sub-samples.

Composite sampling was appropriate for this investigation because:

- The investigation was focussed on non-volatile contaminants,
- Sub-samples were the same soil type, same exposure to contaminants and similar depth,
- The maximum number of sub-samples composited together was four, and
- The composite was assembled in the laboratory and not in the field.

When the average concentration represented by the composite sample exceeds the adopted guideline criteria, analysis of individual samples should be undertaken to clarify the contaminant distribution.

6.3.2 Duplicate samples

A duplicate sample involves collecting two separate samples from a single sample location, storing these in separate containers, and submitting them for analysis to the laboratory as two separate samples. Samples are given separate sample numbers, so the laboratory does not know the sample is a duplicate.

A duplicate sample measures the contaminant concentration difference between the two samples because of soil heterogeneity, the variability or error within the laboratory analysis and the variability or error related to field sampling technique. The results of duplicate variance analysis are presented in Section 10.1. One duplicate for every 20 results was adopted.

7 Regulations

Within the Northland Region, investigations of contaminated and potentially contaminated sites are directed by rules under the following regulations:

- MfE NES-CS and Petroleum Hydrocarbon Guidelines (PHG) – National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (MfE, Revised 2021) and Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand (MfE, revised 2011), and
- New Zealand Guidelines for Assessing and Managing Asbestos in Soil (2017).

7.1 National Environmental Standards – Contaminants in Soil

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) 2011 Regulations, came into force on 1 January 2012, with Contaminated Land Management Guidelines revised in 2011 (No.2) and 2021 (No. 1 and 5). The NES-CS for contaminants in soil incorporates by reference MfE contaminated land documents, including MfE Contaminated Land Management Guidelines for the investigation, assessment and reporting of contaminated land within New Zealand. These documents aim to provide national consistency in the reporting of contaminated site information. These documents are:

- Contaminated Land Management Guidelines (No. 1, 2 and 5),
- HAIL,
- Methodology of Deriving Soil Guideline Values Protective of Human Health, and
- Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand.

Copies of the above guideline documents are available at www.mfe.govt.nz.

7.2 Background Concentrations Assessment

Background levels are particularly relevant when considering whether soils can be considered as 'Cleanfill'. Results have been assessed against the following criteria:

- Trace element background concentration, Manaaki Whenua.

7.3 New Zealand Guidelines for Assessing and Managing Asbestos in Soil.

The New Zealand Guidelines for Assessing and Managing Asbestos in Soil were published in 2017. The guidelines provide direction around identifying, assessing and managing Asbestos in soil in New Zealand and establish Human Health Soil Guideline Values (SGV) for Asbestos in soil.

Soil samples collected were not analysed for Asbestos as part of this investigation.

8 Assessment Criteria

The site is zoned 'Rural Production'. It is proposed to subdivide the site into three individual lots with proposed lots 1 and 2 for rural residential use and lot 3 to remain in production. For this assessment, soil analytical results were compared against:

- NES-CS Human Health criteria for Rural Residential (10% produce) land-use.

Soil analytical results were also compared against:

Trace element background concentration, Manaaki Whenua.

Guideline assessment criteria are included with the Soil Analytical Results summarized in **Appendix H**.

9 Analytical Results

Eleven shallow soil samples were collected and analysed as three composite samples and two shallow samples analysed as individual samples, including one duplicate soil samples for QA / QC purposes.

Laboratory analytical results reported:

- All CoC concentrations were below applicable MfE NES-CS Rural Residential (10% produce) Human Health criteria,
- Metals concentrations were above Background Levels in three of the composite soil samples, and
- OCP concentrations were below laboratory Method Detection Limits (MDL) in all soil samples.

Laboratory analytical results are summarised in **Appendix H.** Soil sampling locations are provided in **Appendix A**. Laboratory analytical results and COC documentation are provided in **Appendix I.**

10 Quality Assurance / Quality Control

Quality assurance (QA) and quality control (QC) are essential elements for site investigation. QA relates to the planned activities implemented so that quality requirements will be met, and QC relates to the observation techniques and activities used to demonstrate the quality requirements have been met. Soils were inspected for visual and olfactory indicators of contamination and logged with soil descriptions attached in **Appendix G**.

Between samples equipment was decontaminated by brushing, spraying with clean potable water and rinsing with high purity de-ionised water. To reduce the potential for cross-contamination, each sample was taken using disposable nitrile gloves that were discarded following the collection of each sample.

Appropriate Personal Protective Equipment (PPE) was used by Haigh Workman staff including disposable nitrile gloves, highly visible vest and steel toe capped boots.

All disposable PPE was treated as contaminated and disposed of appropriately.

Soil samples were placed in sample containers supplied by Eurofins Laboratories, which were then capped, labelled with a unique identifier and placed in a chilly bin prior to transport by Courier. Standard chain of custody documentation is enclosed in **Appendix H**.

Any laboratory analysing samples of contaminated media must be able to show it has in-house quality assurance procedures and quality control checks (QA / QC) to ensure accurate testing and reporting of analyses. IANZ, or equivalent overseas accreditation, provides confidence that the receiving laboratory has

appropriate QA / QC procedures in place. Eurofins Environmental Testing NZ Limited[5] is IANZ and NZS/ISO/IEC 17025:2018 accredited, and was the laboratory elected for testing.

Following receipt of the samples by Eurofins Laboratories, the samples were scheduled for analysis of the identified contaminants of concern. Records of laboratory QA / QC and the results of chemical testing including methodologies as received from the laboratory are presented in **Appendix H**.

10.1 QA / QC Relative Percentage Difference

One duplicate soil sample sets (HA11 0.075, duplicate of HA1 0.075) was collected for QA / QC purposes. The duplicate soil samples were collected using the same soil sampling procedures and analysed at the laboratory (Eurofins) using the same sample preparation and analysis procedures as the original soil samples. One QA / QC sample was collected for every 20 soil samples collected.

Relative Percentage Difference (RPD) calculations for analytes reported above the laboratory MDL ranged from 0.0 to 189%. RPD values for the duplicate pair did not meet Haigh Workman QA / QC acceptance criteria of less than 50%. The QA / QC duplicate sample results fall outside the 50% threshold primarily due to significant sample heterogeneity, the material being tested comprised mixed topsoil and subsoil from mounded avocado production sites. This variability means that paired samples can capture different proportions of soil types, leading to greater analytical variance. Additionally, the analyte concentrations in these samples were very low, so even minimal absolute differences between duplicates translate into large relative percentage differences. Given these factors, the observed discrepancy does not reflect analytical error but rather the combined effects of field heterogeneity and low-level detections.

QA / QC results and laboratory analytical results are provided in **Appendix H**.

11 Discussion

11.1 Conceptual Site Model

The assessment provided below in Table 5 expands on the potential sources of contamination identified within the area of the proposed redevelopment and exposure pathways. It is based on the potential effects of the proposed land use and soil disturbance activities on human health and the environment associated with the rural residential proposed land use following subdivision.

[5] Eurofins Environmental Testing NZ Limited, an IANZ[5] and NZS/ISO/IEC 17025:2018[5] accredited laboratory incorporating the aspects of ISO 9000:2015[5] relevant to testing laboratories. International Accreditation New Zealand which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). New Zealand Standard, General Requirements for the Competence of Testing and Calibration Laboratories, 2018. ISO9000: Quality Management Systems.

Table 5 - Conceptual Site Model

Potential Source	Potential Receptors	Potential Pathways	Assessment
CoC across remainder of the site	Construction, maintenance / excavation workers / future site user(s).	Inhalation of dust / ingestion / dermal contact with exposed soils.	Incomplete Pathway: Contaminant concentrations are below applicable Human Health criteria.
	Future site user(s).	All pathways	Incomplete Pathway: Contaminant concentrations are below applicable Human Health criteria.

12 Regulatory Requirements

12.1 NES-CS

It is considered that the site and proposed redevelopment are covered under the NES-CS regulations.

The NES-CS describes a 'piece of land' as the area that has had, currently has, or most likely has had activities listed on the HAIL and soil disturbance is proposed.

12.1.1 Subdividing or changing use

Based on findings from this investigation, this proposal is a Permitted Activity (8) under the NES-CS as this PSI states the soil contamination exceeds the applicable standard in regulation 7.

Table 6 below presents potential Resource Consent requirements for the proposed activity under the provisions of the NES-CS. This investigation presents factual information for the site. Matters of control and discretion, however, rest with the consenting authority (FNDC) based on their assessment of this report. It would be appropriate to seek clarification of FNDC or an Environmental Planning Specialist for further information on resource consenting requirements.

Table 6 –Potential Resource Consent Requirements

Potential Source	Potential Applicable Planning Rules
National Environmental Standards (NES)	PERMITTED ACTIVITY (subject to requirements under Rule 8) • A PSI with Limited Soil Sampling Report (this investigation) has been prepared, and • Contamination concentrations comply with NES-CS Rural Residential Human Health criteria. Conditions of Rule 8 must be complied with.

12.1.2 Subdividing or changing use

The NES-CS describes a *'piece of land'* as the area that has had, currently has, or has most likely has had activities listed on the HAIL:

8(3) Disturbing Soil

- *8(3)(c) The volume of the disturbance of soil of the piece of land must be no more than 25m^3 per 500m^2.*

- *8(3)(d)(ii) Soil must not be taken away in the course of the activity, except that for all other purposes combined, a maximum of 5m^3 per 500m^2 of soil may be taken away per year.*

The *'piece of land'* for this investigation are proposed lots 1 and 2, which is 9,780m^2. This allows for 489m^3 soil disturbance and 97.8m^3 soil removal (per year) as a Permitted Activity under the NES-CS.

12.2 Northland Regional Council

As per Rule C.6.8.1 of the Proposed Regional Plan for Northland, copies of site investigation reports must be provided to the regional council within three months of completion of the investigation (reports can be sent to: contamination@nrc.govt.nz).

13 Conclusion & Recommendations

This PSI was carried out for the investigation site in accordance with the scope of work and current applicable regulations. This report has been prepared in accordance with MfE Guidelines for Contaminated Site Investigations and FNDC requirements. This investigation and reporting have been prepared, reviewed and authorised by a SQEP, as required under the NES-CS.

Historical information available for the site and observations from the date site walkover indicate that the following HAIL activities have, or potentially have, occurred at the site:

- Persistent pesticide bulk storage or use associated with horticultural activities (HAIL Cat. A.10).

Eleven shallow soil samples were collected and analysed as three composite samples and two shallow samples analysed as individual samples, including one duplicate soil samples for QA / QC purposes.

Laboratory analytical results reported:

- All CoC concentrations were below applicable MfE NES-CS Rural Residential (10% produce) Human Health criteria,
- Metals concentrations were above Background Levels in three of the composite soil samples, and
- OCP concentrations were below laboratory MDL in all soil samples.

Based on these findings:

- Soil sampling has confirmed that there are no significant contaminated land related constraints on subdivision of the land for rural residential purposes and that standard earthworks controls are appropriate,
- Soil / fill material with Metals concentrations above Background Levels is not considered as 'Cleanfill' for disposal purposes:
    - If material exceeding Background Level criteria must be removed from site it is to be disposed of a facility licensed to accept such materials,
    - Material exceeding Background Level criteria could be retained and re-used on-site as a sustainable option and to reduce disposal costs if suitable,

- Apart from fill material / soils with Metals concentrations above Background Level criteria, fill material / soils that are required to be removed from site could be disposed of as 'Cleanfill', with approval from the receiving fill operator, and
- Any visual / olfactory evidence of contamination discovered during site works must be segregated and analysed by a SQEP prior to disposal.

14 Unexpected Material Discovery

Should visual and / or olfactory evidence of gross contamination be identified during excavation works. It is recommended that works cease in that area and a SQEP familiar with the site attends to inspect the impacted soils. If required, the SQEP will undertake sampling to confirm the level and scope of contamination. The area should also be physically isolated using a high visibility fence if practicable.

Indications that uncontrolled filling with waste and / or unverified material may have occurred on site include:

- Buried Rubbish,
- Buried construction or demolition waste,
- Un-anticipated soil colours or odours,
- Buried tanks or drums, and
- Encountering materials that may contain Asbestos, including fibrous building materials and fibre cement construction products.

Site management should brief operatives onsite of the above signs during site inductions.

15 Practitioner Certifying Statement

I, Joshua Cuming of Haigh Workman Limited certify that:

This Preliminary 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:

- Undertaken by a Suitably Qualified and Experienced Practitioner, and
- Reported on in accordance with the current edition of Contaminated Land Management Guidelines No. 5 – Site Investigation and Analysis of Soils,
- Reported on in accordance with the current edition of the Contaminated Land Management Guidelines No. 1 – Reporting on contaminated sites in New Zealand, and
- The report has been certified by a Suitably Qualified and Experienced Practitioner.

This Preliminary Site Investigation concludes that:

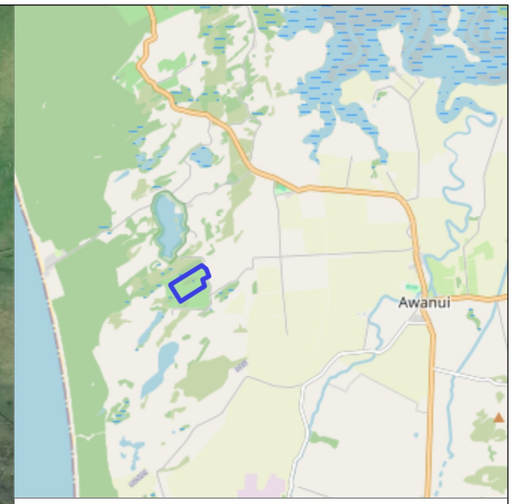
- The contaminant concentrations from ground investigations do not exceed the applicable standard in Regulation 7 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations, and
- Based on the information reviewed, the proposed subdivision is a permitted activity under the NES-CS.

I have completed a Bachelor of Science (Geology and Environmental Studies). I have over 10 years' experience in contaminated land management across New Zealand and overseas.

End of Report – Appendices to follow

Appendix A – Site Investigation Plans

Drawing No.	Title
25 252 / 1	Site Location Plan
25 252 / 2	Sample Investigation Plan
15523	Proposed Subdivision of Section 22 Block VIII Opoe SD, Von Sturmers Ltd.



Legend

Site Boundary

0 50 m 100 m

HAIGH WORKMAN Civil & Structural Engineers

Produced by **Datanest.earth**

Title: Site Location Plan		
Client: Elbury Holdings Limited		Size: A3
Project: 238 Sweetwater Road	Drawn: JCum	Drawing No.: 1
Date: 23-01-2026	Checked: AT	
Proj No: 25 252	Scale: 1:5000	Version: REV1

Legend

- Hand Auger Locations
- Site Boundary
- Piece of land

0 10 m 20 m

HAIGH WORKMAN Ltd
Civil & Structural Engineers

Produced by **Datanest.earth**

Title: Site Investigation Plan		
Client: Elbury Holdings Limited		Size: A3
Project: 238 Sweetwater Road	Drawn: JCum	Drawing No.: 2
Date: 04-02-2026	Checked: AT	
Proj No: 25 252	Scale: 1:1000	Version: REV1

Local Authority: Far North District Council

Comprised in: RT NA870/143

Total Area: 29.2512Ha

30m × 30m
Shape factor
(Min. 10m from boundary)

Sec 35 Blk VIII
Opoe SD

Lot 1
4600m²

Lot 2
5180m²

2
DP 123188

Sweetwater Road
Legal metalled 20.12 wide

Lot 3
28.2732Ha

Sec 48 Blk VIII
Opoe SD

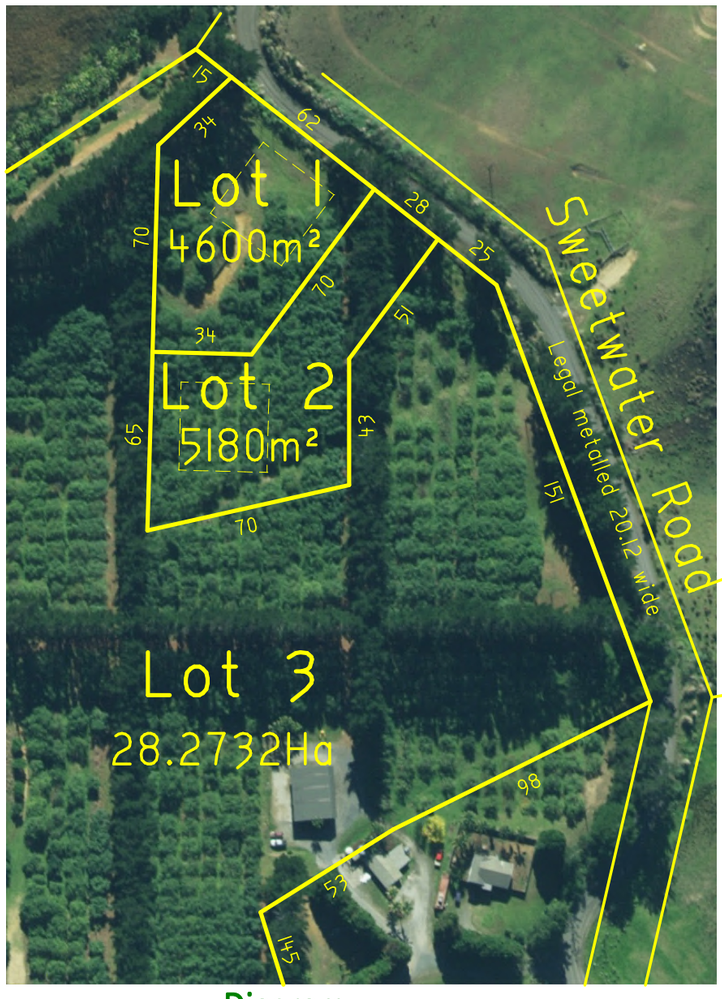


Diagram not to scale

VON STURMERS
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 408 6000
Email: kaitaia@saps.co.nz
131 Commerce Street, Kaitaia

PROPOSED SUBDIVISION OF SECTION 22 BLOCK VIII OPOE SD

PREPARED FOR: ELBURY HOLDINGS LTD

	Name	Date
Survey		
Design		
Drawn	SH	MAY 2025
Rev	SH	DEC 2025
Rev	SH	JAN 2026

ORIGINAL
SCALE 1:3000
SHEET SIZE A3

Surveyors Ref. No: 15523
Series 2
Sheet of

Appendix B – Photographic Documentation

1. Avocado orchard

2. Shed located onsite but outside of piece of land.

3. Field drain on left with avocado orchard on right.

4. Eastern portion of the piece of land.

5. Avocado orchard.

Appendix C - Historical Aerial Photography

NOTE: Site boundaries indicative only

1950, Retrolens.

1960, Retrolens.

1970, Retrolens.

1977, Retrolens.

1981, Retrolens.

1985, Retrolens.

2000, NRC.

2004, Google Earth Pro.

2011, Google Earth Pro.

2012, Google Earth Pro.

2015, Google Earth Pro.

2016, Google Earth Pro.

2017, Google Earth Pro.

2018, Google Earth Pro.

2019, Google Earth Pro.

2021, Google Earth Pro.

2024, Google Earth Pro.

Appendix D – Certificate of Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **NA870/143**

Land Registration District **North Auckland**

Date Issued 18 December 1946

Prior References

NAPR192/65 WA 4737

Estate Fee Simple

Area 29.2512 hectares more or less

Legal Description Section 22 Block VIII Opoe Survey District

Original Registered Owners

Jared Arthur Trussler

Interests

6860882.1 Mortgage to Westpac Banking Corporation - 11.5.2006 at 9:00 am

7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage 6860882.1 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am

12497598.2 Transmission to Dennis John McBrearty and Laurel Marie Simm as Executors - 21.12.2022 at 2:13 pm

12497598.3 Discharge of Mortgage 6860882.1 - 21.12.2022 at 2:13 pm

13148739.1 Transfer to Elbury Holdings Limited - 12.11.2024 at 3:00 pm

REGISTER

[Land and Deeds—3.

[SCHEDULE I.

870-143

NEW ZEALAND.

Warrant No. 4737
Reference: P.R. Vol.192 folio 65
Transfer No.

Register-book,
Vol. 870 , folio 143

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the eighteenth day of December, one thousand nine hundred and forty-six under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor-General, in exercise of the powers enabling him in that behalf, Witnesseth that MIROSLAV GARMAZ of Awanui, Gumdigger,

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, which said land, is in the said Warrant expressed to have been originally acquired by the abovenamed

as from the thirty-first day of March, one thousand nine hundred and forty-three under Section 161 Land Act, 1924, that is to say: All that parcel of land containing seventy-two acres one rood five perches more or less being Section 22 Block VIII Opoe Survey District.

AUCKLAND DISTRICT LAND REGISTRAR NEW ZEALAND.

Assistant ~~District~~ Land Registrar.

Subject to Part XIII of the Land Act, 1924.
A. L. R.

Mortgage No.258491 Miroslav Garmaz to Martin Nikolich. Produced 18th July 1939 at 2.27p.m.
DISCHARGED
A. L. R.

Transfer 499474 Miroslav Garmaz to Noel Montague Andrews of Awanui Farmer Produced 10-10-1951 at 11.55 am
A.L.R

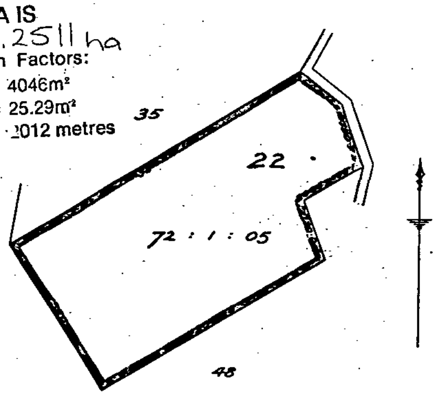
Mortgage 4023 Noel Montague Andrews to Bank of New Zealand Produced 14/9/1954 at 2.20 p.m.
DISCHARGED
C220093.1 A.L.R

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
L. Otterman
D.L.R.

D.139752.1 Transfer to Jared Arthur Trussler of Mangonui farmer - 5.5.1997 at 3.23 o'c
A.L.R.

29.2511 ha BLK. VIII OPOE S. D.

METRIC AREA IS 29.2511 ha
Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = .2012 metres



25037
Scale: 10 Chains to an inch.
W. Twaits Chief Surveyor.
E King Surveyor.
Draftsman.

Originally C.L. No Registration

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA870/143**
Land Registration District	**North Auckland**
Date Issued	18 December 1946

Prior References

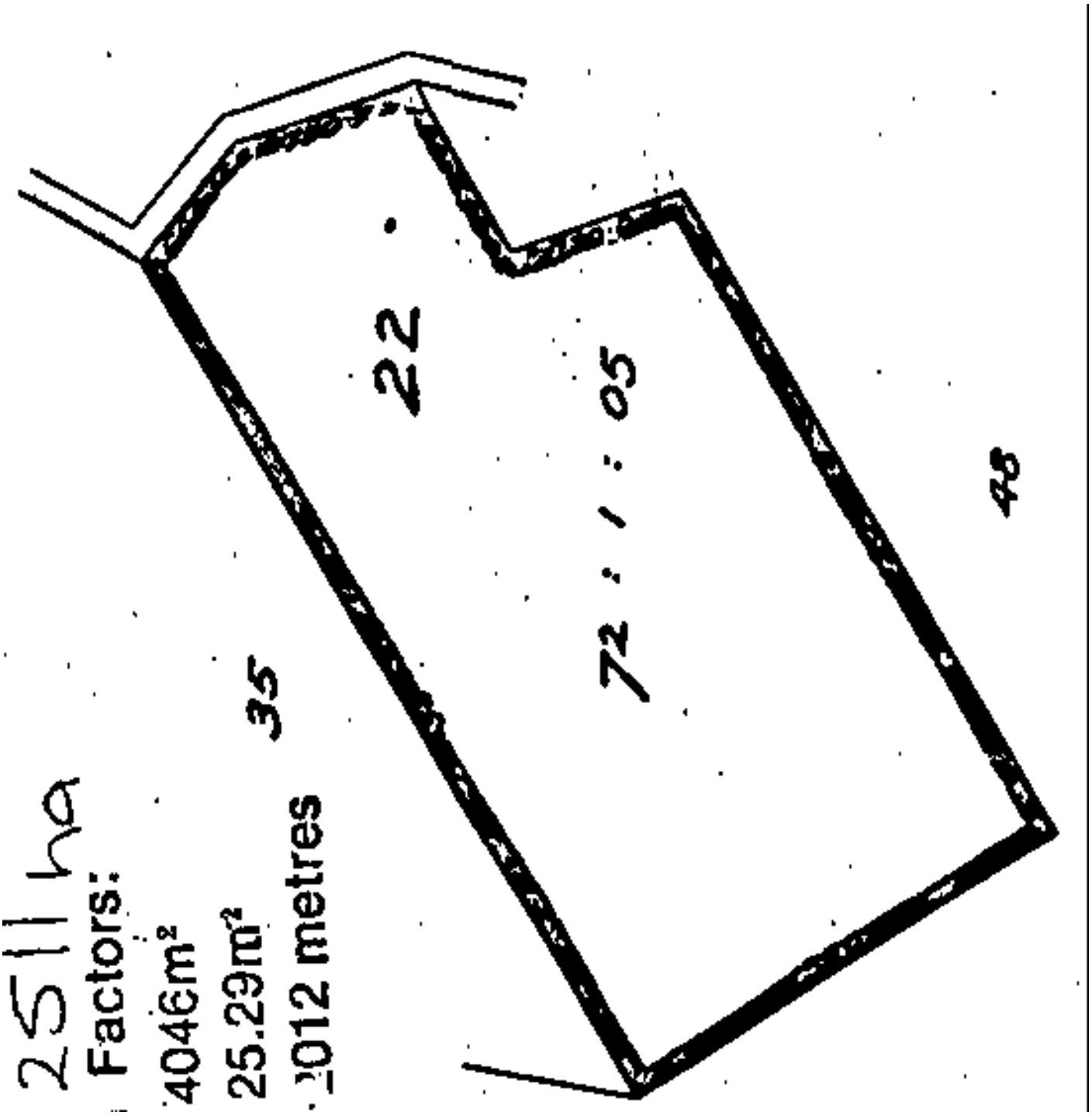
NAPR192/65 WA 4737

Estate	Fee Simple
Area	29.2512 hectares more or less
Legal Description	Section 22 Block VIII Opoe Survey District

Registered Owners

Elbury Holdings Limited

Interests


22
72 : 1 : 05
48
35
2511 ha
Factors:
4046m²
25.29m²
2012 metres

Appendix E – Northland Regional Council Contamination Enquiry

Josh Cuming

From: Contaminated Land Management Team <contamination@nrc.govt.nz>
Sent: Wednesday, 28 January 2026 1:34 pm
To: Josh Cuming
Subject: RE: Contamination enquiry: 238 Sweetwater Road, Kaitaia

Kia ora Josh

The site you have enquired about is not included on our SLU.

The following environmental **incidents** have been recorded against the property or within 100 m of the property:

IRIS ID	Request subject	Description	Logged date
REQ.421203	Spraydrift	Spray drift @ Sweetwater Rd, Awanui	15/11/2010 00:00
REQ.419676	Spraydrift	Spray drift @ Sweetwater Rd, Awanui	15/01/2010 00:00
REQ.421382	Spraydrift	Helicopter spraying.	02/01/2011, 12:00 am
REQ.421652	Spraydrift	Spraydrift.	11/03/2011, 12:00 am
REQ.424506	Spraydrift	Spraydrift.	15/02/2013, 12:00 am
REQ.571509	Spraydrift	Spray drift @ Sweetwater, Kaitaia	02/10/2013, 12:00 am
REQ.571496	Spraydrift	Spray drift @ Sweetwater Rd, Awanui	01/10/2013, 12:00 am
REQ.571052	Spraydrift	Spraydift @ Sweetwater Rd, Awanui	20/08/2013, 12:00 am

NRC holds aerial imagery from 1993 and 2000 that can be provided upon request.

Ngā mihi

Alida Spencer
Environmental Monitoring Officer – Waste Management
Northland Regional Council » Te Kaunihera ā rohe o Te Taitokerau

M 027 210 7395

Northland REGIONAL COUNCIL
Te Kaunihera ā rohe o Te Taitokerau

P 0800 002 004 » **W** www.nrc.govt.nz

Disclaimer
Unless specifically included in the response above, council warns that information is not available about building materials that can cause land contamination at any property, including, but not limited to, wood that has been chemically treated, lead-based paint and asbestos containing materials. Caution is advised with regard to these materials, including undertaking a comprehensive due diligence investigation to establish whether these materials are or have been present at any time, past and present.

The information provided in this email is information from the Selected Land Use Register and Northland Regional Council Incident Records only, unless otherwise specified. Council may hold information about the site in other registers or databases. A full search of council records will need to be undertaken to determine if this is the case, and which the requestor must specifically request this, and cover council's reasonable costs. The information supplied in this email should not be solely relied upon for determining whether there is contamination at a site, for remediation of the site or any other purpose. Compliance with R6.2 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ('NES') requires that territorial authority records are searched, and any information supplied in this e-mail is required to form part of that search. If contamination is confirmed, there may be contaminant guideline values that apply to the land, in addition to the NES soil contamination guidelines. We cannot accept any liability arising from the absence of information from our registers. We advise clients to engage the services of a suitably qualified and experienced contaminated land specialist where uncertainty exists.

From: Josh Cuming <joshcuming@haighworkman.co.nz>
Sent: Friday, 23 January 2026 3:27 pm
To: Contaminated Land Management Team <contamination@nrc.govt.nz>
Subject: Contamination enquiry: 238 Sweetwater Road, Kaitaia

Hi

Please may we have any information on file regarding HAIL and environmental incidents onsite and within 100 m of the below site?

Parcel Details: Section 22 Blk VIII Opoe Survey District

Parcel ID:	4766627
Address:	238 Sweetwater Road, Awanui, Far North
Legal Parcel:	Section 22 Blk VIII Opoe Survey District
Centroid:	6122210.45 mN, 1618473.16 mE
Parcel Intent:	Digital Cadastral Database Conversion
Status:	Current
Non-survey Definition:	(SO 25037)
Land District:	North Auckland
Area:	29.2511 ha
Calculated Area:	
Statutes:	
Titles:	Freehold: NA870/143
Owners:	Elbury Holdings Limited

Kind regards

Josh Cuming
Environmental Geologist
CEnvP, MEIANZ.
Phone 09 407 8327
joshcuming@haighworkman.co.nz

HAIGH WORKMAN LTD
Civil & Structural Engineers

Website . LinkedIn . Careers

Appendix F –Far North District Council Property Files (Available on request)

Appendix G – Soil Sample Descriptions

Date	Trial Pit ID	Depth (m bgl)	Soil Description	Analysis
26/11/2025	HA1	0 - 0.075	Sandy TOPSOIL, dark brown and SAND light brown.	Metals
	HA2	0 - 0.075	Sandy TOPSOIL, dark brown.	Metals and OCP - Composite with HA2 0.075, HA5 0.075, HA8 0.075.
	HA3	0 - 0.075	Sandy TOPSOIL, dark brown.	Metals - Composite with HA3 0.075, HA6 0.075, HA9 0.075
	HA4	0 - 0.075	Sandy TOPSOIL, dark brown.	Metals - Composite with HA4 0.075, HA7 0.075, HA10 0.075
	HA5	0 - 0.075	Sandy TOPSOIL, dark brown.	Metals and OCP - Composite with HA2 0.075, HA5 0.075, HA8 0.075.
	HA6	0 - 0.075	Sandy TOPSOIL, dark brown.	Metals - Composite with HA3 0.075, HA6 0.075, HA9 0.075
	HA7	0 - 0.075	Sandy TOPSOIL, dark brown.	Metals - Composite with HA4 0.075, HA7 0.075, HA10 0.075
	HA8	0 - 0.075	Sandy TOPSOIL, dark brown.	Metals and OCP - Composite with HA2 0.075, HA5 0.075, HA8 0.075.
	HA9	0 - 0.075	Sandy TOPSOIL, dark brown.	Metals - Composite with HA3 0.075, HA6 0.075, HA9 0.075
	HA10	0 - 0.075	Sandy TOPSOIL, dark brown.	Metals - Composite with HA4 0.075, HA7 0.075, HA10 0.075
	HA11 (dup)	0 - 0.075	Sandy TOPSOIL, dark brown and SAND light brown.	Metals

HA – Hand Auger
dup – Duplicate sample
m bgl – meters below ground level
OCP – Organochlorine Pesticides

Appendix H – Laboratory Analytical Results Table(s)

Analytical Results Summary

Analyte	Units	Background Concentrations	Human Health, Lifestyle Block	HA1 0.075	Composite with HA2 0.075 HA5 0.075 HA8 0.075	Composite with HA3 0.075 HA6 0.075 HA9 0.075	Composite with HA4 0.075 HA7 0.075 and HA10 0.075	HA11 0.075
Depth								
Sampled Date				26-11-2025	26-11-2025	26-11-2025	26-11-2025	26-11-2025
2,4-DDT	mg/kg		-	-	< 0.02	-	-	-
4,4-DDE	mg/kg		-	-	< 0.02	-	-	-
a-BHC	mg/kg		-	-	< 0.02	-	-	-
Aldrin	mg/kg		1.1[1,6]	-	< 0.02	-	-	-
Arsenic	mg/kg	**4.1**	17[1,3]	3.57	5.46	3.19	**6.72**	0.69
b-BHC	mg/kg		-	-	< 0.02	-	-	-
Cadmium	mg/kg	**0.2**	0.8[1,3,4]	0.05	0.11	0.12	0.09	0.02
Chlordane	mg/kg		-	-	< 0.02	-	-	-
Chlordane (total)	mg/kg		-	-	< 0.02	-	-	-
Chlordane (trans)	mg/kg		-	-	< 0.02	-	-	-
Chromium (III+VI)	mg/kg	**15.5**	290[1]	5.7	9.1	6.2	10.2	0.8
Copper	mg/kg	**15.7**	10,000[1,5]	11.5	**43.4**	**56.5**	**34.2**	4.2
d-BHC	mg/kg		-	-	< 0.02	-	-	-
DDD	mg/kg		-	-	< 0.02	-	-	-
DDT	mg/kg		-	-	< 0.05	-	-	-
Dieldrin	mg/kg		1.1[1,6]	-	< 0.02	-	-	-
Diuron	mg/kg		-	-	< 0.02	-	-	-
Endosulfan I	mg/kg		-	-	< 0.02	-	-	-
Endosulfan II	mg/kg		-	-	< 0.02	-	-	-
Endosulfan sulphate	mg/kg		-	-	< 0.02	-	-	-
Endrin	mg/kg		-	-	< 0.02	-	-	-
Endrin aldehyde	mg/kg		-	-	< 0.02	-	-	-
Endrin ketone	mg/kg		-	-	< 0.02	-	-	-
g-BHC (Lindane)	mg/kg		33[2]	-	< 0.02	-	-	-
Heptachlor	mg/kg		-	-	< 0.02	-	-	-
Heptachlor epoxide	mg/kg		-	-	< 0.02	-	-	-
Hexachlorobenzene	mg/kg		-	-	< 0.02	-	-	-
Lead	mg/kg	**11.4**	160[1]	10.8	4.3	4.9	3.3	0.3
Mercury	mg/kg		200[1]	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Methoxychlor	mg/kg		-	-	< 0.02	-	-	-
Nickel	mg/kg	**9.5**	-	1.8	4	3.7	4.4	0.3
o,p-DDD	mg/kg		-	-	< 0.02	-	-	-
o,p'-DDE	mg/kg		-	-	< 0.02	-	-	-
Permethrin	mg/kg		-	-	< 0.02	-	-	-
Procymidone	mg/kg		-	-	< 0.02	-	-	-
Propanil	mg/kg		-	-	< 0.02	-	-	-
Toxaphene	mg/kg		-	-	< 0.05	-	-	-
Zinc	mg/kg	**47.5**	-	16	28	46	22	5

Scenarios:

Shaded	Indicates result exceeds for Human Health, Lifestyle Block
Shaded	Indicates a non-detect exceedance

Criteria adopted from the following guidelines:

[1]Methodology for Deriving Soil Guideline Values Protective of Human Health (NES, 2011) Criteria for Human Health, Lifestyle Block
[2]Identifying, Investigating and Managing Risks Associated with Former Sheep-dip Sites (MfE, 2006) Criteria for Human Health, Lifestyle Block

Notes:
This table does not represent the full analytical results, please refer to the laboratory results for full details.

Guideline Notes:
[3]Human health
[4]pH 5. Concentrations increase with increasing pH.
[5]No limit – the derived value exceeds 10,000 mg/kg, a concentration that is unlikely to be exceeded in practice.
[6]The SCS is applicable to either dieldrin or aldrin separately, or to the sum of aldrin and dielrin if both are involved.

QA/QC duplicate analysis

Analyte	Units	HA1 0.075	HA11 0.075	RPD
Depth				
Sampled Date		26-11-2025	26-11-2025	
Arsenic	mg/kg	3.57	0.69	135.21%
Cadmium	mg/kg	0.05	0.02	85.71%
Chromium (III+VI)	mg/kg	5.7	0.8	150.77%
Copper	mg/kg	11.5	4.2	92.99%
Lead	mg/kg	10.8	0.3	189.19%
Mercury	mg/kg	< 0.1	< 0.1	-
Nickel	mg/kg	1.8	0.3	142.86%
Zinc	mg/kg	16	5	104.76%

Notes:

This table does not represent the full analytical results, please refer to the laboratory results for full details.

Appendix I – Laboratory Analytical Results (Eurofins) and Chain of Custody Documentation

Environment Testing NZ

ANALYTICAL REPORT

REPORT CODE **AR-25-NU-116902-01** REPORT DATE **03/12/2025**

Attention Haigh Workman Limited
Josh Cuming
6 Fairway Drive
230 Kerikeri
NEW ZEALAND
Phone +642885160190
Email joshcuming@haighworkman.co.nz

Contact for your orders: Frances Gilvray **Order code:** EUNZAU-00856586
Contract: Enviro
Reception Date & Time: 28/11/2025 7:00:00am
Submission Reference: Sweetwater Road, 25186a

SAMPLE CODE:			**816-2025-00318429**	**816-2025-00318430**	**816-2025-00318431**	**816-2025-00318432**
Sample Reference:			HA1 0.075	Composite with HA2 0.075, HA5 0.075, HA8 0.075	Composite with HA3 0.075, HA6 0.075, HA9 0.075	Composite with HA4 0.075, HA7 0.075 and HA10 0.075
Product Type:			Soil	Soil	Soil	Soil
Analysis Started on:			28/11/2025	28/11/2025	28/11/2025	28/11/2025
Analysis Ending Date:			03/12/2025	03/12/2025	03/12/2025	03/12/2025
Sampled Date & Time			26/11/2025 00:00	26/11/2025 00:00	26/11/2025 00:00	26/11/2025 00:00
Sampled By			Joshua Cuming	Joshua Cuming	Joshua Cuming	Joshua Cuming
Attempt to Chill was evident			Yes	Yes	Yes	Yes
Sample correctly preserved			Yes	Yes	Yes	Yes
Appropriate sample containers used			Yes	Yes	Yes	Yes
	LOQ	**Unit**				
ORGANICS						
②**NW04T Organochlorine Pesticides**						
2,3-Diuron	0.02	mg/kg	-	<0.02	-	-
2,4´-DDT	0.02	mg/kg	-	<0.02	-	-
2,4'-DDD	0.02	mg/kg	-	<0.02	-	-
2,4'-DDE	0.02	mg/kg	-	<0.02	-	-
a-BHC	0.02	mg/kg	-	<0.02	-	-
a-chlordane	0.02	mg/kg	-	<0.02	-	-
Aldrin	0.02	mg/kg	-	<0.02	-	-
b-BHC	0.02	mg/kg	-	<0.02	-	-
Chlordane (total)	0.04	mg/kg	-	<0.02	-	-
cis-Permethrin	0.02	mg/kg	-	<0.02	-	-
Dieldrin	0.02	mg/kg	-	<0.02	-	-
Endosulfan I	0.02	mg/kg	-	<0.02	-	-
Endosulfan II	0.02	mg/kg	-	<0.02	-	-
Endosulfan Sulfate	0.02	mg/kg	-	<0.02	-	-
Endrin	0.02	mg/kg	-	<0.02	-	-
Endrin Aldehyde	0.02	mg/kg	-	<0.02	-	-
Endrin ketone	0.02	mg/kg	-	<0.02	-	-

SAMPLE CODE: / Sample Reference:			816-2025-00318429 HA1 0.075	816-2025-00318430 Composite with HA2 0.075, HA5 0.075, HA8 0.075	816-2025-00318431 Composite with HA3 0.075, HA6 0.075, HA9 0.075	816-2025-00318432 Composite with HA4 0.075, HA7 0.075 and HA10 0.075
Gamma-Chlordane	0.02	mg/kg	-	<0.02	-	-
HCH, delta-	0.02	mg/kg	-	<0.02	-	-
Heptachlor	0.02	mg/kg	-	<0.02	-	-
Heptachlor Epoxide	0.02	mg/kg	-	<0.02	-	-
Hexachlorobenzene	0.02	mg/kg	-	<0.02	-	-
Lindane (g-BHC)	0.02	mg/kg	-	<0.02	-	-
Methoxychlor	0.02	mg/kg	-	<0.02	-	-
p,p'-DDD	0.02	mg/kg	-	<0.02	-	-
p,p'DDE	0.02	mg/kg	-	<0.02	-	-
p,p'-DDT	0.05	mg/kg	-	<0.05	-	-
Procymidone	0.02	mg/kg	-	<0.02	-	-
Propanil	0.02	mg/kg	-	<0.02	-	-
Sum of DDT and isomers	0.05	mg/kg	-	<0.05	-	-
Toxaphene	0.05	mg/kg	-	<0.05	-	-
② **NW499 Arsenic - Total**	0.05	mg/kg	3.57	5.46	3.19	6.72
② **NW504 Cadmium - Total**	0.01	mg/kg	0.05	0.11	0.12	0.09
② **NW507 Chromium - Total**	0.2	mg/kg	5.7	9.1	6.2	10.2
② **NW509 Copper - Total**	0.3	mg/kg	11.5	43.4	56.5	34.2
② **NW511 Lead - Total**	0.1	mg/kg	10.8	4.3	4.9	3.3
② **NW515 Mercury - Total**	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1
② **NW517 Nickel - Total**	0.2	mg/kg	1.8	4.0	3.7	4.4
② **NW528 Zinc - Total**	1	mg/kg	16	28	46	22

SAMPLE CODE:			**816-2025-00318433**		
Sample Reference:			HA11 0.075		
Product Type:			Soil		
Analysis Started on:			28/11/2025		
Analysis Ending Date:			03/12/2025		
Sampled Date & Time			26/11/2025 00:00		
Sampled By			Joshua Cuming		
Attempt to Chill was evident			Yes		
Sample correctly preserved			Yes		
Appropriate sample containers used			Yes		
	LOQ	**Unit**			
② **NW499 Arsenic - Total**	0.05	mg/kg	0.69		
② **NW504 Cadmium - Total**	0.01	mg/kg	0.02		
② **NW507 Chromium - Total**	0.2	mg/kg	0.8		
② **NW509 Copper - Total**	0.3	mg/kg	4.2		
② **NW511 Lead - Total**	0.1	mg/kg	0.3		
② **NW515 Mercury - Total**	0.1	mg/kg	<0.1		
② **NW517 Nickel - Total**	0.2	mg/kg	0.3		
② **NW528 Zinc - Total**	1	mg/kg	5		

HOLDING TIMES

816-2025-00318429 HA1 0.075

Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/11/2025	03/12/2025	7	180	Yes
NW504	Cadmium - Total	26/11/2025	03/12/2025	7	180	Yes
NW507	Chromium - Total	26/11/2025	03/12/2025	7	180	Yes
NW509	Copper - Total	26/11/2025	03/12/2025	7	180	Yes
NW511	Lead - Total	26/11/2025	03/12/2025	7	180	Yes
NW515	Mercury - Total	26/11/2025	03/12/2025	7	28	Yes
NW517	Nickel - Total	26/11/2025	03/12/2025	7	180	Yes
NW528	Zinc - Total	26/11/2025	03/12/2025	7	180	Yes

816-2025-00318430 Composite with HA2 0.075, HA5 0.075, HA8 0.075

Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/11/2025	03/12/2025	7	180	Yes
NW504	Cadmium - Total	26/11/2025	03/12/2025	7	180	Yes
NW507	Chromium - Total	26/11/2025	03/12/2025	7	180	Yes
NW509	Copper - Total	26/11/2025	03/12/2025	7	180	Yes
NW511	Lead - Total	26/11/2025	03/12/2025	7	180	Yes
NW515	Mercury - Total	26/11/2025	03/12/2025	7	28	Yes
NW517	Nickel - Total	26/11/2025	03/12/2025	7	180	Yes
NW04T	Organochlorine Pesticides	26/11/2025	03/12/2025	7	14	Yes
NW528	Zinc - Total	26/11/2025	03/12/2025	7	180	Yes

816-2025-00318431 Composite with HA3 0.075, HA6 0.075, HA9 0.075

Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/11/2025	03/12/2025	7	180	Yes
NW504	Cadmium - Total	26/11/2025	03/12/2025	7	180	Yes
NW507	Chromium - Total	26/11/2025	03/12/2025	7	180	Yes
NW509	Copper - Total	26/11/2025	03/12/2025	7	180	Yes
NW511	Lead - Total	26/11/2025	03/12/2025	7	180	Yes
NW515	Mercury - Total	26/11/2025	03/12/2025	7	28	Yes
NW517	Nickel - Total	26/11/2025	03/12/2025	7	180	Yes
NW528	Zinc - Total	26/11/2025	03/12/2025	7	180	Yes

816-2025-00318432 Composite with HA4 0.075, HA7 0.075 and HA10 0.075

Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/11/2025	03/12/2025	7	180	Yes
NW504	Cadmium - Total	26/11/2025	03/12/2025	7	180	Yes
NW507	Chromium - Total	26/11/2025	03/12/2025	7	180	Yes
NW509	Copper - Total	26/11/2025	03/12/2025	7	180	Yes
NW511	Lead - Total	26/11/2025	03/12/2025	7	180	Yes
NW515	Mercury - Total	26/11/2025	03/12/2025	7	28	Yes
NW517	Nickel - Total	26/11/2025	03/12/2025	7	180	Yes
NW528	Zinc - Total	26/11/2025	03/12/2025	7	180	Yes

816-2025-00318433 HA11 0.075

Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/11/2025	03/12/2025	7	180	Yes
NW504	Cadmium - Total	26/11/2025	03/12/2025	7	180	Yes
NW507	Chromium - Total	26/11/2025	03/12/2025	7	180	Yes
NW509	Copper - Total	26/11/2025	03/12/2025	7	180	Yes
NW511	Lead - Total	26/11/2025	03/12/2025	7	180	Yes
NW515	Mercury - Total	26/11/2025	03/12/2025	7	28	Yes
NW517	Nickel - Total	26/11/2025	03/12/2025	7	180	Yes

NW528	Zinc - Total	26/11/2025	03/12/2025	7	180	Yes

LIST OF METHODS

NW04T **Organochlorine Pesticides:** Internal Method, GC-MS/MS
NW504 **Cadmium - Total:** APHA 24th Edition 3125 B mod.
NW509 **Copper - Total:** APHA 24th Edition 3125 B mod.
NW515 **Mercury - Total:** APHA 24th Edition 3125 B mod.
NW528 **Zinc - Total:** APHA 24th Edition 3125 B mod.
NW499 **Arsenic - Total:** APHA 24th Edition 3125 B mod.
NW507 **Chromium - Total:** APHA 24th Edition 3125 B mod.
NW511 **Lead - Total:** APHA 24th Edition 3125 B mod.
NW517 **Nickel - Total:** APHA 24th Edition 3125 B mod.

Signature

Gabriela Carvalhaes — Business Unit Manager, Eurofins ELS Limited

EXPLANATORY NOTE

①Test is not accredited
②Test is subcontracted within Eurofins group and is accredited
③Test is subcontracted within Eurofins group and is not accredited
④Test is subcontracted outside Eurofins group and is accredited
⑤Test is subcontracted outside Eurofins group and is not accredited
⑥Test result is provided by the customer and is not accredited
⑦Tested at the sampling point by Eurofins and is not accredited
⑧Tested at the sampling point by Eurofins and is accredited
⑨Test is RLP accredited
⑩Test is subcontracted within Eurofins group and is RLP accredited

N/A means Not Applicable
Not Detected means not detected at or above the Limit of Quantification (LOQ)
LOQ means Limit of Quantification and the unit of LOQ is the same as the result unit
Symbol - in result column means not tested

General

1. Unless otherwise stated, all soil/sediment/solid results are reported on a dry weight basis.
2. Unless otherwise stated, all biota/food results are reported on a wet weight basis on the edible portion.
3. Actual LOQs are matrix dependent. Quoted LOQs may be raised where sample extracts are diluted due to interferences.
4. Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds where annotated.
5. Analysis on waters is performed on homogenised, unfiltered samples unless noted otherwise.
6. Samples were analysed on an 'as received' basis.

Holding Times

Please refer to the 'Sample Preservation and Container Guide' for holding times (QS3001).
If the Laboratory did not receive the information in the required timeframe, and despite any other integrity issues, suitably qualified results may still be reported.
Holding times apply from the sampling date; therefore, compliance with these may be outside the laboratory's control.
For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether, the holding time is seven days; however, for all other VOCs, such as BTEX or C6-10 TRH, the holding time is 14 days.
Holding times are expressed in days.

Units

mg/kg: milligrams per kilogram
µg/L: micrograms per litre
org/100 mL: Organisms per 100 millilitres
CFU: Colony Forming Unit
mg/L: milligrams per litre
ppb: parts per billion
NTU: Nephelometric Turbidity Units
Colour: Pt-Co Units (CU)
ppm: parts per million
%: Percentage
MPN/100 mL: Most Probable Number of organisms per 100 millilitres

Terms

APHA	American Public Health Association
TCLP	Toxicity Characteristic Leaching Procedure
US EPA	United States Environmental Protection Agency

Quality Controls

All test method Quality Controls including method blanks, reference samples, spikes, surrogates and duplicate sample testing have passed and are within the control limits.

The Customer acknowledges and accepts that: (a) where Eurofins is not responsible for sampling, the test result(s) in this report apply only to the sample as received. Customer is solely responsible for the sampling process and warrants that the sample provided to Eurofins is representative of the lot / batch from which the samples were drawn; and (b) Eurofins expresses no opinion and accepts no liability in respect of the Customer's production process or homogeneity of the product.
The tests are identified by a five-digit code, their description is available on request.
Accreditation does not apply to comments or graphical representations.
Unless otherwise stated, all tests in this analytical report (except for subcontracted tests) are performed at 35 O'rorke Road, Penrose, Auckland, New Zealand.
The laboratory is not responsible for the information provided by the customer which can affect the validity of the results, for example: sampling information such as date/time, field data etc.
Eurofins may subcontract the performance of part or all of the Services to a third party and the Customer authorises the release of all information necessary to the third party for the provision of the Services.
All samples become the property of Eurofins to the extent necessary for the performance of the Services.
Eurofins will not be required to store samples and may destroy or otherwise dispose of the samples or return the samples to the Customer (at the Customer's cost in all respects) immediately following analysis of the samples.
If the Customer pays for storage of the samples Eurofins will take commercially reasonable steps to store the samples for the agreed period in terms of industry practice.
The Eurofins water sampling service follows methodology based on AS/NZS 5667 and / or best practice to collect and transport samples that are fit for the purpose of analytical testing. The laboratory is not responsible for sampling activities unless explicitly indicated by the statement "Sampled by Eurofins" on the report for water samples.
The Customer acknowledges that the Services are provided using the current state of technology and methods developed and generally applied by Eurofins and involve analysis, interpretations, consulting work and conclusions. Eurofins shall use commercially reasonable degree of care in providing the Services.
This report is produced and issued on the basis of information, documents and/or samples provided by, or on behalf of, the Customer and solely for the benefit of the Customer who is responsible for acting as it sees fit on the basis of this report. Neither Eurofins nor any of its officers, employees, agents or subcontractors shall be liable to the Customer nor any third party for any actions taken or not taken on the basis of this report nor for any incorrect results arising from unclear, erroneous, incomplete, misleading or false information provided to Eurofins.
The Customer shall not alter any report or other Output provided to the Customer by Eurofins or misrepresent the contents of such Outputs in any way. The Customer shall be entitled to make copies for its internal purposes only.
The Customer may only reproduce or publish any report or document provided to the Customer by Eurofins in full without alteration. Eurofins' name, logo or service marks, or any other means of identification cannot be used in any publication by the Customer, unless the Customer has obtained the prior written consent of Eurofins.
Eurofins shall have no liability for any indirect or consequential loss including, without limitation, loss of production, loss of contracts, loss of profits, loss of business or costs incurred from business interruption, loss of opportunity, loss of goodwill or damage to reputation and cost of product recall (including any losses suffered as a result of distribution of the Customer's products subject of the Services prior to the report being released by Eurofins). It shall further have no liability for any loss, damage or expenses arising from the claims of any third party (including, without limitation, product liability claims) that may be incurred by the Customer.
Eurofins General Terms and Conditions apply.

END OF REPORT

Amount required for test: Minmum 2 g, Optimal 200 g

Sample amount required: Minimum **18 g** Optimal **1,800 g**

Sample: 816-2025-00318431

Description: Soil
Reference: Composite with HA3 0.075, HA6 0.075, HA9 0.075
Client Sample Code:
Sampling Date: 26/11/2025 00:00:00

Environmental

Analyses requested

- **NW08J**/Composite Preparation Fee/J01:RAW PRODUCT
- **NW08G**/Soil/other solids preparation/J01:RAW PRODUCT

PNW0R Amount required for test: Minmum 2 g, Optimal 200 g

- **NW499**/Arsenic | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW504**/Cadmium | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW507**/Chromium | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW509**/Copper | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW511**/Lead | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW515**/Mercury | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW778**/Metals Digestion-Soil/Sludge/Misc Solid/Dry weight/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW517**/Nickel | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW528**/Zinc | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g

Sample amount required: Minimum **18 g** Optimal **1,800 g**

Sample: 816-2025-00318432

Description: Soil
Reference: Composite with HA4 0.075, HA7 0.075 and HA10 0.075
Client Sample Code:
Sampling Date: 26/11/2025 00:00:00

EUNZAU
00856586
Order
051-32762-988214-93

Environmental

Analyses requested

- **NW08J**/Composite Preparation Fee/J01:RAW PRODUCT
- **NW08G**/Soil/other solids preparation/J01:RAW PRODUCT

PNW0R Amount required for test: Minmum 2 g, Optimal 200 g

- **NW499**/Arsenic | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW504**/Cadmium | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW507**/Chromium | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW509**/Copper | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW511**/Lead | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW515**/Mercury | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW778**/Metals Digestion-Soil/Sludge/Misc Solid/Dry weight/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW517**/Nickel | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW528**/Zinc | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g

Sample amount required: Minimum **18 g** Optimal **1,800 g**

Sample: 816-2025-00318433

Description: Soil
Reference: HA11 0.075
Client Sample Code:
Sampling Date: 26/11/2025 00:00:00

Environmental

Analyses requested

- **NW08G**/Soil/other solids preparation/J01:RAW PRODUCT

PNW0R Amount required for test: Minmum 2 g, Optimal 200 g

- **NW499**/Arsenic | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW504**/Cadmium | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW507**/Chromium | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW509**/Copper | MS | TS/J01:RAW PRODUCT

eurofins

Purchase Order PO-EUNZAU-00851211

EUNZAU
00856586
Order

051-32762-988214-93

Date: 27/11/2025

From: EUNZAU: Eurofins Environment Testing NZ, Auckland

To: Eurofins ELS (Wellington)
Sample Reception

85 Port Road,
Seaview
Lower Hutt
NZ-5045 Wellington
NEW ZEALAND

EUNZAU: Eurofins Environment Testing NZ, Auckland

Sample: 816-2025-00318429

Description: Soil
Reference: HA1 0.075
Client Sample Code:
Sampling Date: 26/11/2025 00:00:00

Environmental

Analyses requested

- **NW08G**/Soil/other solids preparation/J01:RAW PRODUCT

PNW0R Amount required for test: Minmum 2 g, Optimal 200 g

- **NW499**/Arsenic | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW504**/Cadmium | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW507**/Chromium | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW509**/Copper | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW511**/Lead | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW515**/Mercury | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW778**/Metals Digestion-Soil/Sludge/Misc Solid/Dry weight/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW517**/Nickel | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW528**/Zinc | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g

Sample amount required: Minimum **18 g** Optimal **1,800 g**

Sample: 816-2025-00318430

Description: Soil
Reference: Composite with HA2 0.075, HA5 0.075, HA8 0.075
Client Sample Code:
Sampling Date: 26/11/2025 00:00:00

Environmental

Analyses requested

- **NW08J**/Composite Preparation Fee/J01:RAW PRODUCT
- **NW04T**/Organochlorine Pesticides/J01:RAW PRODUCT
- **NW08G**/Soil/other solids preparation/J01:RAW PRODUCT

PNW0R Amount required for test: Minmum 2 g, Optimal 200 g

- **NW499**/Arsenic | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW504**/Cadmium | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW507**/Chromium | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW509**/Copper | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW511**/Lead | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW515**/Mercury | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW778**/Metals Digestion-Soil/Sludge/Misc Solid/Dry weight/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW517**/Nickel | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW528**/Zinc | MS | TS/J01:RAW PRODUCT

CHAIN OF CUSTODY RECORD

Sydney Laboratory | Brisbane Laboratory | Perth Laboratory | Melbourne Laboratory

Company	Haigh Workman Limited	Project №	25 186a	Project Manager	Joshua Cuming
Address	6 Fairway Drive, Kerikeri	Project Name	Sweetwater Road	EDD Format	
Contact Name	Joshua Cuming			Facility Code	
Phone №	027 316 8362			Sampler(s)	Joshua Cuming
Special Directions				Handed over by	
Purchase Order				Email for Invoice	joshcuming@haighworkman.co.nz accounts@haighworkman.co.nz
Quote ID №				Email for Results	joshcuming@haighworkman.co.nz

Required Turnaround Time (TAT): Overnight (reporting by 9am); Same day; 1 day; 2 days; 3 days; 5 days (Standard); Other

28/11
7.00
6.1°C

Nr	Client Sample ID	Sampled Date/Time	Matrix	ME	Composite ME	Composite OCP	Lead	500mL Plastic	250mL Plastic	125mL Plastic	200mL Amber Glass	40mL VOA vial	500mL PFAS Bottle	Jar (Glass or HDPE)	Other (Asbestos AS4964, WA Guidelines)	Sample Comments / Dangerous Goods Hazard Warning
1	HA1 0.075	26/11/25	Soil	AKL										1		
2	HA2 0.075	26/11/25	Soil		AKL	AKL								1		Composite with HA2 0.075, HA1 0.075, HA8 0.075
3	HA3 0.075	26/11/25	Soil		AKL									1		Composite with HA3 0.075, HA6 0.075, HA9 0.075
4	HA4 0.075	26/11/25	Soil		AKL									1		Composite with HA4 0.075, HA7 0.075 and HA10 0.075
5	HA5 0.075	26/11/25	Soil		AKL	AKL								1		Composite with HA2 0.075, HA5 0.075, HA8 0.075
6	HA6 0.075	26/11/25	Soil		AKL									1		Composite with HA3 0.075, HA6 0.075, HA9 0.075
7	HA7 0.075	26/11/25	Soil		AKL									1		Composite with HA4 0.075, HA7 0.075 and HA10 0.075
8	HA8 0.075	26/11/25	Soil		AKL	AKL								1		Composite with HA2 0.075, HA5 0.075, HA8 0.075
9	HA9 0.075	26/11/25	Soil		AKL									1		Composite with HA3 0.075, HA6 0.075, HA9 0.075
10	HA10 0.075	26/11/25	Soil		AKL									1		Composite with HA4 0.075, HA7 0.075 and HA10 0.075
11	HA11 0.075	26/11/25	Soil	AKL										1		
12														1		
13														1		
14														1		
15																
16																
17																
18																
19																
20																
		Total Counts														

EUNZAU
00856586
Order
051-32762-988214-93

Method of Shipment	Courier (#)	Hand Delivered	Postal	Name	Signature	
Laboratory Use Only	Received By	SYD | BNE | MEL | PER | ADL | NTL | DRW	Signature	Date	Time	Temperature
	Received By	SYD | BNE | MEL | PER | ADL | NTL | DRW	Signature	Date	Time	Report №

Amount required for test: Minmum 2 g, Optimal 200 g

- **NW511**/Lead | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW515**/Mercury | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW778**/Metals Digestion-Soil/Sludge/Misc Solid/Dry weight/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW517**/Nickel | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g
- **NW528**/Zinc | MS | TS/J01:RAW PRODUCT
  Amount required for test: Minmum 2 g, Optimal 200 g

Sample amount required: Minimum **18 g** Optimal **1,800 g**

Tina Nguyen

EUNZAU
00856586
Order
051-32762-988214-93

Eurofins Food Analytics NZ Ltd
35 O'Rorke Road
Penrose
NZ-1642 Auckland

Phone :+64 9 579 2669

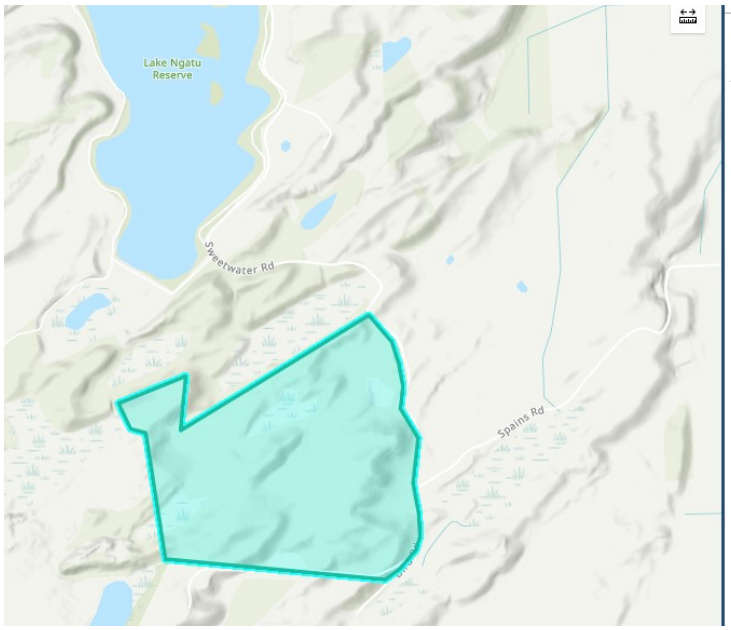
Alex Billot

From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Wednesday, 4 March 2026 9:57 am
To: Alex Billot
Cc: Bill Edwards; Atareiria Heihei; Lisa Ahn; James Robinson
Subject: FW: Proposed subdivisions - 238 Sweetwater Road, Awanui
Attachments: CAMP+Sweetwater+Heritage+Inventory+131025.pdf

Kia Ora Alex,
Thank you for seeking HNZPT's feedback on this subdivision proposal prior to lodgement. I confirm the HNZPT has reviewed the proposal and comments as follows:

- That subdivision involves two subdivision activities on a site recorded in ArchSite as a former WW2 army base. I attach the information associated with the recording of this site.
- The recording of the site is of historic interest but not archaeological due to the modern period of the activity.
- We note there are no other recorded archaeological sites in the vicinity of the site.
- HNZPT advise that an ADP approach will be the appropriate way to manage any low risk of accidental discovery as part of the subdivision activity, in this situation.

Regards,
Stuart



NZAA Site Number - N04/74

Update Date: 29 January 2026

Status: Approved

Summary: Site of WW2 military camp

Source of Spatial Data: On Screen

NZTM Easting	1618474
NZTM Northing	6122043
Site Type	Military (non-Maori)
Finder Aid	Situated on Spain's Rd. and Bird Rd. 2 and a half miles (4.02 km) west from Awanui.
Site Features	Military camp
Description	Updated 28/01/2026 (Other), submitted by: NZAAM_MeriLow_ArchSite WW11 Northland History Posters V3 added.

Stuart Bracey I Kaiwhakamāhere I Heritage Planner I Northern Region I Heritage New Zealand Pouhere Taonga **I** L10 SAP Tower 151 Queen Street Auckland CBD **I** Private Box 105 291 Auckland City 1143 **I** mobile 027 684 0833 **I** visit www.heritage.org.nz and learn more about NZ's heritage places.

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

From: Alex Billot <Alex@northplanner.co.nz>
Sent: Thursday, 26 February 2026 9:14 am
To: Stuart Bracey <SBracey@heritage.org.nz>
Subject: Proposed subdivisions - 238 Sweetwater Road, Awanui

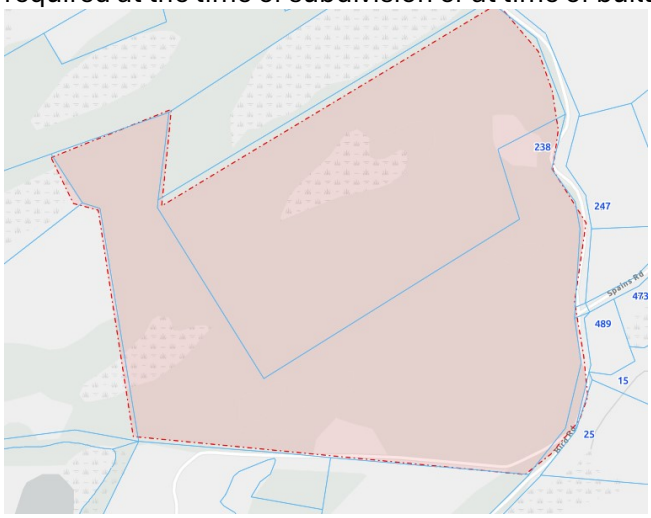
Morena Stuart,

We are in the process of preparing 2x subdivisions at 238 Sweetwater Road, Awanui.

The first subdivision will involve subdividing Section 22 to create two additional allotments. Lots 1 & 2 will be created along Sweetwater Road, with Lot 3 being the larger balance lot.
The second subdivision involves subdividing Section 48 to create four additional allotments. Lots 1 – 4 will be created along Sweetwater Road, with Lot 5 being the balance.

The only excavation works anticipated as part of the subdivisions will be to construct the crossing places at the road boundaries and potentially some upgrading of the metalled access within ROW D shown on Sec 48 subdivision plan. No built development is proposed at the time of subdivision.

We have noted that registered archaeological site N04/74 is across the entirety of both of the lots. Would you please be able to provide some further information on this archaeological site and if any further investigation is required at the time of subdivision or at time of built development within the lots?



Let me know if you require any further information.

Thanks.

Kind regards,

Alex Billot
Resource Planner

NORTHLAND
PLANNING & DEVELOPMENT

Offices in Kaitaia & Kerikeri
09 408 1866

My office hours are Monday, Tuesday, Thursday & Friday 9am – 2pm.

Northland Planning & Development 2020 Limited

Operative District Plan Objectives and Policies

Objectives and policies within the Subdivision Chapter

Objectives

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.

13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.

13.3.4 To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.

13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.

13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.

13.3.7 To ensure the relationship between Māori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.

13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.

13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).

13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.

13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.

Policies

13.4.1That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:

- *natural character, particularly of the coastal environment;*
- *ecological values;*
- *landscape values;*
- *amenity values;*
- *cultural values;*
- *heritage values; and*
- *existing land uses.*

13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.

13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.

13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.

13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.

13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.

13.4.7 That the need for a financial contribution be considered only where the subdivision would:

(a) result in increased demands on car parking associated with non-residential activities; or

(b) result in increased demand for esplanade areas; or

(c) involve adverse effects on riparian areas; or

(d) depend on the assimilative capacity of the environment external to the site.

13.4.8 That the provision of water storage be taken into account in the design of any subdivision.

13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.

13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.

13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.

13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:

(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Māori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Māori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004);

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.

13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:

(a) development of energy efficient buildings and structures;

(b) reduced travel distances and private car usage;

(c) encouragement of pedestrian and cycle use;

(d) access to alternative transport facilities;

(e) domestic or community renewable electricity generation and renewable energy use.

13.4.16 When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:

(a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;

(b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and

(c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.

Objectives and policies within the Rural Environment

Objectives

8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.

8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.

8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.

8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna

8.3.5 To protect outstanding natural features and landscapes.

8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.

8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.

8.3.8 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.

8.3.9 To enable rural production activities to be undertaken in the rural environment.

8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.

Policies

8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.

8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the

life supporting capacity of soils and ecosystems is safeguarded, and rural productive activities are able to continue.

8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features, and landscapes.

8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.

8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).

8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.

8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.

8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.

Objectives and policies within the Rural Production Zone

Objectives

8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.

8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety.

8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural environment to a level that is consistent with the productive intent of the zone.

8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.

8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.

8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.

8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.

8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.

8.6.3.9 To enable rural production activities to be undertaken in the zone.

Policies

8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.

8.6.4.2 That standards be imposed to ensure that the off-site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.

8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.

8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.

8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects cannot be avoided remedied or mitigated are given separation from other activities

8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

Proposed District Plan Objectives and Policies

Rural Production Zone

Objectives

RPROZ-O1 - The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

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

RPROZ-O3 - Land use and subdivision in the Rural Production zone:

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

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

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

(d)does not exacerbate any natural hazards; and

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

RPROZ-O4 - The rural character and amenity associated with a rural working environment is maintained.

Policies

RPROZ-P1 - Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:

(a)enabling primary production activities as the predominant land use;

(b)enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.

RPROZ-P3 - Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

RPROZ-P4 - Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

(a)a predominance of primary production activities;

(b)low density development with generally low site coverage of buildings or structures;

(c)typical adverse effects such as odour, noise and dust associated with a rural working environment; and

(d)a diverse range of rural environments, rural character and amenity values throughout the District.

RPROZ-P5 - Avoid land use that:

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

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

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

(d)would exacerbate natural hazards; and

(e)cannot provide appropriate on-site infrastructure.

RPROZ-P6 - Avoid subdivision that:

(a)results in the loss of highly productive land for use by farming activities.

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

1. the type of farming proposed; and

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

(c)provides for rural lifestyle living unless there is an environmental benefit.

RPROZ-P7 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

(a)whether the proposal will increase production potential in the zone;

(b)whether the activity relies on the productive nature of the soil;

(c)consistency with the scale and character of the rural environment;

(d)location, scale and design of buildings or structures;

(e)for subdivision or non-primary production activities:

i. scale and compatibility with rural activities;

ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;

iii. the potential for loss of highly productive land, land sterilisation or fragmentation

(f)at zone interfaces:

i. any setbacks, fencing, screening or landscaping required to address potential conflicts;

ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;

(g)the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;

(h)the adequacy of roading infrastructure to service the proposed activity;

(i)Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;

(j)Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.