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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

◯ **Yes** ✔ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

✔ **Land Use**

◯ **Fast Track Land Use***

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

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

◯ **Extension of time (s.125)**

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

✔ **Subdivision**

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

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

◯ **Other (please specify)** _____

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

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

◯ **Yes** ✔ **No**

4. Consultation

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

If yes, which groups have you consulted with? _____

Who else have you consulted with? _____

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

5. Applicant details

Name/s: Traverse 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: Reyburn and Bryant

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: Traverse Limited

Property address/ location: 373 and 377 Kerikeri Road, Kerikeri

8. Application site details

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

Name/s: Traverse Limited

Site address/ location: 373 and 377 Kerikeri Road
Kerikeri
Postcode

Legal description: Lots 42-45 2220850 and **Val Number:**

Certificate of title: Lot 100 DP 596768

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

The proposal is to construct eight (8) residential units and subdivide them onto separate titles

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

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

◯ **2009** ✔ **2023**

10. Would you like to request public notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

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

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

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

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

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

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

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

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

- ☑ **Subdividing land**
- ☐ **Disturbing, removing or sampling soil**
- ☐ **Changing the use of a piece of land**
- ☐ **Removing or replacing a fuel storage system**

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

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

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

- ☐ **Flooding**
- ☐ **Active Faults**
- ☐ **Landslips**
- ☐ **Liquefaction**
- ☐ **Coastal Erosion**
- ☐ **Tsunami**
- ☐ **Coastal Inundation**

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

14. Assessment of environmental effects:

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

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

15. Draft conditions:

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

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

16. Billing Details:

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

Name/S: (please write in full) Traverse Limited

Email: [redacted]

Phone number: [redacted]

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

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) Kent Fearon

Signature:
(signature of bill payer) [redacted]

Date 23/4/2026

MANDATORY

17. Important Information:

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

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

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

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

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

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

18. Declaration

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

Name (please write in full) David Johnson

Signature [redacted]

Date 24 April 2026

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

See overleaf for a checklist of your information...

Checklist of your information

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
- [ ] Written Approvals / correspondence from consulted parties
- [x] Reports from technical experts (if required)
- [ ] Copies of other relevant consents associated with this application
- [x] Location and Site plans (land use) AND/OR
- [x] Location and Scheme Plan (subdivision)
- [x] Elevations / Floor plans
- [x] 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.

Land Use and Subdivision Consent Application

TRAVERSE LIMITED

373 and 377 Kerikeri Road, Kerikeri

reyburn & bryant

PLANNERS • SURVEYORS

Land Use and Subdivision Consent Application

TRAVERSE LIMITED

373 and 377 Kerikeri Road, Kerikeri

Report prepared for:	Traverse Limited
Author	David Johnson, *Planner*
Reviewed by:	Thomas Keogh, *Associate*
Consent Authority:	Far North District Council
Report reference:	18814
Report Status:	Final
Date:	April 2026

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Telephone: (09) 438 3563

FORM 9

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

To: Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440

1. **Traverse Limited** applies for resource consent to construct eight (8) residential units and subdivide them onto separate titles.

2. The location of the proposed activity is 373 and 377 Kerikeri Road, Kerikeri.

3. The underlying legal description is Lot 100 DP 596768. The title reference is RT 1156126.

4. The applicant is the owner of the site.

5. There are no other activities that are part of the proposal to which this application relates.

6. No additional resource consents or statutory approvals are needed for the activity to which this application relates that are not being applied for as part of this application.

7. We attach an assessment of effects on the environment that:

   (a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and

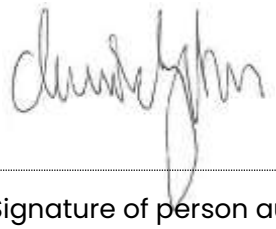
   (b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and

   (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

8. We attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

9. We attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including information required by clause 2(2) of Schedule 4 of that Act.

10. No other information is required to be included in the district or regional plan(s) or regulations.



Signature of person authorised to sign on behalf of applicant

David Johnson

23 April 2026

Date

Address for service:	Reyburn and Bryant 1999 Ltd PO Box 191, Whangarei
Telephone:	(09) 438 3563
Email:	david@reyburnandbryant.co.nz
Contact person:	David Johnson

TABLE OF CONTENTS

1. INTRODUCTION 1

1.1 Report basis 1
1.2 Property details 1
1.3 Proposal summary 2
1.4 Resource consents sought 3
1.5 Relevant title memorials 5
1.6 Over approvals required 6
1.7 Processing requests 7

2. THE SITE AND SURROUNDING ENVIRONMENT 8

2.1 The site 8
2.2 Surrounding environment 11

3. THE PROPOSAL 12

3.1 General 12
3.2 Proposed residential units 12
3.3 Proposed subdivision 14
3.4 Site suitability 14
3.5 Access, parking, and traffic generation 15
3.6 Servicing 16
3.7 Electricity and telecommunications 16

4. ASSESSMENT OF ENVIRONMENTAL EFFECTS 18

4.1 Existing environment 18
4.2 Permitted baseline 19
4.3 Effects on adjoining land owned by the applicant 20
4.4 Effects on amenity values 20
4.5 Traffic effects 23
4.6 Servicing effects 23
4.7 Reverse sensitivity effects 24
4.8 Adverse effects conclusion 25

5. PLANNING ASSESSMENT 26

5.1 Relevant planning documents 26
5.2 Operative Far North District Plan objectives and policies assessment 26
5.3 Proposed Far North District Plan objectives and policies assessment 33
5.4 Section 104D – Gateway tests 37
5.5 District Plan integrity (precedent) 37
5.6 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 38
5.7 National Policy Statement for Natural Hazards 39
5.8 Part 2 assessment 39

6. NOTIFICATION 41
7. CONCLUSION 42

LIST OF TABLES

Table 1: Property details. 2
Table 2: Summary of building coverage, GFA, and impervious surfaces. 13
Table 3: Summary of height in relation to boundary infringements. 13

LIST OF FIGURES

Figure 1: Location map of Lot 100 DP 596768 (Source: Grip). 8
Figure 2: Location of Lots 42 – 45 2220850-RMACOM (Source: Approved scheme plan). 9
Figure 3: Archaeological sites (Source: New Zealand Archaeological Association). 10
Figure 4: Typical external appearance (Source Architectural Design Studio Ltd). 12

APPENDICES

1. 2220850-RMACOM
2. 2220850-RMAVAR/A
3. Architectural Design Studio Limited plans
4. Scheme plan
5. Rule assessment
6. Record of title and associated memorials
7. 2220850-RMACOM approved engineering plans
8. Hawthorn Geddes geotechnical report for 2220850-RMACOM

ABBREVIATIONS

ADS	Architectural Design Studio Limited
AEE	Assessment of Environmental Effects
ARI	Annual Return Interval
ES	Engineering Standards

FNDC	Far North District Council
FNDP	Far North District Plan
GFA	Gross Floor Area
GRZ	General Residential Zone
HAIL	Hazardous Activities and Industries List
HG	Hawthorn Geddes
NES-CS	National Environmental Standard – Contaminated Soils
NPS-NH	National Policy Statement for Natural Hazards
OFNDP	Operative Far North District Plan
PFNDP	Proposed Far North District Plan
RMA	Resource Management Act, 1991

1. INTRODUCTION

1.1 Report basis

This report has been prepared for Traverse Limited in support of an application to construct eight (8) residential units and subdivide them onto separate titles at 373 and 377 Kerikeri Road, Kerikeri.

The application has been prepared in accordance with Section 88 and the Fourth Schedule of the Resource Management Act, 1991 (RMA). Section 88 of the RMA requires that resource consent applications be accompanied by an Assessment of Environmental Effects (AEE) in accordance with the Fourth Schedule.

The report also includes an analysis of the relevant provisions of the district, regional and national planning documents that are pertinent to the assessment and decision required under s104 of the RMA.

1.2 Property details

Applicant and landowner	Traverse Limited
Site location	373 and 377 Kerikeri Road, Kerikeri
Legal description	Lots 42 – 45 2220850-RMACOM (approved) Lot 100 DP 596768 (underlying)
Record of title	RT 1156126 (underlying)
Site area	600m^2 (Lot 42 2220850-RMACOM) 600m^2 (Lot 43 2220850-RMACOM) 600m^2 (Lot 44 2220850-RMACOM) 600m^2 (Lot 45 2220850-RMACOM) 1.5683ha (Lot 100 DP 596768)
District Plan	Far North District Plan
Operative District Plan Zone	Residential Zone
Operative District Plan Notations	N/A

Proposed District Plan Zone	General Residential Zone
Proposed District Plan Notations	N/A

***Table 1**: Property details.*

1.3 Proposal summary

Traverse Limited (the applicant) are completing a fifty-five lot subdivision at 373 and 377 Kerikeri Road over four stages referenced as 2220850-RMACOM. Stages 1 and 2 are complete, resulting in the creation of DP 596768. Stages 3 and 4 are yet to be completed. A variation was approved in September 2025 referenced as 2220850-RMAVAR/A to change the access arrangements for Lots 4 and 5 DP 596768.[1]

Copies of 2220850-RMACOM and 2220850-RMAVAR/A are attached in **Appendices 1** and **2**.

Lot 100 DP 596768 is the balance site of Stage 2 that will be subdivided further under Stages 3 and 4. It is zoned 'Residential' under the Operative Far North District Plan (OFNDP) and 'General Residential' (GRZ) under the Proposed Far North District Plan (PFNDP). It is not subject to any Resource Areas.

The proposal is to construct eight residential units on Lots 42 – 45 2220850-RMACOM, four of the lots to be created at Stage 4 of 2220850-RMACOM. A duplex will be constructed on each lot (four in total). There will be two residential units in each duplex. The residential units will be subdivided onto separate titles (eight lots) once they are constructed.

Architectural Design Studio Limited (ADS) has prepared plans of the proposed development. Reyburn and Bryant has prepared a scheme plan for the subdivision. These are attached in **Appendices 3** and **4**.

The proposed residential units comply with the density for a **restricted discretionary activity** under Rule 7.6.5.3.1 of the OFNDP. However, the application

[1] Lots 4 and 5 DP 596768 are not involved in this application.

defaults to a **non-complying activity** overall as four of the proposed lots have areas of 275m^2.

1.4 Resource consents sought

Operative Far North District Plan

The various rules of the OFNDP under which consent is triggered are set out below:

- Rule 7.6.5.2.1 – The proposal does not comply with Rule 7.6.5.1.6 as the proposed impervious surfaces on proposed Lots 42, 48, 49, and 54 will exceed 50% of the site area (54.55%). Therefore, the proposal is a **controlled activity** under Rule 7.6.5.2.1.
- Rule 7.6.5.3.1 – The proposal does not comply with Rule 7.6.5.1.2 as the residential intensity will be greater than 1 per 600m^2 on Lots 42 – 45 2220850-RMACOM (1 per 300m^2). Therefore, the proposal is a **restricted discretionary activity** under Rule 7.6.5.3.1.
- Rule 7.6.3.5 – The proposal does not comply with Rule 7.6.5.1.17 as the building coverage on proposed Lots 42, 48, 49, and 54 will exceed 45% of the gross site area (47.14%). Therefore, the proposal is a **restricted discretionary activity** under Rule 7.6.5.3.1.
- Rule 7.6.5.4 – The proposal is a **discretionary activity** under Rule 7.6.5.4 for the following reasons:
  - The proposal does not comply with Rule 7.6.5.1.5 as the proposed residential units will exceed the 45° degree recession plane measured on the northeastern boundaries of the proposed lots from a height of 2m above ground level.
  - The proposal does not comply with Rule 7.6.5.3.4 as the proposed residential units on Lots 43 and 44 2220850-RMACOM will exceed the 45° degree recession plane measured on the northeastern boundaries of the proposed lots from a height of 3m above ground level.

- Rule 13.11 – The proposed subdivision does not comply with Rule 13.7.2 or Rule 13.9.1 as proposed Lots 42, 48, 49, 54 will have sizes of 275m^2. Therefore, the proposal is a **non-complying activity** under Rule 13.11.
- Rule 15.1.6B.3 – The proposal does not comply with Rule 15.1.6B.1.5 as the car parks for the residential units on proposed Lots 42, 48, 49 and 54 will require two manoeuvres. Therefore, the proposal is a **discretionary activity** under Rule 15.1.6B.3.
- Rule 15.1.6C.2 – The proposal does not comply with Rule 15.1.6C.1.6 as the vehicle crossings will not have a double width. They will be constructed in accordance with all the other requirements of the Far North District Council (FNDC) Engineering Standards (ES). Therefore, the proposal is a **discretionary activity** under Rule 15.1.6C.2.

A full assessment of the OFNDP rules is attached in **Appendix 5**.

Proposed Far North District Plan

The PFNDP was publicly notified on 27 July 2022. Submissions and further submissions have been received, and the hearings have concluded. However, the Commissioners are yet to make their recommendations, and the Council is yet to issue their decision. In accordance with s86B(3) of the RMA, the rules that would ordinarily apply to this proposal do not currently have legal effect. The proposal therefore does not require resource consent under the PFNDP.

For completeness, an assessment has been made with respect to the rules of the PFNDP, and this is attached in **Appendix 5**. If these rules were to have legal effect, the proposal would be a **discretionary activity** under Rule SUB-R5 as the proposed lots will not comply with SUB-S2[2] and will have sizes of less than 600m^2. Several other **controlled activity**[3] and **restricted discretionary activity**[4] consents are also required.

[2] SUB-S2 requires each lot to have a minimum building area of 14m by 14m.

[3] GRZ-R9 (multi-unit development) and SUB-R4 (four users on an access).

[4] GRZ-R1/GRZ-S2 (height in relation to boundary) and GRZ-R2 (impermeable surface coverage).

1.5 Relevant title memorials

The following is a summary of the memorials registered on the underlying title (RT 1156126) and the consent notice conditions that will be imposed on Lots 42 – 45 2220850-RMACOM as part of 2220850-RMACOM.

RT 1156126

RT 1156126 owns a 1/3 share of Lot 49 DP 596768 via an amalgamation pursuant to s241(2) of the RMA. This amalgamation will pass down to lots not involved in this application.[5] It is also subject to two transfers and five easement instruments as follows:

- **570870** – This transfer provides this site with water rights. It has no relevance to this application.
- **C810486.4** – This transfer provides part of the site with rights to convey water and electric power. It has no relevance to this application.
- **12674566.8** – This easement instrument provides the site with rights to drain sewage over RT 1101257 (not involved in this application). These rights will pass down to all the lots created under 2220850-RMACOM.

  This easement instrument also provides RT 1101258 (not involved in this application) with rights of way, to transmit electricity and telecommunications, and convey water over part of the site. These rights will not affect this application as they will be cancelled at Stage 4 when Lots 42 – 45 2220850-RMACOM are created.
- **12965271.6** – This easement instrument provides Top Energy Limited with rights (in gross) to convey electricity over part of the site. It is unaffected by this application.
- **12965271.7** – This easement instrument provides Chorus New Zealand Limited with rights (in gross) to convey telecommunications over part of the site. It is unaffected by this application.

[5] Lots 46 and 47 2220850-RMACOM.

- **12965271.8** – This easement instrument provides the FNDC with rights (in gross) to drain water and convey water over part of the site. It is unaffected by this application.
- **12965271.9** – This easement instrument provides the site with rights to convey water and drain sewage over part of Lot 49 DP 596768 (not involved in this application). These rights will not affect this application as they will pass down to lots not involved in this application.[5]

2220850-RMACOM

Lots 42 and 43 2220850-RMACOM will each be provided with a 1/2 share of Lot 53 2220850-RMACOM pursuant to s220(1)(b)(iv) of the RMA.

Lots 44 and 45 2220850-RMACOM will each be provided with a 1/2 share of Lot 52 2220850-RMACOM pursuant to s220(1)(b)(iv) of the RMA.

Lots 42 – 45 2220850-RMACOM will also be subject to the following consent notice conditions:

- Condition 7(j)(iv) – Any development must comply with the recommendations of a geotechnical report.
- Condition 7(j)(v) – Future owners and occupiers are advised that there are horticultural activities occurring on adjacent land.
- Condition 7(j)(vi) – The design of an on-site stormwater soakage pit capable of accommodating a 5 year Annual Return Interval (ARI) event is required at the building consent stage.

The title and associated memorials are attached in **Appendix 6**.

1.6 Over approvals required

Amalgamation conditions (s220(1)(b)(iv))

Two amalgamation conditions are proposed being:

1. That Lot 52 2220850-RMACOM be held in four undivided 1/4 shares by the owners of Lots 49, 50, 51, and 54 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.

2. That Lot 53 2220850-RMACOM be held in four undivided 1/4 shares by the owners of Lots 42, 43, 44, and 48 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.

These amalgamations are required to ensure that the proposed lots can use the shared accesses.

Building consents

Building consents will be required for the proposed residential units. They will be obtained once new titles are issued for Lots 42 – 45 2220850-RMACOM. The design of an on-site stormwater soakage pit capable of accommodating a 5 year ARI event will be provided as part of each building consent application.

No other approvals are required to give effect to this proposal.

1.7 Processing requests

Prior to the release of any decision for this application, please forward the draft conditions to the agent for review and comment.

2. THE SITE AND SURROUNDING ENVIRONMENT

2.1 The site

Location

The site is located on the southeastern side of Kerikeri Road, 800m southwest of the Kerikeri Town Centre.

Lot 100 DP 596768 is shown in red in **Figure 1** below. Lot 49 DP 596768 is shown in yellow.



***Figure 1**: Location map of Lot 100 DP 596768 (Source: Grip).*

The approved scheme plan for 2220850-RMACOM is included in **Figure 2** below. It shows Lots 42 – 45 2220850-RMACOM in red and Lots 52 and 53 2220850-RMACOM in yellow.



***Figure 2**: Location of Lots 42 – 45 2220850-RMACOM (Source: Approved scheme plan).*

Built development

There is an existing residential unit in the southern corner of Lot 100 DP 596768 but outside Lots 42 – 45 2220850-RMACOM. There are several sheds around the existing residential unit.

Access

Lot 100 DP 596768 is accessed directly from Te Uru Lane, a new road created under the completed stages of 2220850-RMACOM.

Lots 42 – 45 2220850-RMACOM will be accessed from Hua Whenua Lane, a new road formed at Stage 3 of 2220850-RMACOM, and via two shared accesses (Lots 52 and 53 2220850-RMACOM). They will have 4m wide concrete formations. This is shown on the approved engineering plans for 2220850-RMACOM attached in **Appendix 7**.

Infrastructure servicing

Infrastructure services are being established in the surrounding environment as 2220850-RMACOM is given effect to. They are shown on the approved engineering plans (see **Appendix 7**), and include:

- Existing low pressure sewer mains on both sides of Te Uru Lane and on Lot 49 DP 596768.
- New low pressure sewer mains that will be constructed on both sides of Hua Whenua Lane at Stage 3.
- Existing stormwater lines on both sides of Te Uru Lane and Lot 49 DP 59676.
- New stormwater lines that will be constructed on both sides of Hua Whenua Lane at Stage 3.
- A communal stormwater pond for the subdivision managed by the FNDC.
- Existing water mains on both sides of Te Uru Lane and on Lot 49 DP 596768.
- New water mains that will be constructed on both sides of Hua Whenua Lane at Stage 3.

Topography

The site falls gently from Kerikeri Road to the south-eastern boundary. There are some stockpiles of topsoil across the site.

Ground cover and vegetation

The site is covered in grass. There are also rows of trees lining the southeastern (rear) and southwestern (side) boundaries.

Archaeological sites

There are no recorded archaeological sites on the site (see **Figure 3** below).



***Figure 3**: Archaeological sites (Source: New Zealand Archaeological Association).*

2.2 Surrounding environment

The site is located on the periphery of Kerikeri's urban area. Residential and rural residential activities are predominant, although there are also some rural production activities, commercial activities, and community activities.

The land to the northeast is within the Residential Zone under the OFNDP. It has been subject to considerable residential development. Lot sizes are as small as 200m^2.

Rural residential activities are predominant to the northwest, southeast, and southwest. The lot sizes vary from as small as 2,200m^2 to 10ha. Rural production activities are scattered throughout the rural residential activities, typically orchards and other horticultural activities.

The commercial and community activities are northeast of the site towards the Kerikeri town centre. They include a motel, several food and beverage activities, and an ambulance station.

3. THE PROPOSAL

3.1 General

The proposal is to construct eight residential units on Lots 42 – 45 2220850-RMACOM. Once the residential units are constructed, they will be subdivided onto separate titles.

3.2 Proposed residential units

The eight residential units will be constructed in four single storey duplexes, with two residential units in each duplex. Lots 42 – 45 2220850-RMACOM will each contain one duplex.

ADS has prepared plans showing the location of the proposed residential units, their internal layout, and their external appearance. These are attached in **Appendix 3**. **Figure 4** below shows the typical external appearance.



***Figure 4**: Typical external appearance (Source Architectural Design Studio Ltd).*

Each residential unit will contain two bedrooms, an open plan kitchen/dining/living room, a bathroom, a toilet, and a single bay garage. There will be an entry porch on the southwestern side of each residential unit and a deck on the northeastern side.

The building coverage, Gross Floor Area (GFA), and impervious area on Lots 42 – 45 2220850-RMACOM and on the proposed lots once they are created is listed in **Table 2** below.

***Table 2**: Summary of building coverage, GFA, and impervious surfaces.*

	Extent	Lot number	Percentage of site
Building Coverage	259.26m²	Lots 42 – 45 2220850-RMACOM	43.2%
	129.63m²	Proposed Lots 43, 44, 50 and 51	39.89%
		Proposed Lots 42, 48, 49, and 54	47.14%
GFA	226.44m²	Lots 42 – 45 2220850-RMACOM	37.74%
	113.22m²	Proposed Lots 43, 44, 50 and 51	34.84%
		Proposed Lots 42, 48, 49, and 54	41.17%
Impervious Area	299.83m²	Lots 42 – 45 2220850-RMACOM	49.97%
	149.915m²	Proposed Lots 43, 44, 50 and 51	46.13%
		Proposed Lots 42, 48, 49, and 54	54.55%

The design of the roof of each duplex also results in height in relation to boundary infringements on the northern façade as follows:

***Table 3**: Summary of height in relation to boundary infringements.*

Lot number	Extent of infringement		Affected lot(s)
	Eastern boundary	Western boundary	
Lot 42 2220850-RMACOM	786mm[6]/0.31m²	908mm[6]/0.41m²	Lot 39 2220850-RMACOM
Lot 43 2220850-RMACOM	1,021mm[6]/0.52m²	1,050mm[6]/0.55m²	Lots 37 and 38 2220850-RMACOM
Lot 44 2220850-RMACOM	1,320mm[6]/0.87m²	1,080mm[6]/0.58m²	Lots 36 and 37 2220850-RMACOM

[6] Height and width.

Lot 45 2220850-RMACOM	585mm^6/0.17m^2	115mm^6/0.01m^2	Lots 34 and 35 2220850-RMACOM

3.3 Proposed subdivision

Once the residential units are constructed, Lots 42 – 45 2220850-RMACOM will be subdivided into eight lots, one for each residential unit, as follows:

- Proposed Lots 42 (275m^2) and 43 (325m^2) are a subdivision of Lots 42 2220850-RMACOM.
- Proposed Lots 44 (325m^2) and 48 (275m^2) are a subdivision of Lots 43 2220850-RMACOM.
- Proposed Lots 49 (275m^2) and 50 (325m^2) are a subdivision of Lots 44 2220850-RMACOM.
- Proposed Lots 51 (325m^2) and 54 (275m^2) are a subdivision of Lots 45 2220850-RMACOM.

The proposed lot configuration is depicted on the scheme plan attached in **Appendix 4**. The areas are approximate and subject to survey.

3.4 Site suitability

Hawthorn Geddes (HG) prepared a geotechnical report in support of 2220850-RMACOM. A copy of this report is attached in **Appendix 8**. It includes recommendations that relate to site stability, earthworks, and building foundations. Subject to compliance the recommendations of their report, HG concluded that Lots 42 – 45 2220850-RMACOM were suitable for development pursuant to s106 of the RMA. The proposed residential units will comply with those recommendations, while each of the proposed lots will accommodate an existing residential unit at the time of subdivision. No further geotechnical assessment is necessary.

3.5 Access, parking, and traffic generation

Access

Access to the proposed residential units will be provided from Hua Whenua Lane, a new road constructed at Stage 3 of 2220850-RMACOM, and via two shared accesses, Lots 52 and 53 2220850-RMACOM. They will have 4m wide concrete formations in accordance with the Category A of the FNDC ES, sufficient for four users (see the approved engineering plans in **Appendix 7**). Lot 52 2220850-RMACOM will service Lots 44 and 45 2220850-RMACOM and proposed Lots 49 – 51 and 54 once the subdivision is completed. Lot 53 2220850-RMACOM will service Lots 42 and 43 2220850-RMACOM and proposed Lots 42 – 44 and 48 once the subdivision is completed.

The shared accesses will be extended to service the proposed lots. New rights of way are proposed to facilitate this. They will have 4m wide concrete formations in accordance with the FNDC ES, sufficient for four users. The new rights of way are as follows:

- 'Q' and 'R' extending from Lot 53 2220850-RMACOM to service proposed Lots 42 – 44 and 48.
- 'S' and 'T' extending from Lot 52 2220850-RMACOM to service proposed Lots 49 – 51 and 54.

Driveways will extend from the shared accesses to each duplex. They will be constructed in accordance with Category A of the FNDC ES. Right of ways are proposed over each driveway as follows:

- 'A' over proposed Lot 42 in favour of proposed Lot 43.
- 'B' over proposed Lot 43 in favour of proposed Lot 42.
- 'C' over proposed Lot 44 in favour of proposed Lot 48.
- 'D' over proposed Lot 48 in favour of proposed Lot 44.
- 'E' over proposed Lot 49 in favour of proposed Lot 50.
- 'F' over proposed Lot 50 in favour of proposed Lot 49.

- 'G' over proposed Lot 51 in favour of proposed Lot 54.
- 'H' over proposed Lot 54 in favour of proposed Lot 51.

Parking

Each residential unit will be provided with a single car park in the garage. Manoeuvring is shown on Sheet 3 of the scheme plan. The manoeuvring for proposed Lots 43, 44, 50, and 51 is compliant. However, the manoeuvring for proposed Lots 42, 48, 49, and 54 is not compliant as they require two manoeuvres.

Traffic generation

Appendix 3A of the OFNDP provides guidance on the traffic generated by different types of activities. It specifies that 10 daily one-way vehicle movements are generated per residential unit. Therefore, the proposed development will generate 80 daily one-way traffic movements, 20 each on Lots 42 – 45 2220850-RMACOM and 10 each on the proposed lots.

3.6 Servicing

Lots 42 – 45 2220850-RMACOM are being provided with connections to the reticulated wastewater, stormwater, and water supply networks as part of 2220850-RMACOM. These connections will be extended to service the proposed residential units in accordance with the requirements of the building code and the FNDC ES.

The details of the servicing arrangements will be provided as part of the building consent applications. It will include the design of an on-site stormwater soakage pit capable of accommodating a 5 year ARI event in accordance with Condition 7(j)(vi) of 2220850-RMACOM.

3.7 Electricity and telecommunications

The proposed residential units will be provided with separate electricity and telecommunications connections when they are constructed. This will be managed through the building consent process. Any required easements will be

created at the time of subdivision in accordance with the requirements of Top Energy.

4. ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Existing environment

Section 104(1)(a) of the RMA requires a consideration of the actual and potential effects of allowing the proposed activity on the environment. The environment includes not only the physical environment as it exists today, but also the future state of the environment as it is reasonably anticipated to be following the implementation of existing resource consents and the exercise of permitted activity rights.

The existing environment, as described in Section 2 of this report, includes a mix of residential, rural residential, horticultural, commercial, and community activities. It also includes the development reasonably anticipated to occur as a consequence of permitted activity rights within the Residential Zone of the OFNDP and the future GRZ anticipated under the PFNDP.

The existing environment also includes the consented and partially implemented 2220850-RMACOM. Lots 42 – 45 2220850-RMACOM, their access and servicing arrangements, and the residential development anticipated on those lots are approved as part of this subdivision. The subdivision also approves twenty-three lots with areas of less than 600m^2, including twelve lots with areas as small as 340m^2.[7]

We are not aware of any other resource consents or statutory approvals that would materially alter the existing environment upon which this assessment is based.

Overall, the existing environment against which the effects of the proposal are to be assessed is the planned and emerging residential character and amenity of the surrounding environment rather than its current low density rural residential and horticultural land use patterns.

[7] Lots 16 – 21 DP 596768 and Lots 24 – 29 2220850-RMACOM.

4.2 Permitted baseline

Section 104(2) of the RMA allows a consent authority to disregard an adverse effect of an activity on the environment if a plan permits an activity with that effect. This is commonly referred to as the permitted baseline.

The permitted baseline of Lots 42 – 45 2220850-RMACOM is as follows:

(1) Four residential units, one per site, each constructed to the maximum extent permitted by the Residential Zone standards.

(2) Compliant height in relation to boundary[8] on all boundaries.

(3) A maximum building coverage of 270m^2 on each site (45% of the gross site area).

(4) A maximum impervious area of 300m^2 on each site (50% of the site area).

(5) One car park for each residential unit with compliant manoeuvring.

(6) Double width vehicle crossings where the vehicle crossing serves two or more properties.

The proposed number of residential units exceeds the permitted baseline by four. The scale, bulk, and form of the buildings fall within the permitted baseline with the exception of the identified height in relation to boundary infringements. The building coverage and impervious area associated with the residential units fall within the permitted baseline as the infringements only arise as a consequence of the subdivision of the residential units onto separate titles.

The additional manoeuvre for the car parks associated with proposed Lots 42, 48, 49 and 54 exceeds the permitted baseline. The car parking arrangements for proposed Lots 43, 44, 50, and 51 fall within the permitted baseline.

The vehicle crossings for the shared accesses exceed the permitted baseline as they have a width of 4m instead of the 6m required for a double width vehicle crossing.

[8] A 45° recession plane measured inwards from any point 2m above ground level on any site boundary.

The following credible permitted development scenario is provided for comparison purposes and may be considered when applying the permitted baseline.

- One large residential unit each on Lots 42 – 45 2220850-RMACOM with the same GFA, building coverage, and impervious area as each duplex.
- An amended roof design for each duplex that reduces the height of the roof on the northern façade by 1.32m.
- Removing the wall next to the entry porch and widening the garage doors on proposed Lots 42, 48, 49 and 54 to allow for a single reverse manoeuvre from each car park.
- Widening each vehicle crossing to 6m but retaining a 4m width for the shared accesses.

4.3 Effects on adjoining land owned by the applicant

The applicant owns Lot 100 DP 596768. They will also own the titles adjoining the northern boundary of Lots 42 – 45 2220850-RMACOM affected by the height in relation to boundary infringements, Lots 34 – 39 2220850-RMACOM.

Pursuant to s95D(a)(ii) of the RMA, any adverse effects on Lots 34 – 39 2220850-RMACOM, most notably those associated with the height in relation to boundary infringements, must be disregarded. The following effects assessment has been completed on that basis.

4.4 Effects on amenity values

The RMA defines amenity values as:

The characteristics that influence and enhance people's appreciation of a particular area. These values are derived from the pleasantness, aesthetic coherence and cultural and recreational attributes of an area.

There is an element of subjectivity in determining effects on amenity values, with the level of effect varying according to the differing sensitivities and perceptions of individuals.

The proposed development is within a consented and partially implemented residential subdivision. The visual context is an emerging residential environment rather than an established rural setting. Residential activities, buildings, and associated infrastructure are anticipated in this location.

The subdivision of the proposed residential units onto separate titles does not give rise to additional adverse effects on amenity values as it will not alter the physical form, appearance, or internal layout of the residential units, or the orientation of the outdoor living areas. Any adverse effects on amenity values are driven by the physical development itself rather than the subdivision.

The OFNDP also has a role to play in determining acceptable levels of amenity in different parts of the district. The Residential Zone specifically anticipates a greater intensity of residential development than what currently exists on the adjacent rural residential and horticultural land. Higher densities are explicitly enabled as a restricted discretionary activity under Rule 7.6.5.3.1. Higher densities have also been enabled within the consented subdivision, which approves twenty-three lots with areas of less than 600m^2, and twelve with areas as small as 340m^2. Therefore, the proposed density is not unexpected or inconsistent with the Residential Zone or the planned development outcomes for the site and the surrounding environment.

The increased numerical density does not equate to a corresponding increase in intensity of built form. Each duplex could be replaced with a single large residential unit on each lot with the same GFA, number of bedrooms, building coverage, and impervious area. The modest increase in residential occupation does not result in a discernible change in visual scale or dominance.

The effects associated with the scale, bulk and form of the buildings fall within the permitted baseline or must be disregarded. The building coverage and impervious area infringements are a consequence of subdivision rather than the physical development. They do not give rise to any additional effects on amenity values beyond what is anticipated as a permitted activity. The effects

associated with the height in relation to boundary infringements must be disregarded under s95D(a)(ii) of the RMA as detailed in Section 4.3 of this report.

The duplexes themselves align with the emerging residential environment as they are single storey residential buildings with forms and proportions consistent with contemporary residential development. The layout of the duplexes does not result in excessive bulk or dominance when viewed from within the subdivision or from adjoining properties.

The only adjacent property not owned by the applicant is Pt Lot 2 DP 98346 which shares the southern boundary. Horticultural activities are predominant on that title. The only buildings are 300m south of the subject site. It also adjoins the shared accesses rather than proposed residential units or their outdoor living areas, which are orientated to the north away from this property. Any adverse effects on the amenity values of Pt Lot 2 DP 98346 will be less than minor.

The privacy and outlook of the proposed residential units is consistent with what would be anticipated in a medium density residential environment. The outdoor living areas are orientated north towards the subdivision to maximise access to sunlight. The outlook is expected to be towards internal landscaped gardens and adjoining residential development, appropriate for a medium density residential environment. The decks within each duplex are positioned on opposite sides of the building to provide separation between the outdoor living areas and reduce the potential for direct overlooking.

Overall, the proposed development facilitates a residential density that is consistent with the emerging residential environment anticipated by the Residential Zone provisions. The scale and bulk of the buildings fall within the permitted baseline or must be disregarded under s95D(a)(ii) of the RMA. Effects on the adjacent property not owned by the applicant are limited, and the internal layout of each duplex provides a level of privacy and outlook appropriate for a medium density residential environment.

Any adverse effects on amenity values will be less than minor. There are no adversely affected parties.

4.5 Traffic effects

The adverse traffic effects of the proposed development are limited to the reduced width of the vehicle crossings and the additional manoeuvre required for some of the car parks.

Double width vehicle crossings are generally required to accommodate higher traffic demands where the vehicle crossing serves multiple properties. In this instance, the increased width is not necessary due to the low volumes of traffic on Hua Whenua Lane. The shared accesses are also only 50m long with no bends, enabling good intervisibility between vehicles entering and exiting the accesses. The shared accesses will be constructed to comply with all the other requirements of the FNDC ES. Overall, the reduced width of the vehicle crossing will not affect the safety of other users or the operation of the transport network.

With respect to manoeuvring, each residential unit is provided with an on-site car park that allows vehicles to exit the site in a forward direction. No reversing onto Hua Whenua Lane or the internal road network is required. The manoeuvring arrangements for proposed Lots 43, 44, 50, and 51 are fully compliant. However, for proposed Lots 42, 48, 49, and 54, an additional manoeuvre is required. Nonetheless, this manoeuvre can be fully accommodated within each site. The only other vehicle potentially affected by these arrangements is that of the adjoining residential unit served by the same access. Given the low number of vehicle movements, the short length of the accesses, and intervisibility between affected vehicles, the additional manoeuvre will not result in additional conflicts between vehicles.

Overall, any adverse effects associated with the access and parking arrangements will be less than minor.

4.6 Servicing effects

Lots 42 – 45 2220850-RMACOM are being provided with connections to the reticulated wastewater, stormwater, and water supply networks as part of 2220850-RMACOM. These connections will be extended to service the proposed

residential units in accordance with the requirements of the building code and the FNDC ES. Each residential unit will be accompanied by an on-site stormwater soakage pit capable of accommodating a 5 year ARI event in accordance with Condition 7(j)(vi) of 2220850-RMACOM. The final design of the servicing arrangements will be addressed through the building consent process.

Overall, any adverse servicing effects will be less than minor.

4.7 Reverse sensitivity effects

Whilst the subject site is zoned for residential activities, the horticultural activities present in the surrounding environment have the potential to conflict with the proposed residential activities.

The proposed residential units form part of a consented and partially implemented residential subdivision within the Residential Zone of the OFNDP. Residential activities are an anticipated and accepted part of the environment. The proposal does not introduce a new or sensitive land use into an otherwise incompatible environment.

The proposed residential units have been designed to minimise conflict with the horticultural activities as much as is practical. The primary living areas, decks, and outdoor living areas are orientated into the subdivision and away from the horticultural land to the south. This limits potential sensitivity to noise, spray, and other effects associated with horticultural activities.

Lots 42 – 45 2220850-RMACOM will also be subject to a consent notice advising future owners and occupiers that there are horticultural activities occurring on adjacent land. This consent notice will pass down onto the proposed lots. It will manage expectations and reduce the likelihood of complaints arising from legitimate and ongoing rural production activities.

Overall, the reverse sensitivity effects associated with the proposed development will be less than minor relative to the existing environment and permitted baseline.

4.8 Adverse effects conclusion

Overall, the adverse effects associated with this proposal will be less than minor relative to the existing environment and permitted baseline or must be disregarded under s95D(a)(ii) of the RMA.

5. PLANNING ASSESSMENT

5.1 Relevant planning documents

Section 104(1) of the RMA sets out the matters that a consent authority must, subject to Part 2, have regard to when considering all applications for resource consent.

Given the hierarchical nature of planning documents under the RMA, and the requirement for lower order documents to "give effect to" higher order documents, the relevant documents that require assessment under s104(1) of the RMA are the FNDP, the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES-CS), and the National Policy Statement for Natural Hazards (NPS-NH).

5.2 Operative Far North District Plan objectives and policies assessment

Given the nature of this application, this assessment considers the relevant objectives and policies in Chapter 7 'Urban Environment' as the relate the Residential Zone (Chapter 7.6), Chapter 13 'Subdivision', and Chapter 15 'Transportation'.

The relevant objectives and policies of the OFNDP are assessed below.

Chapter 7 – Urban Environment

The Residential Zone is the primary urban living environment in the OFNDP. The overarching intent is to enable residential activities with a range of housing types, typically at a medium density. It anticipates the development of new and existing residential areas where the effects are compatible with the prevailing and anticipated residential character, and where amenity values can be maintained or enhanced.

The objectives and policies set out to achieve the stated purpose of the zone by enabling the development of new residential areas subject to compatibility with

prevailing densities,[9] controlling on-site amenity,[10] and managing wider effects on the environment and infrastructure.[11]

There are a number of objectives and policies that enable the development of new residential areas subject to compatibility with prevailing densities. The most relevant to this application is Objective 7.6.3.1, which requires development of new residential areas to be at a similar density to those prevailing at present.

Objective 7.6.3.1 To achieve the development of new residential areas at similar densities to those prevailing at present.

Policy 7.6.4.6 complements this objective by managing the effects associated with increased intensity. It requires adverse effects to be avoided, remedied, or mitigated where they exceed those of a typical single residential unit.

Policy 7.6.4.6 That activities with net effects that exceed those of a typical single residential unit, be required to avoid, remedy or mitigate those effects with respect to the ecological and amenity values and general peaceful enjoyment of adjacent residential activities.

Whilst the proposed density is higher than is typical in the Residential Zone, this is not unexpected or inconsistent with the planned outcomes of the Residential Zone. Higher densities are explicitly enabled as a restricted discretionary activity under Rule 7.6.5.3.1. They are also enabled throughout the underlying subdivision where twenty-three lots have areas of less than 600m^2. Twelve of those lots have areas as small as 340m^2.

The increased numerical density above the permitted baseline does not correspond to an increase in adverse effects over and above those of a single residential unit. Each duplex could be replaced with a single large residential unit on each lot with the same GFA, number of bedrooms, building coverage, and impervious area. There is no material increase in adverse effects relative to what could occur as a permitted activity.

[9] Objectives 7.3.4, 7.6.3.1, Policies 7.6.4.4 and 7.6.4.6.

[10] Objectives 7.3.3, 7.3.4, 7.6.3.2, Policies 7.4.1, 7.4.2, 7.6.4.7, 7.6.4.8, 7.6.4.9, and 7.6.4.10.

[11] Objective 7.3.1, Policies 7.4.4, .7.4.5, 7.4.8, and 7.6.4.3.

Policy 7.6.4.4 That the Residential Zone provide for a range of housing types and forms of accommodation.

Policy 7.6.4.4 provides for a range of housing types. The proposed development provides eight two bedroom residential units in four duplexes with small section sizes and limited need for ongoing maintenance. This increases the variety of housing types throughout the consented subdivision and Kerikeri more broadly.

Overall, the proposed development enables the development of new residential areas in a manner that is compatible with the prevailing density throughout the consented subdivision, consistent with the intent of these provisions.

The overarching intent of the objectives and policies that control on-site amenity is to enable activities that will not affect the character and amenity of residential areas, and where there are adverse effects on amenity values to avoid, remedy, or mitigate those effects. Policies 7.6.4.7, 7.6.4.8, 7.6.4.9, and 7.6.4.10 specify how this is to be achieved.

Policy 7.6.4.7 That residential activities have sufficient land associated with each household unit to provide for outdoor space, planting, parking and manoeuvring.

With respect to Policy 7.6.4.7, the building coverage infringement is a consequence of the subdivision of the proposed residential units onto separate titles rather than the physical development itself. Notwithstanding the technical infringement, the duplexes are positioned centrally on Lots 42 – 45 2220850-RMACOM. This provides sufficient land for outdoor living and planting north of the residential units and manoeuvring on the shared access south of the residential units, albeit with a second manoeuvre for some residential units.

Policy 7.6.4.8 That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited so as to provide open space around buildings to enable planting, and to reduce adverse hydrological, ecological and amenity effects.

With respect to Policy 7.6.4.8, the impervious area infringement is a consequence of the subdivision of the proposed residential units onto separate titles rather than the physical development itself. The proposed residential units will reduce adverse hydrological effects associated with the impermeable surfaces through the construction of an on-site stormwater soakage pit

capable of accommodating a 5 year ARI event in accordance with Condition 7(j)(vi) of 2220850-RMACOM at the building consent stage.

Policy 7.6.4.9 That sites have adequate access to sunlight and daylight.

With respect to Policy 7.6.4.9, the proposed residential units have been designed to maximise the access to sunlight by orientating the living areas and decks towards the north. The duplexes are also sufficiently setback from the external boundaries. While there are height in relation to boundary infringements, these only affect part of roofs. They do not result in additional shading on-site or on adjoining properties as the affected lots are located north of duplexes.

Policy 7.6.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on a site.

With respect to Policy 7.6.4.10, the level of privacy proposed is appropriate for a medium density residential environment. Each duplex is separated from the others by shared accesses or compliant setbacks from internal boundaries. The residential units within each duplex are orientated north into the subdivision rather than towards each other. The decks are positioned on the opposite sides of the duplex to separate outdoor living areas and reduce the potential for direct overlooking.

Overall, the proposed development maintains on-site amenity for the proposed development, consistent with the intent of these provisions.

Regarding the provisions that manage wider effects on the environment and infrastructure, the proposed residential units will be provided with connections to the reticulated networks in accordance with the requirements of the FNDC ES and the building code at the building consent stage. Each residential unit will be accompanied by an on-site stormwater soakage pit capable of accommodating a 5 year ARI event in accordance with Condition 7(j)(vi) of 2220850-RMACOM.[12]

[12] Policy 7.4.4.

Policy 7.4.5 sets out a list of effects that should be avoided for urban development. It includes adverse effects on the safety and efficiency of the roading network and the removal of highly productive soils from primary production. Any adverse effects on the roading network will be less than minor for the reasons stated in Section 4.5 of this report. The site has already been removed from primary production through the underlying zoning (Residential) and the subsequent subdivision (2220850-RMACOM). The proposed development is not facilitating any further loss of highly productive soils relative to what has already occurred.

When considered overall, the proposed development is not contrary to the objectives and policies of the Residential Zone, and instead aligns with them. The proposed development enables additional residential development at a medium density, appropriate for the sites, the consented subdivision, and the surrounding environment.

Chapter 13 – Subdivision

The objectives and policies of the Subdivision Chapter require subdivisions to be consistent with the purpose of the underlying zone,[13] serviced appropriately,[14] provided with electricity supplies appropriate to the activities undertaken on the lot,[15] and accessed in a safe and efficient manner.[16]

The proposed lots are not contrary to, and are consistent with, the purpose, objectives, and policies of the Residential Zone as addressed above.

Regarding the provisions that require new lots to be serviced appropriately, connections will be made available as part of the consented subdivision and will be extended to each residential unit at the building consent stage. These arrangements will be established in accordance with the requirements of the FNDC ES and the building code.

[13] Objective 13.3.1, Policy 13.4.1

[14] Objectives 13.3.2 and 13.3.5, Policy 13.4.8

[15] Objective 13.3.8.

[16] Objective 13.3.2, Policies 13.4.2 and 13.4.5/

Regarding the provisions that require appropriate electricity supplies, the proposed lots will be capable of being serviced by conventional electricity connections when the residential units are constructed.

Regarding the provisions that require lots to be accessed in a safe and efficient manner, the width of the vehicle crossings will be appropriate for the number of users notwithstanding the reduced crossing width relative to the permitted standard. The shared accesses will be constructed in accordance with the requirements of the OFNDP and the FNDC ES. The additional manoeuvre for some of the residential units will not affect the safety or efficiency of the accesses. Further assessment of the objectives and policies of Transportation Chapter is provided below.

Overall, the proposal is not contrary to and instead aligns with the objectives and policies of the Subdivision Chapter.

Chapter 15 – Transportation

The overarching intent of the Transportation Chapter is to provide parking and access in a safe, efficient, and effective manner. The relevant objectives and policies require the adverse traffic effects to be evaluated and minimised,[17] the provision of an appropriate level of on-site parking,[18] the provision of appropriate, safe, and efficient accesses,[19] and direct the movement of vehicles to be safe and efficient for vehicles, cyclists, and pedestrian traffic, including those with disabilities.[20]

Regarding the provisions that require the adverse effects of traffic to be evaluated and minimised, the adverse traffic effects are assessed in Section 4.5 of this report, and were determined to be less than minor, consistent with these provisions.

[17] Objective 15.1.3.1, Policy 15.1.4.1/

[18] Objective 15.1.3.3, Policy 15.1.4.3.

[19] Objective 15.1.3.4, Policy 15.1.4.6.

[20] Objective 15.1.3.5, Policy 15.1.4.7.

Regarding the provisions that require an appropriate level of on-site parking, the OFNDP was amended on 19 December 2025 to remove minimum car parking requirements. The single car park proposed is appropriate for each residential unit as they will each only have two bedrooms. Furthermore, the proximity of the site to the Kerikeri town centre provides safe cycling and pedestrian access to the site. Overall, the proposal is consistent with these provisions.

Regarding the provisions that require appropriate, safe, and efficient access, 4m wide vehicle crossings are proposed instead of double width vehicle crossings. The increased width is not necessary due to the low traffic volumes and the good intervisibility on the access. The remainder of the shared access will be constructed to comply with all the other requirements of the FNDC ES. Overall, appropriate, safe, and efficient access will be provided, consistent with these provisions.

Regarding the provisions that direct the movement of vehicles to be safe and efficient for vehicles, cyclists, and pedestrian traffic, an additional manoeuvre is proposed when reversing out of the garages on proposed Lots 42, 48, 49, and 54. This additional manoeuvre can be fully accommodated within each site. The only other vehicle potentially affected is that of the adjacent residential unit in the duplex. The low number of vehicles, short length of the access, and intervisibility between affected vehicles ensures that the movement of vehicles on the proposed lots will be safe and efficient for all users, consistent with these provisions.

Overall, the proposal is consistent with the objectives and policies of the Transportation Chapter.

Conclusion

The assessment above confirms that the proposed development is not contrary to and instead aligns with the policy direction of the OFNDP, giving effect to the enabling intent of the Residential Zone by providing additional housing at a medium density while appropriately managing effects on amenity values, servicing, access, and parking.

5.3 Proposed Far North District Plan objectives and policies assessment

Context

The PFNDP was publicly notified on 27 July 2022. Submissions and further submissions have been received, and the hearings have concluded. However, the Commissioners are yet to make their recommendations, and the Council is yet to issue their decision. In accordance with s86B(3) of the RMA, the rules that would ordinarily apply to this proposal do not currently have legal effect. Nevertheless, an assessment to determine the activity status that this proposal would have under the PFNDP provisions has been made in Section 1.4 of this report. While the majority of the rules do not have legal effect, the objectives and policies are a relevant consideration under s104(1)(b)(vi) of the RMA.

Weighting

With regards to weighting, the plan changes are still subject to the commissioner's recommendations, the FNDCs decision, and the appeal process. Little weight should therefore be applied to the PFNDP when considering the application. Nonetheless, an assessment of the objectives and policies is provided below for completeness.

Assessment

The objectives and policies of each of the relevant chapters of the PFNDP are assessed below.

General Residential Zone

The overarching intent of the GRZ is to provide for a range of residential densities, including higher densities, where it can be supported by infrastructure. The relevant objectives and policies set out to achieve this by providing for a variety of densities, housing types, and lot sizes,[21] consolidating development around

[21] GRZ-O1, GRZ-P1, and GRZ-P3.

available infrastructure,[22] and requiring functional and high amenity living environments.[23]

There are several objectives and policies that provide for a variety of densities, housing types, and lot sizes. The most relevant to this application is GRZ-P3, which explicitly enables multi-unit developments with higher densities than what is proposed, such as terraced housing and apartments.

GRZ-P3 Enable multi-unit developments within the General Residential zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed development infrastructure.

The proposed development meets the definition of a multi-unit development under the PFNDP.[24] It provides eight two bedroom residential units in four duplexes with small section sizes and limited need for ongoing maintenance. This differs from the typical detached residential units on large sections, and increases the variety of housing types throughout the consented subdivision and Kerikeri more broadly.

Regarding the provisions that require development to be consolidated around available infrastructure, Lots 42 – 45 2220850-RMACOM are being provided with connections to the reticulated networks as part of the consented subdivision. These connections will be extended to service the proposed residential units at the building consent stage in accordance with the requirements of the FNDC ES and the building code. Physical electricity and telecommunications connections will also be provided to the proposed residential units when they are constructed.

GRZ-O3 sets out that land use and subdivision is to provide a functional a high amenity living environment. GRZ-P8 supports this by setting out a number of ways in which land use and subdivision should be managed. The proposed development is consistent with these provisions for the following reasons:

[22] GRZ-O2, GRZ-O4, and GRZ-P2.

[23] GRZ-O5 and GRZ-P8.

[24] A multi-unit development is *a group of two or more residential units contained within one contiguous building.*

- The proposed density is enabled throughout the underlying subdivision where twenty-three lots have areas of less than 600m^2. Twelve of those lots have areas as small as 340m^2. The increased numerical density does not correspond to an increase in adverse effects over and above what could be expected on other lots in the subdivision. Each duplex could be replaced with a single large residential unit on each lot with the same GFA, number of bedrooms, building coverage, and impervious area. There is no material increase in adverse effects relative to anticipated residential development on comparable lots.
- Sunlight access is maximised by orientating the living areas and decks towards the north. Although there are height in relation to boundary infringements, these only affect parts of the roofs. They do not result in additional shading on-site or on adjoining properties as the affected lots are located north of duplexes. The duplexes are also sufficiently setback from the external boundaries. There will be no shadowing or visual dominance as a result of the proposed development.
- With respect to privacy, each duplex is separated from the others by shared accesses or compliant setbacks from internal boundaries, at least 2.4m between separate duplexes. The residential units within each duplex are orientated north into the subdivision rather than towards each other. The decks are positioned on the opposite sides of the duplex to separate outdoor living areas and reduce the potential for direct overlooking.
- The primary living areas, decks, and outdoor living areas are orientated into the subdivision, away from the horticultural land to the south. Lots 42 – 45 2220850-RMACOM will also be subject to a consent notice, which will pass down to the proposed lots, advising future owners and occupiers that there are horticultural activities occurring on adjacent land. This will manage the interface between the GRZ and the adjoining rural land.
- Infrastructure has been established throughout the consented subdivision. It will be extended to service the proposed residential units.

Overall, the proposed development is consistent with the objectives and policies of the GRZ.

Subdivision Chapter

The objectives and policies of the Subdivision Chapter seek to ensure subdivisions are in accordance with the provisions of the underlying zone,[25] and are appropriately serviced and accessed.[26]

The proposed development is consistent with the purpose of the GRZ as detailed above. The subdivision of the proposed residential units onto separate titles does not give rise to additional adverse effects as it will not alter the residential units, the outdoor living areas, or the access and servicing arrangements.

The proposed development will be serviced appropriately as the connections installed as part of the consented subdivision and will be extended to each residential unit at the building consent stage in accordance with the requirements of the FNDC ES and the building code. Electricity and telecommunications connections will be provided to each residential unit. Appropriate access is provided as detailed in Sections 3.5 and 4.5 of this report. Further assessment of the objectives and policies of Transport Chapter is provided below.

Overall, the proposed development is consistent with the objectives and policies of the Subdivision Chapter.

Transport Chapter

The objectives and policies of the Transport Chapter seek to ensure that all new lots created through a subdivision have suitable access[27] and safe and efficient parking for all users.[28]

[25] SUB-O1, SUB-P3, and SUB-P11.

[26] SUB-O3, SUB-P4, SUB-P5, and SUB-P6.

[27] TRAN-O5 and TRAN-P8

[28] TRAN-O4, TRAN-P4, and TRAN-P6.

Regarding the provisions that require suitable access, 4m wide vehicle crossings are appropriate for the proposed development due to the low traffic volumes and the good intervisibility on the shared accesses. The remainder of the shared access will be constructed to comply with all the other requirements of the FNDC ES.

Regarding the provisions that require safe and efficient parking for all users, a single car park for each residential unit is sufficient as they will each only have two bedrooms. There are also safe options for cycling and walking due to the proximity to the Kerikeri town centre. The additional manoeuvre for the garages on proposed Lots 42, 48, 49, and 54 can be fully accommodated within each site. The only other vehicle potentially affected is that of the adjacent residential unit in the duplex. The low number of vehicles, short length of the access, and intervisibility between affected vehicles ensures that the car parks will be safe and efficient for all users, consistent with these provisions.

Overall, the proposal is consistent with the objectives and policies of the TRAN Chapter.

Conclusion

The assessment provided above confirms that the proposal is consistent with the policy direction of the PFNDP.

5.4 Section 104D – Gateway tests

The proposal passes both of the gateway tests in s104D of the RMA. Specifically, the effects on the environment are no more than minor, taking into account the existing environment and the permitted baseline, and the application is not contrary to the relevant objectives and policies of the OFNDP or the PFNDP.

5.5 District Plan integrity (precedent)

When dealing with non-complying activities, the Environment Court has identified the need for distinguishing characteristics to justify an approval. In this case, a decision to grant this non-complying consent will not adversely affect the integrity of the District Plan.

The subject site is within a consented and partially implemented residential subdivision in an area zoned for residential development. Medium density residential outcomes are anticipated and expressly provided for. The proposed built form, intensity, servicing, and access arrangements for the residential units are consistent with the planned residential character of the area and align with the outcomes anticipated by both the OFNDP and the PFNDP. Approval of this application will not result in development that is inconsistent with the broader policy direction for the Residential Zone or the GRZ.

The non-complying activity status arises solely from the lot sizes following the subdivision of the residential units onto separate titles. It is not associated with the scale, bulk, or form of the physical development itself. In this context, the proposal does not facilitate a departure from the built form intensity and effects of residential development envisaged by the OFNDP or the PFNDP, nor does it introduce effects that exceed those anticipated for residential development in this location. Section 4 of this report demonstrates that adverse effects on amenity, traffic, and services will be less than minor.

Granting consent to this application will not set a precedent or an expectation that similar developments would be approved. The proposal is closely tied to the consented subdivision with its concentration of small lot sizes, the availability of reticulated infrastructure, the planned residential environment, and the limited extent of the non-compliances.

5.6 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011

All applications that involve subdivision, an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES-CS). The regulation sets out the requirements for considering the potential for soil contamination, based on the

HAIL[29] and the risk that this may pose to human health as a result of the proposed subdivision.

A Detailed Site Investigation was prepared for 2220850-RMACOM as the underlying site had been used as an orchard for over 60 years. It found that there were concentrations of arsenic that needed to be remediated. Conditions were included in 2220850-RMACOM requiring the remediation to be undertaken.

The remediation required by 2220850-RMACOM has already been completed. Therefore, it is highly unlikely there will be a risk to human health associated with the proposed development. Accordingly, the proposed development is a **permitted activity** under Regulation 8(4) of the NES-CS.

5.7 National Policy Statement for Natural Hazards

The NPS-NH came into effect on 15 January 2025. The overarching objective of the document (Objective 2.1) is to manage natural hazard risk to people and property associated with subdivision, use, and development using a risk-based proportionate approach. It sets out a list of natural hazards that subdivision, use, and development is to consider.

Lots 42 – 45 2220850-RMACOM, and the consented subdivision, are not subject to any of the natural hazards listed in the NPS-NH. Accordingly, the NPS-NH is not relevant to this application.

5.8 Part 2 assessment

A detailed assessment of Part 2 matters is not required unless there are issues of invalidity, incomplete coverage, or uncertainty in the planning provisions.[30] That is the case here, and therefore no assessment of the application is required under Part 2. However, for completeness, the proposal accords with the purpose of the RMA for the following reasons:

[29] Hazardous Activities and Industries List

[30] *R J Davidson Family Trust the Marlborough District Council* [2018] NZCA 316

1. It enables the efficient use and development of land by constructing eight residential units across Lots 42 – 45 2220850-RMACOM (two per lot) in a manner that has the same effects as a large standalone residential unit.
2. The proposed development is consistent with the character and amenity values anticipated for the Residential Zone.
3. Any adverse effects will be less than minor, and are appropriately avoided, remedied, or mitigated.
4. The proposal will not increase the risk associated with natural hazards.
5. There are no adverse effects on human health associated with the proposal.

The proposal does not offend any matters of national importance in Section 6, or any of the other matters set out in Section 7 and 8 of the RMA.

6. NOTIFICATION

Sections 95A – 95G of the RMA require an assessment of whether an application should be publicly or limited notified.

The adverse effects of the proposal are assessed in Section 4 of this report. That assessment concludes that any adverse effects will be no more than minor or must be disregarded under s95D(a)(ii) of the RMA, particularly when assessed against the existing environment and permitted baseline. The existing environment includes a consented and partially implemented residential subdivision and the residential development anticipated to occur within it.

The construction of eight residential units in four duplexes is consistent with the scale, bulk, and intensity of residential development anticipated in this location. The subdivision of those residential units onto separate titles does not introduce additional residential units, nor does it alter the built form, layout, or orientation of the development. The proposed development does not result in adverse effects on adjoining properties or the wider environment of a scale or nature that would warrant notification. Any effects relating to amenity, traffic, and servicing have been assessed as less than minor in the context of the consented subdivision and the planned residential environment or must be disregarded under s95D(a)(ii) of the RMA.

No persons are adversely affected, there are no special circumstances, the applicant has not requested notification, and there are no relevant plan rules or national environmental standards requiring notification.

Having considered the above, the proposal can proceed on a **non-notified** basis.

7. CONCLUSION

The proposal is to construct eight (8) residential units and subdivide them onto separate titles at 373 and 377 Kerikeri Road, Kerikeri.

The proposed residential units will enable a density that is anticipated by the OFNDP and the PFNDP and consistent with that of the consented subdivision while maintaining acceptable levels of on-site amenity. They are an efficient and appropriate form of residential development in this location given it is planned for residential activities and will be able to make use of the infrastructure established in the consented subdivision. The subdivision of the residential units onto separate titles facilitates does not increase the scale, intensity, or effects of the physical development itself.

The environmental effects associated with the proposal have been assessed in Section 4 of this report and have been determined to be less than minor or must be disregarded under s95D(a)(ii) of the RMA, having regard to the existing environment and the permitted baseline, in accordance with s104(1)(a) of the RMA.

Section 5 of this report assesses the proposal against the relevant planning documents. Section 5.2 confirms that proposal is not contrary to, and instead aligns with, the objectives and policies of the Residential Zone, Subdivision, and Transport Chapters of the OFNDP. Section 5.3 confirms that the proposal is consistent with the objectives and policies of the GRZ and the district Subdivision and Transport Chapters in the PFNDP. Section 5.6 confirms that the proposal is a permitted activity under the NES-CS. Section 5.7 confirms that the NPS-NH is not relevant to this application. Accordingly, appropriate regard has been given to s104(1)(b)(i), s104(1)(b)(iii) and s104(1)(b)(vi) of the RMA.

Having regard to the relevant matters in s104(1), s104B, and s104D of the RMA, the proposal can be approved subject to appropriate conditions of consent.

APPENDIX 1

2220850-RMACOM

Far North District Council

FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION

Resource Consent Number: 2220850-RMACOM

Pursuant to Sections 104 and 104B of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Traverse Limited

The activities to which this decision relates are listed below:

Subdivision to create 47 residential lots, drainage reserve and roads to vest, an allotment to be amalgamated with an adjoining title, and a balance lot. The development includes earthworks and construction of infrastructure over 4 stages.

Consent is sought under the National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health Regulations 2011 ('NESCS') as a restricted discretionary activity.

Consent is sought to cancel water supply and right-of-way easements under Section 243(e) in Stages 1, 2, and 4 of the subdivision; and,

Consent is sought under Section 241(3) to cancel amalgamation conditions in Stages 3 and 4 of the subdivision.

Subject Site Details

Address:	373 and 377 Kerikeri Road, Kerikeri
Legal Description:	Lot 1 DP 25752, Pt Lot 2 DP 86081 and Lot 1 DP 162472

Pursuant to Sections 108 and 220 of the Act, this subdivision consent is issued subject to the following conditions:

Subdivision Consent Stages 1 – 4

Stage 1 – Lots 60, 61, and 62

1 That prior to certification under Section 223 of the Act:

a) The subdivision survey plan shall be in general accordance with the approved plan of subdivision Sheet 2 of 5 Revision F referenced as Stage 1 S16655 dated April 2022 prepared by Reyburn and Bryant Limited, attached to this consent with the Council's "Approved Stamp" affixed to it.

b) The survey plan shall show easements (both private and in gross where required) over the existing sewer lines serving Lot 62 and Lot 1 DP 162472.

c) Show the following amalgamation condition on the survey plan:
'That Lot 61 hereon be transferred to the owner of Lot 1 DP 162472 (RT:NA98A/89) and that one record of title be issued to include both parcels' (LINZ ref TBC)

d) Provide suitable evidence to show that easement B located over Lot 61 contains a formed and metalled 3.0 wide carriageway with suitable stormwater drainage for its length. Where the easement requires formation, confirmation that works are completed will be required by way of written certification from a chartered professional engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards).

No conditions are required to be met prior to issuing of the Section 224 certificate.

Cancellation of Non-Conditional easement under Section 243(e)
Council resolves that, pursuant to Section 243(e) of the Resource Management Act, that the water right over Lot 1 DP 25725 & appurtenant to Pt Lot 2 DP 86081 (formerly Lot 2 DP 25725) & created by t.570871, is cancelled.

Stage 2 – Lots 1 – 22, 30, and 33 (residential lots), Lot 48 as reserve to vest, Lot 49 as common access lot, Lot 50 as road to vest, and Lot 100 as balance lot

2 That prior to certification under Section 223 of the Act:

a) The subdivision survey plan shall be in general accordance with the approved plan of subdivision Sheet 3 of 5 Revision F referenced as Stage 2 S16655 dated April 2022 prepared by Reyburn and Bryant Limited, attached to this consent with the Council's "Approved Stamp" affixed to it.

b) The survey plan shall show any easements required to protect existing service connections to the existing buildings on proposed Lots 1 and 2. Where those existing connections are to be removed and new connections installed as part of the civil works under this consent, no easements will be required.

c) Show the following amalgamation condition on the survey plan:
'That Lot 49 hereon (legal access) be held as to six undivided one-sixth shares by the owners of Lots 1, 2, 3 & 33 hereon (one share each) and Lot 100 hereon (two shares) as tenants in common in the said shares and that individual records of title be issued in accordance therewith.' (LINZ ref 1823275)

d) Submit to Councils Development Engineer or designate for approval, reports, plans, specifications & details of all works required to construct services and infrastructure prior to commencing construction of civil works. Such works shall be designed by a suitably qualified Chartered Professional Engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards), in accordance with the Council's current Engineering Standards, NZS4404:2004, referencing the Engineering Reports produced by Hawthorn Geddes, Project reference 12546. In particular, the plans and details shall show:

i. The road to vest formed and sealed to comply with the Council standard for a Type B Urban Street with a 6.5m carriageway and (legal access) Lot 49. Plans must include (but is not limited to), road

pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage and a suitably designed turning head.

ii. A streetlighting design for the new road to vest, internal accessways, and parking areas in accordance with the Northland Transportation Alliance Streetlight Design Manual.

iii. The intersection of Lot 50 as road to vest and Kerikeri Road to be formed and upgraded in accordance with Integrated Transport Assessment prepared by Hawthorn Geddes Limited dated 22 August 2022, and more specifically the details identified on the drawing entitled 'Proposed Turning Treatments' Figure No. 3 Rev. R2.

iv. Lot 49 as private common access lot is to be formed and sealed to comply with the Council standard with a minimum 5m kerbed carriageway for its length, inclusive of a complying crossing onto Lot 50.

v. Location of services within the carriageway (telecommunication, power)

vi. Connection details to the public wastewater reticulation network to serve Lots 1-15, Lots 16- 22, Lot 30 and 33. The reticulation shall be by gravity and pump station combination to the public gravity main on Mill Lane via Hall Road inclusive of any upgrades required, as offered by the applicant, in accordance with the requirements of the Far North District Councils Three Waters Asset Manager.

Note: Refer to Advice Notes 3 and 4 below.

vii. Connection details of onsite potable water supply system to serve Lots 1-22, Lot 30 and 33 in accordance with the Three Waters Assessment prepared by Hawthorn Geddes Limited dated 24 August 2022, and more specifically the details identified on the drawing entitled 'Potable Water Concept Plan' Figure No.6 Rev R2. The water supply must provide for water for firefighting in accordance with NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

viii. Details of stormwater connections and mitigation in accordance with the Stormwater Management Report by Hawthorn Geddes Ref:12546 Rev 2 Dated 13th April 2022 to serve Lots 1-22, Lot 30 and 33, inclusive of design details addressing landscaping and finished contours for Lot 48 to vest.

Note: Refer to consent notice condition 3. l. v.

e) Submit a Construction Management Plan for approval by the Council. The plan shall contain information on, and site management procedures, for the following:

i. The timing of construction, including hours of work, key project and site management personnel (including Construction Engineer), and planned dated and duration of contract.

ii. The transportation of construction material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
iii. Control of dust and noise on-site and any necessary avoidance or remedial measures.
iv. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
v. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.
vi. Erosion and sediment control measures to be in place for the duration of the works.
vii. A Traffic Management Plan where required.

All construction on the site is to be undertaken in accordance with the approved construction management plan.

f) Submit a pre-construction Road Safety Audit to be undertaken in general accordance with the 'Waka Kotahi Road Safety Audit Procedures for Projects – Guidelines' document, that identifies potential safety problems for all road users affected by the proposed development works associated with the intersection onto Kerikeri Road, including the needs of pedestrians, cyclists and elderly/disabled users and to ensure that measures to eliminate or reduce the problems are fully considered. Recommendations from the audit report shall be addressed and incorporated into the design as considered appropriate by the Councils Development Engineer or designate for approval.

g) Provide for Council approval a preferred road name and two alternatives for the road to vest and Lot 49. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the area.

3. That prior to issuing of a Section 224 certificate under the Act:

a) The Consent Holder shall ensure that the approved works specified in condition 2(d) above are constructed in accordance with the Councils Engineering Standards and Guidelines 2004 and the approved plans to the satisfaction of final inspection by the Development Engineer or designate.

b) Upon completion of the works specified in condition 2(d) above, provide certification by way of PS4 of the work from a chartered professional engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards) that all work has been completed in accordance with the approved plans.

Note: All vested infrastructure/assets will require PS1 and PS4 from Chartered Professional Engineer. A suitably qualified professional can provide certificates for private assets if approved by Councils Engineer.

c) Upon completion of the works specified in condition 2(d) above, provide certification by way of PS3 from the road construction and drainage contractor that the vested road and three waters infrastructure is constructed in accordance with Councils Engineering Standards and Guidelines 2004 and approved plans.

d) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months. The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

e) The Consent Holder shall provide to Council's development engineer or designate for approval, as-built plans for vested road, foot paths, storm water drainage, lighting, signage and marking complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines and in RAAM format for the newly constructed section of road for inputting into the roading database.

f) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments.

g) Provide confirmation from Councils maintenance contractor that the purchase and installation of the council approved road name sign/s for the road to vest and Lot 49 as per Condition 2. g) above is accepted and will be installed on the vesting of road to council. (i.e. paid invoice is sufficient).

h) Provide confirmation from a Licensed Cadastral Surveyor that the vested road and private common access lot and all reticulated assets are entirely within the appropriate easements and boundaries.

i) Provide evidence by way of a written statement from a suitably qualified and experienced person to confirm that the earth bund and landscape planting as shown on the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 has been implemented and completed across the frontages of Lot 1 - 5, inclusive of the 1.5 metre high acoustic fence.

j) Submit a post-construction Road Safety Audit to be undertaken in general accordance with the 'Waka Kotahi Road Safety Audit Procedures for Projects – Guidelines' document, to the satisfaction of the Councils Development Engineer or designate for approval to address the finding and recommendations of the Audit required under Condition 2 f) above.

k) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of the specified lots at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:

    i. Lots 1 – 22, 30 and 33 - Prior to construction of a dwelling, the owner shall construct a vehicle crossing in accordance with Far North District Councils engineering standards. Where a crossing is proposed onto a council road, a vehicle crossing permit approval is required from the council.

    ii. Lots 2 – 5 shall not form nor utilise any vehicle crossing access onto Kerikeri Road.

iii. Lots 1 – 5 – The earth bund, fence and landscaping implemented under Condition 3. i) above in accordance with the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 shall be maintained in perpetuity by the owners of Lots 1 – 5. A copy of the Plan shall be attached to this consent notice.

iv. Lots 1 – 22, 30 and 33 – Any development shall comply with the restrictions and recommendations identified in the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited dated 28 February 2022.

v. Lots 1 – 22, 30 and 33 - At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and included a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.

Cancellation of Conditional easement under Section 243(e)
Council resolves that, pursuant to Section 243(e) of the Resource Management Act, the right of way marked 'A' on Stage 1 over Lot 62 Stage 1 is to be cancelled as it relates to Lot 60 Stage 1; and the right of way marked 'B' on Stage 1 over Lot 61 Stage 1 and appurtenant to Lot 60 Stage 1 and created on Stage 1 is cancelled.

Stage 3 – Lots 23 – 29, 31, 32, and 34-40 (residential lots), Lot 51 as road to vest, and Lot 101 as balance lot

4 That prior to certification under Section 223 of the Act:

a) The subdivision survey plan shall be in general accordance with the approved plan of subdivision Sheet 4 of 5 Revision F referenced as Stage 3 S16655 dated April 2022 prepared by Reyburn and Bryant Limited, attached to this consent with the Council's "Approved Stamp" affixed to it.

b) Show the following amalgamation condition on the survey plan:
'Redistribution of shares: That Lot 49 Stage 2 (legal access) be held as to two (existing) undivided one-sixth shares by the owners of Lot 101 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.' (LINZ ref 1823275)

c) Submit to Councils Development Engineer or designate for approval, reports, plans, specifications & details of all works required to construct services and infrastructure prior to commencing construction of civil works. Such works shall be designed by a suitably qualified Chartered Professional Engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards) in accordance with the Council's current Engineering Standards, NZS4404:2004, referencing the Engineering Reports produced by

Hawthorn Geddes, Project reference 12546. In particular, the plans and details shall show:

i. The road to vest formed and sealed to comply with the Council standard for a Type A Urban street with a 6.0m carriageway. Plans must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage and a suitably designed turning head.

ii. A streetlighting design for the new road to vest, internal accessways, and parking areas in accordance with the Northland Transportation Alliance Streetlight Design Manual.

iii. Location of services within the carriageway (telecommunication, power)

iv. Connection details to the public wastewater reticulation network to serve Lots 23-29,31,32,34-40 in accordance with the requirements of the FNDC engineering standards and any recommendations from the Infrastructure & Asset Management department.

v. Connection details of onsite potable water supply system to serve Lots 23-29,31,32,34-40 in accordance with the Three Waters Assessment prepared by Hawthorn Geddes Limited dated 24 August 2022, and more specifically the details identified on the drawing entitled 'Potable Water Concept Plan' Figure No. 6 Rev R2. The water supply must provide for water for firefighting in accordance with NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

vi. Details of stormwater connections and mitigation in accordance with the Stormwater Management report by Hawthorn Geddes Ref:12546 Rev 2 Dated 13th April 2022 to serve Lots 23-29,31,32,34-40

d) Submit a Construction Management Plan to be approved by the Council. The plan shall contain information on, and site management procedures, for the following:

i. The timing of construction, including hours of work, key project and site management personnel (including Construction Engineer), and planned dated and duration of contract.
ii. The transportation of construction material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
iii. Control of dust and noise on-site and any necessary avoidance or remedial measures.
iv. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
v. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.
vi. Erosion and sediment control measures to be in place for the duration of the works.
vii. A Traffic Management Plan where required.

All construction on the site is to be undertaken in accordance with the approved construction management plan.

e) Provide for Council approval a preferred road name and two alternatives for the road to vest. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the area.

5. That prior to issuing of a Section 224 certificate under the Act:

a) The Consent Holder shall ensure that the approved works specified in condition 4(c) above are constructed in accordance with the Councils Engineering Standards and Guidelines 2004 and the approved plans to the satisfaction of final inspection by the Development Engineer or designate.

b) Upon completion of the works specified in condition 4(c) above, provide certification by way of PS4 of the work from a chartered professional engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards)) that all work has been completed in accordance with the approved plans.

Note: All vested infrastructure/assets will require PS1 and PS4 from Chartered Professional Engineer. A suitably qualified professional can provide certificates for private assets if approved by Councils Engineer.

c) Upon completion of the works specified in condition 4(c) above, provide certification by way of PS3 from the road construction and drainage contractor that the vested road and three waters infrastructure is constructed in accordance with Councils Engineering Standards and Guidelines 2004 and approved plans.

d) The Consent Holder shall provide to Council's development engineer or designate for approval, as-built plans for vested road, foot paths, storm water drainage, lighting, signage and marking complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines and in RAAM format for the newly constructed section of road for inputting into the roading database.

e) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months. The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

f) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments.

g) Provide confirmation from Councils maintenance contractor that the purchase and installation of the council approved road name sign for the road to vest as approved under Condition 4.e) above is accepted and will be installed on the vesting of road to council. (i.e. paid invoice is sufficient).

h) Provide confirmation from a Licensed Cadastral Surveyor that the vested road and private common access lot and all reticulated assets are entirely within the appropriate easements and boundaries.

i) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of the specified lots at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:

   i. Lots 23-29, 31, 32, 34 – 40, and 101 - Prior to construction of a dwelling, the owner shall construct a vehicle crossing in accordance with Far North District Councils engineering standards. Where a crossing is proposed onto a Council road, a vehicle crossing permit approval is required from the Council.

   ii. Lots 23 – 29, 31, 32, 34 – 40, and 101 – Any development shall comply with the restrictions and recommendations identified in the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited dated 28 February 2022.

   iii. Lot 101 – Any future owner of Lot 101 is to be made aware that the location of any building and services is restricted to a 10 metre wide area within the lot. The subdivision consent inclusive of this lot has been granted on the basis that the subdivider accepts that any future development on Lot 101 may be restricted due to the configuration of the lot and that resource consent may be required to site any building and/or services.

   iv. Lots 23 – 29, 31, 32, 34 – 40, and 101 - At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and included a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.

Cancellation of Amalgamation Condition under Section 241(3)
Council resolves that, pursuant to Section 241(3) of the Resource Management Act, the amalgamation condition in relation to the two undivided one-sixth shares of Lot 49 Stage 2 (legal access) held by the owner of Lot 100 Stage 2 is cancelled.

Stage 4 – Lots 41 - 47 (residential lots) and Lot 52 and 53 as common access lot

6 That prior to certification under Section 223 of the Act:

a) The subdivision survey plan shall be in general accordance with the approved plan of subdivision Sheet 5 of 5 Revision F referenced as Stage 4 S16655 dated April 2022 prepared by Reyburn and Bryant Limited, attached to this consent with the Council's "Approved Stamp" affixed to it.

b) Show the following amalgamation conditions on the survey plan:
'Redistribution of shares: That Lot 49 stage 2 (legal access) be held as to two (existing) undivided one-sixth shares by the owners of Lots 46 & 47 hereon (one share each) as tenants in common in the said shares.'

'That Lot 52 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 44 & 45 hereon (one share each) as tenants in common in the said shares.'

'That Lot 53 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 42 & 43 hereon (one share each) as tenants in common in the said shares, and that individual records of title be issued in accordance therewith.' (LINZ ref 1823275)

c) Submit to Councils Development Engineer or designate for approval, reports, plans, specifications & details of all works required to construct services and infrastructure prior to commencing construction of civil works. Such works shall be designed by a suitably qualified Chartered Professional Engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards) in accordance with the Council's current Engineering Standards, NZS4404:2004, referencing the Engineering Reports produced by Hawthorn Geddes, Project reference 12546. In particular, the plans and details shall show:

   i. Location of services within carriageway (telecommunication, power)

   ii. Connection details to the public wastewater reticulation network to serve Lots 41-47 in accordance with the requirements of the FNDC engineering standards and any recommendations from the Infrastructure & Asset management department.

   iii. Connection details of onsite potable water supply system to serve Lots 41-47 in accordance with the Three Waters Assessment prepared by Hawthorn Geddes Limited dated 24 August 2022, and more specifically the details identified on the drawing entitled 'Potable Water concept Plan' Figure No. 6 Rev R2. The water supply must provide for water for firefighting in accordance with NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

   iv. Details of stormwater connections and mitigation in accordance with the Stormwater Management report by Hawthorn Geddes Ref:12546 Rev 2 Dated 13th April 2022 to serve Lots 41-47

   v. Design details of formation of legal access Lots 52 and 53 to a sealed 3 metre carriageway width with a formed crossing onto the road to vest, and design details of the crossing to service Lot 41

   vi. A streetlighting design for the new road to vest, internal accessways, and parking areas in accordance with the Northland Transportation Alliance Streetlight Design Manual.

d) Submit a Construction Management Plan to be approved by the Council. The plan shall contain information on, and site management procedures, for the following:

i. The timing of construction, including hours of work, key project and site management personnel (including Construction Engineer), and planned dated and duration of contract.
ii. The transportation of construction material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
iii. Control of dust and noise on-site and any necessary avoidance or remedial measures.
iv. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
v. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.
vi. Erosion and sediment control measures to be in place for the duration of the works.
vii. A Traffic Management Plan where required.

All construction on the site is to be undertaken in accordance with the approved construction management plan.

e) Provide for Council approval a preferred road name and two alternatives for the road to vest. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the area.

7. That prior to issuing of a Section 224 certificate under the Act:

a) The Consent Holder shall ensure that the approved works specified in condition 6(c) above are constructed in accordance with the Councils Engineering Standards and Guidelines 2004 and the approved plans to the satisfaction of final inspection by the Development Engineer or designate.

b) Upon completion of the works specified in condition 6(c) above, provide certification by way of PS4 of the work from a chartered professional engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards)) that all work has been completed in accordance with the approved plans.

Note: All vested infrastructure/assets will require PS1 and PS4 from Chartered Professional Engineer. A suitably qualified professional can provide certificates for private assets if approved by Councils Engineer.

c) Upon completion of the works specified in condition 6(c) above, provide certification by way of PS3 from the road construction and drainage contractor that the vested road and three waters infrastructure is constructed in accordance with Councils Engineering Standards and Guidelines 2004 and approved plans.

d) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months. The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

e) The Consent Holder shall provide to Council's development engineer or designate for approval, as-built plans for vested road, foot paths, storm water drainage, lighting, signage and marking complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards

and guidelines and in RAAM format for the newly constructed section of road for inputting into the roading database.

f) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments.

g) Provide confirmation from Councils maintenance contractor that the purchase and installation of the council approved road name sign for the road to vest as approved under Condition 6.e) above is accepted and will be installed on the vesting of road to council. (i.e. paid invoice is sufficient).

h) Provide confirmation from a Licensed Cadastral Surveyor that the vested road and private common access lot and all reticulated assets are entirely within the appropriate easements and boundaries.

i) Provide evidence by way of a written statement from a suitably qualified and experienced person to confirm that the earth bund and landscape planting as shown on the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 has been implemented and completed across the frontage of Lot 47, inclusive of the 1.5 metre high acoustic fence and closure of the existing vehicle crossing servicing easement A (to be cancelled).

j) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of the specified lots at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:

   i. Lots 41 - Prior to construction of a dwelling, the owner shall construct a vehicle crossing in accordance with Far North District Councils engineering standards. Where a crossing is proposed onto a council road, a vehicle crossing permit approval is required from the council.

   ii. Lot 47 shall not form nor utilise any informal vehicle crossing access onto Kerikeri Road.

   iii. Lot 47 – The earth bund, fence and landscaping implemented under Condition 7g) above in accordance with the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 shall be maintained in perpetuity by the owners of Lot 47. A copy of the Plan shall be attached to this consent notice.

   iv. Lots 41 – 47 – Any development shall comply with the restrictions and recommendations identified in the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited dated 28 February 2022.

   v. Lots 41 – 47 – The owners and occupiers of the lots are to be made aware that adjacent land is currently and may continue to be used for horticultural activities inclusive of noise and spraying activities.

vi. Lots 41 – 47 - At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and included a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.

Landuse Consent – Earthworks

1. Earthworks at the site are to be carried out in accordance with the document "Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region", June 2016, Guideline Document 2016/005, Incorporating Amendment 1, Auckland Council Guideline Document 2016/005 and generally in accordance with the Reyburn and Bryant Earthworks Design drawings, EW16655, Sheets 1 – 3, Revision C dated 2 June 2022.

2. All consented earthworks to be undertaken on the site are to be supervised by a Chartered Professional Engineer to be engaged by the Consent Holder. The Council is to be advised in writing of the appointment of the engineer and notified when work is to commence, and when work is completed.

3. Prior to commencing any earthworks, the consent holder shall provide to Council:
   - Details of a successful contractor.
   - Details of the planned date and duration of the contract.

4. Prior to commencing any earthworks, an Earthworks Management Plan shall be submitted to and approved by the Council. The plan shall contain information on, and site management procedures, for the following:

   a) The timing of earthworks, including hours of work, key project and site management personnel.
   b) The transportation of earthworks material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
   c) Control of dust and noise on-site and any necessary avoidance or remedial measures.
   d) Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
   e) Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.
   f) Erosion and sediment control measures to be in place for the duration of works.
   g) Any traffic management required associated with heavy construction vehicles and/or staff access to and from the site.

   Note: The Earthworks Management Plan may be lodged as part of or in conjunction with the Erosion and Sediment Control Plan required under Condition 5 of the consent issued by the Northland Regional Council.

5. An earthworks completion report shall be provided to Council upon completion of the earthworks. It shall be prepared by a chartered professional engineer in accordance with Schedule 2A of NZ4404:2010.

Landuse Consent - National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health Regulations 2011

1. Prior to commencement of any site works including earthworks (including earthworks) on land identified as requiring remediation, the consent holder shall ensure that all works as specified in Section 8.3 of the Remedial Action Plan and the Site Management Plan as prepared by Hawthorn Geddes Limited forming part of the report entitled 'Combined Site Investigation Report for 373 and 377 Kerikeri Road, Kerikeri' dated 21 December 2021 are undertaken and completed. On completion of the works specified in the Remedial Action Plan, the consent holder shall provide a Site Validation Report to the Council, prepared by a suitably qualified and experienced practitioner, that confirms that the Remedial Action Plan and Site Management Plan have been implemented, and confirms that the level of soil contamination meets the relevant SCS (Residential / 10% produce).

   Note: A copy of the Site Validation Report will be retained by the Council and may form part of any future Land Information Memorandum issued by the Council for any lots created by this development.

Advice Notes:

1. Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
   a) The consent is given effect to; or
   b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

2. This consent has been prepared on the basis that the earthworks approved under the land use consent may proceed before receipt and approval of engineering plans for civil works required under the subdivision consent. The consent holder is solely responsible for ensuring that any and all earthworks undertaken are suitable to accommodate the proposed civil engineering works as approved by the Council.

3. The condition providing for connection of the proposed development to the Council's reticulated sewerage scheme has been offered by the applicant on the basis that the works may require upgrading of existing public reticulation over land not under the control of the Council or the consent holder. Council's Three Waters Asset Manager may assist to secure rights to lay the new rising main along the route of the existing rising main serving the subject property to provide the most direct and beneficial route to the existing Hall Road network. If rights to utilise this route cannot be secured, then the rising main will need to connect to Hall Road via Kerikeri Road with any necessary upgrades to existing rising mains and pumpstations completed. Should this occur, a formal variation

to the conditions of consent regarding connection to sewer via Kerikeri Road may be required.

4. Should the consent holder choose to, they may enter into negotiations with the Council regarding any possible contributions to be made as part of upgrading sewer reticulation to service the surrounding area, noting that the Council is not obliged to agree to any contributions

5. Councils Parks Department have specifically considered the need for additional recreational reserve land in conjunction with this development. Further development of the land subject to this consent may require consideration of suitable land to be vested as a reserve.

6. The consent holder shall abide by the consents issued by the Northland Regional Council for earthworks and stormwater diversion and discharge when designing and undertaking all works under this subdivision and land use consent.

7. Approval of the amalgamation conditions by Land Information New Zealand is pending at the time of issuing of this decision. The approval and associated reference number will be provided on receipt from LINZ.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the application does not require public or limited notification.

2. For the purposes of Section 104(1)(a), the adverse effects of the subdivision are considered to be less than minor, subject to the various technical reports and recommendations for conditions contained therein, and therefore are considered to be acceptable in the receiving environment. Notably, the proposal provides for a residential scale of subdivision and resulting development on land that is within the Residential Zone. To that extent, residential development of the site is anticipated and provided for by the Operative District Plan and, to the extent it is relevant, the proposed District Plan.

3. The application includes requests for consent under Sections 241(3) and 243€ of the RMA. These matters are administrative only and are largely a result of the staging of the development.

4. In terms of conditions required under Section 108 and 220, the development requires reticulation to provide water, sewer and stormwater services to each lot and the construction of an internal roading network. Specific works are required to be undertaken on the intersection of the road to vest and Kerikeri Road.

5. Connection of the development to the existing sewer network will require conditions reflecting the need to upgrade existing infrastructure through private property outside the control of the consent holder. The applicant has offered, and the Council has accepted, a condition on an *Augier* basis reflecting the

potential risk associated with the upgrade of existing infrastructure on other private land. In addition, a condition has been offered by the applicant and included in the consent to address future development on proposed Lot 101, noting that it has a restricted building area given its narrow width.

6. As recorded in the Notification Assessment report, there are no rules in the Residential Zone that recognise potential for land use conflict issues to arise where the site adjoins a Rural Living Zone currently used for horticultural activities. However, it is a matter that can be addressed by way of 'Matters to be Taken into Account' under 13.7.3.11. A consent notice condition registered against Lots 41 – 47 advising of existing horticultural activities taking place on adjacent land is therefore considered appropriate.

7. With regard specifically to the consent sought under the NESCS, a suitable condition can be imposed that requires adherence to the findings of the technical reports provided, including provision of a Site Validation Report to confirm completion of all remedial works.

8. Section 104(1)(ab) requires consideration of any environmental offset or compensation proposed. This is not relevant to the application.

9. Section 104(1)(c) requires consideration of a hierarchy of planning documents from national to district level. The following assessment addresses the relevant provisions.

10. Section 104(1)(b)(i) requires consideration of any national environmental standard. The application includes specific consent sought under the NESCS as a restricted discretionary activity. The Detailed Site Investigation report provided in Appendix 3 specifically addresses the NESCS provisions and identifies that consent is required as a restricted discretionary activity consent due to identification of a piece of land on the site that exceeds the relevant SCS for arsenic. The report includes a Remedial Action Plan providing for the removal of approximately $7m^3$ of contaminated soils to be disposed of via landfill. On completion of the works a Site Validation Report will be required to confirm the success of remediation. Subject to imposition of conditions requiring the Remedial Action Plan and Site Validation Plan to be implemented and completed as part of the earthworks associated with the development, the proposal is assessed as consistent with the NESCS.

11. It is recorded that the National Policy Statement on Highly Productive Land ('NPS-HPL') has been released prior to lodgement of this application and therefore requires consideration. The soils identified on the site are identified as Land Use Capability Class 2s1 which is defined as highly versatile soils under the Regional Policy Statement for Northland ('RPS') and is understood to equate to 'LUC 2' land under the NPS-HPL.

12. As the NPS-HPL directs changes to the regional policy statement to address highly productive land, the following assessment relates solely to the NPS-HPL provisions as they effectively will replace any current RPS objectives and policies. Section 3.5(7) of the NPS-HPL is relevant and states as follows:

'Until a regional policy statement containing maps of highly productive land in the region is operative, each relevant territorial authority and consent authority must apply this National Policy Statement as if references to highly productive land were references to land that, at the commencement date:
(a) is:

(i) zoned general rural or rural production; and
(ii) LUC 1, 2, or 3 land;

(b) is not:
(i) identified for future urban development; or
(ii) subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.'

13. As the subject site is not zoned general rural or rural production, and is currently zoned residential, the application does not require consideration against the NPS-HPL.

14. There are no other regulations of national policy statements that are directly relevant to the proposal.

15. Having reviewed the Regional Policy Statement and Proposed Regional Plan for Northland, there are no provisions identified that require specific consideration as they relate to the application. This is largely on the basis that the proposal involves residential development on residential zoned land, and the granting of consent by the Northland Regional Council to earthworks and stormwater discharges directly address the relevant Policy Statement and Plan provisions.

16. Section 104(1)(b)(vi) requires regard to be had to the contents of any plan or proposed plan. At the time of preparing this decision, both the Operative and proposed Far North District Plan are relevant and require consideration.

17. Section 6 of the application provides an assessment of the objectives and policies contained in the Residential Zone, Soils and Minerals, Subdivision, and Transportation. That assessment concludes that *'The assessment provided above confirms that the proposed subdivision is consistent with the policy direction of the FNDP.'*

18. Based on the information provided with the application, inclusive of conditions offered and recommended by Council and the existing granted consent from Northland Regional Council, the conclusion is accepted and adopted for the purpose of this report.

19. The proposed Far North District Plan was released on the 27th July 2022 and is relevant to the proposal. The extent of rules that have immediate legal effect was assessed under the Notification report and the proposal is deemed a permitted activity. The weighting to be given to the objectives and policies of the proposed Plan at this time is considered to be minimal given the proposed Plan has yet to progress beyond the submission period as required under the First Schedule of the RMA.

20. Section 104(1)(c) requires consideration of Other Matters. There are no other matters that require consideration as part of the application.

21. As per current case law, an assessment of relevant matters under Section 104 is subject to Part 2. A council must have regard to the provisions of Part 2 when it is appropriate to do so. In this case, the application and the matters requiring assessment are not considered to require a detailed assessment of Part 2 matters.

22. Taking into account the permitted baseline applicable to the development on the site and the general consistency of the application with the District Plan provisions, it is considered that the activity is consistent with the sustainable management purpose of the RMA. Consent can therefore be granted subject to one condition, being a general accordance condition.

23. For completeness, it is recorded that suitable resolutions addressing the requests to cancel easements and amalgamation conditions can form part of the staged subdivision consent.

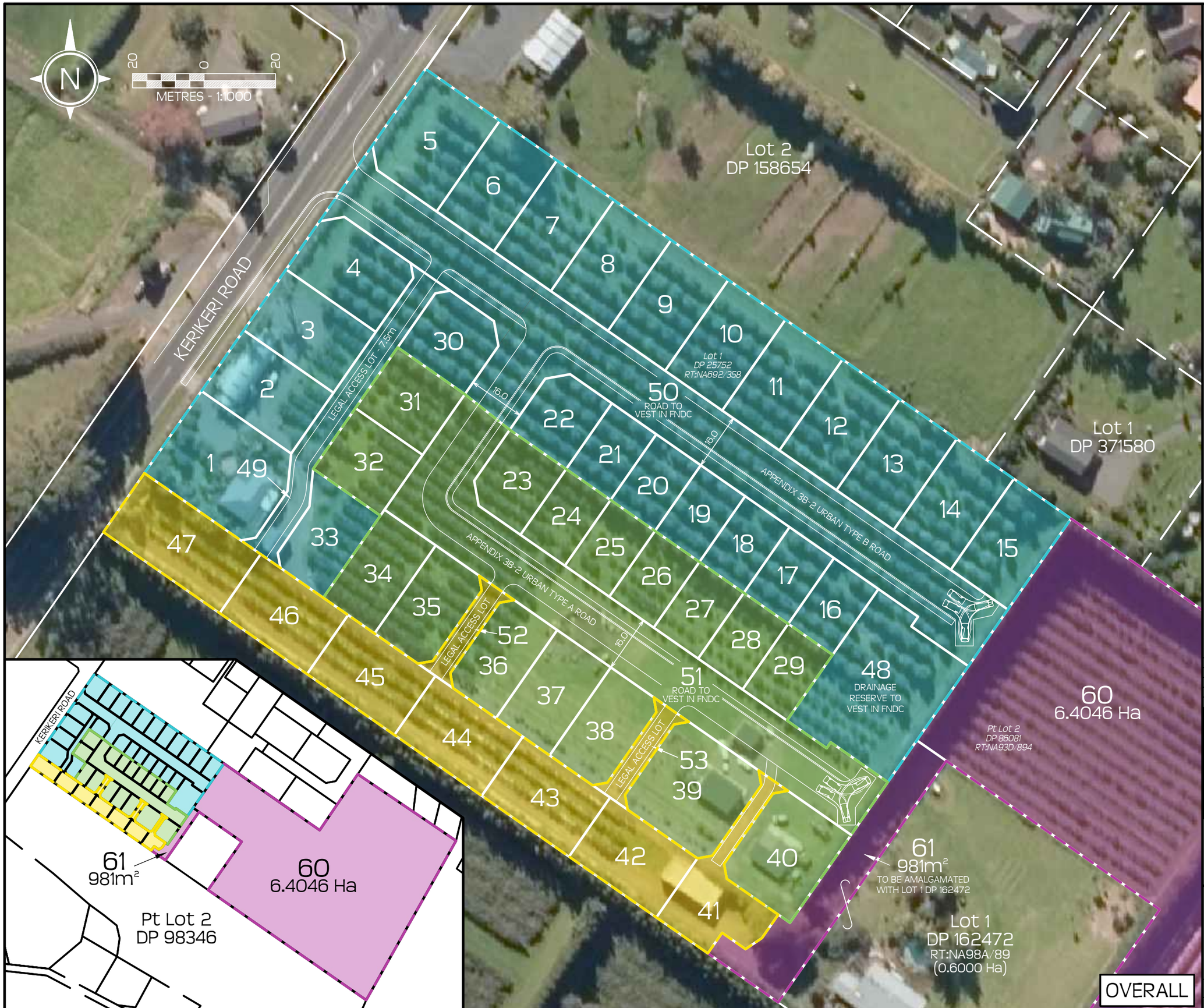
Approval
This resource consent has been prepared by A Hartstone, Consultant Planner, and is granted under delegated authority (pursuant to Section 34A of the Resource Management Act 1991) from the Far North District Council by:



Pat Killalea, Principal Planner

Date: 16th November 2022

Right of Objection
If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.



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9. 2020 1m LiDAR CONTOUR INFORMATION COURTESY OF THE NRC.
10. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(i) OF THE RMA 1991

THAT LOT 61 HEREON BE TRANSFERRED TO THE OWNER OF LOT 1 DP 162472 (RT:NA98A/89) AND THAT ONE RECORD OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS

STAGE 1

STAGE 2

STAGE 3

STAGE 4

APPROVED PLAN

Planner: pkillalea
RC: 2220850
Date: 16/11/2022

SUBD AREA: 9.9688 Ha
AMALG AREA: 0.6000 Ha
TOTAL AREA: 10.5688 Ha

COMPRISED IN: RT NA692/358, NA93D/894 & NA98A/89 (ao)

THIS SITE IS ZONED ' RESIDENTIAL ' AND THE BUILDING SETBACKS ARE THUS: 9m FROM KERIKERI ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

REV	DATE	DESCRIPTION
F	20.04.22	STAGING AMENDMENTS - RS/CC
E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC

REF. DATA:

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

CLIENT

TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	1/5	Rev. F

Date Plotted: 20/04/2022 File Path: P:\16000 - 16999\16655 - Traverse Ltd (Kerikeri Road)\Drawings\Scheme Plan\S16655 - Traverse - F.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



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PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(i) OF THE RMA 1991

THAT LOT 61 HEREON BE TRANSFERRED TO THE OWNER OF LOT 1 DP 162472 (RT:NA98A/89) AND THAT ONE RECORD OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS

PROPOSED CANCELLATION OF NON-CONDITIONAL EASEMENT

THE WATER RIGHT OVER LOT 1 DP 25725 & APPURTENANT TO PT LOT 2 DP 86081 (FORMERLY LOT 2 DP 25725) & CREATED BY T.570871;

IS TO BE REVOKED

— — — — EXISTING EASEMENT TO BE CANCELED

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	SERV.TENE. (BURDENED)	DOM.TENE. (BENEFITTED)
RIGHT OF WAY	A	LOT 62 HEREON	LOTS 60, 61 HEREON & LOT 1 DP 162472
	B	LOT 61 HEREON	LOT 60 HEREON

SUBD AREA: 9.9688 Ha
AMALG AREA: 0.6000 Ha
TOTAL AREA: 10.5688 Ha
COMPRISED IN: RT NA692/358, NA93D/894 & NA98A/89 (ao)

THIS SITE IS ZONED ' RESIDENTIAL ' AND THE BUILDING SETBACKS ARE THUS: 9m FROM KERIKERI ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

REV	DATE	DESCRIPTION
F	20.04.22	STAGING AMENDMENTS - RS/CC
E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC

REF. DATA:

reyburn & bryant
Ph: 09 438 3563
PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei
www.reyburnandbryant.co.nz

CLIENT

TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	2/5	Rev. F

Date Plotted: 20/04/2022 File Path: P:\16000 - 16999\16655 - Traverse Ltd (Kerikeri Road)\Drawings\Scheme Plan\S16655 - Traverse - F.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



EXISTING EASEMENT SCHEDULE			
PURPOSE	SHOWN	SERV.TENE. (BURDENED)	DOM.TENE. (CREATED)
RIGHT OF WAY	(A)	LOT 100 HEREON	LOT 61 STAGE 1 & LOT 1 DP 162472

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7. DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND
8. 04m 2014-2016 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
9. 2020 1m LiDAR CONTOUR INFORMATION COURTESY OF THE NRC.
10. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED CANCELLATION OF CONDITIONAL EASEMENTS

PURSUANT TO SECTION 243(e) OF THE RMA 1991, THE CONDITIONS AS TO THE CREATION OF:

THE RIGHT OF WAY MARKED 'A' ON STAGE 1; OVER LOT 62 STAGE 1; IS TO BE CANCELLED AS IT RELATES TO LOT 60 STAGE 1 &
THE RIGHT OF WAY, MARKED B ON STAGE 1, OVER LOT 61 STAGE 1 & APPURTENANT TO LOT 60 STAGE 1 & CREATED ON STAGE 1; IS TO BE REVOKED

REASON: LOT 60 STAGE 1 WILL NOW GAIN ACCESS FROM ROAD TO VEST (LOT 50).

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991

THAT LOT 49 HEREON (LEGAL ACCESS) BE HELD AS TO SIX UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 1, 2, 3 & 33 HEREON (ONE SHARE EACH) AND LOT 100 HEREON (TWO SHARES) AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

APPROVED PLAN

Planner: pkillalea
RC: 2220850
Date: 16/11/2022

TOTAL AREA: 3.4661 Ha
COMPRISED IN: RT NA692/358, NA93D/894

THIS SITE IS ZONED ' RESIDENTIAL ' AND THE BUILDING SETBACKS ARE THUS: 9m FROM KERIKERI ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

REV	DATE	DESCRIPTION
F	20.04.22	STAGING AMENDMENTS - RS/CC
E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC

REF. DATA:

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

CLIENT

TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	3/5	Rev. F

Date Plotted: 20/04/2022 File Path: P:\16000 - 16999\16655 - Traverse Ltd (Kerikeri Road)\Drawings\Scheme Plan\S16655 - Traverse - F.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



CAUTION:

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9. 2020 1m LiDAR CONTOUR INFORMATION COURTESY OF THE NRC.
10. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

EXISTING EASEMENT SCHEDULE

PURPOSE	SHOWN	SERV.TENE. (BURDENED)	DOM.TENE. (CREATED)
RIGHT OF WAY	(A)	LOT 101 HEREON	LOT 61 HEREON & LOT 1 DP 162472

PROPOSED CANCELLATION OF AMALGAMATION CONDITION

PURSUANT TO SECTION 240 (4) OF THE RMA 1991

THE FAR NORTH DISTRICT COUNCIL RESOLVES TO CANCEL THE AMALGAMATION CONDITION IN RELATION TO THE TWO UNDIVIDED ONE-SIXTH SHARES OF LOT 49 STAGE 2 (LEGAL ACCESS) HELD BY THE OWNER OF LOT 100 STAGE 2.

REASON: THESE SHARES ARE TO BE REDISTRIBUTED AT THIS STAGE

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991

REDISTRIBUTION OF SHARES: THAT LOT 49 STAGE 2 (LEGAL ACCESS) BE HELD AS TO TWO (EXISTING) UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOT LOT 101 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

TOTAL AREA: 1.5435 Ha
COMPRISED IN: RT NA692/358, NA93D/894

THIS SITE IS ZONED ' RESIDENTIAL ' AND THE BUILDING SETBACKS ARE THUS: 9m FROM KERIKERI ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

REV	DATE	DESCRIPTION
F	20.04.22	STAGING AMENDMENTS - RS/CC
E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC

REF. DATA:

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CLIENT

TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	4/5	Rev. F

Date Plotted: 20/04/2022 File Path: P:\16000 - 16999\16655 - Traverse Ltd (Kerikeri Road)\Drawings\Scheme Plan\S16655 - Traverse - F.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



TOTAL AREA: 0.4811 Ha
COMPRISED IN: RT NA692/358, NA93D/894

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REV	DATE	DESCRIPTION
F	20.04.22	STAGING AMENDMENTS - RS/CC
E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC

REF. DATA:

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10. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED CANCELLATION OF CONDITIONAL EASEMENTS

PURSUANT TO SECTION 243 (e) OF THE RMA 1991,
THE CONDITIONS AS TO THE CREATION OF:

THE RIGHT OF WAY MARKED 'A' ON STAGE 3, OVER LOT 101 STAGE 3 & APPURTENANT TO LOT 61 STAGE 1 & LOT 1 DP 162472 & CREATED ON STAGE 1; IS TO BE REVOKED

REASON: LOT 61 STAGE 1 & LOT 1 DP 162472 IS SERVED FROM ROW & WILL NOW GAIN ACCESS FROM ROAD TO VEST (LOT 51).

PROPOSED CANCELLATION OF AMALGAMATION CONDITION

PURSUANT TO SECTION 240 (4) OF THE RMA 1991

THE FAR NORTH DISTRICT COUNCIL RESOLVES TO CANCEL THE AMALGAMATION CONDITION IN RELATION TO THE TWO UNDIVIDED ONE-SIXTH SHARES OF LOT 49 STAGE 2 (LEGAL ACCESS) HELD BY THE OWNER OF LOT 101 STAGE 3.

REASON: THESE SHARES ARE TO BE REDISTRIBUTED AT THIS STAGE

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991

REDISTRIBUTION OF SHARES: THAT LOT 49 STAGE 2 (LEGAL ACCESS) BE HELD AS TO TWO (EXISTING) UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 46 & 47 HEREON (ONE SHARE EACH) AS TENANTS IN COMMON IN THE SAID SHARES,
&
THAT LOT 52 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 44 & 45 HEREON (ONE SHARE EACH) AS TENANTS IN COMMON IN THE SAID SHARES,
&
THAT LOT 53 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 42 & 43 HEREON (ONE SHARE EACH) AS TENANTS IN COMMON IN THE SAID SHARES,
AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

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373 & 377 KERIKERI ROAD, KERIKERI

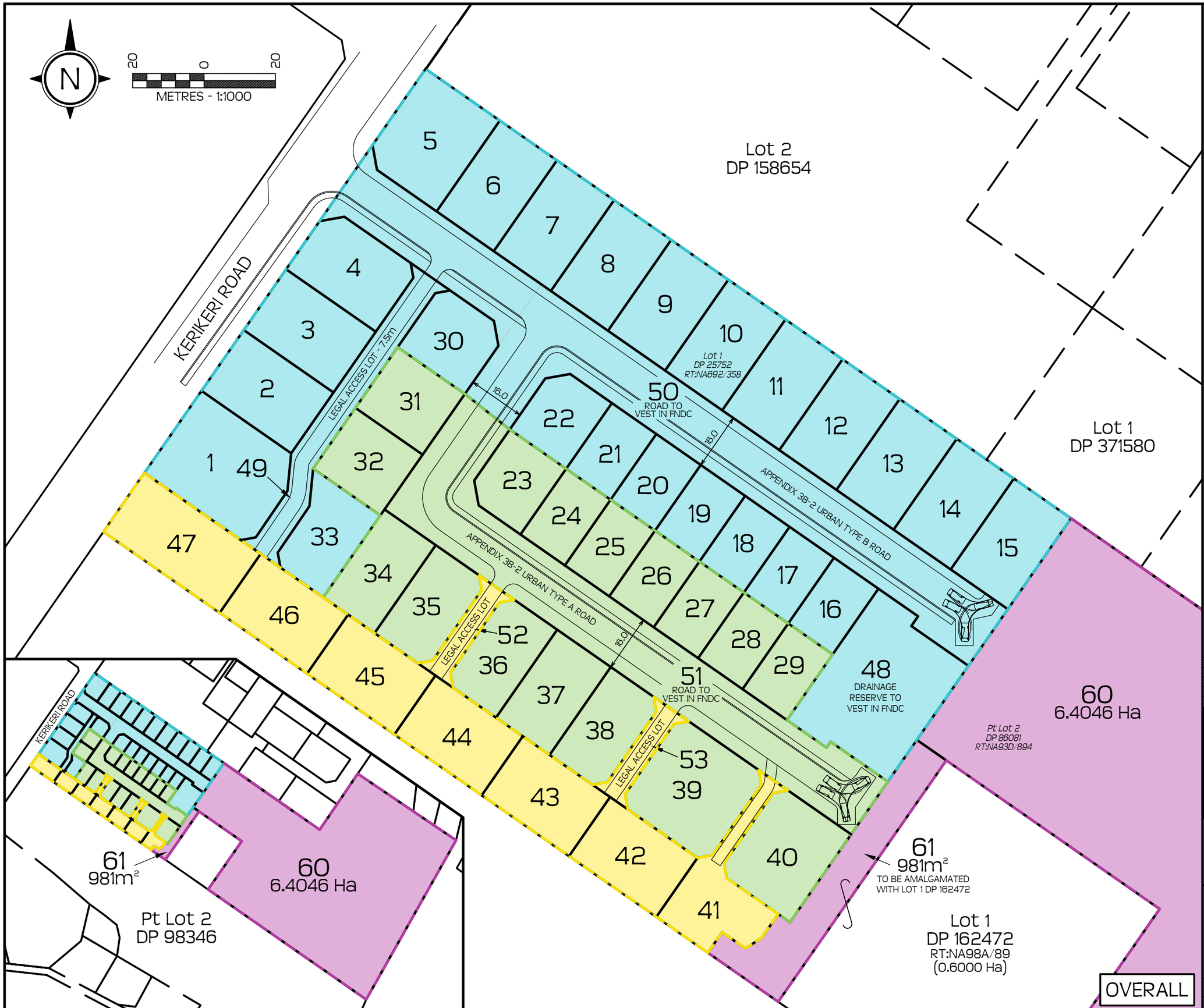
TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	5/5	Rev. F

Date Plotted: 20/04/2022 File Path: P:\16000 - 16999\16655 - Traverse Ltd (Kerikeri Road)\Drawings\Scheme Plan\S16655 - Traverse - F.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



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10. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(i) OF THE RMA 1991

THAT LOT 61 HEREON BE TRANSFERRED TO THE OWNER OF LOT 1 DP 162472 (RT:NA98A/89) AND THAT ONE RECORD OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS

STAGE 1

STAGE 2

STAGE 3

STAGE 4

APPROVED PLAN

Planner: pkillalea
RC: 2220850
Date: 16/11/2022

SUBD AREA: 9.9688 Ha
AMALG AREA: 0.6000 Ha
TOTAL AREA: 10.5688 Ha

COMPRISED IN: RT NA692/358, NA93D/894 & NA98A/89 (ao)

THIS SITE IS ZONED ' RESIDENTIAL ' AND THE BUILDING SETBACKS ARE THUS: 9m FROM KERIKERI ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

REV	DATE	DESCRIPTION
F	20.04.22	STAGING AMENDMENTS - RS/CC
E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC

REF. DATA:

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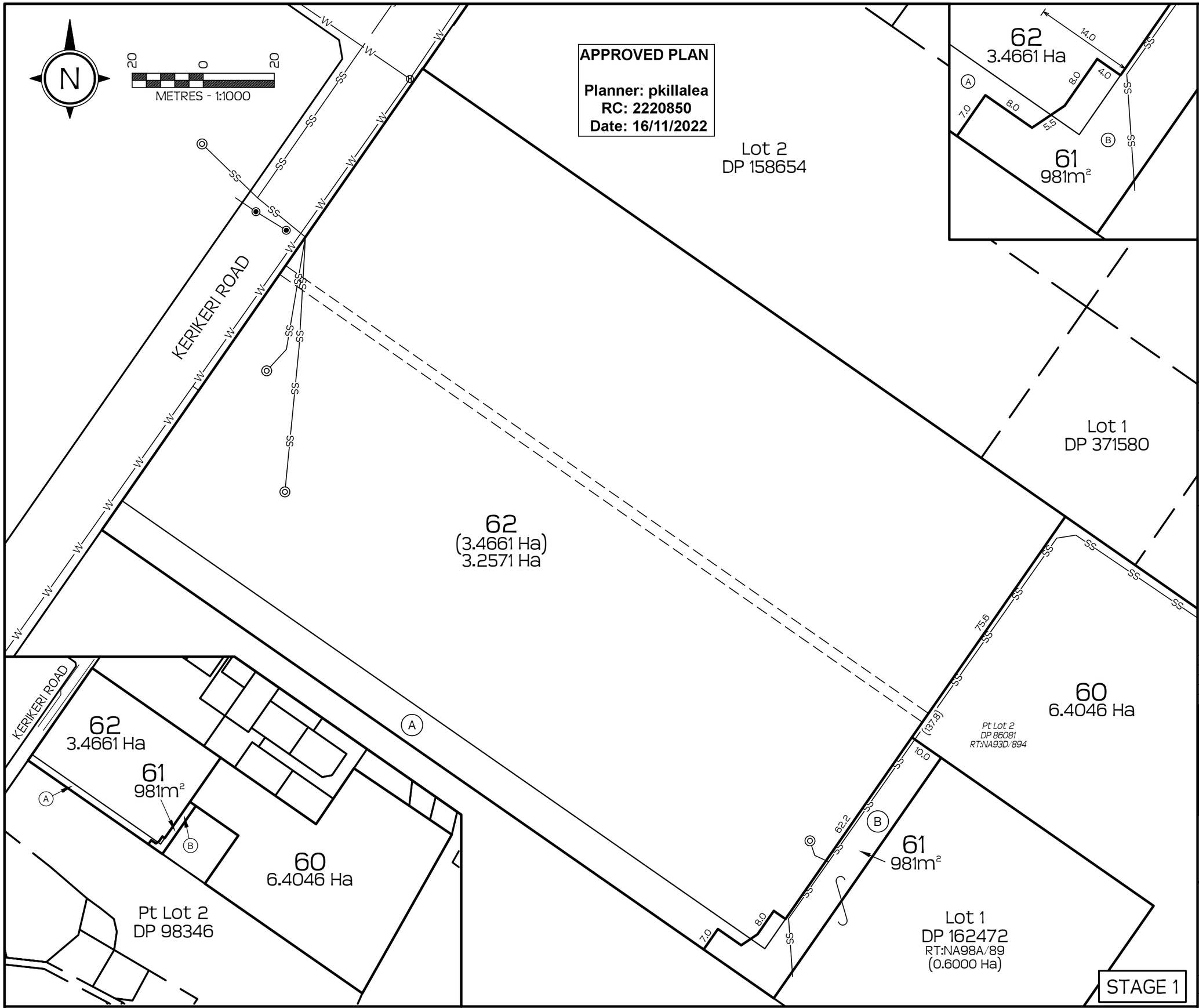
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	1/5	Rev. F

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



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9. 2020 1m LiDAR CONTOUR INFORMATION COURTESY OF THE NRC.
10. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(i) OF THE RMA 1991

THAT LOT 61 HEREON BE TRANSFERRED TO THE OWNER OF LOT 1 DP 162472 (RT:NA98A/89) AND THAT ONE RECORD OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS

PROPOSED CANCELLATION OF NON-CONDITIONAL EASEMENT

THE WATER RIGHT OVER LOT 1 DP 25725 & APPURTENANT TO PT LOT 2 DP 86081 (FORMERLY LOT 2 DP 25725) & CREATED BY T.570871;

IS TO BE REVOKED

— — — — EXISTING EASEMENT TO BE CANCELED

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	SERV.TENE. (BURDENED)	DOM.TENE. (BENEFITTED)
RIGHT OF WAY	(A)	LOT 62 HEREON	LOTS 60, 61 HEREON & LOT 1 DP 162472
	(B)	LOT 61 HEREON	LOT 60 HEREON

SUBD AREA: 9.9688 Ha
AMALG AREA: 0.6000 Ha
TOTAL AREA: 10.5688 Ha
COMPRISED IN: RT NA692/358, NA93D/894 & NA98A/89 (ao)

THIS SITE IS ZONED ' RESIDENTIAL ' AND THE BUILDING SETBACKS ARE THUS: 9m FROM KERIKERI ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

REV	DATE	DESCRIPTION
F	20.04.22	STAGING AMENDMENTS - RS/CC
E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC

REF. DATA:

reyburn & bryant
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7 Selwyn Ave, Whangarei
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CLIENT

TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

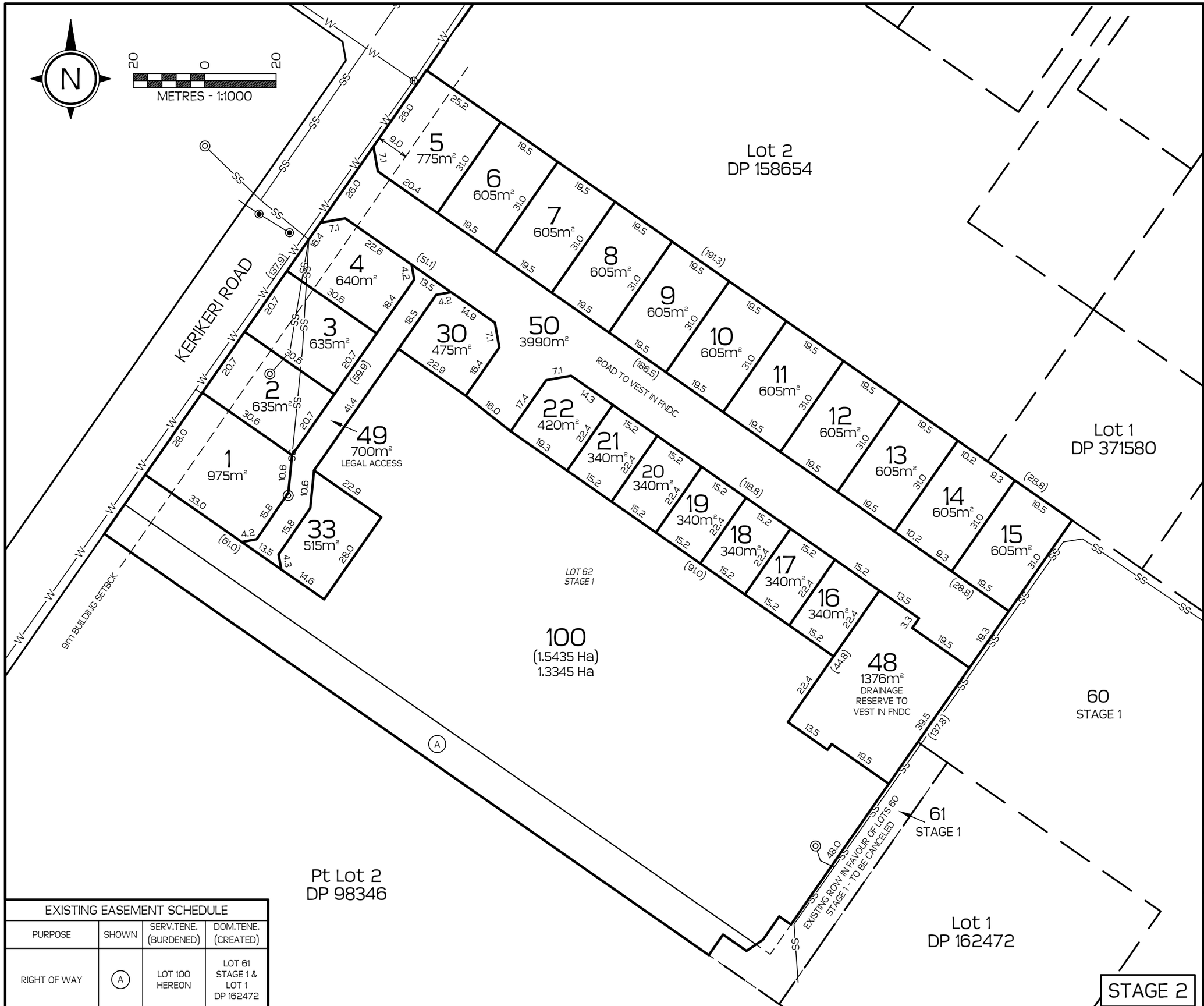
TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3
NO.	S16655	SHEET	2/5
		Rev.	F

Date Plotted: 20/04/2022 File Path: P:\16000 - 16999\16655 - Traverse Ltd (Kerikeri Road)\Drawings\Scheme Plan\S16655 - Traverse - F.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



EXISTING EASEMENT SCHEDULE			
PURPOSE	SHOWN	SERV.TENE. (BURDENED)	DOM.TENE. (CREATED)
RIGHT OF WAY	(A)	LOT 100 HEREON	LOT 61 STAGE 1 & LOT 1 DP 162472

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PROPOSED CANCELLATION OF CONDITIONAL EASEMENTS

PURSUANT TO SECTION 243(e) OF THE RMA 1991, THE CONDITIONS AS TO THE CREATION OF:

THE RIGHT OF WAY MARKED 'A' ON STAGE 1; OVER LOT 62 STAGE 1; IS TO BE CANCELLED AS IT RELATES TO LOT 60 STAGE 1 &
THE RIGHT OF WAY, MARKED B ON STAGE 1, OVER LOT 61 STAGE 1 & APPURTENANT TO LOT 60 STAGE 1 & CREATED ON STAGE 1; IS TO BE REVOKED

REASON: LOT 60 STAGE 1 WILL NOW GAIN ACCESS FROM ROAD TO VEST (LOT 50).

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991

THAT LOT 49 HEREON (LEGAL ACCESS) BE HELD AS TO SIX UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 1, 2, 3 & 33 HEREON (ONE SHARE EACH) AND LOT 100 HEREON (TWO SHARES) AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

APPROVED PLAN

Planner: pkillalea
RC: 2220850
Date: 16/11/2022

TOTAL AREA: 3.4661 Ha
COMPRISED IN: RT NA692/358, NA93D/894

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TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	3/5	Rev. F

APPROVED PLAN

Planner: pkillalea
RC: 2220850
Date: 16/11/2022

N

20 0 20
METRES - 1:1000

KERIKERI ROAD

Lot 2
DP 158654

Lot 1
DP 371580

Pt Lot 2
DP 98346

Lot 1
DP 162472

30 STAGE 2
50 STAGE 2
31 475m²
22 STAGE 2
21 STAGE 2
20 STAGE 2
19 STAGE 2
18 STAGE 2
17 STAGE 2
16 STAGE 2
49 STAGE 2
32 475m²
23 420m²
24 340m²
25 340m²
26 340m²
27 340m²
28 340m²
29 340m²
33 STAGE 2
34 525m²
35 525m²
36 520m²
37 550m²
38 520m²
39 875m²
40 730m²
101 (4811m²) 2721m²
51 2969m²
ROAD TO VEST IN FNDC
LOT 101 STAGE 3
48 STAGE 2
60 STAGE 1
61 STAGE 1
9m BUILDING SETBACK
A

STAGE 3

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10. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

EXISTING EASEMENT SCHEDULE

PURPOSE	SHOWN	SERV.TENE. (BURDENED)	DOM.TENE. (CREATED)
RIGHT OF WAY	(A)	LOT 101 HEREON	LOT 61 HEREON & LOT 1 DP 162472

PROPOSED CANCELLATION OF AMALGAMATION CONDITION

PURSUANT TO SECTION 240 (4) OF THE RMA 1991

THE FAR NORTH DISTRICT COUNCIL RESOLVES TO CANCEL THE AMALGAMATION CONDITION IN RELATION TO THE TWO UNDIVIDED ONE-SIXTH SHARES OF LOT 49 STAGE 2 (LEGAL ACCESS) HELD BY THE OWNER OF LOT 100 STAGE 2.

REASON: THESE SHARES ARE TO BE REDISTRIBUTED AT THIS STAGE

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991

REDISTRIBUTION OF SHARES: THAT LOT 49 STAGE 2 (LEGAL ACCESS) BE HELD AS TO TWO (EXISTING) UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOT LOT 101 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

TOTAL AREA: 1.5435 Ha
COMPRISED IN: RT NA692/358, NA93D/894

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TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	4/5	Rev. F

APPROVED PLAN

Planner: pkillalea
RC: 2220850
Date: 16/11/2022

N

20 0 20
METRES - 1:1000

KERIKERI ROAD

Lot 2
DP 158654

Lot 1
DP 371580

Pt Lot 2
DP 98346

Lot 1
DP 162472

49
STAGE 2

47
800m²

46
600m²

45
600m²

44
600m²

43
600m²

42
600m²

41
620m²

52
195m²

53
196m²

33
STAGE 2

34
STAGE 3

35
STAGE 3

36
STAGE 3

37
STAGE 3

38
STAGE 3

39
STAGE 3

40
STAGE 3

51
STAGE 4

60
STAGE 1

61
STAGE 1

LOT 102
STAGE 4

9m BUILDING SETBACK

39.7 20.1 29.8 23.8 20.2 17.6 7.0 8.0 5.5 (211.7)

STAGE 4

TOTAL AREA: 0.4811 Ha
COMPRISED IN: RT NA692/358, NA93D/894

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1. THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
2. AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
3. THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN.
4. SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
5. DO NOT SCALE OFF DRAWINGS.
6. THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED.
7. DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND
8. 04m 2014-2016 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
9. 2020 1m LiDAR CONTOUR INFORMATION COURTESY OF THE NRC.
10. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED CANCELLATION OF CONDITIONAL EASEMENTS

PURSUANT TO SECTION 243 (e) OF THE RMA 1991, THE CONDITIONS AS TO THE CREATION OF:

THE RIGHT OF WAY MARKED 'A' ON STAGE 3, OVER LOT 101 STAGE 3 & APPURTENANT TO LOT 61 STAGE 1 & LOT 1 DP 162472 & CREATED ON STAGE 1; IS TO BE REVOKED

REASON: LOT 61 STAGE 1 & LOT 1 DP 162472 IS SERVED FROM ROW & WILL NOW GAIN ACCESS FROM ROAD TO VEST (LOT 51).

PROPOSED CANCELLATION OF AMALGAMATION CONDITION

PURSUANT TO SECTION 240 (4) OF THE RMA 1991

THE FAR NORTH DISTRICT COUNCIL RESOLVES TO CANCEL THE AMALGAMATION CONDITION IN RELATION TO THE TWO UNDIVIDED ONE-SIXTH SHARES OF LOT 49 STAGE 2 (LEGAL ACCESS) HELD BY THE OWNER OF LOT 101 STAGE 3.

REASON: THESE SHARES ARE TO BE REDISTRIBUTED AT THIS STAGE

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991

REDISTRIBUTION OF SHARES: THAT LOT 49 STAGE 2 (LEGAL ACCESS) BE HELD AS TO TWO (EXISTING) UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 46 & 47 HEREON (ONE SHARE EACH) AS TENANTS IN COMMON IN THE SAID SHARES,
&
THAT LOT 52 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 44 & 45 HEREON (ONE SHARE EACH) AS TENANTS IN COMMON IN THE SAID SHARES,
&
THAT LOT 53 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 42 & 43 HEREON (ONE SHARE EACH) AS TENANTS IN COMMON IN THE SAID SHARES,
AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

CLIENT

TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	5/5	Rev. F

APPENDIX 2

2220850-RMAVAR/A

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

DECISION ON SECTION 127 APPLICATION
UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104B, 127 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** resource consent to add condition 6 of resource consent 2220850-RMACOM to:

Applicant:	Traverse Limited
Council Reference:	2220850-RMAVAR/A
Property Address:	1 Te Uru Lane, Kerikeri 0230 4 Te Uru Lane, Kerikeri 0230
Legal Description:	Lot 5 DP 596768 Lot 4 DP 596768
Description of Application:	Addition of Condition 6, 7, and 8 to allow vehicle crossings to be established on Lots 4 and 5 DP 596768 within 30m of the intersection of Te Uru Lane in Residential Zone as a Discretionary Activity.

The following changes to the conditions of resource consent 2220850-RMACOM are made:

~~Strikethrough~~ indicates deletions and underline indicates additions and changes)

For clarity a complete set of conditions, as amended, are provided in Schedule 1 to this decision.

Add Condition 6

Prior to construction of a dwelling on Lot 4, and after obtaining vehicle crossing permit, the owner must construct a vehicle crossing in the location shown on the stamped plan Council reference 2220850-RMAVAR/A and attached to this decision.

Add Condition 7

To enable reverse manoeuvring off the site, any fencing of the boundary adjoining Hua Rakau Way between the garage and Te Uru Lane must be less than 1.2m in height.

Add Condition 8

Prior to construction of a dwelling on Lot 5, and after obtaining vehicle crossing permit, the owner must construct a vehicle crossing in the location shown on the stamped plans Titled 'Site Plan', dated 26 June 2025 and prepared by G.J.Gardner.

Advise note 8

Any work activity, excavation and non- excavation carried out in the road reserve, must lodge formal notice if intention to carry out Works, in the form of a Corridor Access Request, submitted to the Corridor Manager for Approval.
A Corridor Access Request (CAR) is an application for a permit to carry out works within the road reserve, this is defined in the National Code of Practice for Utilities access to the transport Corridors and has been adopted by Council.
A Traffic Management Plan (TMP) must be uploaded with the CAR submission, describing the proposed works, design, setup, and removal of any activity being carried out within the road Reserve. A Work Access Permit (WAP) and reasonable conditions will be issued once TMP is Approved. Enquiries as to its use may be directed to Council's Road Corridor Manager, corridor.access@fndc.govt.nz.

Advice Notes

Lapsing of Consent

1. *The granting of this section 127 application does not alter the lapse date of the original consent. The consent holder is recommended to check that the original consent does not lapse before it is given effect to.*

Right of Objection

2. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.

2. The proposed change is within the scope of the original resource consent and therefore can be considered under section 127.

3. In regard to sections 104(1)(a) and 127(3) of the Act the actual and potential effects of the proposed change will be acceptable as:

    a. There will be no reverse sensitivity effects as the variation is consistent with the current use of the existing activities in the wider environment.

b. It is considered that any adverse effects in relation to additional traffic and access on the local roading network and internal roading infrastructure will be mitigated and will be less than minor.

c. Lot 4 does not have sufficient depth to accommodate on-site manoeuvring, and as such vehicles will be required to reverse from the lot onto Te Uru Lane, however, Te Uru Lane is a newly constructed local road with low traffic volumes with traffic calming devices.

d. An assessment has been made with regards to s127(4) of the Act. Any adverse effects on persons who made a submission on the original application and may be affected by the change of the condition(s) will be less than minor.

4. In regard to sections 104(1)(ab) and 127(3) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.

5. In regard to sections 104(1)(b) and 127(3) of the Act the following statutory documents are considered to be relevant to the application:
   a. Operative Far North District Plan 2009,
   b. Proposed Far North District Plan 2022

Operative Far North District Plan

There have been no changes to the objectives and policies of the relevant Chapters of the Operative Far North District Plan (ODP) since the approval of the underlying subdivision consent RC 2220850-RMACOM.

The objectives and policies of the Transport Chapter focus on minimising adverse traffic effects to promote a safe and efficient transport network for vehicles, cyclists, and pedestrians. The traffic generated by the proposal can be accommodated by the proposed access formations. Any adverse traffic effects associated with the proposed changes will be less than minor with the proposed mitigation. Establishing vehicle crossings within 30m of the intersection of Te Uru Lane and Kerikeri Road will not compromise the safety of the transport network for vehicles, pedestrians, and cyclists.

As such, the activity remains consistent with the ODP and the conclusions reached in the decision for 2220850-RMACOM with regards to objectives and policies remain relevant.

Proposed Far North District Plan

The objectives and policies from the PFNDP are of no relevance to this application as Section 127(3)(b) of the RMA specifies that “references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.”

Council’s consideration of this application under sections 88 to 121 of the RMA is therefore restricted to the proposed changes to the consent conditions. There is no requirement to assess the consented activity in the context of the objectives and policies of the PFNDP.

Furthermore, it is acknowledged the PDP was notified in July 2022 and hearings are underway. There is substantial scope for provisions to evolve through the submission

and appeal process. Therefore, at this stage of the PDP process, limited weighting has been placed on these PDP provisions relative to the Operative Plan. The Operative Plan remains the primary planning instrument for determining this application.

6. In regard to sections 104(1)(c) and 127 of the Act there are no other matters relevant and reasonably necessary to determine the application.

7. Based on the assessment above the proposed change will be consistent with Part 2 of the Act.

   The proposed change will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the proposed change. The proposal remains an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.

8. Overall, for the reasons above it is appropriate for the changes of the conditions of consent to be granted.

Approval

This resource consent has been prepared by Swetha Maharaj, Senior Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Name: Nick Williamson Date: 25th September 2025

Title: Team Leader

Schedule 1

Complete set of Consent Conditions for 2220850-RMAVAR/A as Amended by 2220850-RMACOM

Pursuant to Sections 108 and 220 of the Act, this subdivision consent is issued subject to the following conditions:

Subdivision Consent Stages 1 – 4

Stage 1 – Lots 60, 61, and 62

1 That prior to certification under Section 223 of the Act:

a) The subdivision survey plan shall be in general accordance with the approved plan of subdivision Sheet 2 of 5 Revision F referenced as Stage 1 S16655 dated April 2022 prepared by Reyburn and Bryant Limited, attached to this consent with the Council's "Approved Stamp" affixed to it.

b) The survey plan shall show easements (both private and in gross where required) over the existing sewer lines serving Lot 62 and Lot 1 DP 162472.

c) Show the following amalgamation condition on the survey plan:
'That Lot 61 hereon be transferred to the owner of Lot 1 DP 162472 (RT:NA98A/89) and that one record of title be issued to include both parcels' (LINZ ref TBC)

d) Provide suitable evidence to show that easement B located over Lot 61 contains a formed and metalled 3.0 wide carriageway with suitable stormwater drainage for its length. Where the easement requires formation, confirmation that works are completed will be required by way of written certification from a chartered professional engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards).

No conditions are required to be met prior to issuing of the Section 224 certificate.

Cancellation of Non-Conditional easement under Section 243(e)

Council resolves that, pursuant to Section 243(e) of the Resource Management Act, that the water right over Lot 1 DP 25725 & appurtenant to Pt Lot 2 DP 86081 (formerly Lot 2 DP 25725) & created by t.570871, is cancelled.

Stage 2 – Lots 1 – 22, 30, and 33 (residential lots), Lot 48 as reserve to vest, Lot 49 as common access lot, Lot 50 as road to vest, and Lot 100 as balance lot

2 That prior to certification under Section 223 of the Act:

a) The subdivision survey plan shall be in general accordance with the approved plan of subdivision Sheet 3 of 5 Revision F referenced as Stage 2 S16655 dated April 2022 prepared by Reyburn and Bryant Limited, attached to this consent with the Council's "Approved Stamp" affixed to it.

b) The survey plan shall show any easements required to protect existing service connections to the existing buildings on proposed Lots 1 and 2. Where those existing connections are to be removed and new connections installed as part of the civil works under this consent, no easements will be required.

c) Show the following amalgamation condition on the survey plan:

'That Lot 49 hereon (legal access) be held as to six undivided one-sixth shares by the owners of Lots 1, 2, 3 & 33 hereon (one share each) and Lot 100 hereon (two shares) as tenants in common in the said shares and that individual records of title be issued in accordance therewith.' (LINZ ref 1823275)

d) Submit to Councils Development Engineer or designate for approval, reports, plans, specifications & details of all works required to construct services and infrastructure prior to commencing construction of civil works. Such works shall be designed by a suitably qualified Chartered Professional Engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards), in accordance with the Council's current Engineering Standards, NZS4404:2004, referencing the Engineering Reports produced by Hawthorn Geddes, Project reference 12546. In particular, the plans and details shall show:

   i. The road to vest formed and sealed to comply with the Council standard for a Type B Urban Street with a 6.5m carriageway and (legal access) Lot 49. Plans must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage and a suitably designed turning head.

   ii. A streetlighting design for the new road to vest, internal accessways, and parking areas in accordance with the Northland Transportation Alliance Streetlight Design Manual.

   iii. The intersection of Lot 50 as road to vest and Kerikeri Road to be formed and upgraded in accordance with Integrated Transport Assessment prepared by Hawthorn Geddes Limited dated 22 August 2022, and more specifically the details identified on the drawing entitled 'Proposed Turning Treatments' Figure No. 3 Rev. R2.

   iv. Lot 49 as private common access lot is to be formed and sealed to comply with the Council standard with a minimum 5m kerbed carriageway for its length, inclusive of a complying crossing onto Lot 50.

   v. Location of services within the carriageway (telecommunication, power)

   vi. Connection details to the public wastewater reticulation network to serve Lots 1-15, Lots 16- 22, Lot 30 and 33. The reticulation shall be by gravity and pump station combination to the public gravity main on Mill Lane via Hall Road inclusive of any upgrades required, as offered by the applicant, in accordance with the requirements of the Far North District Councils Three Waters Asset Manager.

      Note: Refer to Advice Notes 3 and 4 below.

   vii. Connection details of onsite potable water supply system to serve Lots 1-22, Lot 30 and 33 in accordance with the Three Waters Assessment prepared by Hawthorn Geddes Limited dated 24 August 2022, and more specifically the details identified on the drawing entitled 'Potable Water Concept Plan' Figure No.6 Rev R2. The water supply must provide for water for firefighting in accordance with NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

viii. Details of stormwater connections and mitigation in accordance with the Stormwater Management Report by Hawthorn Geddes Ref:12546 Rev 2 Dated 13th April 2022 to serve Lots 1-22, Lot 30 and 33, inclusive of design details addressing landscaping and finished contours for Lot 48 to vest.

Note: Refer to consent notice condition 3. l. v.

e) Submit a Construction Management Plan for approval by the Council. The plan shall contain information on, and site management procedures, for the following:

i. The timing of construction, including hours of work, key project and site management personnel (including Construction Engineer), and planned dated and duration of contract.
ii. The transportation of construction material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
iii. Control of dust and noise on-site and any necessary avoidance or remedial measures.
iv. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
v. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.
vi. Erosion and sediment control measures to be in place for the duration of the works.
vii. A Traffic Management Plan where required.

All construction on the site is to be undertaken in accordance with the approved construction management plan.

f) Submit a pre-construction Road Safety Audit to be undertaken in general accordance with the 'Waka Kotahi Road Safety Audit Procedures for Projects – Guidelines' document, that identifies potential safety problems for all road users affected by the proposed development works associated with the intersection onto Kerikeri Road, including the needs of pedestrians, cyclists and elderly/disabled users and to ensure that measures to eliminate or reduce the problems are fully considered. Recommendations from the audit report shall be addressed and incorporated into the design as considered appropriate by the Councils Development Engineer or designate for approval.

g) Provide for Council approval a preferred road name and two alternatives for the road to vest and Lot 49. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the area.

3. That prior to issuing of a Section 224 certificate under the Act:

a) The Consent Holder shall ensure that the approved works specified in condition 2(d) above are constructed in accordance with the Councils Engineering Standards and Guidelines 2004 and the approved plans to the satisfaction of final inspection by the Development Engineer or designate.

b) Upon completion of the works specified in condition 2(d) above, provide certification by way of PS4 of the work from a chartered professional engineer or a

suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards) that all work has been completed in accordance with the approved plans.

Note: All vested infrastructure/assets will require PS1 and PS4 from Chartered Professional Engineer. A suitably qualified professional can provide certificates for private assets if approved by Councils Engineer.

c) Upon completion of the works specified in condition 2(d) above, provide certification by way of PS3 from the road construction and drainage contractor that the vested road and three waters infrastructure is constructed in accordance with Councils Engineering Standards and Guidelines 2004 and approved plans.

d) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months. The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

e) The Consent Holder shall provide to Council's development engineer or designate for approval, as-built plans for vested road, foot paths, storm water drainage, lighting, signage and marking complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines and in RAAM format for the newly constructed section of road for inputting into the roading database.

f) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments.

g) Provide confirmation from Councils maintenance contractor that the purchase and installation of the council approved road name sign/s for the road to vest and Lot 49 as per Condition 2. g) above is accepted and will be installed on the vesting of road to council. (i.e. paid invoice is sufficient).

h) Provide confirmation from a Licensed Cadastral Surveyor that the vested road and private common access lot and all reticulated assets are entirely within the appropriate easements and boundaries.

i) Provide evidence by way of a written statement from a suitably qualified and experienced person to confirm that the earth bund and landscape planting as shown on the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 has been implemented and completed across the frontages of Lot 1 - 5, inclusive of the 1.5 metre high acoustic fence.

j) Submit a post-construction Road Safety Audit to be undertaken in general accordance with the 'Waka Kotahi Road Safety Audit Procedures for Projects – Guidelines' document, to the satisfaction of the Councils Development Engineer or designate for approval to address the finding and recommendations of the Audit required under Condition 2 f) above.

k) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of the

specified lots at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:

i. Lots 1 – 22, 30 and 33 - Prior to construction of a dwelling, the owner shall construct a vehicle crossing in accordance with Far North District Councils engineering standards. Where a crossing is proposed onto a council road, a vehicle crossing permit approval is required from the council.

ii. Lots 2 – 5 shall not form nor utilise any vehicle crossing access onto Kerikeri Road.

iii. Lots 1 – 5 – The earth bund, fence and landscaping implemented under Condition 3. i) above in accordance with the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 shall be maintained in perpetuity by the owners of Lots 1 – 5. A copy of the Plan shall be attached to this consent notice.

iv. Lots 1 – 22, 30 and 33 – Any development shall comply with the restrictions and recommendations identified in the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited dated 28 February 2022.

v. Lots 1 – 22, 30 and 33 - At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and included a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.

Cancellation of Conditional easement under Section 243(e)
Council resolves that, pursuant to Section 243(e) of the Resource Management Act, the right of way marked 'A' on Stage 1 over Lot 62 Stage 1 is to be cancelled as it relates to Lot 60 Stage 1; and the right of way marked 'B' on Stage 1 over Lot 61 Stage 1 and appurtenant to Lot 60 Stage 1 and created on Stage 1 is cancelled.

Stage 3 – Lots 23 – 29, 31, 32, and 34-40 (residential lots), Lot 51 as road to vest, and Lot 101 as balance lot

4 That prior to certification under Section 223 of the Act:

a) The subdivision survey plan shall be in general accordance with the approved plan of subdivision Sheet 4 of 5 Revision F referenced as Stage 3 S16655 dated April 2022 prepared by Reyburn and Bryant Limited, attached to this consent with the Council's "Approved Stamp" affixed to it.

b) Show the following amalgamation condition on the survey plan:
'Redistribution of shares: That Lot 49 Stage 2 (legal access) be held as to two (existing) undivided one-sixth shares by the owners of Lot 101 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.' (LINZ ref 1823275)

c) Submit to Councils Development Engineer or designate for approval, reports, plans, specifications & details of all works required to construct services and infrastructure prior to commencing construction of civil works. Such works shall be designed by a suitably qualified Chartered Professional Engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards) in accordance with the Council's current Engineering Standards, NZS4404:2004, referencing the Engineering Reports produced by Hawthorn Geddes, Project reference 12546. In particular, the plans and details shall show:

   i. The road to vest formed and sealed to comply with the Council standard for a Type A Urban street with a 6.0m carriageway. Plans must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage and a suitably designed turning head.

   ii. A streetlighting design for the new road to vest, internal accessways, and parking areas in accordance with the Northland Transportation Alliance Streetlight Design Manual.

   iii. Location of services within the carriageway (telecommunication, power)

   iv. Connection details to the public wastewater reticulation network to serve Lots 23-29,31,32,34-40 in accordance with the requirements of the FNDC engineering standards and any recommendations from the Infrastructure & Asset Management department.

   v. Connection details of onsite potable water supply system to serve Lots 23-29,31,32,34-40 in accordance with the Three Waters Assessment prepared by Hawthorn Geddes Limited dated 24 August 2022, and more specifically the details identified on the drawing entitled 'Potable Water Concept Plan' Figure No. 6 Rev R2. The water supply must provide for water for firefighting in accordance with NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

   vi. Details of stormwater connections and mitigation in accordance with the Stormwater Management report by Hawthorn Geddes Ref:12546 Rev 2 Dated 13th April 2022 to serve Lots 23-29,31,32,34-40

d) Submit a Construction Management Plan to be approved by the Council. The plan shall contain information on, and site management procedures, for the following:

   i. The timing of construction, including hours of work, key project and site management personnel (including Construction Engineer), and planned dated and duration of contract.
   ii. The transportation of construction material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
   iii. Control of dust and noise on-site and any necessary avoidance or remedial measures.
   iv. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
   v. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.

vi. Erosion and sediment control measures to be in place for the duration of the works.
vii. A Traffic Management Plan where required.

All construction on the site is to be undertaken in accordance with the approved construction management plan.

e) Provide for Council approval a preferred road name and two alternatives for the road to vest. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the area.

5. That prior to issuing of a Section 224 certificate under the Act:

a) The Consent Holder shall ensure that the approved works specified in condition 4(c) above are constructed in accordance with the Councils Engineering Standards and Guidelines 2004 and the approved plans to the satisfaction of final inspection by the Development Engineer or designate.

b) Upon completion of the works specified in condition 4(c) above, provide certification by way of PS4 of the work from a chartered professional engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards)) that all work has been completed in accordance with the approved plans.

Note: All vested infrastructure/assets will require PS1 and PS4 from Chartered Professional Engineer. A suitably qualified professional can provide certificates for private assets if approved by Councils Engineer.

c) Upon completion of the works specified in condition 4(c) above, provide certification by way of PS3 from the road construction and drainage contractor that the vested road and three waters infrastructure is constructed in accordance with Councils Engineering Standards and Guidelines 2004 and approved plans.

d) The Consent Holder shall provide to Council's development engineer or designate for approval, as-built plans for vested road, foot paths, storm water drainage, lighting, signage and marking complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines and in RAAM format for the newly constructed section of road for inputting into the roading database.

e) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months. The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

f) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments.

g) Provide confirmation from Councils maintenance contractor that the purchase and installation of the council approved road name sign for the road to vest as approved under Condition 4.e) above is accepted and will be installed on the vesting of road to council. (i.e. paid invoice is sufficient).

h) Provide confirmation from a Licensed Cadastral Surveyor that the vested road and private common access lot and all reticulated assets are entirely within the appropriate easements and boundaries.

i) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of the specified lots at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:

i. Lots 23-29, 31, 32, 34 – 40, and 101 - Prior to construction of a dwelling, the owner shall construct a vehicle crossing in accordance with Far North District Councils engineering standards. Where a crossing is proposed onto a Council road, a vehicle crossing permit approval is required from the Council.

ii. Lots 23 – 29, 31, 32, 34 – 40, and 101 – Any development shall comply with the restrictions and recommendations identified in the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited dated 28 February 2022.

iii. Lot 101 – Any future owner of Lot 101 is to be made aware that the location of any building and services is restricted to a 10 metre wide area within the lot. The subdivision consent inclusive of this lot has been granted on the basis that the subdivider accepts that any future development on Lot 101 may be restricted due to the configuration of the lot and that resource consent may be required to site any building and/or services.

iv. Lots 23 – 29, 31, 32, 34 – 40, and 101 - At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and included a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.

Cancellation of Amalgamation Condition under Section 241(3)
Council resolves that, pursuant to Section 241(3) of the Resource Management Act, the amalgamation condition in relation to the two undivided one-sixth shares of Lot 49 Stage 2 (legal access) held by the owner of Lot 100 Stage 2 is cancelled.

Stage 4 – Lots 41 - 47 (residential lots) and Lot 52 and 53 as common access lot

6 That prior to certification under Section 223 of the Act:

a) The subdivision survey plan shall be in general accordance with the approved plan of subdivision Sheet 5 of 5 Revision F referenced as Stage 4 S16655 dated April 2022 prepared by Reyburn and Bryant Limited, attached to this consent with the Council's "Approved Stamp" affixed to it.

b) Show the following amalgamation conditions on the survey plan:
'Redistribution of shares: That Lot 49 stage 2 (legal access) be held as to two (existing) undivided one-sixth shares by the owners of Lots 46 & 47 hereon (one share each) as tenants in common in the said shares.'

'That Lot 52 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 44 & 45 hereon (one share each) as tenants in common in the said shares.'

'That Lot 53 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 42 & 43 hereon (one share each) as tenants in common in the said shares, and that individual records of title be issued in accordance therewith.' (LINZ ref 1823275)

c) Submit to Councils Development Engineer or designate for approval, reports, plans, specifications & details of all works required to construct services and infrastructure prior to commencing construction of civil works. Such works shall be designed by a suitably qualified Chartered Professional Engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards) in accordance with the Council's current Engineering Standards, NZS4404:2004, referencing the Engineering Reports produced by Hawthorn Geddes, Project reference 12546. In particular, the plans and details shall show:

   i. Location of services within carriageway (telecommunication, power)

   ii. Connection details to the public wastewater reticulation network to serve Lots 41-47 in accordance with the requirements of the FNDC engineering standards and any recommendations from the Infrastructure & Asset management department.

   iii. Connection details of onsite potable water supply system to serve Lots 41-47 in accordance with the Three Waters Assessment prepared by Hawthorn Geddes Limited dated 24 August 2022, and more specifically the details identified on the drawing entitled 'Potable Water concept Plan' Figure No. 6 Rev R2. The water supply must provide for water for firefighting in accordance with NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

   iv. Details of stormwater connections and mitigation in accordance with the Stormwater Management report by Hawthorn Geddes Ref:12546 Rev 2 Dated 13th April 2022 to serve Lots 41-47

   v. Design details of formation of legal access Lots 52 and 53 to a sealed 3 metre carriageway width with a formed crossing onto the road to vest, and design details of the crossing to service Lot 41

   vi. A streetlighting design for the new road to vest, internal accessways, and parking areas in accordance with the Northland Transportation Alliance Streetlight Design Manual.

d) Submit a Construction Management Plan to be approved by the Council. The plan shall contain information on, and site management procedures, for the following:

i. The timing of construction, including hours of work, key project and site management personnel (including Construction Engineer), and planned dated and duration of contract.
ii. The transportation of construction material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
iii. Control of dust and noise on-site and any necessary avoidance or remedial measures.
iv. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
v. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.
vi. Erosion and sediment control measures to be in place for the duration of the works.
vii. A Traffic Management Plan where required.

All construction on the site is to be undertaken in accordance with the approved construction management plan.

e) Provide for Council approval a preferred road name and two alternatives for the road to vest. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the area.

7. That prior to issuing of a Section 224 certificate under the Act:

a) The Consent Holder shall ensure that the approved works specified in condition 6(c) above are constructed in accordance with the Councils Engineering Standards and Guidelines 2004 and the approved plans to the satisfaction of final inspection by the Development Engineer or designate.

b) Upon completion of the works specified in condition 6(c) above, provide certification by way of PS4 of the work from a chartered professional engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards)) that all work has been completed in accordance with the approved plans.

Note: All vested infrastructure/assets will require PS1 and PS4 from Chartered Professional Engineer. A suitably qualified professional can provide certificates for private assets if approved by Councils Engineer.

c) Upon completion of the works specified in condition 6(c) above, provide certification by way of PS3 from the road construction and drainage contractor that the vested road and three waters infrastructure is constructed in accordance with Councils Engineering Standards and Guidelines 2004 and approved plans.

d) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months. The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

e) The Consent Holder shall provide to Council's development engineer or designate for approval, as-built plans for vested road, foot paths, storm water drainage, lighting, signage and marking complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines and in RAAM

format for the newly constructed section of road for inputting into the roading database.

f) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments.

g) Provide confirmation from Councils maintenance contractor that the purchase and installation of the council approved road name sign for the road to vest as approved under Condition 6.e) above is accepted and will be installed on the vesting of road to council. (i.e. paid invoice is sufficient).

h) Provide confirmation from a Licensed Cadastral Surveyor that the vested road and private common access lot and all reticulated assets are entirely within the appropriate easements and boundaries.

i) Provide evidence by way of a written statement from a suitably qualified and experienced person to confirm that the earth bund and landscape planting as shown on the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 has been implemented and completed across the frontage of Lot 47, inclusive of the 1.5 metre high acoustic fence and closure of the existing vehicle crossing servicing easement A (to be cancelled).

j) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of the specified lots at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:

i. Lots 41 - Prior to construction of a dwelling, the owner shall construct a vehicle crossing in accordance with Far North District Councils engineering standards. Where a crossing is proposed onto a council road, a vehicle crossing permit approval is required from the council.

ii. Lot 47 shall not form nor utilise any informal vehicle crossing access onto Kerikeri Road.

iii. Lot 47 – The earth bund, fence and landscaping implemented under Condition 7g) above in accordance with the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 shall be maintained in perpetuity by the owners of Lot 47. A copy of the Plan shall be attached to this consent notice.

iv. Lots 41 – 47 – Any development shall comply with the restrictions and recommendations identified in the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited dated 28 February 2022.

v. Lots 41 – 47 – The owners and occupiers of the lots are to be made aware that adjacent land is currently and may continue to be used for horticultural activities inclusive of noise and spraying activities.

vi. Lots 41 – 47 - At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified

professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and included a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.

Land use Consent – Earthworks

1. Earthworks at the site are to be carried out in accordance with the document "Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region", June 2016, Guideline Document 2016/005, Incorporating Amendment 1, Auckland Council Guideline Document 2016/005 and generally in accordance with the Reyburn and Bryant Earthworks Design drawings, EW16655, Sheets 1 – 3, Revision C dated 2 June 2022.

2. All consented earthworks to be undertaken on the site are to be supervised by a Chartered Professional Engineer to be engaged by the Consent Holder. The Council is to be advised in writing of the appointment of the engineer and notified when work is to commence, and when work is completed.

3. Prior to commencing any earthworks, the consent holder shall provide to Council:
   - Details of a successful contractor.
   - Details of the planned date and duration of the contract.

4. Prior to commencing any earthworks, an Earthworks Management Plan shall be submitted to and approved by the Council. The plan shall contain information on, and site management procedures, for the following:

   a) The timing of earthworks, including hours of work, key project and site management personnel.
   b) The transportation of earthworks material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
   c) Control of dust and noise on-site and any necessary avoidance or remedial measures.
   d) Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
   e) Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.
   f) Erosion and sediment control measures to be in place for the duration of works.
   g) Any traffic management required associated with heavy construction vehicles and/or staff access to and from the site.

   Note: The Earthworks Management Plan may be lodged as part of or in conjunction with the Erosion and Sediment Control Plan required under Condition 5 of the consent issued by the Northland Regional Council.

5. An earthworks completion report shall be provided to Council upon completion of the earthworks. It shall be prepared by a chartered professional engineer in accordance with Schedule 2A of NZ4404:2010.

6. Prior to construction of a dwelling on Lot 4, and after obtaining vehicle crossing permit, the owner must construct a vehicle crossing in the location shown on the stamped plan Council reference 2220850-RMAVAR/A and attached to this decision.

7. To enable reverse manoeuvring off the site, any fencing of the boundary adjoining Hua Rakau Way between the garage and Te Uru Lane must be less than 1.2m in height.

8. Prior to construction of a dwelling on Lot 5, and after obtaining vehicle crossing permit, the owner must construct a vehicle crossing in the location shown on the stamped plans Titled 'Site Plan', dated 26 June 2025 and prepared by G.J.Gardner.

Land use Consent - National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health Regulations 2011

1. Prior to commencement of any site works including earthworks (including earthworks) on land identified as requiring remediation, the consent holder shall ensure that all works as specified in Section 8.3 of the Remedial Action Plan and the Site Management Plan as prepared by Hawthorn Geddes Limited forming part of the report entitled 'Combined Site Investigation Report for 373 and 377 Kerikeri Road, Kerikeri' dated 21 December 2021 are undertaken and completed. On completion of the works specified in the Remedial Action Plan, the consent holder shall provide a Site Validation Report to the Council, prepared by a suitably qualified and experienced practitioner, that confirms that the Remedial Action Plan and Site Management Plan have been implemented, and confirms that the level of soil contamination meets the relevant SCS (Residential / 10% produce).

   Note: A copy of the Site Validation Report will be retained by the Council and may form part of any future Land Information Memorandum issued by the Council for any lots created by this development.

Advice Notes:

1. *Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
   a) *The consent is given effect to; or*
   b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.*

2. *This consent has been prepared on the basis that the earthworks approved under the land use consent may proceed before receipt and approval of engineering plans for civil works required under the subdivision consent. The consent holder is solely responsible for ensuring that any and all earthworks undertaken are suitable to accommodate the proposed civil engineering works as approved by the Council.*

3. *The condition providing for connection of the proposed development to the Council's reticulated sewerage scheme has been offered by the applicant on the basis that the works may require upgrading of existing public reticulation over land not under the control of the Council or the consent holder. Council's Three Waters Asset Manager may assist to secure rights to lay the new rising main along the route of the existing rising main serving the subject property to provide the most direct and beneficial route*

to the existing Hall Road network. If rights to utilise this route cannot be secured, then the rising main will need to connect to Hall Road via Kerikeri Road with any necessary upgrades to existing rising mains and pumpstations completed. Should this occur, a formal variation to the conditions of consent regarding connection to sewer via Kerikeri Road may be required.

4. *Should the consent holder choose to, they may enter into negotiations with the Council regarding any possible contributions to be made as part of upgrading sewer reticulation to service the surrounding area, noting that the Council is not obliged to agree to any contributions*

5. *Councils Parks Department have specifically considered the need for additional recreational reserve land in conjunction with this development. Further development of the land subject to this consent may require consideration of suitable land to be vested as a reserve.*

6. *The consent holder shall abide by the consents issued by the Northland Regional Council for earthworks and stormwater diversion and discharge when designing and undertaking all works under this subdivision and land use consent.*

7. *Approval of the amalgamation conditions by Land Information New Zealand is pending at the time of issuing of this decision. The approval and associated reference number will be provided on receipt from LINZ.*

8. *Any work activity, excavation and non- excavation carried out in the road reserve, must lodge formal notice if intention to carry out Works, in the form of a Corridor Access Request, submitted to the Corridor Manager for Approval.*
   A Corridor Access Request (CAR) is an application for a permit to carry out works within the road reserve, this is defined in the National Code of Practice for Utilities access to the transport Corridors and has been adopted by Council.
   A Traffic Management Plan (TMP) must be uploaded with the CAR submission, describing the proposed works, design, setup, and removal of any activity being carried out within the road Reserve. A Work Access Permit (WAP) and reasonable conditions will be issued once TMP is Approved. Enquiries as to its use may be directed to Council's Road Corridor Manager, corridor.access@fndc.govt.nz.

DATUM
STMH2.3
LID LEVEL 88.3

01

TE URU LANE

N

APPROVED PLAN

Planner: SMaharaj
RC: 2220850-RMAVAR/A
Date: 25/09/2025

KERIKERI ROAD

EASEMENT F

04

02

03

300 2,900 11,300 5,900
300 2,900 300 90 8,930 90 1,500 90 300
3,917
3,000
2,000
PROPOSED PATIO
3.0M SETBACK
800 x 2,100
2,400 x 2,100
800 x 2,100
HEATPUMP
E-ONE GRINDER PUMP
W.O.
30 DEGREES
KITCHEN
HOB
S.
SK.
S.
ALFRESCO
FULL RAKED CEILING
3,600 x 2,100
LIVING
DINING
(SCISSOR TRUSSES)
3,600 x 700
PROPOSED CONCRETE DRIVEWAY
30 DEGREES
FR.
BARN DOOR
1,600
10 DEGREES
10 DEGREES
DECK
2,400 x 2,100
LOUNGE
F.F.L. 89.665
ENTRY
1,800 x 2,100
DECK
3,400
1.2M SETBACK
9,300
9.0M SETBACK
4,800
2,400 x 2,100
MASTER BEDROOM
30 DEGREES
LAUNDRY
GARAGE
2,000 x 1,300
ATTIC STAIR
ATTIC STORAGE TRUSSES
3,600 x 500
ENSUITE
W.I.R.
30 DEGREES
BED 3
BATH ROOM
WC
BED 2
(INSULATED GARAGE)
1,600 x 500
9,000
1,200
HEATPUMP
2,000 x 1,300
1,600 x 1,100
800 x 1,100
2,000 x 1,300
900 x 2,100
90 1,810 90 1,100 90 1,940 90 1,000 90 1,100 90 1,810 90
300 90 2,600 90 1,720 90 3,000 90 1,940 90 1,000 90 3,000 90 5,820 90 300
20,400
3,500
3,700
1.2M SETBACK

14,000
5,000 90 4,820 90
3,000 90 3,000 90 3,800 90
180 90 3,430 90 1,000 90
5,640 90 3,600 90
3,240 90
2,300 90
180 90

90 4,820 90 5,000
90 3,000 90 3,000
90 710 90 2,780 90 5,820 90 6,000
90 2,150 90

DATUM
STMH2.3
LID LEVEL 88.3

01

TE URU LANE

N

APPROVED PLAN

Planner: SMaharaj
RC: 2220850-RMAVAR/A
Date: 25/09/2025

04

KERIKERI ROAD

EASEMENT F

02

03

E-ONE GRINDER PUMP

PROPOSED CONCRETE DRIVEWAY

3.0M SETBACK

1.2M SETBACK

9.0M SETBACK

ALFRESCO
FULL RAKED CEILING

LIVING

DINING

KITCHEN

(SCISSOR TRUSSES)

HEATPUMP

BARN DOOR

DECK

LOUNGE
F.F.L. 89.665

ENTRY

MASTER BEDROOM

ENSUITE

W.I.R.

BED 3

BATH ROOM

WC

BED 2

LAUNDRY

GARAGE

ATTIC STAIR

ATTIC STORAGE TRUSSES

(INSULATED GARAGE)

W.O.

HOB

SK.

FR.

PROPOSED PATIO

30 DEGREES

10 DEGREES

300 2,900 11,300 5,900
300 2,900 300 90 8,930 90 1,500 90 300

3,917 2,000 3,000

800 x 2,100 2,400 x 2,100 800 x 2,100

3,600 x 2,100 3,600 x 700

1,600 2,400 x 2,100 1,800 x 2,100 DECK 3,400

4,800 2,400 x 2,100 9,300

2,000 x 1,300 1,600 x 500 3,600 x 500

9,000

1,200

HEATPUMP 2,000 x 1,300 1,600 x 1,100 800 x 1,100 2,000 x 1,300 900 x 2,100

90 1,810 90 1,100 90 1,940 90 1,000 90 1,100 90 1,810 90

300 90 2,600 90 1,720 90 3,000 90 1,940 90 1,000 90 3,000 90 5,820 90 300

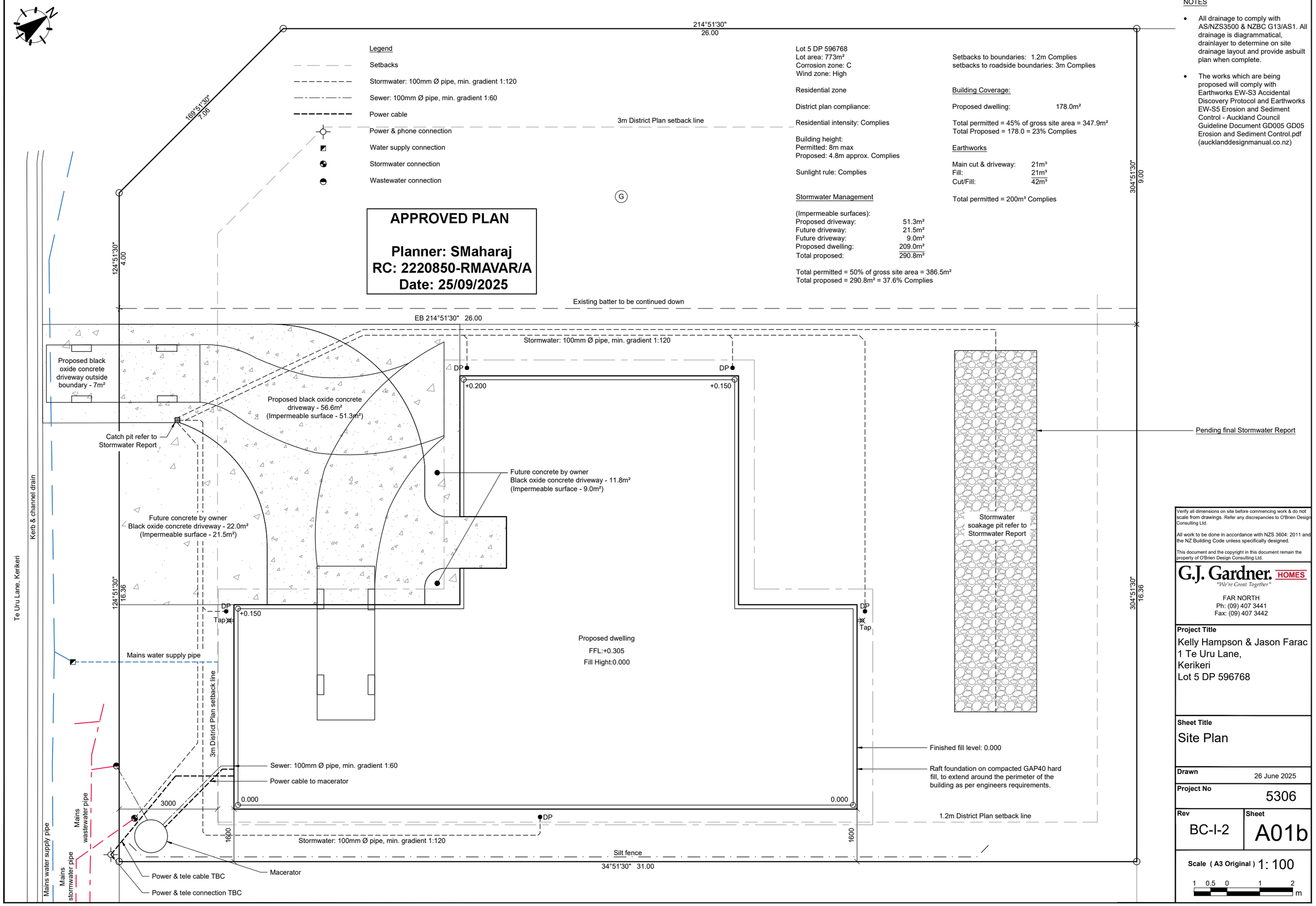
20,400

3,500 3,700

14,000 5,000 4,820 5,000

90 3,000 3,000 3,800 180 90 3,430 90 1,000 90 600 90 5,640 90 2,300 3,240 180

90 3,000 3,000 90 710 90 2,780 90 5,820 90 2,150 6,000 90



Legend

- Setbacks
- Stormwater: 100mm Ø pipe, min. gradient 1:120
- Sewer: 100mm Ø pipe, min. gradient 1:60
- Power cable
- Power & phone connection
- Water supply connection
- Stormwater connection
- Wastewater connection

APPROVED PLAN

Planner: SMaharaj
RC: 2220850-RMAVAR/A
Date: 25/09/2025

Lot 5 DP 596768
Lot area: 773m²
Corrosion zone: C
Wind zone: High

Residential zone

District plan compliance:

Residential intensity: Complies

Building height:
Permitted: 8m max
Proposed: 4.8m approx. Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):

Proposed driveway:	51.3m²
Future driveway:	21.5m²
Future driveway:	9.0m²
Proposed dwelling:	209.0m²
Total proposed:	290.8m²

Total permitted = 50% of gross site area = 386.5m²
Total proposed = 290.8m² = 37.6% Complies

Setbacks to boundaries: 1.2m Complies
setbacks to roadside boundaries: 3m Complies

Building Coverage:

Proposed dwelling: 178.0m²

Total permitted = 45% of gross site area = 347.9m²
Total Proposed = 178.0 = 23% Complies

Earthworks

Main cut & driveway:	21m³
Fill:	21m³
Cut/Fill:	42m³

Total permitted = 200m³ Complies

NOTES

- All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
- The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.

G.J. Gardner. HOMES
"We're Great Together"
FAR NORTH
Ph: (09) 407 3441
Fax: (09) 407 3442

Project Title
Kelly Hampson & Jason Farac
1 Te Uru Lane,
Kerikeri
Lot 5 DP 596768

Sheet Title
Site Plan

Drawn 26 June 2025

Project No 5306

Rev BC-I-2

Sheet A01b

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m

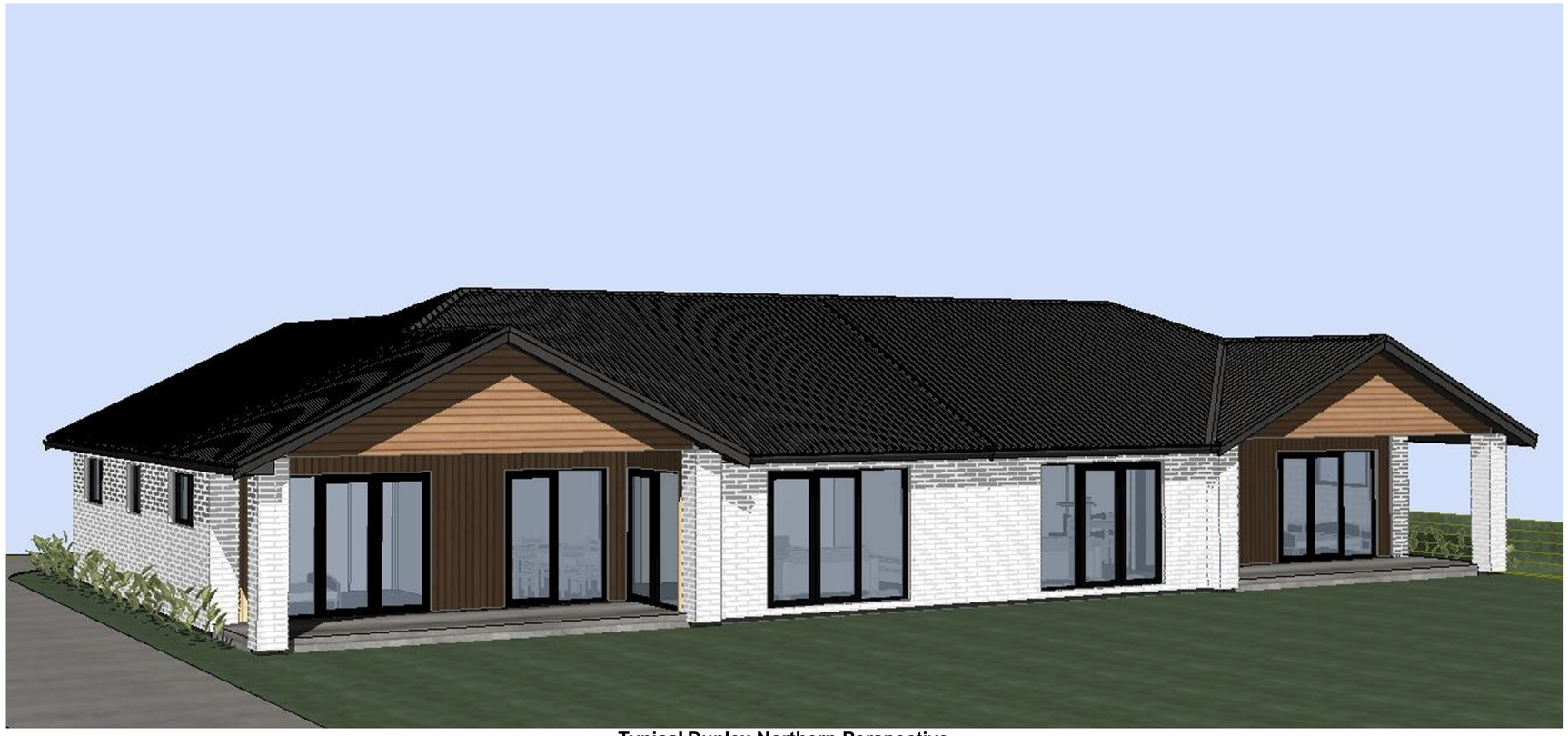
APPENDIX 3

ARCHITECTURAL DESIGN STUDIO

LIMITED PLANS

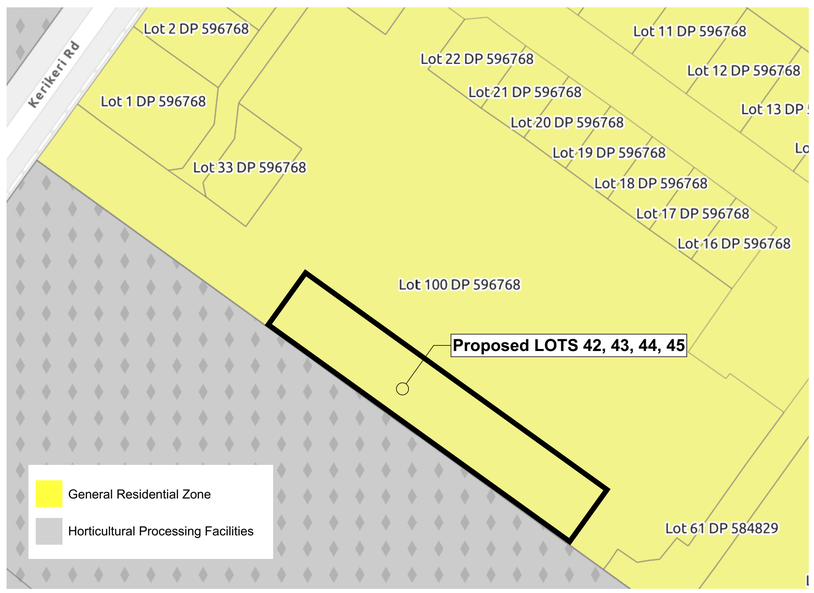
Proposed Dwelling for Traverse Development at LOTS 42-45 Kerikeri

Job Number 25718-N

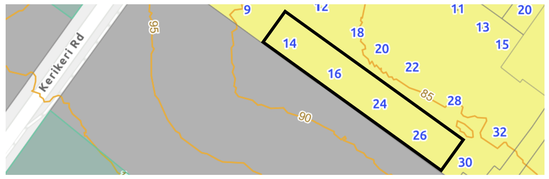


Typical Duplex Northern Perspective

Sheet Index RC - Lots 42-25		
Layout ID	Layout Name	Transmitted
1	Cover Sheet	☐
2	Site Plan - Lot 42	☐
3	Ground Floor Plan - Lot 42	☐
4	Elevations - Lot 42	☐
5	Elevations - Lot 42	☐
6	Site Plan - Lot 43	☐
7	Ground Floor Plan - Lot 43	☐
8	Elevations - Lot 43	☐
9	Elevations - Lot 43	☐
10	Site Plan - Lot 44	☐
11	Ground Floor Plan - Lot 44	☐
12	Elevations - Lot 44	☐
13	Elevations - Lot 44	☐
14	Site Plan - Lot 45	☐
15	Ground Floor Plan - Lot 45	☐
16	Elevations - Lot 45	☐
17	Elevations - Lot 45	☐



Aerial Map - Far North Operative Plan Zones



LINZ Addresses

Proposed LOTS 42-45
within Traverse Development



Aerial Map **1:200**

ltd.
Architectural Design Studio

T 09 424 0088
E info@ltdarch.co.nz
W www.ltdarch.co.nz
A 1B Polarity Rise, Silverdale 0944
AUCKLAND

Client:
Traverse Development

Project:
Duplexes
Lot 42-45 DP TBC
Kerikeri

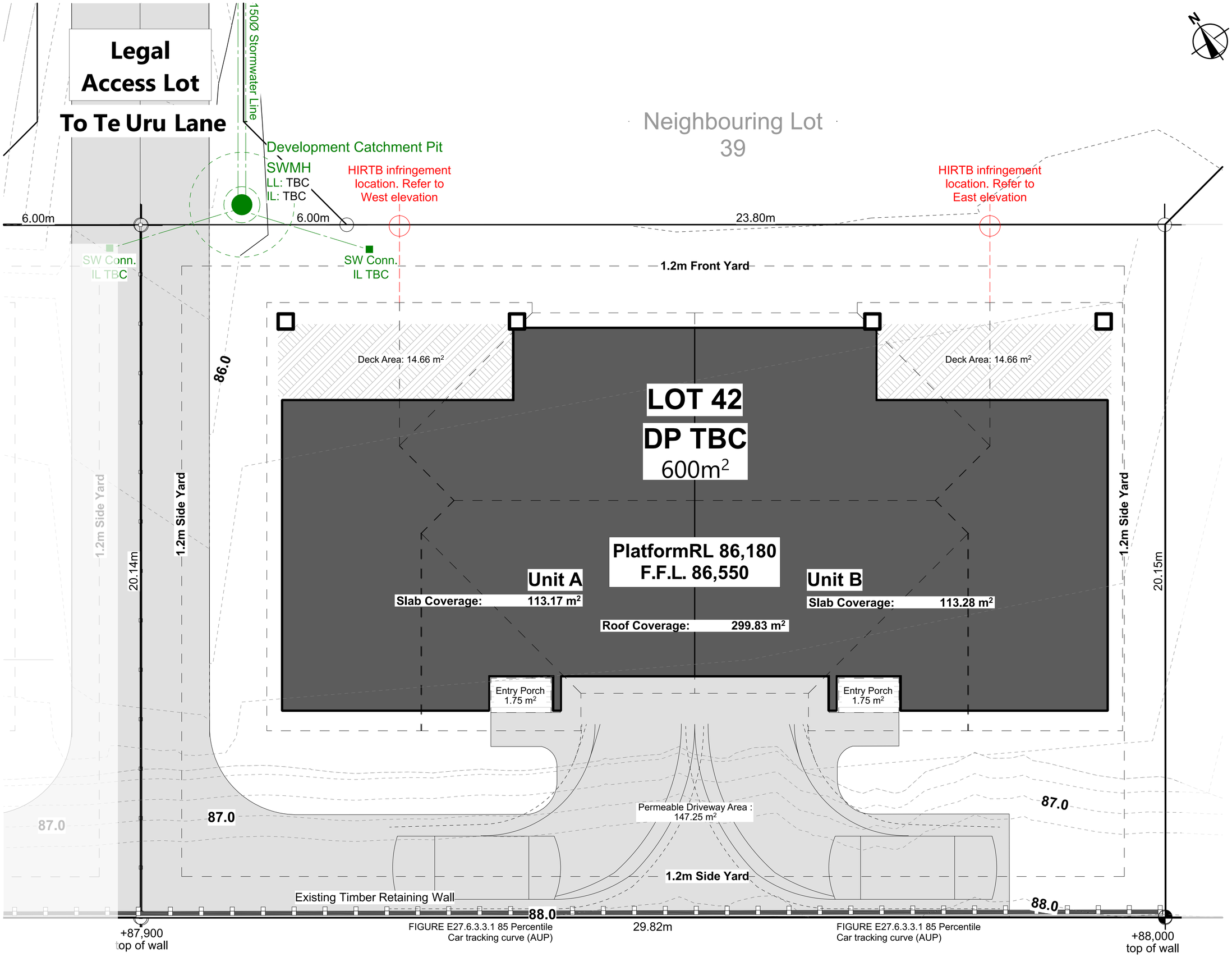
Cover Sheet

Date:	26/02/2026
Scale at A1:	1:1, 1:200
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

NOTES:
1) All dimensions and underground service locations to be checked prior to construction.
2) Do not scale from drawings. If in doubt please ask the designer.
3) Construction and method of construction to be in accordance with the specification, the NZBC and with local bylaws.
4) These drawings are subject to copyright and remain the property of Long Term Design LTD.

Drawing Issue:
RESOURCE CONSENT DRAFT

Page No.	No. of Pages
1	7



Site Plan - Lot 42 1:50

LEGAL DESCRIPTION
LOTS 42-45
DP TBC
AREA 600m²

District Plan Zone: --
Wind Zone: **Very High**
Exposure Zone: **C**

GENERAL SITE NOTES

Contour Interval is 0.20m levels are in terms of Local datum - Reyburn & Bryant Survey #12546 Rev E.

Building platform level may vary to make best use of the cut and fill

Building Platform Legend
Platform RL - Underslab Platform Level (Top of compacted Metal)
FFL - Finish Slab/Structure Level

All stormwater and sewer drainage to be layed minimum 1m away from house

Location of house to be confirmed by Developer (Traverse) on site with site supervisor prior to building setout

LOT 42

MAXIMUM BUILDING HEIGHT
8m max.
COMPLIES

HEIGHT IN RELATION TO BOUNDARY
2.0m plus 45 degrees
COMPLIES
North & South Elevation
BREACHES
West & East Elevation

BUILDING COVERAGE
600 x 45% = 270m² max. allowed
Actual Site Coverage:
Proposed Dwelling: 226.44m²
Proposed Decks: 29.32m²
Proposed Entry Porches: 3.50m²
TOTAL COVERAGE: 259.26m²
43.2%
COMPLIES

YARD SETBACKS
All Yards: 1.2m **COMPLIES**

IMPERMEABLE SURFACES
600 x 50% = 300m² max
Actual Impermeable Surfaces
Proposed Roof Area: 299.83m²
Concrete Drive/ Path: 0m²
TOTAL AREA: 299.83m²
49.97%
COMPLIES

LANDSCAPED AREA
600 x 40% = 204m² min.
Actual Landscaped Area:
600m² less 300m² impermeable:
300m²
50%
COMPLIES

RESOURCE CONSENT
REQUIRED (HIRB, Residential Intensity & Scale of Activities)

ltd
Architectural Design Studio
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E info@ltdarch.co.nz
W www.ltdarch.co.nz
A 1B Polarity Rise, Silverdale 0944 AUCKLAND

Client: Traverse Development

Project: Duplexes
Lot 42-45 DP TBC
Kerikeri

Site Plan - Lot 42

Date: 26/02/2026
Scale at A1: 1:50, 1:100
Scale at A3: half of A1 scale
Job No: 25718-N
Drawn by: OP

NOTES:
1) All dimensions and underground service locations to be checked prior to construction.
2) Do not scale from drawings. If in doubt please ask the designer.
3) Construction and method of construction to be in accordance with the specification, the NZBC and with local bylaws.
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Drawing Issue: RESOURCE CONSENT DRAFT

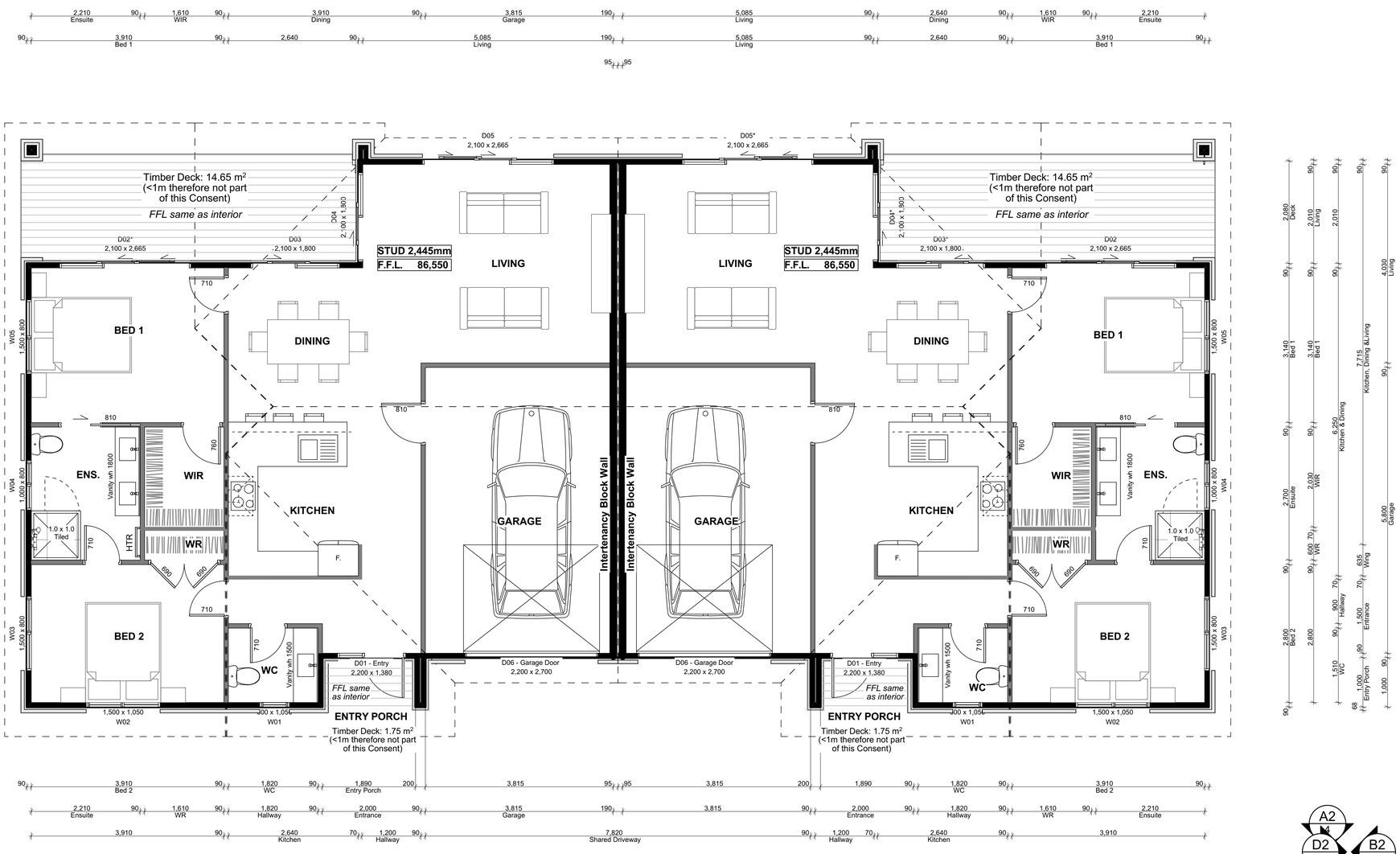
FLOOR PLAN NOTES

Wind Zone: Very High

SD = Interconnected Smoke Alarms (as per F7/AS1 2.1 | NZS4514:2021)

Wall Legend

- External walls/Internal LB walls
- Internal walls
- Insulated internal walls



UNIT FLOOR AREA:	113.07 m²
UNIT DECK AREA:	14.65 m²
UNIT PORCH AREA:	1.75 m²
TOTAL FLOOR AREA PER UNIT:	**129.47 m²**
TOTAL DUPLEX FLOOR AREA:	**258.94 m²**

A2 4 | D2 5 | B2 4 | C2 5

ltd. Architectural Design Studio

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Client: Traverse Development

Project: Duplexes
Lot 42-45 DP TBC
Kerikeri

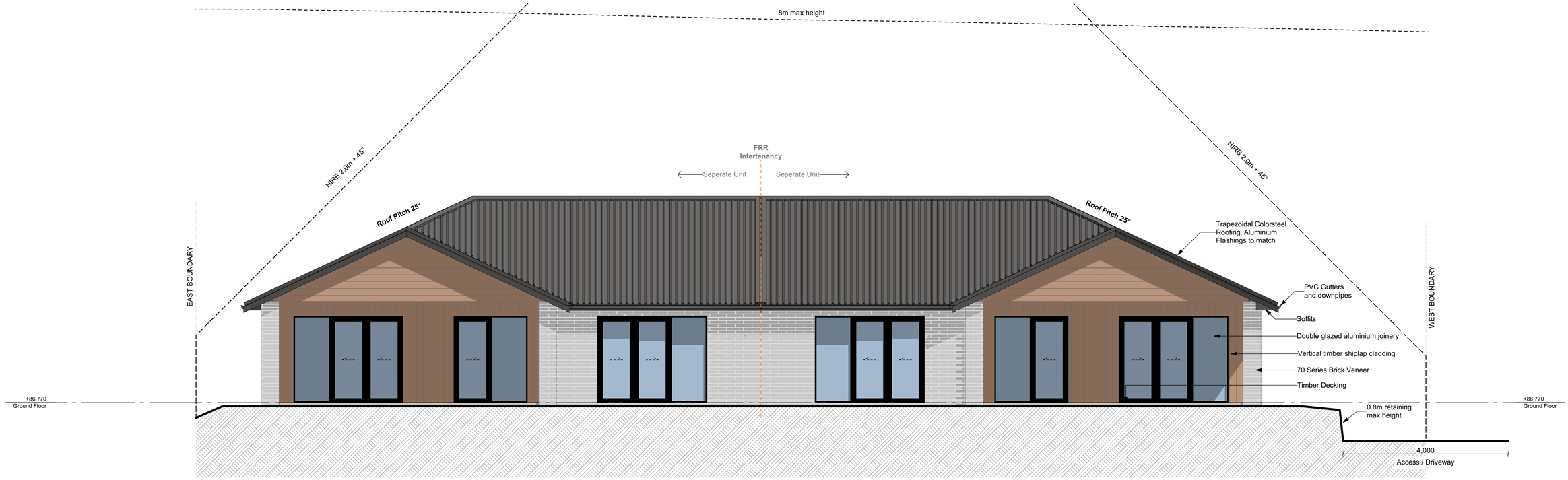
Ground Floor Plan - Lot 42

Date:	26/02/2026
Scale at A1:	1:50
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

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Drawing Issue: RESOURCE CONSENT DRAFT

Page No. 3 | No. of Pages 7



North Elevation - Lot 42 **1:50**



East Elevation - Lot 42 **1:50**

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Project:
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Lot 42-45 DP TBC
Kerikeri

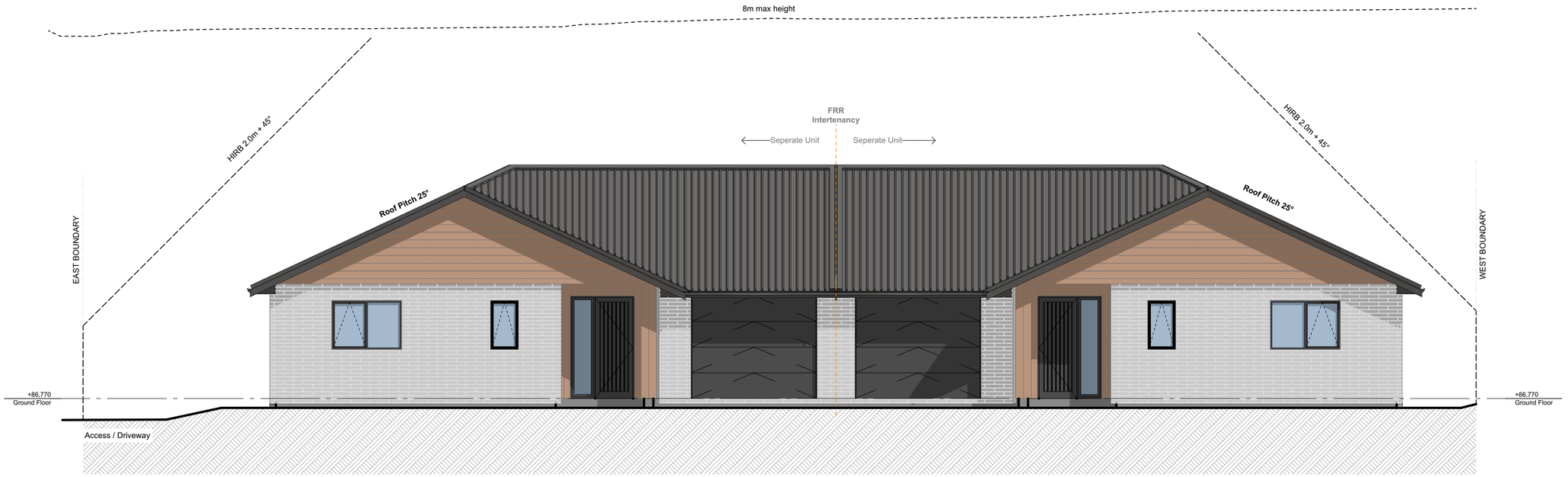
Elevations - Lot 42

Date:	26/02/2026
Scale at A1:	1:50
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

NOTES:
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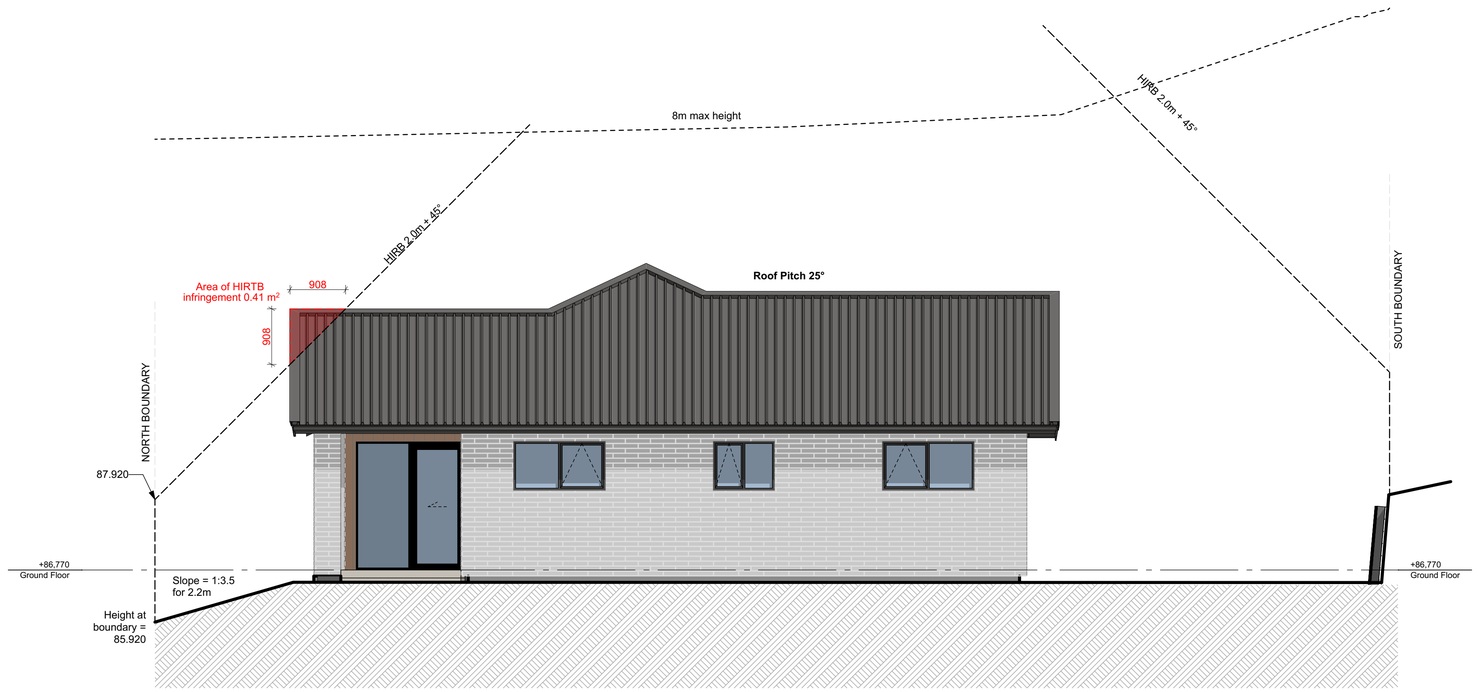
Drawing Issue:
RESOURCE CONSENT DRAFT

Page No.	No. of Pages
4	7



South Elevation- Lot 42

1:50



West Elevation- Lot 42

1:50

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Client:
Traverse Development

Project:
Duplexes
Lot 42-45 DP TBC
Kerikeri

Elevations - Lot 42

Date:	26/02/2026
Scale at A1:	1:50
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

NOTES:
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Drawing Issue:
RESOURCE CONSENT DRAFT

eighbouring Lot
37

Neighbouring Lot
38

HIRTB infringement location. Refer to West elevation

HIRTB infringement location. Refer to East elevation

85.0

23.80m

6.00m

85.8

85.6

1.2m Front Yard

Legal Access Lot

To Te Uru Lane

150Ø Stormwater Line

Develo

SWMH
LL: TBC
IL: TBC

6.0

SW Conn.
IL TBC

Deck Area: 14.66 m²

Deck Area: 14.66 m²

LOT 43

DP TBC

600m²

PlatformRL 86,180
F.F.L. 86,550

Unit A

Slab Coverage: 113.17 m²

Unit B

Slab Coverage: 113.28 m²

Roof Coverage: 299.83 m²

Entry Porch
1.75 m²

Entry Porch
1.75 m²

86.0

1.2m Side Yard

20.15m

1.2m Side Yard

1.2m Side Yard

20.14m

1.2m Side Yard

86.0

87.0

87.0

87.0

Permeable Driveway Area :
147.25 m²

1.2m Side Yard

Existing Timber Retaining Wall

+87,600
top of wall

FIGURE E27.6.3.3.1 85 Percentile
Car tracking curve (AUP)

29.82m

FIGURE E27.6.3.3.1 85 Percentile
Car tracking curve (AUP)

+87,900
top of wall

Site Plan - Lot 43 **1:50**

LEGAL DESCRIPTION
LOTS 42-45
DP TBC
AREA 600m²

District Plan Zone: **--**
Wind Zone: **Very High**
Exposure Zone: **C**

GENERAL SITE NOTES

Contour Interval is 0.20m levels are in terms of Local datum - Reyburn & Bryant Survey #12546 Rev E.

Building platform level may vary to make best use of the cut and fill

Building Platform Legend
Platform RL - Underslab Platform Level (Top of compacted Metal)
FFL - Finish Slab/Structure Level

All stormwater and sewer drainage to be layed minimum 1m away from house

Location of house to be confirmed by Developer (Traverse) on site with site supervisor prior to building setout

LOT 43

MAXIMUM BUILDING HEIGHT
8m max.
COMPLIES

HEIGHT IN RELATION TO BOUNDARY
2.0m plus 45 degrees
COMPLIES
North & South Elevation
BREACHES
West & East Elevation

BUILDING COVERAGE
600 x 45% = 270m² max. allowed
Actual Site Coverage:

Proposed Dwelling:	226.44m²
Proposed Decks:	29.32m²
Proposed Entry Porches:	3.50m²
TOTAL COVERAGE:	**259.26m²**
	43.2%

COMPLIES

YARD SETBACKS
All Yards: 1.2m **COMPLIES**

IMPERMEABLE SURFACES
600 x 50% = 300m² max
Actual Impermeable Surfaces

Proposed Roof Area:	299.83m²
Concrete Drive/ Path:	0m²
TOTAL AREA:	**299.83m²**
	49.97%

COMPLIES

LANDSCAPED AREA
600 x 40% = 204m² min.
Actual Landscaped Area:
600m² less 300m² impermeable:

	300m²
	50%

COMPLIES

RESOURCE CONSENT
REQUIRED (HIRB, Residential Intensity & Scale of Activities)

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Client:
Traverse Development

Project:
Duplexes
Lot 42-45 DP TBC
Kerikeri

Site Plan - Lot 43

Date:	26/02/2026
Scale at A1:	1:50, 1:100
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

NOTES:
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Drawing Issue:
RESOURCE CONSENT DRAFT



FLOOR PLAN NOTES

Wind Zone: Very High

SD = Interconnected Smoke Alarms (as per F7/AS1 2.1 | NZS4514:2021)

Wall Legend

- External walls/Internal LB walls
- Internal walls
- Insulated internal walls

D3/9

B3/8

UNIT FLOOR AREA:	113.07 m²
UNIT DECK AREA:	14.65 m²
UNIT PORCH AREA:	1.75 m²
TOTAL FLOOR AREA PER UNIT:	**129.47 m²**
TOTAL DUPLEX FLOOR AREA:	**258.94 m²**

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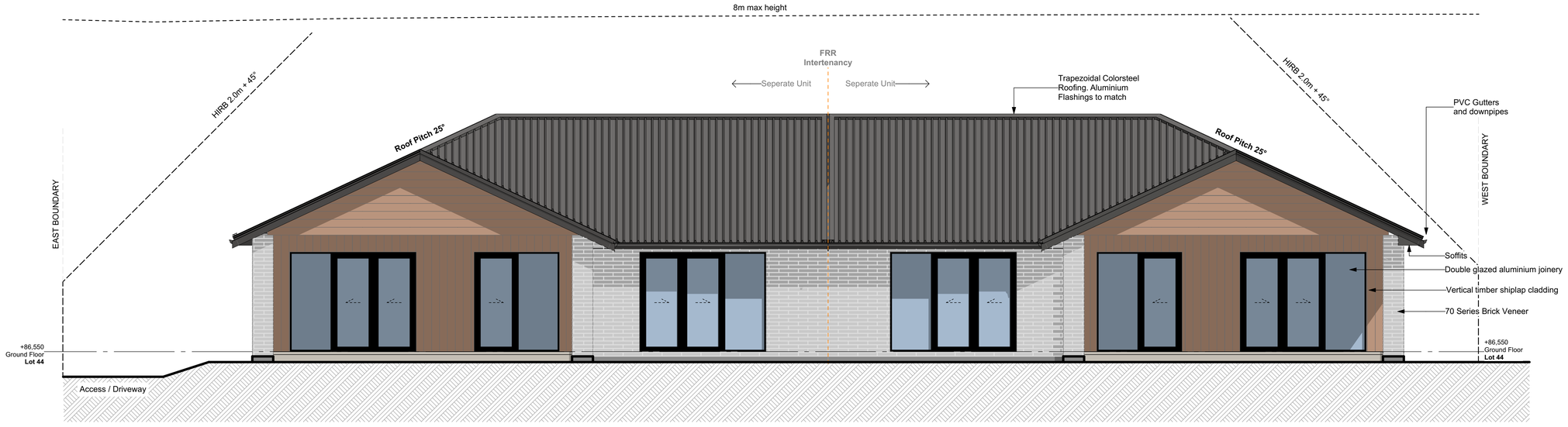
Ground Floor Plan - Lot 4

Date:	26/02/2026
Scale at A1:	1:50
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

NOTES:
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Drawing Issue: RESOURCE CONSENT DRAFT

Page No.	No. of Pages
7	7



North Elevation - Lot 43 **1:50**



East Elevation - Lot 43 **1:50**

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Client:
Traverse Development

Project:
Duplexes
Lot 42-45 DP TBC
Kerikeri

Elevations - Lot 43

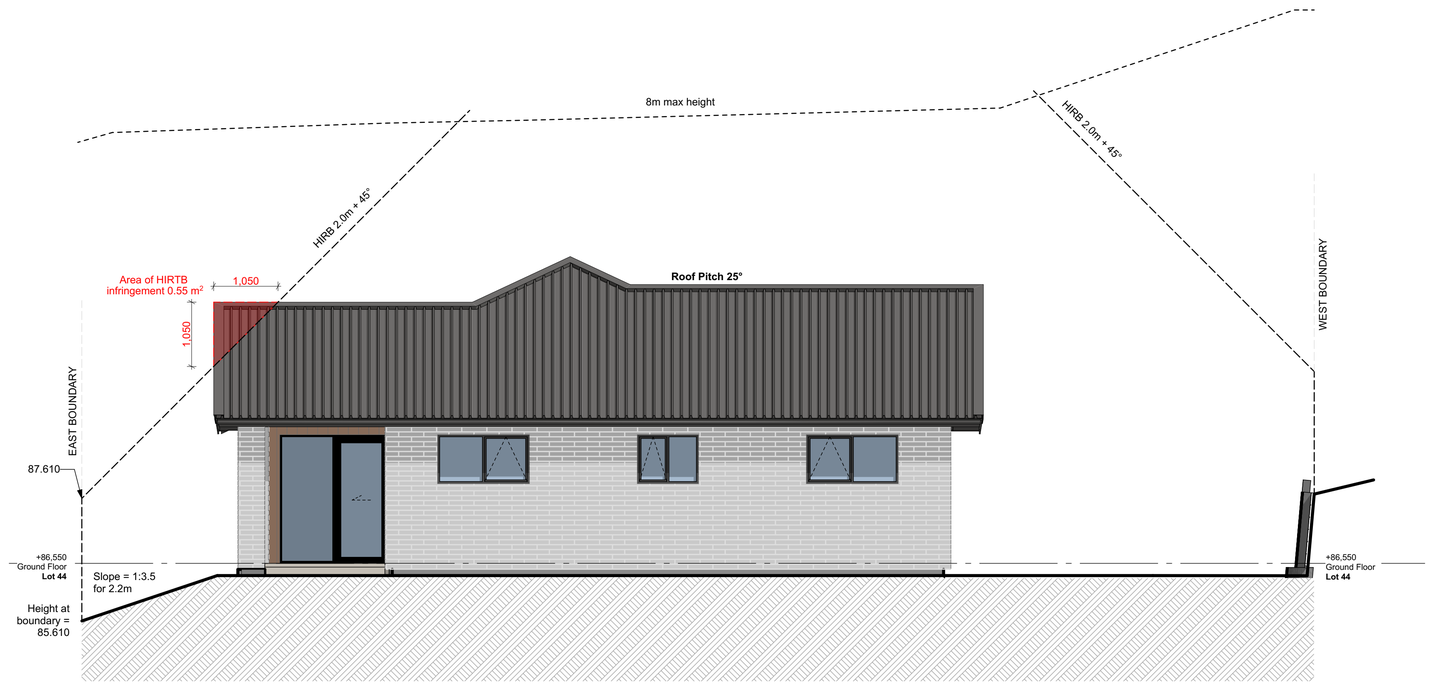
Date:	26/02/2026
Scale at A1:	1:50
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

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Drawing Issue:
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South Elevation- Lot 43 **1:50**



West Elevation- Lot 43 **1:50**

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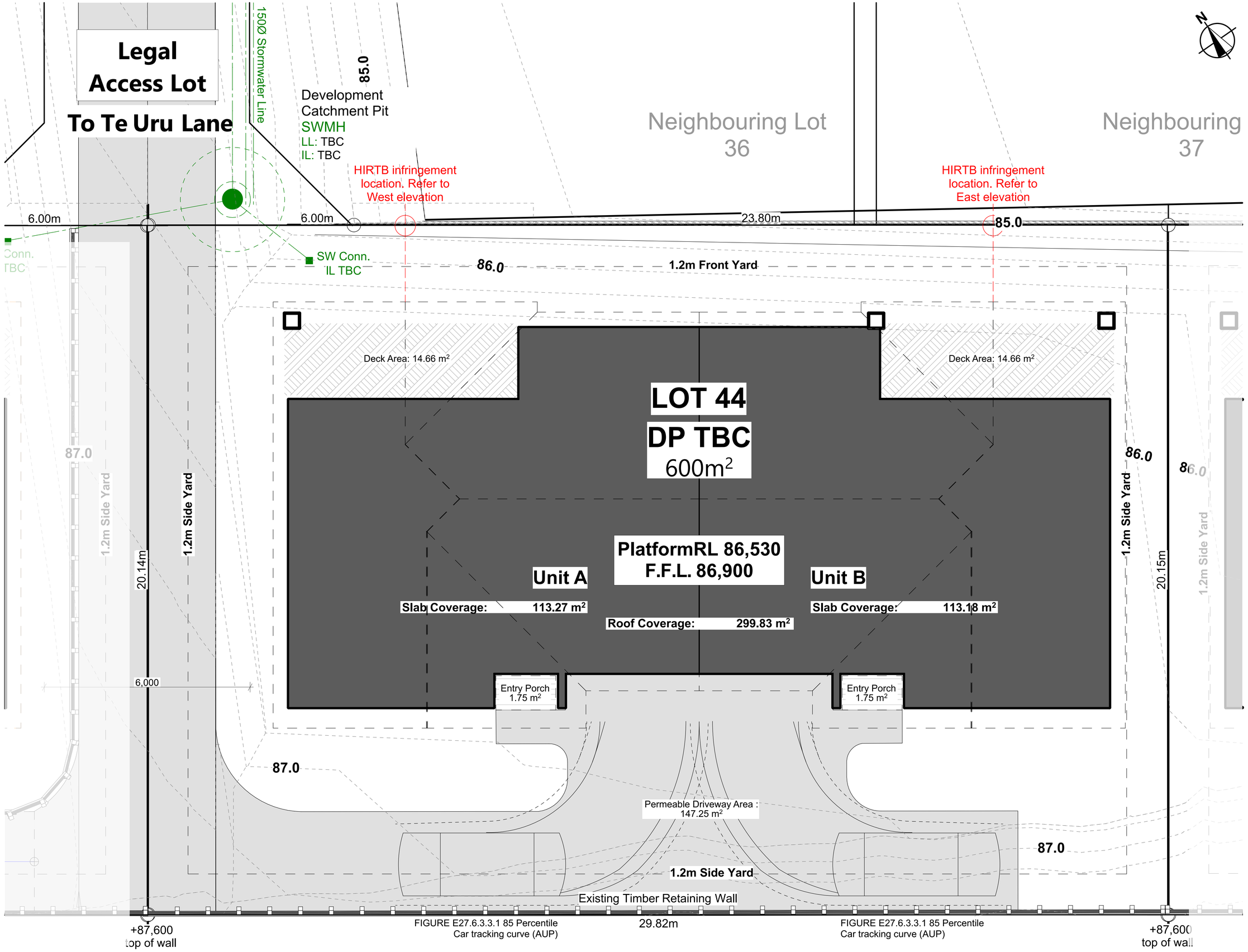
Project:
Duplexes
Lot 42-45 DP TBC
Kerikeri

Elevations - Lot 43

Date:	26/02/2026
Scale at A1:	1:50
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

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Drawing Issue:
RESOURCE CONSENT DRAFT



LEGAL DESCRIPTION
LOTS 42-45
DP TBC
AREA 600m²

District Plan Zone: --
Wind Zone: **Very High**
Exposure Zone: **C**

GENERAL SITE NOTES

Contour Interval is 0.20m levels are in terms of Local datum - Reyburn & Bryant Survey #12546 Rev E.

Building platform level may vary to make best use of the cut and fill

Building Platform Legend
Platform RL - Underslab Platform Level (Top of compacted Metal)
FFL - Finish Slab/Structure Level

All stormwater and sewer drainage to be layed minimum 1m away from house

Location of house to be confirmed by Developer (Traverse) on site with site supervisor prior to building setout

LOT 44

MAXIMUM BUILDING HEIGHT
8m max.
COMPLIES

HEIGHT IN RELATION TO BOUNDARY
2.0m plus 45 degrees
COMPLIES
North & South Elevation
BREACHES
West & East Elevation

BUILDING COVERAGE
600 x 45% = 270m² max. allowed
Actual Site Coverage:

Proposed Dwelling:	226.44m²
Proposed Decks:	29.32m²
Proposed Entry Porches:	3.50m²
TOTAL COVERAGE:	**259.26m²**
	43.2%

COMPLIES

YARD SETBACKS
All Yards: 1.2m **COMPLIES**

IMPERMEABLE SURFACES
600 x 50% = 300m² max
Actual Impermeable Surfaces

Proposed Roof Area:	299.83m²
Concrete Drive/ Path:	0m²
TOTAL AREA:	**299.83m²**
	49.97%

COMPLIES

LANDSCAPED AREA
600 x 40% = 204m² min.
Actual Landscaped Area:
600m² less 300m² impermeable:
300m²
50%

COMPLIES

RESOURCE CONSENT
REQUIRED (HIRB, Residential Intensity & Scale of Activities)

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Client: Traverse Development

Project: Duplexes
Lot 42-45 DP TBC
Kerikeri

Site Plan - Lot 44

Date:	26/02/2026
Scale at A1:	1:50, 1:100
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

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Drawing Issue: RESOURCE CONSENT DRAFT

Site Plan - Lot 44 **1:50**



FLOOR PLAN NOTES

Wind Zone: Very High

SD = Interconnected Smoke Alarms (as per F7/AS1 2.1 | NZS4514:2021)

Wall Legend

- External walls/Internal LB walls
- Internal walls
- Insulated internal walls

D4 / 13

B4 / 12

UNIT FLOOR AREA:	113.07 m²
UNIT DECK AREA:	14.65 m²
UNIT PORCH AREA:	1.75 m²
TOTAL FLOOR AREA PER UNIT:	**129.47 m²**
TOTAL DUPLEX FLOOR AREA:	**258.94 m²**

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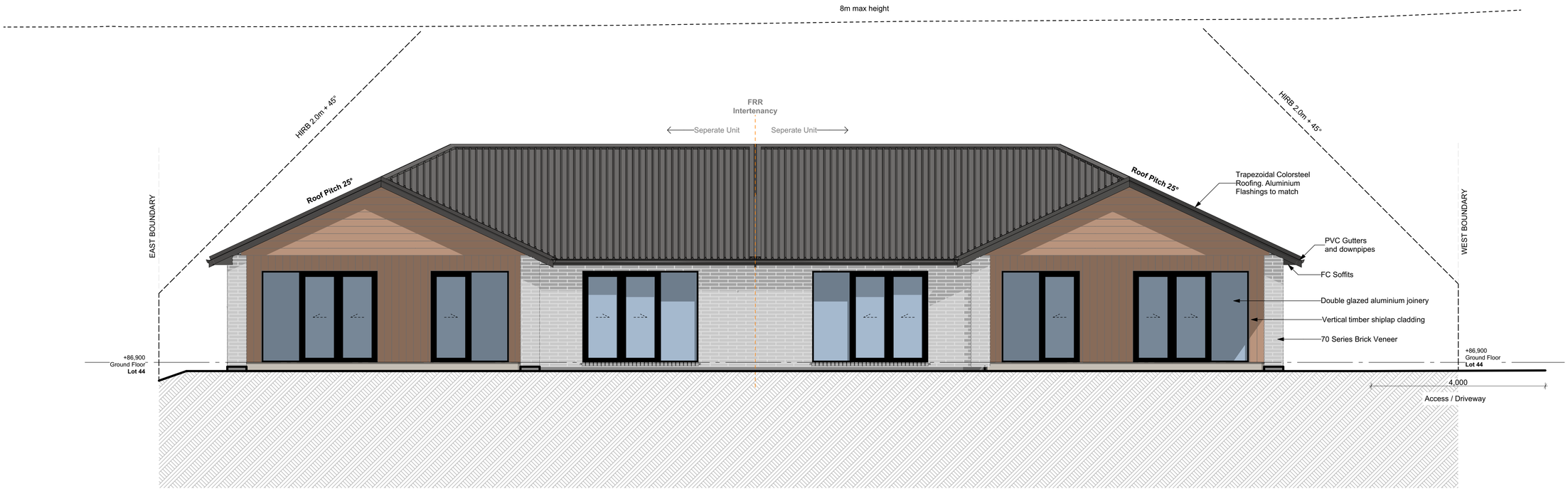
Ground Floor Plan - Lot 4

Date:	26/02/2026
Scale at A1:	1:50
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

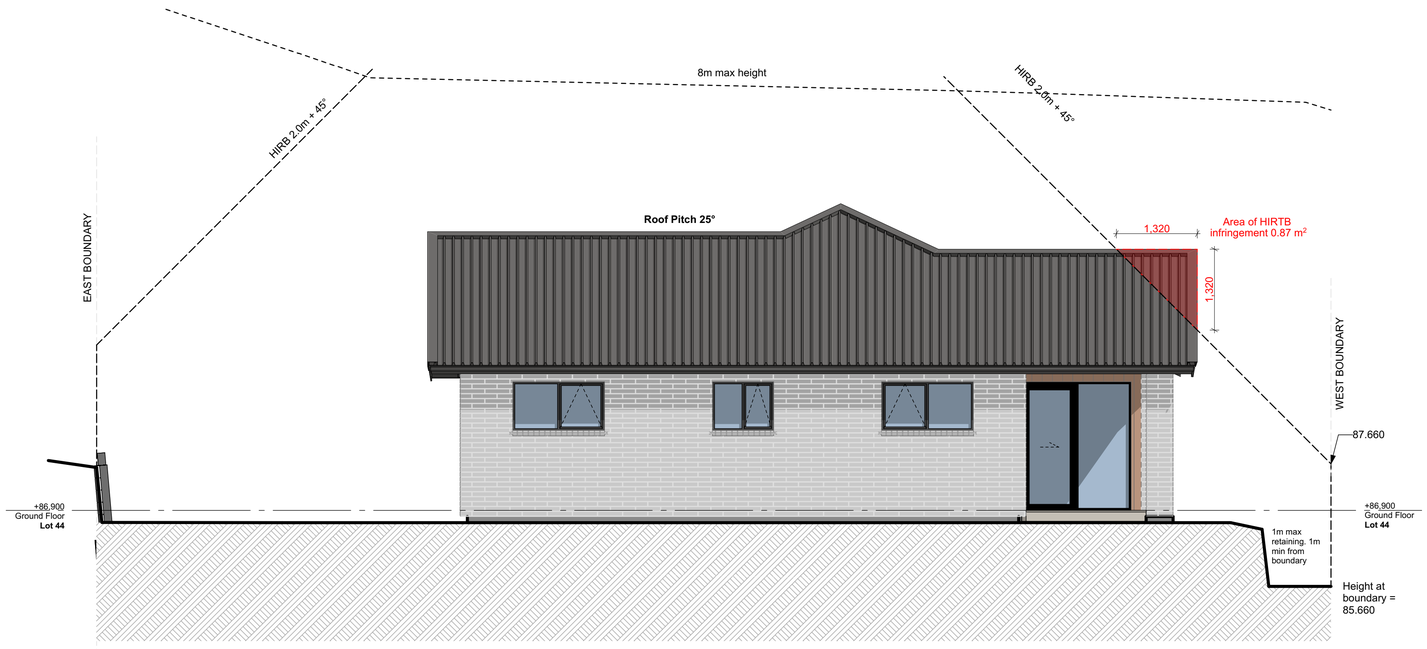
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Drawing Issue: RESOURCE CONSENT DRAFT

Page No.	No. of Pages
11	7



North Elevation - Lot 44 **1:50**



East Elevation - Lot 44 **1:50**

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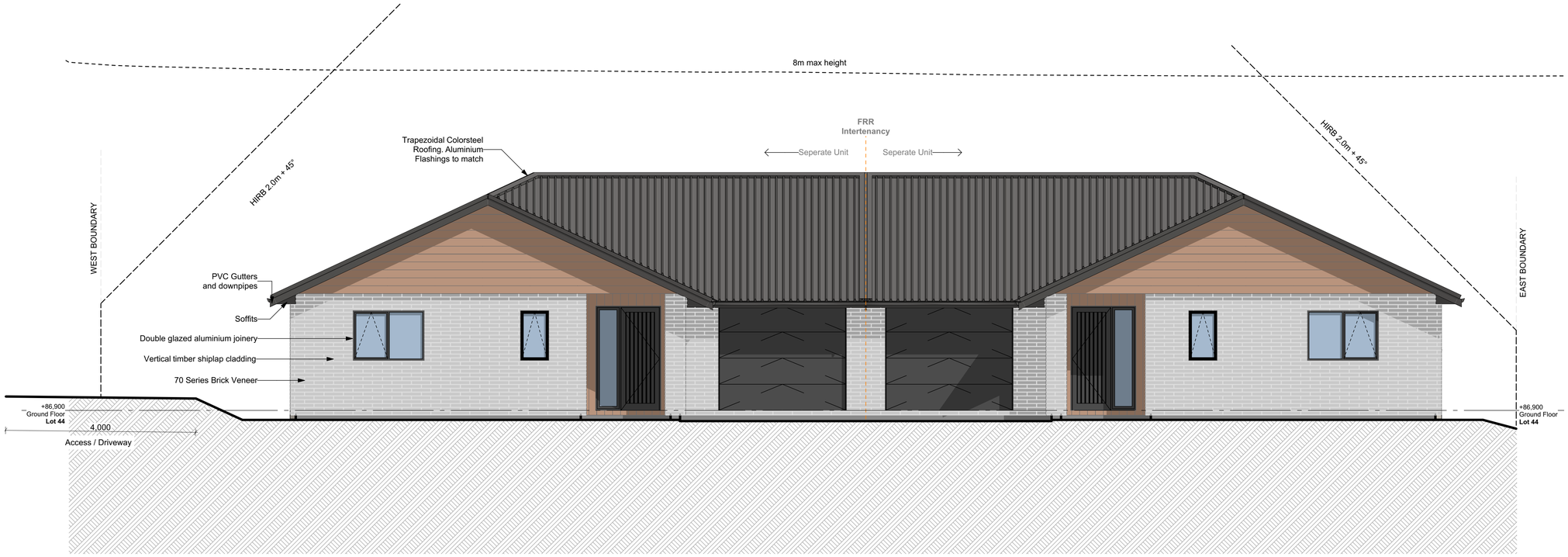
Project:
Duplexes
Lot 42-45 DP TBC
Kerikeri

Elevations - Lot 44

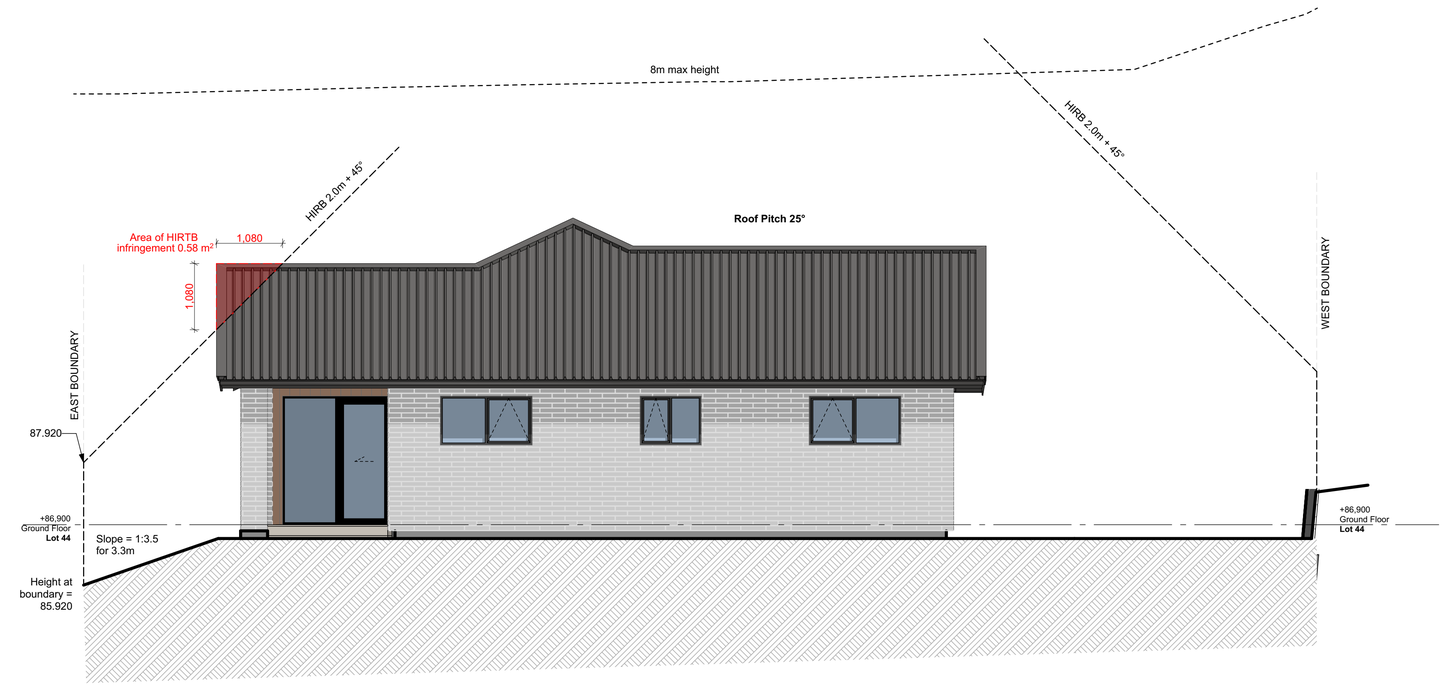
Date:	26/02/2026
Scale at A1:	1:50
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

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Drawing Issue:
RESOURCE CONSENT DRAFT



South Elevation- Lot 44 **1:50**



West Elevation- Lot 44 **1:50**

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Project:
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Lot 42-45 DP TBC
Kerikeri

Elevations - Lot 44

Date:	26/02/2026
Scale at A1:	1:50
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

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Drawing Issue:
RESOURCE CONSENT DRAFT

Neighbouring Lot 34

Neighbouring Lot 35

Legal Access Lot

To Te Uru Lane

300 Stormwater Line

HIRTB infringement location. Refer to West elevation

HIRTB infringement location. Refer to East elevation

88.0

87.0

23.80m

6.00m

SW Conn.
IL TBC

1.2m Front Yard

88.0

89.0

Deck Area: 14.66 m²

Deck Area: 14.66 m²

LOT 45

DP TBC

600m²

PlatformRL 87,600
F.F.L. 87,970

Unit A

Slab Coverage: 113.27 m²

Unit B

Slab Coverage: 113.18 m²

Roof Coverage: 299.83 m²

1.2m Side Yard

20.15m

Existing Timber Retaining Wall

Entry Porch
1.75 m²

Entry Porch
1.75 m²

87.0

1.2m Side Yard

20.14m

1.2m Side Yard

6,000

Proposed Timber Retaining Wall

Permeable Driveway Area :
147.25 m²

5.5° driveway incline

1.2m Side Yard

88.0

Existing Timber Retaining Wall

+89,000
top of wall

FIGURE E27.6.3.3.1 85 Percentile
Car tracking curve (AUP)

29.82m

FIGURE E27.6.3.3.1 85 Percentile
Car tracking curve (AUP)

+87,600
top of wall

Site Plan - Lot 45

1:50

LEGAL DESCRIPTION
LOTS 42-45
DP TBC
AREA 600m²

District Plan Zone: **--**
Wind Zone: **Very High**
Exposure Zone: **C**

GENERAL SITE NOTES

Contour Interval is 0.20m levels are in terms of Local datum - Reyburn & Bryant Survey #12546 Rev E.

Building platform level may vary to make best use of the cut and fill

Building Platform Legend
Platform RL - Underslab Platform Level (Top of compacted Metal)
FFL - Finish Slab/Structure Level

All stormwater and sewer drainage to be layed minimum 1m away from house

Location of house to be confirmed by Developer (Traverse) on site with site supervisor prior to building setout

LOT 45

MAXIMUM BUILDING HEIGHT
8m max.
COMPLIES

HEIGHT IN RELATION TO BOUNDARY
2.0m plus 45 degrees
COMPLIES
North & South Elevation
BREACHES
West & East Elevation

BUILDING COVERAGE
600 x 45% = 270m² max. allowed
Actual Site Coverage:

Proposed Dwelling:	226.44m²
Proposed Decks:	29.32m²
Proposed Entry Porches:	3.50m²
TOTAL COVERAGE:	**259.26m²**
	43.2%

COMPLIES

YARD SETBACKS
All Yards: 1.2m **COMPLIES**

IMPERMEABLE SURFACES
600 x 50% = 300m² max
Actual Impermeable Surfaces

Proposed Roof Area:	299.83m²
Concrete Drive/ Path:	0m²
TOTAL AREA:	**299.83m²**
	49.97%

COMPLIES

LANDSCAPED AREA
600 x 40% = 204m² min.
Actual Landscaped Area:
600m² less 300m² impermeable:
300m²
50%

COMPLIES

RESOURCE CONSENT
REQUIRED (HIRB, Residential Intensity & Scale of Activities)

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Project:
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Kerikeri

Site Plan - Lot 45

Date:	26/02/2026
Scale at A1:	1:50, 1:100
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

NOTES:
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Drawing Issue:
RESOURCE CONSENT DRAFT



FLOOR PLAN NOTES

Wind Zone: Very High

SD = Interconnected Smoke Alarms (as per F7/AS1 2.1 | NZS4514:2021)

Wall Legend

- External walls/Internal LB walls
- Internal walls
- Insulated internal walls

UNIT FLOOR AREA:	113.07 m²
UNIT DECK AREA:	14.65 m²
UNIT PORCH AREA:	1.75 m²
TOTAL FLOOR AREA PER UNIT:	**129.47 m²**
TOTAL DUPLEX FLOOR AREA:	**258.94 m²**

A5 16 | D5 17 | B5 16 | C5 17

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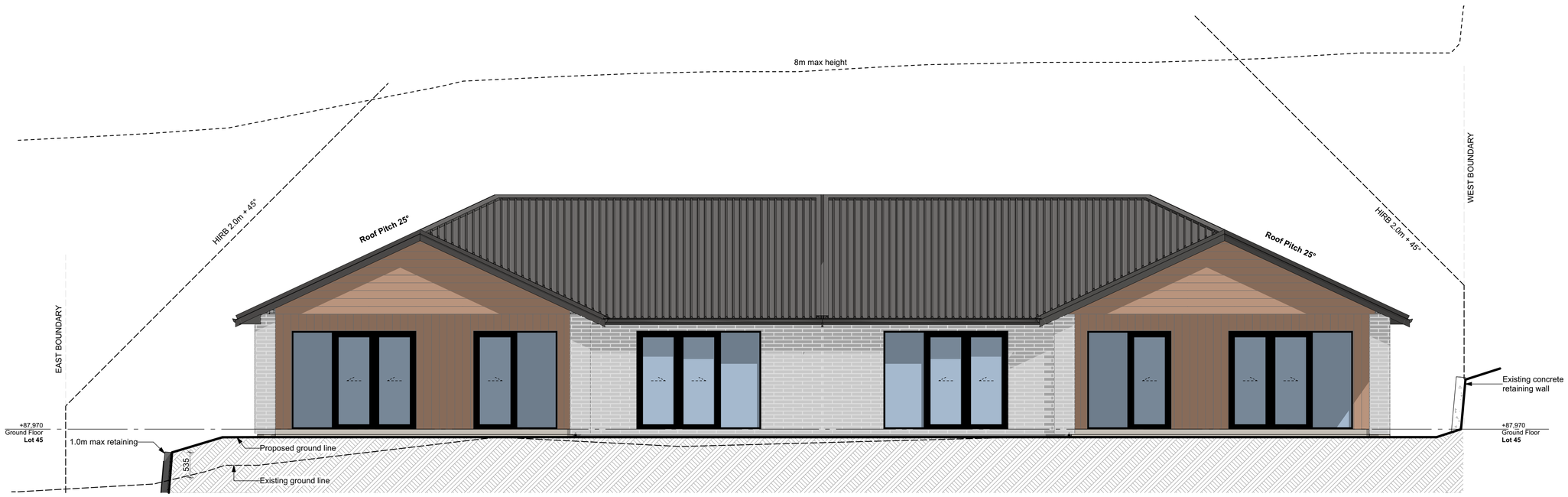
Ground Floor Plan - Lot 45

Date: 26/02/2026
Scale at A1: 1:50
Scale at A3: half of A1 scale
Job No: 25718-N
Drawn by: OP

NOTES:
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4) These drawings are subject to copyright and remain the property of Long Term Design LTD.

Drawing Issue: RESOURCE CONSENT DRAFT

Page No. 15 | No. of Pages 7



North Elevation - Lot 45 **1:50**



East Elevation - Lot 45 **1:50**

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A 1B Polarity Rise, Silverdale 0944
AUCKLAND

ADNZ Professional Member
Licensed Building Practitioners www.dbh.govt.nz

Client:
Traverse Development

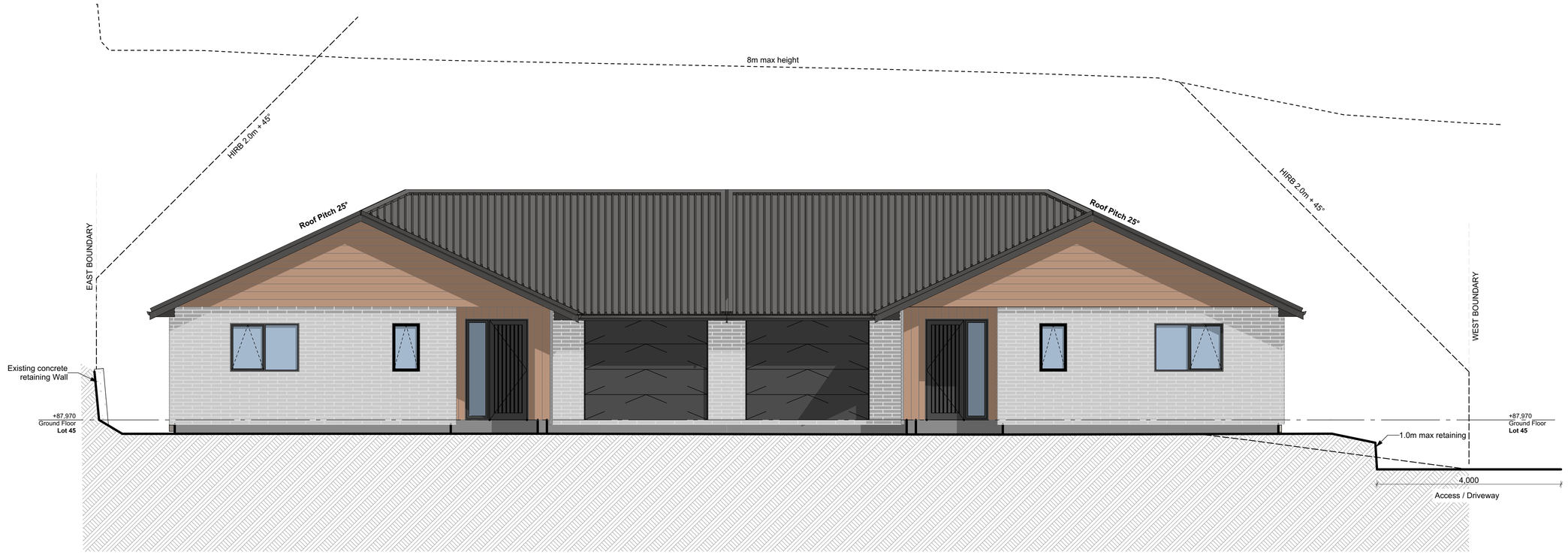
Project:
Duplexes
Lot 42-45 DP TBC
Kerikeri

Elevations - Lot 45

Date:	26/02/2026
Scale at A1:	1:50
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

NOTES:
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Drawing Issue:
RESOURCE CONSENT DRAFT



South Elevation- Lot 45 **1:50**



West Elevation- Lot 45 **1:50**

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Client:
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Project:
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Lot 42-45 DP TBC
Kerikeri

Elevations - Lot 45

Date:	26/02/2026
Scale at A1:	1:50
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

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Drawing Issue:
RESOURCE CONSENT DRAFT

APPENDIX 4

SCHEME PLAN



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SEE EASEMENTS AND AMALGAMATION ON SHEET 02 OF 03

SEE UNIT DUPLEX DIAGRAM AND VEHICLE TRACKING ON SHEET 03 OF 03

TOTAL TITLE AREA: 0.2400Ha
COMPRISED IN: 2220850-RMACOM

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REV	DATE	DESCRIPTION
B	17.04.26	AMENDMENTS - DJ/KM
A	12.03.26	FIRST ISSUE - DJ/KM

REF. DATA: S16655

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www.reyburnandbryant.co.nz

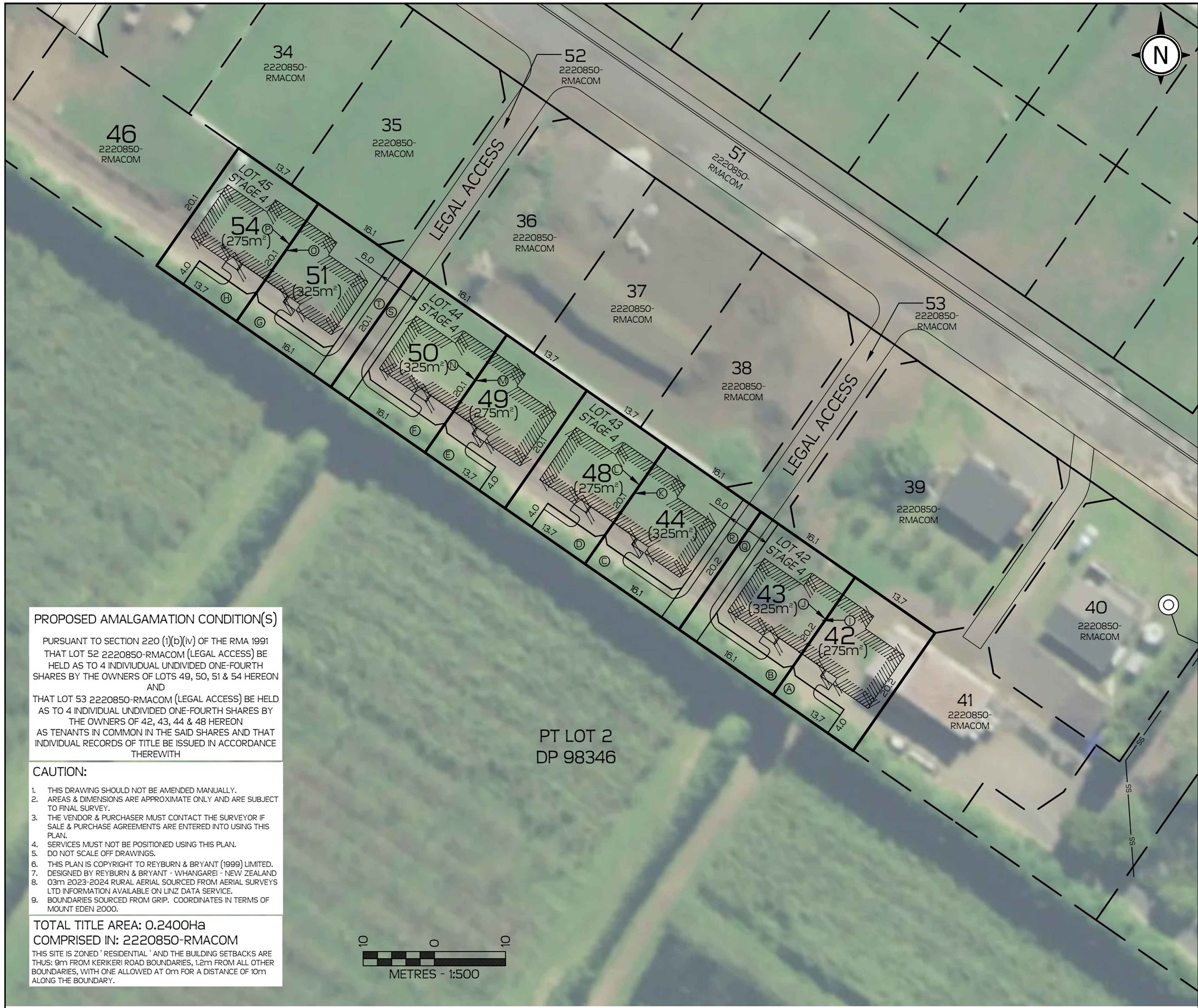
CLIENT

TRAVERSE DEVELOPMENT Ltd
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOTS 42 - 45 2220850-RMACOM

DATE	SCALE	
MARCH 2026	1:1000 @A3	
DRAWING REF.	SHEET	REV
S18814	01 OF 03	B



PROPOSED AMALGAMATION CONDITION(S)

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991
THAT LOT 52 2220850-RMACOM (LEGAL ACCESS) BE HELD AS TO 4 INDIVIUDUAL UNDIVIDED ONE-FOURTH SHARES BY THE OWNERS OF LOTS 49, 50, 51 & 54 HEREON
AND
THAT LOT 53 2220850-RMACOM (LEGAL ACCESS) BE HELD AS TO 4 INDIVIDUAL UNDIVIDED ONE-FOURTH SHARES BY THE OWNERS OF 42, 43, 44 & 48 HEREON
AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

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PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY	A	LOT 42 HEREON	LOT 43 HEREON
	Q		LOTS 42-43 & 48 HEREON
	R	LOT 43 HEREON	
	B		LOT 42 HEREON
	C	LOT44 HEREON	LOT 48 HEREON
	D	LOT 48 HEREON	LOT 44 HEREON
	E	LOT 49 HEREON	LOT 50 HEREON
	F	LOT 50 HEREON	LOT 49 HEREON
	S		LOTS 49-51 & 54 HEREON
	T	LOT 51 HEREON	
	G		LOT 54 HEREON
	H	LOT 54	LOT 51 HEREON
PARTY WALL	I	LOT 42 HEREON	LOT 43 HEREON
	J	LOT 43 HEREON	LOT 42 HEREON
	K	LOT 44 HEREON	LOT 48 HEREON
	L	LOT 48 HEREON	LOT 44 HEREON
	M	LOT 49 HEREON	LOT 50 HEREON
	N	LOT 50 HEREON	LOT 49 HEREON
	O	LOT 51 HEREON	LOT 54 HEREON
	P	LOT 54 HEREON	LOT 51 HEREON

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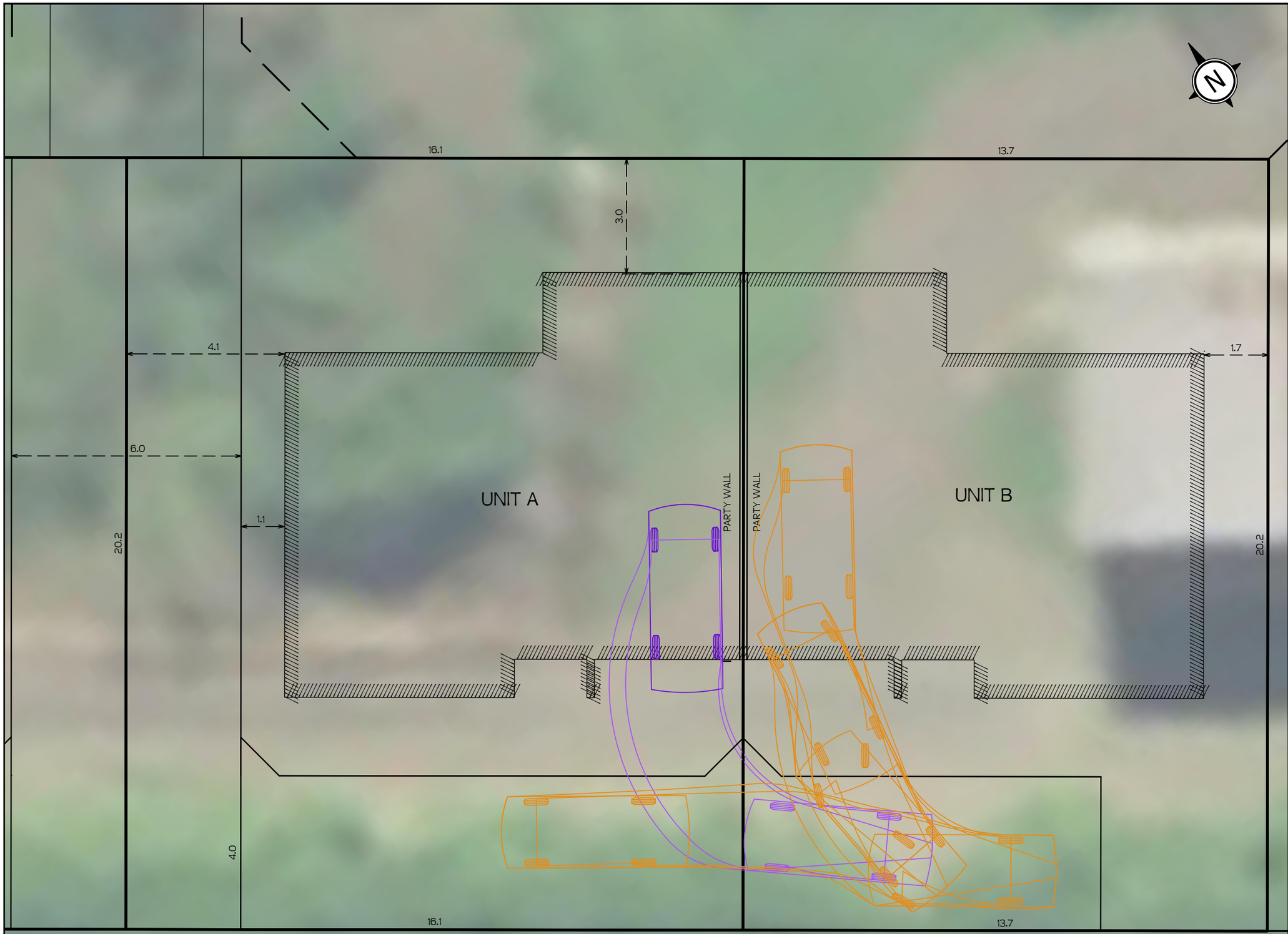
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373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOTS 42 - 45 2220850-RMACOM

DATE MARCH 2026 | SCALE 1:500 @A3

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S18814	02 OF 03	B



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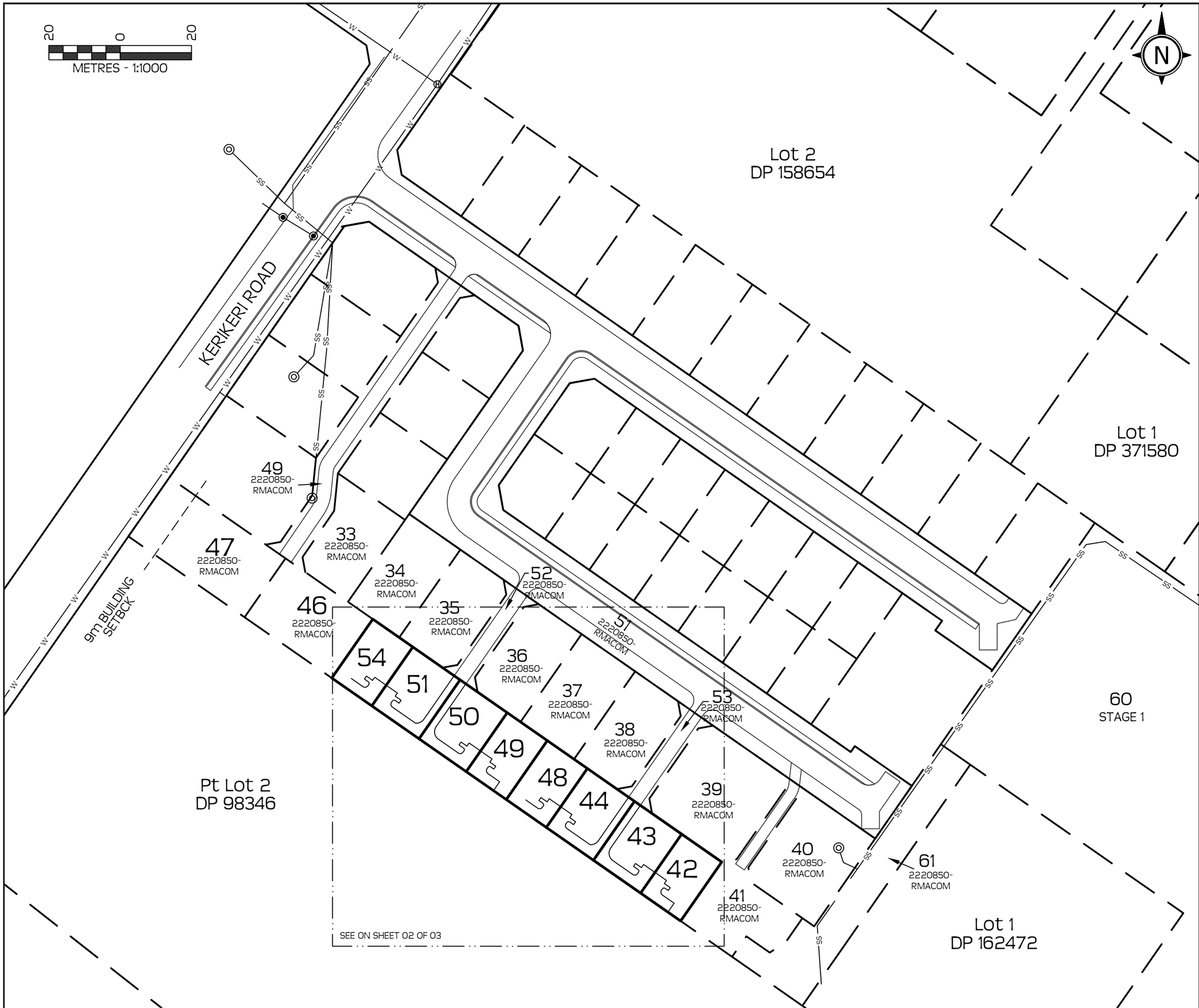
TITLE UNIT DUPLEX DIAGRAM & VEHICLE TRACKING

PROPOSED SUBDIVISION OF LOTS 42 - 45 2220850-RMACOM

DATE	SCALE	DRAWING REF.	SHEET	REV
MARCH 2026	1:100 @A3	S18814	03 OF 03	B

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LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



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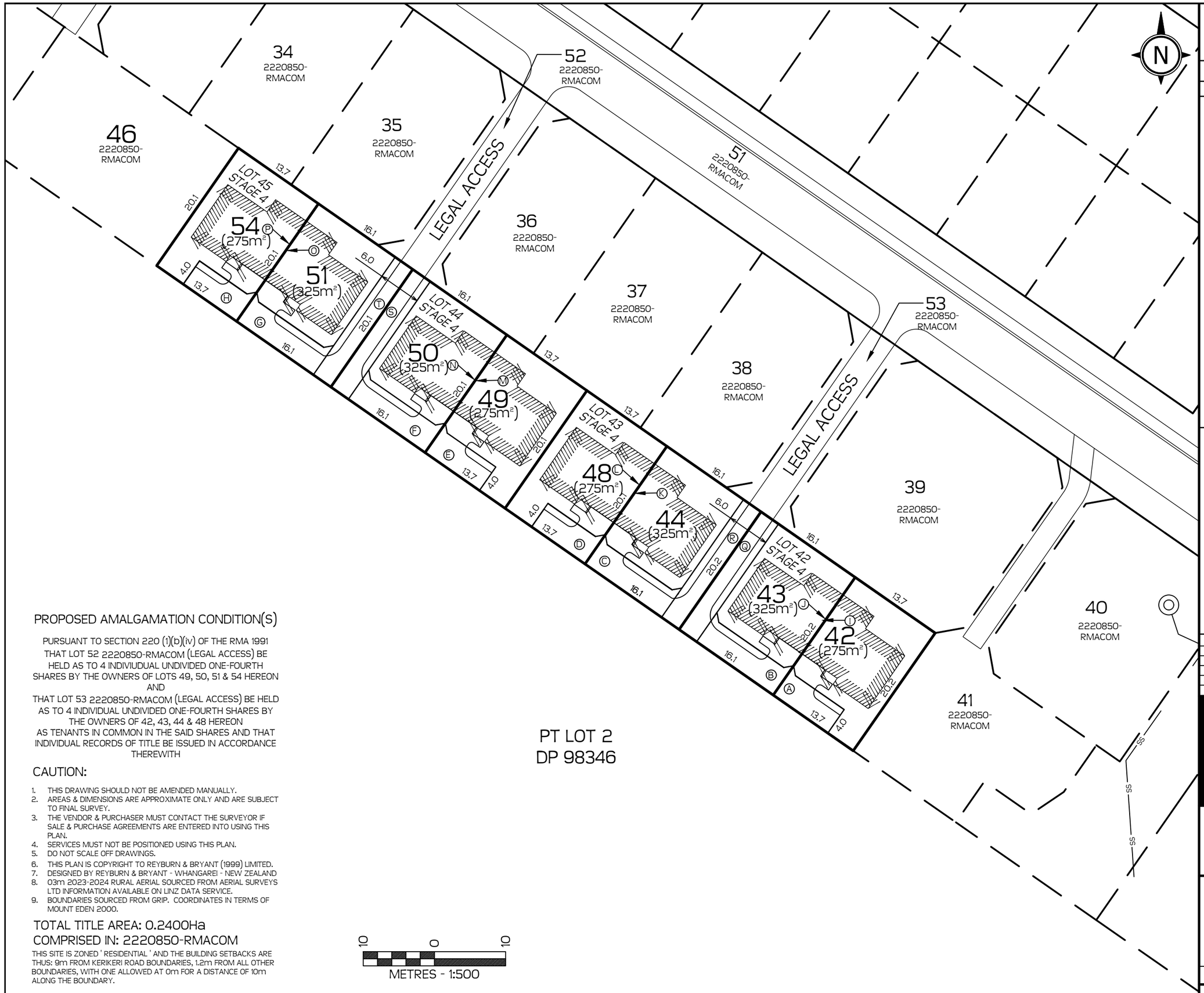
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	G		LOT 54 HEREON
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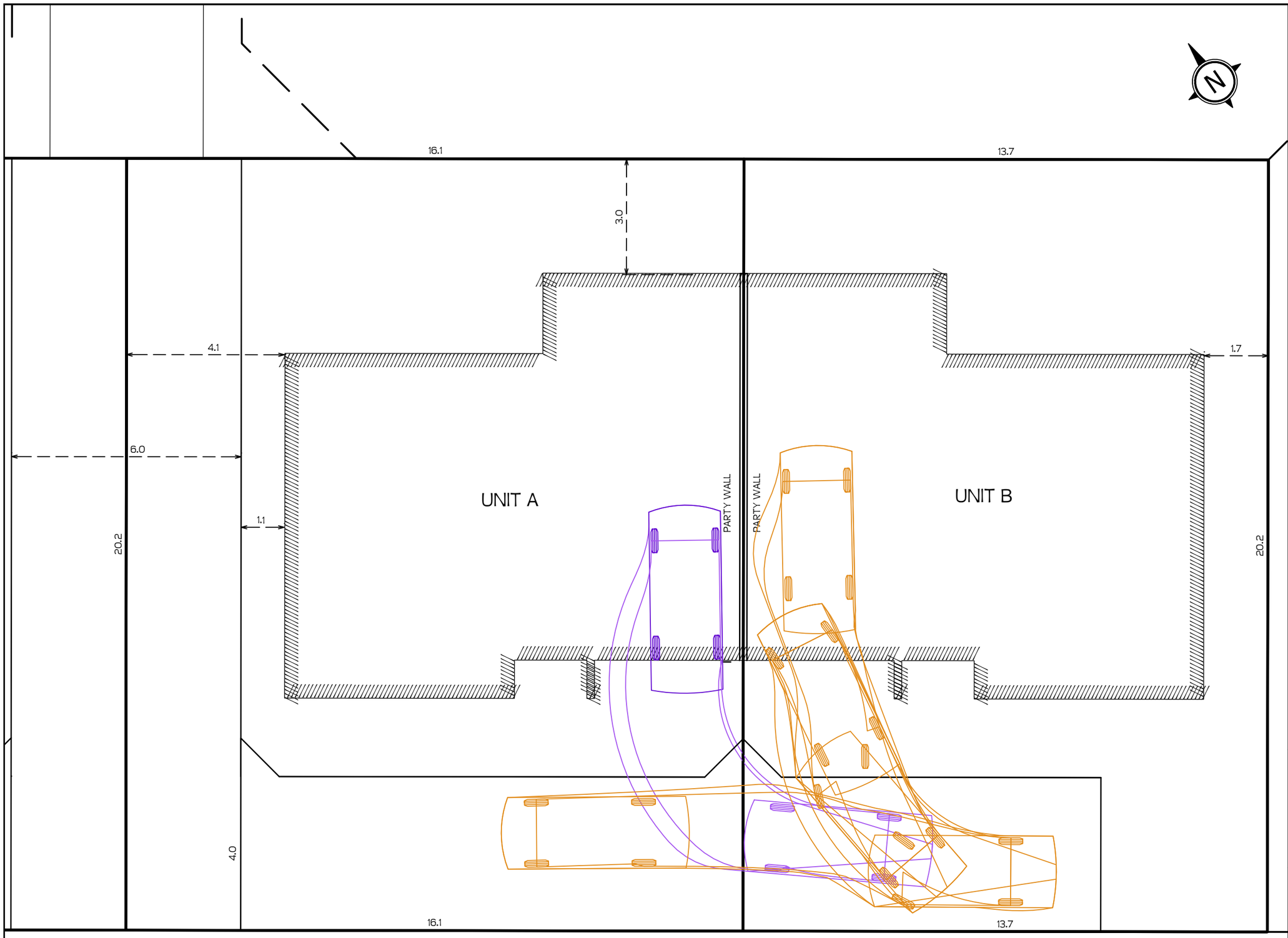
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TITLE UNIT DUPLEX DIAGRAM & VEHICLE TRACKING

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APPENDIX 5

RULE ASSESSMENT

Operative District Plan Provisions

Chapter 7.6.5 Residential Zone Permitted Activity Rules		
Rule	**Status**	**Comment**
7.6.5.1 Permitted Activities		
7.6.5.1.1 – Relocated Buildings	N/A	The proposal does not involve the relocation of a building.
7.6.5.1.2 – Residential Intensity	**Restricted discretionary**	The site is sewered. With respect to the Lots 42 – 45 2220850-RMACOM and the proposed lots, there will be 300m^2 available for each residential unit.
7.6.5.1.3 – Scale of Activities	N/A	The proposal is a residential activity.
7.6.5.1.4 – Building Height	Permitted	The maximum height of the buildings will not exceed 8m.
7.6.5.1.5 – Sunlight	**Discretionary**	The residential units will exceed the 45° degree recession plane measured on the northeastern boundaries of the proposed lots from a height of 2m above ground level.
7.6.5.1.6 – Stormwater Management	**Controlled**	The proposed impermeable surfaces on Lots 42 – 45 2220850-RMACOM will be 299.83m^2 for each site or 49.97% of the site area. The proposed impermeable surfaces for the proposed lots will be: ▪ 149.915m^2 or 46.13% of the site area on proposed Lots 43, 44, 50 and 51. ▪ 149.915m^2 or 54.55% of the site area on proposed Lots 42, 48, 49, and 54.
7.6.5.1.7 – Setback from Boundaries	Permitted	a. The buildings will be setback 9m from Kerikeri Road and 3m from all other road boundaries. b. The buildings will be setback at least 1.2m from all non-road boundaries. c. The site is not one of the identified sites. d. The site is not one of the identified sites.
7.6.5.1.8 – Screening for Neighbours – Non Residential Activities	N/A	The proposal is a residential activity.
7.6.5.1.9 – Outdoor Activities	N/A	The proposal is a residential activity.
7.6.5.1.10 – Visual Amenity	N/A	The proposed activity is not located on one of the identified sites.
7.6.5.1.11 – Transportation	N/A	Refer to assessments from Chapter 15 below.

7.6.5.1.12 – Site Intensity – Non-Residential Activities	N/A	The proposal is a residential activity.
7.6.5.1.13 – Hours of Operation – Non – Residential Activities	N/A	The proposal is a residential activity
7.6.5.1.14 – Keeping of Animals	N/A	The proposal is a residential activity
7.6.5.1.15 – Noise	Permitted	The proposed activity will not create noise that exceeds the permitted standards.
7.6.5.1.16 – Helicopter Landing Area	N/A	The proposal does not involve the need for a helicopter landing area.
7.6.5.1.17 – Building Coverage	**Restricted discretionary**	The proposed building coverage on Lots 42 – 45 2220850-RMACOM will be 259.26m^2 for each site or 43.2% of the site area. The proposed impermeable surfaces for the proposed lots will be: ▪ 129.63m^2 or 39.89% of the site area on proposed Lots 43, 44, 50 and 51. ▪ 129.63m^2 or 47.14% of the site area on proposed Lots 42, 48, 49, and 54.
7.6.5.2 Controlled Activities		
7.6.5.2.1 – Stormwater Management	**Controlled**	The proposed impermeable surfaces on Lots 42 – 45 2220850-RMACOM will be 299.83m^2 for each site or 49.97% of the site area. The proposed impermeable surfaces for the proposed lots will be: ▪ 149.915m^2 or 46.13% of the site area on proposed Lots 43, 44, 50 and 51. ▪ 149.915m^2 or 54.55% of the site area on proposed Lots 42, 48, 49, and 54.
7.6.5.3 Restricted Discretionary Activities		
7.6.5.3.1 – Residential Intensity	**Restricted discretionary**	The site is sewered. With respect to the Lots 42 – 45 2220850-RMACOM and the proposed lots, there will be 300m^2 available for each residential unit.
7.6.5.3.2 – Scale of Activities	N/A	The proposal is a residential activity.
7.6.5.3.3 – Building Height	Permitted	The maximum height of the buildings will not exceed 8m.
7.6.5.3.4 – Sunlight	**Discretionary**	The residential units on Lots 43 and 44 2220850-RMACOM will exceed the 45° degree recession plane measured on the northeastern boundaries of the proposed lots from a height of 3m above ground level.

		The residential units on Lots 42 and 45 2220850-RMACOM will not exceed the 45° degree recession plane measured on the northeastern boundaries of the proposed lots from a height of 3m above ground level.
7.6.5.3.5 – Building Coverage	**Restricted discretionary**	The proposed building coverage on Lots 42 – 45 2220850-RMACOM will be 259.26m^2 for each site or 43.2% of the site area. The proposed impermeable surfaces for the proposed lots will be: ▪ 129.63m^2 or 39.89% of the site area on proposed Lots 43, 44, 50 and 51. ▪ 129.63m^2 or 47.14% of the site area on proposed Lots 42, 48, 49, and 54.
7.6.5.3.6 – Transportation	N/A	Refer to assessments from Chapter 15 below.
7.6.5.3.7 – Setback from Boundaries	Permitted	The proposed units comply with all the setbacks.
7.6.5.3.8 – Noise	Permitted	The proposed activity will not create noise that exceeds the permitted standards.
7.6.5.4 Discretionary Activities		
7.6.5.4 – Discretionary Activities	**Discretionary**	The sunlight requirements for the residential units on Lots 43 and 44 2220850-RMACOM do not comply with the permitted or restricted discretionary activity standards set out under Rules 7.6.5.1 and 7.6.5.3.
Overall Status	**Discretionary**	

Chapter 13 Subdivision		
Rule	**Status**	**Comment**
13.7 Controlled (Subdivision) Activities		
13.7.1 – Boundary Adjustments: All Zones except the Recreational Activities and Conservation Zones	N/A	Consent is not sought under this rule.
13.7.2 – Allotment Sizes, Dimensions and Other Standards	**Non-complying**	The sites are sewered. Proposed Lots 42, 48, 49, and 54 have sizes of 275m^2. Proposed Lots 43, 44, 50 and 51 have sizes of 325m^2.
13.7.3.1 – Property Access	Permitted	Refer to assessments from Chapter 15 below.
13.7.3.2 – Natural and Other Hazards	N/A	There are no natural hazards on the sites.

13.7.3.3 – Water Supply	**Controlled**	The proposed lots will be provided with connections to a reticulated water supply system.
13.7.3.4 – Stormwater Disposal	**Controlled**	The proposed lots will dispose of stormwater to the reticulated stormwater network.
13.7.3.5 – Sanitary Sewage Disposal	**Controlled**	The proposed lots will dispose of wastewater to a reticulated sewage system.
13.7.3.6 – Energy Supply	**Controlled**	The proposed lots will be provided with electricity connections.
13.7.3.7 – Telecommunications	**Controlled**	The proposed lots will be provided with telecommunications connections
13.7.3.8 – Easements for any purpose	**Controlled**	Any necessary easements are shown on the scheme plan or will be provided as required.
13.7.3.9 – Preservation of Heritage Resources, Vegetation, Fauna and Landscape, and Land set aside for Conservation purposes.	N/A	There are no identified resources which require protection.
13.7.3.10 – Access to Reserves and Waterways	N/A	There are no public reserves, waterways or esplanade reserves on or adjoining the sites.
13.7.3.11 – Land Use Compatibility	N/A	No new land uses are proposed.
13.7.3.12 – Proximity to Airports	N/A	The site is not located in close proximity to an airport.
13.8 Restricted Discretionary Activities		
13.8.1 – 13.8.5	N/A	Not proposed.
13.9 Discretionary Activities		
13.9.1 – Minimum net area for vacant new lots and new lots which already accommodate structures	**Non-complying**	Proposed Lots 42, 48, 49, and 54 have sizes of 275m^2. Proposed Lots 43, 44, 50 and 51 have sizes of 325m^2.
13.11 Non-Complying (Subdivision) Activities		
13.11 – Non-Complying (Subdivision) Activities	**Non-complying**	The proposed subdivision does not comply with Rule 13.9.1 as outlined above.
Overall Status	**Non-complying**	

Chapter 15 Transportation		
Rule	**Status**	**Comment**
15.1.6A Traffic Intensity		
15.1.6A.2.1 – Permitted Activities	Permitted	Lots 42 – 45 2220850-RMACOM will have 20 one-way traffic movements (10 per residential unit). The proposed lots will have 10 one-way traffic movements (10 per residential unit).
15.1.6A.3.1 – Controlled Activities	N/A	The proposal is a permitted activity under Rule 15.1.6A.2.1.
15.1.6A.4.1 – Restricted Discretionary Activities	N/A	The proposal is a permitted activity under Rule 15.1.6A.2.1.
15.1.6A.5.1 – Discretionary Activities	N/A	The proposal is a permitted activity under Rule 15.1.6A.2.1.
15.1.6A.6.1 – Non-Complying Activities	N/A	The proposal is a permitted activity under Rule 15.1.6A.2.1.
15.1.6A.7.1 – Assessment Criteria	N/A	This criteria is not relevant as the proposal is a permitted activity under Rule 15.1.6A.2.1.
15.1.6B Parking		
15.1.6B.1.1 – On-site car parking spaces	N/A	The OFNDP was amended on 19 December 2025 to remove minimum car parking requirements.
15.1.6B.1.2 – Williams Road on-site car parking spaces	N/A	The subject site is not one of the listed sites.
15.1.6B.1.3 – Kerikeri Road on-site car parking spaces	Permitted	None of the car parks are within 2m of Kerikeri Road
15.1.6B.1.4 – Accessible car parking spaces	N/A	The proposal involves a residential activity.
15.1.6B.1.5 – Car park standards	**Discretionary**	The car parks for the residential units on proposed Lots 42, 48, 49, and 54 require two manoeuvres.
15.1.6B.1.6 – Loading spaces	N/A	No loading spaces are required as the proposed development involves a residential activity.
15.1.6B.2 – Restricted Discretionary Activities	**Discretionary**	The proposal does not comply with Rule 15.1.6B.1.5 above.
15.1.6B.2.1 – Cycling Facilities	N/A	Cycling facilitates are not proposed in lieu of car parks.
15.1.6B.2.2 – Green Space	N/A	Green space is not provided in lieu of car parks
15.1.6B.3 –Discretionary Activities	**Discretionary**	The proposal does not comply with Rule 15.1.6B.1.5 or Rule 15.1.6B.2 above.

15.1.6B.3.1 – Any Activity on Williams Road Car Park, Paihia	N/A	The subject site is not one of the listed sites.
15.1.6B.4 – Non-Complying Activities	N/A	The proposal is a discretionary activity under Rule 15.1.6B.3.
15.1.6B.5 – Assessment Criteria	N/A	The proposal is a discretionary activity under Rule 15.1.6B.3.
15.1.6C Access		
15.1.6C.1.1 – Private accessway in all zones	Permitted	a. The shared accesses with four users will have a legal width of 6m. The shared accesses with two users will have a legal width of 4m. The shared accesses will be constructed in accordance with all the other requirements of Appendix 3B-1. b. The gradient of the accesses will be no steeper than 1:8. c. The shared accesses will serve a maximum of four users. d. The shared accesses will not serve 9 or more users. e. Access is not proposed directly onto Kerikeri Road.
15.1.6C.1.2 – Private accessways in urban zones	Permitted	a. The shared accesses will serve no more than four users and will be less than 60m long. b. N/A c. The shared accesses will be concreted or sealed.
15.1.6C.1.3 – Passing bays on private accessways in all zones	Permitted	a. Passing bays are not required. b. Passing bays are not required. c. There will be space for vehicle queuing at the vehicle crossings.
15.1.6C.1.4 – Access over footpaths	Permitted	There will only be one vehicle crossing for each access. It will have a width of no more than 6m.
15.1.6C.1.5 – Vehicle crossing standards in rural and coastal zones	N/A	The site is not in a Rural or Coastal Zone.
15.1.6C.1.6 – Vehicle crossing standards in urban zones	**Discretionary**	a. The vehicle crossings will be constructed in accordance with the FNDC ES. b. The vehicle crossings will 4m wide.
15.1.6C.1.7 – General access standards	Permitted	a. Vehicles from proposed Lots 43, 44, 50 and 51 will need to reverse off of the site before leaving in a forward direction. Vehicles from proposed Lots 42, 48, 49, and 54 will be able to leave the site in a forward direction. b. Heavy ridged vehicles will not need to use the accesses. c. Any areas not covered by the buildings, accesses, or outdoor living areas will be grassed.

		d. Runoff will be managed to reduce the volume and rate of stormwater runoff and contaminant loads.
15.1.6C.1.8 – Frontage to existing roads	N/A	a. Hua Whenua Lane has a sufficient legal road width. b. Hua Whenua Lane will be constructed to an appropriate standard at the time Lots 42 – 45 2220850-RMACOM are created. c. The sites each have only one road frontage. d. The carriageway does not encroach upon the site.
15.1.6C.1.9 – New roads	N/A	No new roads are to be vested.
15.1.6C.1.10 – Service lanes, cycle and pedestrian accessways	N/A	No new service lanes, cycle or pedestrian accesses are proposed.
15.1.6C.1.11 – Road designations	N/A	The site does not front an existing road which is subject to a designation for road acquisition and widening purposes.
15.1.6C.2 – Discretionary Activities	**Discretionary**	The proposal does not comply with Rule 15.1.6C.1.6 above, but it does comply with all the other permitted standards of Rule 15.1.6C.1.
Overall Status	**Discretionary**	

Proposed District Plan Provisions

General Residential Zone (GRZ)		
Rule	**Status**	**Comment**
GRZ-R1 – New buildings or structures, and extensions or alterations to existing buildings or structures	**Restricted discretionary**	The proposal does not comply with GRZ-S2 as detailed below.
GRZ-R2 – Impermeable surface coverage	**Restricted discretionary**	The proposed impermeable surfaces on Lots 42 – 45 2220850-RMACOM will be 299.83m^2 for each site or 49.97% of the site area. The proposed impermeable surfaces for the proposed lots will be: ▪ 149.915m^2 or 46.13% of the site area on proposed Lots 43, 44, 50 and 51. ▪ 149.915m^2 or 54.55% of the site area on proposed Lots 42, 48, 49, and 54.
GRZ-R3 – Residential activity (standalone residential units)	N/A	A multi-unit development is proposed.
GRZ-R4 – R8	N/A	Not proposed
GRZ-R9 – Residential activity (multi-unit development)	**Controlled**	Lots 42 – 45 2220850-RMACOM will have site areas of at least 600m^2. There will be two residential units per site. No standalone residential units are proposed. The residential units will have internal floor areas of at least 62m^2.
GRZ-R10 – R24	N/A	Not proposed
GRZ-S1 – Maximum height.	Permitted	The maximum height of the proposed buildings will not exceed 8m.
GRZ-S2 – Height in relation to boundary.	**Restricted discretionary**	The residential units will exceed the 45° degree recession plane measured on the northeastern boundaries of the proposed lots from a height of 2m above ground level.
GRZ-S3 – Setback (excluding from MHWS or wetland, lake and river margins).	Permitted	The new residential units will comply with all the required setbacks from external and proposed boundaries.
GRZ-S4 – Setback from MHWS.	Permitted	The buildings are more than 26m from the MHWS.
GRZ-S5 – Façade length.	N/A	Not proposed.
GRZ-S6 – Outdoor living space.	Permitted	1. The residential units will have outdoor living spaces of at least 50m^2 with a minimum dimension of 5m. 2. The outdoor living spaces will be:

		i. Directly accessible from habitable rooms. ii. Free of buildings, storage, parking areas and manoeuvring areas. iii. Orientated to the north, east or west (or a combination) of the residential units.
GRZ-S7 – Outdoor storage.	N/A	Not proposed.
Overall Status	**Restricted discretionary**	

Subdivision Chapter (SUB)		
Rule	**Status**	**Comment**
SUB-R1 and R2	N/A	Not proposed
SUB-R3 – Subdivision of land to create a new allotment	N/A	A subdivision around an approved multi-unit development is proposed.
SUB-R4 – Subdivision that creates a private accessway.	**Controlled**	The shared accesses will serve up to four sites.
SUB-R5 – Subdivision around an approved multi-unit development	**Discretionary**	1. The subdivision will not comply with SUB-S2 as the proposed lots will have building envelopes of less than 14m by 14m. The subdivision will comply with SUB-S3 – SUB-S7. 2. The proposed lots have sizes of less than 600m^2. 3. The subdivision is proposed around a multi-unit development that is proposed in this application.
SUB-R6 – R21	N/A	Not proposed.
Overall Status	**Discretionary**	

Transport Chapter (TRAN)		
Rule	**Status**	**Comment**
TRAN-R1 – Parking	Permitted	1. The car parks are not located over footpaths, accesses, manoeuvring areas, or outdoor living areas. 2. No stacked parking is proposed. 3. The car parks are associated with a multi-unit development. 4. The car parks will comply with TRAN-S1 (see below).
TRAN-R2 – Vehicle crossings and access, including private accessways	Permitted	1. The shared accesses will serve up to 4 users. 2. The access will provide sufficient access for fire appliances.

		3. The access is not off a State Highway or a road classified arterial or higher. 4. There are no unused vehicle crossings. 5. The accesses will be constructed in accordance with TRAN-Table 9. 6. The vehicle crossing will be constructed in accordance with TRAN-S2.
TRAN-R3 – Maintenance or upgrading of existing transport infrastructure within the existing road corridor	N/A	No maintenance or upgrading of existing transport infrastructure is proposed within the road corridor.
TRAN-R4 – Electric vehicle charging stations	Permitted	Car parks are provided in accordance with TRAN-S1 (see below.
TRAN-R5 – Trip generation	Permitted	The trip generation from the proposed development (8 residential units) is no greater than the thresholds in TRAN-Table 11 (20 residential units).
TRAN-R6 – R10	N/A	Not proposed.
TRAN-S1 – Requirements for parking	Permitted	1. Car parks are provided in accordance with TRAN-Table 1. 2. Accessible car parking is provided in accordance with TRAN-Table 2. 3. Loading spaces are not required for the proposed residential activity. 4. End of trip facilities are not required for the proposed residential activity. 5. All on-site car parking and manoeuvring areas will be provided in accordance with TRAN-Table 5. 6. The activity is represented in TRAN-Table 1.
TRAN-S2 – Requirements for vehicle crossings	Permitted	1. One vehicle crossing is provided to each of the shared accesses accordance with TRAN-Table 6. 2. The vehicle crossings will be 8m from a dedicated pedestrian crossing facility. 3. The sites only have frontage to Hua Whenua Lane. 4. The vehicle crossings will meet the minimum separation distance requirements set out in TRAN-Table 7. 5. The vehicle crossings will meet the minimum sight distance requirements set out in TRAN-Table 8.
TRAN-S3 – S5	N/A	Not proposed.
Overall Status	**Permitted**	

APPENDIX 6

RECORD OF TITLE AND ASSOCIATED MEMORIALS

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**1156126**
Land Registration District	**North Auckland**
Date Issued	29 July 2024

Prior References
1101259

Estate	Fee Simple
Area	1.5683 hectares more or less
Legal Description	Lot 100 Deposited Plan 596768
Registered Owners	
Traverse Limited	

Estate	Fee Simple - 1/3 share
Area	698 square metres more or less
Legal Description	Lot 49 Deposited Plan 596768
Registered Owners	
Traverse Limited	

Interests

Appurtenant hereto is a water right created by Transfer 570870 - 14.3.1956 at 2:20 pm

Appurtenant to Lot 100 DP 596768 part formerly Part Lot 2 DP 86081 are rights to convey water and electric power created by Transfer C810486.4 - 13.2.1995 at 2.31 pm

Subject to a right of way, rights to transmit electricity and telecommunications and right to convey water over part Lot 100 DP 596768 marked A on DP 596768 created by Easement Instrument 12674566.8 - 20.4.2023 at 2:43 pm

Appurtenant hereto is a right to drain sewage created by Easement Instrument 12674566.8 - 20.4.2023 at 2:43 pm

The easements created by Easement Instrument 12674566.8 are subject to Section 243 (a) Resource Management Act 1991

12674566.11 Mortgage to Rex Stanley Rackham and Kenneth Edgar Rackham - 20.4.2023 at 2:43 pm

12893937.1 Variation of Mortgage 12674566.11 - 31.1.2024 at 1:01 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 596768)

Subject to a right (in gross) to convey electricity over part Lot 49 DP 596768 marked B and over part Lot 100 DP 596768 marked H on DP 596768 in favour of Top Energy Limited created by Easement Instrument 12965271.6 - 29.7.2024 at 4:43 pm

The easements created by Easement Instrument 12965271.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications over part Lot 49 DP 596768 marked B and over part Lot 100 DP 596768 marked H on DP 596768 in favour of Chorus New Zealand Limited created by Easement Instrument 12965271.7 - 29.7.2024 at 4:43 pm

The easements created by Easement Instrument 12965271.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain water over part Lot 49 DP 596768 marked B and over part Lot 100 DP 596768 marked I and a right to convey water over part Lot 100 DP 596768 marked H and I on DP 596768 in favour of Far North District Council created by Easement Instrument 12965271.8 - 29.7.2024 at 4:43 pm

The easements created by Easement Instrument 12965271.8 are subject to Section 243 (a) Resource Management Act 1991

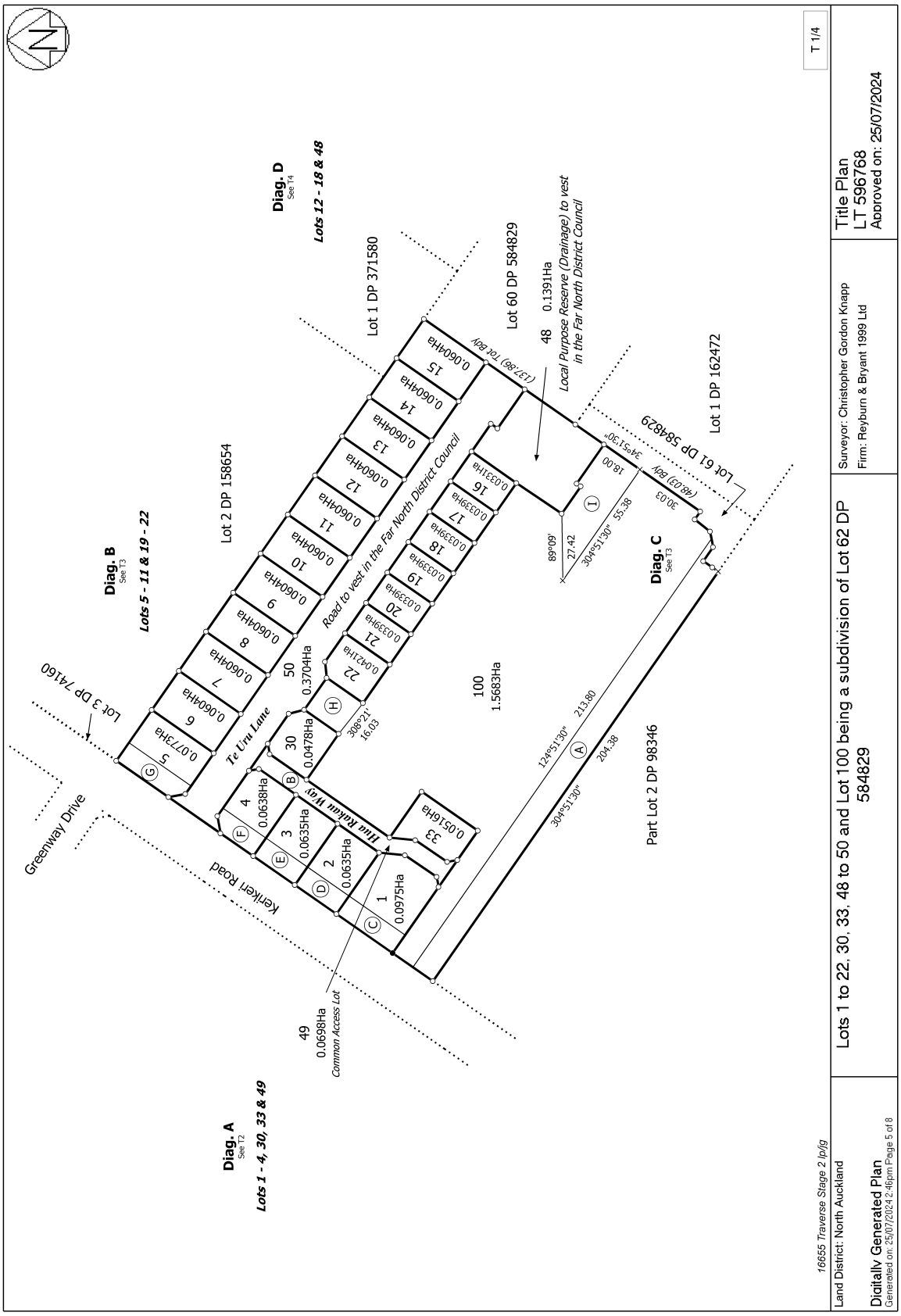
Subject to a right to convey water and a right to drain sewage over part Lot 49 DP 596768 marked B on DP 596768 created by Easement Instrument 12965271.9 - 29.7.2024 at 4:43 pm

Appurtenant to Lot 100 DP 596768 is a right to convey water and a right to drain sewage created by Easement Instrument 12965271.9 - 29.7.2024 at 4:43 pm

The easements created by Easement Instrument 12965271.9 are subject to Section 243 (a) Resource Management Act 1991

13335597.2 Mortgage to Mason Investments Limited - 7.7.2025 at 2:47 pm

13335597.3 Mortgage Priority Instrument making Mortgage 13335597.2 first priority and Mortgage 12674566.11 second priority - 7.7.2025 at 2:47 pm


T 1/4
Title Plan
LT 596768
Approved on: 25/07/2024
Surveyor: Christopher Gordon Knapp
Firm: Reyburn & Bryant 1999 Ltd
Lots 1 to 22, 30, 33, 48 to 50 and Lot 100 being a subdivision of Lot 62 DP 584829
Land District: North Auckland
Digitally Generated Plan
Generated on: 25/07/2024 2:46pm Page 5 of 8
16655 Traverse Stage 2 lp/jg
Diag. A
See T2
Lots 1 - 4, 30, 33 & 49
Diag. B
See T3
Lots 5 - 11 & 19 - 22
Diag. C
See T3
Diag. D
See T4
Lots 12 - 18 & 48
Lot 2 DP 158654
Lot 1 DP 371580
Lot 60 DP 584829
Lot 1 DP 162472
Lot 61 DP 584829
Lot 3 DP 74160
Part Lot 2 DP 98346
Road to vest in the Far North District Council
Local Purpose Reserve (Drainage) to vest in the Far North District Council
Te Uru Lane
Hua Rakau Way
Greenway Drive
Kerikeri Road
Common Access Lot
49 0.0698Ha
50 0.3704Ha
100 1.5683Ha
48 0.1391Ha
(137.86) Tot Bdy
(48.03) Bdy
18.00
30.03
55.38
27.42
89°08'
213.80
204.38
124°51'30"
304°51'30"
308°21'
16.03
0.0478Ha
0.0638Ha
0.0635Ha
0.0975Ha
0.0516Ha
0.0604Ha
0.0773Ha
0.0339Ha
0.0331Ha
0.0421Ha

5708707E
0101870

(C.) (Approved by the District Land Registrar, Wellington, No. 2118) [New Zealand.

MEMORANDUM OF TRANSFER

and

GRANT of EASEMENT.

WHEREAS KENNETH RICHARD GRAYSON formerly of Linton but now of Keri Keri Bay of Islands Farmer (hereinafter called "the transferor") . . . . . being registered as proprietor of an estate in fee simple . . . . . subject however to such encumbrances liens and interests as are notified by memoranda underwritten or endorsed hereon, in all that piece of land situate in the Provincial District of Auckland containing FIFTYFOUR (54) ACRES TWO (2) ROODS THIRTYSEVEN (37) PERCHES more or less situate in Blocks X and XI of the Keri Keri Survey District being Lots 34 and 35 on a plan deposited in the Land Registry Office at Auckland as Number 21955 and being portion of Old Land Claim Number 3 and being all the land comprised and described in Certificate of Title Register Book volume 729 folio 108 (Auckland Registry) SUBJECT to agreement as to fencing contained in Transfer Number 321223 and to Memoranda of Mortgage Registered Numbers 344255 and 359594 and Memorandum of Increase of the principal sum (which said land is hereinafter called "the servient tenement") AND WHEREAS a portion of the servient tenement containing Two (2) roods twentyseven decimal three (27.3) perches has been defined on a plan deposited in the Land Registry Office at Auckland as Number 39942 as a pipeline easement (which said piece of land is hereinafter called "the pipeline") AND WHEREAS HERBERT PERCY RITCHIE of Keri Keri Gentleman (hereinafter called "the first transferee") is registered as proprietor of an estate in fee simple subject however to such encumbrances, liens and interests, as are notified by Memoranda underwritten or endorsed hereon, in all that parcel of land containing Seven (7) acres two (2) roods one decimal one (0.1) perches more or less situate in Block XI of the Keri Keri Survey District Being Lot 1 on Deposited Plan Number 25752 and being portion of Old Land Claim Number 3 and being all the land comprised in Certificate of Title volume 692 folio 358 (Auckland Registry) SUBJECT to Memorandum of Mortgage Registered Number 243883 (which said land is hereinafter called "the first dominant tenement") AND WHEREAS REX TUCK PLEASANTS of Keri Keri Accountant (hereinafter called "the second transferee") is registered as proprietor of an estate in fee simple subject however to such encumbrances liens and interests as are notified by memoranda underwritten or endorsed hereon in all that parcel of

as Lots 1 and 2

INLAND REVENUE DEPT OFFICIAL SEAL PALMERSTON N. 7 OCT 55 9

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S.D. Stamp Duty PT

land containing seven (7) acres two (2) roods nought one decimal four (01.4) perches more or less situate in Block XI Keri Keri Survey District and being Lot 2 on Deposited Plan Number 25752 and being part of Old Land Claim Number 3 and being all the land comprised in Certificate of Title volume 890 folio 273 (Auckland Registry). SUBJECT to Memorandum of Mortgage Registered Number 417761 (which said land is hereinafter called "the second dominant tenement") AND WHEREAS the transferor for the consideration hereinafter appearing and the first transferee and the second transferee have agreed that the first transferee and the second transferee may take and convey water from the Puketotara River and for that purpose may lay and maintain water pipes across the servient tenement in the pipeline and may erect a pump-house and instal a pump and motor where the pipeline borders on the Puketotara River for the purpose of pumping water from the said river (but subject in all respects to the rights of the lower riparian owners bordering on the said river) through the said pipes to the first dominant tenement and the second dominant tenement and to supply water for stock troughs for the transferor as hereinafter provided NOW THEREFORE THIS TRANSFER WITNESSETH that in pursuance of the said recited agreement and in consideration of the royalty hereinafter covenanted to be paid the transferor DOTH HEREBY TRANSFER AND GRANT unto the first and second transferees and each of them the full free and uninterrupted right liberty and privilege following TO THE INTENT that the same shall be an easement subject as hereinafter appears forever appurtenant to the first and second dominant tenements and each of them that is to say :

(1). TO take and convey water in free and unimpeded flow (but subject in all respects to the rights of the lower riparian owners) from the Puketotara River bordering on the servient tenement at the point of intake shown on the said Deposited Plan Number 39942 where the pipeline touches the side of the said river by the pipes hereinafter mentioned and to convey such water therefrom to the first and second dominant tenement under and along the pipeline from the said point of intake to the road boundary of the servient tenement as delineated on the said Deposited Plan Number 39942.

(2). TO lay place and maintain for the said purposes under the pipeline a line of pipes which shall be so completely sealed or connected up as to prevent any seepage or escape of water therefrom and so that the same shall be laid at a level below the surface of the pipeline approved by the transferor and necessary to enable the said water to be conveyed through such pipes from the said river in covered trenches to the first and second dominant tenements.

(3). To erect a pump-house at the place marked "Pump Shed" on the said Deposited Plan Number 39942 and to instal therein a pump and motor and to connect the same to the electricity supply of the Bay of Islands Electric Power Board through the servient tenement along the pipeline (or over such other portion of the servient tenement as shall be approved by the transferor).

(4). TO enter upon the servient tenement with or without engineers and workmen and by and through agents servants contractors and employees and with or without vehicles implements tools pipes and materials of any kind for the purpose of laying maintaining repairing and from time to time renewing the said pipes and opening up the soil of the servienttenement as shall be necessary therefor and for the purpose of maintaining repairing and from time to time renewing the said pump-house pump and motor and any other incidental installations therein and the existing lines or other means of electricity supply to the said motor.

AND the FIRST AND SECOND TRANSFEREES and each of them do and doth HEREBY COVENANT with the transferor as follows that is to say :

(1). THE first and second transferees shall and will pay to the transferor a total royalty of Fifteen pounds (£15) by the year for and in respect of the rights hereby granted such royalty to be paid yearly in advance in one sum on the 31st day of March in each year during the currency of this grant PROVIDED ALWAYS that if and when the transferor instals on his own behalf a pump on the said Puketotara River the first and second transferees will permit him at his own expense to use the provision they have already made by way of power line for the supply of electricity as aforesaid to the pump-house hereinbefore mentioned and if the transferor shall make use of such provision then and thenceforth until the transferor shall cease to make use of the scheme the royalty hereinbefore covenanted to be paid shall be reduced to ten pounds (£10) by the year.

(2). THE first and second transferees and their engineers and workmen agents servants contractors and employees in the exercise of all or any of the rights hereby granted will cause as little damage as possible to be done to the surface and freehold of the servient tenement and will at the cost of the transferees do execute and carry out in a good and workmanlike manner all works and things hereby authorised to be done on the servient tenement and will effect all work with reasonable despatch and will from time to time repair and make good all damage to fences gates buildings erections and drains and stock in upon or around the servient tenement caused by the carrying out maintenance or repair of any of the works hereinbefore mentioned and will in opening up the soil and inspecting cleaning repairing and renewing the said pipes cause as little damage as possible to the surface of the servient tenement and will restore the same as nearly as possible to its former condition and if necessary the first and second transferees will resow the same in English grasses at their expense and to the satisfaction of the transferor.

(3). THE transferor may at his own expense for connections as and when he requires the same take water from the said pipes at the places in the pipeline from not less than six tees at regular intervals for tapping the said water provided for such purpose to fill troughs supplied by him for the requirements of the stock on the servient tenement but shall not take water from the said pipes or the said installations of the first and second transferees for any other purpose or for any other person.

(4). THE first and second transferees shall and will clear and keep clear the pipeline from all gorse and noxious weeds.

(5). THE first and second transferees shall pay all legal charges in connection with the easement hereby created including the consents of mortgagees hereto and the costs of and incidental to any survey and plans required to the purposes of registration of these presents and the counterparts thereof.

AND IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows :

(1). THE transferor shall not knowingly or wilfully do any act or thing whereby the free and unimpeded flow of water through the said pipes may be in any way interrupted or restricted but nothing herein contained or implied shall be deemed to place any liability whatever on the transferor for the failure of the said flow of water or otherwise howsoever relating to the premises save in so far as such failure may be due to the act of the transferor.

(2). IN the event of the transferor installing a pump on the said Puketotara River and making use of the power-line installed by the first and second transferees as hereinbefore set out the first and second transferees shall thereafter bear no responsibility for damage to stock by the escape of electricity and all references thereto in this grant shall be null and void.

(3). THE first and second transferees hereby agree and declare that all costs charges and expenses whatsoever of and incidental to these presents royalty the erection maintenance repair and renewal of the said pipes the said pump-house pump motor electricity supply damage to stock by electricity escape the observance or performance of anything herein contained and the payment of all outgoings including insurance premiums and rates and taxes shall be borne by them in equal shares but this provision shall not include charges for electricity which shall be borne in proportion to the respective amounts of power used by each transferee and they the first and second transferees mutually covenant each with the other that each will from time to time contribute one-half the said costs charges and expenses or other payments hereinbefore mentioned and each will contribute his proper proportion of the charges for electricity.

(4). IF the first or second transferees or either of them shall make default in payment of the said royalty at the times and in the manner aforesaid and such default shall continue for the space of twentyeight (28) days or if the first and second transferees or either of them shall make default in the performance or observance of any of the other covenants conditions or provisoes herein expressed or implied and on the part of the first and second transferees or either of them to be performed or observed the transferor shall be at liberty thereupon or at any time thereafter to cease to supply the said first and second transferees or either of them with water as aforesaid and to disconnect or cut off the said pipe-line ~~and thereupon this grant and all rights whatsoever of the first and second transferees and each of them hereunder shall forthwith cease and determine~~ but without releasing the first or second transferees from liability for payment of any royalty theretofore accrued due or damages for any antecedent breach or default hereof or hereunder.

(5). IF and when this grant shall be determine from any cause whatsoever whether on the part of the transferor or the first and second transferees or either of them the necessary surrender shall be prepared stamped and registered at the sole cost of the first and second transferees and the said pipe-line, pump-house, pump and motor shall be left in good and substantial repair order and condition and shall be and remain the sole and exclusive property of the transferor.

(6). THE expressions "transferor", "first transferee" and "second transferee" where used herein shall respectively mean and include such party and his executors administrators and assigns.

IN WITNESS WHEREOF these presents have been executed this 14th day of September. 1955.

SIGNED by the said KENNETH RICHARD GRAYSON in the presence of : } K R Grayson.

[illegible] J.P.
Storekeeper.
Kaikoura

SIGNED by the said HERBERT PERCY RITCHIE in the presence of : } H. P. Ritchie

J. P.
Stonekeeper.
Kerikeri.

SIGNED by the said REX TUCK PLEASANTS in the presence of : } Rex T. Pleasants

J. P.
Stonekeeper.
Kerikeri

I, FREDERICK WILLIAM JOHN OAKLEY of Palmerston North, Solicitor, mortgagee under Memorandum of Mortgage Number 344255 of the land comprised in the within Memorandum of Transfer and grant of easement DO HEREBY CONSENT to the foregoing . . Memorandum of Transfer and grant of easement but without prejudice to my rights powers and remedies under the said Memorandum of Mortgage Number 344255 and . . . Memorandum of Increase thereof. Dated 11th day of October 1955

F. J. Oakley Mortgagee.

Solicitor Witness.
Palmerston North.

THE BANK OF NEW SOUTH WALES mortgagee under Memorandum of Mortgage Registered Number 359594 DOTH HEREBY CONSENT to the foregoing Memorandum of Transfer . and Grant of Easement but without prejudice to its rights powers and remedies under the said Memorandum of Mortgage Number 359594.

EXECUTED by THE BANK OF NEW SOUTH WALES by ROBERT WALTER HENRY PEIRCE attorney for the said Bank in the presence of :

Manager
Bank of New South Wales
Wanganui.

No. 570870

164

Correct for the purposes of the Land Transfer Act.

Solicitor for the Transferees

TRANSFER ~~of~~ and GRANT of EASEMENT.

situated in KERI KERI.

K. R. GRAYSON Transferor

H. P. RITCHIE and Anr. Transferee s.

Particulars entered in the Register-Book,
Vol. 692 Folio 358 729/108
590/273

the 14th day of March, 1956
at 2.20 o'clock

AUCKLAND DISTRICT LAND REGISTRAR NEW ZEALAND

~~District~~ Assistant Land Registrar
Auckland

33110
130 B15 4

LAND & DEEDS
Nature: Easement
Firm: Rowe & Cooper
14 MAR 1956
Time: 2.20 p.m.
Fees: £4:12:—
Abstract No. 10380

INNES, OAKLEY & LAURENSON,
SOLICITORS,
PALMERSTON NORTH.

View Instrument Details

Instrument No	12674566.8
Status	Registered
Date & Time Lodged	20 April 2023 14:43
Lodged By	Whalen, Diane
Instrument Type	Easement Instrument

Affected Records of Title	Land District
1101257	North Auckland
1101258	North Auckland
1101259	North Auckland

Annexure Schedule Contains 2 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Vaughn Summerton as Grantor Representative for Traverse Limited on 19/05/2023 10:33 AM

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Louise Annette Smith as Grantor Representative for Paul Simon Eyres, Claire Nicola Eyres on 19/05/2023 12:50 PM

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

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Signature

Signed by David John Parker as Grantor Representative for Bradley Rae Davies, Robyn Davies, Jonathan Shane Marshall on 29/05/2023 03:28 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Vaughn Summerton as Grantee Representative for Traverse Limited on 19/05/2023 10:33 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Louise Annette Smith as Grantee Representative for Paul Simon Eyres, Claire Nicola Eyres on 19/05/2023 12:50 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by David John Parker as Grantee Representative for Jonathan Shane Marshall, Bradley Rae Davies, Robyn Davies on 29/05/2023 03:29 PM

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

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

Traverse Limited
Paul Simon Eyres & Claire Nicola Eyres
Bradley Rae Davies, Robyn Davies & Jonathan Shane Marshall
Robyn Davies, Bradley Rae Davies & Jonathan Shane Marshall

Grantee

Traverse Limited
Paul Simon Eyres & Claire Nicola Eyres
Bradley Rae Davies, Robyn Davies & Jonathan Shane Marshall
Robyn Davies, Bradley Rae Davies & Jonathan Shane Marshall

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose of Easement, or *profit*	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of Way and Right to Transmit Electricity, Telecommunications & Convey Water	Area A on DP 584829	Lot 62 DP 584829, RT 1101259	Lot 60 DP 584829, RT 1101257 Lot 61 DP 584829, RT 1101258 Lot 1 DP 162472, RT 1101258
Right of Way and Right to Transmit Electricity, Telecommunications & Convey Water	Area B on DP 584829	Lot 61 DP 584829, RT 1101258	Lot 60 DP 584829, RT 1101257
Right to Drain Sewage	Area C on DP 584829	Lot 60 DP 584829, RT 1101257	Lot 62 DP 584829, RT 1101259 Lot 1 DP 162472, RT 1101258

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

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

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

~~The implied rights and powers are hereby~~ **~~varied((negatived) (added to)~~** or **~~(substituted)~~** ~~by:~~

~~[Memorandum number , registered under section 209 of the Land Transfer Act 2017]~~

The following provisions relate to the Right to Transmit Electricity and Telecommunications:

The right to transmit electricity and telecommunications referred to in Schedule A over areas A and B on DP 584829 shall have an identical meaning to that given to the right to convey electricity and telecommunications as set out in Land Transfer Regulations 2018 and the implied rights and powers prescribed by the Land Transfer Regulations 2018 are hereby adopted.

View Instrument Details

Instrument No	12965271.4
Status	Registered
Date & Time Lodged	29 July 2024 16:43
Lodged By	Summerton, Vaughn
Instrument Type	Order for New Certificate of Title

Head Records of Title	**Land Districts**
1101259	North Auckland

Clauses, Conditions or Intent

Lot 49 LT 596768 is to be held as to six undivided one-sixth shares by the owners of Lots 1, 2, 3 and 33 LT 596768 (one share each) and Lot 100 LT 596768 (two shares). Such titles are to be subject to an amalgatmation.

Registered Owners

Far North District

New titles(s)	Legal description
1156125	Lot 48 Deposited Plan 596768 as Local Purpose Reserve (Drainage)

Traverse Limited

New titles(s)	Legal description
1156101	Lot 1 Deposited Plan 596768, 1/6 share Lot 49 Deposited Plan 596768
1156102	Lot 2 Deposited Plan 596768, 1/6 share Lot 49 Deposited Plan 596768
1156103	Lot 3 Deposited Plan 596768, 1/6 share Lot 49 Deposited Plan 596768
1156104	Lot 4 Deposited Plan 596768
1156105	Lot 5 Deposited Plan 596768
1156106	Lot 6 Deposited Plan 596768
1156107	Lot 7 Deposited Plan 596768
1156108	Lot 8 Deposited Plan 596768
1156109	Lot 9 Deposited Plan 596768
1156110	Lot 10 Deposited Plan 596768
1156111	Lot 11 Deposited Plan 596768
1156112	Lot 12 Deposited Plan 596768
1156113	Lot 13 Deposited Plan 596768
1156114	Lot 14 Deposited Plan 596768
1156115	Lot 15 Deposited Plan 596768
1156116	Lot 16 Deposited Plan 596768
1156117	Lot 17 Deposited Plan 596768
1156118	Lot 18 Deposited Plan 596768
1156119	Lot 19 Deposited Plan 596768
1156120	Lot 20 Deposited Plan 596768
1156121	Lot 21 Deposited Plan 596768
1156122	Lot 22 Deposited Plan 596768
1156123	Lot 30 Deposited Plan 596768
1156124	Lot 33 Deposited Plan 596768, 1/6 share Lot 49 Deposited Plan 596768
1156126	Lot 100 Deposited Plan 596768, 2/6 share Lot 49 Deposited Plan 596768

Annexure Schedule: Contains 7 Pages.

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Signature

Signed by Vaughn Summerton as Registered Owner Representative on 05/08/2024 02:30 PM

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

Form 46

ANNEXURE SCHEDULE - CONSENT FORM[1]

(Regulation 6 Land Transfer Regulations 2018)

Person giving consent *Surname must be underlined*	**Capacity and Interest of Person giving consent** *eg. Mortgagee under Mortgage no.)*
David John Kingdom	**Mortgagee under Mortgage No. 12674566.10**

Consent

Delete words in [ ] if inconsistent with the consent
State full details of the matter for which consent is required

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

the **Person giving consent hereby consents** to:

1. The deposit of LT Plan 596768 including the vesting of Lots 48 and 50; and
2. The creation of all easements recorded on LT Plan 596768.

Dated this 16th day of May 2024

Attestation

	Signed in my presence by the Person giving consent
David John Kingdom by his Attorney	Signature of Witness *Witness to complete in BLOCK letters (unless legibly printed):* **Witness name** **Occupation** LAURA BELLE SMITH REGISTERED LEGAL EXECUTIVE AUCKLAND **Address**

[1] An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required by the Land Transfer Regulations 2018 to enable registration under the Land Transfer Act 2017.

CERTIFICATE OF NON-REVOCATION

I, **RHONDA MARGOT GRAHAM** of Auckland, Lawyer **HEREBY CERTIFY:-**

1 **THAT** by Deed dated 20 April 2009, **DAVID JOHN KINGDOM** of Auckland, New Zealand, Retired, appointed me his Attorney on the terms and subject to the conditions set out in the said Deed.

2 **THAT** at the date hereof I have not received any notice or information of the revocation of that appointment by the death of the said **DAVID JOHN KINGDOM** or otherwise.

SIGNED at Auckland this 16th day of May 2024

Rhonda Margot Graham

DATED the 20th day of April 2009.

Sup Doc 1333971 Powe
Doc - 01/01, Pus - 003,21/05/13,08:48
PA 9405845.1 Power of
Doc - 01/04, Pge - 004,21/05/13,08:47

Appointment of Attorney

I **DAVID JOHN KINGDOM**

of Auckland in New Zealand Retired

APPOINT **RHONDA MARGOT GRAHAM** of Auckland Lawyer

(and if more than one jointly and severally)

TO BE MY ATTORNEY OR ATTORNEYS (and the person or persons so acting is hereinafter referred to as "my Attorney")

(a) to act for me in my name on my behalf and in my interests in all mattes with or in which I shall be in any way connected interested or concerned (whether solely or otherwise) as fully and effectually as I could if personally present

(b) to sign and use my name in any manner in any deed document or writing

(c) To act in my place as Attorney for any and all persons or bodies corporate who have appointed me or may appoint me their or its Attorney (whether solely or with another or others jointly or severally) by a deed which includes the power for me to substitute and appoint a substitute attorney or attorneys in my place to exercise all the powers and authorities conferred upon me by such deed in terms of and to as full an extent as I could act thereunder as if personally present.

Delegation of Other Powers

IN EXERCISE of the powers contained in Section 31 of the Trustee Act 1956 **I DELEGATE** to my Attorney (jointly and each of them severally if there be more than one) **DURING MY ABSENCES FROM NEW ZEALAND AND DURING ANY PERIODS OF TEMPORARY PHYSICAL INCAPACITY** the exercise and execution of all the trusts powers and discretions for the time being vested in me as trustee under any Will or Instrument of Trust whereof I may be the Trustee or one of the Trustees (or the appointed delegate of any such Trustee where the deed of delegation pursuant to which I was appointed permits me to so further delegate) **AND I APPOINT** my Attorney (jointly and each of them severally if there be more than one) to be my Attorney or Attorneys during such absences and periods to act for me in my name and on my behalf in all matters connected with the affairs of the estates and assets subject to the trusts of each and every such Will and Instrument of Trust and in all matters in which any of the said estates and assets may be interested as I could if personally present at my Attorney's absolute discretion **BUT** if under any of the said Wills and Instruments there shall for the time being be only two Trustees comprising myself and one of my said Attorneys then as regards that Will or Trust this Deed shall be construed as if the name of that Attorney had been omitted from these presents.

Examples of Powers

WITHOUT LIMITING the generality of the foregoing **I DECLARE** that my Attorney has the power for me and in my name

(a) to enter into or to perform any contract in relation to my property or affairs present or future which I might enter into personally

(b) to exercise any right power authority or discretion of whatsoever nature which the ownership or possession of any property or my legal relation thereto confers upon me or which by virtue of any fact or circumstance I am entitled to exercise

(c) to purchase sell exchange mortgage charge or pledge any real or personal property either alone or jointly with any other person

(d) to operate open and close any banking or other account and to sign and endorse cheques bills of exchange and other negotiable instruments and to place money on fixed deposit and to make arrangements with any banked with regard to the same and to overdraw such account and to give security for the repayment of the same

(e) to apply for a grant of probate or administration in any estate where I would be so entitled to apply and to act for me as an executor administrator or trustee

(f) to appoint in place of my Attorney one or more attorney or attorneys to exercise any or all of the powers and authorities hereby conferred and from time to time to revoke any such appointment and appoint any further one or more attorney in place of such attorney.

Agreement to Ratify Action

I DECLARE AND AGREE

(a) that no person or corporation dealing with my Attorney shall be concerned to see or enquire as to the propriety or expediency of any thing which my Attorney may do or purport or agree to do in my name by virtue of these presents and

(b) to allow ratify and confirm everything that my Attorney shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF these presents have been executed on the date specified above.

SIGNED by the said
DAVID JOHN KINGDOM
in the presence of:-

D J Kingdom

Witness Signature : D J Kingdom
Witness Name: Gladys Jane Kingdom
Witness Occupation: Retired
Witness Address: 1039 Whangaparaoa Road
Tindalls Beach
Whangaparaoa 0930

5602

DATED

DAVID JOHN KINGDOM

to

RHONDA MARGOT GRAHAM

POWER OF ATTORNEY
and
DEED OF DELEGATION

MORGAN COAKLE
SOLICITORS
PO BOX 114
SHORTLAND STREET
AUCKLAND 1140

Form 46

ANNEXURE SCHEDULE - CONSENT FORM[1]

(Regulation 6 Land Transfer Regulations 2018)

Person giving consent *Surname must be underlined*	**Capacity and Interest of Person giving consent** *eg. Mortgagee under Mortgage no.)*
Rex Stanley Rackham and Kenneth Edgar Rackham	**Mortgagee under Mortgage No. 12674566.11**

Consent
Delete words in [ ] if inconsistent with the consent
State full details of the matter for which consent is required

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

the **Person giving consent hereby consents** to:

1. The deposit of LT Plan 596768 including the vesting of Lots 48 and 50; and
2. The creation of all easements recorded on LT Plan 596768;

Dated this 27th day of May 2024

Attestation

RS Rackham

KE Rackham

Signed in my presence by the Person giving consent

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed):

Witness name David Raymond Courtney

Occupation Solicitor

Address Auckland

[1] An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required by the Land Transfer Regulations 2018 to enable registration under the Land Transfer Act 2017.

Form 46

ANNEXURE SCHEDULE - CONSENT FORM[1]

(Regulation 6 Land Transfer Regulations 2018)

Person giving consent *Surname must be underlined*	**Capacity and Interest of Person giving consent** *eg. Mortgagee under Mortgage no.)*
TRAVERSE LIMITED	**REGISTERED OWNER OF RT 1101259**

Consent
Delete words in [ ] if inconsistent with the consent
State full details of the matter for which consent is required

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

the **Person giving consent hereby consents** to:

The deposit of LT Plan 596768 including the vesting of Lots 48 and 50

Dated this 5 day of August 2024

Attestation

Signed in my presence by the Person giving consent

VAUGHN SUMMERTON
AUCKLAND

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed):

Witness name Vaughn Summerton

Occupation Lawyer

Address Auckland

Gaze Burt
PO Box 301 251
Albany
Auckland 0752

[1] An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required by the Land Transfer Regulations 2018 to enable registration under the Land Transfer Act 2017.

View Instrument Details

Instrument No	12965271.6
Status	Registered
Date & Time Lodged	29 July 2024 16:43
Lodged By	Summerton, Vaughn
Instrument Type	Easement Instrument

Affected Records of Title	Land District
1156101	North Auckland
1156102	North Auckland
1156103	North Auckland
1156124	North Auckland
1156126	North Auckland

Annexure Schedule Contains 7 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

I certify that the Mortgagee under Mortgage 12674566.11 has consented to this transaction and I hold that consent ☑

I certify that the Mortgagee under Mortgage 12674566.10 has consented to this transaction and I hold that consent ☑

Signature

Signed by Vaughn Summerton as Grantor Representative on 28/05/2024 09:29 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Clifton Hsi-Yi Lin as Grantee Representative on 15/05/2024 03:09 PM

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

Easement instrument to grant easement or *profit à prendre*

Section 109, Land Transfer Act 2017

Grantor *Surname(s) must be underlined.*

TRAVERSE LIMITED

Grantee *Surname(s) must be underlined.*

TOP ENERGY LIMITED

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) ~~*or profit(s) à prendre*~~ set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

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

Purpose of Easement or *Profit à prendre*	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) *or* in gross
Right to convey electricity	Marked "B" on Deposited Plan 596768	Lot 49 on Deposited Plan 596768 (comprised in RTs 1156101, 1156102, 1156103, 1156124, and 1156126)	In gross
	Marked "H" on Deposited Plan 596768	Lot 100 on Deposited Plan 596768 (RT 1156126)	

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

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

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

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

~~[Memorandum number , registered under section 209 of the Land Transfer Act 2017.]~~

[The provisions set out in the Annexure Schedule B].

Annexure Schedule B

1 **Interpretation**

1.1 In this instrument, unless the context otherwise requires:

(a) "Burdened Land" means the land owned by the Grantor and contained in Records of Title 1156101, 1156102, 1156103, 1156124, and 1156126;

(b) "Easement Area" means that/those part(s) of the Burdened Land marked on Deposited Plan 596768 with the letter(s) "B" and "H";

(c) "Emergency Situation" means a situation in which there is a probable danger to life or property or immediate risk to the continuity or safety of supply or distribution of electricity by means of the Transmission Line;

(d) "Transmission Line" means wires or conductors of any other kind (including fibre optic or coaxial cables) used or intended to be used for the transmission of electricity and/or telecommunication signals, waves or impulses; and includes any insulators, foundations, casings, tubes, tunnels, minor fixtures and other items, equipment or material used or intended to be used for supporting, securing, enclosing, surrounding and protecting a Transmission Line; and also includes any fuses, fuse holders, pillars and transformers, automatic switches, voltage regulators, capacitors or other instruments, apparatus or devices used in association with a Transmission Line; and anything in replacement or substitution of any of the foregoing;

(e) words importing the singular include the plural and vice versa; and

(f) references to the Grantor and Grantee include their respective heirs, executors, transferees, administrators, successors and assigns.

2 **Grant of electricity easement and telecommunication easements**

2.1 The Grantor grants to the Grantee as an easement in gross forever, the rights to

(a) convey, reticulate, convert, transform, transmit, supply and use electrical energy and power by means of the Transmission Line; and

(b) convey, send, transmit and transport telecommunications signals, waves or impulses,

in each case without interruption or impediment and in any quantity.

2.2 The Grantee together with the Grantee's agents, contractors and employees, and with any vehicles, equipment, tools and materials has the right to enter by a reasonable route and remain on the Easement Area and any other parts of the Burdened Land as are reasonably necessary to do the following work:

(a) to survey, investigate, lay, install and construct the Transmission Line both over and under the Easement Area, and if under at a depth and along such line as shall be determined by the Grantee and if over at a height and along such line as similarly shall be determined by the Grantee;

(b) to install such infrastructure both on or under the surface of the Burdened Land as is necessary for the effective transmission of electricity by means of the Transmission Line;

(c) to inspect, operate, use, maintain, repair, renew, upgrade, replace, change the size of and remove the Transmission Line;

(d) with the Grantee's agents, contractors and employees, and with any vehicles, equipment, tools and materials, to enter and remain for a reasonable time on the Burdened Land for any purposes necessary or convenient for the Grantee to exercise its rights under this instrument (including the right to extinguish fires);

(e) to construct on the Burdened Land whatever roads, tracks, access ways, fences, gates and other works are deemed necessary by the Grantee for it to exercise its rights under this instrument and which are approved by the Grantor (that approval not to be unreasonably withheld);

(f) to keep the Easement Area cleared of all buildings and structures by any means the Grantee considers necessary;

(g) to keep the Easement Area cleared of all fences, trees and vegetation by any means the Grantee considers necessary where such:

(i) breach any statutory or regulatory requirements or standards or codes of practice or otherwise breach generally accepted engineering standards as to the minimum clearance of the Transmission Line;

(ii) impede the exercise by the Grantee of its rights under this instrument or the Grantee's access over the Burdened Land or the Easement Area or to the Transmission Line; or

(iii) inhibit the safe and efficient operation of the Transmission Line;

(h) to remove at the Grantor's expense trees and/or vegetation on the Burdened Land where the Grantee, acting reasonably considers such trees and/or vegetation pose a risk to the safe and efficient operation of the Transmission Line and the Grantor having been given notice of the requirement for the removal of such trees and/or vegetation pursuant to clause 5(b) of this instrument has failed to act.

2.3 The Grantee has no obligation to construct the Transmission Line or convey electricity through it or them continuously or at all.

3 **Access**

3.1 The Grantee must, before exercising the right of entry in clause 2.2:

(a) make reasonable efforts to identify the Grantor or the occupier of the Burdened Land;

(b) give reasonable notice, and in any event not less than three (3) days' notice, to the Grantor or the occupier of the Burdened Land of the Grantee's intention to enter the Burdened Land, except in an Emergency Situation when prior notice is not required; and

(c) identify the work it intends to carry out.

3.2 The Grantee is not required by reason of the obligations in this clause to delay entry onto the Burdened Land from the date notified.

3.3 The Grantee, in entering the Land, will take reasonable steps to minimise inconvenience to the Grantor or the occupier of the Burdened Land, including;

(a) liaising with the Grantor to arrange a suitable time of entry to the Easement Area (unless this is not possible due to an Emergency Situation);

(b) leaving gates as they are found (if applicable);

(c) driving in a safe manner and taking reasonable steps not to disturb stock (if applicable); and

(d) Avoiding access through specific areas identified by the Grantor unless necessary to access the Transmission Line.

3.4 The Grantee is not required to delay entry onto the Burdened Land or to pay any money or other consideration to the Grantor or any occupier of the Burdened Land by reason of the obligations in this clause.

3.5 When accessing the Easement Area, the Grantee will:

(a) complete work on the Transmission Line as soon as possible with as little damage as possible to the Burdened Land and any vegetation, fences or improvements on it; and

(b) use all reasonable endeavours to repair and make good all damage caused to the Burdened Land by the Grantee or the Grantee's agents, contractors or employees as a result of carrying out work on the Transmission Line.

4 **Ownership of the Transmission Line**

The Transmission Line will at all times remain the property of the Grantee.

5 **Grantor's Continued Use of Burdened Land**

Subject to clause 6, the Grantor:

(a) may use the Burdened Land as long as that use does not unreasonably interfere with the enjoyment of the Grantee's rights and interests granted under this instrument; and

(b) (at its cost) shall remove trees and vegetation on the Burdened Land where the Grantee, acting reasonably gives notice to the Grantor that it considers it necessary that such trees and/or vegetation be removed to ensure that such trees and vegetation do not pose a risk to the safe and efficient operation of the Transmission Line.

6 **Restrictions on Grantor's use**

6.1 The Grantor must not do or allow any act which may interfere with or affect the rights of the Grantee or the operation of the Transmission Line and, in particular, the Grantor must not, without the consent in writing of the Grantee:

(a) on the Easement Area, or within the minimum distance from the Transmission Line as advised by the Grantee (having regard to relevant statutory or regulatory requirements, codes of practice and engineering standards applicable from time to time), erect or permit the erection of any buildings or structures, or alter or allow to be altered the overall dimensions of existing buildings or structures, or carry out any earthworks or stockpiling, or construct or permit the construction of any roads, dams, walls or driveways, or allow any vegetation to become established, or remove or permit the removal of any soil, sand, gravel or other substance;

(b) disturb the soil of the easement area below the depth of 0.3 metres;

(c) cause or knowingly permit flooding of the Easement Area;

(d) burn off crops, trees or undergrowth on the Burdened Land;

(e) operate or permit to be operated any machinery or equipment (including any cranes, drilling-rigs, pile-drivers and excavators) in close proximity to any part of the Transmission Line;

(f) disturb any survey pegs or markers placed on the Easement Area by the Grantee;

(g) impede the Grantee's access over the Burdened Land or the Easement Area or to the Transmission Line; or

(h) do anything on or in the Burdened Land which would or could damage or endanger the Transmission Line.

6.2 The consent of the Grantee required under clause 6.1 will not be unreasonably withheld, but may be given subject to conditions.

6.3 The Grantee may consent in writing to certain existing buildings, structures, fences or vegetation on the Easement Area at the date of this instrument remaining there, but such consent may be given subject to conditions.

6.4 If any act or item consented to under clause 6.2 or 6.3 subsequently results in a situation described in clause 2.2 (g)(i) – (iii), then such consent may be revoked by the Grantee without compensation.

6.5 Before exercising any right under this instrument to remove a fence, the Grantee must consult with the Grantor so the Grantor is given a reasonable opportunity to co-ordinate the erection of any necessary replacement fence. The cost of any replacement fence will be borne by the Grantor and the Grantor must comply with any reasonable directions of the Grantee as to the height, materials used and location of such replacement fence.

6.6 If the Grantor does not meet its obligations under this instrument within such reasonable timeframe as is specified in a notice from the Grantee requiring it to do so then the Grantee may meet those obligations (and enter the Burdened Land for that purpose) and the Grantor is liable to pay to the Grantee the costs incurred in doing so.

7 **Indemnity against third party claims**

7.1 Each party ("Indemnifying Party") must indemnify the other ("Indemnified Party") against all claims or demands from third parties for any loss, damage or liability in respect of, or arising out of, the use of the land by the Indemnifying Party (or any person authorised, whether expressly or impliedly by it) **EXCEPT THAT** it will not be liable to indemnify where such loss, damage or liability was caused by the Indemnified Party. Where the actions of the Indemnified Party contribute to that loss, damage or liability, the indemnity given by the Indemnifying Party will be reduced in proportion to that contribution.

8 **Licence and assignment**

8.1 The Grantee may assign, licence or otherwise grant any right of all or any part of any estate or interest conferred by this instrument.

9 **Perpetual easement**

9.1 There is no power implied in this instrument for the Grantor to terminate the easement for any breach of this instrument or for any other reason. It is the intention of the parties that the easement created by this instrument will continue forever unless surrendered.

10 **Arbitration**

10.1 If any dispute arises between the parties in relation to this instrument or any matter arising under it and that dispute cannot be resolved by negotiation, then the parties must submit the dispute to arbitration in accordance with the Arbitration Act 1996 (and its amendments or any statute which replaces it). The arbitration will be commenced by either party giving written notice to the other of the details of the dispute and that party's desire to have the matter referred to arbitration. The arbitration will be by one arbitrator, if the parties can agree upon one, and, if not, then by two arbitrators, one to be appointed by each party, and their umpire to be appointed by the arbitrators before they begin to consider the dispute. The award in the arbitration will be final and binding on the parties.

11 **Vesting of Burdened Land**

11.1 The easements in this instrument will cease to apply to any part(s) of the Burdened Land that is intended to vest in the Crown, the NZ Transport Agency (or replacement entity), the Far North District Council (or any other territorial authority) as a road or reserve, with effect from any survey plan relating to such vesting being approved as to survey and being accepted for deposit by Land Information New Zealand.

11.2 For the purposes of clause 11.1:

(a) the Grantor and the Grantee irrevocably consent to any part of the Burdened Land being vested as road or reserve in the Crown, NZ Transport Agency (or any replacement entity), Far North District Council (or any other territorial authority);

(b) the Grantor and Grantee are deemed by this clause 11.2 to have irrevocably provided the requisite consent to allow the roads and/or reserves to be vested or dedicated as road and/or reserves including (without limitation) under section 224(b)(i) of the Resource Management Act 1991 and section 114(2) of the Public Works Act 1981.

View Instrument Details

Instrument No	12965271.7
Status	Registered
Date & Time Lodged	29 July 2024 16:43
Lodged By	Summerton, Vaughn
Instrument Type	Easement Instrument

Affected Records of Title	Land District
1156101	North Auckland
1156102	North Auckland
1156103	North Auckland
1156124	North Auckland
1156126	North Auckland

Annexure Schedule Contains 4 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

I certify that the Mortgagee under Mortgage 12674566.11 has consented to this transaction and I hold that consent ☑

I certify that the Mortgagee under Mortgage 12674566.10 has consented to this transaction and I hold that consent ☑

Signature

Signed by Vaughn Summerton as Grantor Representative on 28/05/2024 09:31 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Vaughn Summerton as Grantee Representative on 28/05/2024 09:31 AM

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

Easement instrument to grant easement or *profit à prendre*
Section 109, Land Transfer Act 2017

Grantor *Surname(s) must be underlined.*

TRAVERSE LIMITED

Grantee *Surname(s) must be underlined.*

CHORUS NEW ZEALAND LIMITED

Grant of Easement or *Profit à prendre*

The Grantor, being the registered owner of the Burdened Land set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s)* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A *Continue in additional Annexure Schedule, if required.*

Purpose of Easement, or *profit*	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to convey telecommunications	Area B on DP 596768	Lot 49 DP 596768 (RT 1156101, 1156102, 1156103, 1156124 and 1156126)	**Chorus New Zealand Limited (in gross)**
	Area H on DP 596768	Lot 100 DP 596768 (RT 1156126)	

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

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

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or the Fifth Schedule of the Property Law Act 2007.

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

~~Memorandum number , registered under section 209 of the Land Transfer Act 2017.~~

the provisions set out in the Annexure Schedule.

Annexure Schedule

Insert type of instrument

Easement	Dated		Page	2	of	4	Pages

Continue in additional Annexure Schedule, if required.

Continuation of "Easement rights and powers":

1 The rights and powers in this easement are in addition to those rights and powers contained in Schedule 5 of the Land Transfer Regulations 2018 ("the Fifth Schedule") and where the terms of this easement are in conflict with either the Fifth Schedule or any of the statutory rights and authorities which the Grantee may have in respect of the Burdened Land, the terms of this easement shall prevail.

2 **Grant of Easement**

2.1 In addition to the above rights and powers the Grantor grants to the Grantee as an easement in gross the following rights and powers at all times and in any quantity:

(a) to lay, install (including construct), locate, upgrade, add to, inspect, maintain, replace, repair, renew, enlarge, alter, retain, remove any Lines and Works on, in, over and under the Easement Land (and for the avoidance of doubt, the Grantor's consent shall be deemed for the purposes of clause 10(1)(b) of Schedule 5 of the Land Transfer Regulations 2018 by virtue of this easement);

(b) subject to clauses 4.1 and 4.2, to enter with all necessary equipment and remain upon the Burdened Land for the purposes of laying, installing (including constructing), locating, upgrading, adding to, inspecting, maintaining, replacing, repairing, renewing, enlarging, altering, retaining or removing Lines or Works and make any access ways, cuttings, fillings, grades, batters and to re-open the same and generally to do and perform such acts or things upon the Burdened Land as may be necessary or desirable (or incidental thereto) to enable the Grantee to receive, enjoy and give effect to the full free use and enjoyment of the rights and powers granted under this easement; and

(c) to use and operate Lines and Works (such use and operation may include the granting of such use to third party telecommunications service providers) for the purpose of conveying telecommunications without interruption or impediment,

provided however that nothing shall compel the Grantee to exercise the above rights at any time or in a particular way

3 **Grantee's Covenants**

3.1 The Grantee shall be responsible for:

(a) the installation of and maintenance of the Lines and Works located on the Easement Land; and

(b) using its best endeavors to prevent the Lines and Works located on the Easement Land becoming a danger to any user or occupier of the Burdened Land.

3.2 The Grantee will, in exercising the rights granted to the Grantee under this easement cause as little damage as reasonably possible to the Burdened Land and to any building or building improvement (including, without limitation, any interior fitout) located on the Burdened Land.

3.3 The Grantee will at the Grantee's own cost repair and make good any damage to the Burdened Land (including without limitation any damage to any building(s), fences or other improvements) caused by the Grantee in exercising the Grantee's rights and powers under this

Annexure Schedule

Insert type of instrument

Easement	Dated		Page	3	of	4	Pages

Continue in additional Annexure Schedule, if required.

easement as reasonably close as possible to the original condition of the Burdened Land prior to such damage and to the reasonable satisfaction of the Grantor.

4 **Access**

4.1 The Grantee may, at any time (but subject to clause 4.2) from time to time enter the Burdened Land (including, for the avoidance of doubt, any areas of Common Property on the Burdened Land) using such routes as prescribed by the Grantor (acting reasonably) and with or without its employees, contractors and agents and with or without vehicles, machinery and implements of any kind for purposes associated with the creation and exercise of its rights and powers under this easement. If relevant, the Grantor shall invoke its rights pursuant to section 80 of the Unit Titles Act 2010 (or procure that such rights are invoked) as may be necessary to allow the Grantee access to its Lines and Works as agent of the body corporate.

4.2 In exercising the rights granted to the Grantee under this easement, the Grantee shall use reasonable efforts to give the Grantor prior notice that the Grantee intends to enter upon the Burdened Land (except in the case of an Emergency, when notice will not be required) and for the avoidance of doubt, clause 12(2) of Schedule 5 the Land Transfer Regulations 2018 does not apply. Without limitation to the preceding provisions, the Grantor shall not at any time restrict or impede access to the Easement Land (including by way of subdivision of the Land) by the Grantee and, upon request by Grantee, will provide the Grantee with all necessary keys and / or access cards required from time to time to gain access to the Burdened Land and the Easement Land.

5 **Grantor's Covenants**

5.1 The Grantor will not without the written permission of the Grantee (not to be unreasonably withheld or delayed):

(a) grow or permit to be grown any natural or cultivated vegetation (including trees and shrubs) on or in the near vicinity, or encroaching on the Easement Land. The Grantee may at all times at the Grantor's cost remove any natural or cultivated vegetation or improvement on the Easement Land which may interfere with the rights granted by this easement; or

(b) erect or permit to be erected any improvement (including but not limited to buildings, sheds, fences, roads, walls or driveways) on the Easement Land; or

(c) do anything on the Easement Land that may damage or endanger the Grantee's Lines or Works; or

(d) do any act which will interfere with the rights granted by this easement and will not at any time do permit or suffer any act whereby the full and free use and enjoyment by the Grantee of the rights and privileges granted by this are interfered with.

6 **Removal**

6.1 The Lines and Works are and shall remain the sole property of the Grantee and the Grantee shall not be required to remove the Lines and/or Works at any time. No person shall have any interest in such Lines and Works by reason only of having an interest or estate in the Burdened Land.

Annexure Schedule

Insert type of instrument

Easement	Dated		Page	4	of	4	Pages

Continue in additional Annexure Schedule, if required.

6.2 No power is implied for the Grantor to determine this easement for any breach of covenant or for any other cause whatsoever. The parties intend this easement to subsist forever or until it is duly surrendered or extinguished at the election of the Grantee.

7 **Further Assurances**

7.1 Each party shall make all applications, including executing and delivering any documents, and doing all acts and things, as may reasonably be required by the other party to obtain the full benefit of this easement according to its true intent.

8 **Telecommunications Act 2001 and End User Terms**

8.1 Notwithstanding anything to the contrary in this easement, the terms contained in this easement shall be without prejudice to, and do not reduce or limit, the rights and powers of the Grantee under the Telecommunications Act 2001 or any other document or arrangement conferring rights or powers on the Grantee in relation to Lines and Works at the Burdened Land, and the Grantee may, in its discretion, rely on or exercise any of its rights and powers, whether in addition to or instead of the rights and powers granted by this easement.

9 **Definitions and interpretation**

9.1 In this easement:

(a) "**Common Property**" has the same meaning ascribed to that term under the Unit Titles Act 2010.

(b) "**Easement Land**" means that part of the Burdened Land identified in Schedule A in this easement as Easement Land and those other parts of the Burdened Land (including buildings) on which the Grantee has installed and located its Lines and Works.

(c) "**Emergency**" means a situation in which there is a probable danger to life or property or immediate risk to the continuity or safety of supply of telecommunications.

(d) "**Grantee**" means Chorus New Zealand Limited and includes all its subsidiaries (within the meaning of Section 5 of the Companies Act 1993) and its successors, assigns, personal representatives, employees, contractors, agents, licensees and invitees.

(e) "**Grantor**" includes the successors in title, assigns, tenants, transferees and personal representatives of the Grantor.

(f) "**Line**" and "**Works**" shall have the meanings ascribed to those terms under the Telecommunications Act 2001.

View Instrument Details

Instrument No	12965271.8
Status	Registered
Date & Time Lodged	29 July 2024 16:43
Lodged By	Summerton, Vaughn
Instrument Type	Easement Instrument

Affected Records of Title	Land District
1156101	North Auckland
1156102	North Auckland
1156103	North Auckland
1156124	North Auckland
1156126	North Auckland

Annexure Schedule Contains 2 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

I certify that the Mortgagee under Mortgage 12674566.11 has consented to this transaction and I hold that consent ☑

I certify that the Mortgagee under Mortgage 12674566.10 has consented to this transaction and I hold that consent ☑

Signature

Signed by Vaughn Summerton as Grantor Representative on 29/07/2024 04:40 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Vaughn Summerton as Grantee Representative on 29/07/2024 04:40 PM

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

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

TRAVERSE LIMITED

Grantee

FAR NORTH DISTRICT COUNCIL

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose of Easement, or *profit*	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to convey water	Area H and I on DP 596768	Lot 100 DP 596768 (RT 1156126)	In gross
Right to drain water	Area B on DP 596768	Lot 49 DP 596768 (RT 1156101, 1156102, 1156103, 1156124 and 1156126)	
	Area I on DP 596768	Lot 100 DP 596768 (RT 1156126)	

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

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

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

~~[Memorandum number , registered under section 209 of the Land Transfer Act 2017]~~

~~[the provisions set out in Annexure Schedule]~~

View Instrument Details

Instrument No	12965271.9
Status	Registered
Date & Time Lodged	29 July 2024 16:43
Lodged By	Summerton, Vaughn
Instrument Type	Easement Instrument

Affected Records of Title	Land District
1156101	North Auckland
1156102	North Auckland
1156103	North Auckland
1156124	North Auckland
1156126	North Auckland

Annexure Schedule Contains 1 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

I certify that the Mortgagee under Mortgage 12674566.11 has consented to this transaction and I hold that consent ☑

I certify that the Mortgagee under Mortgage 12674566.10 has consented to this transaction and I hold that consent ☑

Signature

Signed by Vaughn Summerton as Grantor Representative on 29/07/2024 04:41 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Vaughn Summerton as Grantee Representative on 29/07/2024 04:41 PM

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

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

TRAVERSE LIMITED

Grantee

TRAVERSE LIMITED

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose of Easement, or *profit*	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to Convey Water and Right to Drain Sewage	Area B on DP 596768	Lot 49 DP 596768 (RT 1156101, 1156102, 1156103, 1156124 and 1156126)	Lots 1 – 3 inclusive, Lot 33 and Lot 100 DP 596768 (RT 1156101, 1156102, 1156103, 1156124 and 1156126)

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

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007 ~~The implied rights and powers are hereby~~ **~~[varied] [negatived] [added to]~~** ~~or~~ **~~[substituted]~~** ~~by:~~ ~~[Memorandum number , registered under section 209 of the Land Transfer Act 2017]~~ ~~[the provisions set out in Annexure Schedule]~~

Approved by the Registrar-General of Land, Wellington, No. B319989.1/93

C810486.4 TE.

Memorandum of Transfer

GRANTING EASEMENTS

~~(herein called "the Transferor") being registered as proprietor of an estate~~

subject however to such ~~encumbrances~~, liens and interests as are notified by memoranda underwritten or endorsed ~~hereon~~ in the piece or pieces of land situated in the Land District of

~~containing~~ ~~more or less being~~

MEMORANDUM OF TRANSFER GRANTING EASEMENTS

PARTIES

ROSS JOHN MCGREGOR of Kerikeri, Orchardist **and ELIZABETH ANNE MCGREGOR**, his wife together with their successors and assigns ("**Grantor**")

DONALD LINDSAY MCGOWAN, Bank Manager **and EVELYN JEAN MCGOWAN**, Legal Executive both of Auckland together with their successors and assigns ("**Grantee**")

INTRODUCTION

A. The Grantor is registered as proprietor of an estate in fee simple in all that parcel of land containing 6000m^2 more or less being Lot 1 DP 162472 CT 98A/89 (North Auckland) subject to:

(a) notice B006624.1;
(b) resolution C658335.2;
(c) section 243(c) Resource Management Act 1991,

("**Servient Tenement**")

B. The Grantor is registered as proprietor of an estate in fee simple in all that parcel of land containing 6.9309 hectares more or less being Lot 2 DP 86081 CT 93D/894 (North Auckland) subject to:

(a) fencing agreement in transfers 265009 and 442202;
(b) notice B006624.1;
(c) section 243(c) Resource Management Act 1991;
(d) easements reserved by transfer

("**Dominant Tenement**")

C. The Grantor has agreed to grant the Grantee the easements specified in this transfer.

COVENANTS

Grant of easements

1. The Grantor hereby grants to the Grantee as an easement forever appurtenant to the Dominant Tenement the full, free, uninterrupted and unrestricted right and privilege for the Grantee and their tenants (in common with the Grantor, their tenants, and any other person lawfully entitled so to do) from time to time and at all times to take, convey, and lead water in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights, from the source of supply or point of entry, as the case may be, and following the stipulated course (where a course is stipulated) across the Servient Tenement.

2. The Grantor hereby grants to the Grantee as an easement forever appurtenant to the Dominant Tenement the full, free, uninterrupted and unrestricted right and privilege for the Grantee and their tenants (in common with the Grantor, their tenants, and any other person lawfully entitled so to do) from time to time and at all times to take, convey, and lead electric power in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights, from the source of supply or point of entry, as the case may be, and following the stipulated course (where a course is stipulated) across the Servient Tenement.

Terms, conditions, covenants, or restrictions

3. The right to convey water shall be on the terms and conditions set out in clause 5 of the Seventh Schedule to the Land Transfer Act 1952.

4. The right to convey electric power shall be on the terms and conditions set out in clause 5 of the Seventh Schedule to the Land Transfer Act 1952.

5. Notwithstanding anything to the contrary contained in this transfer the easements are expressly subject to a reservation that the only part of the Servient Tenement subject to the easements is a strip of the Servient Tenement three metres in width as measured on the south-western boundary of the Servient Tenement and following the general direction of the easement area marked "A" on DP 162472.

DATED this 9th day of February 1995

EXECUTION

SIGNED by **ROSS JOHN MCGREGOR and ELIZABETH ANNE MCGREGOR** ~~in the presence of:~~

R.J. McGregor

E McGregor

~~J A Wilkens~~

Witness to signature:

J A Wilkens
(Signature of witness)

Legal Executive to Connell
(Occupation)
Rishworth Gerard,
Solicitors, Whangarei.
(Address)

SIGNED by **DONALD LINDSAY MCGOWAN and EVELYN JEAN MCGOWAN** in the presence of:-

Witness to signature:

(Signature of witness)

Solicitor

(Occupation)

Auckland.

(Address)

easement area are of no concern to your registry. Accordingly we consider the easements to be in registrable form and request that the same be registered.

Yours faithfully
RUSSELL McVEAGH McKENZIE BARTLEET & CO

B E Cran
Senior solicitor

APA350B1

JOHN COLLINGWOOD KING
JOHN OLIVER LUSK
FOSS MICHAEL SHANAHAN
GEOFFREY THOMAS RICKETTS
GERARD PAUL CURRY
ANDREW HAWKSWORTH BROWN
RICHARD ARKLE GREEN
GUY BROUGHAM CHAPMAN
JOHN PAUL HASLETT OLDFIELD
CAMERON FLEMING
GREGORY JOHN SHANAHAN
PATRICK CALLAGHAN BOWLER
DEREK ARTHUR NOLAN
JEFFREY ROBERT MORRISON
GEOFFREY DENIS CLEWS
ROBERT LEONARD TOWNER
ANTHONY FREDERICK CRANT
FRANCIS XAVIER QUIN
DEREK SAMUEL JOHNSTON
PHILIP CHARLES CREAGH
LAWRENCE STEPHEN MAYNE
ANDREW WILLIAM HARMOS
JOHN ROBERT FORTESCUE FARDELL
JOHN MAXWELL COLLINGS
FREDERICK JOHN THORP
JOHN STEPHEN KOS
GREGORY WILLIAM THOMPSON
PETER JOHN ESLICK TREGEAR
ALAN STANLEY JAMES ACCORT
PRUDENCE MARY FLACKS
CHRISTOPHER PATRICK BROWNE
SIMON JOHN BERRY
GEOFFREY JOHN HARLEY
CHRISTOPHER PATRICK ESDELL MOORE
MATTHEW NICHOLAS DUNNING
JOHN KENWICK HARKNESS
LANCE HAMILTON HEENAN
PAUL GERARD FOLEY
RICHARD BRUCE GOLDING MEHRTENS
DAVID GEORGE WETHERELL
PHILIP GEORGE SKELTON
STEPHEN BRUCE LOWE
PAUL FRANCIS MAHONEY
SHELLEY ANNE HODGE
BETSY-ANN HOWE
JUSTIN BAIN MACRAE SMITH
PAUL WILSON DAVID
PRAVIR ATINDRA TEGRAM
LLOYD ANTHONY JAMES KAVANAGH
MARK JOHN GAVIN
SIMON MICHAEL HORNER
CRAEME DAVID QUIGLEY
MICHAEL REX CROSIN
KERRY WAYNE FULTON

CONSULTANTS
ROBIN LANCE CONGREVE
CELIA MARY CAUGHEY — (Vietnam)

RUSSELL McVEAGH McKENZIE BARTLEET & CO

BARRISTERS, SOLICITORS & NOTARIES PUBLIC

THE SHORTLAND CENTRE, 51-53 SHORTLAND STREET,
PO BOX 8, AUCKLAND 1, NEW ZEALAND.
TELEX NZ 21305. DX 85. FAX 0-9-377 1849. TELEPHONE 0-9-309 8839.

OUR REF B E Cran

DIRECT LINE 367 8104

YOUR REF

20 December 1994

The District Land Registrar
Land Transfer Office
North Auckland Registry
AUCKLAND

BY HAND

ABSTRACT C692382

We acknowledge receipt of your rejection of the above abstract. We now submit our registration for further processing.

In relation to the reasons for your rejection we comment as follows (using your numbering):

1. A withdrawal of caveat C675630.1 is **enclosed**.

2. The transfer has been executed by the transferors Ross John McGregor and Elizabeth Anne McGregor.

3. The amendments requested to the transfer have been made and initialled by the writer.

4. We consider that the easement certificate is in registrable form as the entire area of Lot 1 DP 162472 is intended to be the servient tenement. This is the operative part of the easement and your Mr Fotu has confirmed to the writer on previous occasions that restrictions in relation to the use and enjoyment of the

WELLINGTON OFFICE: THE TODD BUILDING, CNR BRANDON STREET & LAMBTON QUAY,
PO BOX 10-214, WELLINGTON, NEW ZEALAND. DX 8089. FAX 0-4-499 9556. TELEPHONE 0-4-499 9555.

MEMORANDUM OF TRANSFER

McGregor ..... Transferor

McGowan ..... Transferee

Particulars entered in the Register as shown herein on the date and at the time endorsed below.

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

District of .....

Correct for the purposes of the Land Transfer Act 1952

.....
SOLICITOR FOR THE TRANSFEREE

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

.....
SOLICITOR FOR THE TRANSFEREE

I hereby certify for the purposes of the Stamp and Cheque Duties Act 1971 that no conveyance duty is payable or this instrument by reason of the application of Section 24(1) of the Act and that the provisions of subsection (2) of that section do not apply.

.....
SOLICITOR FOR THE TRANSFEREE

Russell McVeagh McKenzie Bartleet & Co
Barristers & Solicitors
AUCKLAND
(B E Cran)

PARTICULARS ENTERED IN REGISTER
AND REGISTRY AUCKLAND
ASST. LAND REGISTRAR

2.31 13.FEB95 C810486.4F

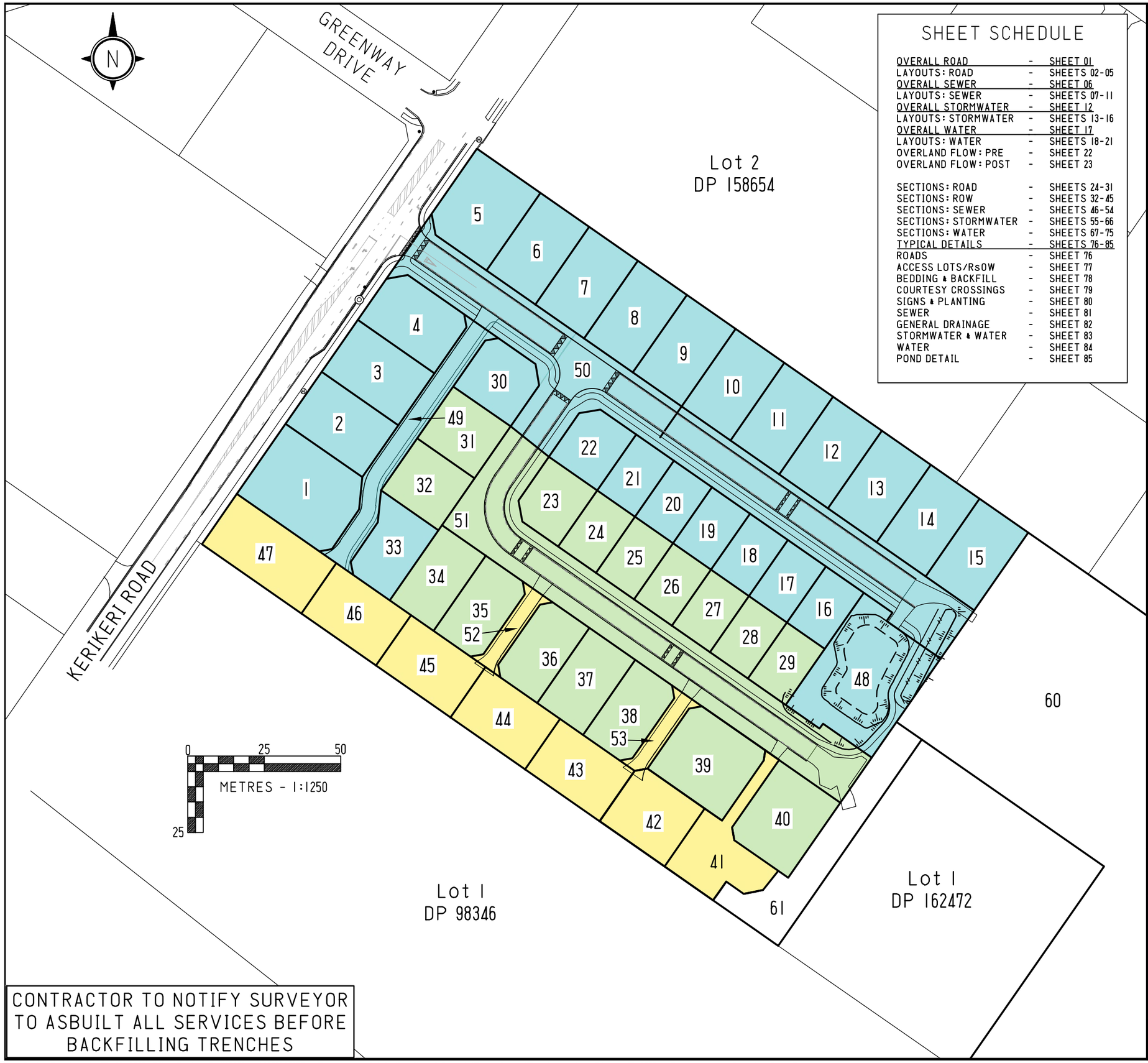
98A/69
93D/694

AUCKLAND DISTRICT LAW SOCIETY 1993 (2)
REF 4082

APPENDIX 7

2220850-RMACOM APPROVED

ENGINEERING PLANS



SHEET SCHEDULE

OVERALL ROAD	-	SHEET 01
LAYOUTS: ROAD	-	SHEETS 02-05
OVERALL SEWER	-	SHEET 06
LAYOUTS: SEWER	-	SHEETS 07-11
OVERALL STORMWATER	-	SHEET 12
LAYOUTS: STORMWATER	-	SHEETS 13-16
OVERALL WATER	-	SHEET 17
LAYOUTS: WATER	-	SHEETS 18-21
OVERLAND FLOW: PRE	-	SHEET 22
OVERLAND FLOW: POST	-	SHEET 23
SECTIONS: ROAD	-	SHEETS 24-31
SECTIONS: ROW	-	SHEETS 32-45
SECTIONS: SEWER	-	SHEETS 46-54
SECTIONS: STORMWATER	-	SHEETS 55-66
SECTIONS: WATER	-	SHEETS 67-75
TYPICAL DETAILS	-	SHEETS 76-85
ROADS	-	SHEET 76
ACCESS LOTS/RsOW	-	SHEET 77
BEDDING & BACKFILL	-	SHEET 78
COURTESY CROSSINGS	-	SHEET 79
SIGNS & PLANTING	-	SHEET 80
SEWER	-	SHEET 81
GENERAL DRAINAGE	-	SHEET 82
STORMWATER & WATER	-	SHEET 83
WATER	-	SHEET 84
POND DETAIL	-	SHEET 85

CAUTION:
LEVELS IN TERMS OF ONE TREE POINT VERTICAL DATUM 1964
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DESIGNED & REVIEWED BY: CHRIS KNAPP

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
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REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
ROADING OVERALL

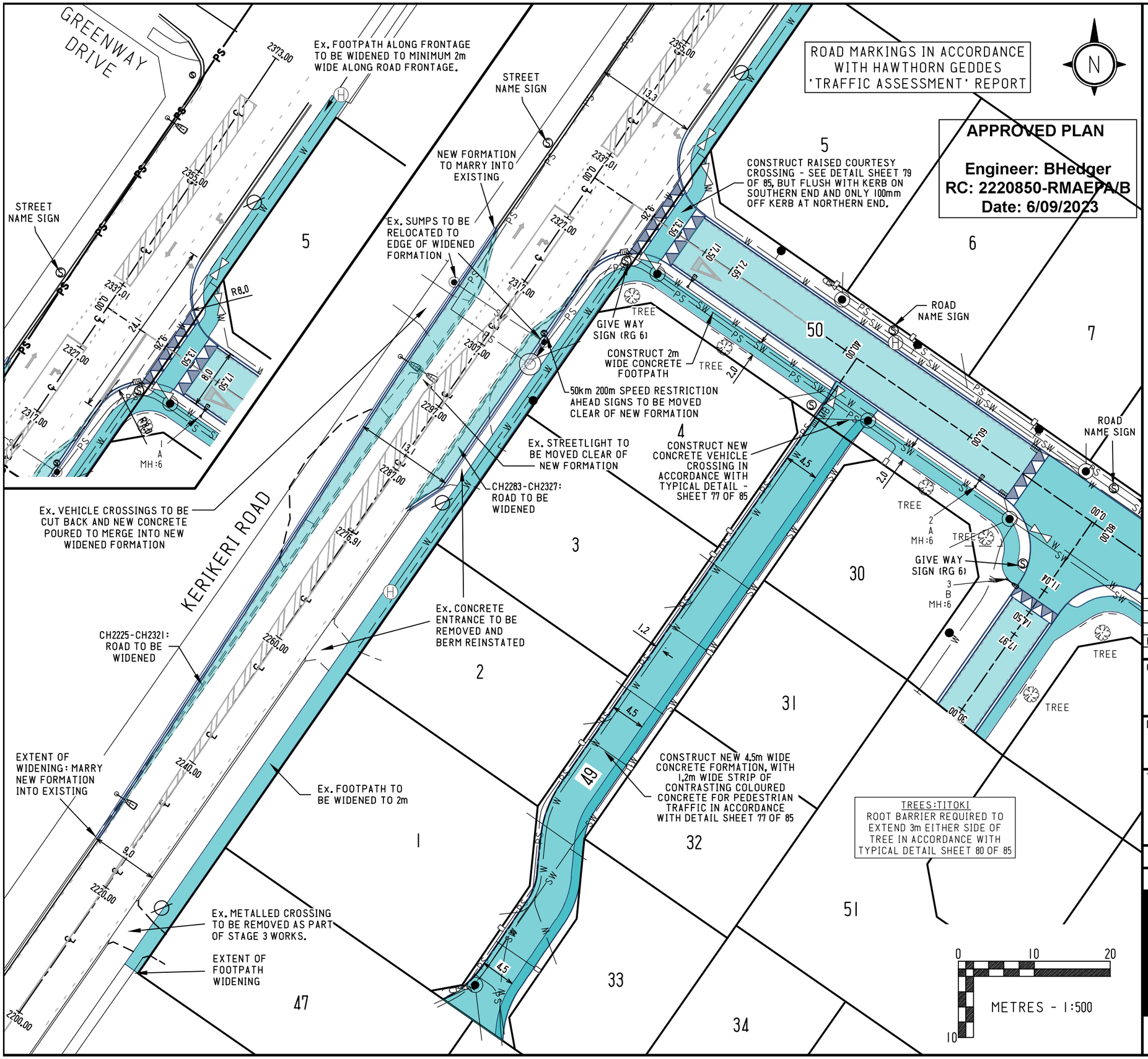
SCALE: 1:1250 @A3

COUNCIL REFERENCE: 2220850-RMACOM

CONTRACTOR TO NOTIFY SURVEYOR TO ASBUILT ALL SERVICES BEFORE BACKFILLING TRENCHES

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF. E16655 | SHEET 01 OF 85 | REV E



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TITLE
ENGINEERING DESIGN STAGE 2
ROADING: LAYOUT, MARKING & SIGNAGE

SCALE: 1:750 @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF.	SHEET	REV
E16655	02 OF 85	E

APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

0 10 20
METRES - 1:500

CONSTRUCT RAISED TABLE & PEDESTRIAN PLATFORM-SEE DETAIL SHEET 79 OF 85

CONSTRUCT NEW 8m WIDE SEALED FORMATION IN ACCORDANCE WITH TYPICAL DETAIL - SHEET 76 OF 85

CONSTRUCT 2m WIDE CONCRETE FOOTPATH

CONSTRUCT RAISED TABLE WITH NO CHECKER PLATE-SEE DETAIL SHEET 79 OF 85

TEMPORARY 2-COAT CHIPSEAL TURNING AREA AND LOT 60 ACCESS

2m WIDE FOOTPATH THROUGH RESERVE

Lot 2
DP 158654

TREES:TITOKI
ROOT BARRIER REQUIRED TO EXTEND 3m EITHER SIDE OF TREE IN ACCORDANCE WITH TYPICAL DETAIL SHEET 80 OF 85

ROAD MARKINGS IN ACCORDANCE WITH HAWTHORN GEDDES 'TRAFFIC ASSESSMENT' REPORT

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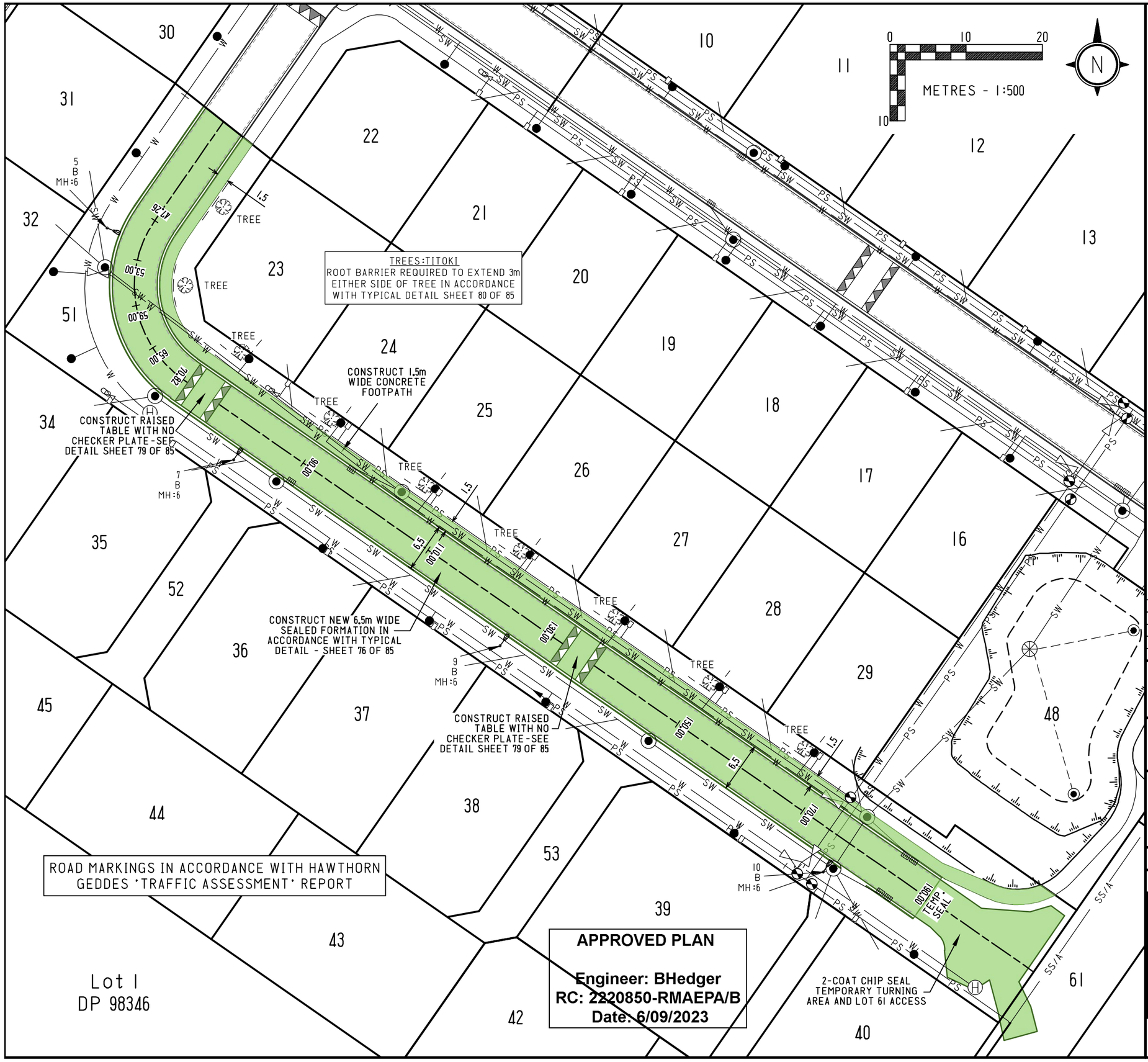
TITLE
ENGINEERING DESIGN STAGE 2
ROADING: LAYOUT, MARKING & SIGNAGE

SCALE: 1:500 @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF.	SHEET	REV
E16655	03 OF 85	E



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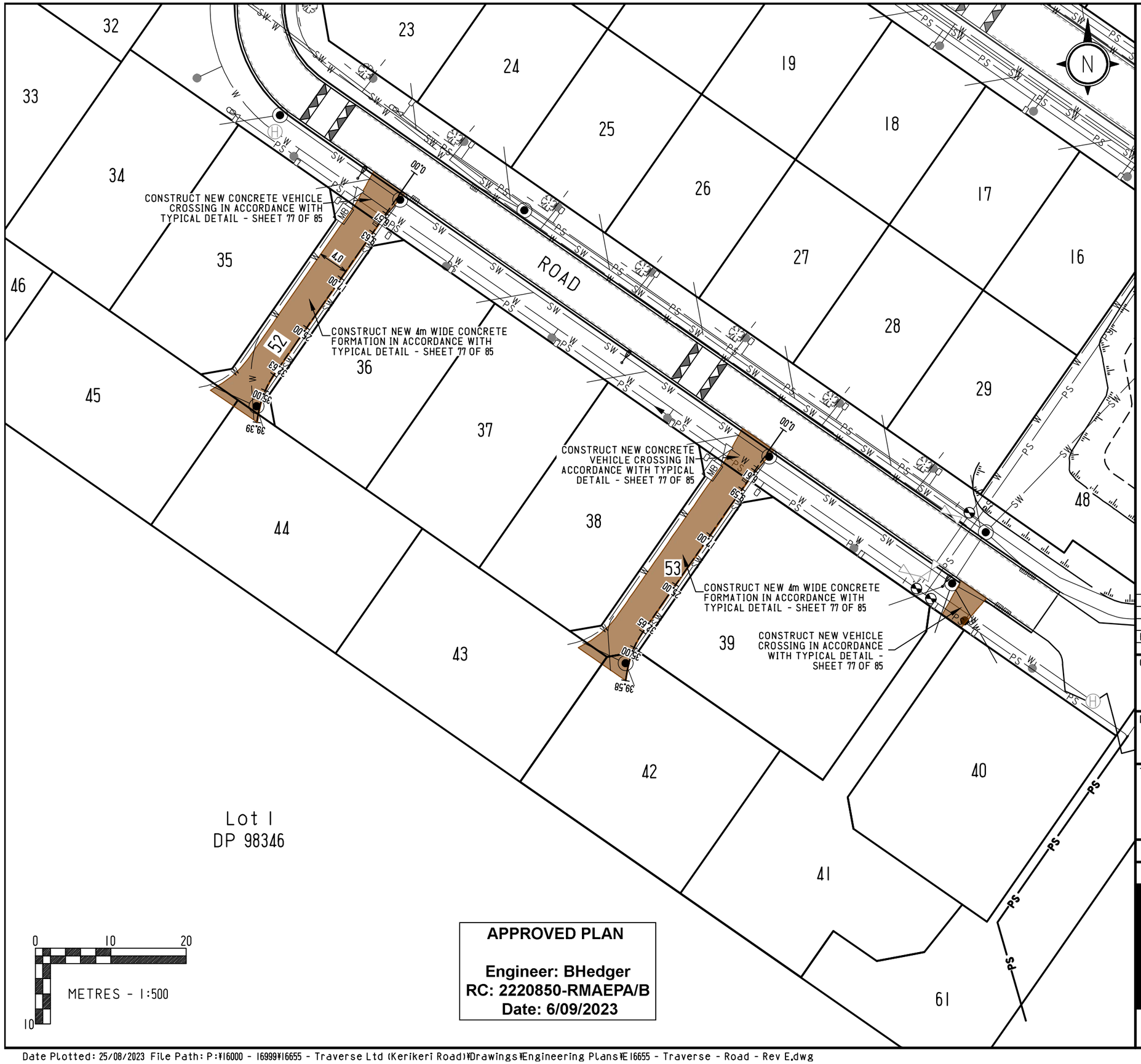
TITLE
ENGINEERING DESIGN STAGE 3
ROADING: LAYOUT, MARKING & SIGNAGE

SCALE: 1:500 @A3

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DRAWING REF.	SHEET	REV
E16655	04 OF 85	E



APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

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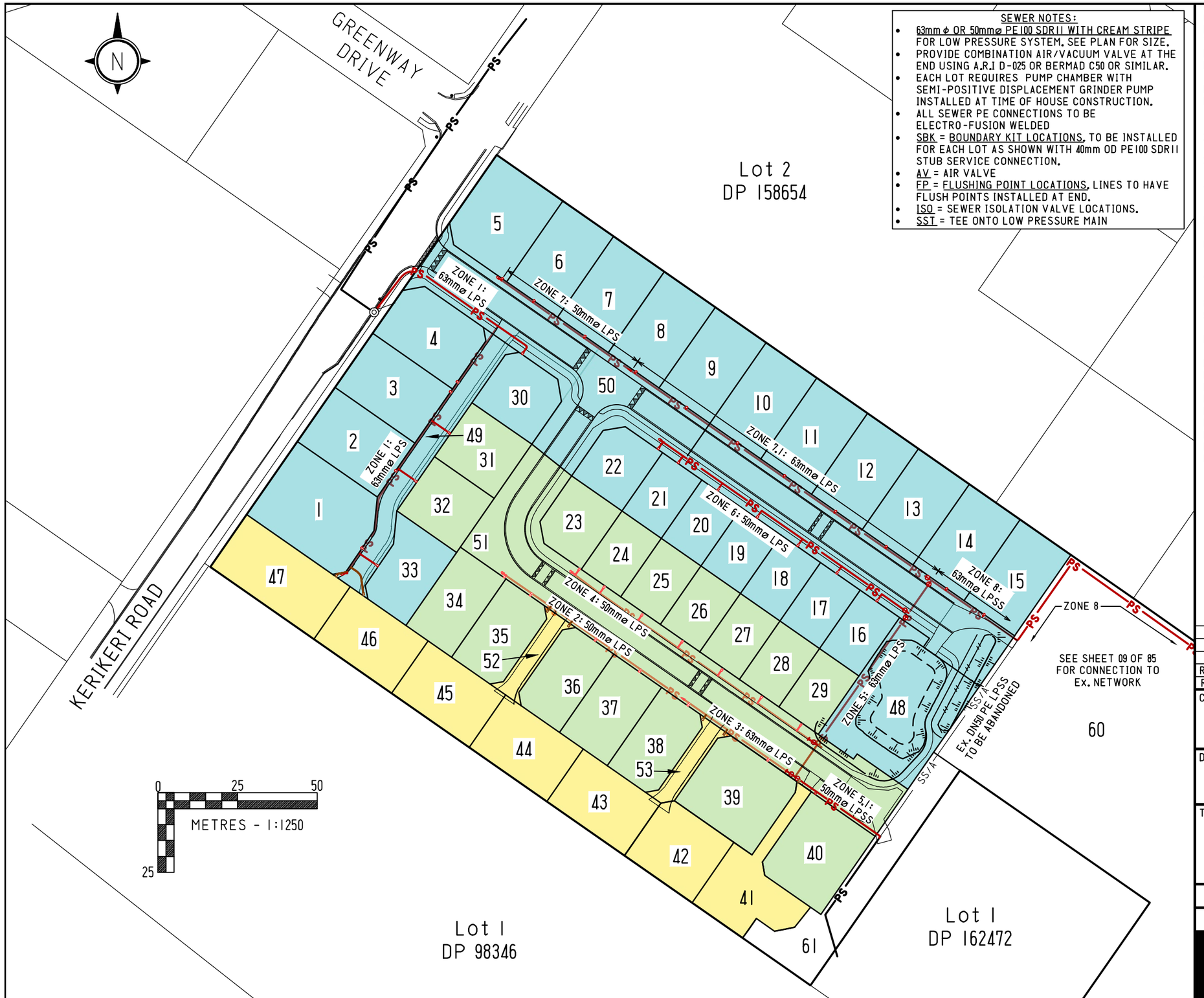
TITLE
ENGINEERING DESIGN STAGE 4
ROADING: ACCESSWAYS

SCALE: 1:500 @A3

COUNCIL REFERENCE: 2220850-RMACOM

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DRAWING REF.	SHEET	REV
E16655	05 OF 85	E



SEWER NOTES:

- 63mm ϕ OR 50mmø PE100 SDR11 WITH CREAM STRIPE FOR LOW PRESSURE SYSTEM. SEE PLAN FOR SIZE.
- PROVIDE COMBINATION AIR/VACUUM VALVE AT THE END USING A.R.I D-025 OR BERMAD C50 OR SIMILAR.
- EACH LOT REQUIRES PUMP CHAMBER WITH SEMI-POSITIVE DISPLACEMENT GRINDER PUMP INSTALLED AT TIME OF HOUSE CONSTRUCTION.
- ALL SEWER PE CONNECTIONS TO BE ELECTRO-FUSION WELDED
- SBK = BOUNDARY KIT LOCATIONS, TO BE INSTALLED FOR EACH LOT AS SHOWN WITH 40mm OD PE100 SDR11 STUB SERVICE CONNECTION.
- AV = AIR VALVE
- FP = FLUSHING POINT LOCATIONS, LINES TO HAVE FLUSH POINTS INSTALLED AT END.
- ISO = SEWER ISOLATION VALVE LOCATIONS.
- SST = TEE ONTO LOW PRESSURE MAIN

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12. ALL CP CONNs ARE TO BE 300mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
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14. ALL WATER LOT CONNECTIONS ARE TO BE 25mm OD PE80.
15. WATER METERS ARE TO BE INSTALLED AT TIME OF SUBDIVISION.
16. SEWER, STORMWATER & WATER CONNECTIONS ARE TO BE MARKED.
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18. ALL FILL TO BE COMPACTED IN ACCORDANCE WITH NZ4431.
19. THE CONTRACTOR MUST PROVIDE REYBURN AND BRYANT WITH AS-BUILT INFORMATION OF ALL ASSETS INSTALLED OR CHANGED DURING CONSTRUCTION.

APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
SEWER OVERALL

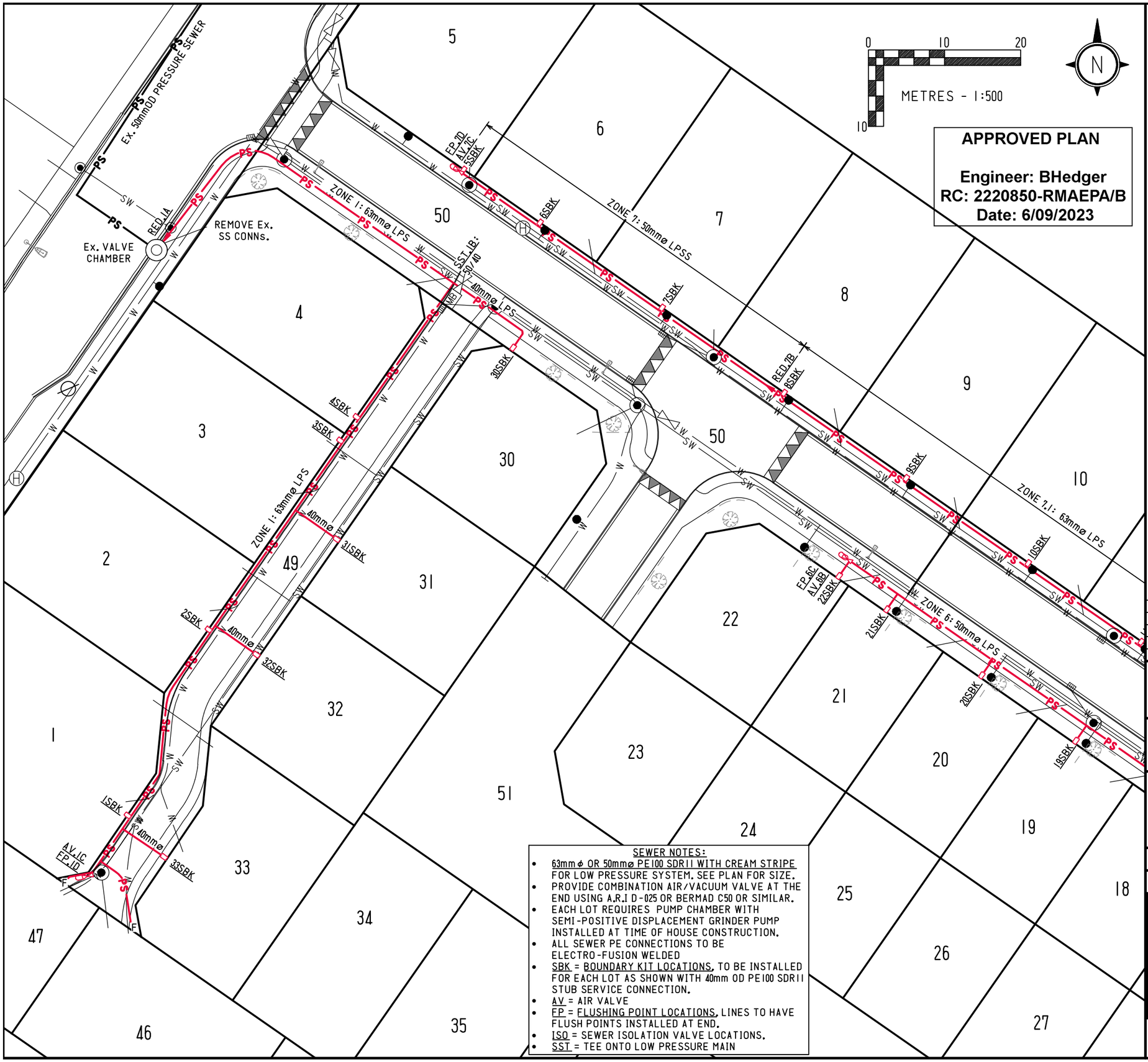
SCALE: 1:1250 @A3

COUNCIL REFERENCE: 2220850-RMACOM

CONTRACTOR TO NOTIFY SURVEYOR TO ASBUILT ALL SERVICES BEFORE BACKFILLING TRENCHES

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF. E16655 | SHEET 06 OF 85 | REV E



SEWER NOTES:

- 63mmΦ OR 50mmø PE100 SDR11 WITH CREAM STRIPE FOR LOW PRESSURE SYSTEM. SEE PLAN FOR SIZE.
- PROVIDE COMBINATION AIR/VACUUM VALVE AT THE END USING A.R.I D-025 OR BERMAD C50 OR SIMILAR.
- EACH LOT REQUIRES PUMP CHAMBER WITH SEMI-POSITIVE DISPLACEMENT GRINDER PUMP INSTALLED AT TIME OF HOUSE CONSTRUCTION.
- ALL SEWER PE CONNECTIONS TO BE ELECTRO-FUSION WELDED
- SBK = BOUNDARY KIT LOCATIONS, TO BE INSTALLED FOR EACH LOT AS SHOWN WITH 40mm OD PE100 SDR11 STUB SERVICE CONNECTION.
- AV = AIR VALVE
- FP = FLUSHING POINT LOCATIONS, LINES TO HAVE FLUSH POINTS INSTALLED AT END.
- ISO = SEWER ISOLATION VALVE LOCATIONS.
- SST = TEE ONTO LOW PRESSURE MAIN

CAUTION:
LEVELS IN TERMS OF ONE TREE POINT VERTICAL DATUM 1964
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DESIGNED & REVIEWED BY: CHRIS KNAPP

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373 & 377 KERIKERI ROAD, KERIKERI

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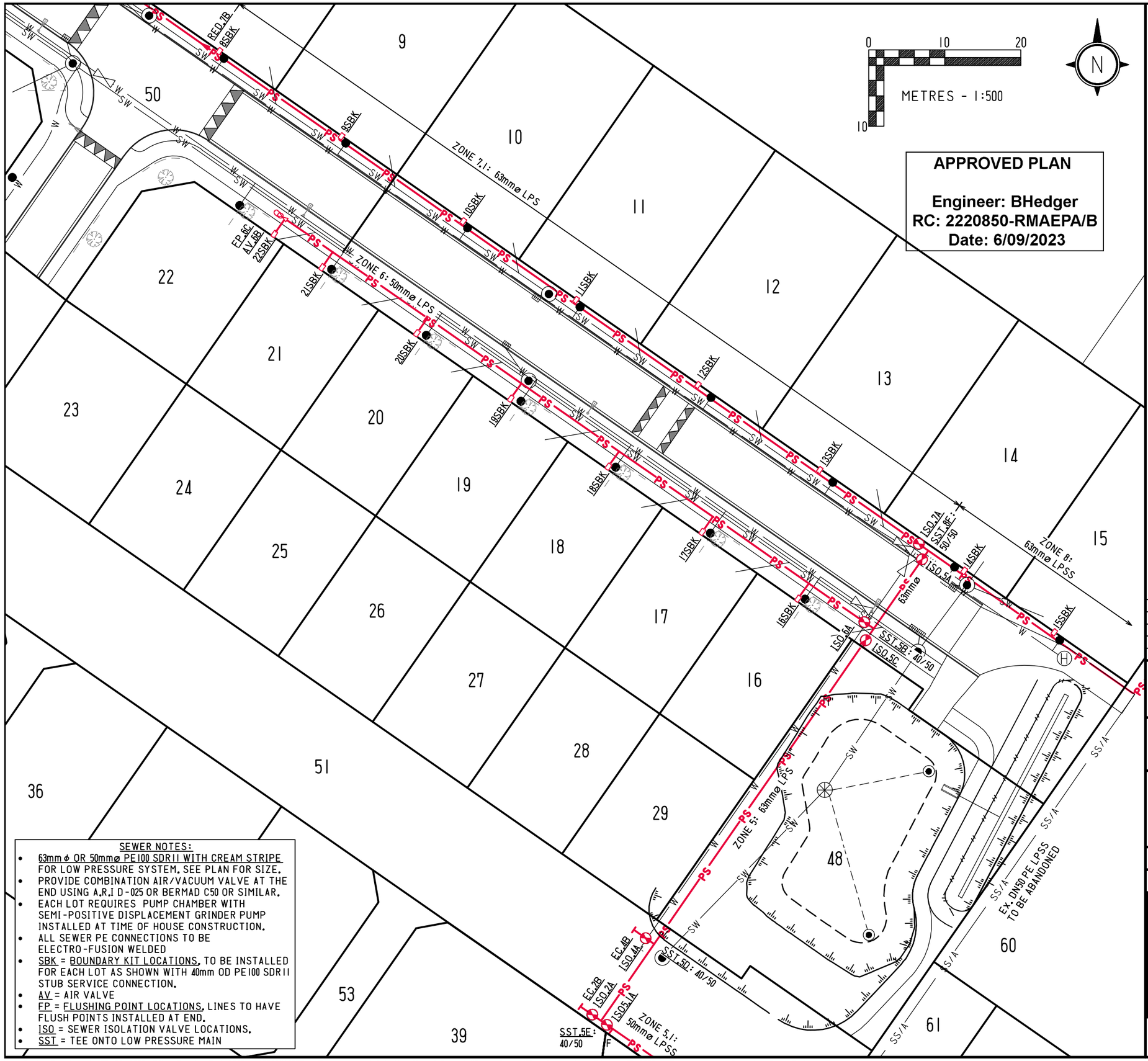
TITLE
ENGINEERING DESIGN
SEWER LAYOUT: STAGE 2

SCALE: 1:500 @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF.	SHEET	REV
E16655	07 OF 85	E



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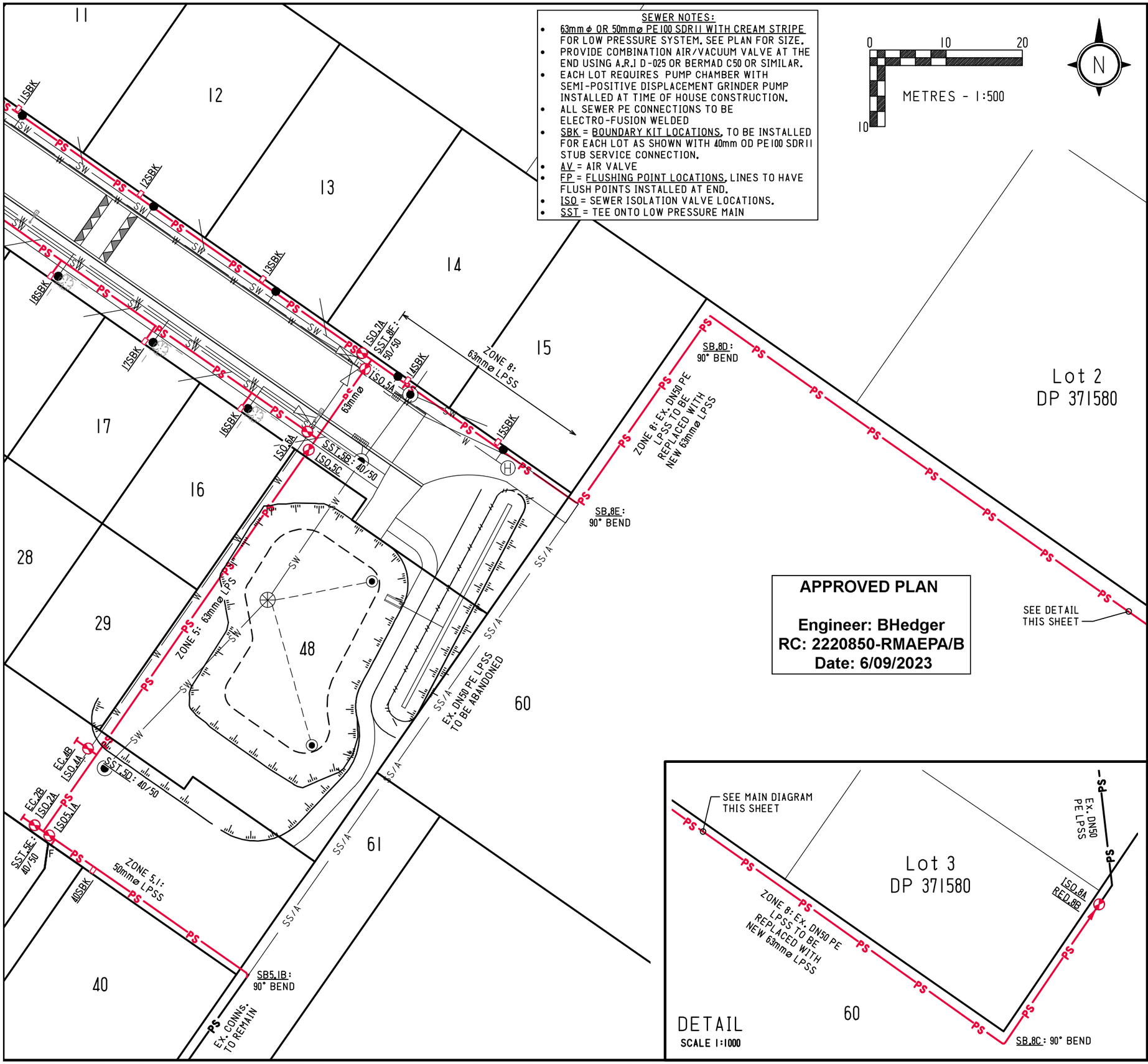
TITLE
ENGINEERING DESIGN
SEWER LAYOUT: STAGE 2

SCALE: 1:500 @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
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DRAWING REF.	SHEET	REV
E16655	08 OF 85	E



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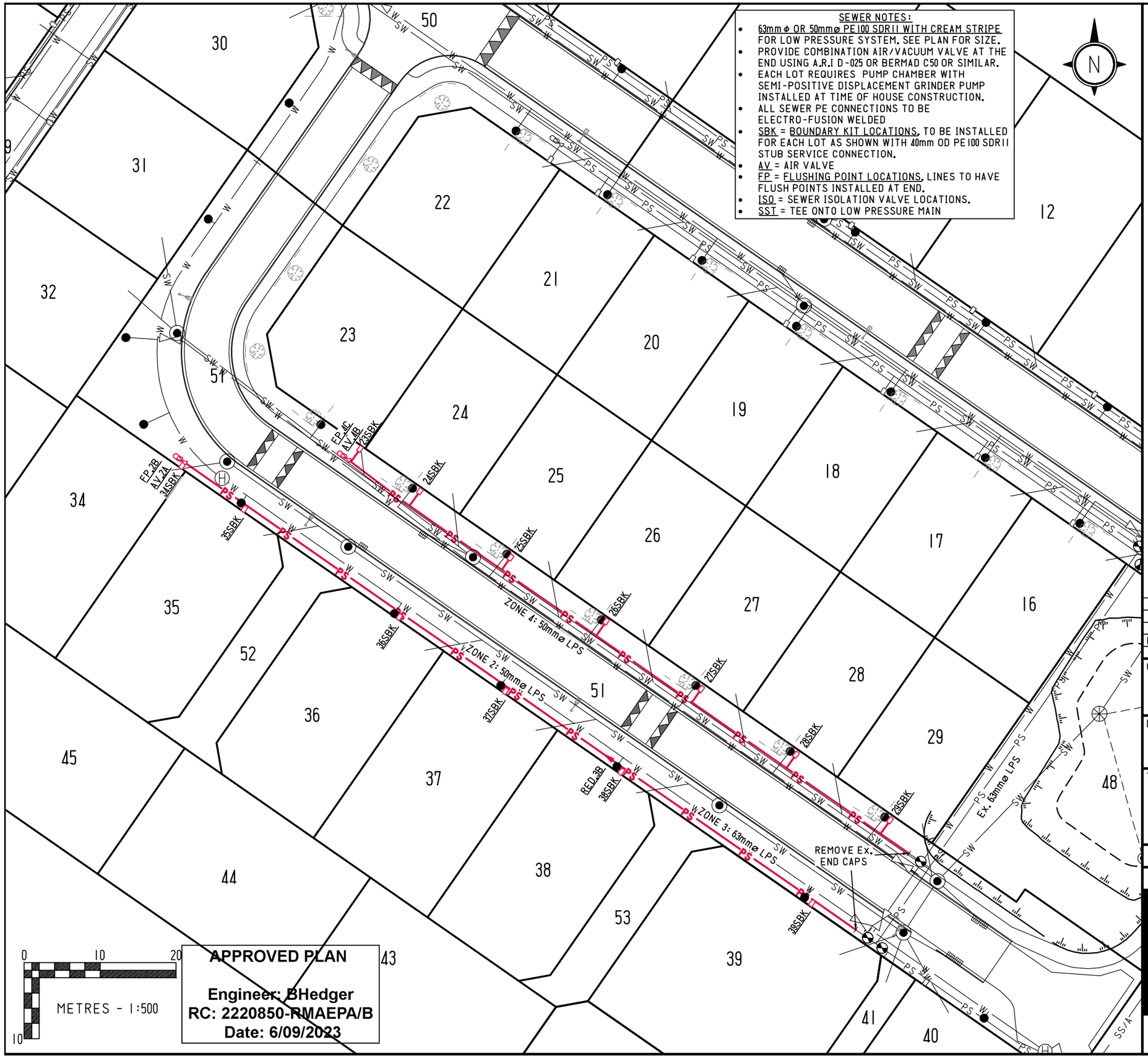
TITLE
ENGINEERING DESIGN
SEWER LAYOUT: STAGE 2

SCALE: 1:500 @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
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DRAWING REF.	SHEET	REV
E16655	09 OF 85	E



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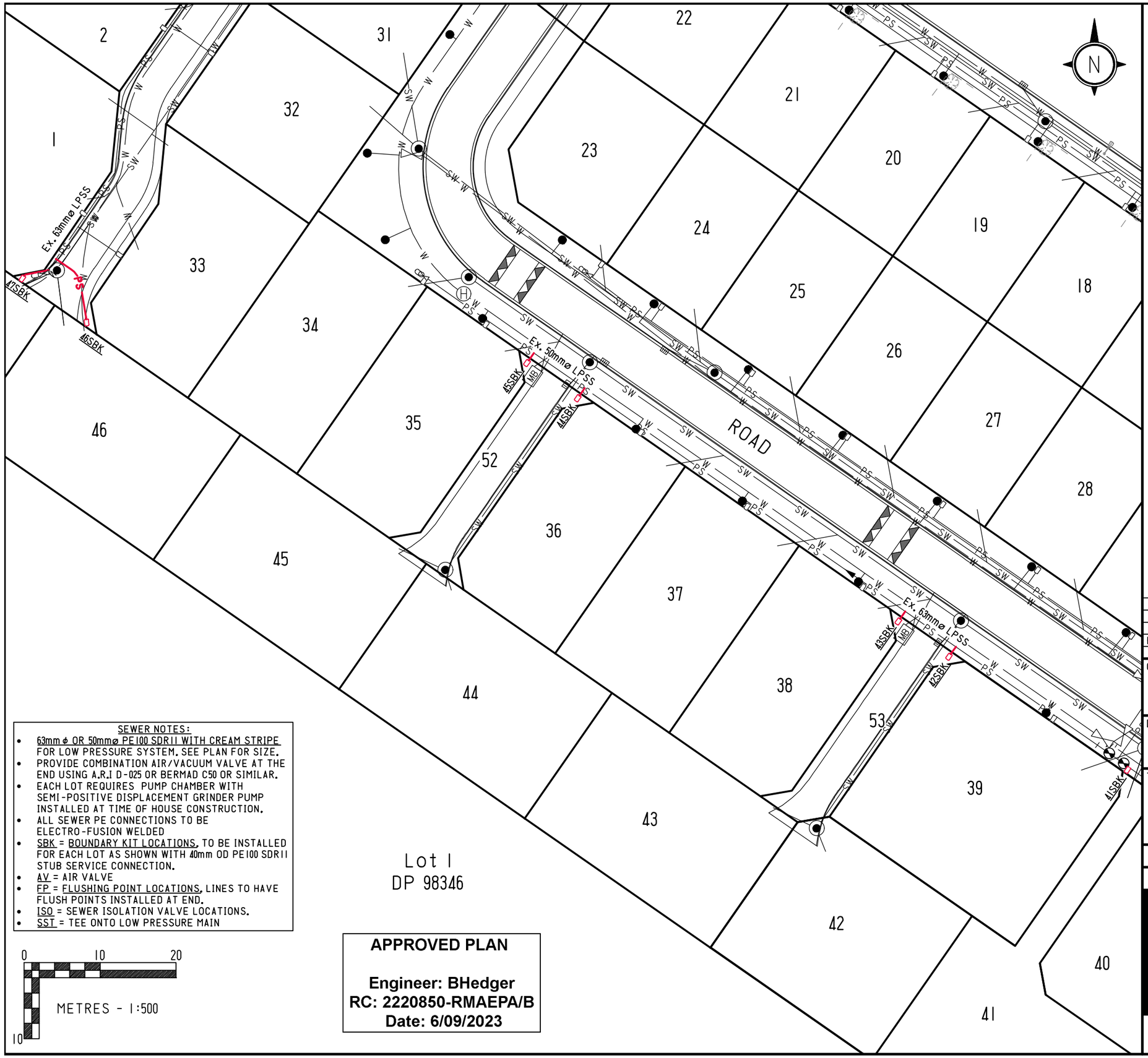
TITLE
ENGINEERING DESIGN
SEWER LAYOUT: STAGE 3

SCALE: 1:500 @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
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7 Selwyn Ave, Whangarei
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DRAWING REF.	SHEET	REV
E16655	10 OF 85	E



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0 10 20
METRES - 1:500

APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

CONTRACTOR TO NOTIFY SURVEYOR TO ASBUILT ALL SERVICES BEFORE BACKFILLING TRENCHES

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SEWER LAYOUT: STAGE 4

SCALE: 1:500 @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
Ph: 09 438 3563
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E16655	11 OF 85	E



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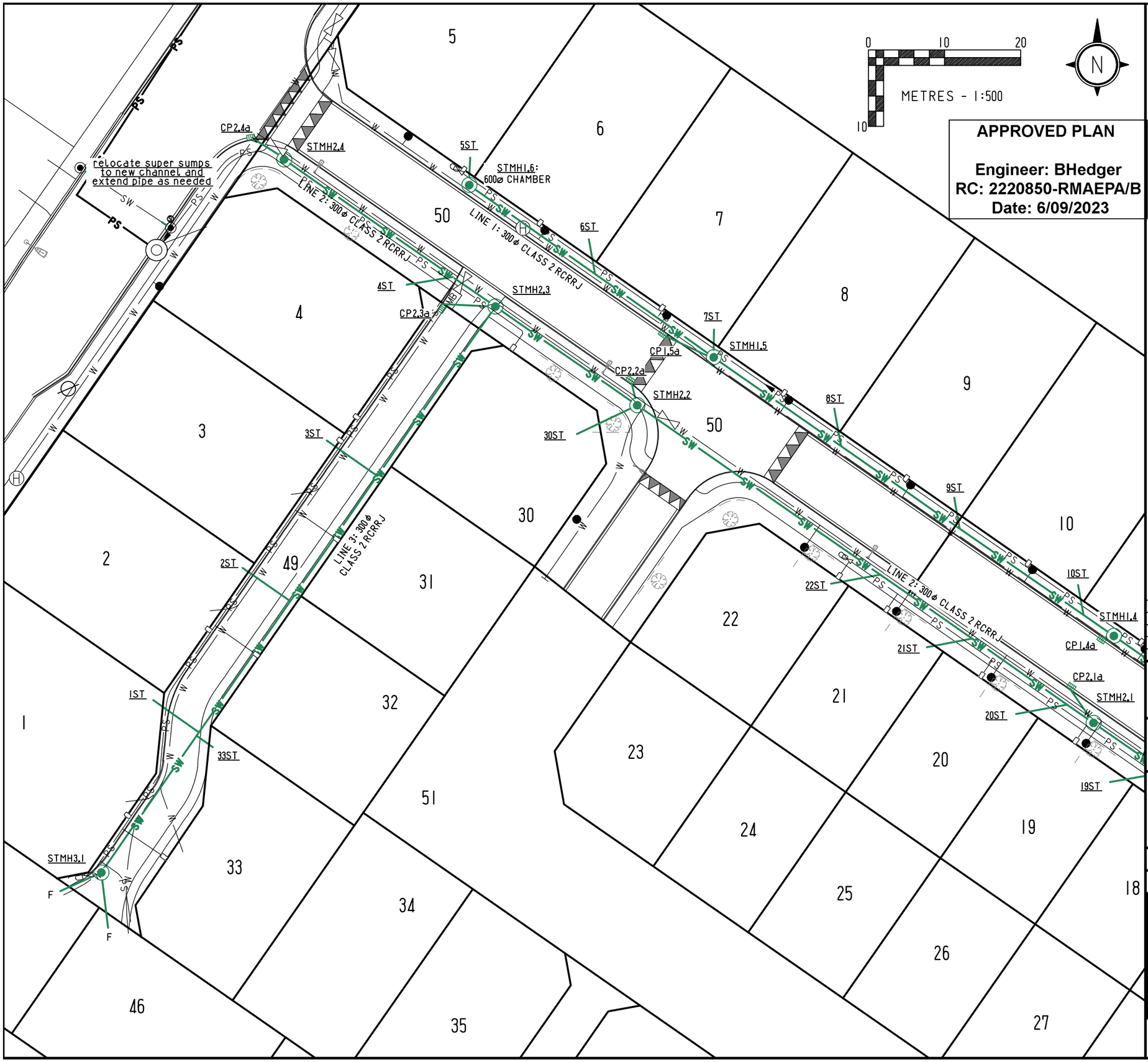
TITLE
ENGINEERING DESIGN
STORMWATER OVERALL

SCALE: 1:1250 @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF.	SHEET	REV
E16655	12 OF 85	E



APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

CAUTION:
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DESIGNED & REVIEWED BY: CHRIS KNAPP

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F = CONNECTIONS TO BE INSTALLED FOR FUTURE STAGES

CONTRACTOR TO NOTIFY SURVEYOR TO ASBUILT ALL SERVICES BEFORE BACKFILLING TRENCHES

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

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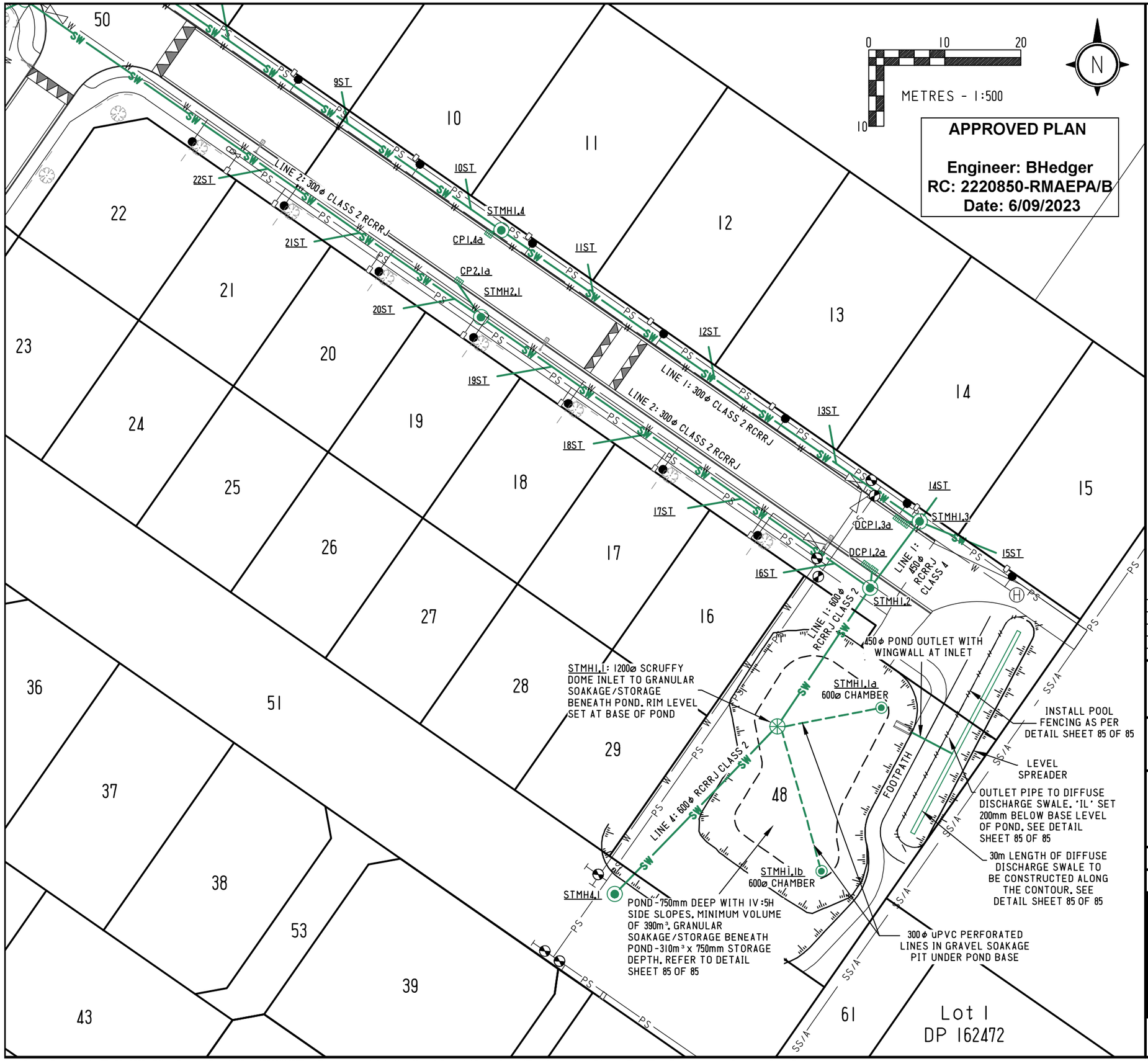
TITLE
ENGINEERING DESIGN
STORMWATER LAYOUT: STAGE 2

SCALE: 1:500 @A3

COUNCIL REFERENCE: 2220850-RMACOM

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E16655	13 OF 85	E



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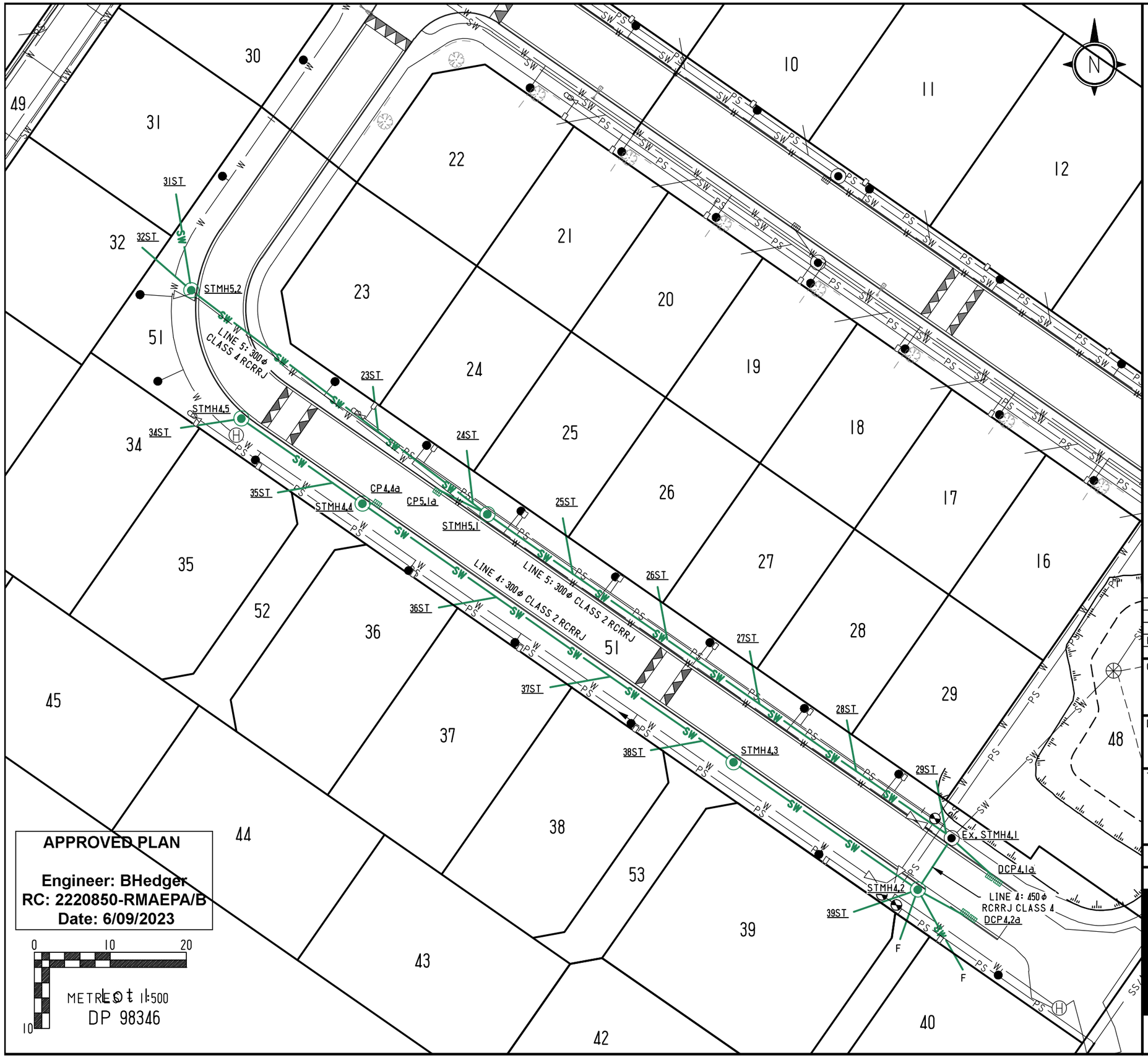
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SCALE: 1:500 @A3

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E16655	14 OF 85	E



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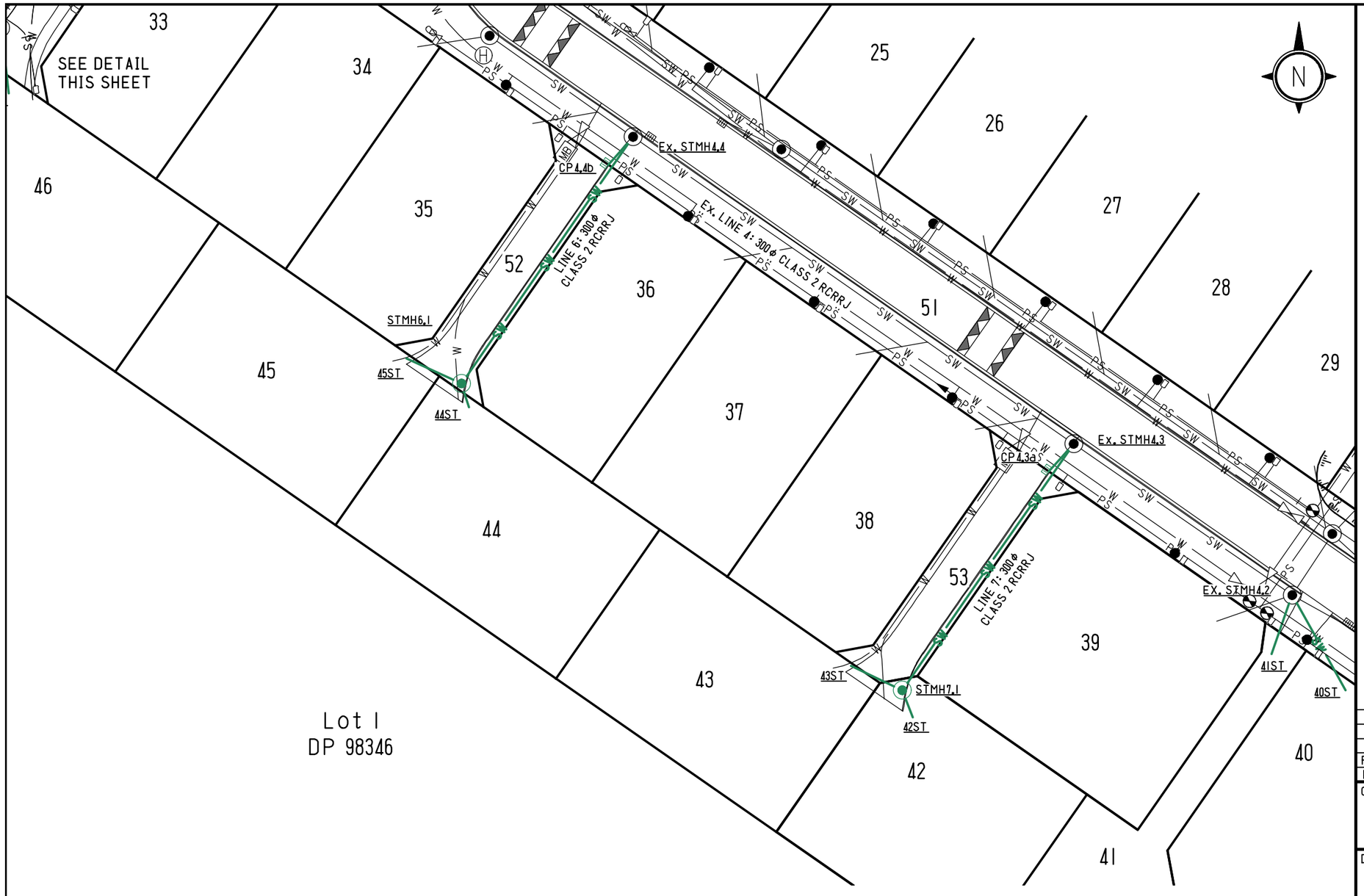
TITLE
ENGINEERING DESIGN
STORMWATER LAYOUT: STAGE 3

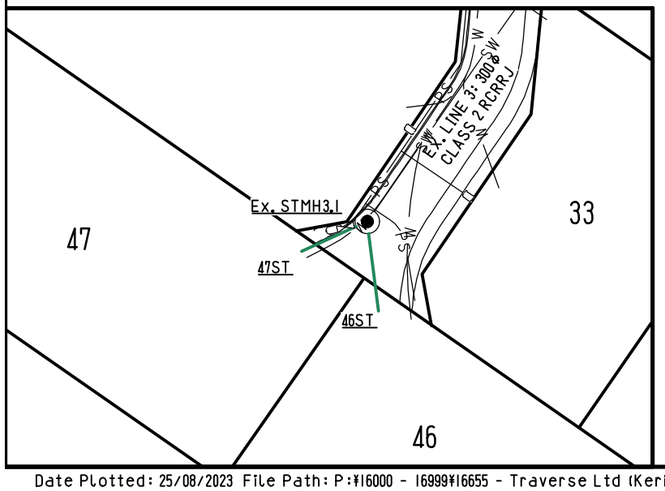
SCALE: 1:500 @A3

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E16655	15 OF 85	E





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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

0 10 20
METRES - 1:500
10

REV	DATE	AMENDMENTS
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A	20.12.22	FIRST ISSUE - CK/CC/PD

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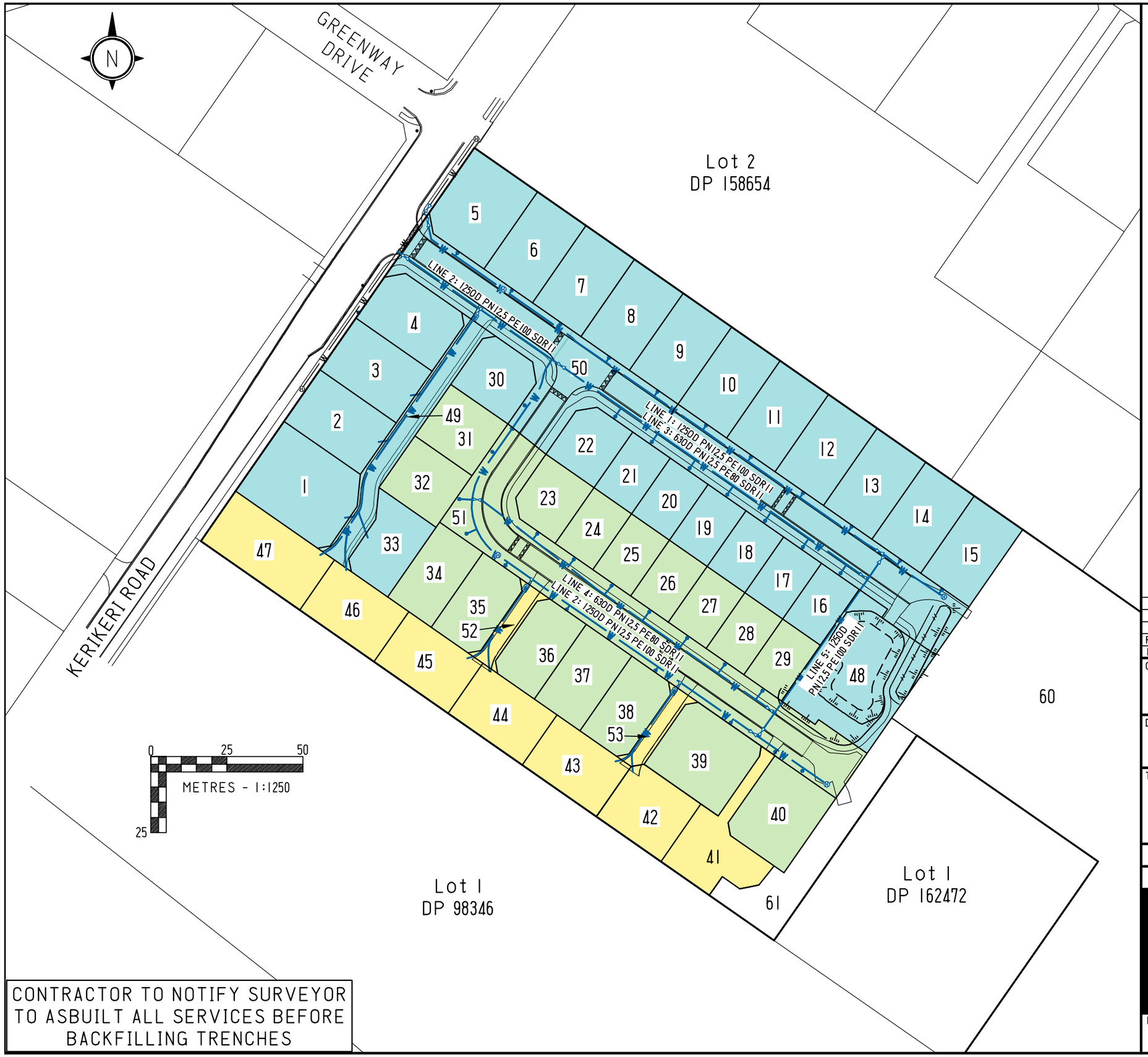
TITLE
ENGINEERING DESIGN
STORMWATER LAYOUT: STAGE 4

SCALE: 1:500 @A3

COUNCIL REFERENCE: 2220850-RMACOM

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E16655	16 OF 85	E



CONTRACTOR TO NOTIFY SURVEYOR TO ASBUILT ALL SERVICES BEFORE BACKFILLING TRENCHES

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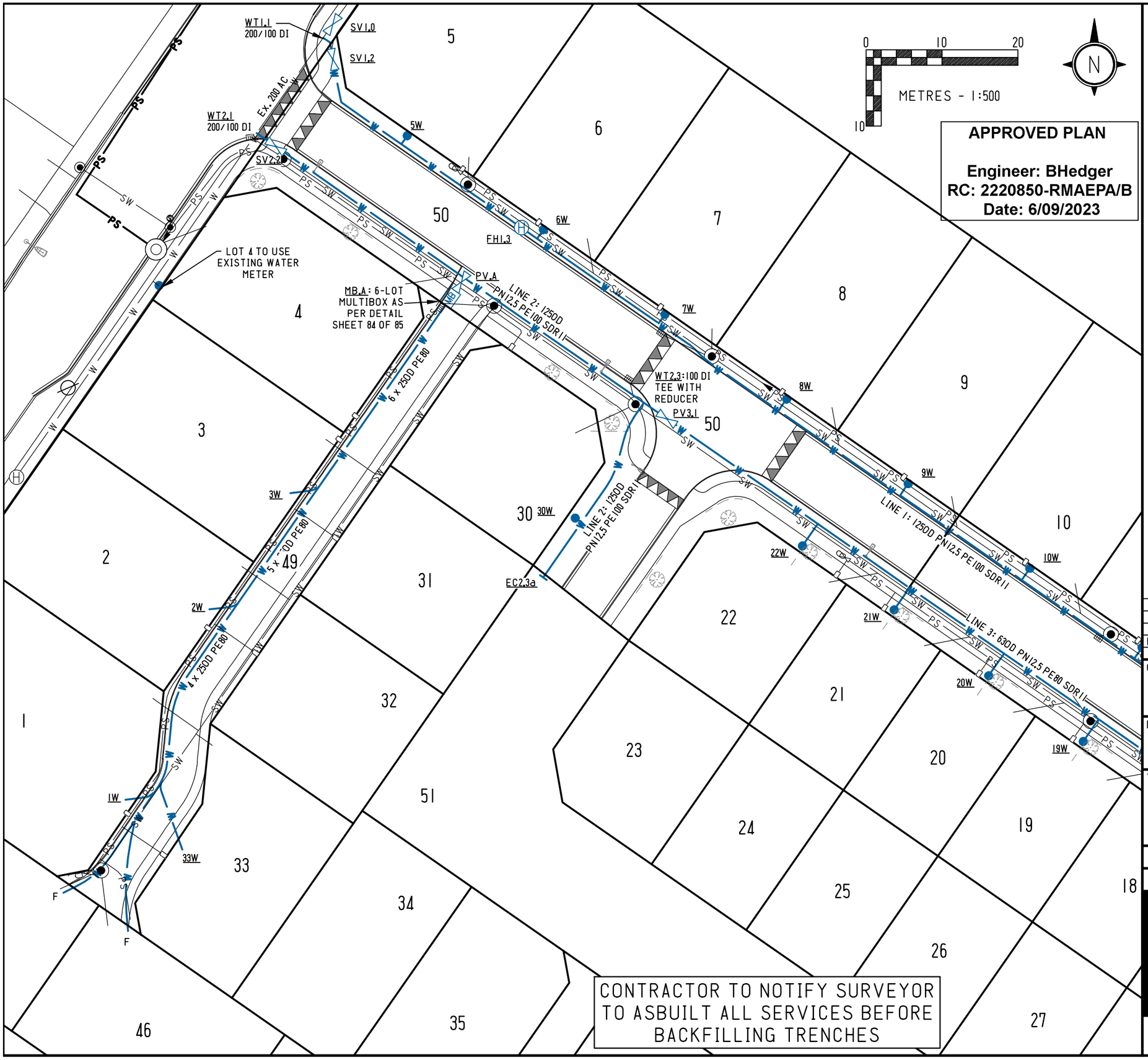
TITLE
ENGINEERING DESIGN
WATER OVERALL

SCALE: 1:1250 @A3

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F = CONNECTIONS TO BE INSTALLED FOR FUTURE STAGES
2W = WATER METER BOX OR 25mmOD PIPE FROM MULTIBOX

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DESCRIPTION
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TITLE
ENGINEERING DESIGN
WATER LAYOUT: STAGE 2

SCALE: 1:500 @A3

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CONTRACTOR TO NOTIFY SURVEYOR TO ASBUILT ALL SERVICES BEFORE BACKFILLING TRENCHES

0 10 20

METRES - 1:500

N

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D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD
REF. DATA: 15534		

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
WATER LAYOUT: STAGE 2

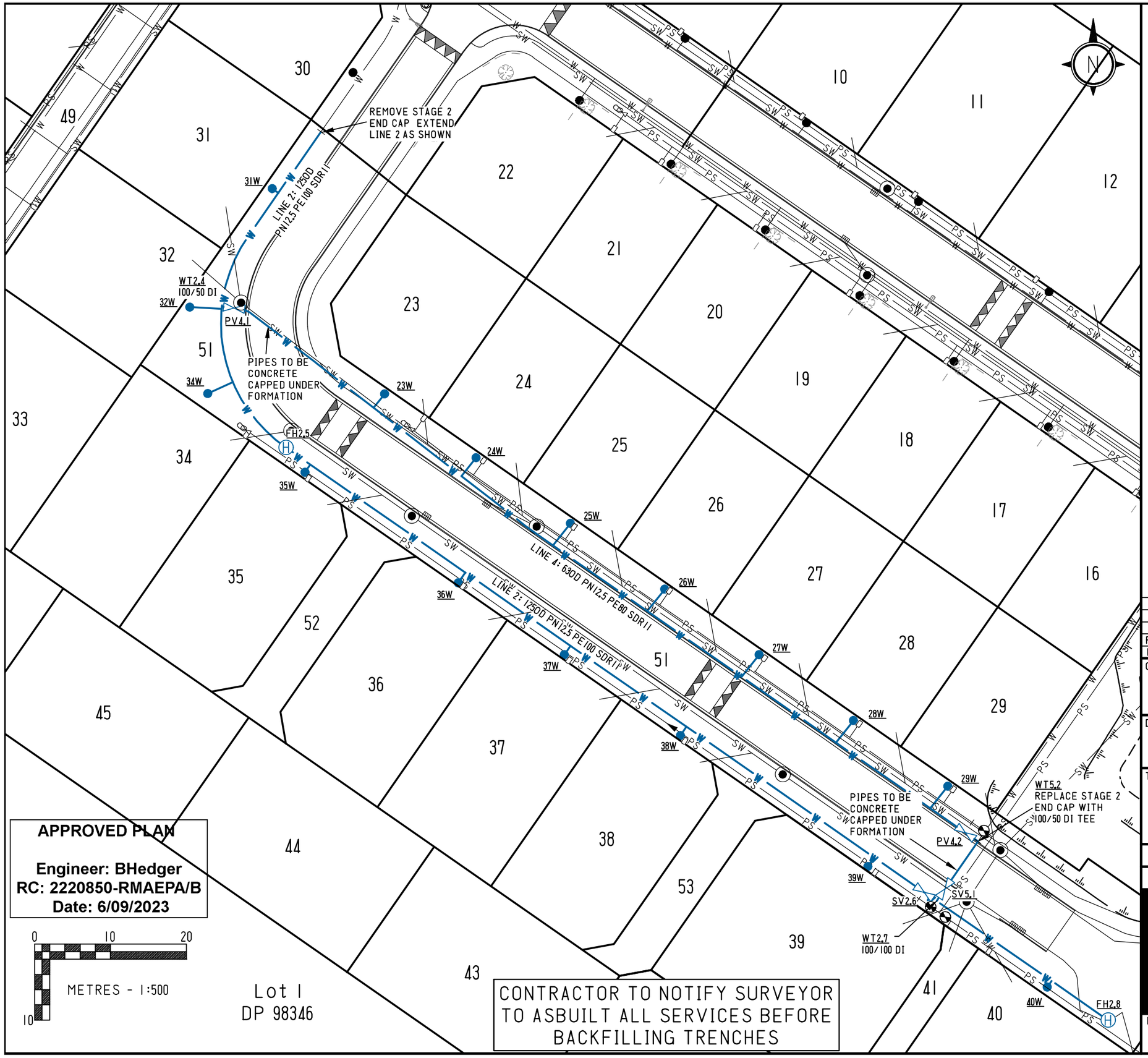
SCALE: 1:500 @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF. E16655 | SHEET 19 OF 85 | REV E

Date Plotted: 25/08/2023 File Path: P:¥16000 - 16999¥16655 - Traverse Ltd (Kerikeri Road)¥Drawings¥Engineering Plans¥E16655 - Traverse - Road - Rev E.dwg



APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

CONTRACTOR TO NOTIFY SURVEYOR TO ASBUILT ALL SERVICES BEFORE BACKFILLING TRENCHES

CAUTION:
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DESIGNED & REVIEWED BY: CHRIS KNAPP

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19. THE CONTRACTOR MUST PROVIDE REYBURN AND BRYANT WITH AS-BUILT INFORMATION OF ALL ASSETS INSTALLED OR CHANGED DURING CONSTRUCTION.

2W = WATER METER BOX OR 25mmOD PIPE FROM MULTIBOX

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373 & 377 KERIKERI ROAD, KERIKERI

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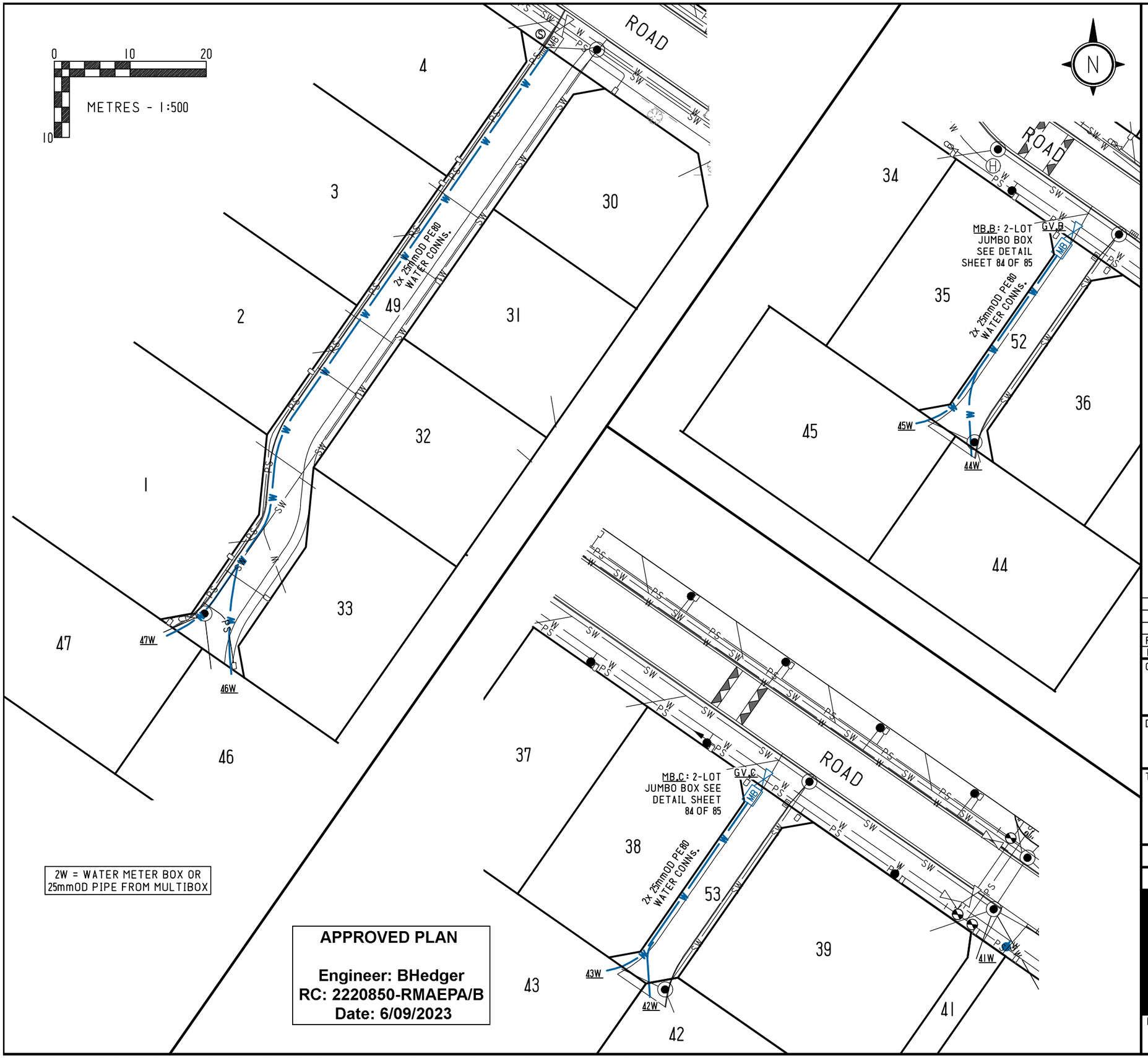
TITLE
ENGINEERING DESIGN
WATER LAYOUT: STAGE 3

SCALE: 1:500 @A3

COUNCIL REFERENCE: 2220850-RMACOM

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E16655	20 OF 85	E



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CONTRACTOR TO NOTIFY SURVEYOR TO ASBUILT ALL SERVICES BEFORE BACKFILLING TRENCHES

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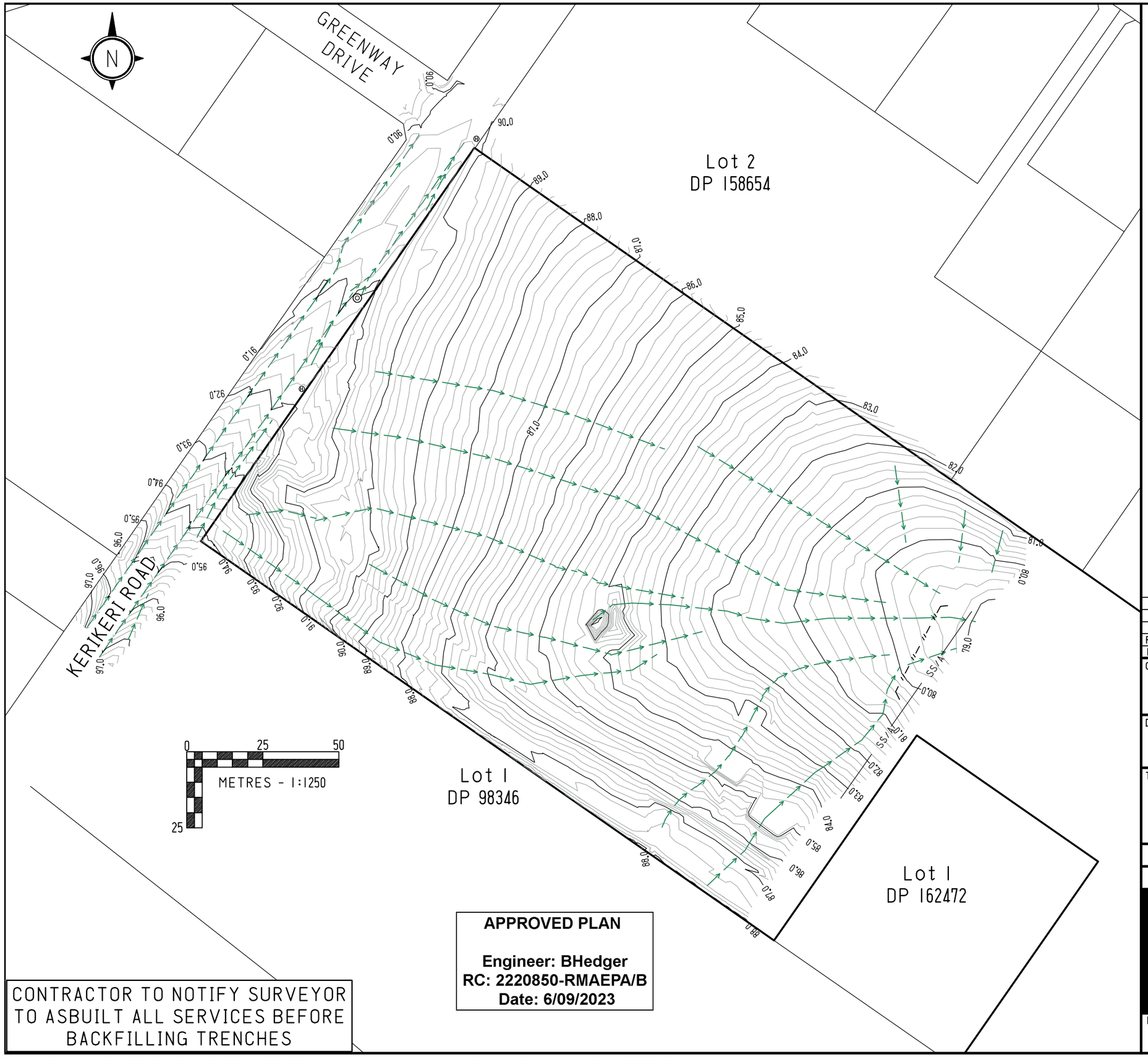
TITLE
ENGINEERING DESIGN
WATER LAYOUT: STAGE 4

SCALE: 1:500 @A3

COUNCIL REFERENCE: 2220850-RMACOM

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www.reyburnandbryant.co.nz

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E16655	21 OF 85	E



CONTRACTOR TO NOTIFY SURVEYOR TO ASBUILT ALL SERVICES BEFORE BACKFILLING TRENCHES

APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

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OVERLAND FLOW PATH
MAJOR CONTOUR INTERVAL 1.0m
MINOR CONTOUR INTERVAL 0.2m

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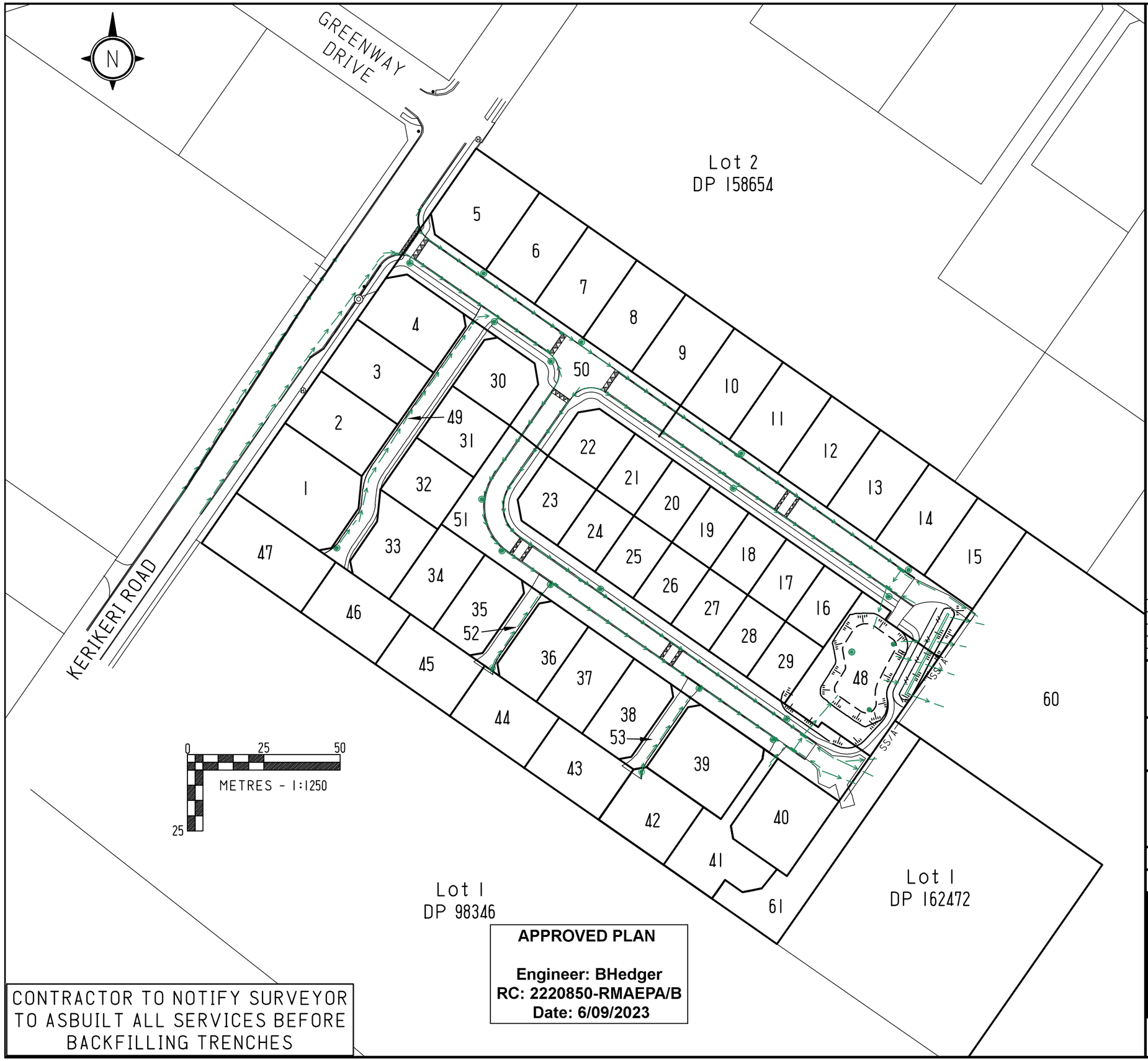
TITLE
ENGINEERING DESIGN
PRE-DEV OVERLAND FLOWS

SCALE: 1:1250 @A3

COUNCIL REFERENCE: 2220850-RMACOM

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E16655	22 OF 85	E



CONTRACTOR TO NOTIFY SURVEYOR TO ASBUILT ALL SERVICES BEFORE BACKFILLING TRENCHES

APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

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OVERLAND FLOW PATH

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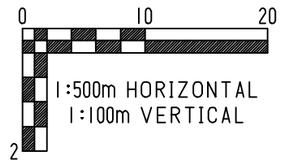
TITLE
ENGINEERING DESIGN
POST-DEV OVERLAND FLOWS

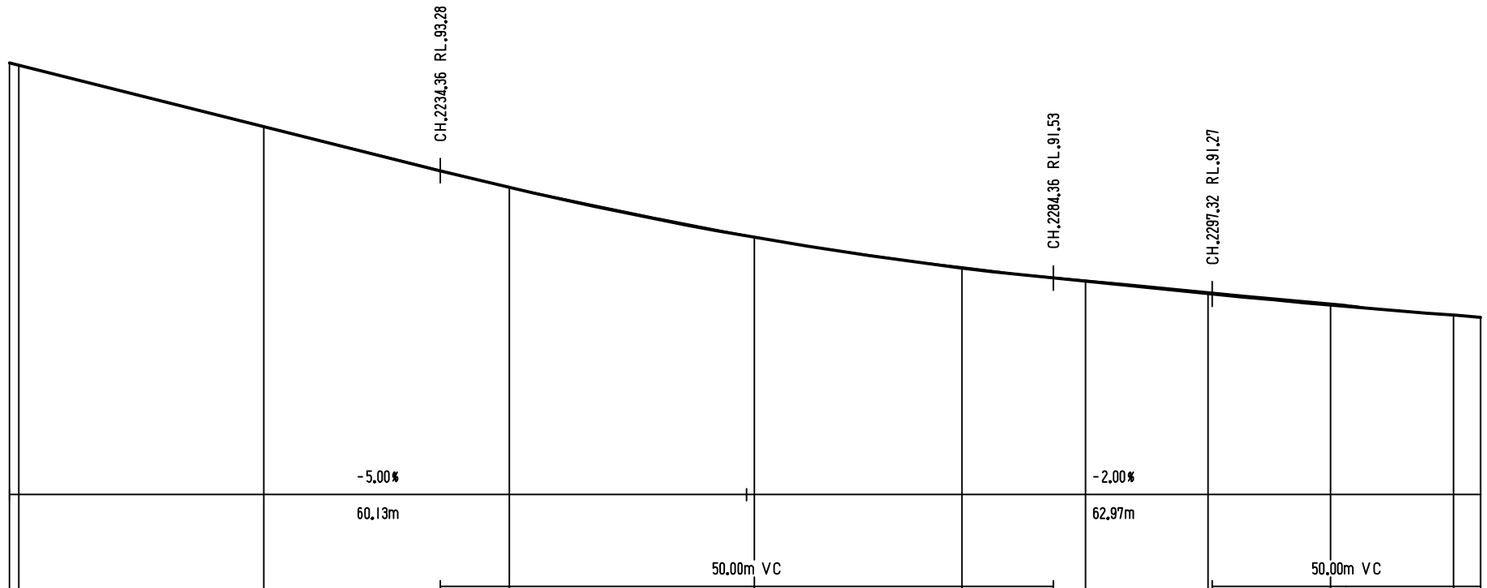
SCALE: 1:1250 @A3

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DRAWING REF.	SHEET	REV
E16655	23 OF 85	E





CUT/FILL	0	-0	-0.01	-0	-0	-0.01	-0.02	-0.03	-0.03	0	0
FINISHED LEVEL	95.04	95.00	94.00	93.01	92.20	91.70	91.48	91.28	91.09	90.93	90.89
GROUND LEVEL	95.04	95.00	94.01	93.01	92.21	91.71	91.49	91.31	91.12	90.93	90.89
CHAINAGES	2199.23	2200.00	2220.00	2240.00	2260.00	2276.91	2287.00	2297.00	2307.00	2317.00	2319.23

LONGITUDINAL SECTION - KERIKERI ROAD

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

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373 & 377 KERIKERI ROAD, KERIKERI

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TITLE
ENGINEERING DESIGN
LONG SECTION - KERIKERI ROAD

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

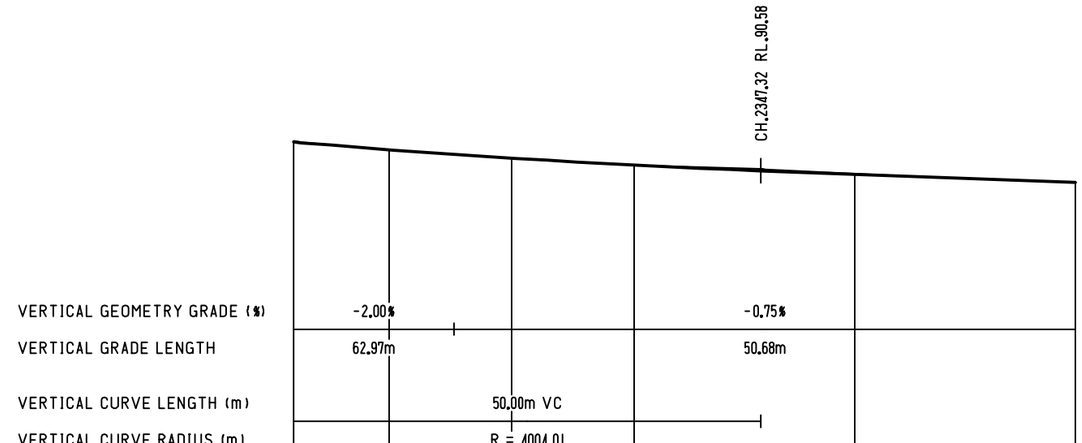
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0 10 20

1:500m HORIZONTAL
1:100m VERTICAL

2



VERTICAL GEOMETRY GRADE (%)		-2.00%			-0.75%	
VERTICAL GRADE LENGTH		62.97m			50.68m	
VERTICAL CURVE LENGTH (m)			50.00m VC			
VERTICAL CURVE RADIUS (m)			R = 4004.01			
DATUM R.L.85.00						
CUT/FILL	-0.02	0	0	0	-0.01	0
FINISHED LEVEL	91.05	90.93	90.79	90.67	90.53	90.39
GROUND LEVEL	91.07	90.93	90.79	90.67	90.54	90.39
CHAINAGES	2309.23	2317.00	2327.00	2337.01	2355.00	2373.00

LONGITUDINAL SECTION - KERIKERI ROAD

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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373 & 377 KERIKERI ROAD, KERIKERI

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TITLE
ENGINEERING DESIGN
LONG SECTION - KERIKERI ROAD

SCALE: 1:500H & 1:100V @A3

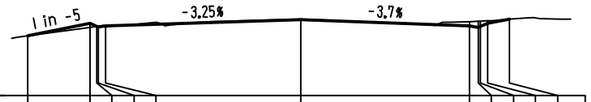
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DRAWING REF.	SHEET	REV
E16655	25 OF 85	E

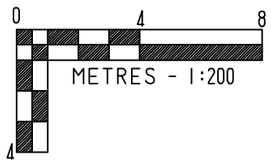
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X = 325150.427
Y = 982096.563
Z = 91.478

DATUM RL 89.0



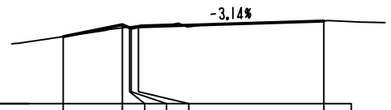
DESIGN	90.95	91.35	91.25	91.23	91.27	91.48	91.27	91.22	91.24	91.34	91.49
EXISTING	90.95	91.22	91.25	91.26	91.25	91.49	91.41	91.42	91.42	91.43	91.49
OFFSET	-8.91	-6.89	-6.65	-6.61	-6.38	0.00	5.49	5.79	5.85	6.09	6.80

CHAINAGE 2287.00



CENTRELINE DATA
X = 325144.687
Y = 982088.259
Z = 91.696

DATUM RL 89.0

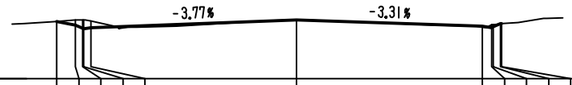


DESIGN	91.20	91.59	91.49	91.47	91.51	91.70	
EXISTING	91.20	91.48	91.51	91.52	91.55	91.71	
OFFSET	-8.50	-6.57	-6.33	-6.29	-6.06	0.00	

CHAINAGE 2276.91

CENTRELINE DATA
X = 325167.386
Y = 982121.309
Z = 90.926

DATUM RL 89.0

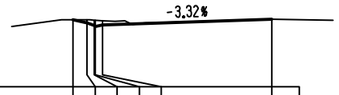


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EXISTING	90.87	90.91	90.92	90.93	90.89	90.93	90.69	90.77	90.77	90.79	90.80
OFFSET	-7.82	-7.22	-6.98	-6.94	-6.71	0.00	6.07	6.37	6.43	6.66	6.69

CHAINAGE 2317.00

CENTRELINE DATA
X = 325135.060
Y = 982074.362
Z = 92.196

DATUM RL 90.0

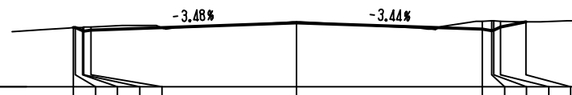


DESIGN	92.18	92.09	91.99	91.97	92.01	92.20	
EXISTING	92.18	92.18	92.17	92.17	92.16	92.21	
OFFSET	-6.48	-6.03	-5.79	-5.75	-5.52	0.00	

CHAINAGE 2260.00

CENTRELINE DATA
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Y = 982113.049
Z = 91.089

DATUM RL 89.0

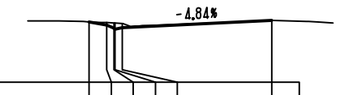


DESIGN	90.93	90.94	90.84	90.82	90.86	91.09	90.88	90.83	90.85	90.95	91.12
EXISTING	90.93	90.93	90.94	90.94	90.95	91.12	91.14	91.15	91.15	91.14	91.12
OFFSET	-7.27	-7.22	-6.98	-6.94	-6.71	0.00	6.07	6.37	6.43	6.66	7.49

CHAINAGE 2307.00

CENTRELINE DATA
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Y = 982057.922
Z = 93.008

DATUM RL 91.0

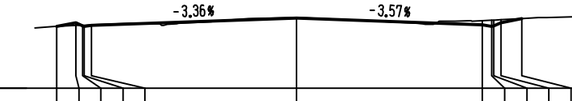


DESIGN	92.97	92.85	92.75	92.73	92.77	93.01	
EXISTING	92.97	92.94	92.92	92.92	92.91	93.01	
OFFSET	-5.96	-5.39	-5.16	-5.12	-4.88	0.00	

CHAINAGE 2240.00

CENTRELINE DATA
X = 325156.096
Y = 982104.800
Z = 91.278

DATUM RL 89.0



DESIGN	91.01	91.13	91.03	91.01	91.05	91.28	91.06	91.01	91.03	91.13	91.27
EXISTING	91.01	91.04	91.05	91.05	91.06	91.31	91.20	91.22	91.22	91.23	91.27
OFFSET	-7.82	-7.20	-6.97	-6.93	-6.69	0.00	6.07	6.37	6.43	6.67	7.36

CHAINAGE 2297.00

CAUTION:
LEVELS IN TERMS OF ONE TREE POINT VERTICAL DATUM 1964
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DESIGNED & REVIEWED BY: CHRIS KNAPP

NOTE:
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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
CROSS SECTION - KERIKERI ROAD

SCALE: 1:200 @A3

COUNCIL REFERENCE: 2220850-RMACOM

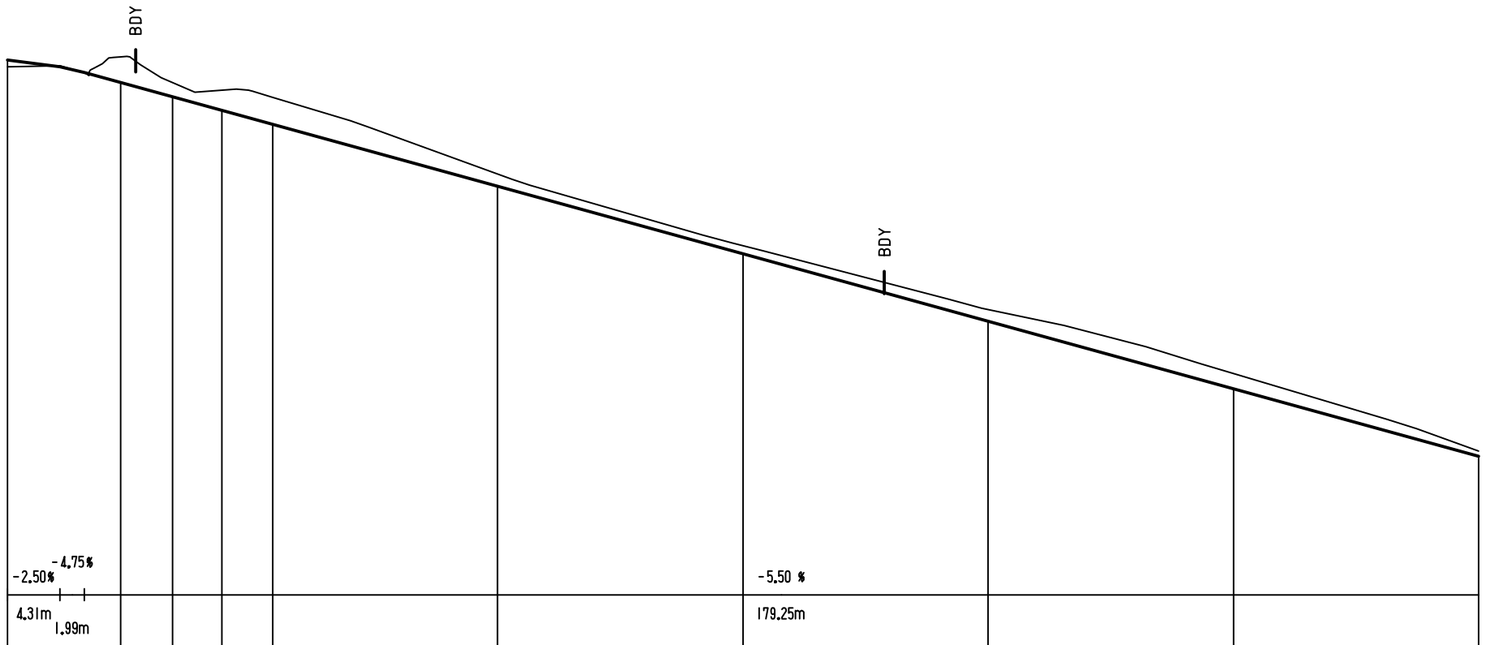
reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF. E16655 | SHEET 26 OF 85 | REV E

0 10 20

1:500m HORIZONTAL
1:100m VERTICAL

2



VERTICAL GEOMETRY GRADE (%)		-2.50% / -4.75%						-5.50 %		
VERTICAL GRADE LENGTH		4.31m / 1.99m						179.25m		
VERTICAL CURVE LENGTH (m)										
VERTICAL CURVE RADIUS (m)										
DATUM R.L.79.00										
CUT/FILL	0.1	-0.42	-0.23	-0.33	-0.44	-0.2	-0.13	-0.19	-0.25	-0.08
FINISHED LEVEL	90.71	90.35	90.12	89.90	89.67	88.66	87.56	86.46	85.36	84.26
GROUND LEVEL	90.61	90.77	90.35	90.23	90.11	88.86	87.69	86.65	85.61	84.34
CHAINAGES	0.00	9.26	13.50	17.50	21.65	40.00	60.00	80.00	100.00	120.00

LONGITUDINAL SECTION - MAIN ROAD

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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DESIGNED & REVIEWED BY: CHRIS KNAPP

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

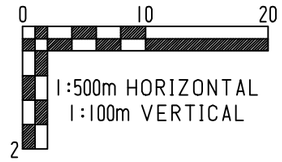
TITLE
ENGINEERING DESIGN
LONG SECTION - MAIN ROAD

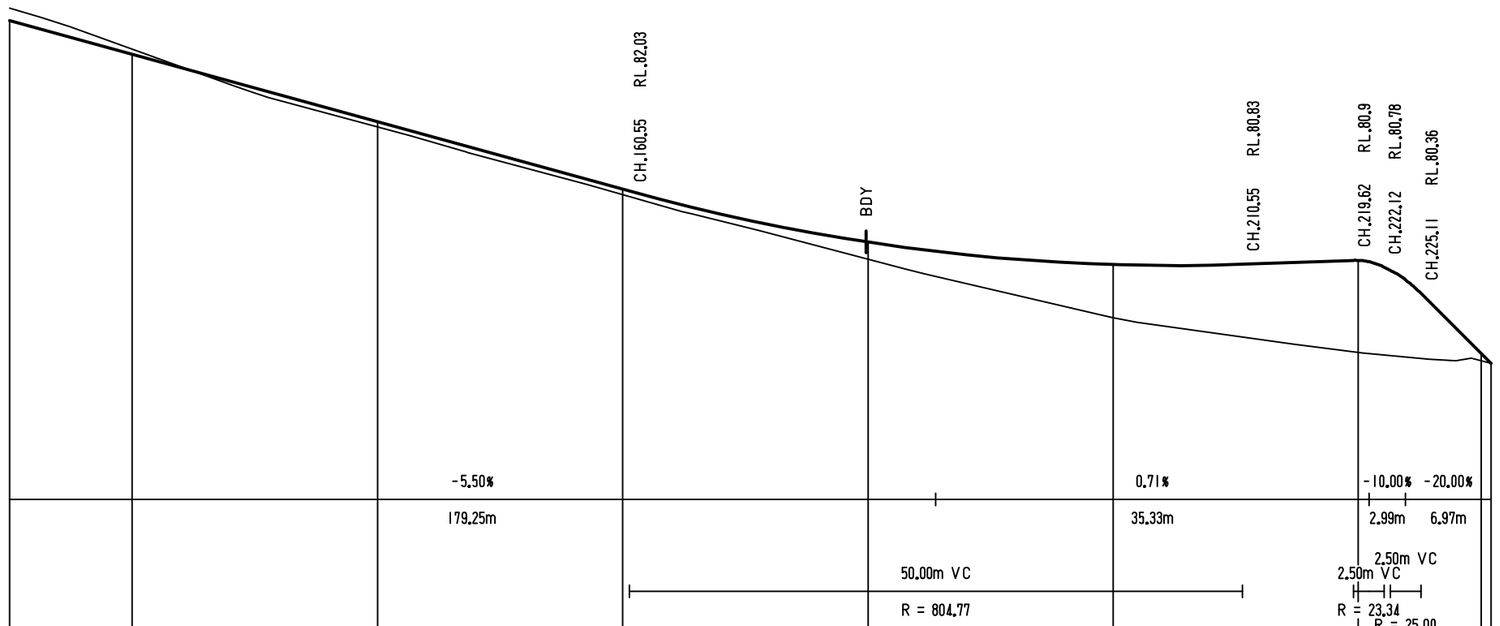
SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF. E16655 | SHEET 27 OF 85 | REV E





VERTICAL GEOMETRY GRADE (%)		-5.50%				0.71%		-10.00%	-20.00%
VERTICAL GRADE LENGTH		179.25m				35.33m		2.99m	6.97m
VERTICAL CURVE LENGTH (m)				50.00m VC				2.50m VC	2.50m VC
VERTICAL CURVE RADIUS (m)					R = 804.77			R = 23.34	R = 25.00
DATUM R.L.74.00									
CUT/FILL	-0.2	-0.08	0.09	0.09	0.28	0.87	1.5	0.12	0
FINISHED LEVEL	84.81	84.26	83.16	82.06	81.20	80.83	80.90	79.38	79.22
GROUND LEVEL	85.01	84.34	83.07	81.97	80.92	79.96	79.39	79.26	79.22
CHAINAGES	110.00	120.00	140.00	160.00	180.00	200.00	220.00	230.00	230.83

LONGITUDINAL SECTION - MAIN ROAD

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
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A	20.12.22	FIRST ISSUE - CK/CC/PD

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373 & 377 KERIKERI ROAD, KERIKERI

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LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

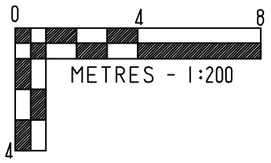
TITLE
ENGINEERING DESIGN
LONG SECTION - MAIN ROAD

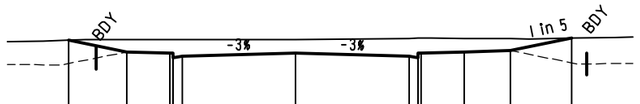
SCALE: 1:500H & 1:100V @A3

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DRAWING REF. E16655 | SHEET 28 OF 85 | REV E



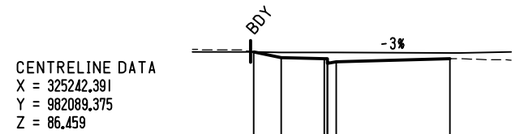


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Z = 89.668

DATUM RL 87.0

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EXISTING	89.32	89.70	89.66	89.66	89.51	89.56	89.67	89.56	89.51	89.66	89.66	89.70	89.74	89.34
OFFSET	-7.40	-5.50	-4.10	-4.00	-4.00	-3.70	0.00	3.70	4.00	4.00	4.10	5.50	7.00	9.01

CHAINAGE 21.65

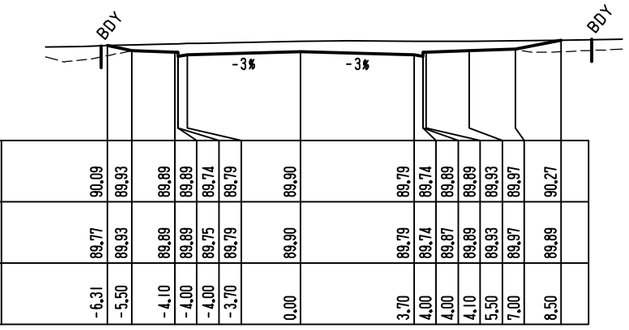


CENTRELINE DATA
X = 325242.391
Y = 982089.375
Z = 86.459

DATUM RL 83.0

DESIGN	86.67	86.49	86.45	86.45	86.30	86.35	86.46
EXISTING	86.67	86.49	86.45	86.45	86.30	86.35	86.46
OFFSET	-6.40	-5.50	-4.10	-4.00	-4.00	-3.70	0.00

CHAINAGE 80.00

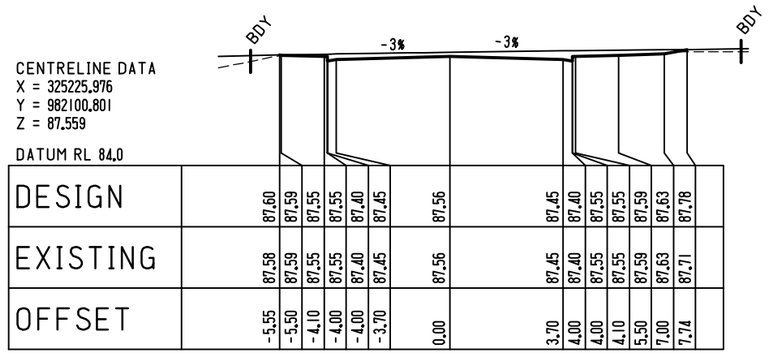


CENTRELINE DATA
X = 325191.090
Y = 982125.074
Z = 89.896

DATUM RL 87.0

DESIGN	90.09	89.93	89.89	89.89	89.74	89.79	89.90	89.79	89.74	89.89	89.89	89.93	89.97	90.27
EXISTING	89.77	89.93	89.89	89.89	89.75	89.79	89.90	89.79	89.74	89.87	89.89	89.93	89.97	89.89
OFFSET	-6.31	-5.50	-4.10	-4.00	-4.00	-3.70	0.00	3.70	4.00	4.00	4.10	5.50	7.00	8.50

CHAINAGE 17.50

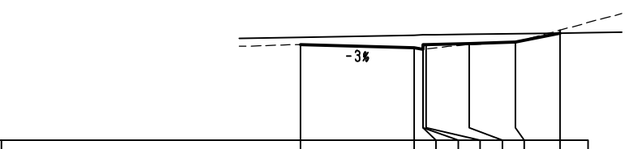


CENTRELINE DATA
X = 325225.976
Y = 982100.801
Z = 87.559

DATUM RL 84.0

DESIGN	87.60	87.59	87.55	87.55	87.40	87.45	87.56	87.45	87.40	87.55	87.55	87.59	87.63	87.78
EXISTING	87.58	87.59	87.55	87.55	87.40	87.45	87.56	87.45	87.40	87.55	87.55	87.59	87.63	87.71
OFFSET	-5.55	-5.50	-4.10	-4.00	-4.00	-3.70	0.00	3.70	4.00	4.00	4.10	5.50	7.00	7.74

CHAINAGE 60.00

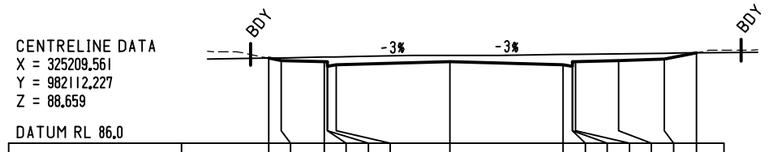


CENTRELINE DATA
X = 325187.793
Y = 982127.339
Z = 90.116

DATUM RL 87.0

DESIGN	90.12	90.01	89.96	90.11	90.11	90.15	90.19	90.49
EXISTING	90.12	90.01	89.96	89.96	89.97	90.11	90.19	90.59
OFFSET	0.00	3.70	4.00	4.00	4.10	5.50	7.00	8.47

CHAINAGE 13.50



CENTRELINE DATA
X = 325209.561
Y = 982112.227
Z = 88.659

DATUM RL 86.0

DESIGN	88.77	88.69	88.65	88.65	88.50	88.55	88.66	88.55	88.50	88.65	88.65	88.69	88.73	88.94
EXISTING	88.77	88.69	88.65	88.65	88.50	88.55	88.66	88.55	88.50	88.65	88.65	88.69	88.73	88.94
OFFSET	-5.91	-5.50	-4.10	-4.00	-4.00	-3.70	0.00	3.70	4.00	4.00	4.10	5.50	7.00	8.04

CHAINAGE 40.00

CAUTION:
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DESIGNED & REVIEWED BY: CHRIS KNAPP

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

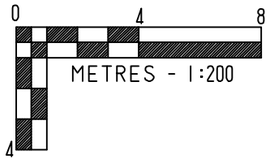
TITLE
ENGINEERING DESIGN
CROSS SECTIONS - MAIN ROAD

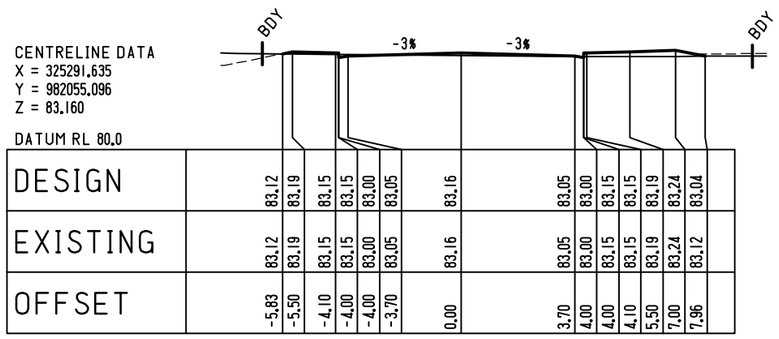
SCALE: 1:200 @A3

COUNCIL REFERENCE: 2220850-RMACOM

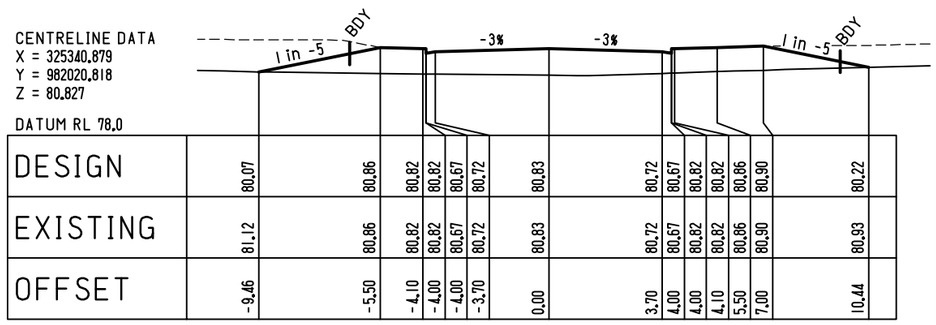
reyburn & bryant
Ph: 09 438 3563
PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei
www.reyburnandbryant.co.nz

DRAWING REF. E16655 | SHEET 29 OF 85 | REV E

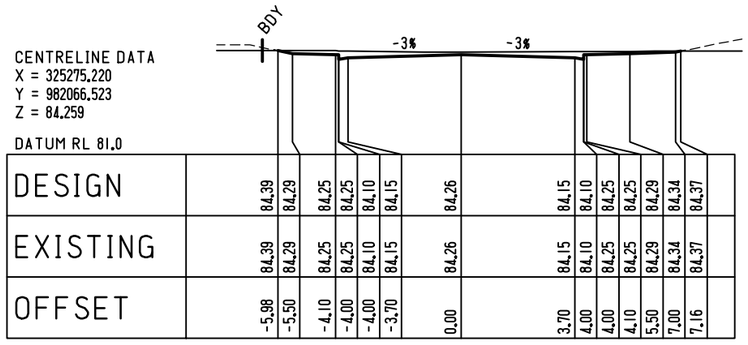




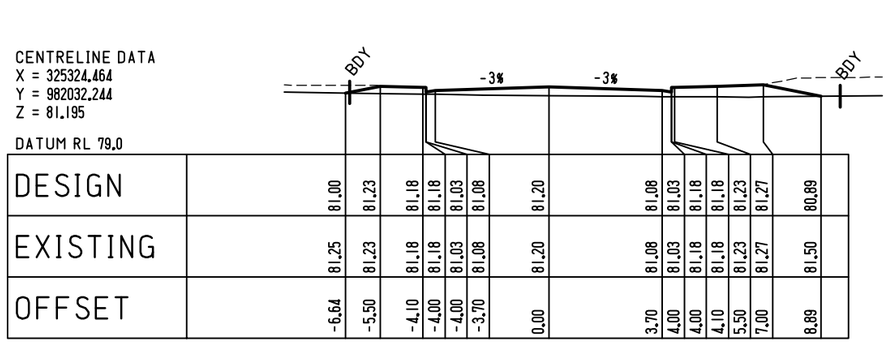
CHAINAGE 140.00



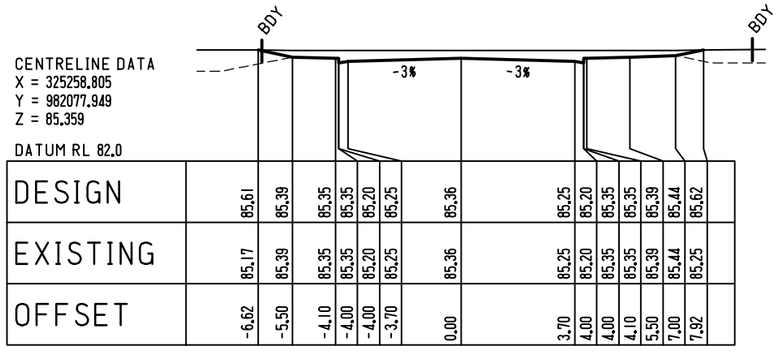
CHAINAGE 200.00



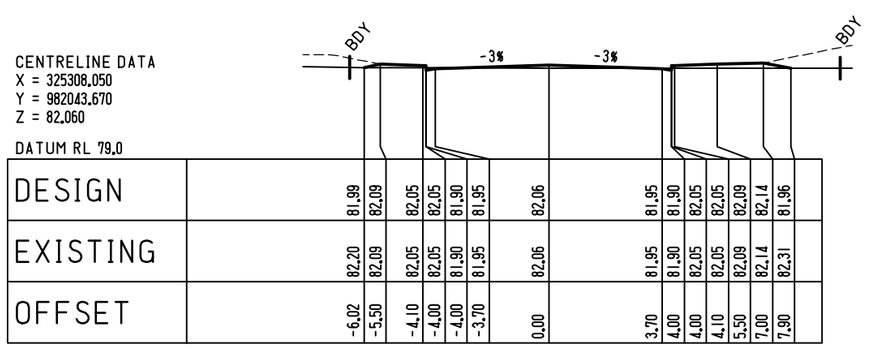
CHAINAGE 120.00



CHAINAGE 180.00



CHAINAGE 100.00



CHAINAGE 160.00

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

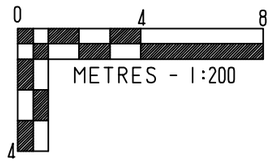
TITLE
ENGINEERING DESIGN
CROSS SECTIONS - MAIN ROAD

SCALE: 1:200 @A3

COUNCIL REFERENCE: 2220850-RMACOM

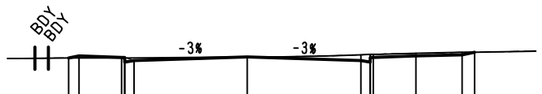
reyburn & bryant
Ph: 09 438 3563
PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei
www.reyburnandbryant.co.nz

DRAWING REF.	SHEET	REV
E16655	30 OF 85	E



CENTRELINE DATA
X = 325366.181
Y = 982003.206
Z = 79.215

DATUM RL 77.0

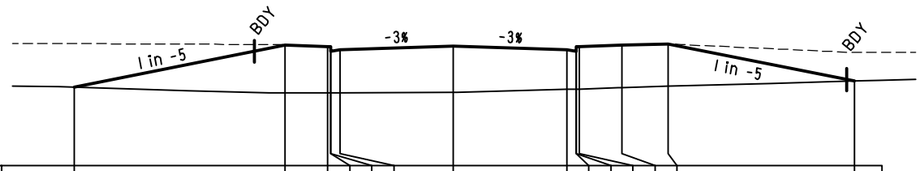


DESIGN	79.18	79.25	79.20	79.20	79.05	79.10		79.22										79.10	79.05	79.20	79.20	79.25	79.29	79.37
EXISTING	79.18	79.25	79.20	79.20	79.20	79.10		79.20										79.29	79.30	79.30	79.30	79.34	79.37	79.37
OFFSET	-5.83	-5.50	-4.10	-4.00	-4.00	-3.70		0.00										3.70	4.00	4.00	4.10	5.50	7.00	7.41

CHAINAGE 230.83

CENTRELINE DATA
X = 325357.294
Y = 982009.392
Z = 80.898

DATUM RL 77.0



DESIGN	79.55		80.93	80.89	80.89	80.74	80.79	80.90										80.79	80.74	80.89	80.89	80.93	80.97		79.76
EXISTING	80.98		80.93	80.89	80.89	80.74	80.79	80.90										80.79	80.74	80.89	80.89	80.93	80.97		80.70
OFFSET	-12.38		-5.50	-4.10	-4.00	-4.00	-3.70	0.00										3.70	4.00	4.00	4.10	5.50	7.00		13.09

CHAINAGE 220.00

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
CROSS SECTIONS - MAIN ROAD

SCALE: 1:200 @A3

COUNCIL REFERENCE: 2220850-RMACOM

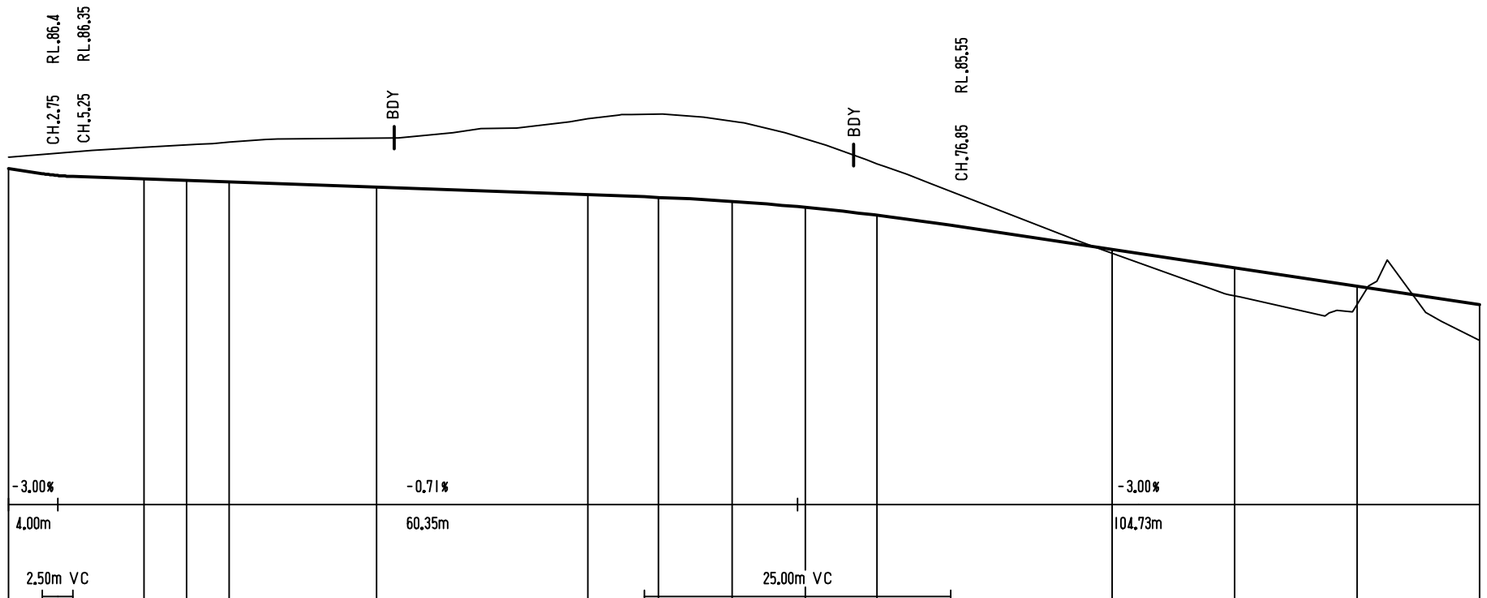
reyburn & bryant
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7 Selwyn Ave, Whangarei
www.reyburnandbryant.co.nz

DRAWING REF. E16655 | SHEET 31 OF 85 | REV E

0 10 20

1:500m HORIZONTAL
1:100m VERTICAL

2



VERTICAL GEOMETRY GRADE (%)	-3.00%				-0.71%						-3.00%			
VERTICAL GRADE LENGTH	4.00m				60.35m						104.73m			
VERTICAL CURVE LENGTH (m)	2.50m VC						25.00m VC							
VERTICAL CURVE RADIUS (m)	R = 109.41						R = 1092.24							
DATUM R.L.78.00														
CUT/FILL	-0.18	-0.52	-0.58	-0.65	-0.8	-1.24	-1.36	-1.31	-1.12	-0.84	0.06	0.46	0.29	0.58
FINISHED LEVEL	86.48	86.31	86.28	86.26	86.17	86.05	86.01	85.94	85.84	85.72	85.16	84.86	84.56	84.26
GROUND LEVEL	86.66	86.83	86.86	86.91	86.98	87.29	87.37	87.26	86.96	86.56	85.10	84.40	84.27	83.68
CHAINAGES	0.00	11.04	14.50	17.97	30.00	47.26	53.00	59.00	65.00	70.82	90.00	100.00	110.00	120.00

LONGITUDINAL SECTION - SIDE ROAD (LOT 51)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
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373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
LONG SECTION - SIDE ROAD

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

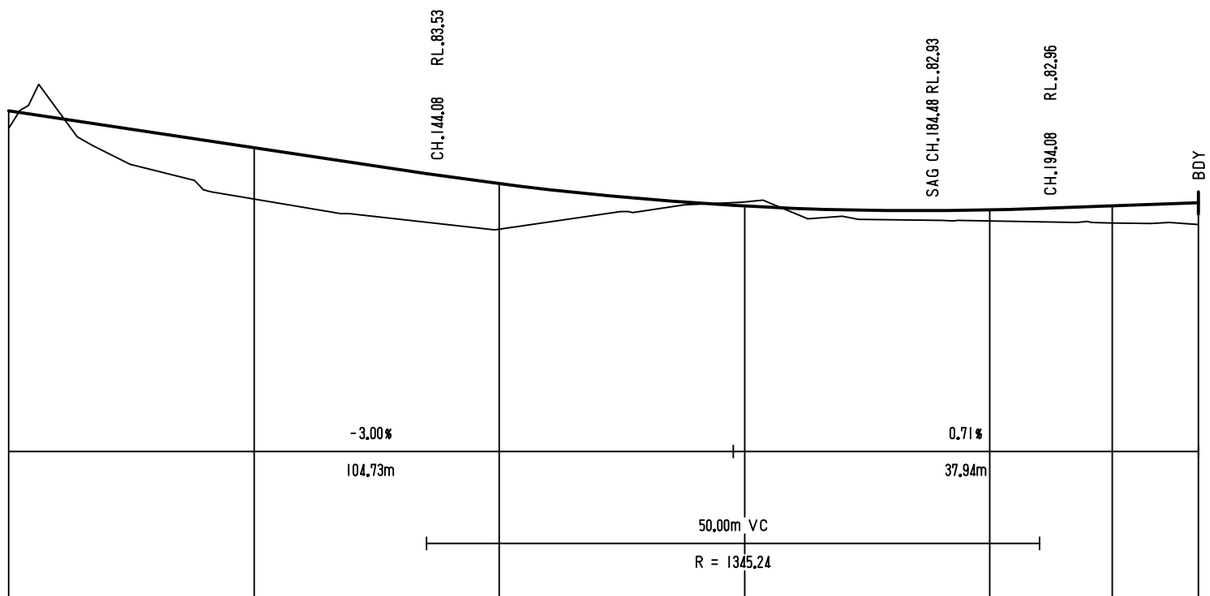
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DRAWING REF. E16655 | SHEET 32 OF 85 | REV E

0 10 20

1:500m HORIZONTAL
1:100m VERTICAL

2



VERTICAL GEOMETRY GRADE (%)		-3.00%			0.71%		
VERTICAL GRADE LENGTH		104.73m			37.94m		
VERTICAL CURVE LENGTH (m)				50.00m VC			
VERTICAL CURVE RADIUS (m)				R = 1345.24			
DATUM R.L.76.00							
CUT/FILL	0.29	0.84	0.74	-0.06	0.18	0.28	0.35
FINISHED LEVEL	84.56	83.96	83.37	83.00	82.94	83.00	83.05
GROUND LEVEL	84.27	83.12	82.63	83.07	82.76	82.73	82.70
CHAINAGES	110.00	130.00	150.00	170.00	190.00	200.00	207.02

LONGITUDINAL SECTION - SIDE ROAD (LOT 51)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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RC: 2220850-RMAEPA/B
Date: 6/09/2023

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REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

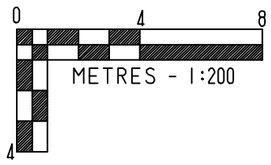
TITLE
ENGINEERING DESIGN
LONG SECTION - SIDE ROAD

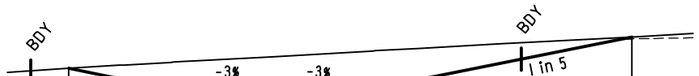
SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF.	SHEET	REV
E16655	33 OF 85	E





CENTRELINE DATA
X = 325224.957
Y = 982064.957
Z = 86.173

DATUM RL 84.0

DESIGN	86.59	86.23	86.18	86.18	86.03	86.08	86.17	86.08	86.03	86.18	86.18	86.23	87.62
EXISTING	85.87	86.23	86.18	86.18	86.03	86.08	86.17	86.08	86.03	86.18	86.18	86.23	87.55
OFFSET	-6.67	-4.85	-3.35	-3.25	-3.25	-2.95	0.00	2.95	3.25	3.25	3.35	4.75	11.71

CHAINAGE 30.00

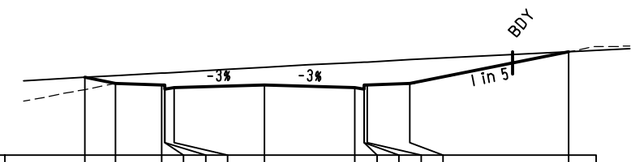


CENTRELINE DATA
X = 325231.828
Y = 982074.828
Z = 86.259

DATUM RL 84.0

DESIGN	86.56	86.32	86.27	86.27	86.12	86.17	86.26	86.17	86.12	86.27	86.27	86.31	87.44
EXISTING	86.07	86.32	86.27	86.27	86.12	86.17	86.26	86.17	86.12	86.27	86.27	86.31	87.44
OFFSET	-6.10	-4.85	-3.35	-3.25	-3.25	-2.95	0.00	2.95	3.25	3.25	3.35	4.75	10.40

CHAINAGE 17.97



CENTRELINE DATA
X = 325233.813
Y = 982077.679
Z = 86.284

DATUM RL 84.0

DESIGN	86.54	86.34	86.30	86.30	86.15	86.20	86.28	86.20	86.15	86.30	86.30	86.34	87.37
EXISTING	86.14	86.34	86.30	86.30	86.15	86.20	86.28	86.20	86.15	86.30	86.30	86.33	87.37
OFFSET	-5.85	-4.85	-3.35	-3.25	-3.25	-2.95	0.00	2.95	3.25	3.25	3.35	4.75	9.92

CHAINAGE 14.50

CAUTION:
LEVELS IN TERMS OF ONE TREE POINT VERTICAL DATUM 1964
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DESIGNED & REVIEWED BY: CHRIS KNAPP

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

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373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
CROSS SECTIONS - SIDE ROAD

SCALE: 1:200 @A3

COUNCIL REFERENCE: 2220850-RMACOM

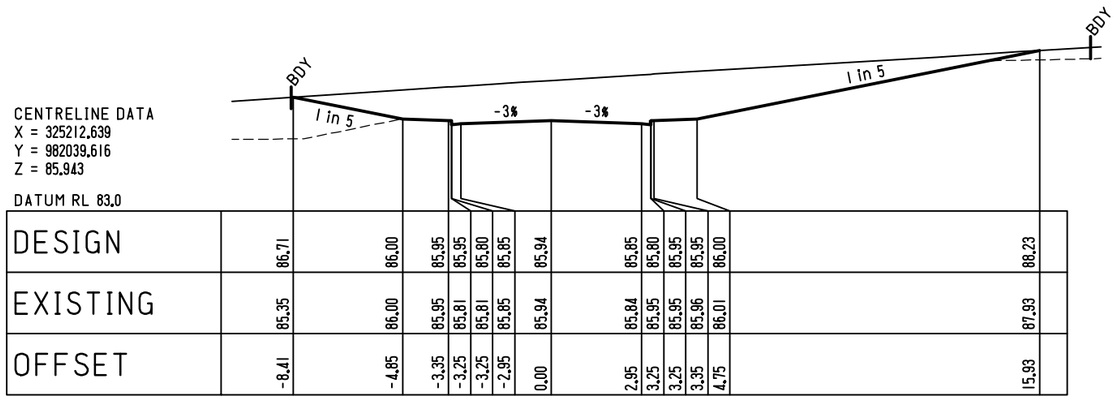
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DRAWING REF.	SHEET	REV
E16655	34 OF 85	E

0 4 8

METRES - 1:200

4

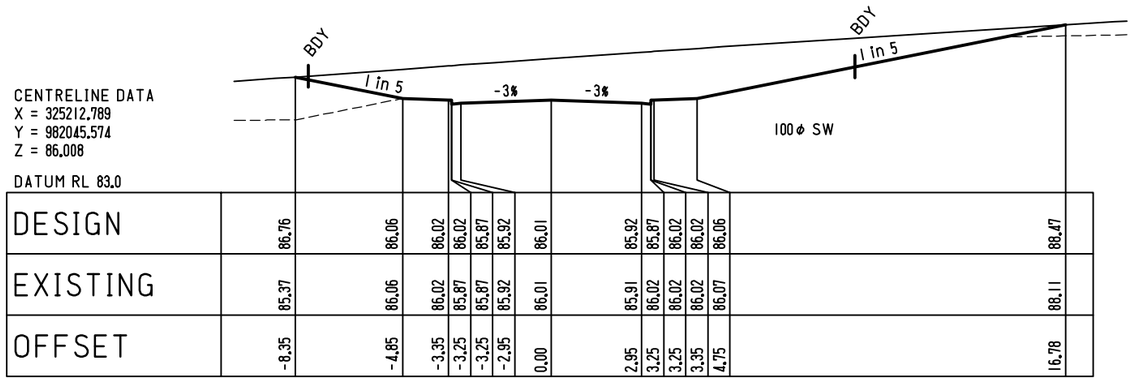


CENTRELINE DATA
X = 325212.639
Y = 982039.616
Z = 85.943

DATUM RL 83.0

DESIGN	86.71	86.00	85.95	85.95	85.80	85.85	85.94	85.85	85.80	85.95	85.95	86.00	88.23
EXISTING	85.35	86.00	85.95	85.81	85.81	85.85	85.94	85.84	85.95	85.95	85.96	86.01	87.93
OFFSET	-8.41	-4.85	-3.35	-3.25	-3.25	-2.95	0.00	2.95	3.25	3.25	3.35	4.75	15.93

CHAINAGE 59.00



CENTRELINE DATA
X = 325212.789
Y = 982045.574
Z = 86.008

DATUM RL 83.0

DESIGN	86.76	86.06	86.02	86.02	85.87	85.92	86.01	85.92	85.87	86.02	86.02	86.06	88.47
EXISTING	85.37	86.06	86.02	85.87	85.87	85.92	86.01	85.91	86.02	86.02	86.02	86.07	88.11
OFFSET	-8.35	-4.85	-3.35	-3.25	-3.25	-2.95	0.00	2.95	3.25	3.25	3.35	4.75	16.78

CHAINAGE 53.00



CENTRELINE DATA
X = 325215.100
Y = 982050.796
Z = 86.050

DATUM RL 84.0

DESIGN	86.75	86.11	86.06	86.06	85.91	85.96	86.05	85.96	85.91	86.06	86.06	86.10	88.17
EXISTING	85.46	86.11	86.06	86.06	85.91	85.96	86.05	85.96	85.91	86.06	86.06	86.10	87.62
OFFSET	-8.07	-4.85	-3.35	-3.25	-3.25	-2.95	0.00	2.95	3.25	3.25	3.35	4.75	15.06

CHAINAGE 47.26

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
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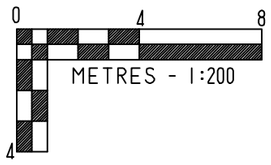
TITLE
ENGINEERING DESIGN
CROSS SECTIONS - SIDE ROAD

SCALE: 1:200 @A3

COUNCIL REFERENCE: 2220850-RMACOM

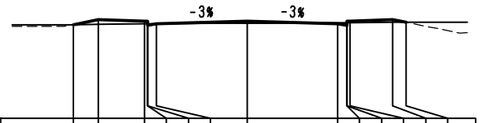
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7 Selwyn Ave, Whangarei
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DRAWING REF.	SHEET	REV
E16655	35 OF 85	E



CENTRELINE DATA
X = 325234.585
Y = 982018.955
Z = 85.157

DATUM RL 82.0

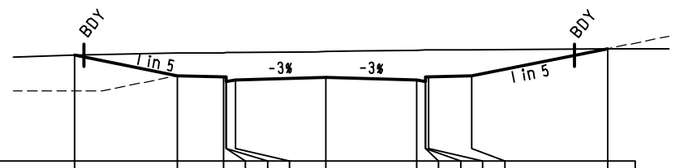


DESIGN	85.05	85.21	85.17	85.17	85.02	85.07	85.16	85.07	85.02	85.17	85.17	85.21	85.12
EXISTING	85.05	85.21	85.17	85.17	85.02	85.07	85.16	85.07	85.02	85.17	85.17	85.21	85.12
OFFSET	-5.67	-4.85	-3.35	-3.25	-3.25	-2.95	0.00	2.95	3.25	3.25	3.35	4.75	5.18

CHAINAGE 90.00

CENTRELINE DATA
X = 325218.840
Y = 982029.916
Z = 85.717

DATUM RL 83.0

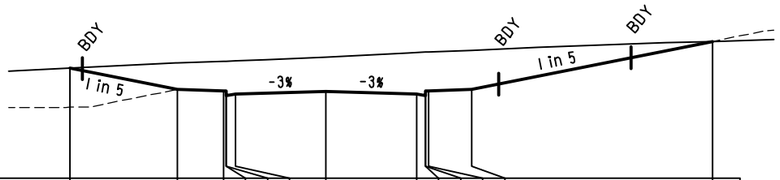


DESIGN	86.44	85.77	85.73	85.73	85.58	85.63	85.72	85.63	85.58	85.73	85.77	86.66
EXISTING	85.28	85.77	85.73	85.73	85.58	85.63	85.72	85.63	85.58	85.73	85.77	86.66
OFFSET	-8.20	-4.85	-3.35	-3.25	-3.25	-2.95	0.00	2.95	3.25	3.35	4.75	9.18

CHAINAGE 70.82

CENTRELINE DATA
X = 325214.822
Y = 982034.070
Z = 85.844

DATUM RL 83.0



DESIGN	86.60	85.90	85.86	85.86	85.71	85.76	85.84	85.76	85.71	85.86	85.90	87.47
EXISTING	85.32	85.90	85.86	85.86	85.71	85.76	85.84	85.76	85.71	85.86	85.90	87.47
OFFSET	-8.35	-4.85	-3.35	-3.25	-3.25	-2.95	0.00	2.95	3.25	3.35	4.75	12.61

CHAINAGE 65.00

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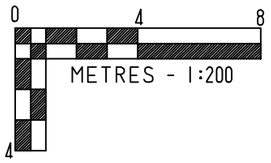
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ENGINEERING DESIGN
CROSS SECTIONS - SIDE ROAD

SCALE: 1:200 @A3

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DRAWING REF. E16655 | SHEET 36 OF 85 | REV E



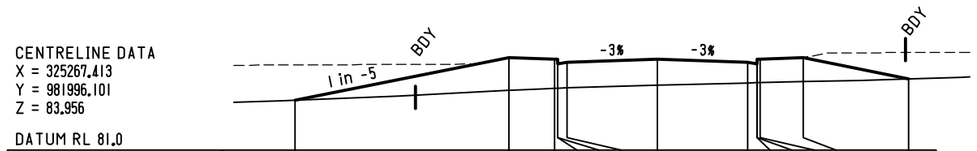


CENTRELINE DATA
X = 325283.827
Y = 981984.674
Z = 83.369

DATUM RL 80.0

DESIGN	82.03	83.43	83.38	83.38	83.23	83.28	83.37	83.28	83.23	83.38	83.38	83.42	83.49
EXISTING	82.82	83.43	83.38	83.38	83.23	83.28	83.37	83.28	83.23	83.38	83.38	83.42	83.49
OFFSET	-11.84	-4.85	-3.35	-3.25	-3.25	-2.95	0.00	2.95	3.25	3.25	3.35	4.75	11.49

CHAINAGE 150.00

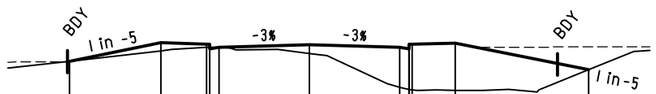


CENTRELINE DATA
X = 325267.413
Y = 981996.101
Z = 83.956

DATUM RL 81.0

DESIGN	82.62	84.01	83.97	83.97	83.82	83.87	83.96	83.87	83.82	83.97	83.97	84.01	83.32
EXISTING	83.78	84.01	83.97	83.97	83.82	83.87	83.96	83.87	83.82	83.97	83.97	84.01	84.18
OFFSET	-11.81	-4.85	-3.35	-3.25	-3.25	-2.95	0.00	2.95	3.25	3.25	3.35	4.75	8.19

CHAINAGE 130.00



CENTRELINE DATA
X = 325250.999
Y = 982007.528
Z = 84.557

DATUM RL 81.0

DESIGN	84.02	84.61	84.57	84.57	84.42	84.47	84.56	84.47	84.42	84.57	84.57	84.61	83.74
EXISTING	84.02	84.61	84.57	84.57	84.42	84.47	84.56	84.47	84.42	84.57	84.57	84.61	84.48
OFFSET	-7.83	-4.85	-3.35	-3.25	-3.25	-2.95	0.00	2.95	3.25	3.25	3.35	4.75	9.11

CHAINAGE 110.00

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

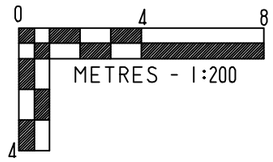
TITLE
ENGINEERING DESIGN
CROSS SECTIONS - SIDE ROAD

SCALE: 1:200 @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
Ph: 09 438 3563
PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei
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DRAWING REF.	SHEET	REV
E16655	37 OF 85	E



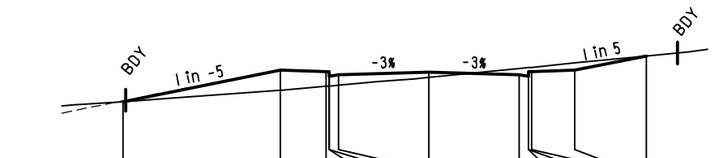


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Y = 981952.096
Z = 83.054

DATUM RL 80.0

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EXISTING	81.73	82.27	82.40	82.41	82.41	82.44	82.73	83.03	83.06	83.07	83.07	83.11	83.22
OFFSET	-11.76	-4.85	-3.35	-3.25	-3.25	-2.95	0.00	2.95	3.25	3.25	3.35	4.75	5.31

CHAINAGE 207.02

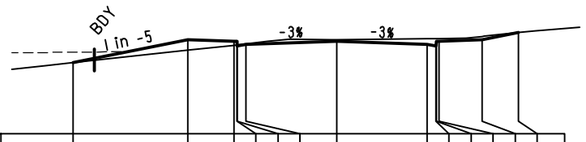


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DATUM RL 80.0

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EXISTING	82.00	82.99	82.95	82.95	82.80	82.85	82.94	82.85	82.80	82.95	82.95	82.99	83.46
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CHAINAGE 190.00



CENTRELINE DATA
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Y = 981973.247
Z = 83.005

DATUM RL 80.0

DESIGN	82.31	83.06	83.02	83.02	82.87	82.92	83.00	82.92	82.87	83.02	83.02	83.06	83.30
EXISTING	82.66	83.06	83.02	83.02	82.87	82.92	83.00	82.92	82.87	83.02	83.02	83.06	83.30
OFFSET	-8.59	-4.85	-3.35	-3.25	-3.25	-2.95	0.00	2.95	3.25	3.25	3.35	4.75	5.94

CHAINAGE 170.00

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DESIGNED & REVIEWED BY: CHRIS KNAPP

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Engineer: BHedger
RC: 2220850-RMAEPA/B
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DESCRIPTION
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TITLE
ENGINEERING DESIGN
CROSS SECTIONS - SIDE ROAD

SCALE: 1:200 @A3

COUNCIL REFERENCE: 2220850-RMACOM

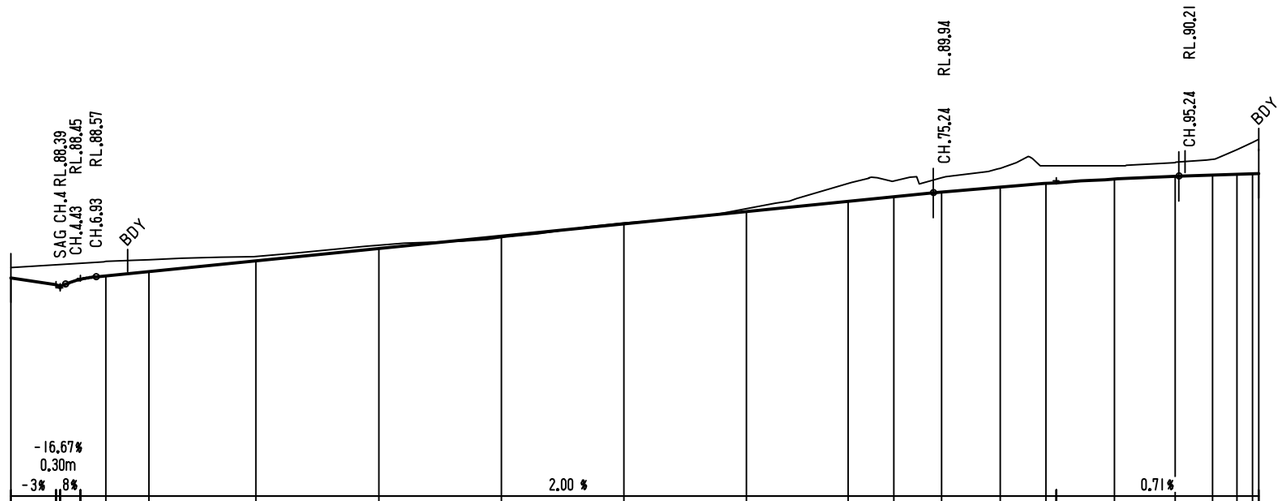
reyburn & bryant
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PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF.	SHEET	REV
E16655	38 OF 85	E

0 10 20

1:500m HORIZONTAL
1:100m VERTICAL

2



VERTICAL GEOMETRY GRADE (%)		-16.67% 0.30m -3% 8%					2.00 %							0.71%				
VERTICAL GRADE LENGTH		3.70m1.68m					79.57m							16.55m				
VERTICAL CURVE LENGTH (m)		2.50m										20.00m						
VERTICAL CURVE RADIUS (m)		R = 41.67										R = 1555.93						
DATUM R.L.82.00																		
CUT/FILL	-0.17	-0.23	-0.19	-0.07	-0.05	0.02	-0.02	-0.05	-0.3	-0.27	-0.23	-0.31	-0.29	-0.22	-0.23	-0.26	-0.4	-0.51	-0.55
FINISHED LEVEL	88.55	88.59	88.66	88.83	89.03	89.23	89.43	89.63	89.80	89.87	89.95	90.04	90.09	90.16	90.21	90.23	90.24	90.25	90.26
GROUND LEVEL	88.72	88.82	88.85	88.91	89.08	89.21	89.45	89.68	90.10	90.14	90.18	90.34	90.38	90.38	90.44	90.49	90.65	90.76	90.81
CHAINAGES	0.00	7.73	11.28	20.00	30.00	40.00	50.00	60.00	68.28	72.00	75.92	80.68	84.43	90.00	94.95	98.00	100.00	101.26	101.80

LONGITUDINAL SECTION - ROW (LOT 49)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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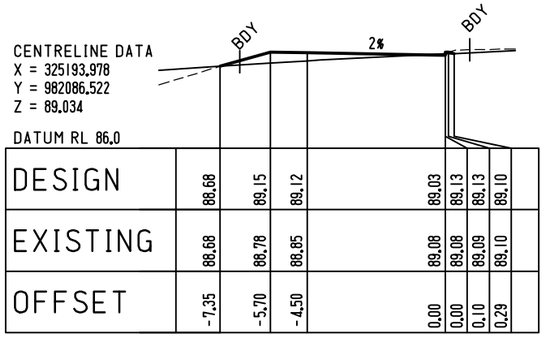
TITLE
ENGINEERING DESIGN
LONG SECTION - ROW (LOT 49)

SCALE: 1:500H & 1:100V @A3

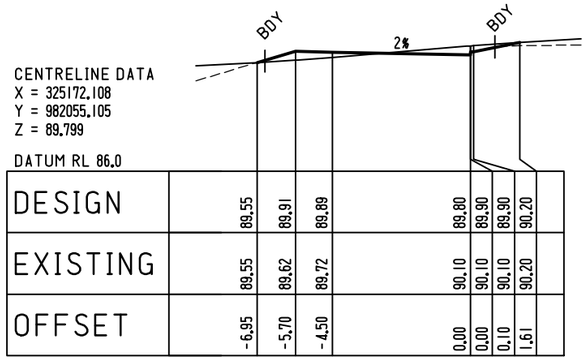
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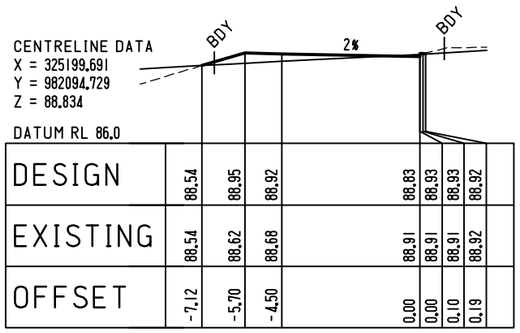
DRAWING REF. E16655 | SHEET 39 OF 85 | REV E



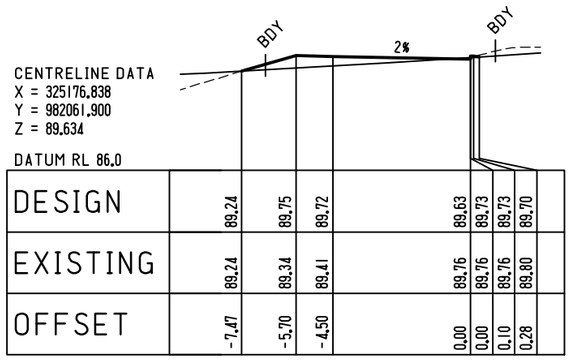
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CHAINAGE 68.28

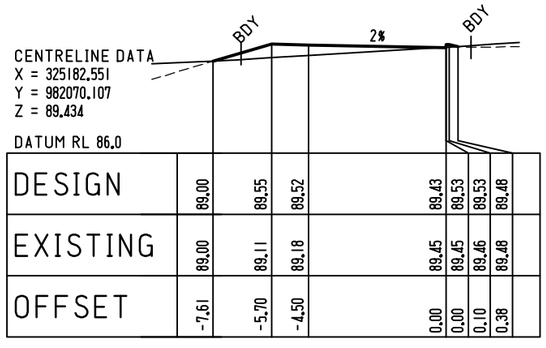


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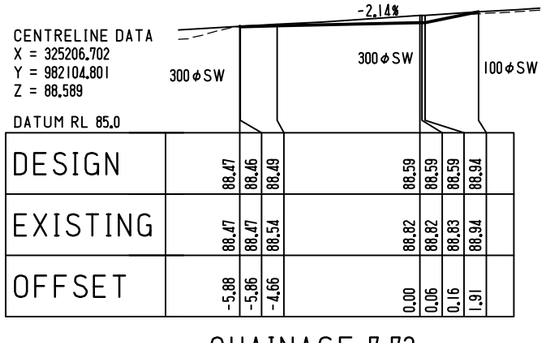


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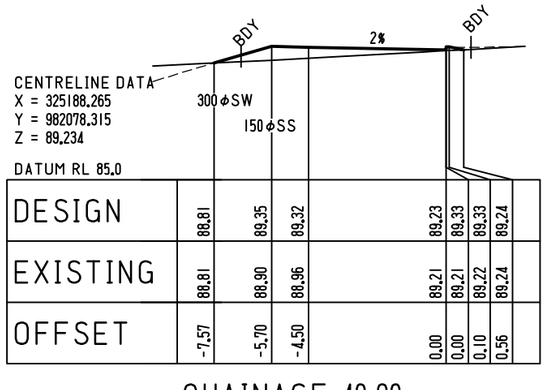
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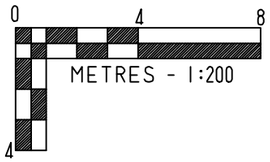
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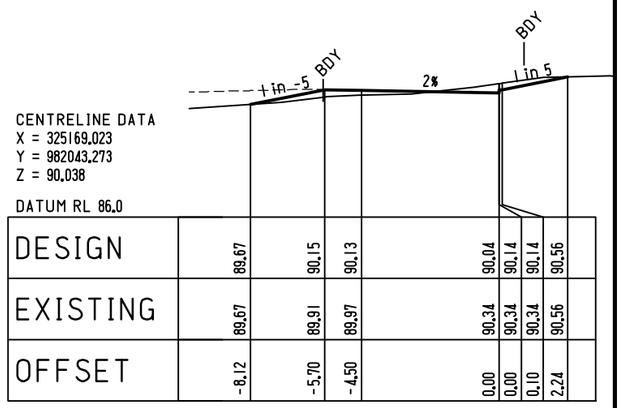


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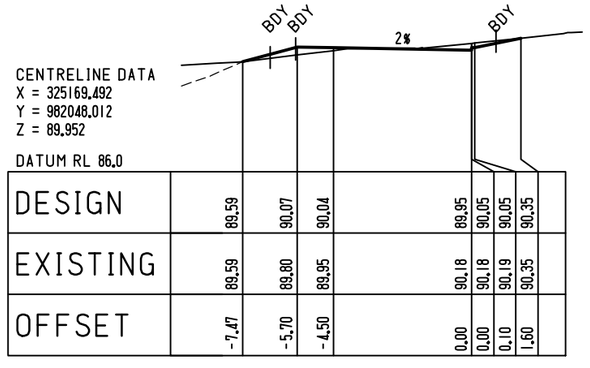


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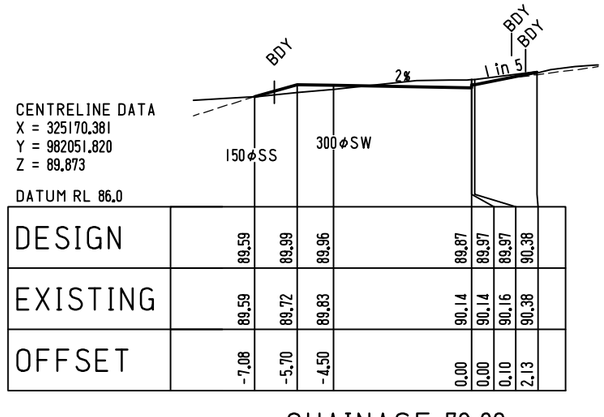




CHAINAGE 80.68



CHAINAGE 75.92



CHAINAGE 72.00

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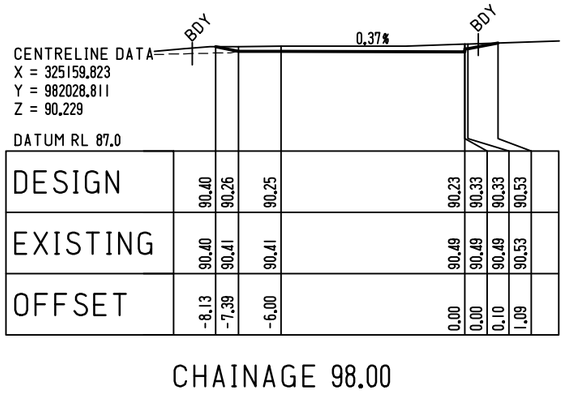
TITLE
ENGINEERING DESIGN
CROSS SECTION - ROW (LOT 49)

SCALE: 1:200 @A3

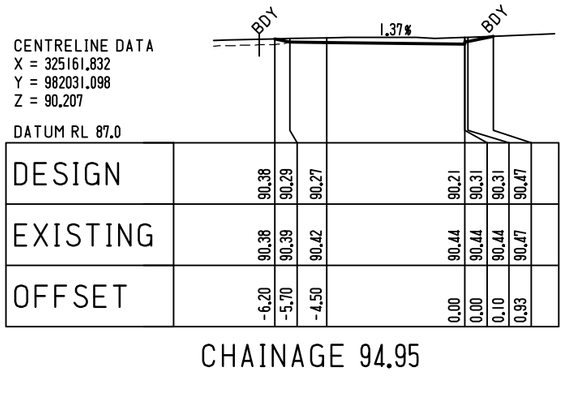
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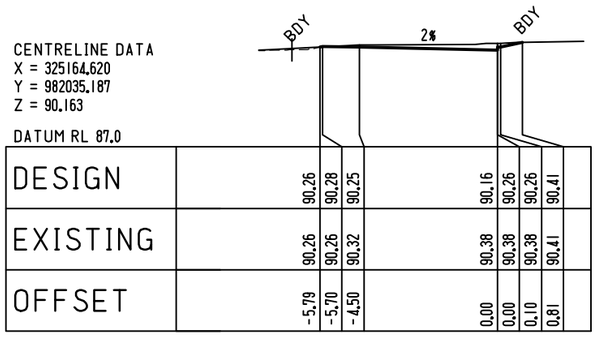
DRAWING REF. E16655 | SHEET 40 OF 85 | REV E



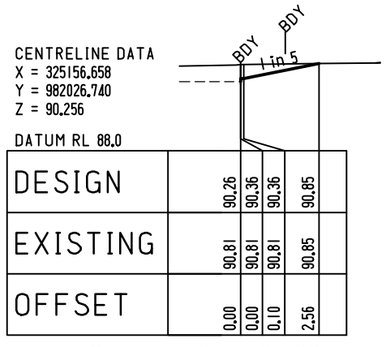
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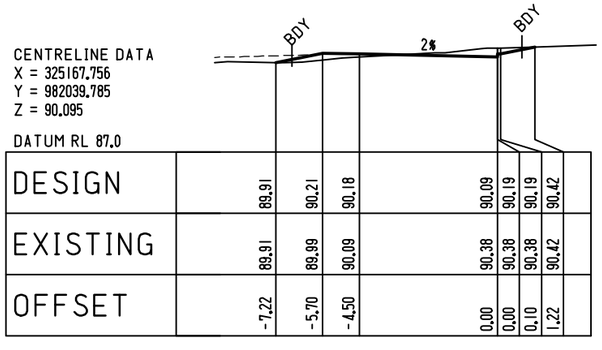
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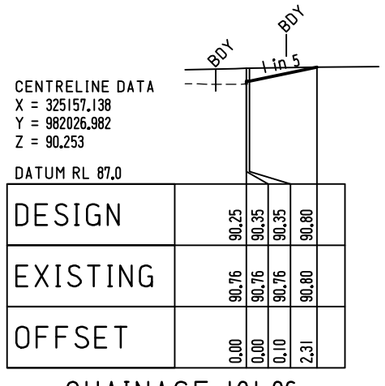
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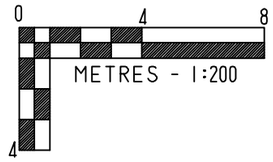
CHAINAGE 101.80



CHAINAGE 84.43



CHAINAGE 101.26



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12. ALL CP CONNs ARE TO BE 300mmϕ CLASS 4 RCRRJ PIPE AT 1% MIN.
13. ALL DCP CONNs ARE TO BE 375mmϕ CLASS 4 RCRRJ PIPE AT 1% MIN.
14. ALL WATER LOT CONNECTIONS ARE TO BE 25mm OD PE80.
15. WATER METERS ARE TO BE INSTALLED AT TIME OF SUBDIVISION.
16. SEWER, STORMWATER & WATER CONNECTIONS ARE TO BE MARKED.
17. ALL SERVICES TO HAVE ADDITIONAL BACKFILL UNDER CARRIAGEWAYS.
18. ALL FILL TO BE COMPACTED IN ACCORDANCE WITH NZ4431.
19. THE CONTRACTOR MUST PROVIDE REYBURN AND BRYANT WITH AS-BUILT INFORMATION OF ALL ASSETS INSTALLED OR CHANGED DURING CONSTRUCTION.

APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

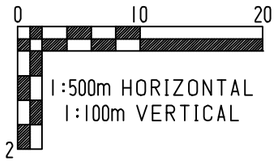
TITLE
ENGINEERING DESIGN
CROSS SECTION - ROW (LOT 49)

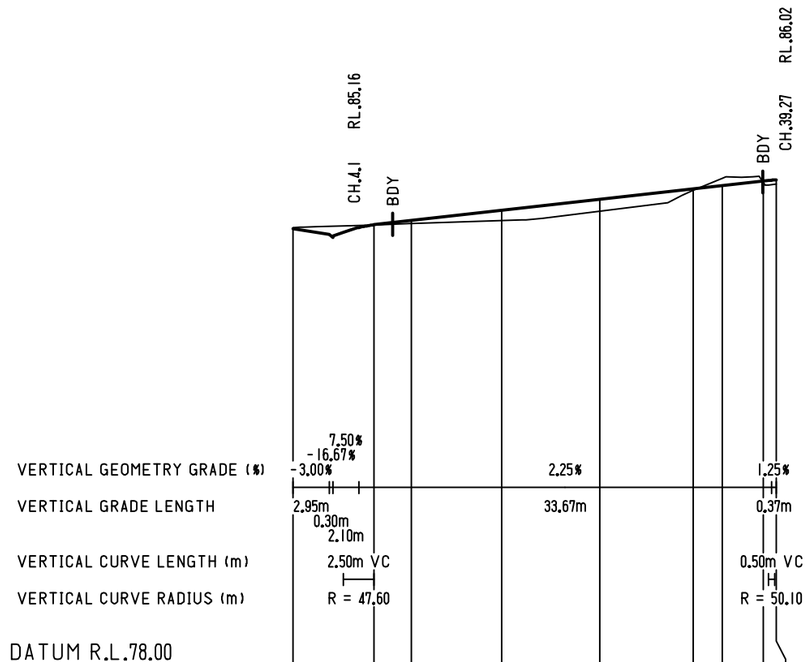
SCALE: 1:200 @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF. E16655 | SHEET 41 OF 85 | REV E





CUT/FILL	-0.02	0	0.05	0.17	0.19	0.03	-0.12	0.02	0.07	
FINISHED LEVEL	85.22	85.28	85.35	85.52	85.70	85.87	85.92	86.00	86.02	
GROUND LEVEL	85.24	85.28	85.30	85.35	85.50	85.84	86.04	85.97	85.95	
CHAINAGES	0.00	6.57	9.63	17.00	25.00	32.63	35.00	38.34	39.39	

LONGITUDINAL SECTION - ROW (LOT 53)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

CAUTION:
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DESIGNED & REVIEWED BY: CHRIS KNAPP

NOTE:
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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

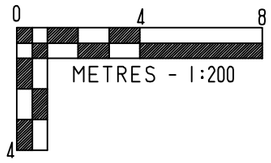
TITLE
ENGINEERING DESIGN
LONG SECTION - ROW (LOT 53)

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

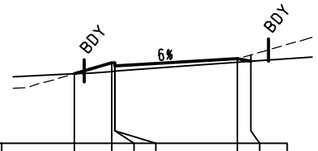
reyburn & bryant
Ph: 09 438 3563
PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei
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DRAWING REF. E16655
SHEET 42 OF 85
REV E



CENTRELINE DATA
X = 325223.239
Y = 982006.140
Z = 85.518

DATUM RL 83.0

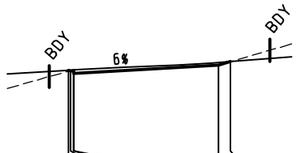


DESIGN	85.27	85.62	85.62	85.52	85.76	85.67	
EXISTING	85.27	85.62	85.62	85.52	85.76	85.88	
OFFSET	-1.33	-0.10	0.00	0.00	4.00	4.43	

CHAINAGE 17.00

CENTRELINE DATA
X = 325213.150
Y = 981991.248
Z = 85.922

DATUM RL 83.0

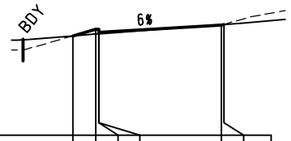


DESIGN	86.03	86.02	86.02	85.92	86.21	86.32	
EXISTING	86.01	86.02	86.02	85.92	86.21	86.32	
OFFSET	-0.16	-0.10	0.00	0.00	4.74	5.12	

CHAINAGE 35.00

CENTRELINE DATA
X = 325227.448
Y = 982012.191
Z = 85.352

DATUM RL 82.0

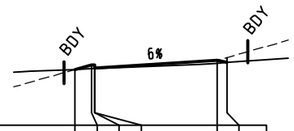


DESIGN	85.24	85.45	85.45	85.35	85.59	85.61	
EXISTING	85.24	85.45	85.45	85.35	85.59	85.61	
OFFSET	-0.86	-0.10	0.00	0.00	4.00	4.08	

CHAINAGE 9.63

CENTRELINE DATA
X = 325214.310
Y = 981993.306
Z = 85.869

DATUM RL 84.0

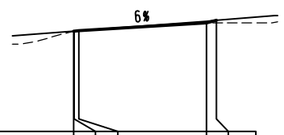


DESIGN	85.82	85.97	85.97	85.87	86.11	86.04	
EXISTING	85.82	85.97	85.97	85.87	86.11	86.20	
OFFSET	-0.63	-0.10	0.00	0.00	4.00	4.33	

CHAINAGE 32.63

CENTRELINE DATA
X = 325229.193
Y = 982014.698
Z = 85.284

DATUM RL 82.0

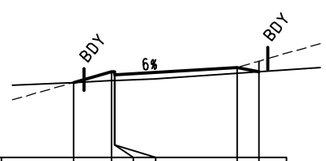


DESIGN	85.27	85.27	85.28	85.53	85.62		
EXISTING	85.27	85.28	85.28	85.53	85.53		
OFFSET	-0.18	-0.16	0.00	4.16	4.48		

CHAINAGE 6.57

CENTRELINE DATA
X = 325218.670
Y = 981999.573
Z = 85.698

DATUM RL 83.0



DESIGN	85.45	85.80	85.80	85.70	85.94	85.80	
EXISTING	85.45	85.80	85.80	85.70	85.94	86.14	
OFFSET	-1.33	-0.10	0.00	0.00	4.00	4.71	

CHAINAGE 25.00

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DESIGNED & REVIEWED BY: CHRIS KNAPP

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

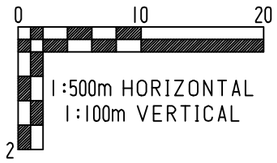
TITLE
ENGINEERING DESIGN
CROSS SECTION - ROW (LOT 53)

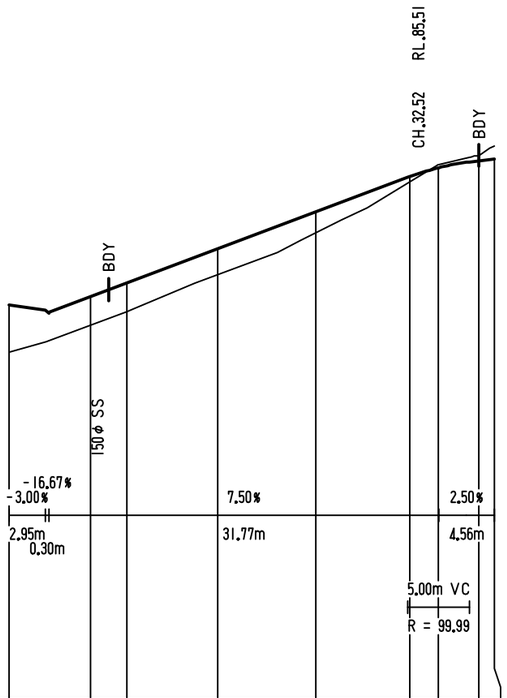
SCALE: 1:200 @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF.	SHEET	REV
E16655	43 OF 85	E





CUT/FILL	0.77	0.47	0.47	0.42	0.34	0.09	-0.05	-0.09	-0.21	
FINISHED LEVEL	83.43	83.57	83.79	84.35	84.95	85.52	85.66	85.78	85.81	
GROUND LEVEL	82.66	83.10	83.32	83.92	84.60	85.43	85.72	85.87	86.02	
CHAINAGES	0.00	6.61	9.59	17.00	25.00	32.65	35.00	38.29	39.58	

LONGITUDINAL SECTION - ROW (LOT 54)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
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REF. DATA: 15534

CLIENT
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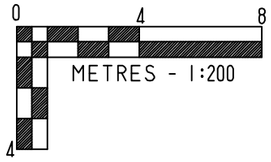
TITLE
ENGINEERING DESIGN
LONG SECTION - ROW (LOT 54)

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

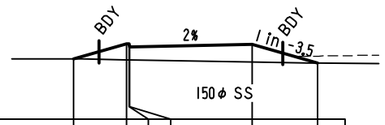
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DRAWING REF. E16655 | SHEET 44 OF 85 | REV E



CENTRELINE DATA
X = 325272.167
Y = 981972.078
Z = 84.345

DATUM RL 82.0



DESIGN	83.95	84.45	84.45	84.35	84.43	83.82
EXISTING	83.95	84.45	84.45	84.35	84.43	84.05
OFFSET	-1.83	-0.10	0.00	0.00	4.00	6.13

CHAINAGE 17.00

CENTRELINE DATA
X = 325262.075
Y = 981957.188
Z = 85.665

DATUM RL 83.0

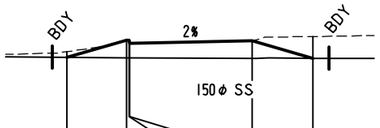


DESIGN	85.71	85.76	85.76	85.66	85.69	85.69
EXISTING	85.71	85.76	85.76	85.66	85.69	85.69
OFFSET	-0.28	-0.10	0.00	0.00	4.72	4.75

CHAINAGE 35.00

CENTRELINE DATA
X = 325276.400
Y = 981978.161
Z = 83.789

DATUM RL 81.0

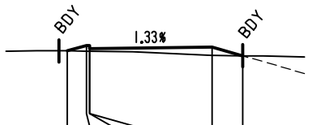


DESIGN	83.33	83.89	83.89	83.79	83.87	83.30
EXISTING	83.52	83.89	83.89	83.79	83.87	84.01
OFFSET	-2.04	-0.10	0.00	0.00	4.00	5.98

CHAINAGE 9.59

CENTRELINE DATA
X = 325263.227
Y = 981959.227
Z = 85.520

DATUM RL 83.0

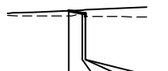


DESIGN	85.44	85.62	85.62	85.52	85.57	85.28
EXISTING	85.44	85.62	85.62	85.52	85.57	85.28
OFFSET	-0.72	-0.10	0.00	0.00	4.00	5.01

CHAINAGE 32.65

CENTRELINE DATA
X = 325260.939
Y = 981952.765
Z = 85.811

DATUM RL 84.0

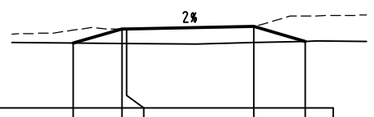


DESIGN	86.00	85.91	85.91	85.81		
EXISTING	85.82	85.91	85.91	85.81		
OFFSET	-0.54	-0.10	0.00	0.00		

CHAINAGE 39.58

CENTRELINE DATA
X = 325278.099
Y = 981980.603
Z = 83.566

DATUM RL 81.0

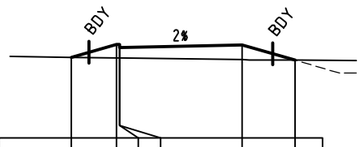


DESIGN	83.11	83.56	83.57		83.65	83.17
EXISTING	83.53	83.56	83.57		83.65	83.99
OFFSET	-1.74	-0.15	0.00		4.15	5.84

CHAINAGE 6.61

CENTRELINE DATA
X = 325267.598
Y = 981965.511
Z = 84.945

DATUM RL 82.0

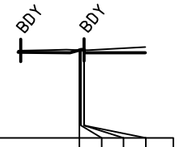


DESIGN	84.63	85.05	85.05	84.95	85.03	84.53
EXISTING	84.63	85.05	85.05	84.95	85.03	84.53
OFFSET	-1.57	-0.10	0.00	0.00	4.00	5.73

CHAINAGE 25.00

CENTRELINE DATA
X = 325261.141
Y = 981954.043
Z = 85.779

DATUM RL 83.0



DESIGN		85.87	85.88	85.88	85.78	
EXISTING		85.87	85.88	85.88	85.78	
OFFSET		-0.15	-0.10	0.00	0.00	

CHAINAGE 38.29

CAUTION:
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DESIGNED & REVIEWED BY: CHRIS KNAPP

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12. ALL CP CONNs ARE TO BE 300mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
13. ALL DCP CONNs ARE TO BE 375mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
14. ALL WATER LOT CONNECTIONS ARE TO BE 25mm OD PE80.
15. WATER METERS ARE TO BE INSTALLED AT TIME OF SUBDIVISION.
16. SEWER, STORMWATER & WATER CONNECTIONS ARE TO BE MARKED.
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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
CROSS SECTION - ROW (LOT 54)

SCALE: 1:200 @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF. E16655 | SHEET 45 OF 85 | REV E

0 10 20

1:500m HORIZONTAL
1:100m VERTICAL

2

PIPE INFORMATION: 63mmø PE100 SDR11 WITH CREAM STRIPE

VERTICAL GEOMETRY GRADE (%)		18.40%		1.25%		0.50%		6.75%		5.50%		
VERTICAL GRADE LENGTH		7.83m		36.09m		15.52m		18.07m		100.19m		
VERTICAL CURVE LENGTH (m)		5.00m				2.50m		2.50m				
VERTICAL CURVE RADIUS (m)		R=29.16				R=39.99		R=198.61				
DATUM R.L.73.00												
COVER	0.6	0.9	0.76	0.62	0.61	0.74	1.04	0.85	0.64	0.61	0.77	0.77	0.62
TOP OF PIPE	78.58	80.04	80.17	80.30	80.42	80.50	80.59	81.26	81.91	82.46	83.01	83.56	84.10
GROUND LEVEL	79.18	80.94	80.93	80.92	81.03	81.24	81.63	82.12	82.55	83.07	83.77	84.32	84.72
CHAINAGES	-0.00	10.00	20.00	30.00	40.00	50.00	60.00	70.00	80.00	90.00	100.00	110.00	120.00

LONGITUDINAL SECTION - SEWER ZONES 7.1 & 8 (STAGE 2)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

CAUTION:
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DESIGNED & REVIEWED BY: CHRIS KNAPP

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16. SEWER, STORMWATER & WATER CONNECTIONS ARE TO BE MARKED.
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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

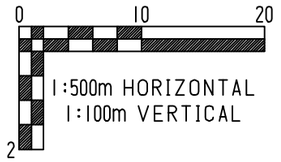
TITLE
ENGINEERING DESIGN
LONG SECTION: SEWER ZONE 7.1 & 8

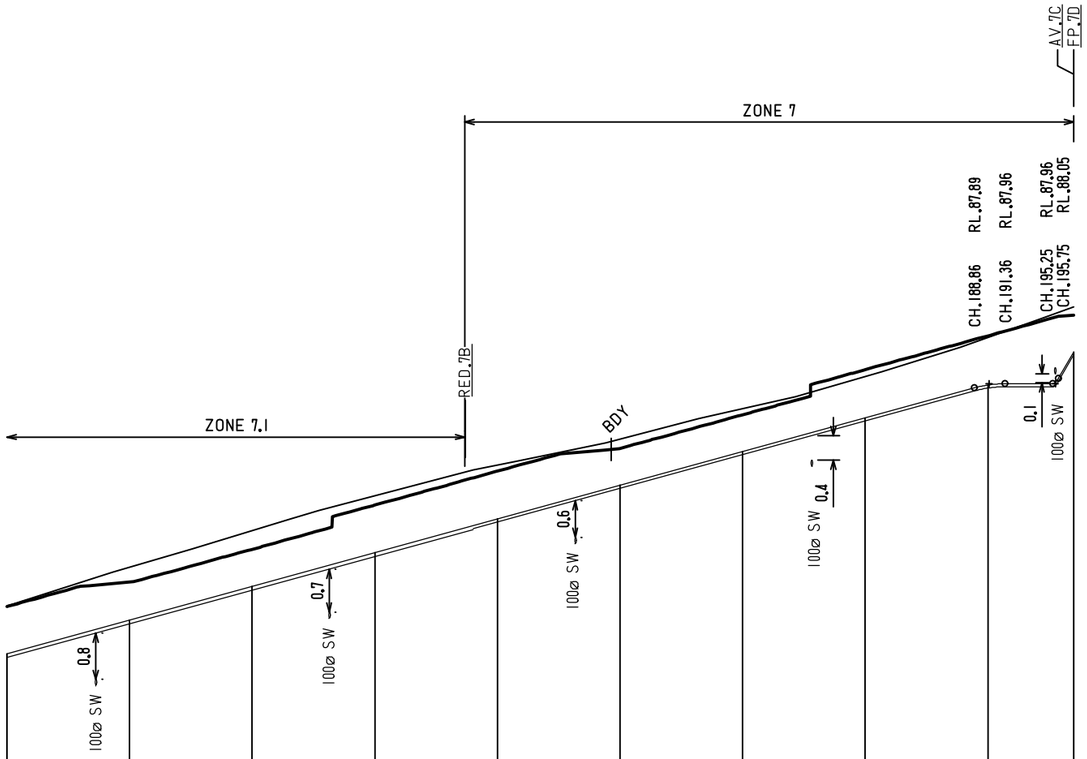
SCALE: 1:500H & 1:100V @A3

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7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF. E16655 | SHEET 46 OF 85 | REV E





PIPE INFORMATION		63mmø PE100 SDR11 WITH CREAM STRIPE				50mmø PE100 SDR11 WITH CREAM STRIPE					
VERTICAL GEOMETRY GRADE (%)					5.50%					0.00%	35.00%
VERTICAL GRADE LENGTH					112.60m					5.39m	1.49m
VERTICAL CURVE LENGTH (m)										2.50m	0.50m
VERTICAL CURVE RADIUS (m)										R=45.49	R=1.43
DATUM R.L.78.00											
COVER	0.77	0.62	0.61	0.78	0.78	0.6	0.6	0.79	0.8	0.6	
TOP OF PIPE	83.56	84.10	84.65	85.20	85.75	86.30	86.85	87.40	87.94	88.48	
GROUND LEVEL	84.32	84.72	85.26	85.98	86.53	86.90	87.45	88.19	88.74	89.08	
CHAINAGES	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00	190.00	196.99	

LONGITUDINAL SECTION - SEWER ZONES 7 & 7.1 (STAGE 2)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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13. ALL DCP CONNs ARE TO BE 375mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
14. ALL WATER LOT CONNECTIONS ARE TO BE 25mm OD PE80.
15. WATER METERS ARE TO BE INSTALLED AT TIME OF SUBDIVISION.
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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

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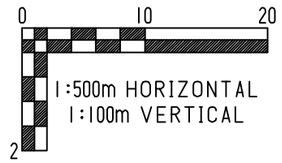
TITLE
ENGINEERING DESIGN
LONG SECTION: SEWER ZONE 7 & 7.1

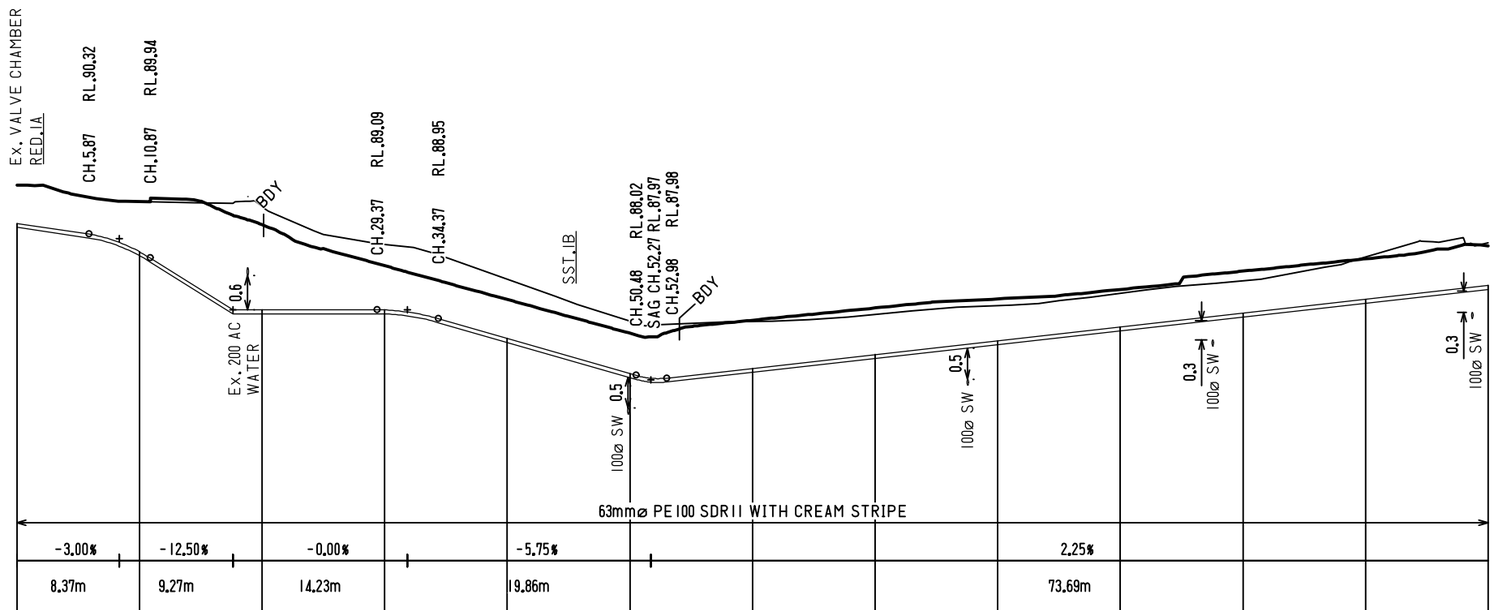
SCALE: 1:500H & 1:100V @A3

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reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF. E16655 | SHEET 47 OF 85 | REV E





PIPE INFORMATION

VERTICAL GEOMETRY GRADE (%)		-3.00%	-12.50%	-0.00%	-5.75%				2.25%			
VERTICAL GRADE LENGTH		8.37m	9.27m	14.23m	19.86m				73.69m			
VERTICAL CURVE LENGTH (m)		5.00m		5.00m		2.50m						
VERTICAL CURVE RADIUS (m)		R=52.64		R=86.98		R=31.25						
DATUM R.L.82.00												
COVER	0.62	0.82	1.39	0.72	0.64	0.66	0.79	0.76	0.68	0.61	0.69	0.66	0.65
TOP OF PIPE	90.50	90.04	89.09	89.09	88.62	88.05	88.13	88.36	88.58	88.81	89.03	89.26	89.48
GROUND LEVEL	91.13	90.86	90.48	89.81	89.26	88.71	88.92	89.12	89.27	89.42	89.72	89.92	90.14
CHAINAGES	0.00	10.00	20.00	30.00	40.00	50.00	60.00	70.00	80.00	90.00	100.00	110.00	120.00

LONGITUDINAL SECTION - SEWER ZONE 1 (STAGE 2)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
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CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
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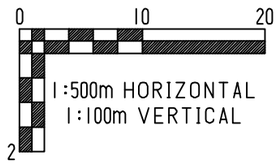
TITLE
ENGINEERING DESIGN
LONG SECTION: SEWER ZONE 1

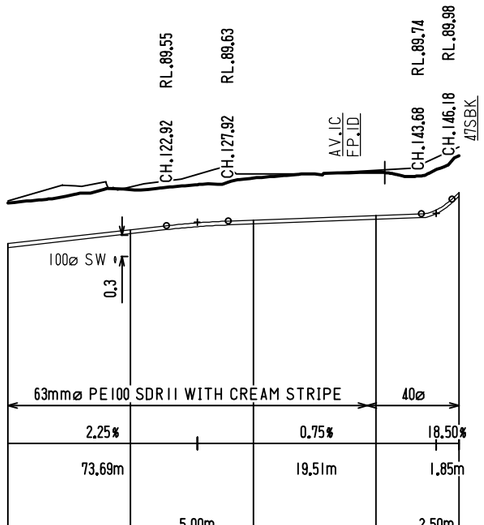
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DRAWING REF. E16655 | SHEET 48 OF 85 | REV E





PIPE INFORMATION		63mmø PE100 SDR11 WITH CREAM STRIPE			40ø	
VERTICAL GEOMETRY GRADE (%)		2.25%		0.75%	18.50%	
VERTICAL GRADE LENGTH		73.69m		19.51m	1.85m	
VERTICAL CURVE LENGTH (m)			5.00m		2.50m	
VERTICAL CURVE RADIUS (m)			R=333.05		R=14.08	
DATUM R.L.83.00						
COVER	0.66	0.65	0.69	0.71	0.6	
TOP OF PIPE	89.26	89.48	89.64	89.72	90.10	
GROUND LEVEL	89.92	90.14	90.33	90.42	90.70	
CHAINAGES	110.00	120.00	130.00	140.00	146.78	

LONGITUDINAL SECTION - SEWER ZONE 1 (STAGE 2)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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12. ALL CP CONNs ARE TO BE 300mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
13. ALL DCP CONNs ARE TO BE 375mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
14. ALL WATER LOT CONNECTIONS ARE TO BE 25mm OD PE80.
15. WATER METERS ARE TO BE INSTALLED AT TIME OF SUBDIVISION.
16. SEWER, STORMWATER & WATER CONNECTIONS ARE TO BE MARKED.
17. ALL SERVICES TO HAVE ADDITIONAL BACKFILL UNDER CARRIAGEWAYS.
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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
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373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
LONG SECTION: SEWER ZONE 1

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

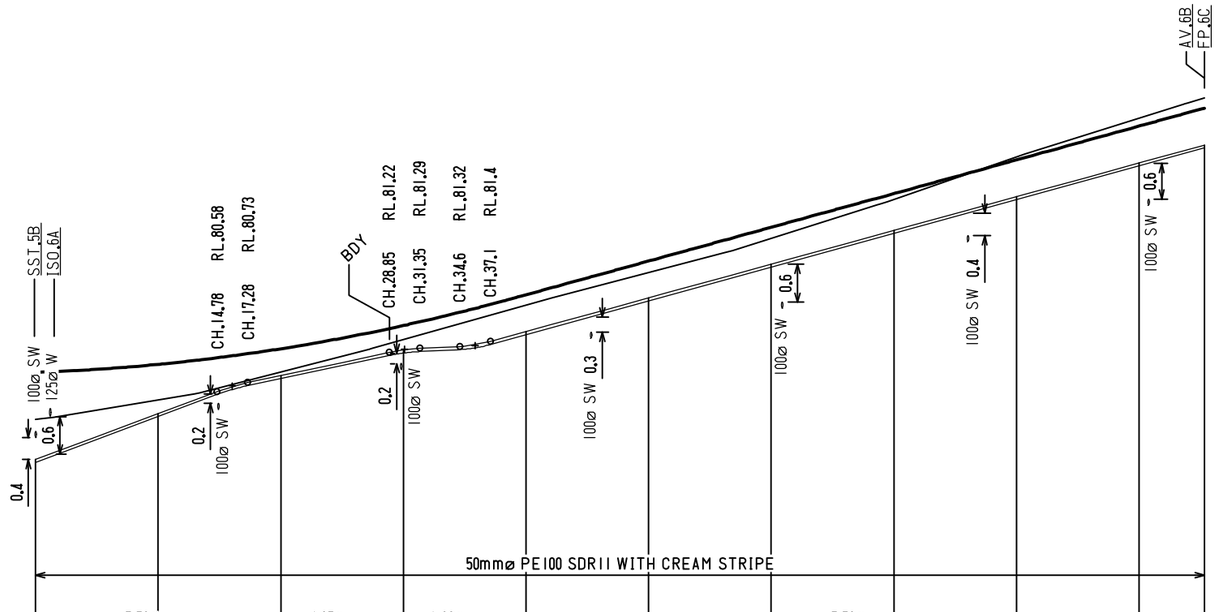
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PO Box 191, Whangarei 0140
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DRAWING REF. E16655 | SHEET 49 OF 85 | REV E

0 10 20

1:500m HORIZONTAL
1:100m VERTICAL

2



PIPE INFORMATION: 50mmø PE100 SDR11 WITH CREAM STRIPE

VERTICAL GEOMETRY GRADE (%)		7.50%		4.25%	1.00%			5.50%				
VERTICAL GRADE LENGTH		16.03m		14.07m	5.75m			59.49m				
VERTICAL CURVE LENGTH (m)			2.50m		2.50m	2.50m						
VERTICAL CURVE RADIUS (m)			R=76.81		R=77.11	R=55.56						
DATUM R.L.74.00												
COVER	1.42	0.8	0.44	0.4	0.6	0.6	0.6	0.6	0.6	0.6	0.6	
TOP OF PIPE	79.47	80.23	80.85	81.26	81.56	82.11	82.66	83.21	83.76	84.31	84.61	
GROUND LEVEL	80.90	81.03	81.28	81.66	82.16	82.71	83.26	83.81	84.36	84.91	85.21	
CHAINAGES	0.00	10.00	20.00	30.00	40.00	50.00	60.00	70.00	80.00	90.00	95.34	

LONGITUDINAL SECTION - SEWER ZONE 6 (STAGE 2)
HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

CAUTION:
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DESIGNED & REVIEWED BY: CHRIS KNAPP

NOTE:
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13. ALL DCP CONNs ARE TO BE 375mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
14. ALL WATER LOT CONNECTIONS ARE TO BE 25mm OD PE80.
15. WATER METERS ARE TO BE INSTALLED AT TIME OF SUBDIVISION.
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18. ALL FILL TO BE COMPACTED IN ACCORDANCE WITH NZ4431.
19. THE CONTRACTOR MUST PROVIDE REYBURN AND BRYANT WITH AS-BUILT INFORMATION OF ALL ASSETS INSTALLED OR CHANGED DURING CONSTRUCTION.

APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

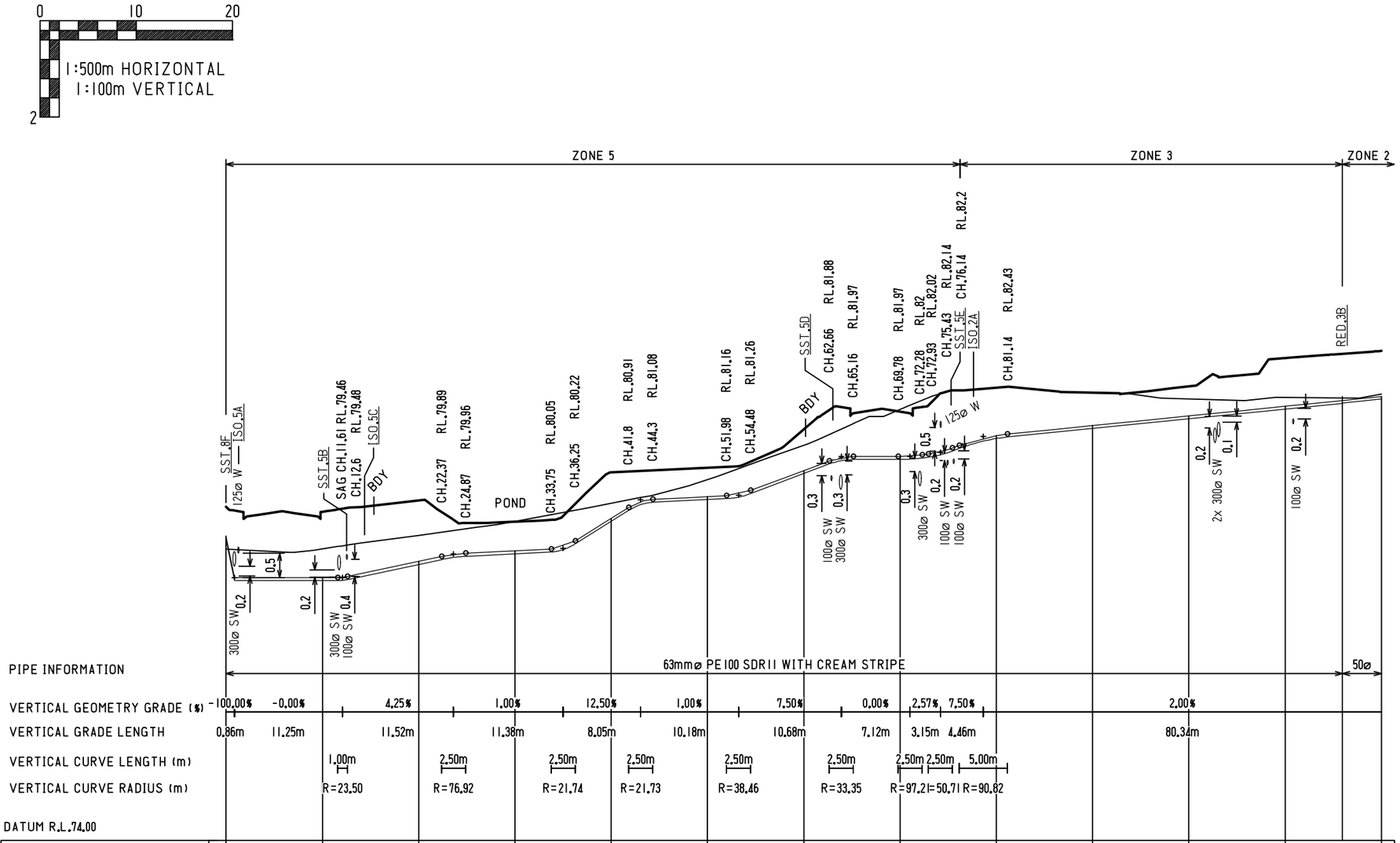
TITLE
ENGINEERING DESIGN
LONG SECTION: SEWER ZONE 6

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF. E16655 | SHEET 50 OF 85 | REV E



COVER	0.61	1.37	1.27	0.6	0.95	0.6	0.86	0.93	0.99	0.68	0.62	1	0.95
TOP OF PIPE	80.31	79.46	79.79	80.01	80.69	81.14	81.68	81.97	82.40	82.61	82.81	83.01	83.21
GROUND LEVEL	80.93	80.82	81.06	80.61	81.64	81.74	82.53	82.90	83.40	83.29	83.43	84.01	84.16
CHAINAGES	0.00	10.00	20.00	30.00	40.00	50.00	60.00	70.00	80.00	90.00	100.00	110.00	120.00

LONGITUDINAL SECTION - SEWER ZONES 5/3/2

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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DESIGNED & REVIEWED BY: CHRIS KNAPP

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
LONG SECTION: SEWER ZONES 5, 3 & 2

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

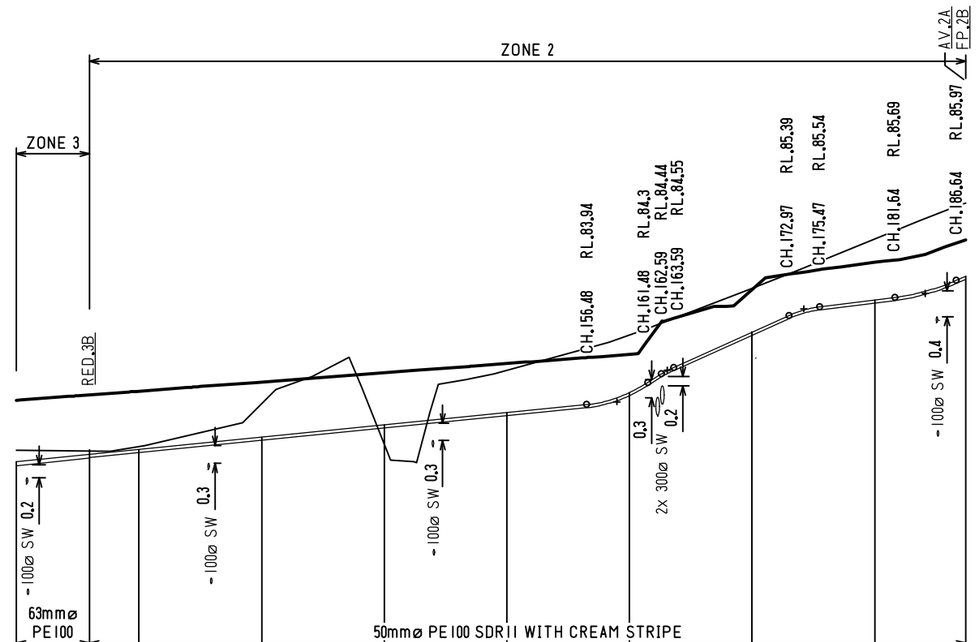
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DRAWING REF. E16655 | SHEET 51 OF 85 | REV E

0 10 20

1:500m HORIZONTAL
1:100m VERTICAL

2



PIPE INFORMATION

VERTICAL GEOMETRY GRADE (%): 2.00% | 12.50% | 9.00% | 2.50% | 8.50%

VERTICAL GRADE LENGTH: 80.34m | 4.11m | 11.13m | 9.91m | 3.28m

VERTICAL CURVE LENGTH (m): 5.00m | 1.00m | 2.50m | 5.00m

VERTICAL CURVE RADIUS (m): R=47.63 R=28.63 | R=38.44 | R=83.27

DATUM R.L. 77.00

COVER	–	0.95	0.9	0.85	0.8	0.62	0.69	0.61	0.6
TOP OF PIPE	83.01	83.21	83.41	83.61	83.81	84.14	85.13	85.65	86.03
GROUND LEVEL	84.01	84.16	84.31	84.46	84.61	84.76	85.82	86.26	86.63
CHAINAGES	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00	187.41

LONGITUDINAL SECTION - SEWER ZONE 3/2

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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DESIGNED & REVIEWED BY: CHRIS KNAPP

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
LONG SECTION: SEWER ZONES 3 & 2

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

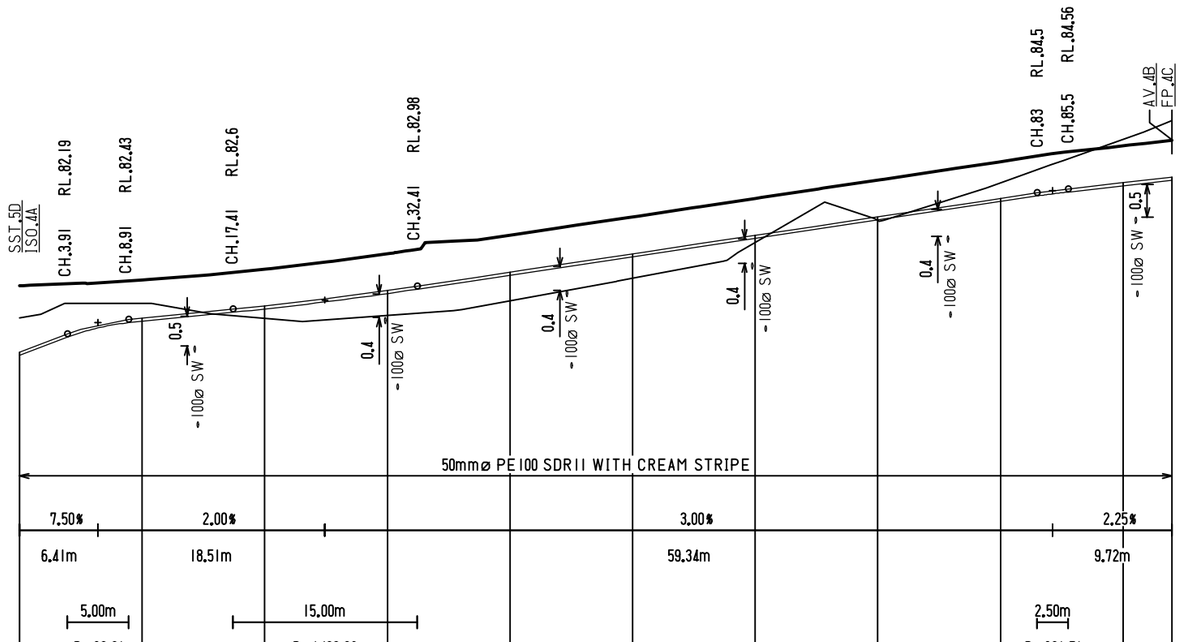
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PO Box 191, Whangarei 0140
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DRAWING REF. E16655 | SHEET 52 OF 85 | REV E

0 10 20

1:500m HORIZONTAL
1:100m VERTICAL

2



PIPE INFORMATION												
VERTICAL GEOMETRY GRADE (%)		7.50%		2.00%				3.00%			2.25%	
VERTICAL GRADE LENGTH		6.41m		18.51m				59.34m			9.72m	
VERTICAL CURVE LENGTH (m)		5.00m			15.00m						2.50m	
VERTICAL CURVE RADIUS (m)		R=90.91			R=1496.33						R=331.71	
DATUM R.L.76.00												
COVER	1.08	0.62	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	
TOP OF PIPE	81.90	82.45	82.66	82.91	83.21	83.51	83.81	84.11	84.41	84.66	84.75	
GROUND LEVEL	82.99	83.08	83.26	83.51	83.81	84.11	84.41	84.71	85.01	85.27	85.35	
CHAINAGES	0.00	10.00	20.00	30.00	40.00	50.00	60.00	70.00	80.00	90.00	93.97	

LONGITUDINAL SECTION - SEWER ZONE 4 (STAGE 3)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

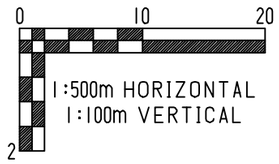
TITLE
ENGINEERING DESIGN
LONG SECTION:SEWER ZONE 4

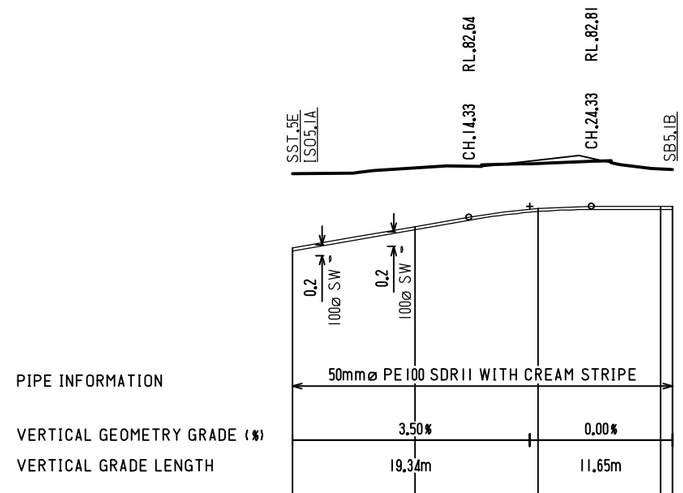
SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

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DRAWING REF.	SHEET	REV
E16655	53 OF 85	E





COVER		0.96	0.74	0.61	0.6		
TOP OF PIPE	82.13	82.48	82.78	82.81	82.81		
GROUND LEVEL		83.44	83.52	83.42	83.41		
CHAINAGES	-0.01	10.00	20.00	30.00	30.38	31.50	

LONGITUDINAL SECTION - SEWER ZONE 5.1

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
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373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
LONG SECTION: SEWER ZONE 5.1

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

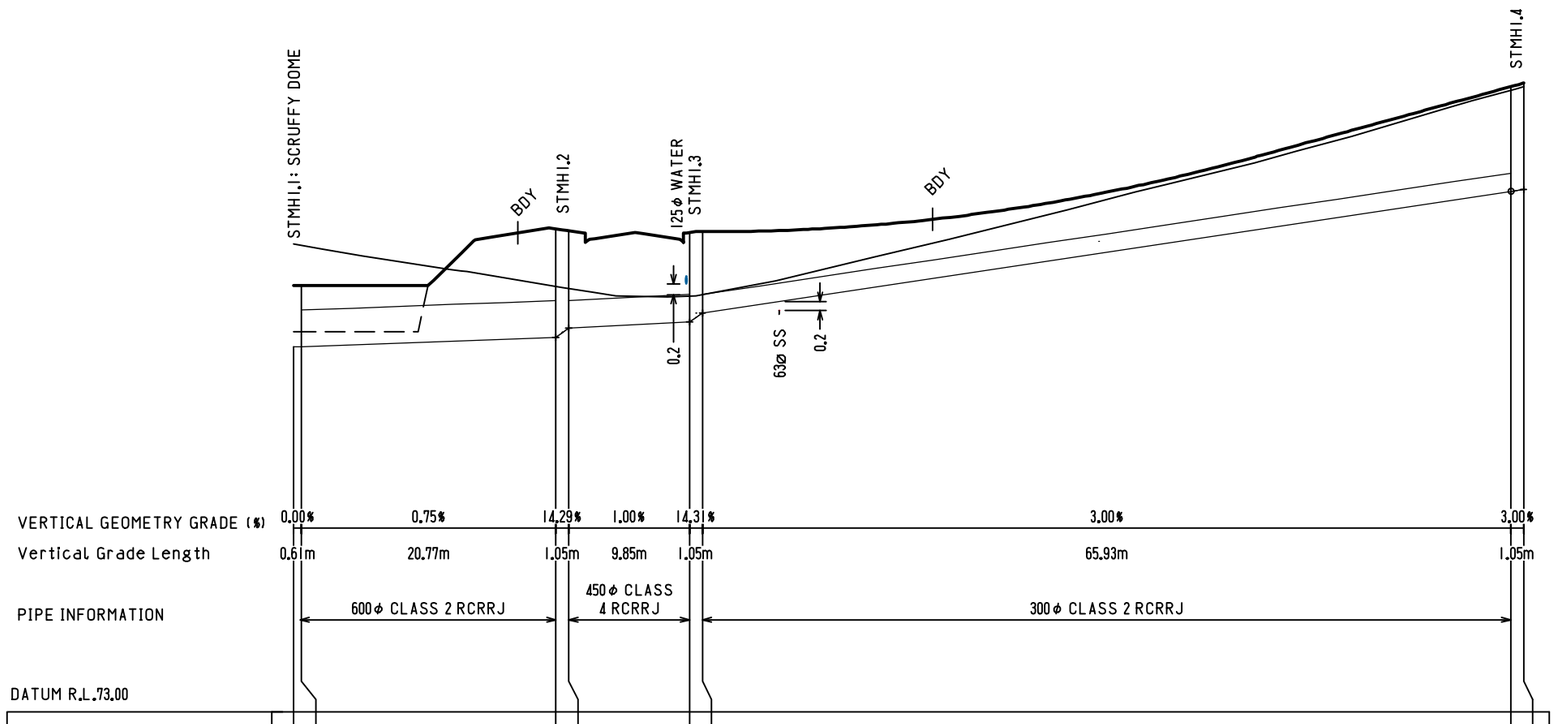
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DRAWING REF.	SHEET	REV
E16655	54 OF 85	E

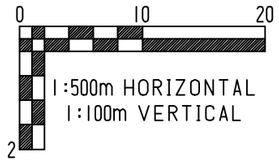
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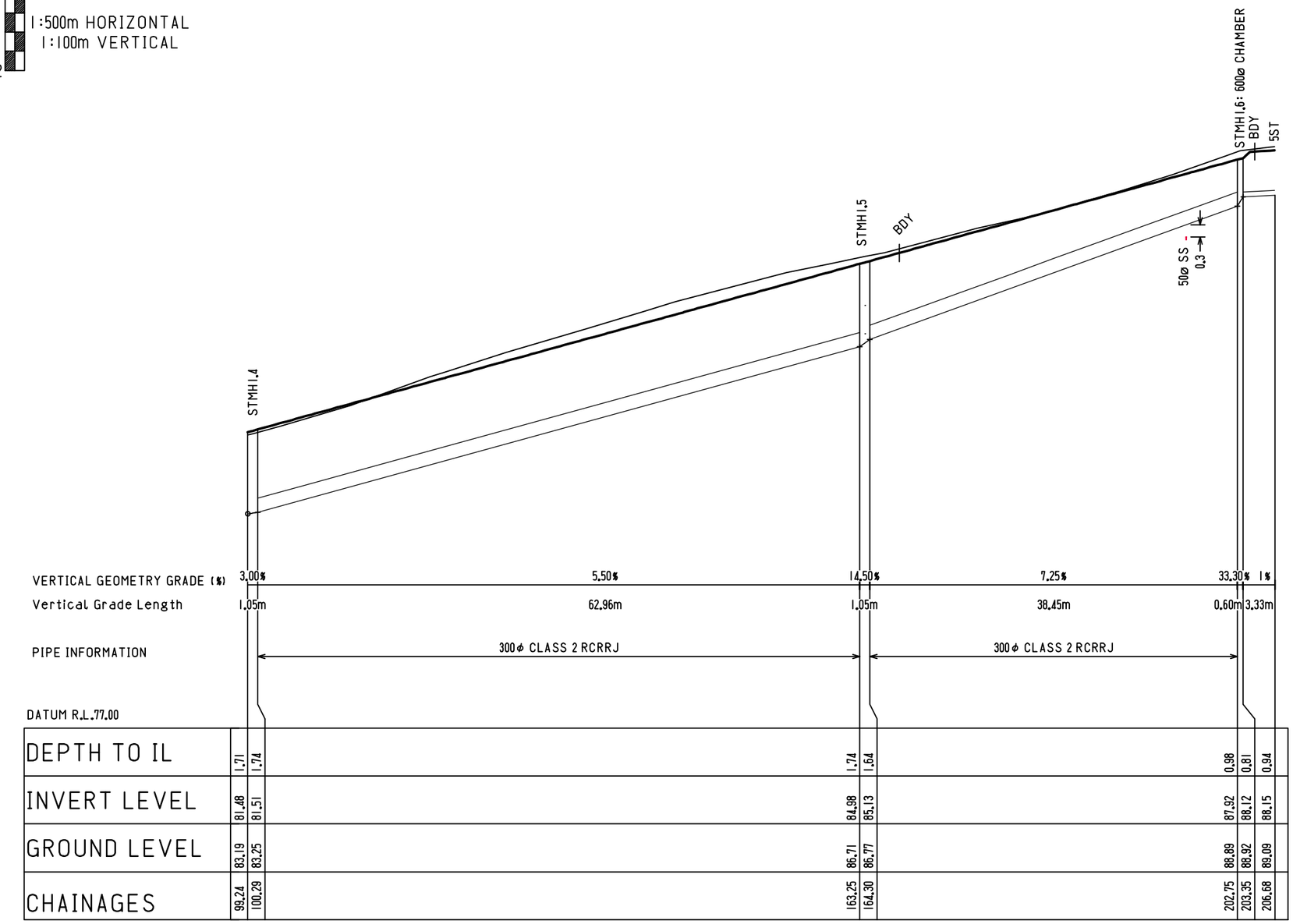
1:500m HORIZONTAL
1:100m VERTICAL

2



| | | |





DEPTH TO IL	1.71	1.74				1.74	1.64		0.98	0.81	0.94
INVERT LEVEL	81.48	81.51				84.98	85.13		87.92	88.12	88.15
GROUND LEVEL	83.19	83.25				86.71	86.77		88.89	88.92	89.09
CHAINAGES	99.24	100.29				163.25	164.30		202.75	203.35	206.68

LONGITUDINAL SECTION - STORMWATER (LINE 1)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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DESIGNED & REVIEWED BY: CHRIS KNAPP

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3. ALL WORK TO COMPLY WITH NZS 4404:2004 AND TO BE CONSTRUCTED TO THE SATISFACTION OF THE FNDC.
4. CONTRACTOR IS RESPONSIBLE FOR A CORRIDOR ACCESS REQUEST FROM WAKA KOTAHI PRIOR TO UNDERTAKING ANY WORKS WITHIN THE ROAD RESERVE.
5. CONTRACTOR IS TO ENSURE ALL INSPECTIONS ARE COMPLETED IN ACCORDANCE WITH ANY REQUIREMENTS SET BY THE FNDC.
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11. ALL SW LOT CONNECTIONS ARE TO BE 100mmø uPVC SN8 MIN.
12. ALL CP CONNs ARE TO BE 300mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
13. ALL DCP CONNs ARE TO BE 375mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
14. ALL WATER LOT CONNECTIONS ARE TO BE 25mm OD PE80.
15. WATER METERS ARE TO BE INSTALLED AT TIME OF SUBDIVISION.
16. SEWER, STORMWATER & WATER CONNECTIONS ARE TO BE MARKED.
17. ALL SERVICES TO HAVE ADDITIONAL BACKFILL UNDER CARRIAGEWAYS.
18. ALL FILL TO BE COMPACTED IN ACCORDANCE WITH NZ4431.
19. THE CONTRACTOR MUST PROVIDE REYBURN AND BRYANT WITH AS-BUILT INFORMATION OF ALL ASSETS INSTALLED OR CHANGED DURING CONSTRUCTION.

APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
LONG SECTION: STORMWATER LINE 1

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

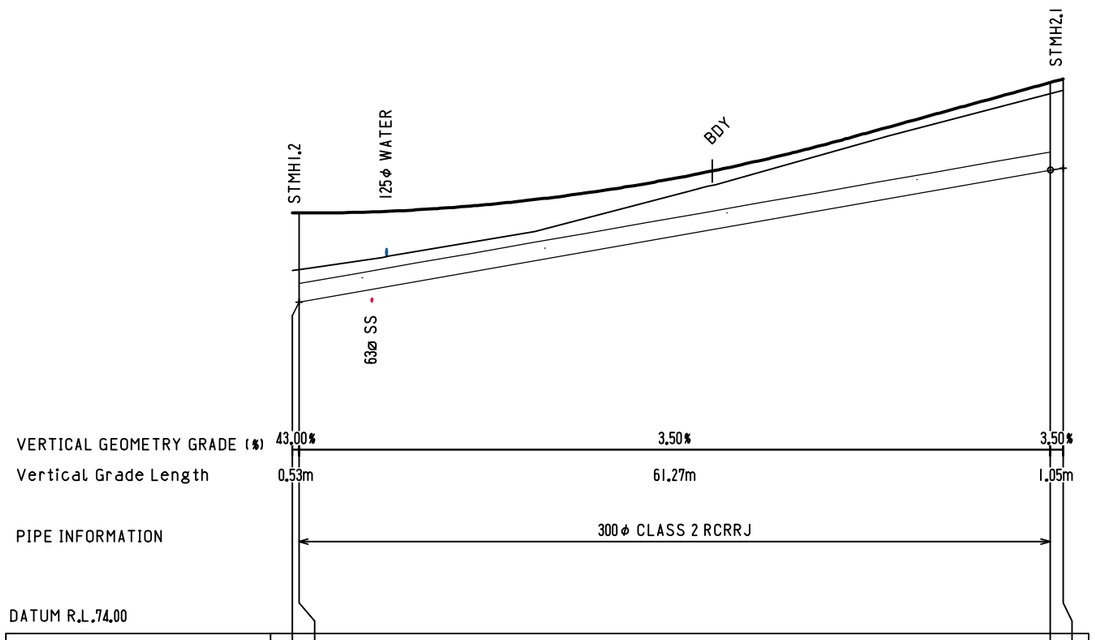
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PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF. E16655 | SHEET 56 OF 85 | REV E

0 10 20

1:500m HORIZONTAL
1:100m VERTICAL

2



VERTICAL GEOMETRY GRADE (%)	43.00%		3.50%		3.50%	
Vertical Grade Length	0.53m		61.27m		1.05m	
PIPE INFORMATION	300ϕ CLASS 2 RCRRJ					
DATUM R.L.74.00						
DEPTH TO IL	1.68	1.45			1.43	1.45
INVERT LEVEL	79.18	79.41			81.55	81.59
GROUND LEVEL	80.86	80.86			82.98	83.04
CHAINAGES	0.00	0.52			61.79	62.84

LONGITUDINAL SECTION - STORMWATER (LINE 2)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

CAUTION:
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DESIGNED & REVIEWED BY: CHRIS KNAPP

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
LONG SECTION: STORMWATER LINE 2

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

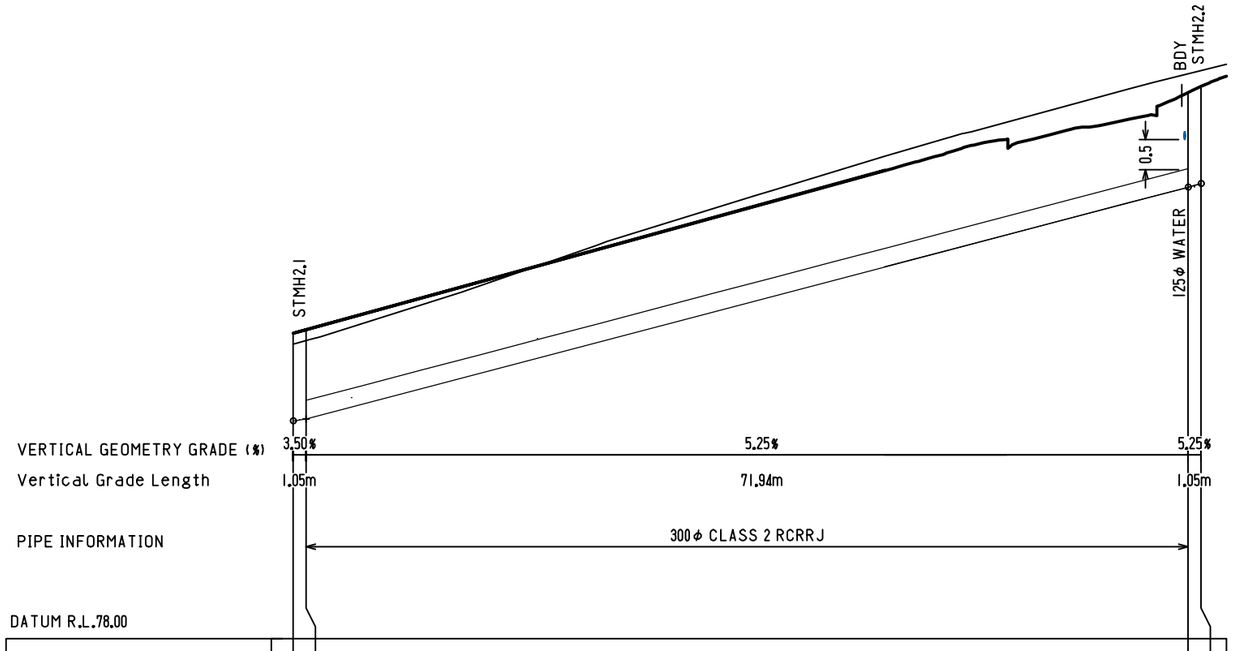
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DRAWING REF. E16655 | SHEET 57 OF 85 | REV E

0 10 20

1:500m HORIZONTAL
1:100m VERTICAL

2



VERTICAL GEOMETRY GRADE (%)		3.50%		5.25%						5.25%	
Vertical Grade Length		1.05m		71.94m						1.05m	
PIPE INFORMATION		300ϕ CLASS 2 RCRRJ									
DATUM R.L.78.00											
DEPTH TO IL		1.43	1.45							1.54	1.59
INVERT LEVEL		81.55	81.59							85.36	85.42
GROUND LEVEL		82.98	83.04							86.91	87.01
CHAINAGES		61.79	62.84							134.78	135.83

LONGITUDINAL SECTION - STORMWATER (LINE 2)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

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D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

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373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
LONG SECTION: STORMWATER LINE 2

SCALE: 1:500H & 1:100V @A3

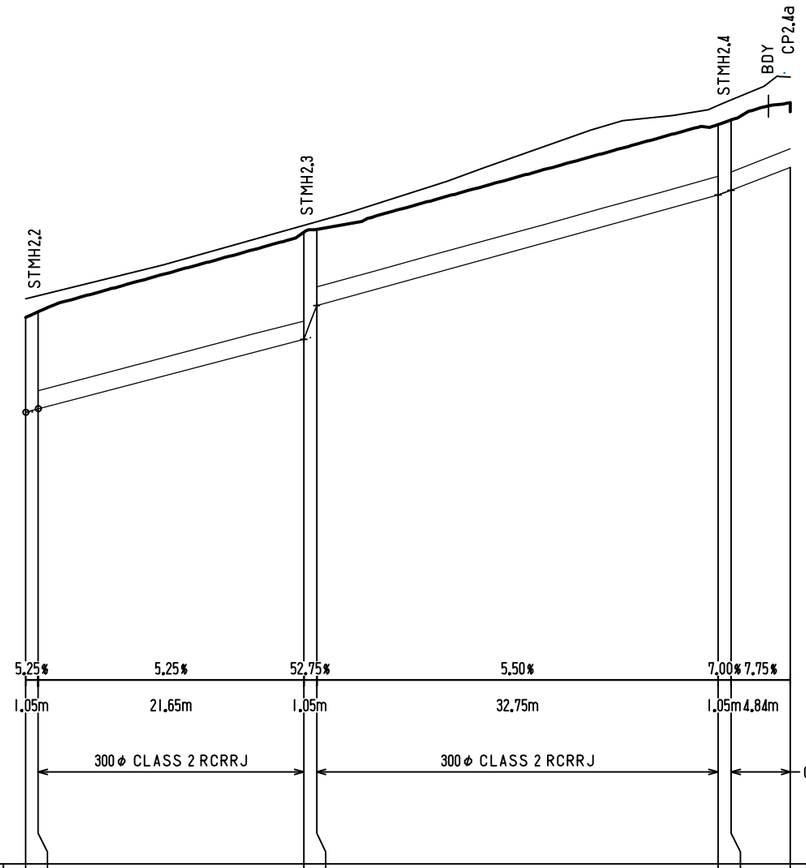
COUNCIL REFERENCE: 2220850-RMACOM

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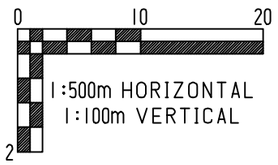
DRAWING REF. E16655
SHEET 58 OF 85
REV E

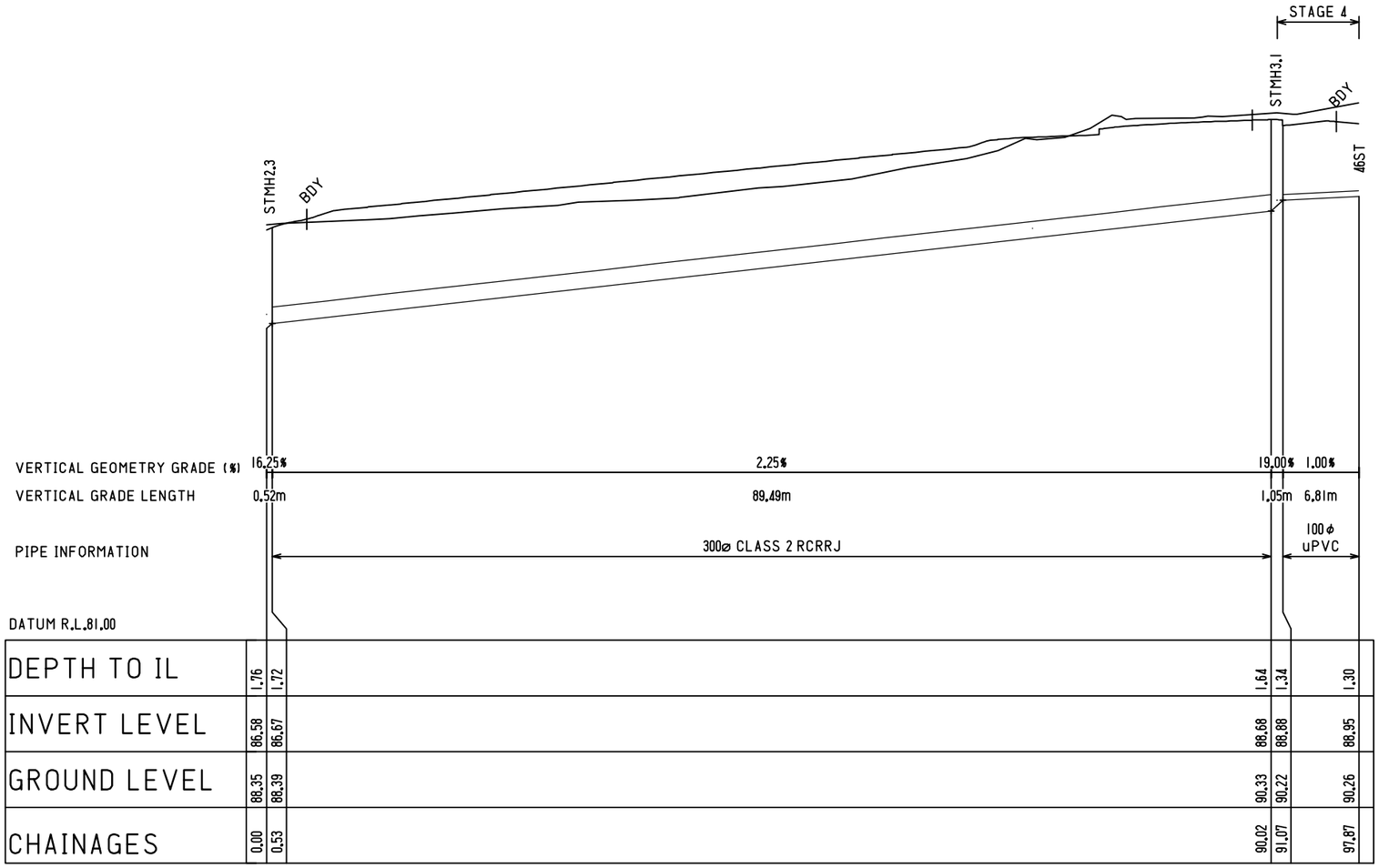
0 10 20

1:500m HORIZONTAL
1:100m VERTICAL
2



| | | |





LONGITUDINAL SECTION - STORMWATER (LINE 3)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
LONG SECTION: STORMWATER LINE 3

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

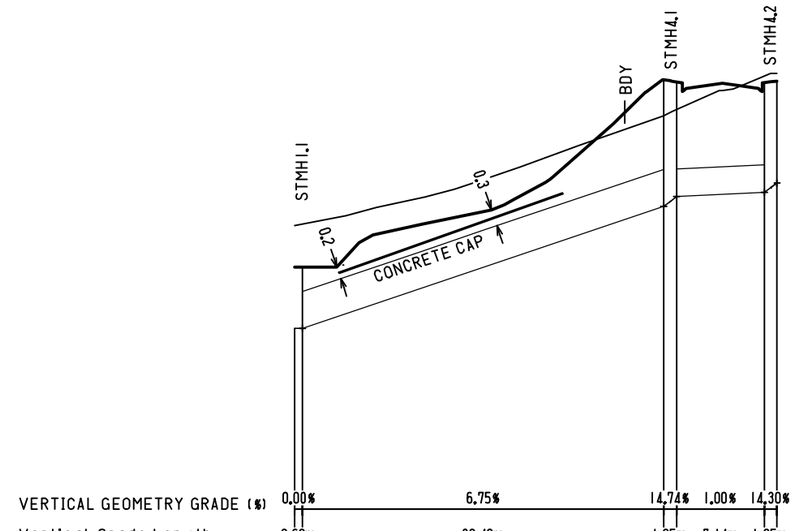
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DRAWING REF. E16655 | SHEET 60 OF 85 | REV E

0 10 20

1:500m HORIZONTAL
1:100m VERTICAL

2



VERTICAL GEOMETRY GRADE (%)	0.00%		6.75%		14.74%	1.00%	14.30%	
Vertical Grade Length	0.60m		29.49m		1.05m	7.14m	1.05m	
PIPE INFORMATION			600ϕ CLASS 2 RCRRJ			450ϕ CLASS 4 RCRRJ		
DATUM R.L. 73.00								
DEPTH TO IL	0.25	0.25		2.06	1.87		1.79	1.66
INVERT LEVEL	78.95	78.95		80.94	81.10		81.17	81.32
GROUND LEVEL	79.20	79.20		83.00	82.97		82.96	82.98
CHAINAGES	0.00	0.60		30.09	31.14		38.28	39.33

LONGITUDINAL SECTION - STORMWATER (LINE 4)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
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A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
LONG SECTION: STORMWATER LINE 4

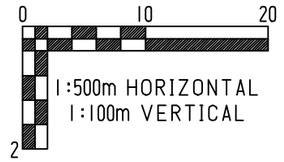
SCALE: 1:500H & 1:100V @A3

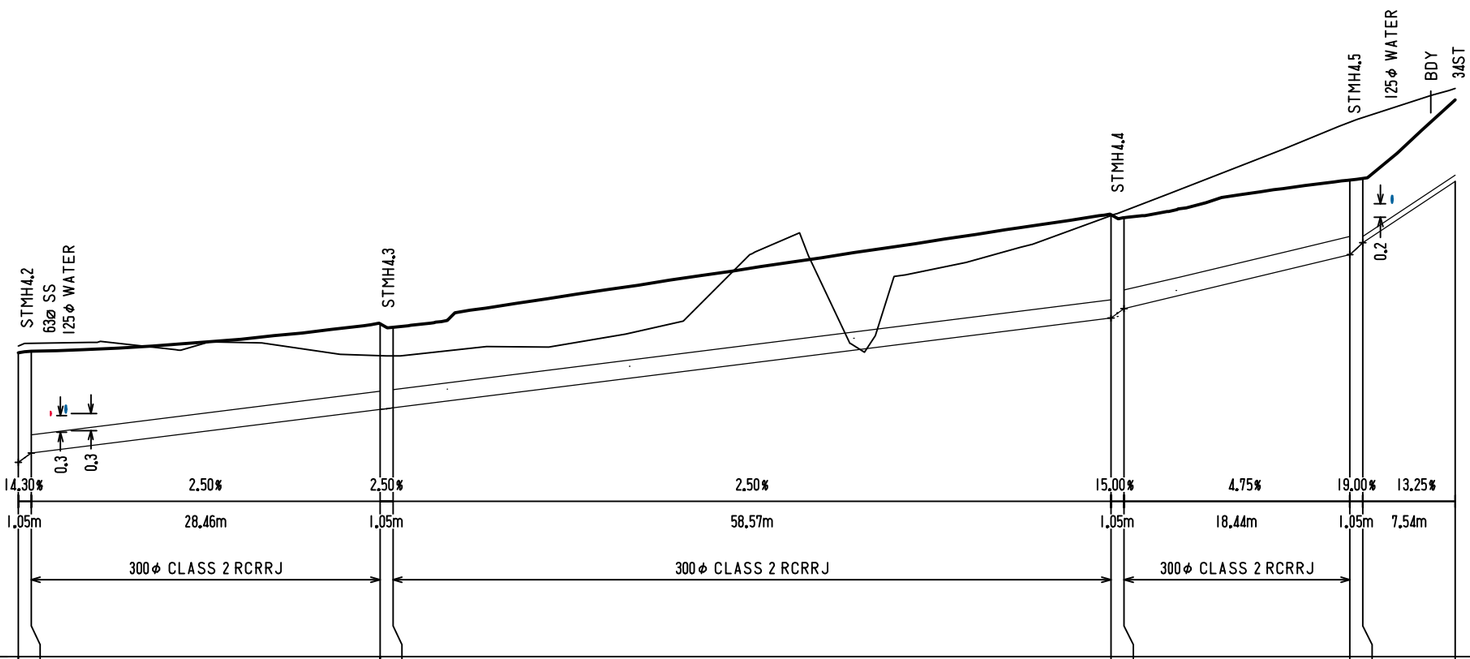
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SHEET 61 OF 85
REV E

Date Plotted: 25/08/2023 File Path: P:¥16000 - 16999¥16655 - Traverse Ltd (Kerikeri Road)¥Drawings¥Engineering Plans¥E16655 - Traverse - Road - Rev E.dwg





DEPTH TO IL	1.79	1.66		1.40	1.31		1.69	1.48		1.22	1.05		1.32	
INVERT LEVEL	81.17	81.32		82.03	82.06		83.52	83.68		84.55	84.75		85.75	
GROUND LEVEL	82.96	82.98		83.43	83.37		85.21	85.16		85.77	85.80		87.08	
CHAINAGES	38.28	39.33		67.79	68.84		127.41	128.46		146.90	147.95		155.49	

LONGITUDINAL SECTION - STORMWATER (LINE 4)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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Date: 6/09/2023

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D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

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373 & 377 KERIKERI ROAD, KERIKERI

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LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
LONG SECTION: STORMWATER LINE 4

SCALE: 1:500H & 1:100V @A3

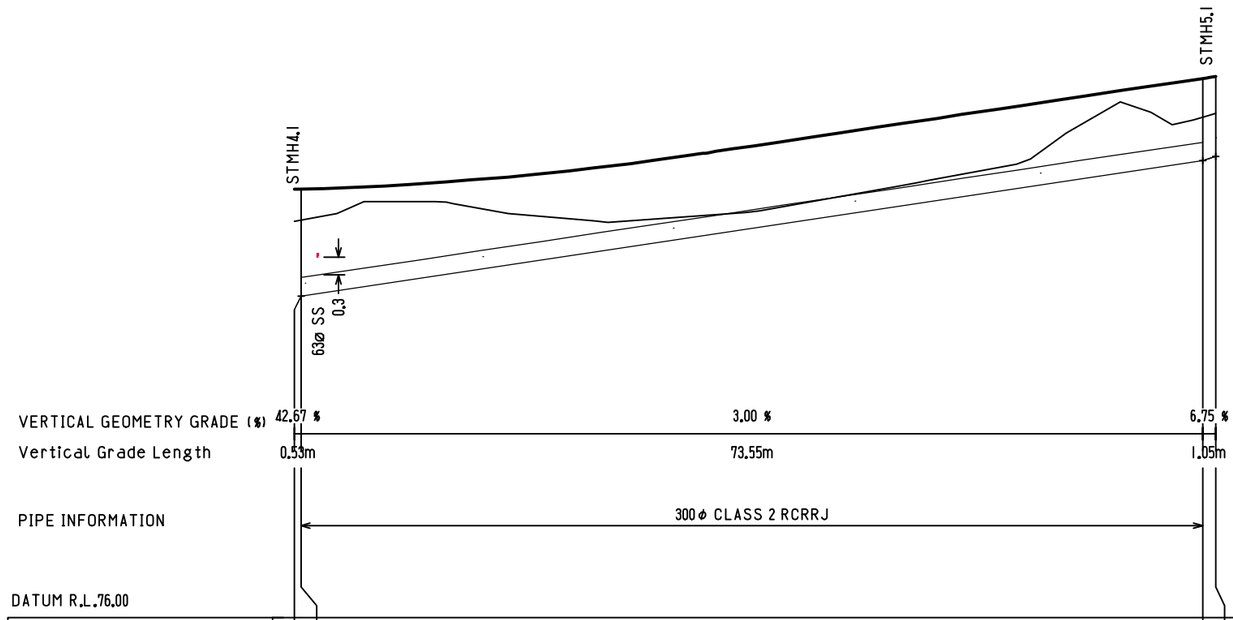
COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
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7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF. E16655 | SHEET 62 OF 85 | REV E

0 10 20

1:500m HORIZONTAL
1:100m VERTICAL
2



VERTICAL GEOMETRY GRADE (%)	42.67 %	3.00 %		6.75 %
Vertical Grade Length	0.53m	73.55m		1.05m
PIPE INFORMATION	300ϕ CLASS 2 RCRRJ			
DATUM R.L.76.00				
DEPTH TO IL	1.97 / 1.74		1.34	1.3
INVERT LEVEL	81.02 / 81.25		83.45	83.52
GROUND LEVEL	82.99 / 82.99		84.80	84.83
CHAINAGES	0.00	0.52	74.07	75.12

LONGITUDINAL SECTION - STORMWATER (LINE 5)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

CAUTION:
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DESIGNED & REVIEWED BY: CHRIS KNAPP

NOTE:
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3. ALL WORK TO COMPLY WITH NZS 4404:2004 AND TO BE CONSTRUCTED TO THE SATISFACTION OF THE FNDC.
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11. ALL SW LOT CONNECTIONS ARE TO BE 100mm ϕ uPVC SN8 MIN.
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13. ALL DCP CONNs ARE TO BE 375mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
14. ALL WATER LOT CONNECTIONS ARE TO BE 25mm OD PE80.
15. WATER METERS ARE TO BE INSTALLED AT TIME OF SUBDIVISION.
16. SEWER, STORMWATER & WATER CONNECTIONS ARE TO BE MARKED.
17. ALL SERVICES TO HAVE ADDITIONAL BACKFILL UNDER CARRIAGEWAYS.
18. ALL FILL TO BE COMPACTED IN ACCORDANCE WITH NZ4431.
19. THE CONTRACTOR MUST PROVIDE REYBURN AND BRYANT WITH AS-BUILT INFORMATION OF ALL ASSETS INSTALLED OR CHANGED DURING CONSTRUCTION.

APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
LONG SECTION: STORMWATER LINE 5

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

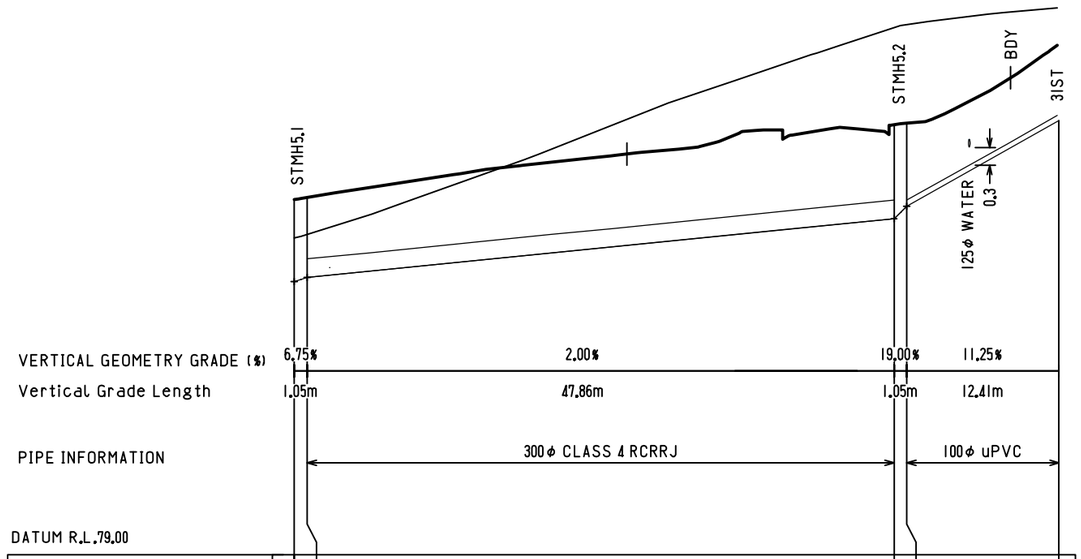
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PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

DRAWING REF.	SHEET	REV
E16655	63 OF 85	E

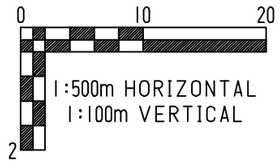
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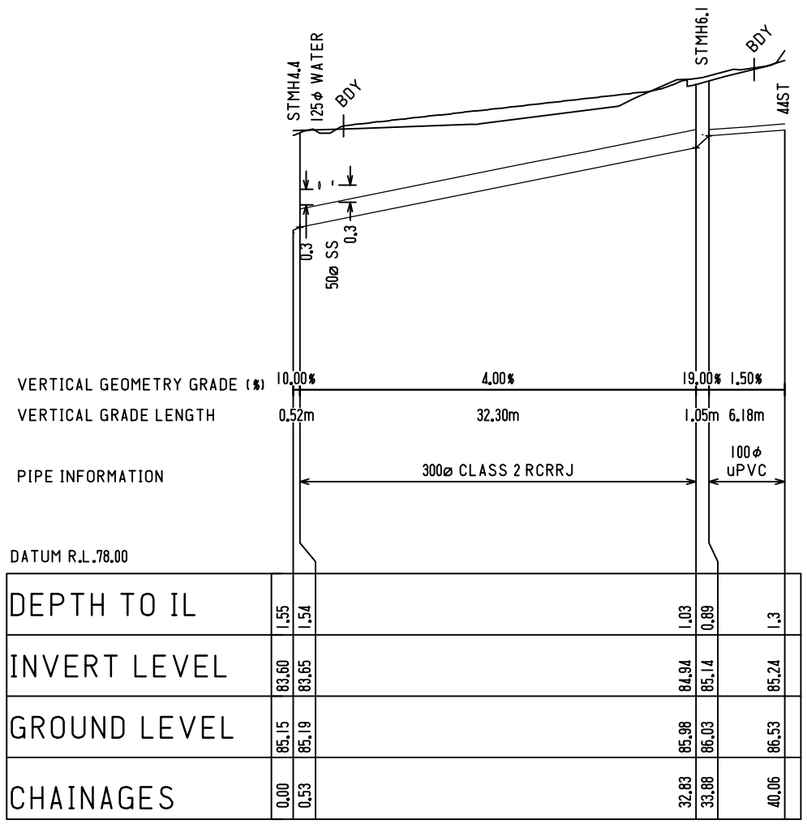
1:500m HORIZONTAL
1:100m VERTICAL

2



| | | |





DEPTH TO IL	1.55	1.54			1.03	0.89		1.3
INVERT LEVEL	83.60	83.65			84.94	85.14		85.24
GROUND LEVEL	85.15	85.19			85.98	86.03		86.53
CHAINAGES	0.00	0.53			32.83	33.88		40.06

LONGITUDINAL SECTION - STORMWATER LOT 52 (LINE 6)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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DESIGNED & REVIEWED BY: CHRIS KNAPP

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
LONG SECTION: STORMWATER LINE 6

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

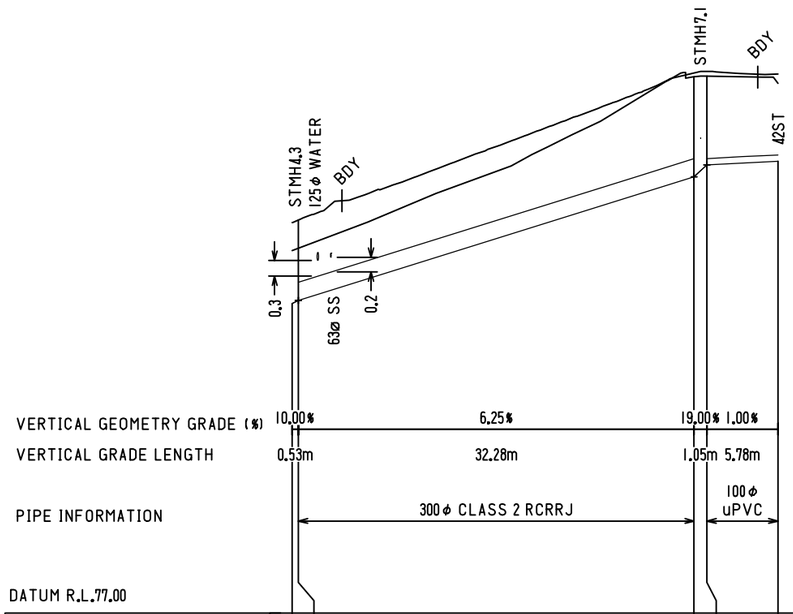
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DRAWING REF. E16655 | SHEET 65 OF 85 | REV E

0 10 20

1:500m HORIZONTAL
1:100m VERTICAL

2



VERTICAL GEOMETRY GRADE (%)		10.00%		6.25%		19.00%	1.00%		
VERTICAL GRADE LENGTH		0.53m		32.28m		1.05m	5.78m		
PIPE INFORMATION		300ø CLASS 2 RCRRJ				100ø uPVC			
DATUM R.L.77.00									
DEPTH TO IL	1.33	1.31			1.63	1.44		1.27	
INVERT LEVEL	82.04	82.09			84.11	84.31		84.37	
GROUND LEVEL	83.37	83.41			85.74	85.75		85.63	
CHAINAGES	0.00	0.53			32.80	33.85		39.63	

LONGITUDINAL SECTION - STORMWATER LOT 53 (LINE 7)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

CAUTION:
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DESIGNED & REVIEWED BY: CHRIS KNAPP

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11. ALL SW LOT CONNECTIONS ARE TO BE 100mm ø uPVC SN8 MIN.
12. ALL CP CONNs ARE TO BE 300mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
13. ALL DCP CONNs ARE TO BE 375mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
LONG SECTION: STORMWATER LINE 7

SCALE: 1:500H & 1:100V @A3

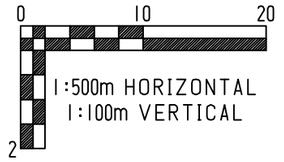
COUNCIL REFERENCE: 2220850-RMACOM

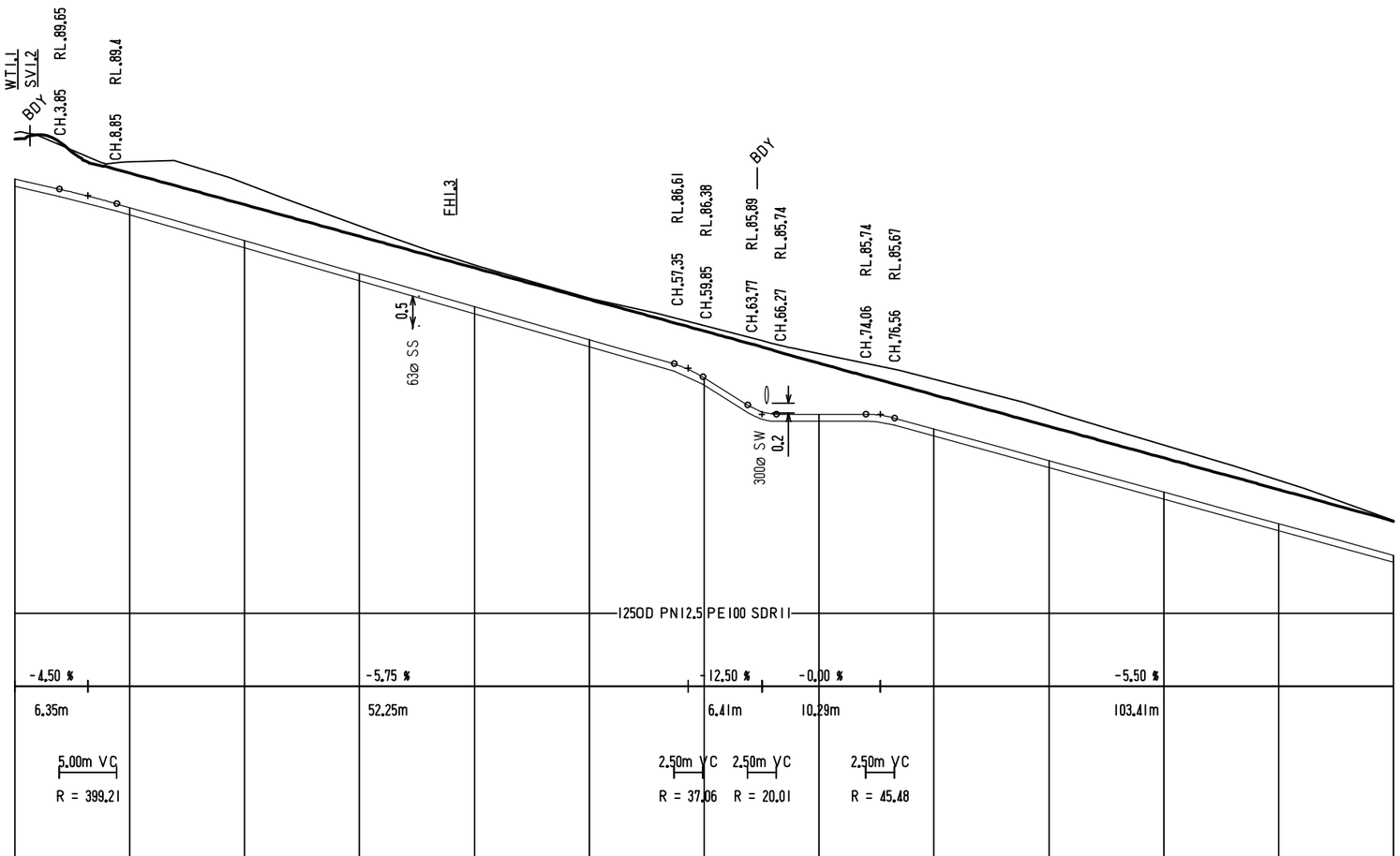
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DRAWING REF. E16655

SHEET 66 OF 85

REV E





PIPE INFORMATION							1250D PN12.5 PE100 SDR11						
VERTICAL GEOMETRY GRADE (%)		-4.50 %			-5.75 %			-12.50 %	-0.00 %		-5.50 %		
VERTICAL GRADE LENGTH		6.35m			52.25m			6.41m	10.29m		103.41m		
VERTICAL CURVE LENGTH (m)		5.00m VC					2.50m VC	2.50m VC	2.50m VC				
VERTICAL CURVE RADIUS (m)		R = 399.21					R = 37.06	R = 20.01	R = 45.48				
DATUM R.L.78.00													
COVER	0.7	0.6	0.63	0.65	0.68	0.7	0.82	0.89	0.59	0.59	0.59	0.59	0.59
TOP OF PIPE	89.83	89.33	88.76	88.18	87.61	87.03	86.36	85.74	85.48	84.93	84.38	83.83	83.28
GROUND LEVEL	90.53	89.93	89.38	88.83	88.28	87.73	87.18	86.62	86.07	85.52	84.97	84.42	83.87
CHAINAGES	0.00	10.00	20.00	30.00	40.00	50.00	60.00	70.00	80.00	90.00	100.00	110.00	120.00

LONGITUDINAL SECTION - WATER MAIN (LINE 1)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
LONG SECTION - WATER

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

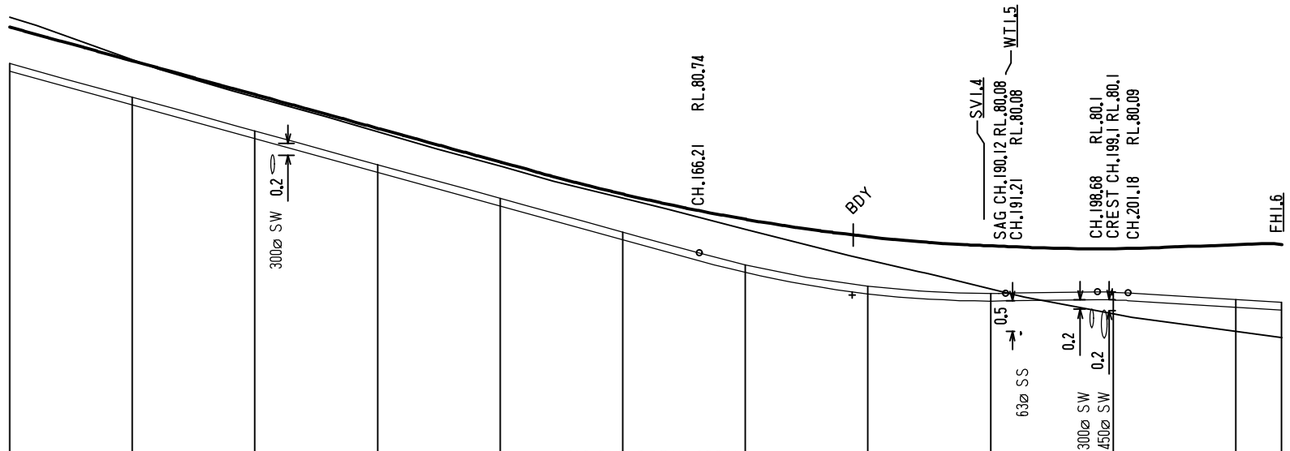
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DRAWING REF. E16655 | SHEET 67 OF 85 | REV E

0 10 20

1:500m HORIZONTAL
1:100m VERTICAL

2



PIPE INFORMATION		1250D PN12.5 PE100 SDR11											
VERTICAL GEOMETRY GRADE (%)					-5.50%				0.25%			-1.25%	
VERTICAL GRADE LENGTH					103.41m				21.22m			13.78m	
VERTICAL CURVE LENGTH (m)								25.00m			2.50m		
VERTICAL CURVE RADIUS (m)								R = 434.85			R = 166.68		
DATUM R.L.74.00													
COVER	0.59	0.59	0.59	0.59	0.59	0.62	0.74	0.81	0.77	0.71	0.9	0.95	
TOP OF PIPE	83.83	83.28	82.73	82.18	81.63	81.08	80.55	80.20	80.08	80.10	79.98	79.93	
GROUND LEVEL	84.42	83.87	83.32	82.77	82.22	81.70	81.29	81.00	80.85	80.81	80.87	80.88	
CHAINAGES	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00	190.00	200.00	210.00	213.71	

LONGITUDINAL SECTION - WATER MAIN (LINE 1)

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
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D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

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373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
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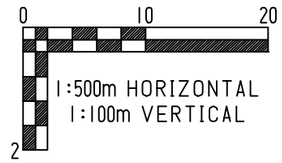
TITLE
ENGINEERING DESIGN
LONG SECTION - WATER

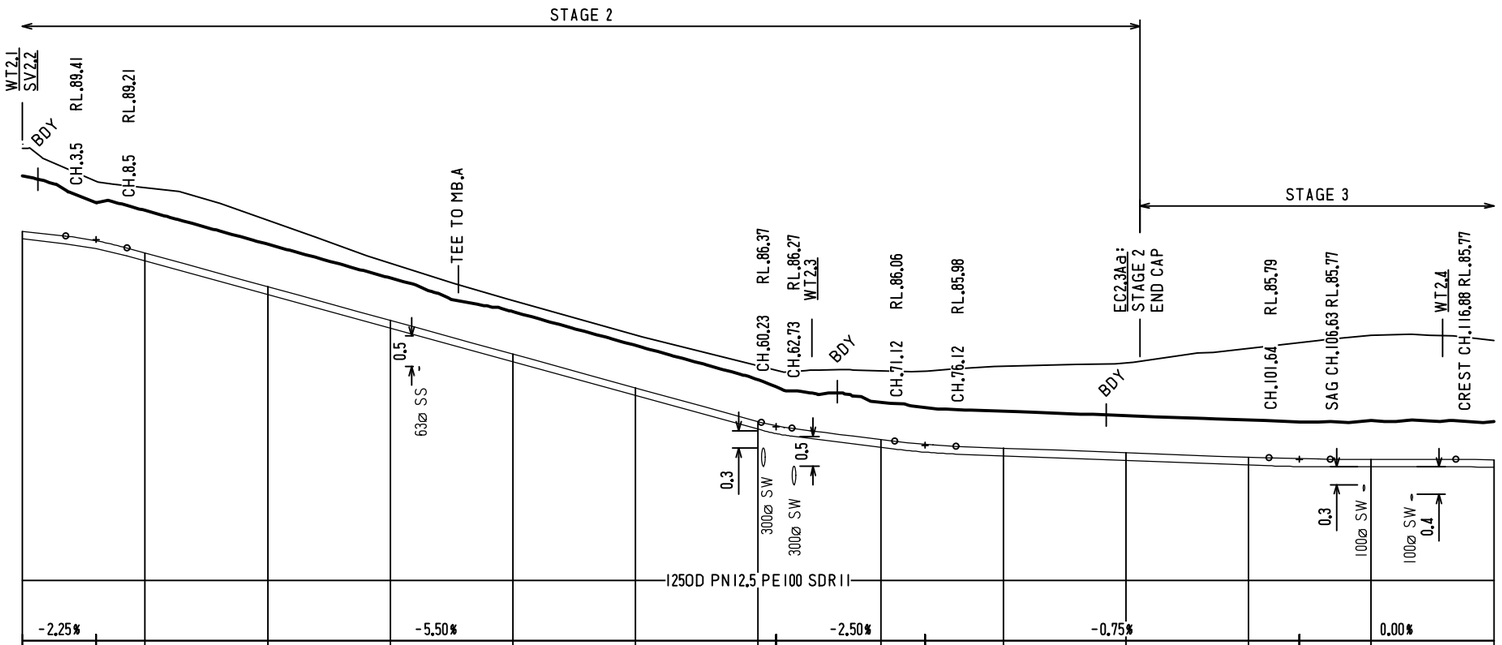
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PO Box 191, Whangarei 0140
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DRAWING REF. E16655
SHEET 68 OF 85
REV E





COVER	0.9	0.69	0.69	0.69	0.69	0.69	0.68	0.61	0.6	0.6	0.61	0.63	0.62
TOP OF PIPE	89.48	89.13	88.58	88.03	87.48	86.93	86.38	86.09	85.95	85.87	85.80	85.77	85.76
GROUND LEVEL	90.38	89.82	89.27	88.72	88.17	87.62	87.06	86.69	86.55	86.48	86.41	86.40	86.38
CHAINAGES	0.00	10.00	20.00	30.00	40.00	50.00	60.00	70.00	80.00	90.00	100.00	110.00	120.00

LONGITUDINAL SECTION - WATER MAIN (LINE 2)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

CAUTION:
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DESIGNED & REVIEWED BY: CHRIS KNAPP

NOTE:
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10. ALL MANHOLES SHOWN ARE STANDARD 1050ø UNLESS OTHERWISE STATED.
11. ALL SW LOT CONNECTIONS ARE TO BE 100mmø uPVC SN8 MIN.
12. ALL CP CONNs ARE TO BE 300mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
13. ALL DCP CONNs ARE TO BE 375mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
14. ALL WATER LOT CONNECTIONS ARE TO BE 25mm OD PE80.
15. WATER METERS ARE TO BE INSTALLED AT TIME OF SUBDIVISION.
16. SEWER, STORMWATER & WATER CONNECTIONS ARE TO BE MARKED.
17. ALL SERVICES TO HAVE ADDITIONAL BACKFILL UNDER CARRIAGEWAYS.
18. ALL FILL TO BE COMPACTED IN ACCORDANCE WITH NZ4431.
19. THE CONTRACTOR MUST PROVIDE REYBURN AND BRYANT WITH AS-BUILT INFORMATION OF ALL ASSETS INSTALLED OR CHANGED DURING CONSTRUCTION.

APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
LONG SECTION - WATER

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

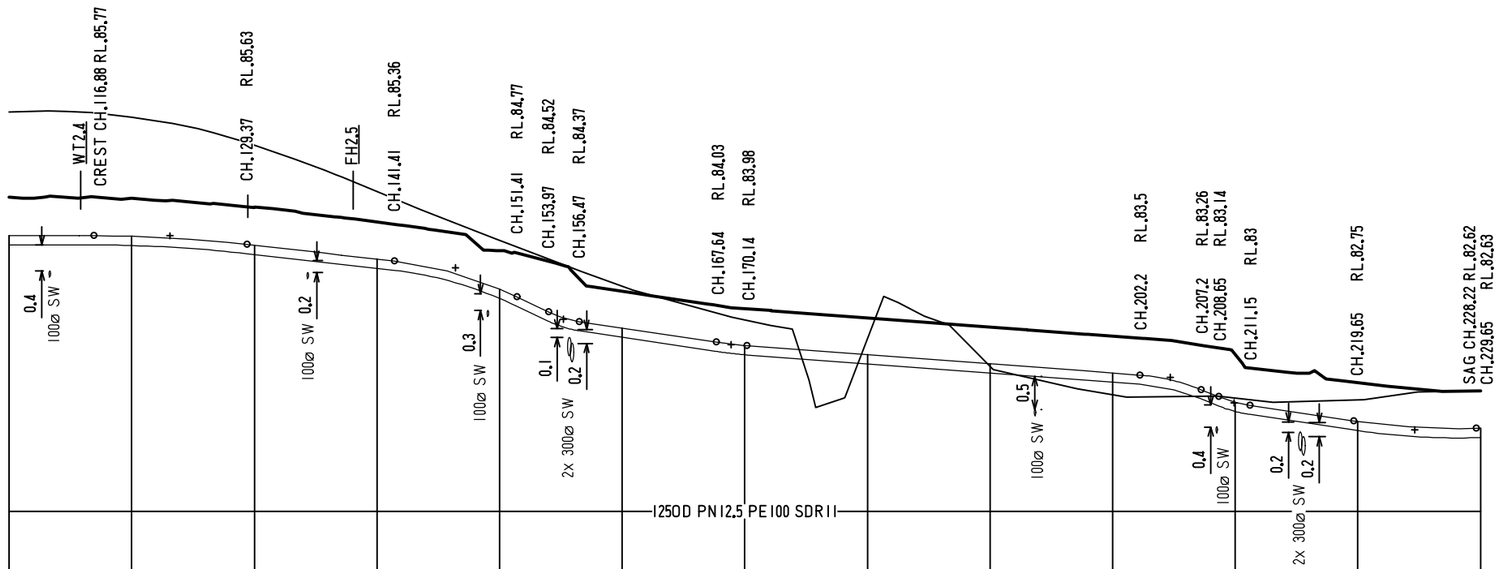
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DRAWING REF. E16655 | SHEET 69 OF 85 | REV E

0 10 20

1:500m HORIZONTAL
1:100m VERTICAL

2



PIPE INFORMATION

VERTICAL GEOMETRY GRADE (%)		0.00%		-2.25%	-9.50%		-3.00%		-1.50%		-8.00%	-3.00%	0.50%
VERTICAL GRADE LENGTH		18.99m		23.28m	8.81m		13.67m		35.81m		5.20m	14.75m	21.89m
VERTICAL CURVE LENGTH (m)			12.50m		10.00m	2.50m	2.50m				5.00m	2.50m	10.00m
VERTICAL CURVE RADIUS (m)			R = 555.28		R = 137.97	R=38.49	R=166.35				R=76.95	R=50.02	R = 285.88
DATUM R.L.77.00													
COVER	0.63	0.62	0.62	0.61	0.63	0.6	0.6	0.6	0.6	0.6	0.78	0.63	0.62
TOP OF PIPE	85.77	85.76	85.61	85.39	84.89	84.26	83.98	83.83	83.68	83.53	83.05	82.74	82.63
GROUND LEVEL	86.40	86.38	86.23	85.99	85.53	84.86	84.58	84.43	84.28	84.13	83.83	83.37	83.24
CHAINAGES	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00	190.00	200.00	210.00	220.00	230.00

LONGITUDINAL SECTION - WATER MAIN (LINE 2)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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DESIGNED & REVIEWED BY: CHRIS KNAPP

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
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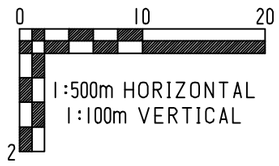
TITLE
ENGINEERING DESIGN
LONG SECTION - WATER

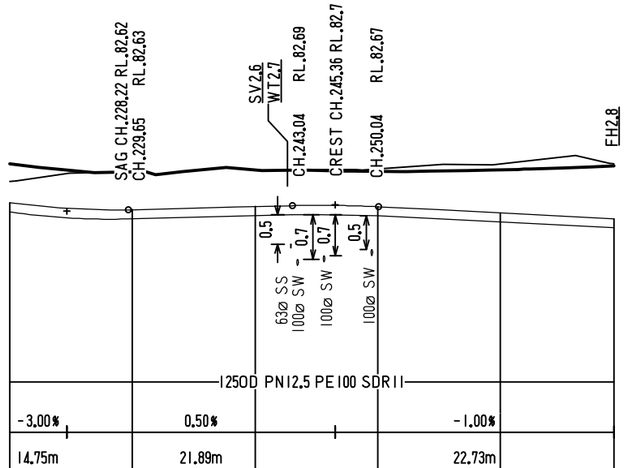
SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

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DRAWING REF. E16655
SHEET 70 OF 85
REV E





PIPE INFORMATION		125OD PN12.5 PE100 SDR11				
VERTICAL GEOMETRY GRADE (%)		-3.00%	0.50%		-1.00%	
VERTICAL GRADE LENGTH		14.75m	21.89m		22.73m	
VERTICAL CURVE LENGTH (m)		10.00m		7.00m		
VERTICAL CURVE RADIUS (m)		R = 285.88		R = 466.21		
DATUM R.L.76.00						
COVER	0.63	0.62	0.6	0.6	0.7	0.86
TOP OF PIPE	82.74	82.63	82.68	82.66	82.57	82.48
GROUND LEVEL	83.37	83.24	83.28	83.26	83.28	83.34
CHAINAGES	220.00	230.00	240.00	250.00	260.00	269.27

LONGITUDINAL SECTION - WATER MAIN (STAGE 3)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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13. ALL DCP CONNs ARE TO BE 375mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

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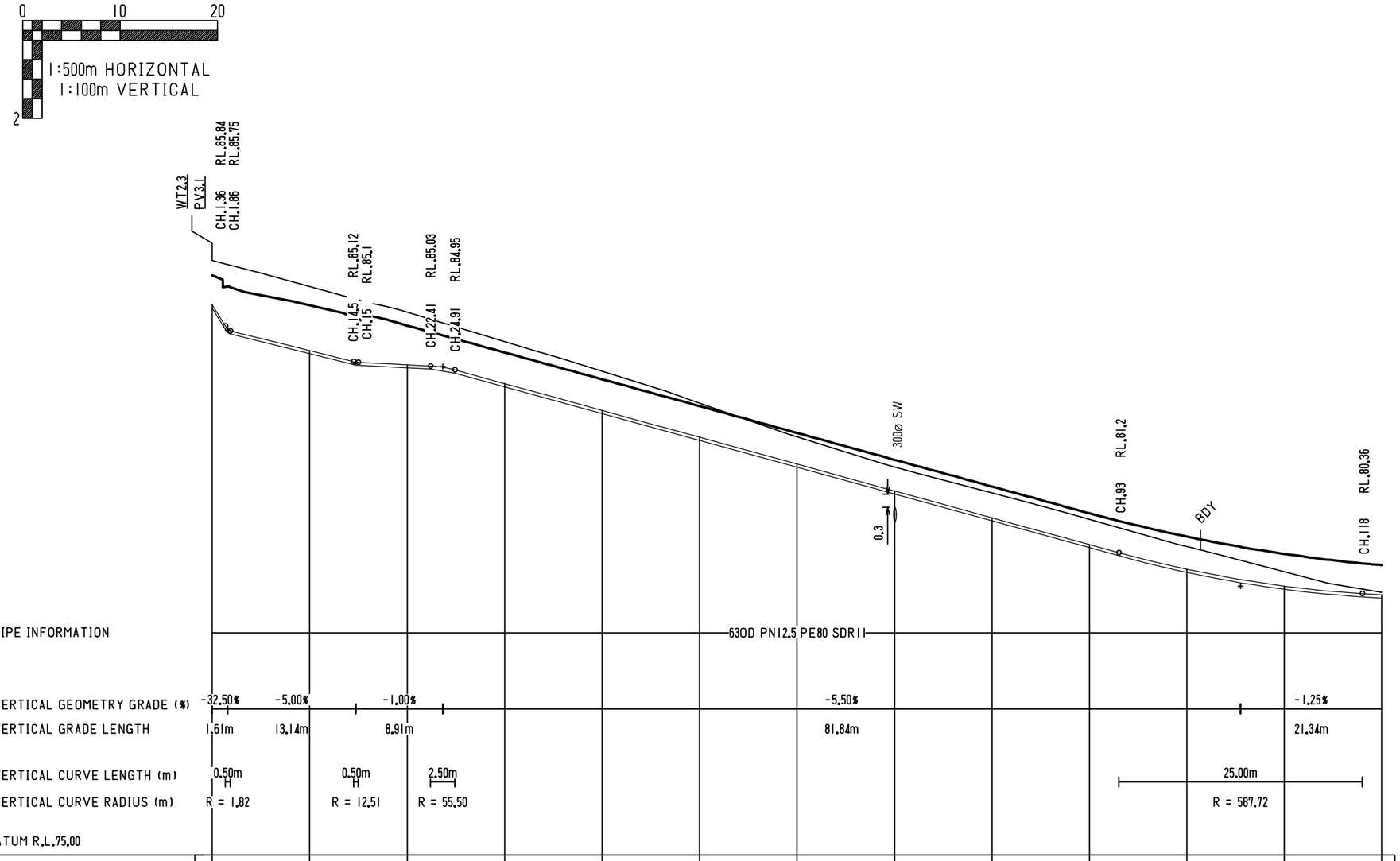
TITLE
ENGINEERING DESIGN
LONG SECTION - WATER

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

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COVER	0.6	0.93	0.8	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.67	0.66	0.61
TOP OF PIPE	86.29	85.34	85.05	84.67	84.12	83.57	83.02	82.47	81.92	81.37	80.86	80.51	80.33
GROUND LEVEL	86.89	86.28	85.86	85.31	84.76	84.21	83.66	83.11	82.56	82.01	81.53	81.18	80.95
CHAINAGES	0.00	10.00	20.00	30.00	40.00	50.00	60.00	70.00	80.00	90.00	100.00	110.00	120.00

LONGITUDINAL SECTION - WATER RIDER (LINE 3)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

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APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
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TITLE
ENGINEERING DESIGN
LONG SECTION - WATER

SCALE: 1:500H & 1:100V @A3

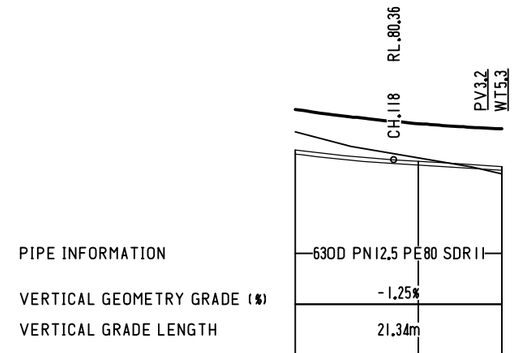
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DRAWING REF. E16655 | SHEET 72 OF 85 | REV E

0 10 20

1:500m HORIZONTAL
1:100m VERTICAL



PIPE INFORMATION		630D PN12.5 PE80 SDR11	
VERTICAL GEOMETRY GRADE (%)		-1.25%	
VERTICAL GRADE LENGTH		21.34m	
VERTICAL CURVE LENGTH (m)		25.00m	
VERTICAL CURVE RADIUS (m)		R = 587.72	
DATUM R.L.75.00			
COVER	0.66	0.61	0.61
TOP OF PIPE	80.51	80.33	80.25
GROUND LEVEL	81.18	80.95	80.86
CHAINAGES	110.00	120.00	126.84

LONGITUDINAL SECTION - WATER RIDER (LINE 3)

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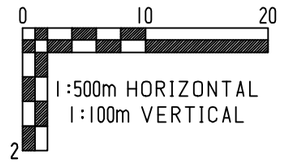
TITLE
ENGINEERING DESIGN
LONG SECTION - WATER

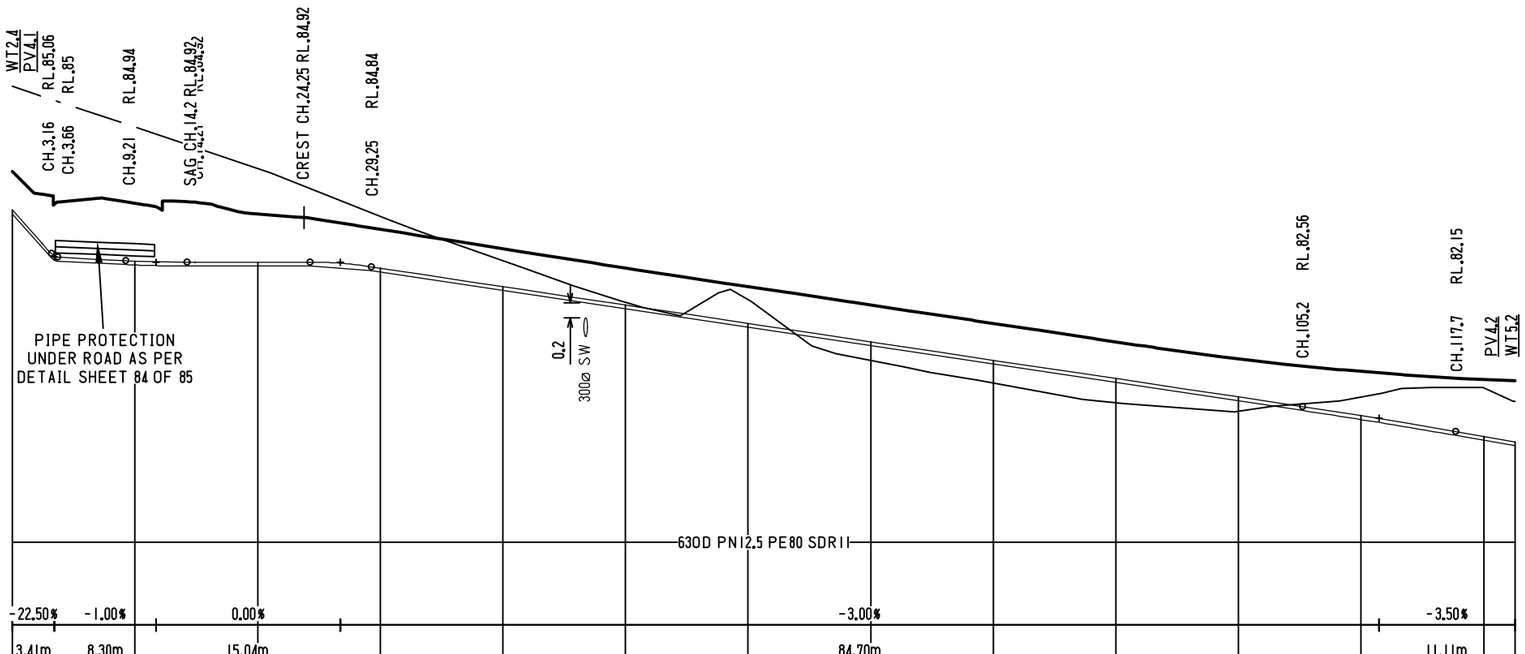
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DRAWING REF. E16655 | SHEET 73 OF 85 | REV E





PIPE INFORMATION

VERTICAL GEOMETRY GRADE (%): -22.50% | -1.00% | 0.00% | -3.00% | -3.50%

VERTICAL GRADE LENGTH: 3.41m | 8.30m | 15.04m | 84.70m | 11.11m

VERTICAL CURVE LENGTH (m): 0.50m | 5.00m | 5.00m | 12.50m

VERTICAL CURVE RADIUS (m): R = 2.33 | R = 500.93 | R = 166.42 | R = 2522.83

DATUM R.L.76.00

COVER	0.63	0.95	0.79	0.63	0.62	0.6	0.6	0.6	0.6	0.6	0.62	0.72	0.93	–
TOP OF PIPE	85.77	84.93	84.92	84.82	84.52	84.22	83.92	83.62	83.32	83.02	82.72	82.41	82.07	81.99
GROUND LEVEL	86.39	85.88	85.70	85.45	85.14	84.82	84.52	84.22	83.92	83.62	83.34	83.14	83.00	82.98
CHAINAGES	0.00	10.00	20.00	30.00	40.00	50.00	60.00	70.00	80.00	90.00	100.00	110.00	120.00	122.56

LONGITUDINAL SECTION - WATER RIDER (LINE 4)

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DESIGNED & REVIEWED BY: CHRIS KNAPP

NOTE:
1. ALL WORK TO COMPLY WITH THE FAR NORTH DISTRICT COUNCIL'S (FNDC) ENGINEERING STANDARDS & GUIDELINES REVISED MARCH 2009. (ESG 2009).
2. ALL WORK TO COMPLY WITH THE CONTRACTOR'S APPROVED HEALTH & SAFETY MANUAL AND THE CURRENT HEALTH & SAFETY LEGISLATION.
3. ALL WORK TO COMPLY WITH NZS 4404:2004 AND TO BE CONSTRUCTED TO THE SATISFACTION OF THE FNDC.
4. CONTRACTOR IS RESPONSIBLE FOR A CORRIDOR ACCESS REQUEST FROM WAKA KOTAHI PRIOR TO UNDERTAKING ANY WORKS WITHIN THE ROAD RESERVE.
5. CONTRACTOR IS TO ENSURE ALL INSPECTIONS ARE COMPLETED IN ACCORDANCE WITH ANY REQUIREMENTS SET BY THE FNDC.
6. THE CONTRACTOR MUST REINSTATE AND/OR REPAIR DAMAGE TO THE BERM, KERB & CHANNELING AND FOOTPATH ALONG THE ROADSIDE FRONTAGE.
7. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES PRIOR TO COMMENCING ANY SITE WORK.
8. CONTRACTOR MUST BE LICENSED TO WORK ON PUBLIC MAINS.
9. ALL WORK ON LIVE SEWER INCLUDING CONNECTIONS TO BE DONE BY COUNCILS W & D APPROVED CONTRACTORS ONLY.
10. ALL MANHOLES SHOWN ARE STANDARD 1050ø UNLESS OTHERWISE STATED.
11. ALL SW LOT CONNECTIONS ARE TO BE 100mmø uPVC SN8 MIN.
12. ALL CP CONNs ARE TO BE 300mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
13. ALL DCP CONNs ARE TO BE 375mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
14. ALL WATER LOT CONNECTIONS ARE TO BE 25mm OD PE80.
15. WATER METERS ARE TO BE INSTALLED AT TIME OF SUBDIVISION.
16. SEWER, STORMWATER & WATER CONNECTIONS ARE TO BE MARKED.
17. ALL SERVICES TO HAVE ADDITIONAL BACKFILL UNDER CARRIAGEWAYS.
18. ALL FILL TO BE COMPACTED IN ACCORDANCE WITH NZ4431.
19. THE CONTRACTOR MUST PROVIDE REYBURN AND BRYANT WITH AS-BUILT INFORMATION OF ALL ASSETS INSTALLED OR CHANGED DURING CONSTRUCTION.

APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

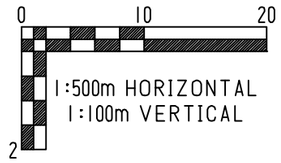
TITLE
ENGINEERING DESIGN
LONG SECTION - WATER

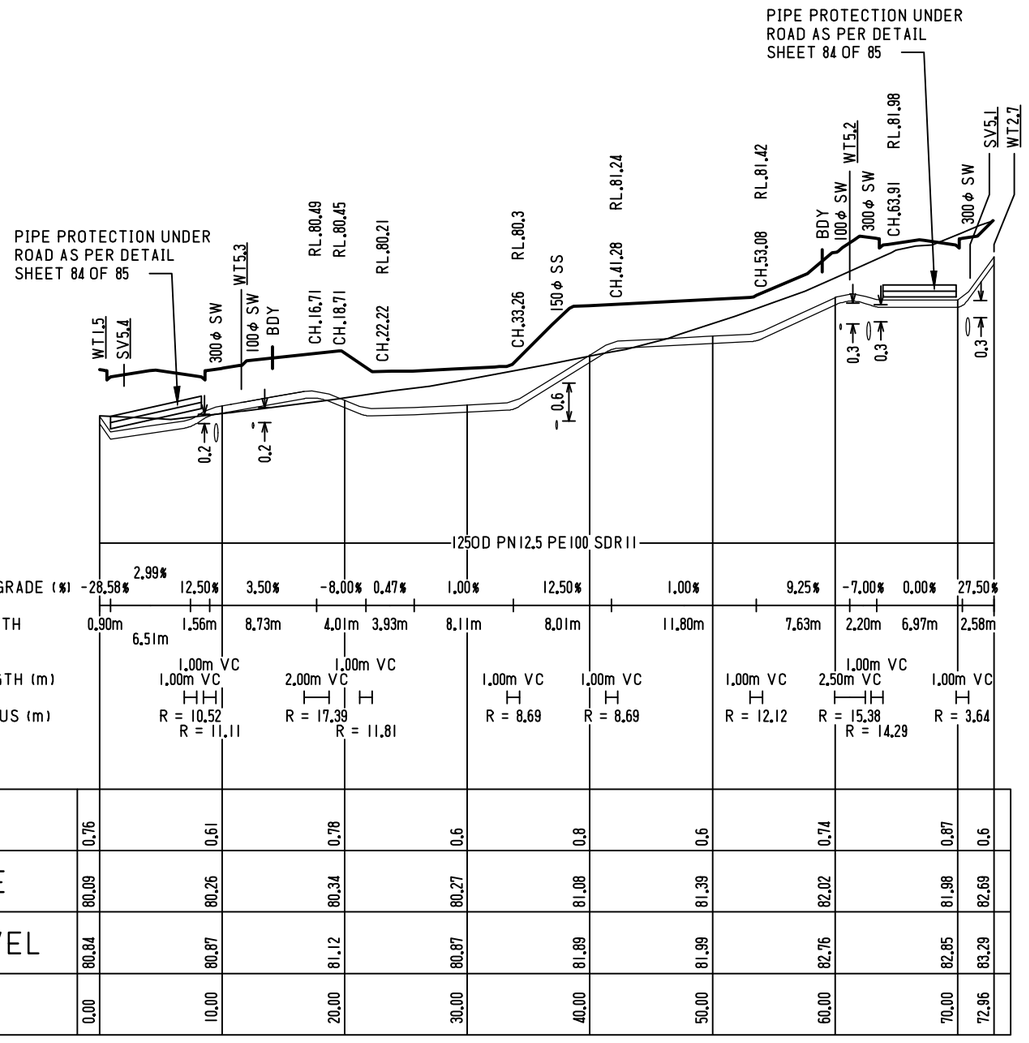
SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
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DRAWING REF. E16655 | SHEET 74 OF 85 | REV E





COVER	0.76	0.61	0.78	0.6	0.8	0.6	0.74	0.87	0.6	
TOP OF PIPE	80.09	80.26	80.34	80.27	81.08	81.39	82.02	81.98	82.69	
GROUND LEVEL	80.84	80.87	81.12	80.87	81.89	81.99	82.76	82.85	83.29	
CHAINAGES	0.00	10.00	20.00	30.00	40.00	50.00	60.00	70.00	72.96	

LONGITUDINAL SECTION - WATER RING LINK (LINE 5)

HORIZONTAL SCALE 1 : 500 VERTICAL SCALE 1 : 100

CAUTION:
LEVELS IN TERMS OF ONE TREE POINT VERTICAL DATUM 1964
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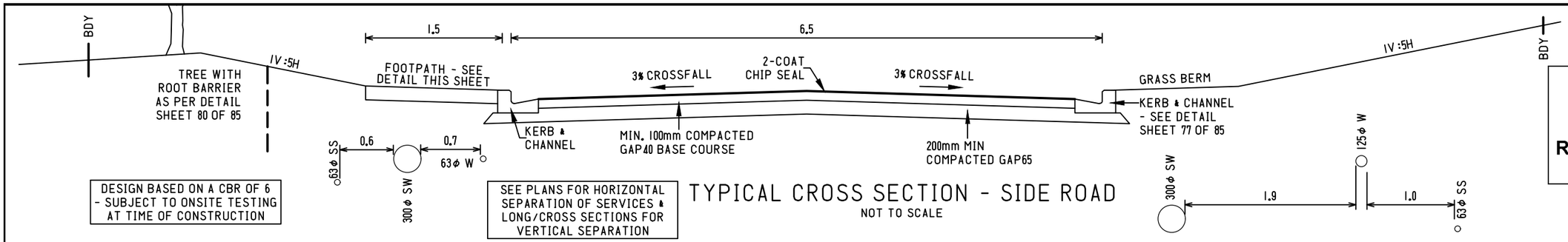
TITLE
ENGINEERING DESIGN
LONG SECTION - WATER

SCALE: 1:500H & 1:100V @A3

COUNCIL REFERENCE: 2220850-RMACOM

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DRAWING REF.	SHEET	REV
E16655	75 OF 85	E



DESIGN BASED ON A CBR OF 6 - SUBJECT TO ONSITE TESTING AT TIME OF CONSTRUCTION

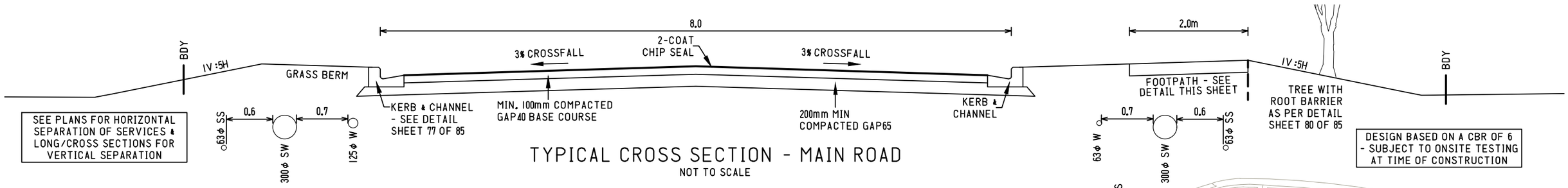
SEE PLANS FOR HORIZONTAL SEPARATION OF SERVICES & LONG/CROSS SECTIONS FOR VERTICAL SEPARATION

TYPICAL CROSS SECTION - SIDE ROAD

NOT TO SCALE

APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

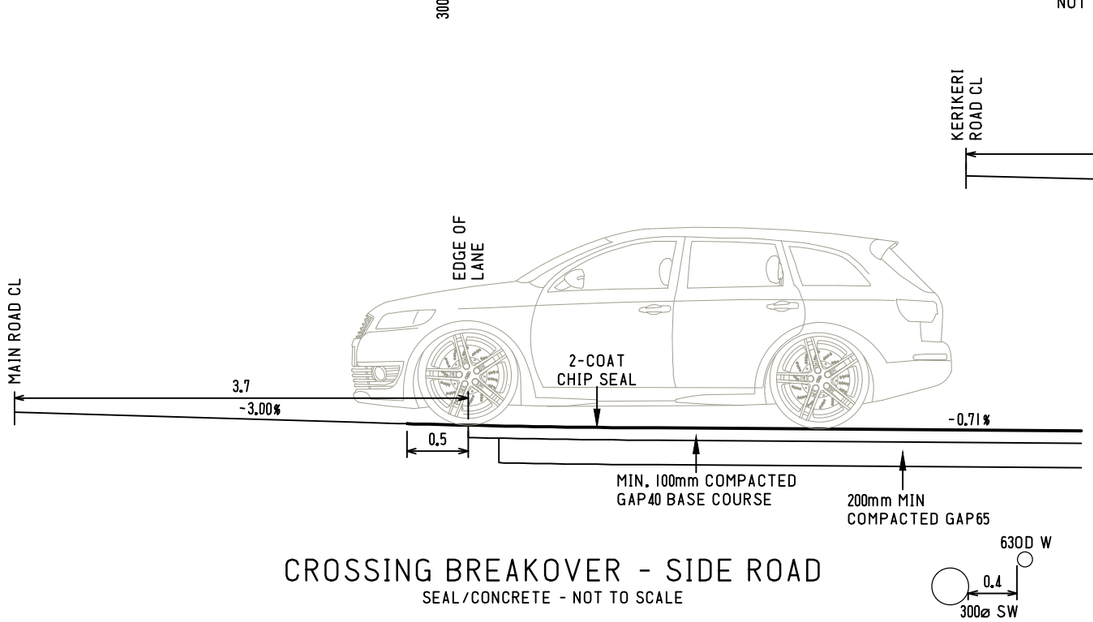


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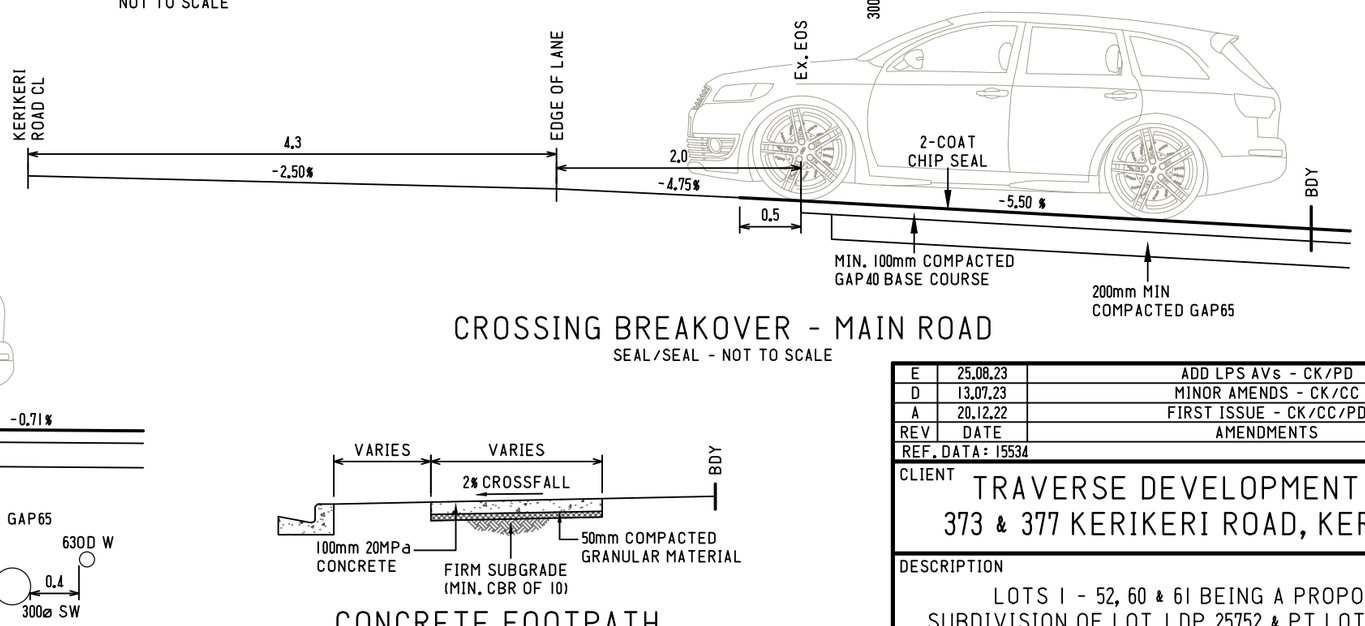
TYPICAL CROSS SECTION - MAIN ROAD

NOT TO SCALE



CROSSING BREAKOVER - SIDE ROAD

SEAL/CONCRETE - NOT TO SCALE

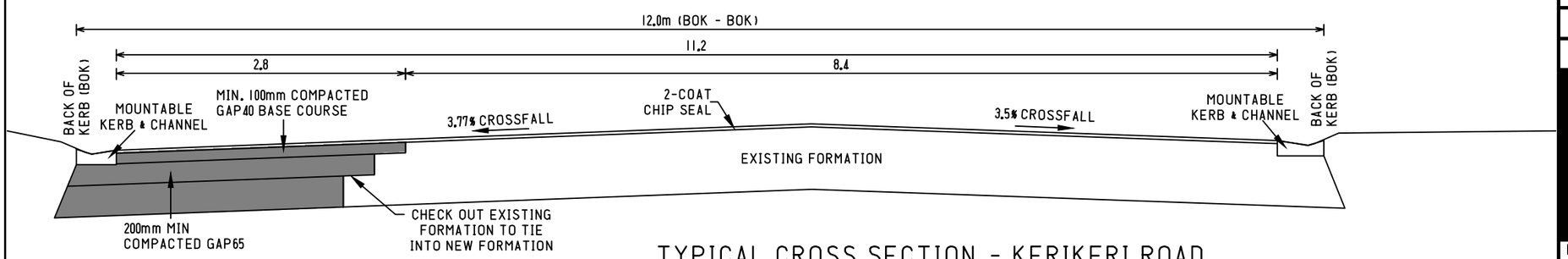


CROSSING BREAKOVER - MAIN ROAD

SEAL/SEAL - NOT TO SCALE

CONCRETE FOOTPATH

NOT TO SCALE



TYPICAL CROSS SECTION - KERIKERI ROAD

NOT TO SCALE

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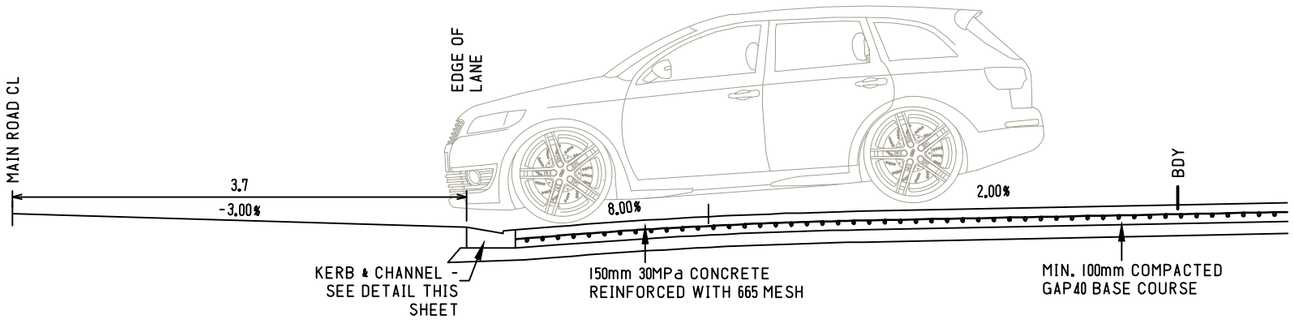
TITLE
ENGINEERING DESIGN
TYPICAL DETAILS - ROADING

NOT TO SCALE

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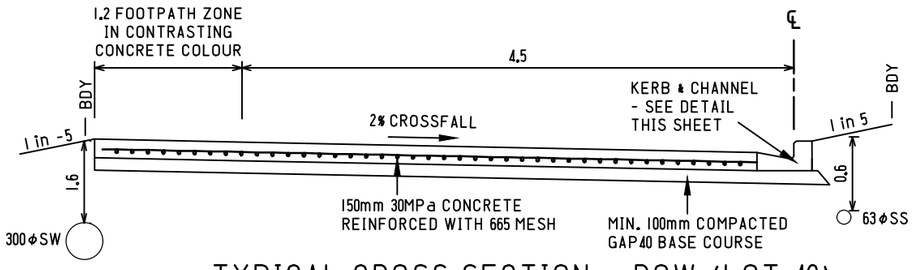
DRAWING REF.	SHEET	REV
E16655	76 OF 85	E



CROSSING BREAKOVER - ROW (LOT 49)

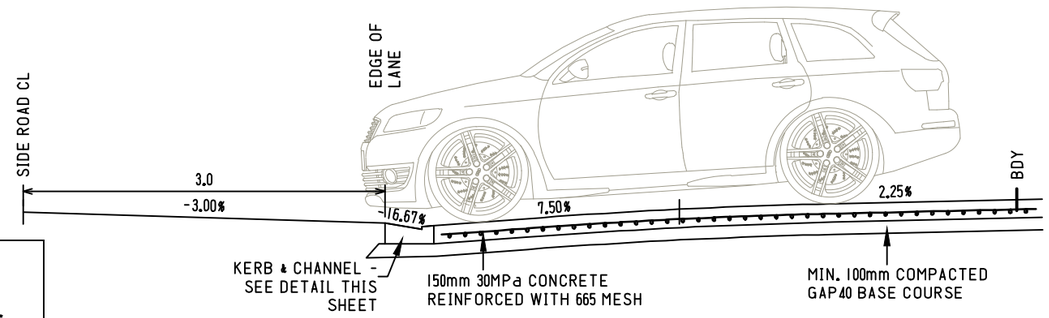
SEAL/CONCRETE - NOT TO SCALE

300ϕ SW



TYPICAL CROSS SECTION - ROW (LOT 49)

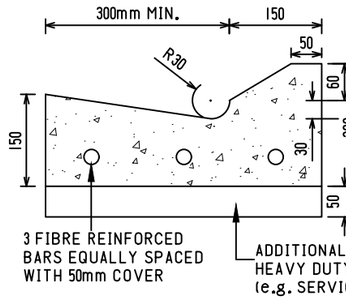
DISTORTED SCALE



CROSSING BREAKOVER - ROW (LOT 53)

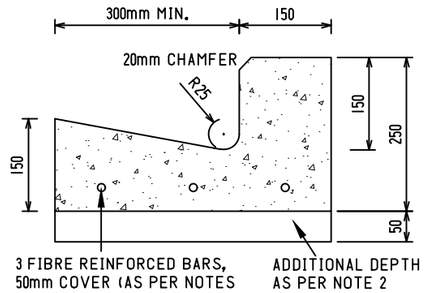
SEAL/CONCRETE - NOT TO SCALE

300ϕ SW



MOUNTABLE KERB & CHANNEL

NOT TO SCALE

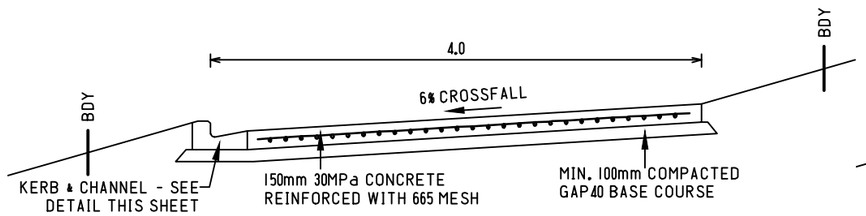


KERB AND CHANNEL

NOT TO SCALE

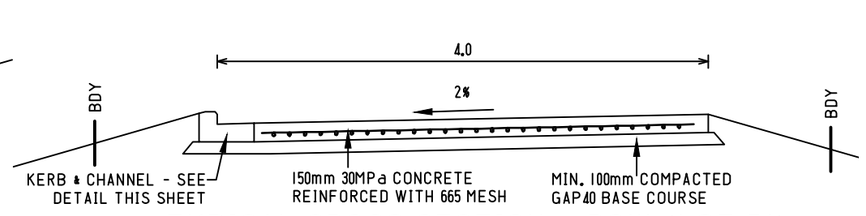
APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023



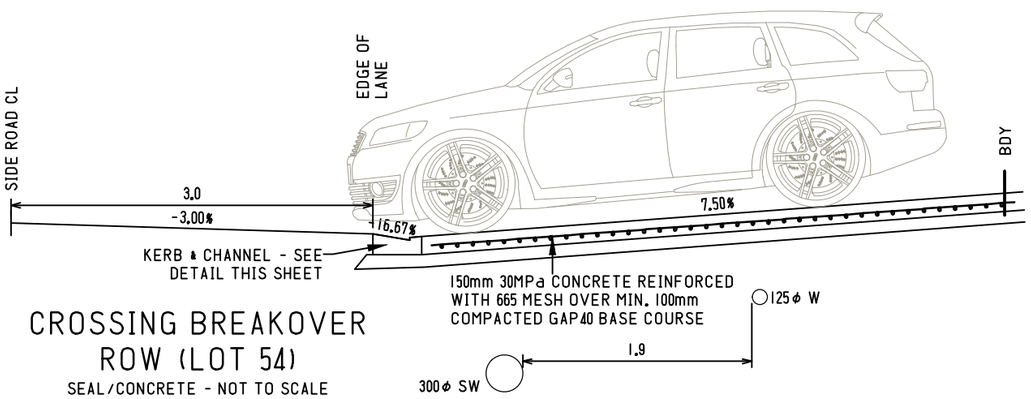
TYPICAL CROSS SECTION - ROW (LOT 53)

NOT TO SCALE



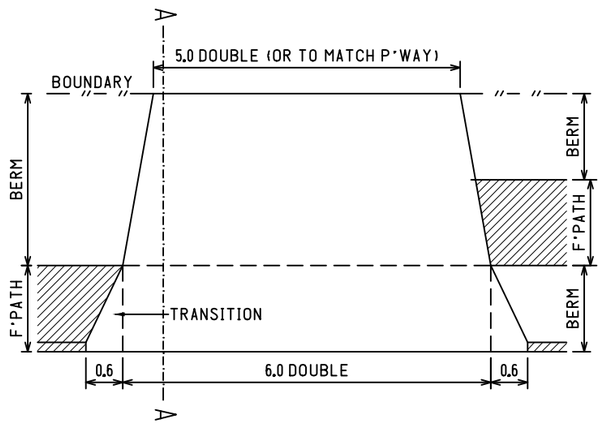
TYPICAL CROSS SECTION - ROW (LOT 54)

NOT TO SCALE



CROSSING BREAKOVER ROW (LOT 54)

SEAL/CONCRETE - NOT TO SCALE



DOUBLE VEHICLE CROSSING PLAN

RESIDENTIAL CROSSINGS - NOT TO SCALE

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CLIENT
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373 & 377 KERIKERI ROAD, KERIKERI

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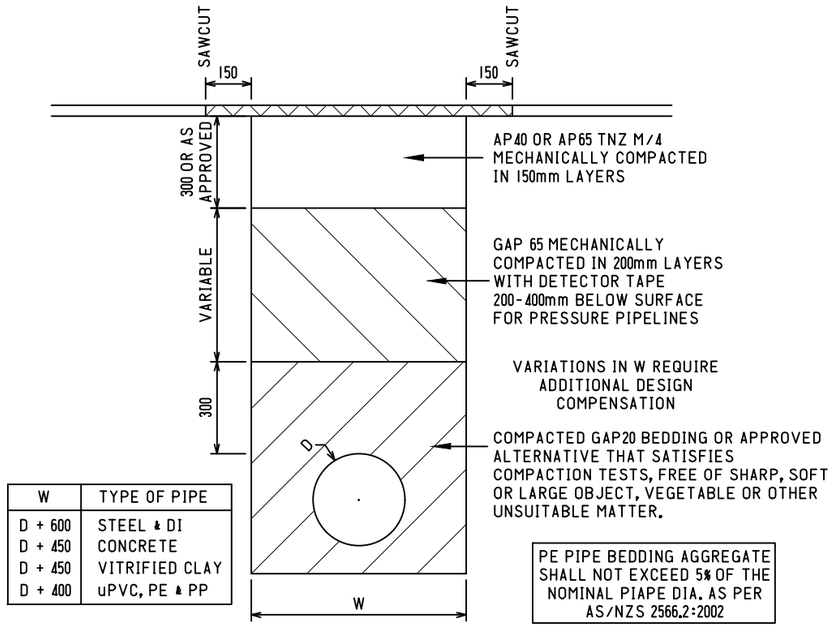
TITLE
ENGINEERING DESIGN
TYPICAL DETAILS - ROADING

NOT TO SCALE

COUNCIL REFERENCE: 2220850-RMACOM

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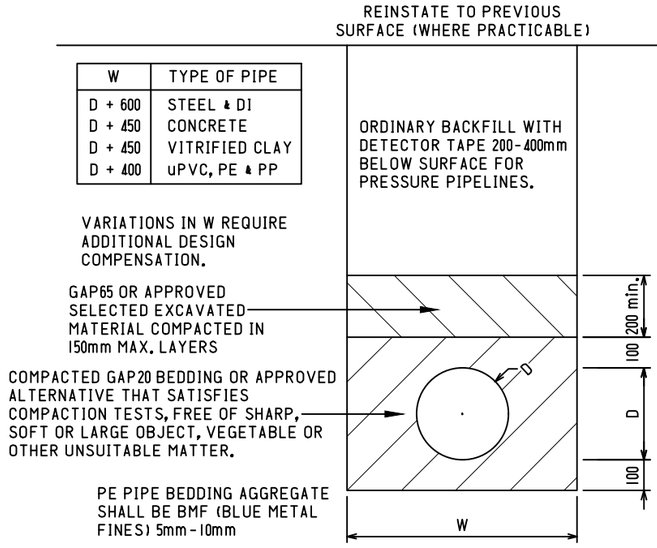
DRAWING REF. E16655 | SHEET 77 OF 85 | REV E



W	TYPE OF PIPE
D + 600	STEEL & DI
D + 450	CONCRETE
D + 450	VITRIFIED CLAY
D + 400	uPVC, PE & PP

ADDITIONAL BACKFILL REQUIREMENTS UNDER CARRIAGEWAYS

(ALL TYPES OF PIPE)
NOT TO SCALE



W	TYPE OF PIPE
D + 600	STEEL & DI
D + 450	CONCRETE
D + 450	VITRIFIED CLAY
D + 400	uPVC, PE & PP

PVC & PE PIPE BEDDING

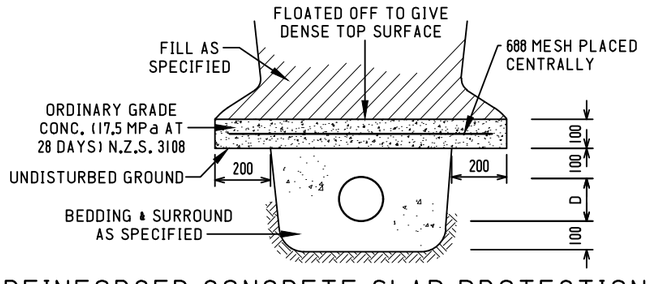
NOT TO SCALE
(PVC NOT APPROVED FOR WATER SUPPLY)

APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

NOTES
1. CONCRETE PIPES TO BE RCRRJ TO AS/NZS 4058 INSTALLED TO MANUFACTURER'S REQUIREMENTS.
2. ORDINARY BACKFILL SHALL BE FREE FROM STONES OR ROCKS GREATER THAN 150mm NOMINAL DIAMETER COMPACTED IN 300mm LAYERS.
3. REPLACE TOPSOIL TO ORIGINAL DEPTH AS NECESSARY.
4. EXISTING SEALED ROADWAY EXCAVATIONS ARE TO BE RESURFACED WITH 50mm OF ASPHALTIC CONCRETE.
5. SCALA PENETROMETER TEST: THE NUMBER OF BLOWS REQUIRED FOR PENETRATION THROUGH SUCCESSIVE LAYERS WITHIN CARRIAGEWAY TRENCHES IS AS FOLLOWS:
   - 5.a. 0 TO 150mm DEEP: 18 MINIMUM
   - 5.b. 150mm TO 300mm DEEP: 12 MINIMUM
   - 5.c. 300mm TO 450mm DEEP: 8 MINIMUM
   - 5.d. DEEPER THAN 450mm: 6 MINIMUM PER 150mm DEPTH NB. BERM EVERY 50mm: 2 MINIMUM
6. PRIVATEWAY BASE COURSE METALLING WITHIN PIPE TRENCHES MAY BE IN ACCORDANCE WITH THE PRIVATEWAY STANDARDS.
7. TRENCH WIDTH SHALL NOT EXCEED W AT THE PIPE CROWN LEVEL.
8. UNSATISFACTORY TRENCH MATERIAL IS TO BE UNDERCUT AND REPLACED WITH COMPACTED HARDFILL. IN POOR SOILS SUCH AS SWAMP, PEAT, AND IN ROCK THE MINIMUM DEPTH OF GRANULAR BEDDING MATERIAL BELOW THE INVERT IS TO BE 200mm OR SPECIFIC DESIGN AS NECESSARY.
9. PIPELINES AT 1:8 GRADIENT OR STEEPER SHALL HAVE CEMENT STABILISED BEDDING AND/OR SURROUNDS.
10. PIPELINES AT 1:3 GRADIENT OR STEEPER SHALL HAVE CONCRETE BEDDING (10Mpa) IN ACCORDANCE WITH SHEET 32. LARGE PIPES WILL REQUIRE SPECIFIC PIER DESIGN.
11. CONCRETE BEDDING SHALL BE ALLOWED TO CURE FOR 48 HOURS PRIOR TO BACKFILLING.
12. BACKFILLING - CARRIAGEWAYS MAY BE WITH 'FLOWABLE FILL' (LOW STRENGTH FLY-ASH CONCRETE).
13. GRANULAR BEDDING IS TO SATISFY N.Z.S. 7643 APPENDIX B.
14. MINIMUM COVER OVER PIPES (UNLESS SPECIFICALLY DESIGNED OR PROTECTED IN ACCORDANCE WITH SHEET 32).
    - 14.a. 600mm IF NOT SUBJECTED TO TRAFFIC LOADING
    - 14.b. 900mm UNDER CARRIAGEWAYS AND TRAFFICKED AREAS.

GENERAL:
1. CONCRETE:
   1 PART CEMENT TO 6 PARTS AGGREGATE.
2. CEMENT STABILISED BEDDING AND BACK FILL:
   1 PART CEMENT TO 20 PARTS AGGREGATE.
3. ALLOW 48 HOURS CURING PRIOR TO BACK FILLING ANY CONCRETE OR STABILISED MATERIAL.



REINFORCED CONCRETE SLAB PROTECTION FOR STORMWATER AND WASTEWATER

(WHERE ADDITIONAL LOADING OR OTHER REQUIREMENTS NECESSITATE)
SHEET 32 WDC EES 2022 - NOT TO SCALE

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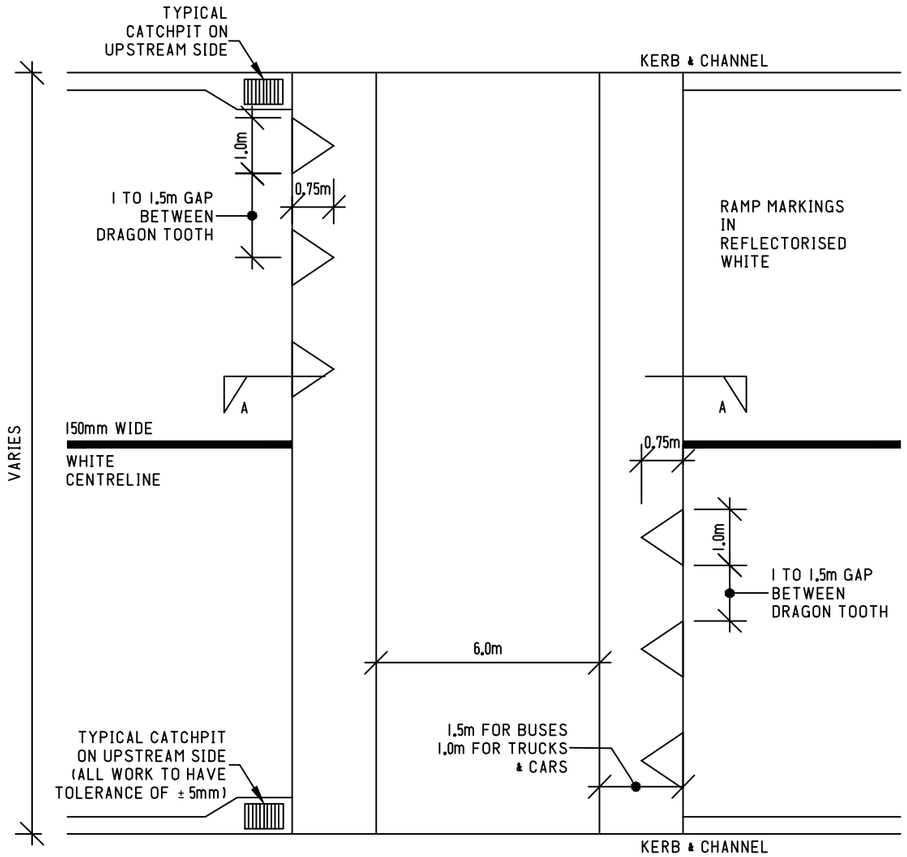
TITLE
ENGINEERING DESIGN
TYPICAL DETAILS - BEDDING

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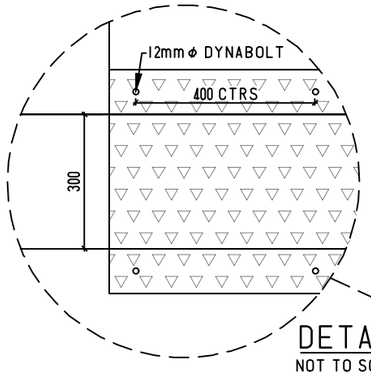
DRAWING REF. E16655
SHEET 78 OF 85
REV E



PLAN
NOT TO SCALE

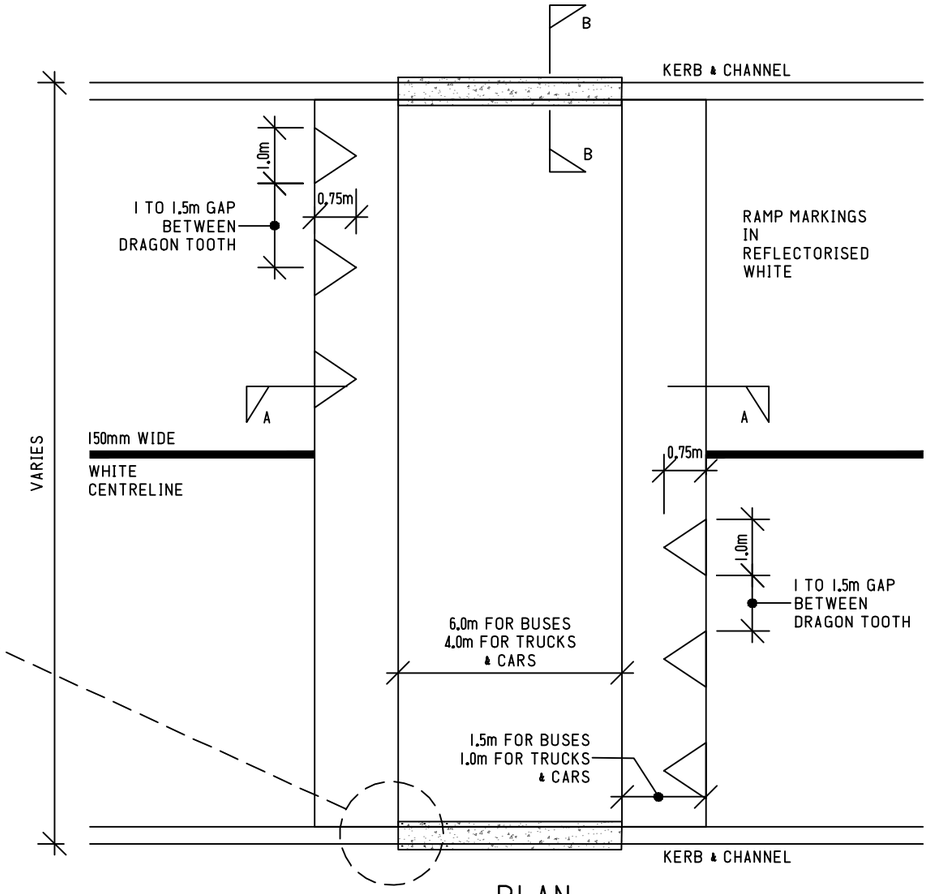
APPROVED PLAN

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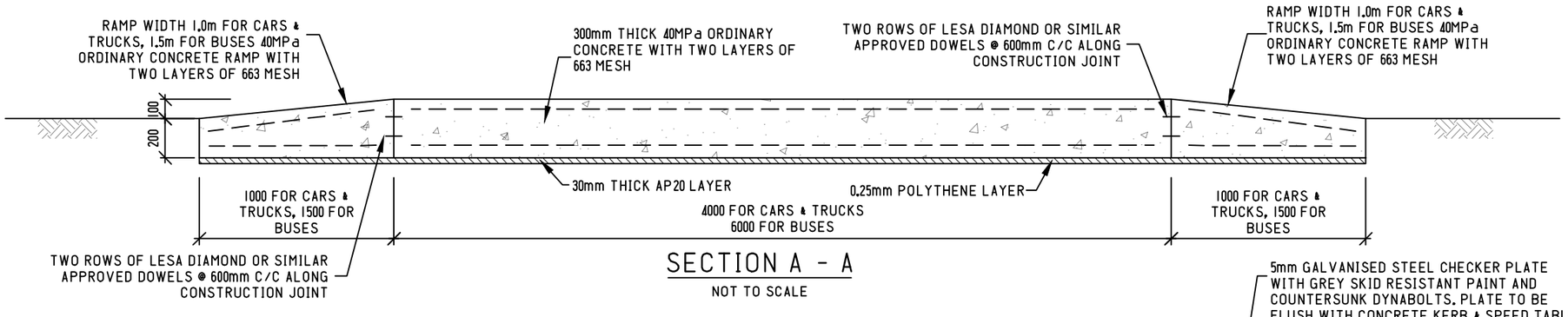


DETAIL
NOT TO SCALE

NB: CHECKER PLATE NOT REQUIRED FOR STAGE 3 ISLANDS

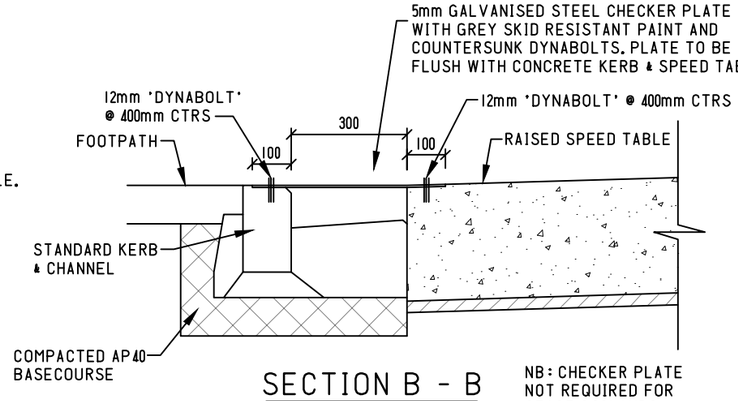


PLAN
NOT TO SCALE



SECTION A - A
NOT TO SCALE

NOTE:
1. FINISHED LEVEL OF RAISED SPEED TABLE TO BE NOMINALLY 100mm ABOVE EXISTING ROAD LEVEL CONTRACTOR TO ENSURE ADEQUATE CROSSFALL TO CHANNEL DRAIN.
2. RAISED SPEED TABLE TO BE REINFORCE WITH 2 LAYERS 663 MESH.
3. RAISED SPEED TABLE CONCRETE TO BE WET CURED FOR 7 DAYS PRIOR TO TRAFFIC LOADING.
4. TOP OF GALVANISED STEEL PLATE TO BE FLUSH WITH SURROUNDING CONCRETE KERB & SPEED TABLE.



SECTION B - B
NOT TO SCALE

NB: CHECKER PLATE NOT REQUIRED FOR STAGE 3 ISLANDS

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
D	13.07.23	MINOR AMENDS - CK/CC
A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
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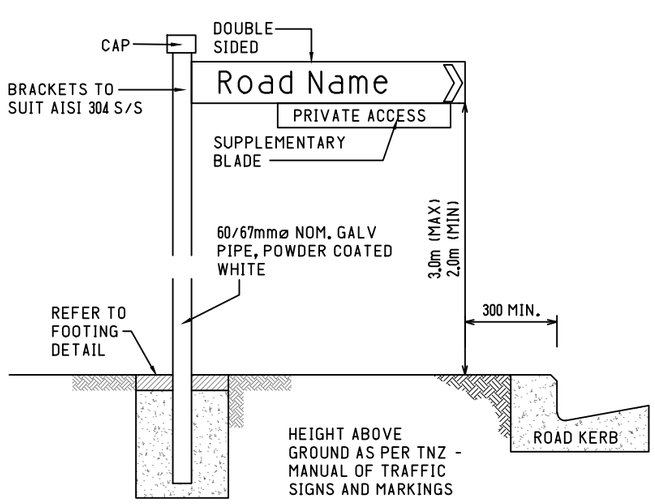
TITLE
ENGINEERING DESIGN
COURTESY CROSSINGS

NOT TO SCALE

COUNCIL REFERENCE: 2220850-RMACOM

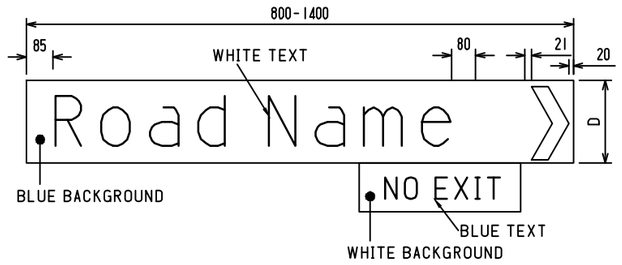
reyburn & bryant
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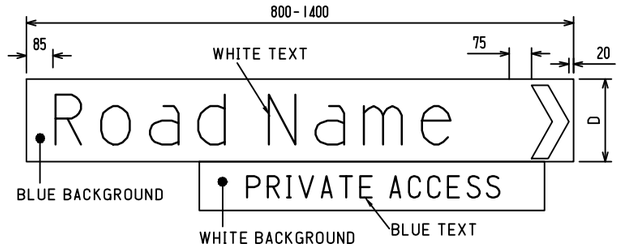
DRAWING REF.	SHEET	REV
E16655	79 OF 85	E



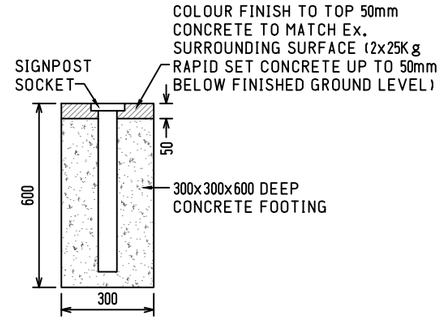
STREET SIGN DETAIL

NAMES TO BE CONFIRMED - NOT TO SCALE





BLADE SIZE	D = 150/200/250mm *
*	STATE HIGHWAY - 250mm DISTRICT ARTERIAL - 200mm RESIDENTIAL AREAS - 150mm
BLADE LENGTH	a) SINGLE SIDED 800-1400. IF > 1100, BLADE SHALL BE MID-MOUNTED b) DOUBLE SIDED 800-1100 END-MOUNTED
BLADE TYPE	"I" SECTION ALUMINIUM EXTRUSION
CODE	SNB 150/200/250mm
LETTER STYLE	TRANSPORT - UPPER & LOWER CASE
CONDENSED	TO SUIT
SPACING	TO SUIT
COLOUR	
MAIN BLADE	HIGH INTENSITY WHITE LETTERS ON BLUE BACKGROUND
SUPPLEMENTARY	HIGH INTENSITY BLUE LETTERS ON WHITE BACKGROUND
ARROW	120° 150mm BLADE - 40mm WIDE 200mm BLADE - 45mm WIDE 250mm BLADE - 50mm WIDE
LOGO	FAR NORTH DISTRICT COUNCIL LOGO



FOOTING DETAIL

NOT TO SCALE

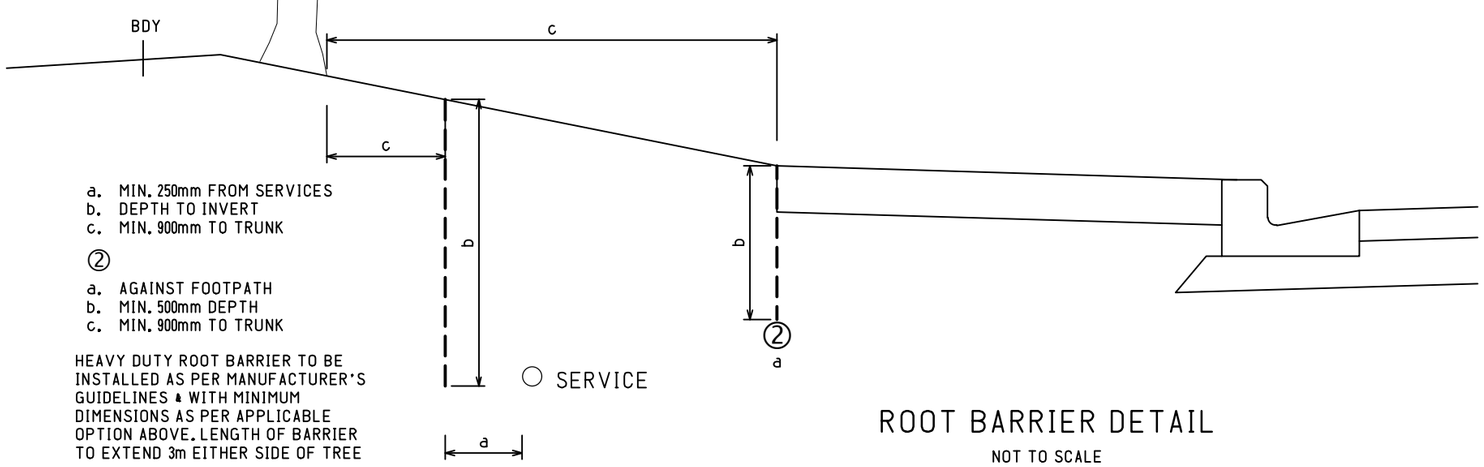
APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023



TREE NAME	COMMON NAME	PB
ALECTRYON EXCELSUS	TITOKI	95

SEE PLAN FACE FOR INDICATIVE LOCATIONS



ROOT BARRIER DETAIL

NOT TO SCALE

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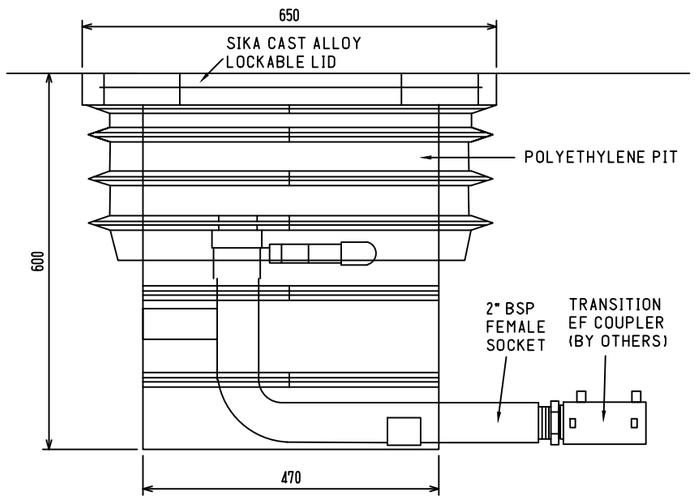
TITLE
ENGINEERING DESIGN
SIGN & PLANTING DETAILS

NOT TO SCALE

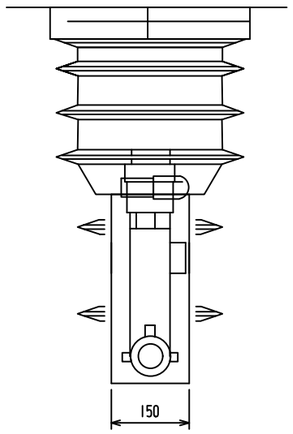
COUNCIL REFERENCE: 2220850-RMACOM

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DRAWING REF.	SHEET	REV
E16655	80 OF 85	E



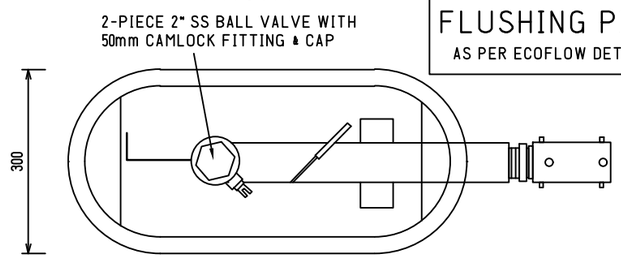
FRONT



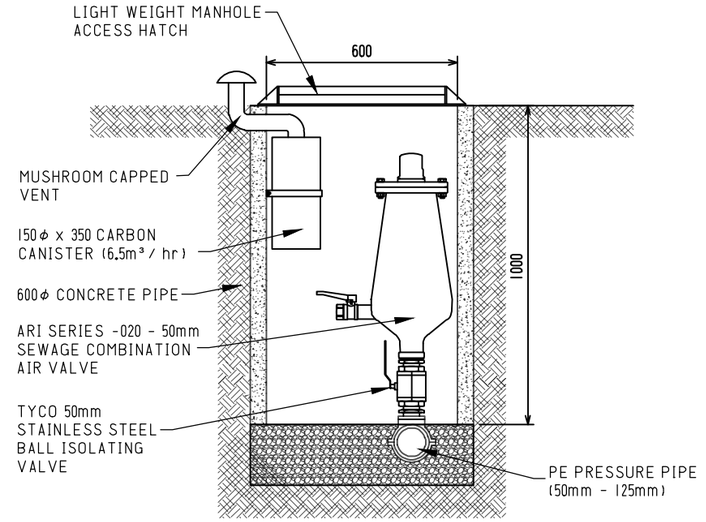
SIDE

FLUSHING PIT DETAIL

AS PER ECOFLOW DETAIL - NOT SCALE



PLAN



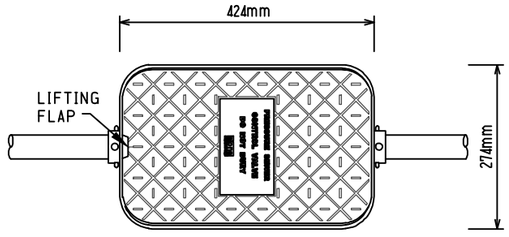
ECOFLOW AIR RELEASE VALVE

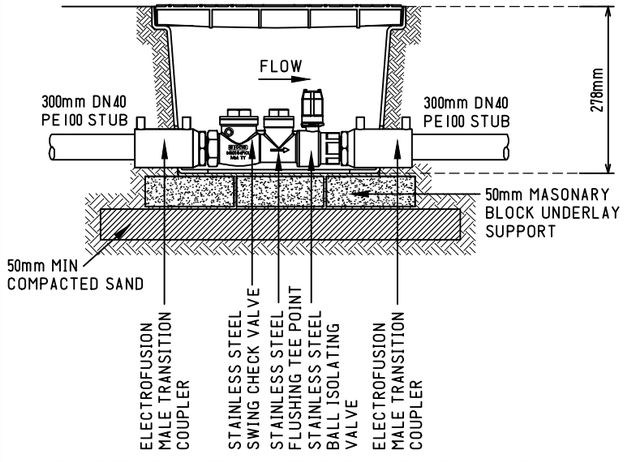
ECOFLOW DETAIL - NOT TO SCALE

MINIMUM CLEARANCE BETWEEN SERVICES

THE MINIMUM CLEARANCE BETWEEN UNDERGROUND SERVICES SHALL BE MEASURED FROM THE OUTSIDE OF EACH PIPE OR DUCT AND SHALL BE THE GREATER OF THE REQUIRED CLEARANCES BETWEEN THE RELEVANT SERVICES AS FOLLOWS:

UTILITY	CLEARANCE TO OTHER UTILITIES OTHER THAN WATERMAINS (MM)	CLEARANCE TO WATERMAINS (MM)
STORMWATER	300H, 150V	
WASTEWATER	300H, 150V	1000H, 500V OR 600H, 750V
ELECTRICITY	500H, 225V	500H, 225V WHEN WATERMAINS <OR =200MM ID 1000H, 225V WHEN WATERMAINS > 200MM ID
TELECOM AND GAS	300H, 150V	300H, 150V WHEN WATERMAINS <OR =200MM ID 600H, 150V WHEN WATERMAINS > 200MM ID
WATERMAINS	AS ABOVE	600H, 500V WHEN NEW PIPELINE > 375MM ID 300H, 150V WHEN NEW PIPELINE < 200MM ID AND EXISTING IS < 375MM ID 600H, 150V WHEN NEW PIPELINE > 200MM ID AND EXISTING IS < 375MM ID

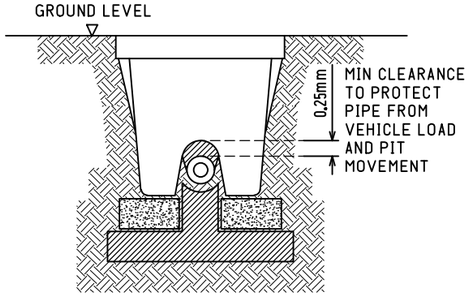




EACH BOUNDARY KIT PROVIDED WITH 300mm LENGTH DN40 PE100 PN16 SDR11 STUBS EACH END, EF WELDED AND COMPLETE UNIT PRESSURE TESTED TO 16 BAR BY ECOFLOW.

ECOFLOW E-ONE BOUNDARY KIT

AS PER ECOFLOW DETAIL - NOT TO SCALE



SIDE ELEVATION

NOT TO SCALE

CAUTION:
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DESIGNED & REVIEWED BY: CHRIS KNAPP

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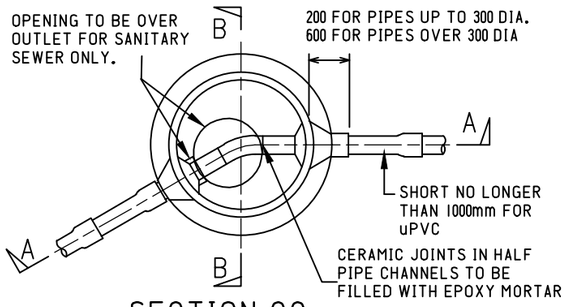
TITLE
ENGINEERING DESIGN
TYPICAL DETAILS - SEWER

NOT TO SCALE

COUNCIL REFERENCE: 2220850-RMACOM

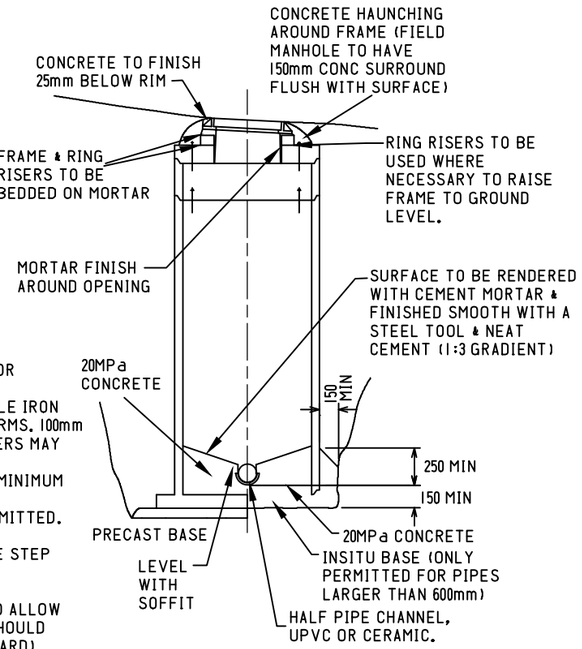
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DRAWING REF. E16655 | SHEET 81 OF 85 | REV E

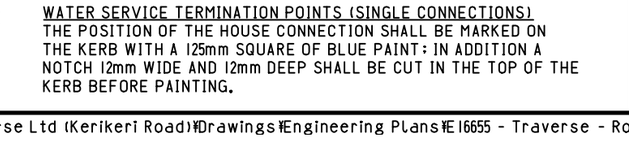


SECTION CC

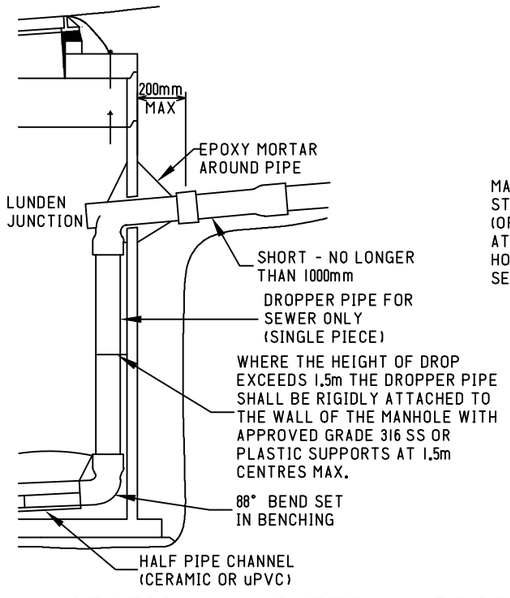
NOTES:
1. THIS DETAIL IS APPLICABLE FOR PIPE DIAMETERS UP TO 600mm ⌀ FOR MANHOLE DEPTHS UP TO 4.0m.
2. 150mm THICK REINFORCED CONCRETE LIDS WITH HEAVY DUTY DUCTILE IRON FRAMES & COVERS TO BE USED IN DRIVEWAYS, CARRIAGEWAYS & BERMS. 100mm THICK CONCRETE LIDS WITH LIGHT DUTY CAST IRON FRAMES & COVERS MAY BE USED ELSEWHERE.
3. PRECAST MANHOLE BASES SHALL BE USED IN ALL INSTANCES WITH MINIMUM SIZED HOLES CUT FOR PIPE ENTRY.
4. NO ADDITIONAL THIN PLASTERING OF BENCHING OR INVERTS IS PERMITTED.
5. ALL CONCRETE TO BE 20 MPa.
6. ALL MANHOLEES >1.2m IN DEPTH SHALL BE PROVIDED WITH MANHOLE STEP RUNGS.
7. WHERE NON-CONCRETE PIPE CONNECTIONS ARE MADE TO CONCRETE MANHOLES, THEN A GRITTED STARTER PIPE SHALL BE INSTALLED TO ALLOW BOND BETWEEN MANHOLE AND PIPE MATERIAL. A FLEXIBLE JOINT SHOULD ALSO BE SPECIFIED AS PART OF GRITTED STARTER PIPE (AS STANDARD)



SECTION BB



SECTION AA



SECTION A-A INTERNAL DROP

NOTE:
1. THIS DETAIL IS APPLICABLE FOR PIPE DIAMETERS UP TO 250mm ⌀ FOR MANHOLE DEPTHS UP TO 4.0m & FOR MANHOLE DIAMETERS > 1200mm
2. EXTERNAL DROP MUST NOT BE USED

STANDARD PRECAST MANHOLE (SEWER & STORMWATER)

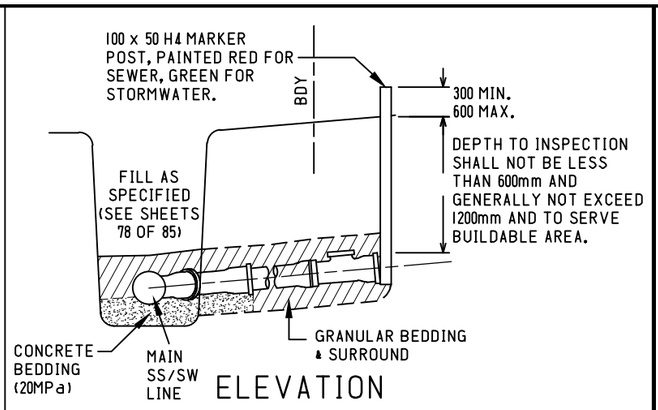
MARKING OF SERVICE CONNECTIONS

NOTE THAT RED PAINT IS NO LONGER TO BE USED FOR SW SERVICES. IT IS FOR SEWER SERVICES ONLY.

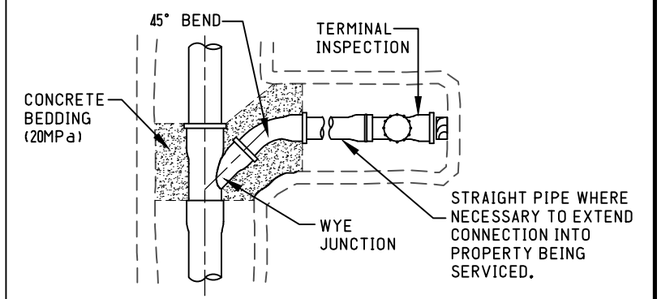
SERVICE POSITIONS ARE TO BE MARKED WITH A WOODEN STAKE (MIN 100X50) EXTENDING FROM THE INVERT OF THE CONNECTION TO 600mm ABOVE GROUND LEVEL. STAKES ARE TO BE PAINTED:
- RED FOR SEWER WITH 'SS' PAINTED/FIXED ONTO THE STAKE
- GREEN FOR STORMWATER WITH 'SW' PAINTED/FIXED ONTO THE END CAP.
- BLUE FOR WATER FOR ALL WATER CONNECTIONS FROM A MULTIBOX. PIPE IS TO BE ATTACHED TO STAKE AND END OF PIPE IS TO BE CAPPED.

SEWER & STORMWATER:
CONNECTIONS SHALL BE SEALED WITH REMOVABLE CAPS UNTIL REQUIRED. THE CAPS ARE TO BE PAINTED:
- RED FOR SEWER WITH 'SS' PAINTED/FIXED ONTO THE END CAP.
- GREEN FOR STORMWATER WITH 'SW' PAINTED/FIXED ONTO THE END CAP.

WATER SERVICE TERMINATION POINTS (SINGLE CONNECTIONS)
THE POSITION OF THE HOUSE CONNECTION SHALL BE MARKED ON THE KERB WITH A 125mm SQUARE OF BLUE PAINT: IN ADDITION A NOTCH 12mm WIDE AND 12mm DEEP SHALL BE CUT IN THE TOP OF THE KERB BEFORE PAINTING.

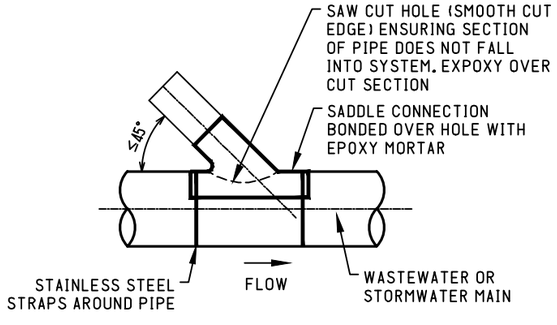


ELEVATION



PLAN STANDARD CONNECTION

NOTES:
1. THE TERMINAL INSPECTION SHALL BE LOCATED NOT LESS THAN 300mm INSIDE THE PROPERTY BEING SERVICED AND BE FREE OF OBSTRUCTIONS.
2. FOR STORMWATER CONNECTIONS, JUNCTIONS TO BE (IN ORDER OF PREFERENCE):
   2.1. PREFABRICATED STANDARD WYE JUNCTIONS
   2.2. PREFABRICATED FACTORY SPECIAL CONNECTION, SPOXY MORTARED SADDLED FLANGE CONNECTION WITH APPROPRIATE INSERT ADAPTOR > DN 225.
3. TERMINAL BLANK END REQUIRED FOR STORMWATER CONNECTIONS.
4. PIPES AND FITTINGS ARE TO BE SEWER GRADE uPVC, OR CONCRETE TO RELEVANT NZ STANDARD.
5. PIPELINES THAT ARE LIKELY TO CARRY COMMERCIAL OR INDUSTRIAL WASTE ARE TO SATISFY THE MANUFACTURER'S REQUIREMENTS.
6. SPECIFIC DESIGN MAY BE REQUIRED IN POTENTIALLY UNSTABLE AREAS.
7. JOINT FLEXIBILITY IS TO BE MAINTAINED WHERE PIPELINES ARE IN CONTACT WITH CONCRETE. PIPES SHALL BE SEPARATED FROM CONCRETE USING DPC.
8. AS-BUILT PLANS ARE REQUIRED FOR ALL CONNECTIONS.



SADDLE CONNECTION

IF MAIN > 225mm

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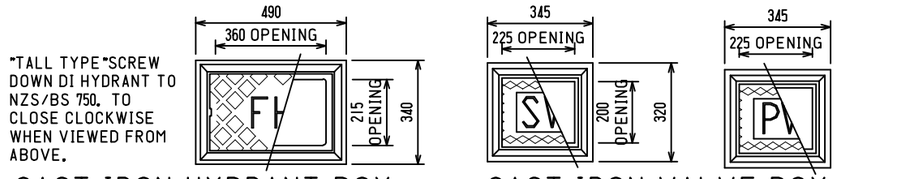
TITLE
ENGINEERING DESIGN
TYPICAL DETAILS - SEWER & STORMWATER

NOT TO SCALE

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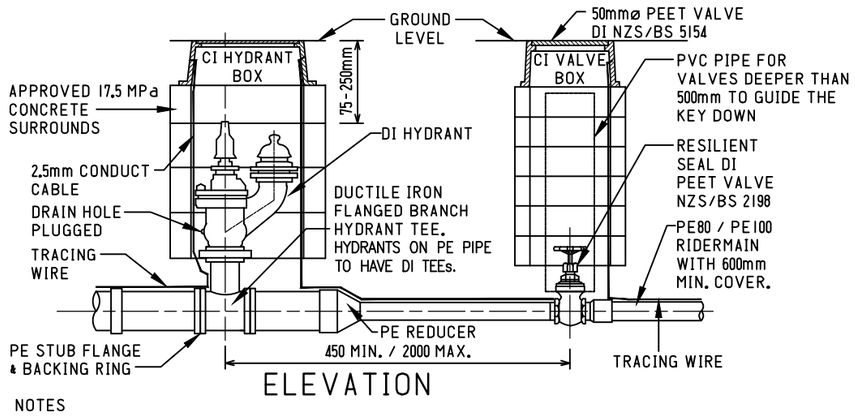
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DRAWING REF.	SHEET	REV
E16655	82 OF 85	E



CAST IRON HYDRANT BOX

CAST IRON VALVE BOX



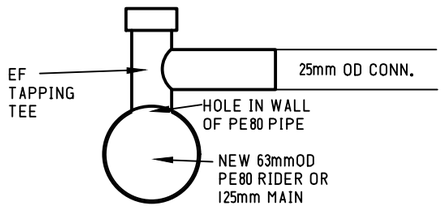
ELEVATION

NOTES

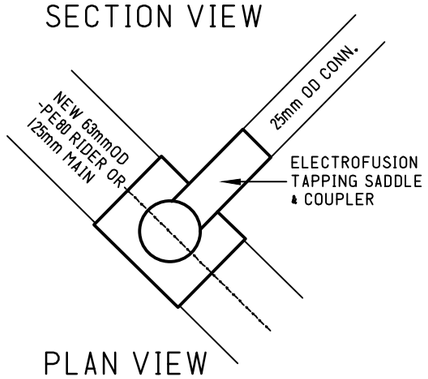
1. DEFLECTION OF JOINTS IS NOT TO EXCEED THE MANUFACTURER'S RECOMMENDATION.
2. WHERE THERE ARE MORE THAN 15 CONNECTIONS FROM A RIDER MAIN, AN ISOLATING PEET VALVE SHOULD BE PROVIDED IN THE MIDDLE OF THE RIDER MAIN.
3. ALL UNDERGROUND BOLTS TO BE STAINLESS STEEL AND WRAPPED WITH DENSO TAPE, MASTIC AND POLYTAPE.
4. SERVICE CONNECTIONS TO TERMINATE JUST OUTSIDE FRONT BOUNDARY WITH AN APPROVED MANIFOLD, METER BOX (INCLUDING BASE) AND DIAPHRAGM VALVE INCLUDING DUAL CHECK VALVE.
5. DIMENSIONS TO BE SUPPLIED WITH AS-BUILTS.

FH & VALVE INSTALLATION DETAILS

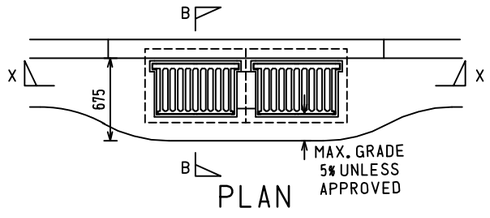
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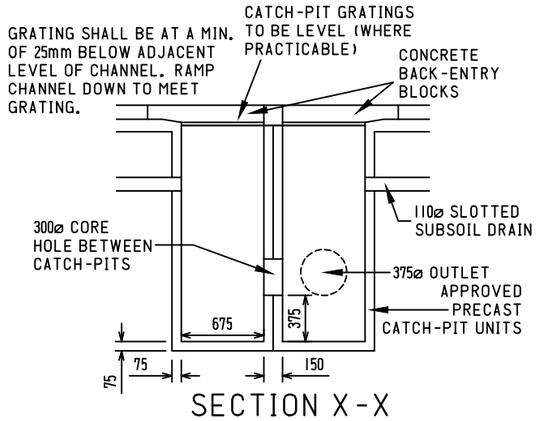
SECTION VIEW



PLAN VIEW



PLAN



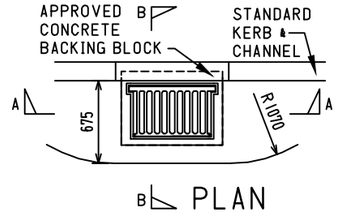
SECTION X-X

DOUBLE SUMP

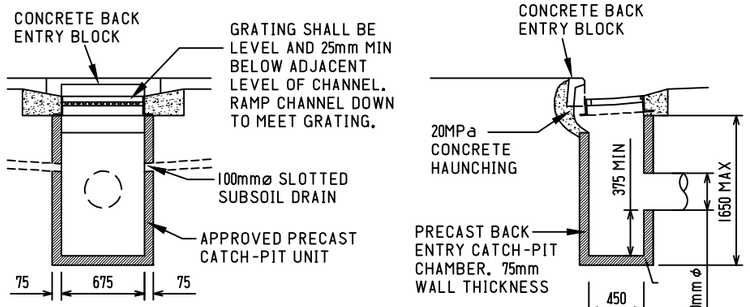
WATER CONNECTIONS TO MAINS

NOT TO SCALE

SHEET 34 WDC EES 2022 - NOT TO SCALE



PLAN



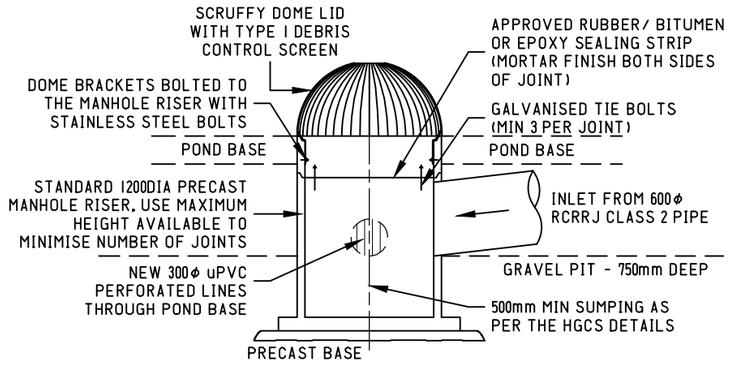
SECTION A-A SINGLE CATCH-PIT

NOT TO SCALE

SECTION B-B

NOTES:

1. CONCRETE TO BE ORDINARY GRADE (20MPa) IN ACCORDANCE WITH NZS 3104:2013.
2. CATCH-PIT OUTLET PIPES TO BE 1:100 MIN GRADIENT.
3. MEGA CATCH-PITS REQUIRE SPECIFIC DESIGN AND APPROVAL.
4. GRATES TO BE CYCLE FRENDLY AND TO BE PLACED OUTSIDE KERB RAMP/PRAM CROSSING. REFER SECTION 3.2.13.6



STANDARD MH WITH SCRUFFY DOME:

CROSS SECTION

SCALE 1:50 @A3

CAUTION:
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DESIGNED & REVIEWED BY: CHRIS KNAPP

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12. ALL CP CONNs ARE TO BE 300mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
13. ALL DCP CONNs ARE TO BE 375mmø CLASS 4 RCRRJ PIPE AT 1% MIN.
14. ALL WATER LOT CONNECTIONS ARE TO BE 25mm OD PE80.
15. WATER METERS ARE TO BE INSTALLED AT TIME OF SUBDIVISION.
16. SEWER, STORMWATER & WATER CONNECTIONS ARE TO BE MARKED.
17. ALL SERVICES TO HAVE ADDITIONAL BACKFILL UNDER CARRIAGEWAYS.
18. ALL FILL TO BE COMPACTED IN ACCORDANCE WITH NZ4431.
19. THE CONTRACTOR MUST PROVIDE REYBURN AND BRYANT WITH AS-BUILT INFORMATION OF ALL ASSETS INSTALLED OR CHANGED DURING CONSTRUCTION.

APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023

REV	DATE	AMENDMENTS
E	25.08.23	ADD LPS AVs - CK/PD
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A	20.12.22	FIRST ISSUE - CK/CC/PD

REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

DESCRIPTION
LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

TITLE
ENGINEERING DESIGN
TYPICAL DETAILS - STORMWATER & WATER

SCALE - AS SHOWN

COUNCIL REFERENCE: 2220850-RMACOM

reyburn & bryant
Ph: 09 438 3563
PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei
www.reyburnandbryant.co.nz

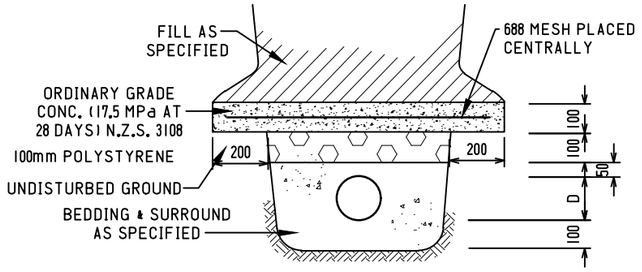
DRAWING REF. E16655

SHEET 83 OF 85

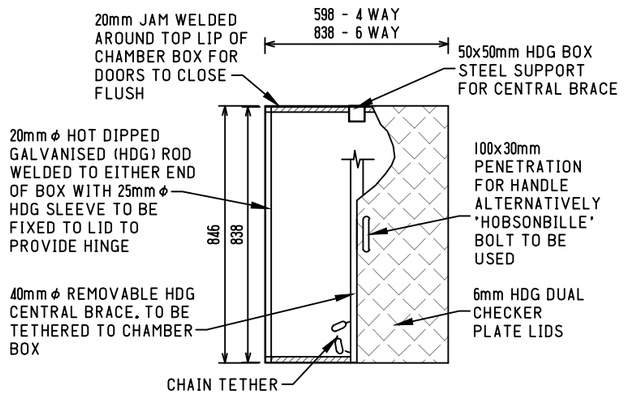
REV E

NOTE:
1. ALL FITTINGS TO BE IN ACCORDANCE WITH FNDC WATER SERVICES APPROVED MATERIALS LIST.
2. INSTALLATION SHALL BE ACCORDANCE WITH FNDC WATER SERVICES SPECIFICATION FOR THE INSTALLATION OF SERVICE CONNECTIONS
3. BACKFLOW PREVENTERS SHALL BE PROVIDED.
4. BOX TO BE BEDDED ON STABLE MATERIAL (COMPACTED METAL/FINES) BELOW PIPEWORK, SO NOT TO PUT PRESSURE ON PIPEWORK.
5. IN TRAFFICKED AREAS, A CAST IRON BOX AND COVER IS TO BE USED.
6. IN PAVED AREAS, METER BOXES SHALL HAVE CAST IRON FRAMED LIDS, MOUNTED ON MIN. 2x CONCRETE SURROUNDS. IF THE METER BOX IS OUTSIDE A PROPERTY BOUNDARY BUT IN AN AREA THAT IS LIKELY TO BE CONCRETED e.g. MAY BECOME A FOOTPATH, THEN THE SAME SHALL APPLY.

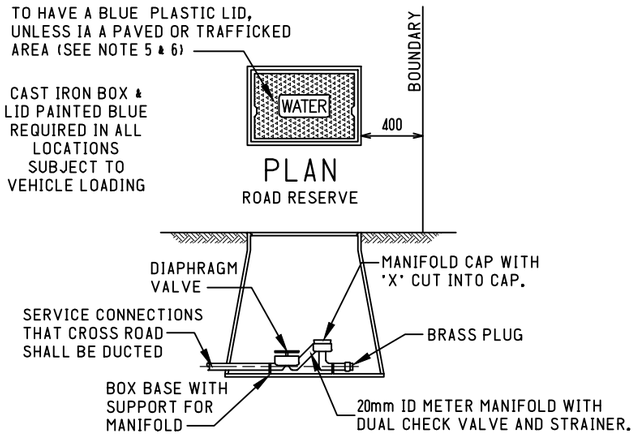
GENERAL:
1. CONCRETE:
   1 PART CEMENT TO 6 PARTS AGGREGATE.
2. CEMENT STABILISED BEDDING AND BACK FILL:
   1 PART CEMENT TO 20 PARTS AGGREGATE.
3. ALLOW 48 HOURS CURING PRIOR TO BACK FILLING ANY CONCRETE OR STABILISED MATERIAL.



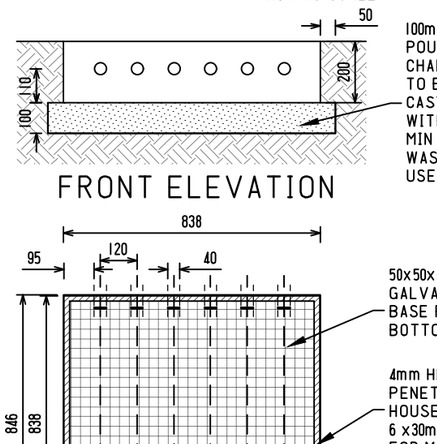
REINFORCED CONCRETE SLAB PROTECTION
FOR WATER PIPELINES
NOT TO SCALE



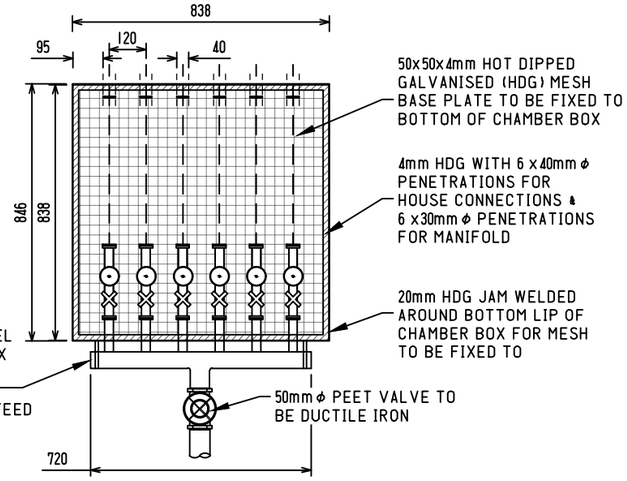
CHAMBER BOX - TYPICAL LID DETAIL



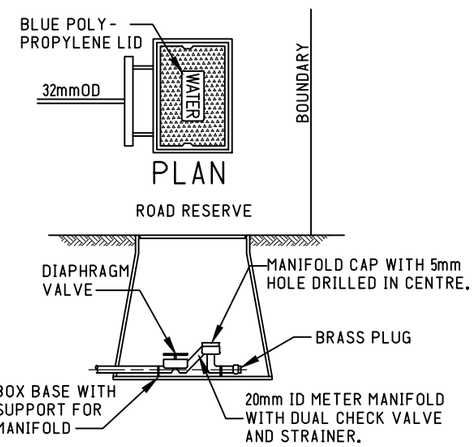
WATER SERVICE TERMINATION POINT (SINGLE)
SINGLE METER BOX CONNECTION
NOT TO SCALE



FRONT ELEVATION
NOT TO SCALE

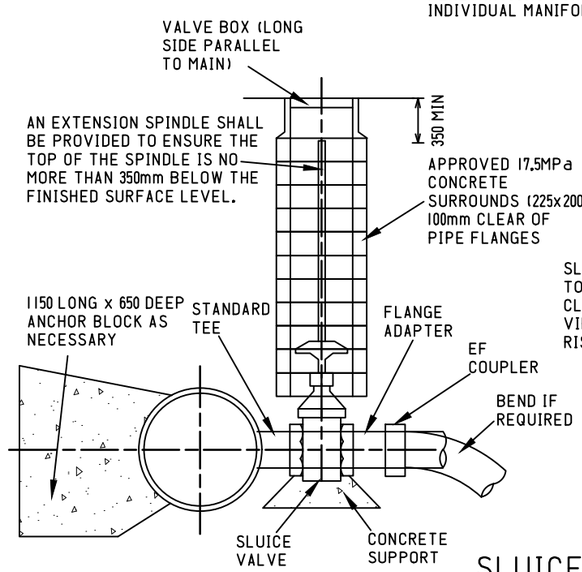


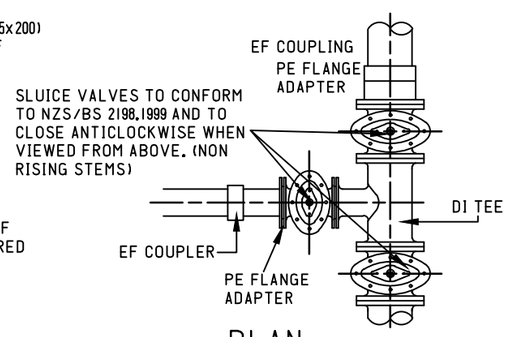
6 WAY MANIFOLD - TYPICAL PLAN
NOT TO SCALE



2-LOT JUMBO BOX
JUMBO METER BOX CONNECTION
NOT TO SCALE

NOTE:
1. ALL FITTINGS TO BE FNDC APPROVED
2. BACKFLOW PREVENTERS SHALL BE PROVIDED.





SLUICE VALVE INSTALLATION DETAILS
SHEET 49 WDC EES 2022 - NOT TO SCALE

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Engineer: BHedger
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Date: 6/09/2023

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REF. DATA: 15534

CLIENT
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

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LOTS 1 - 52, 60 & 61 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

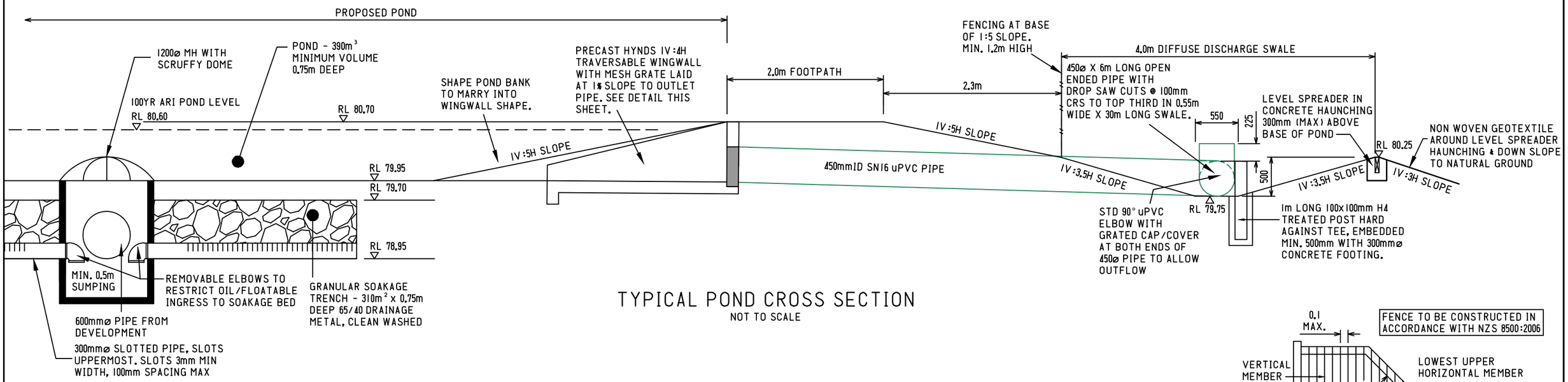
TITLE
ENGINEERING DESIGN
TYPICAL DETAILS - WATER

NOT TO SCALE

COUNCIL REFERENCE: 2220850-RMACOM

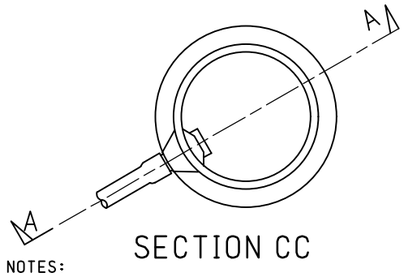
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7 Selwyn Ave, Whangarei
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E16655	84 OF 85	E



TYPICAL POND CROSS SECTION

NOT TO SCALE



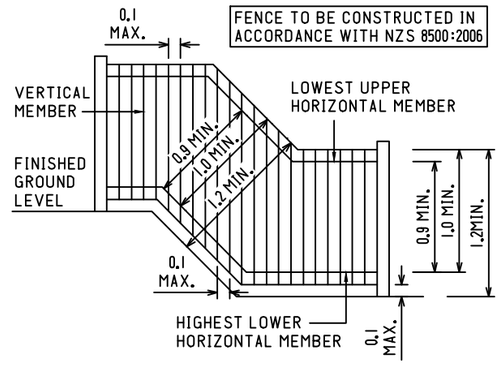
SECTION CC

NOTES:

1. ALL STEEL FITTINGS TO BE HOT DIP GALVANISED ZINC COATINGS TO BE NOT LESS THAN 700g/m
2. NO ADDITIONAL THIN PLASTERING OF BENCHING OR INVERTS IS PERMITTED.
3. ALL MANHOLE THROATS ARE TO BE PAINTED GREEN FOR STORMWATER,
4. ALL CONCRETE TO BE 20 MPa AT 28 DAYS.

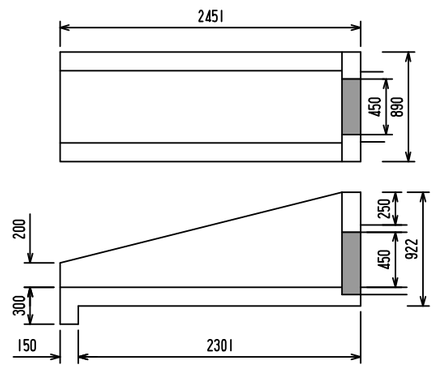
APPROVED PLAN

Engineer: BHedger
RC: 2220850-RMAEPA/B
Date: 6/09/2023



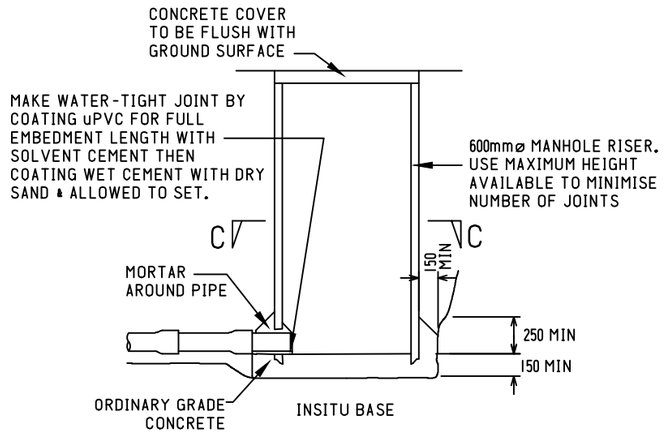
MINIMUM FENCING DIMENSIONS

FIGURE 3.1 NZS 8500:2006 - NOT TO SCALE



TRAVERSABLE WINGWALL DETAIL

NOT TO SCALE



SECTION AA

MINI MANHOLE STMH1.1a & 1.1b

NOT TO SCALE

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TITLE
ENGINEERING DESIGN
TYPICAL DETAILS - POND

NOT TO SCALE

COUNCIL REFERENCE: 2220850-RMACOM

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APPENDIX 8

HAWTHORN GEDDES GEOTECHNICAL REPORT FOR 2220850-RMACOM

Hawthorn Geddes
engineers & architects ltd

GEOTECHNICAL REPORT FOR PROPOSED SUBDIVISION

PREPARED FOR TRAVERSE LIMITED

AT 373 & 377 KERIKERI ROAD, KERIKERI

LOT 1 DP 25752 & PT LOT 2 DP 86081



7 Selwyn Avenue
Whangarei 0110
09 438 7139

hg@hgcs.co.nz

21A The Grange
Warkworth 0910
09 283 3428

hawthorngeddes.co.nz

Civil, Structural, Environmental and Geotechnical Engineers
Registered Architects and Project Managers

Also at Warkworth

GEOTECHNICAL REPORT FOR PROPOSED SUBDIVISION

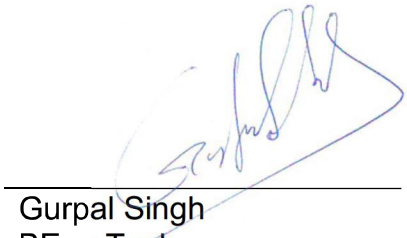
Table of Contents

1. Purpose 1
2. Proposal 1
3. Site Description 3
4. Geological Setting 4
5. Geotechnical Investigation 5
6. Stability Assessment 7
7. Recommendations and Conclusions 8
   - 7.1. Stability 8
   - 7.2. Earthworks 8
   - 7.3. Foundations 8
   - 7.4. RMA Section 106 8
8. Limitation 9

Appendix A – Figures

Appendix B – Borehole Logs & Scala Data Chart

Report
Prepared by:



Gurpal Singh
BEng Tech

Report
Reviewed by:



Callum Sands
BE(Hons), MEngNZ

Report
Approved by:



James Blackburn
BEng (Hons) CPEng,
CMEngNZ, IntPE(NZ)

DOCUMENT TRANSMITTAL			
Prepared for: TRAVERSE LIMITED			Job No.: 12546
Revision	**Issued To**	**Copies Issued**	**Date**
0	Client Traverse Limited Attn Kent Fearon Cc kent@traverseltd.co.nz	EMAIL	28.02.2022

1. Purpose

The purpose of this report is to present the results of the geotechnical investigation completed for the proposed subdivision at 373 & 377 Kerikeri Road, Kerikeri, Lot 1 DP 25752, and Pt Lot 2 DP 86081. This report provides advice on stability, earthworks, and soil conditions for foundations.

This report is suitable for a resource consent application to Far North District Council (FNDC).

2. Proposal

It is proposed to subdivide Lots 1 DP25752 and Pt Lot 2 DP86081 at 373 & 377 Kerikeri Road into 56 new lots (Lots 1 to 54 and Lots 60 and 61).

The subdivision will be completed in five different stages.

Stage one will include the subdivision of Lot 1 DP 25752 and Pt Lot 2 DP 86081 into three new lots (Lot 60, 61, & 62). The three new lots, Lot 60, 61, & 62 will have areas of some 6.4046ha, 981m², and 3.4661ha respectively. The proposed Lot 60 will remain as farmland and will not be a part of this development, therefore Lot 60 is not considered further in this report.

Stage two will include the further subdivision of Lot 62 from stage one, into twelve new lots; 1 - 7, 30, 33, 49, 50, & 100. These new proposed lots will have areas in the range of 475m² to 975m², with the exception of Lot 100 which has an area of 2.7086ha. The proposed new lots are roughly rectangular, other than Lot 100 and 49 which are of irregular shape. Lot 49 and 50 will provide access to adjacent lots.

Stage three will include the subdivision of Lot 100 from stage two into eighteen new lots; 8 - 22, 48, 51, & 101. These new lots will have areas in the range of 340m² to 608m² with the exception of lots 48, 51, & 101 with areas of 1376m², 2975m², and 1.5435ha respectively. The new Lot 48 is proposed to be a Recreation Reserve, and Lot 51 is proposed to provide access to adjacent lots.

Stage four will include the subdivision of Lot 101 from stage three, into eighteen new lots; 23 - 29, 31, 32, 34 - 40, 52, & 102. These new lots are proposed to have areas in the range of 340m² to 875m² with the exception of lots 52 & 102 with areas of 2969m² and 2721m² respectively. Lot 52 will only be used to provide access to adjacent lots.

Stage five will include the subdivision of Lot 102 from stage four, into nine new lots; 41 - 47, 53, & 54. These new lots are proposed to have areas in the range of 600m² to 800m² with the exception of lots 53 and 54 with areas of 195m² and 196m² respectively. These two new lots are proposed to provide access to adjacent lots.

The development includes 48 residential lots (Lots 1 to 47 and Lot 60), seven access lots (Lots 49 to 54 and Lot 61), and one lot for a recreation reserve (Lot 48). The internal road will be urban-type A and B, providing access to the proposed new lots and the existing neighbouring property Lot 1 DP162472. The primary entrance will be directly extending off Kerikeri Road.

The proposed site is connected to the council's reticulated wastewater and stormwater networks, therefore onsite wastewater treatment and disposal will not be required.

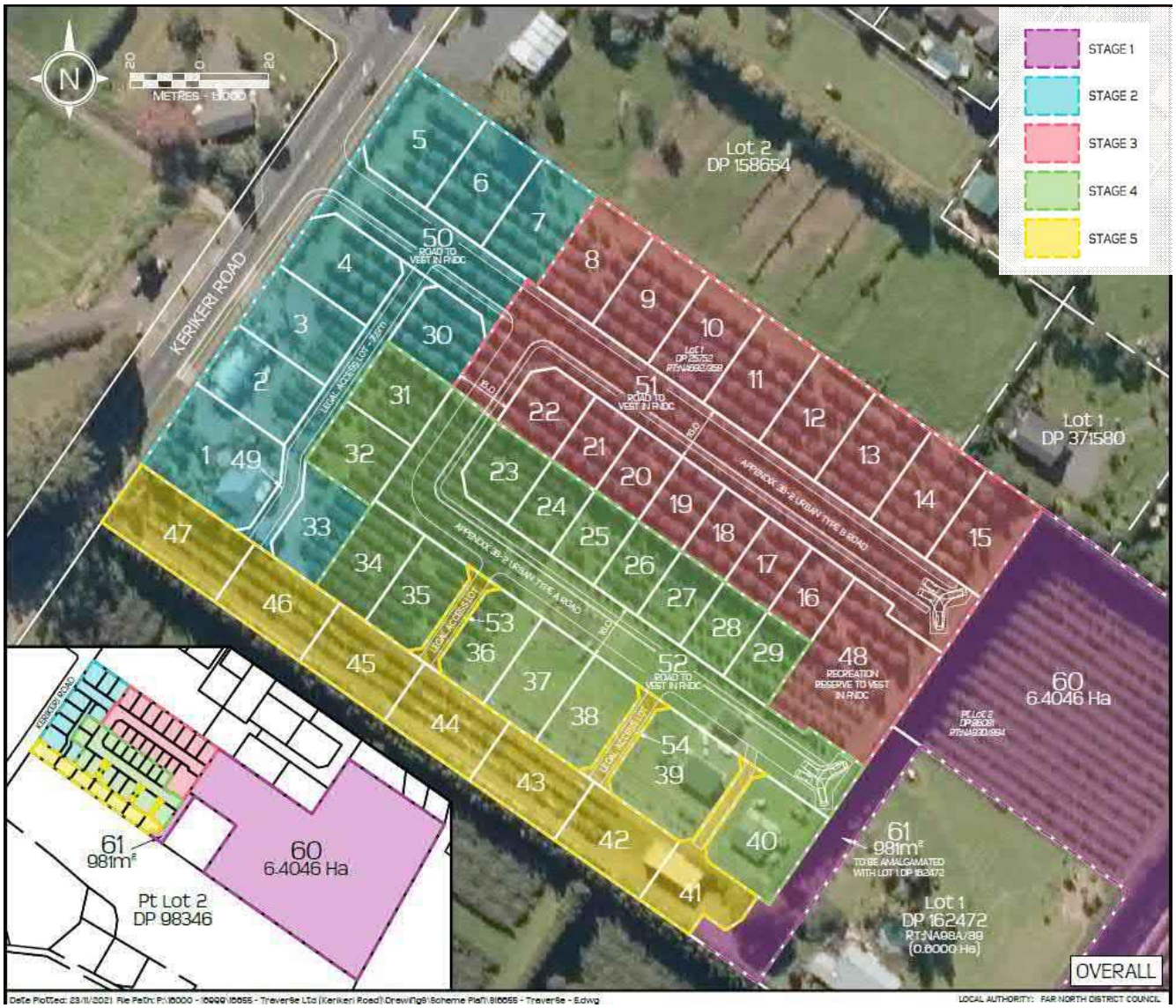


Figure 1: Subdivision scheme plan Rev. E (source: Reyburn & Bryant)

3. Site Description

The property is located east of Kerikeri Road and some 1km southwest of the Kerikeri township within a residential zone. The site and surrounding land consist of grassed paddocks and orchards.

The property is of irregular shape, some 9.87ha in area, gently sloping at approximately 4° to the southeast.

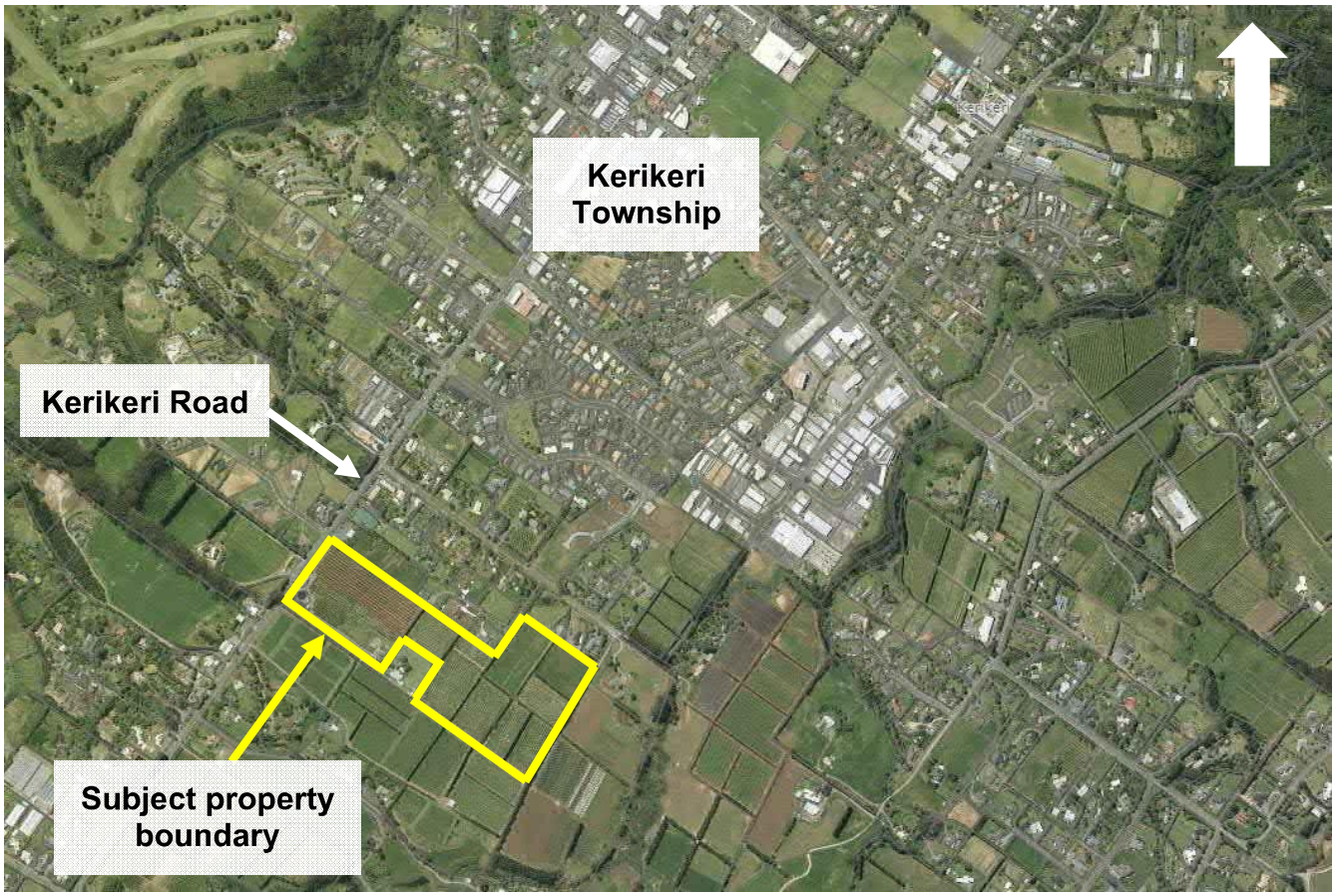


Figure 2: Aerial view of the site (source: NRC map).

4. Geological Setting

The 1:250,000 scale published geology of the area from the GNS Science website indicates that the site is underlain by two geologies:

- "Kerikeri Volcanic Group Late Miocene basalt of Kaikohe - Bay of Islands Volcanic Field". This unit is described as Olivine basalt lava, scoria and tuff.

- "Ruatangata Sandstone of Waro Subgroup (Te Kuiti Group)". This unit is described as Slightly calcareous, glauconitic, muddy, fine-grained sandstone.

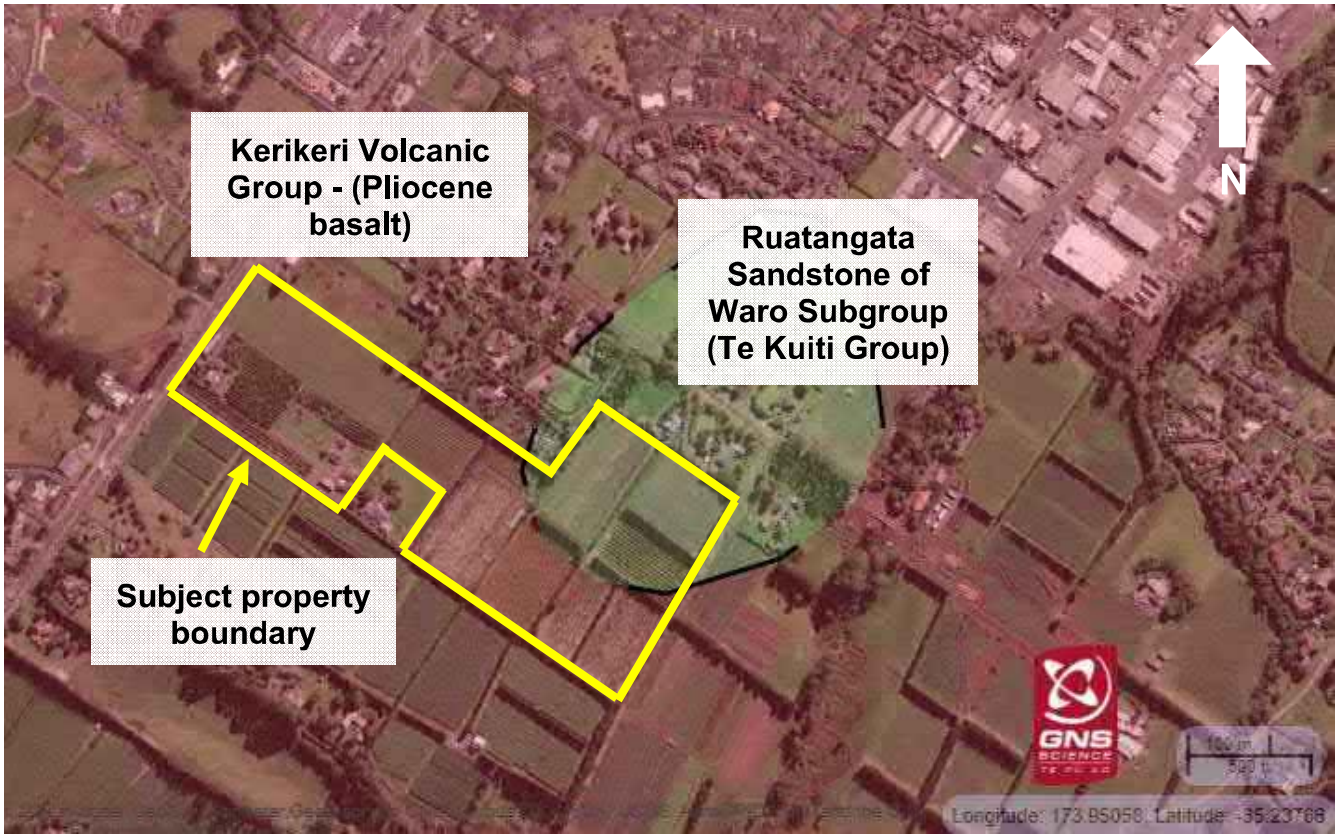


Figure 3: GNS published geology

5. Geotechnical Investigation

A geotechnical investigation was completed on the 6th of September 2021 by a geotechnical engineer from Hawthorn Geddes (HGEA). This investigation comprised three hand augured boreholes (HA01 to HA03) drilled to depths between 1m and 3m below ground level (bgl). Undrained shear strengths (Su) were measured using a hand-held shear vane at nominal 0.3m intervals in all the HAs as they were advanced.

A further detailed subsoil investigation was completed by two geotechnical engineers from HGEA on the 13th of January 2022. This comprised 11 hand augured boreholes (HA03 to HA14) drilled to depths between 2.5m and 3m bgl, with undrained shear strengths measured at nominal 0.3m intervals as the boreholes were advanced. Scala penetrometer tests were performed at the base of HA06 and HA14 to determine the soil density profile at depth and depth to rock. An additional five Scala penetrometer tests (SP01 to SP05) were performed from ground level, pushed to depths between 1.5m and 2.4m.

The Scala Penetrometer testing was performed to establish the soil strength and depth to rock. Test results indicate that the site is typically medium dense soils down to 1m bgl and dense soils beyond 1m bgl. Within HA14, Scala penetrometer refusal was encountered at a depth of 2.7m bgl. Refusal is inferred to be contact with the sandstone at depth.

Groundwater measurements were undertaken on the completion of each hole. Groundwater was not encountered within any of the hand augured boreholes drilled across the site. This water level may not be representative of typical groundwater conditions on the site, which may be higher during or following periods of prolonged and heavy rainfall (i.e. late winter / early spring). However, based on soil conditions, site locality, and geomorphology, we do not expect the groundwater table to be within 2m of the existing ground level.

Soils encountered in most of the hand augured boreholes are consistent with the mapped geology of the Kerikeri Volcanic Group. HA14 encountered an orange/yellow silt layer at a depth of 2.2m, more consistent with the underlying Te Kuiti group than the GNS mapped geology.

A loose soil layer was encountered from 3.3m to 3.8m in HA06, measured via Scala testing, with values between 1 and 2 blows per 100mm penetration. This layer was not encountered in any other test locations over the site and is considered discontinuous.

A copy of the HA logs, Scala Penetrometer testing data chart, and a site plan indicating approximate HA and Scala Penetrometer location are attached to this report.

Each hand augured borehole and Scala Penetrometer test is summarised in Tables 1 and 2 below.

Table 1: Summary of Subsoil Conditions

Hand Augered Borehole	Hand Auger Termination Depth	Scala Penetrometer Termination Depth	Topsoil Depth	Groundwater Depth	Shear Vane Soil Strengths	Scala Penetrometer Raw Data in Natural Ground	Description
All depths measured in (m) below current ground level					min - max		
					kPa	Blows/ 100mm	
HA1	3.0	NM	0.1	NE	120 – 180	NM	**Topsoil:** A layer of brown, organic silt with minor clay was encountered to depths between 0.1m and 0.2m bgl across the site. **Weathered Tuff:** Below the layer of topsoil, dark brown, moist, slightly plastic, hard, silt with minor to some sand and clay was encountered down to the depth of 3.0m bgl. Undrained shear strengths measured were typically above 160kpa, indicating very stiff to hard soils. **Completely Weathered Soils (Te Kuiti Group):** An orange-yellow, non-plastic, moist, hard, silt with some sand content was encountered to a depth of 2.5m. **Rock:** Te Kuiti Group Rock, inferred from the results of Scala Penetrometer testing in HA14 at depth of 2.7m.
HA2	3.0	NM	0.1	NE	120 - 180	NM	
HA3	1.0	NM	0.1	NE	NM	NM	
HA4	3.0	NM	0.1	NE	100 - UTP	NM	
HA5	3.0	NM	0.1	NE	100 - UTP	NM	
HA6	3.0	5.1	0.2	NE	120 - UTP	1 - 14	
HA7	3.0	NM	0.1	NE	200 - UTP	NM	
HA8	3.0	NM	0.2	NE	150 - 205+	NM	
HA9	3.0	NM	0.2	NE	205+ - UTP	NM	
HA10	3.0	NM	0.2	NE	170 - 233+	NM	
HA11	3.0	NM	0.2	NE	205+ - UTP	NM	
HA12	3.0	NM	0.1	NE	160 - UTP	NM	
HA13	3.0	NM	0.2	NE	205+ - UTP	NM	
HA14	2.5	2.7	0.2	NE	205+ - UTP	20+	

Table 1 Notes:

NE = not encountered
NM = not measured
UTP = unable to penetrate

Table 2: Summary of Scala Penetrometer Testing

Scala Penetrometer	Termination Depth	Raw Data in Natural Ground		
		surface – 1.0m	1.1m – 2.0m	2.0m – 2.9m
		min – max		
SP1	1.6	1 – 10	10 – 16	NM
SP2	1.5	2 – 9	7 – 17	NM
SP3	1.8	1 – 9	7 – 19	NM
SP4	2.4	2 – 5	7 – 14	12 - 14
SP5	1.6	2 – 6	7 – 14	NM

Table 2 Notes:

NM = not measured

6. Stability Assessment

A geotechnical engineer from HGEA has completed a visual stability assessment. This comprised a detailed site walkover, a review of historical aerial photographs (source: Google Earth) and a review of available Lidar data.

The property subject of this report comprises entirely gentle slopes, generally trending southeast at no more than 6°. During the site walkover, no obvious signs of shallow soil movement (creep) or any sign of deep-seated movement (tension cracks and heaving) were observed within the property boundary.

7. Recommendations and Conclusions

7.1. Stability

Slopes over the entire property are gently sloping at less than 6°, with no deep-seated or shallow instability features.

Based on the results of the subsoil investigation and our visual stability assessment described above, we consider the property is stable and suitable for the proposed development.

7.2. Earthworks

Minor earthworks, not likely to exceed 1m will be required for the formation of suitable building platforms and driveways.

Any cut shall be battered back to a stable gradient of no steeper than 3H:1V (18°), unless retained. All fill shall be placed on slopes less than 4H:1V (14°) and battered to no steeper than 3.5H:1V (16°), or shall be retained.

7.3. Foundations

Soils encountered over the property comprised of hard silts. Measured undrained shear strengths of the residual soils are typically greater than 100kPa. The ultimate geotechnical bearing capacity of soil is 300kPa.

Soils have been visually assessed to be expansive, therefore are not considered to be "good ground" as described in NZS3604:2011. Therefore, we recommend Atterberg limit testing be undertaken at the building consent stage to provide an appropriate assessment of soil shrink/swell behaviour to aid foundation design.

Based on our subsoil investigation, we consider the proposed building platforms are suitable for future residential development with no restriction on foundation type, subject to the design of the foundation taking into account the potential shrink/swell nature of the founding soils. There are no other constraints on foundations.

7.4. RMA Section 106

Based on our findings and subject to our recommendations, the risk of future instability affecting the property is low, and in terms of Section 106 of the RMA:

a) the land in respect of which a consent is sought, or any structure on the land, is not, and is not likely to be, subject to material damage by slippage from any source; and

c) that sufficient provision has been made for stable physical access to each allotment to be created by the subdivision.

8. Limitation

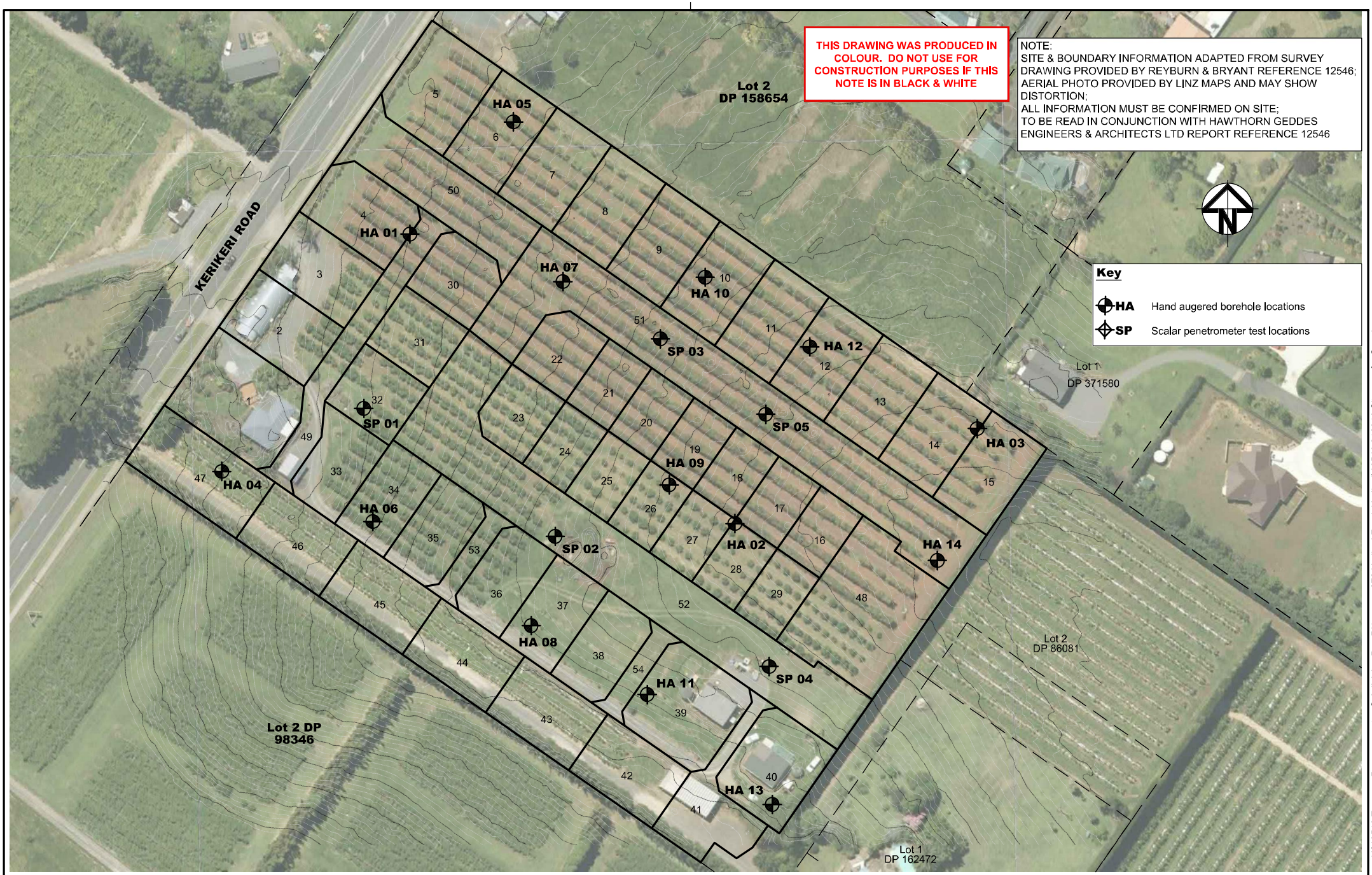
Recommendations and opinions in this report are based on data from the investigation described herein. The nature and continuity of subsoil conditions away from the boreholes is inferred and it is possible that actual conditions could vary from those assumed. Should subsoil conditions vary from those described in this report, it is essential that Hawthorn Geddes engineers and architects ltd be contacted to confirm the applicability of the recommendations.

This report has been prepared solely for the benefit of our client Traverse Limited and the Far North District Council in relation to the resource consent application for which this report has been prepared.

The comments in it are limited to the purpose stated in this report. No liability is accepted by Hawthorn Geddes engineers & architects ltd in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at their own risk.

Appendix A – Figures

Date: 28.02.22
HG ref.:12546



SITE PLAN
SCALE - 1:1000

TO BE READ ONLY IN CONJUNCTION WITH ASSOCIATED REPORT

USE WRITTEN DIMENSIONS. DO NOT SCALE FROM DRAWING.

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CLIENT TRAVERSE DEVELOPMENTS
PROJECT GEOTECHNICAL INVESTIGATION
373 KERIKERI ROAD, KERIKERI
DRAWING SITE PLAN

SCALE @ A3 1:1000
PROJECT No. 12546
FIGURE No. 01
REV. R1

18/01/2022 3:18:42 p.m. K\12546 Traverse Developments - Subdivision Due Diligence - 373 Kerikeri Road, Kerikeri\12546 210916 Site plan for Geo.dwg

Appendix B – Borehole Logs & Scala Data Chart

Date: 28.02.22
HG ref.:12546

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA1

CLIENT Traverse Developments
PROJECT Traverse Developments – Subdivision Due Diligence – 373 Keriker
PROJECT NUMBER 12546
PROJECT LOCATION 373 Kerikeri Road , Kerikeri
START DATE 06/09/21 **COMPLETED DATE** 06/09/21 **COORDINATES** **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY DC
HOLE LOCATION Start of Lot

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
				0.10 Topsoil: clayey SILT; dark brown, very stiff , moderately plastic , moist		
				silty CLAY; brown, hard , highly plastic , moist		
		SV = 125 / 51 kPa (GEO952)				
		SV = 161 / 59 kPa (GEO952)				
1		SV = 176 / 59 kPa (GEO952)				
		SV = 176 / 73 kPa (GEO952)				
		SV = 176 / 73 kPa (GEO952)				
		SV = 176 / 81 kPa (GEO952)				
2		SV = 161 / 73 kPa (GEO952)				
		SV = 176 / 88 kPa (GEO952)				
		SV = 176 / 73 kPa (GEO952)				
				3.00 EOH: 3.00m		
3		SV = 154 / 66 kPa (GEO952)				

Groundwater Not Encountered

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Produced with Core-GS

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA2

CLIENT Traverse Developments
PROJECT Traverse Developments – Subdivision Due Diligence – 373 Keriker
PROJECT NUMBER 12546
PROJECT LOCATION 373 Kerikeri Road , Kerikeri
START DATE 06/09/21 **COMPLETED DATE** 06/09/21 **COORDINATES** **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY DC
HOLE LOCATION Bottom of Lot

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
				0.10 Topsoil: clayey SILT; dark brown, very stiff , moderately plastic , moist		
		SV = 117 / 29 kPa (GEO952)		silty CLAY; brown, very stiff , highly plastic , moist		
		SV = 161 / 59 kPa (GEO952)				
1		SV = 161 / 73 kPa (GEO952)				
		SV = 176 / 81 kPa (GEO952)				
		SV = 176 / 88 kPa (GEO952)				
		SV = 161 / 59 kPa (GEO952)				
2		SV = 147 / 59 kPa (GEO952)				
		SV = 147 / 59 kPa (GEO952)		2.50		
				clayey SILT; dark brown, very stiff , moderately plastic , moist		
		SV = 147 / 66 kPa (GEO952)				
3		SV = 161 / 44 kPa (GEO952)		3.00 EOH: 3.00m		

Groundwater Not Encountered

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Produced with Core-GS

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA3

CLIENT Traverse Developments
PROJECT Traverse Developments – Subdivision Due Diligence – 373 Keriker
PROJECT NUMBER 12546
PROJECT LOCATION 373 Kerikeri Road , Kerikeri
START DATE 06/09/21 **COMPLETED DATE** 06/09/21 **COORDINATES** **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY DC
HOLE LOCATION Effluent

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
			TS T	Topsoil: clayey SILT; dark brown, very stiff , moderately plastic , moist	Groundwater Not Encountered	
				0.10 silty CLAY; brown, hard , highly plastic , moist		
1				1.00 EOH: 1.00m		

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Produced with Core-GS

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA01

CLIENT Traverse Ltd
PROJECT Engineering suitability for subdivision
PROJECT NUMBER 12546
PROJECT LOCATION 373 Kerikeri Road , Kerikeri
START DATE 06/09/21 **COMPLETED DATE** 06/09/21 **COORDINATES** **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY DC
HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
0				0.10 TOPSOIL Silty CLAY, brown, very stiff, moist, highly plastic	Groundwater Not Encountered	
		SV = 125 / 51 kPa (GEO952)				
		SV = 161 / 59 kPa (GEO952)				
1		SV = 176 / 59 kPa (GEO952)				
		SV = 176 / 73 kPa (GEO952)				
		SV = 176 / 73 kPa (GEO952)				
		SV = 176 / 81 kPa (GEO952)				
2		SV = 161 / 73 kPa (GEO952)				
		SV = 176 / 88 kPa (GEO952)				
		SV = 176 / 73 kPa (GEO952)				
3		SV = 154 / 66 kPa (GEO952)		3.00 EOH: 3.00m		

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Produced with Core-GS

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA02

CLIENT	Traverse Ltd	**PROJECT**	Engineering suitability for subdivision
PROJECT NUMBER	12546	**PROJECT LOCATION**	373 Kerikeri Road , Kerikeri
START DATE	06/09/21	**COMPLETED DATE**	06/09/21
COORDINATES		**LEVEL**	0.00
DRILLING CONTRACTOR			
DRILLING METHOD	50mm Hand Auger		
LOGGED BY	DC		
HOLE LOCATION			

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
				0.10 TOPSOIL		
				Silty CLAY, brown, very stiff, moist, highly plastic		
		SV = 117 / 29 kPa (GEO952)				
		SV = 161 / 59 kPa (GEO952)				
1		SV = 161 / 73 kPa (GEO952)				
		SV = 176 / 81 kPa (GEO952)				
		SV = 176 / 88 kPa (GEO952)				
		SV = 161 / 59 kPa (GEO952)				
2		SV = 147 / 59 kPa (GEO952)				
		SV = 147 / 59 kPa (GEO952)		2.50		
				Clayey SILT, dark brown, very stiff, moist, moderately plastic		
		SV = 147 / 66 kPa (GEO952)				
3		SV = 161 / 44 kPa (GEO952)		3.00 EOH: 3.00m		

Groundwater Not Encountered

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

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Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA03

CLIENT Traverse Ltd
PROJECT Engineering suitability for subdivision
PROJECT NUMBER 12546
PROJECT LOCATION 373 Kerikeri Road , Kerikeri
START DATE 06/09/21 **COMPLETED DATE** 06/09/21 **COORDINATES** **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY DC
HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
				0.10 TOPSOIL Silty CLAY, brown, hard, moist, highly plastic	Groundwater Not Encountered	
1				1.00 EOH: 1.00m		
2						
3						

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

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LOG OF HAND AUGER

HA04

CLIENT Traverse Ltd
PROJECT Engineering suitability for subdivision
PROJECT NUMBER 12546
PROJECT LOCATION 373 Kerikeri Road , Kerikeri
START DATE 13/01/22 **COMPLETED DATE** 13/01/22 **COORDINATES** **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY NS
HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
		SV = 233+ kPa (GEO287)		0.10 TOPSOIL SILT, minor clay, brown, hard, moist, slightly plastic	Groundwater Not Encountered	
		SV = UTP (GEO287)		0.60 fine Sandy SILT, brown, hard, moist, non-plastic		
1		SV = UTP (GEO287)		1.00 SILT, trace clay, brown, very stiff, moist, slightly plastic		
		SV = 163 / 30 kPa (GEO287)		1.2m: Wet.		
		SV = 166 / 30 kPa (GEO287)				
		SV = 186 / 17 kPa (GEO287)		1.8m - 2.0m: poor recovery		
2				2.0m: Pink		
		SV = 166 / 37 kPa (GEO287)				
		SV = 103 / 70 kPa (GEO287)				
		SV = 189 / 50 kPa (GEO287)		2.70 Silty CLAY, purplish pink, very stiff, moist, highly plastic		
3		SV = 233+ kPa (GEO287)		3.00 EOH: 3.00m		

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

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LOG OF HAND AUGER

HA05

CLIENT Traverse Ltd
PROJECT Engineering suitability for subdivision
PROJECT NUMBER 12546
PROJECT LOCATION 373 Kerikeri Road , Kerikeri
START DATE 13/01/22 **COMPLETED DATE** 13/01/22 **COORDINATES** **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY NS
HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
0		SV = 103 / 37 kPa (GEO287)		0.10 TOPSOIL SILT, minor clay, brown, hard, moist, slightly plastic	Groundwater Not Encountered	
		SV = 233+ kPa (GEO287)		0.7m: With some clay.		
1		SV = 233+ kPa (GEO287)		1.0m: With minor clay.		
		SV = 233+ kPa (GEO287)				
		SV = 233+ kPa (GEO287)		1.6m: Yellowish brown mottles		
		SV = 233+ kPa (GEO287)		1.8m: Yellowish brown and dark brown intermixed		
2		SV = UTP (GEO287)				
		SV = 154 / 53 kPa (GEO287)		2.4m: Very stiff.		
		SV = 153 / 56 kPa (GEO287)				
3		SV = 233+ kPa (GEO287)		3.00 EOH: 3.00m		

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Produced with Core-GS

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LOG OF HAND AUGER

HA06

CLIENT	Traverse Ltd	**PROJECT**	Engineering suitability for subdivision
PROJECT NUMBER	12546	**PROJECT LOCATION**	373 Kerikeri Road , Kerikeri
START DATE	13/01/22	**COMPLETED DATE**	13/01/22
COORDINATES		**LEVEL**	0.00
DRILLING CONTRACTOR			
DRILLING METHOD	50mm Hand Auger		
LOGGED BY	GS		
HOLE LOCATION			

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
			TS	0.20 TOPSOIL		
		SV = 205+ kPa (GEO952)		SILT, some clay, minor fine to medium sand, dark orangish brown, hard, moist, slightly plastic		
		SV = 205+ kPa (GEO952)				
1		SV = 205+ kPa (GEO952)				
		SV = 205+ kPa (GEO952)				
		SV = UTP (GEO952)		1.5m: With trace fine angular gravel, light orange mottles		
		SV = 205+ kPa (GEO952)		2.00		
2		SV = 205+ kPa (GEO952)		Clayey SILT, minor fine to medium sand, dark orangish brown, hard, moist, moderately plastic		
		SV = 205+ kPa (GEO952)				
		SV = 205+ kPa (GEO952)		2.80		
		SV = 205+ kPa (GEO952)		3.00 SILT, some fine sand, minor clay, purplish orange, very stiff, wet, non-plastic		
3	2	SV = 117 / 64 kPa (GEO952)		EOH: 3.00m		
	3					
	4					
	2					
	2					
	1					
	1					
	2					
	3					
	4					
4	5					
	6					
	7					
	10					
	8					
	10					
	8					
	9					
	10					
	12					
5	14					

Groundwater Not Encountered

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Produced with Core-GS

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA07

CLIENT Traverse Ltd
PROJECT Engineering suitability for subdivision
PROJECT NUMBER 12546
PROJECT LOCATION 373 Kerikeri Road , Kerikeri
START DATE 13/01/22 **COMPLETED DATE** 13/01/22 **COORDINATES** **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY NS
HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
0		SV = 233+ kPa (GEO287)		0.10 TOPSOIL SILT, some clay, dark brown, hard, moist, slightly plastic	Groundwater Not Encountered	
		SV = 233+ kPa (GEO287)				
		SV = 233+ kPa (GEO287)		0.9m: With minor clay, Brown 1.0m: With minor fine sand		
1		SV = 233+ kPa (GEO287)		1.3m: With some sand. Sand, fine.		
		SV = 233+ kPa (GEO287)				
		SV = 233+ kPa (GEO287)		1.8m: With minor fine sand, dark brown		
2		SV = 228 / 83 kPa (GEO287)				
		SV = 199 / 50 kPa (GEO287)		2.3m: With some fine sand, trace clay and silt clusters		
		SV = 233+ kPa (GEO287)				
3		SV = UTP (GEO287)		3.00 EOH: 3.00m		

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Produced with Core-GS

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA08

CLIENT	Traverse Ltd	**PROJECT**	Engineering suitability for subdivision
PROJECT NUMBER	12546	**PROJECT LOCATION**	373 Kerikeri Road , Kerikeri
START DATE	13/01/22	**COMPLETED DATE**	13/01/22
COORDINATES		**LEVEL**	0.00
DRILLING CONTRACTOR			
DRILLING METHOD	50mm Hand Auger		
LOGGED BY	GS		
HOLE LOCATION			

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
			TS	TOPSOIL	Groundwater Not Encountered	
				0.20		
		SV = 205+ kPa (GEO952)		SILT, some clay, minor fine to medium sand, dark orangish brown, hard, moist, slightly plastic		
		SV = 205+ kPa (GEO952)				
1		SV = 205+ kPa (GEO952)				
		SV = 205+ kPa (GEO952)				
		SV = 205+ kPa (GEO952)				
		SV = 205+ kPa (GEO952)		1.8m: With trace gravel. Gravel, fine, angular.		
2				2.0m: Fine angular gravel absent		
		SV = 205+ kPa (GEO952)				
		SV = 152 / 67 kPa (GEO952)		2.4m: Very stiff; wet.		
		SV = 161 / 76 kPa (GEO952)				
3		SV = 205+ kPa (GEO952)		3.00 EOH: 3.00m		

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Produced with Core-GS

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA09

CLIENT	Traverse Ltd	**PROJECT**	Engineering suitability for subdivision
PROJECT NUMBER	12546	**PROJECT LOCATION**	373 Kerikeri Road , Kerikeri
START DATE	13/01/22	**COMPLETED DATE**	13/01/22
COORDINATES		**LEVEL**	0.00
DRILLING CONTRACTOR			
DRILLING METHOD	50mm Hand Auger		
LOGGED BY	GS		
HOLE LOCATION			

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
			TS	TOPSOIL 0.20	Groundwater Not Encountered	
		SV = 205+ kPa (GEO952)		SILT, some clay, minor fine to medium sand, dark orangish brown, hard, moist, slightly plastic		
		SV = 205+ kPa (GEO952)				
		SV = 205+ kPa (GEO952)				
1		SV = UTP (GEO952)		1.20 Clayey SILT, minor fine to medium sand, dark orangish brown, hard, moist, moderately plastic		
		SV = 205+ kPa (GEO952)		1.60 SILT, minor clay and fine to medium sand, dark orangish brown, hard, moist, non-plastic		
		SV = UTP (GEO952)				
2		SV = UTP (GEO952)				
		SV = UTP (GEO952)				
		SV = UTP (GEO952)				
3		SV = UTP (GEO952)		3.00 EOH: 3.00m		

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Produced with Core-GS

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA10

CLIENT Traverse Ltd
PROJECT Engineering suitability for subdivision
PROJECT NUMBER 12546
PROJECT LOCATION 373 Kerikeri Road , Kerikeri
START DATE 13/01/22 **COMPLETED DATE** 13/01/22 **COORDINATES** **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY NS
HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
			TS	TOPSOIL	Groundwater Not Encountered	
				0.20 SILT, some fine sand, minor clay, dark brown, hard, moist, slightly plastic		
		SV = 166 / 45 kPa (GEO287)				
		SV = 233+ kPa (GEO287)		0.7m: Some fine sand absent		
1		SV = 233+ kPa (GEO287)				
		SV = 233+ kPa (GEO287)		1.3m: With some sand, with trace clay; orange mottles. Sand, fine.		
		SV = 233+ kPa (GEO287)		1.6m: With minor fine sand, wet		
		SV = 233+ kPa (GEO287)				
2		SV = 233+ kPa (GEO287)		2.0m: Minor fine sand absent		
		SV = 233+ kPa (GEO287)		2.3m: Trace clay absent		
		SV = 233+ kPa (GEO287)				
		SV = 233+ kPa (GEO287)		3.00 EOH: 3.00m		
3		SV = 226 / 40 kPa (GEO287)				

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Produced with Core-GS

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA11

CLIENT Traverse Ltd
PROJECT Engineering suitability for subdivision
PROJECT NUMBER 12546
PROJECT LOCATION 373 Kerikeri Road , Kerikeri
START DATE 13/01/22 **COMPLETED DATE** 13/01/22 **COORDINATES** **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY GS
HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
			TS	TOPSOIL	Groundwater Not Encountered	
				0.20 SILT, some clay, minor fine to medium sand, dark orangish brown, hard, moist, slightly plastic		
		SV = 205+ kPa (GEO952)				
		SV = 205+ kPa (GEO952)				
1		SV = 205+ kPa (GEO952)				
		SV = UTP (GEO952)		1.2m: With trace fine angular gravel		
		SV = UTP (GEO952)		1.6m - 1.8m: Dark orange mottles		
		SV = 205+ kPa (GEO952)				
2		SV = 205+ kPa (GEO952)		2.2m: With minor fine to medium sand		
		SV = UTP (GEO952)				
		SV = 205+ kPa (GEO952)		2.9m: Wet		
3		SV = UTP (GEO952)		3.00 EOH: 3.00m		

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Produced with Core-GS

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA12

CLIENT Traverse Ltd
PROJECT Engineering suitability for subdivision
PROJECT NUMBER 12546
PROJECT LOCATION 373 Kerikeri Road , Kerikeri
START DATE 13/01/22 **COMPLETED DATE** 13/01/22 **COORDINATES** **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY NS
HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
		SV = 183 / 50 kPa (GEO287)		0.10 TOPSOIL SILT, some fine sand, minor clay, dark brown, hard, moist, slightly plastic	Groundwater Not Encountered	
		SV = 233+ kPa (GEO287)		0.6m: With minor fine sand		
1		SV = 233+ kPa (GEO287)				
		SV = 233+ kPa (GEO287)				
		SV = 233+ kPa (GEO287)		1.5m: Minor fine sand and clay absent, Brown		
		SV = 233+ kPa (GEO287)		1.8m: Orange mottles		
2		SV = 223 / 164 kPa (GEO287)		2.2m: With minor fine sand and clay, Grayish brown, white mottles		
		SV = UTP (GEO287)		2.6m: Very stiff, wet		
		SV = 166 / 100 kPa (GEO287)				
3		SV = 158 / 83 kPa (GEO287)		3.00 EOH: 3.00m		

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Produced with Core-GS

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA13

CLIENT Traverse Ltd
PROJECT Engineering suitability for subdivision
PROJECT NUMBER 12546
PROJECT LOCATION 373 Kerikeri Road , Kerikeri
START DATE 13/01/22 **COMPLETED DATE** 13/01/22 **COORDINATES** **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY GS
HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
			TS	TOPSOIL		
				0.20		
		SV = 205+ kPa (GEO952)		SILT, some clay, minor fine to medium sand, dark orangish brown, hard, moist, slightly plastic		
		SV = 205+ kPa (GEO952)				
		SV = 205+ kPa (GEO952)				
1						
		SV = 205+ kPa (GEO952)		1.20		
				Clayey SILT, trace fine to medium sand, dark orangish brown, hard, moist, moderately plastic		
		SV = 205+ kPa (GEO952)				
		SV = 205+ kPa (GEO952)				
				2.0m: With trace fine angular gravel		
2						
		SV = 205+ kPa (GEO952)		2.20		
				SILT, some clay, minor fine to medium sand, dark orangish brown, hard, moist, slightly plastic		
		SV = 205+ kPa (GEO952)				
		SV = UTP (GEO952)				
				3.00 EOH: 3.00m		
3		SV = 205+ kPa (GEO952)				

Groundwater Not Encountered

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Produced with Core-GS

Hawthorn Geddes engineers & architects ltd

LOG OF HAND AUGER

HA14

CLIENT Traverse Ltd
PROJECT Engineering suitability for subdivision
PROJECT NUMBER 12546
PROJECT LOCATION 373 Kerikeri Road , Kerikeri
START DATE 13/01/22 **COMPLETED DATE** 13/01/22 **COORDINATES** **LEVEL** 0.00
DRILLING CONTRACTOR
DRILLING METHOD 50mm Hand Auger
LOGGED BY GS
HOLE LOCATION

DEPTH (m)	SCALA (Blows / 100mm)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER	DEPTH (m)
			TS	TOPSOIL		
				0.20		
		SV = 205+ kPa (GEO952)		SILT, some clay, minor fine to medium sand, dark orangish brown, hard, moist, slightly plastic (Kerikeri Volcanic Group)		
		SV = 205+ kPa (GEO952)				
1		SV = UTP (GEO952)				
		SV = 205+ kPa (GEO952)				
		SV = 205+ kPa (GEO952)		1.6m: Dark and red mottles	Groundwater Not Encountered	
		SV = UTP (GEO952)				
2		SV = UTP (GEO952)				
				2.20		
		SV = UTP (GEO952)		SILT, some fine to medium sand, minor clay, dark orange and grey intermixed, non-plastic (Te Kuiti Group)		
	20			2.50		
	20			EOH: 2.50m		
3						

PHOTO / SKETCH



WATER OBSERVATIONS

Date / Time	Water Level (m)	Type	Remarks

REMARKS

SYMBOLS

- Standing Water Level
- Water Out flow
- Water In flow

Produced with Core-GS

SCALA PENETROMETER TEST RESULTS

Project No: 12546

Project Name: Engineering suitability for subdivision

Tested by: NS & GS

Date: 13/01/22

Hawthorn Geddes engineers & architects ltd

Legend:

- Very Loose =
- Loose =
- Medium Dense =
- Dense =
- Very Dense =

