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16 May 2025

Resource Consents Department
Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440

By Email Only

Dear Sir / Madam,

Re: RESOURCE CONSENT APPLICATION : 38 OLIVE VIEW HEIGHTS, TAIPA

1.0 Diane Simpson (the Applicant) has instructed us to lodge a resource consent application for their captioned property.

1.1 A full AEE in accordance with the requirements of the RMA 1991 is attached. The requisite FNDC Application form is included in the appendices.

1.2 If you could kindly advise a reference number, we will arrange for the Client to make the necessary deposit payment to the FNDC by bank transfer.

Yours sincerely,

Neil Mumby
Director
Cable Bay Consulting

APPLICATION FOR RESOURCE CONSENT TO THE FAR NORTH DISTRICT COUNCIL PURSUANT TO SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

Combined Subdivision and Land Use Consent for a Two Lot Subdivision in the Coastal Living Zone, with infringements of building platform shape and impermeable surfaces, as well as retrospective land use consent for a side yard infringement.

38 Olive View Heights, Taipa

Assessment of Environmental Effects

May 2025

Cable Bay Consulting Ltd, 11 Bush Point Road, Cable Bay 0420

INTRODUCTION AND PROPOSAL

1.1 Diane Simpson ("the Applicant") seeks resource consent under the Resource Management Act 1991 and the Far North District Council District ("FNDC") Operative District Plan ("ODP") for a two lot subdivision in the Coastal Living zone.

1.2 This proposed subdivision will result in one vacant allotment of approximately 6470m^2 (Lot 1) and one allotment of approximately 6250m^2 (Lot 2). Lot 2 contains the existing dwelling and accessory buildings.

1.3 Proposed Lot 1 will contain a proposed irregular shaped building platform. Proposed Lot 2 will result in a consequential infringement of the impermeable surfaces standard, and also seeks retrospective land use consent for an existing side yard infringement.

1.4 The Register of Title information is summarised in Table 1 below;

Existing Title	Existing Area
Lot 14 Deposited Plan 207759 , created in 2003, with consent notices and easements	1.272 hectares

Table 1 : Register of Title Information

DOCUMENTATION

1.5 This application is accompanied by the following documents;

i. Register of Title (**Attachment 1**)
ii. Adjacent Land Analysis (**Attachment 2**)
iii. Scheme Plan / Building Plans (**Attachment 3**)
iv. Engineering Report (**Attachment 4**)
v. Ecological Report (**Attachment 5**)
vi. Section 86B of the RMA 1991 Check (**Attachment 6**)
vii. Operative District Plan Development Control Check (**Attachment 7**)
viii. Relevant ODP Assessment Criteria (**Attachment 8**)
ix. Fourth Schedule Compliance Assessment (**Attachment 9**)
x. NRPS : Relevant Objectives & Policies (**Attachment 10**)
xi. ODP : Relevant Objectives & Policies (**Attachment 11**)
xii. PDP : Relevant Objectives & Policies (**Attachment 12**)
xiii. Written Approval (**Attachment 13**)
xiv. Service Provider Correspondence (**Attachment 14**)
xv. Application Form & Checklist (**Attachment 15**).

DESCRIPTION OF SITE AND SURROUNDS

1.6 The land is as legally described in Table 1 with a total land area of approximately 1.27 hectares, and has been owned by the Applicant since 2018. The current Register of Title, together with consent notices, and easement documentation is appended in **Attachment 1** for ease of reference.

1.7 The site is located on the southern side of Olive View Heights Road in a valley base, with flat to moderately sloping topography. The site contains a stream of less than three metres in average width on the western boundary, with associated riparian vegetation. There is also an area of regenerating bush located relatively centrally on the site.

1.8 The site presently has two existing crossings from Olive View Heights Road, with the existing dwelling accessed via the eastern crossing and metalled carriageway. As already stated, there is an existing dwelling and accessory buildings present on the site within proposed Lot 2, and the history of this dwelling and accessory buildings are addressed in paragraphs 1.17 to 1.20 of this report. There are no other notable features present. This detail can be seen in the image in Figure 1 below.

Figure 1 : Aerial Imagery *Source Google Earth 11/04/25.*

1.9 In general terms, the site is located south / south east of the settlement of Taipa, approximately one kilometre distant. As a consequence, adjacent land uses are all rural and rural - residential in nature. Adjacent land analysis for the purposes of assessment under s95D of the Act is contained in **Attachment 2.**

1.10 The subject site is zoned Coastal Living under the Operative District Plan ("ODP"), with no limitations listed in the Resource Maps, as illustrated in Figures 2 & 3 below.

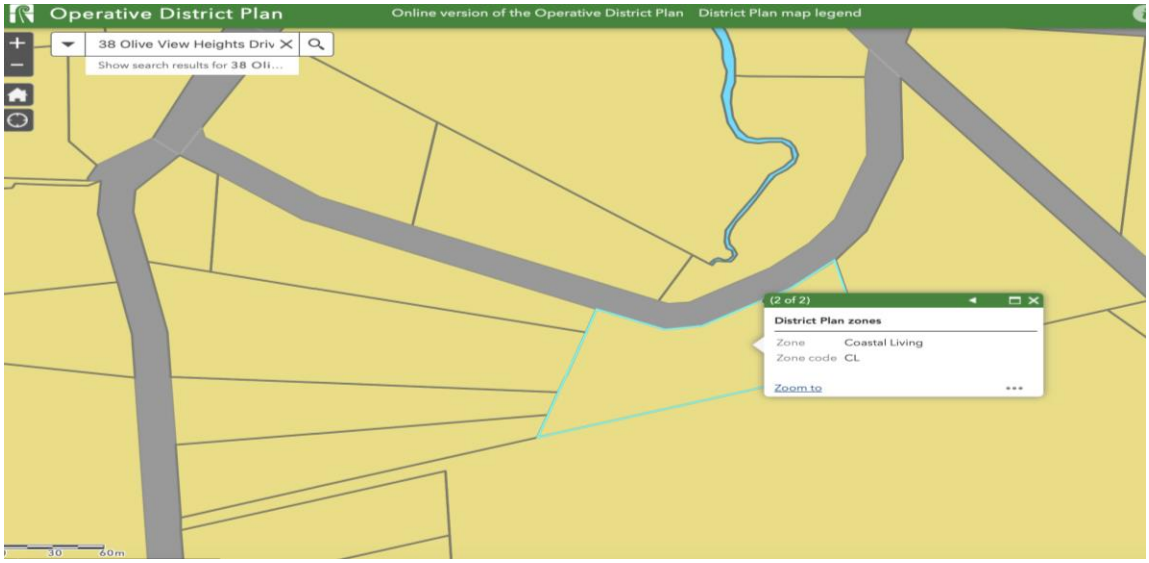


Figure 2 : FNDC ODP Zoning Maps *Source FNDC GIS 04/03/25*

Figure 3 : FNDC Resource Maps *Source FNDC ODP Map 15*

1.11 The site is located within 500 metres of land administered by the Department of Conservation as shown in figure 4 below.

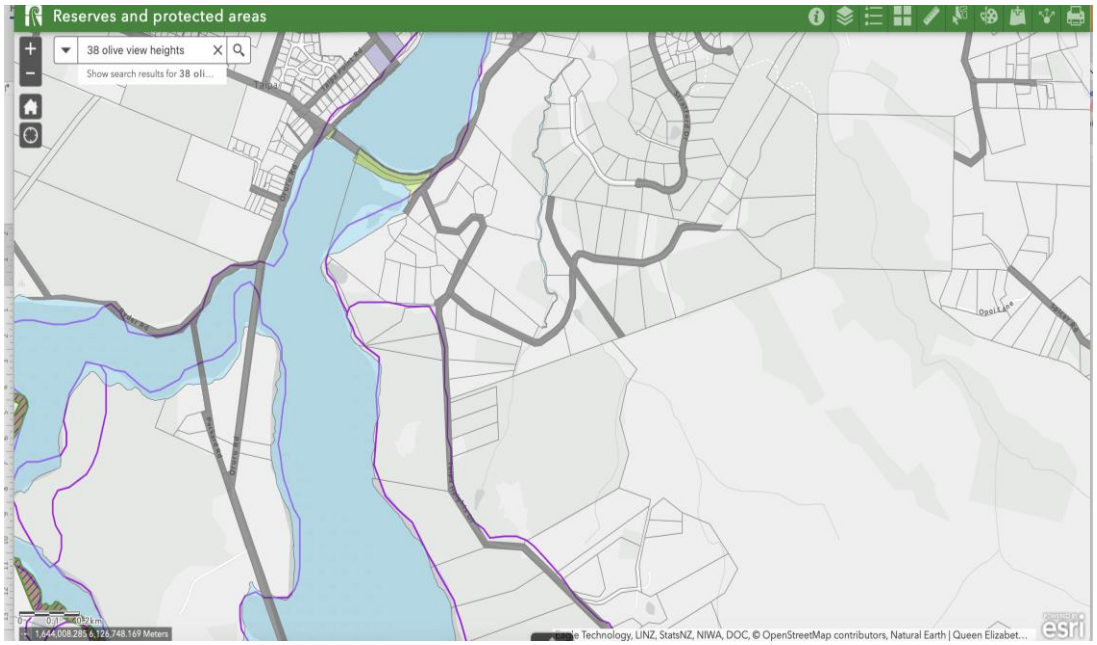


Figure 4 : Department of Conservation Land *Source FNDC GIS as at 11/04/25.*

1.12 No HAIL sites are present as per screenshot below;

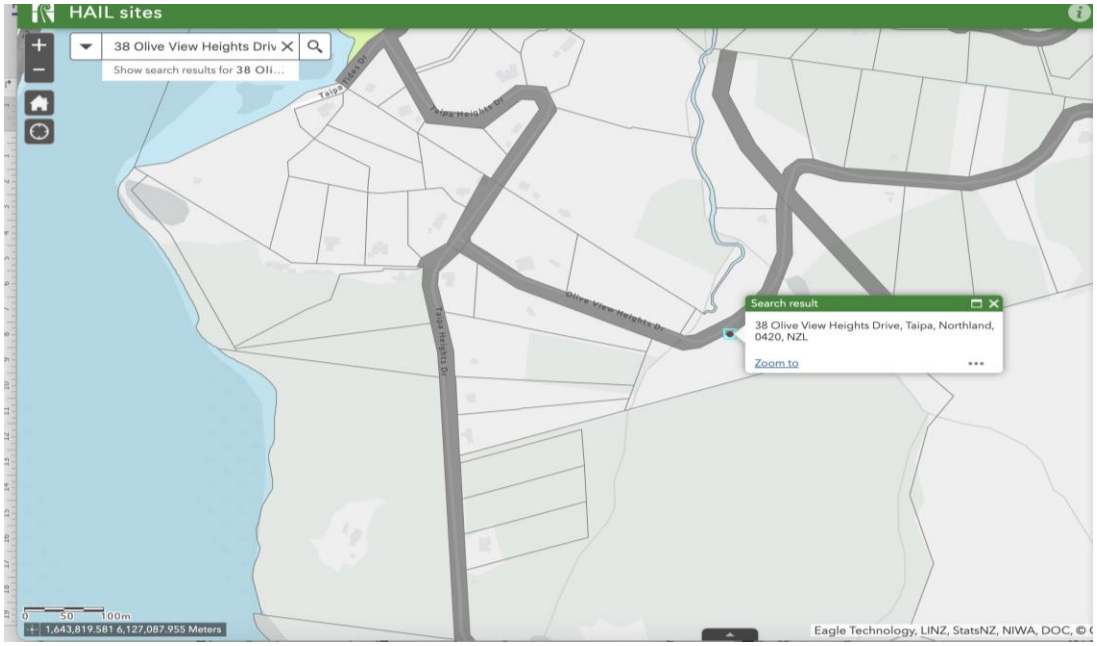


Figure 5 : HAIL Map *Source FNDC GIS 19/0245*

1.13 No recorded NZAA Archaeological sites are shown on the site in Councils GIS. The site does not contain any District Plan Historic Sites, District Plan Archaeological Sites, or District Plan Sites of Significance to Māori.

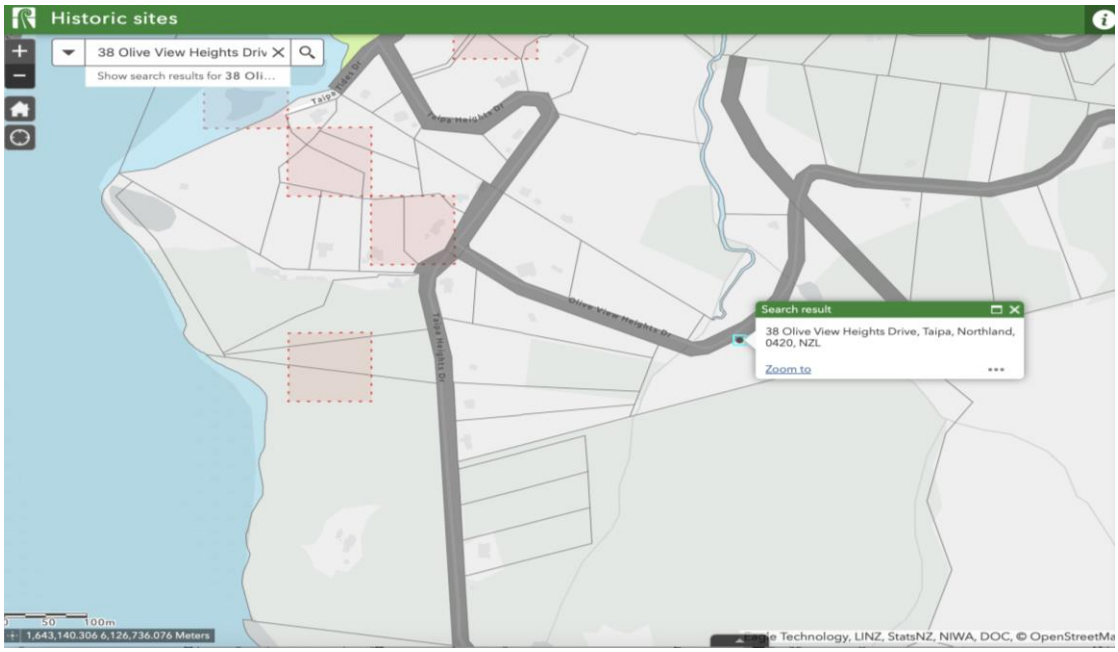


Figure 6: NZAA Archaeological Sites *Source FNDC GIS 11/04/25*

1.14 The site is however located within a Kiwi Present area as per the screenshot below.

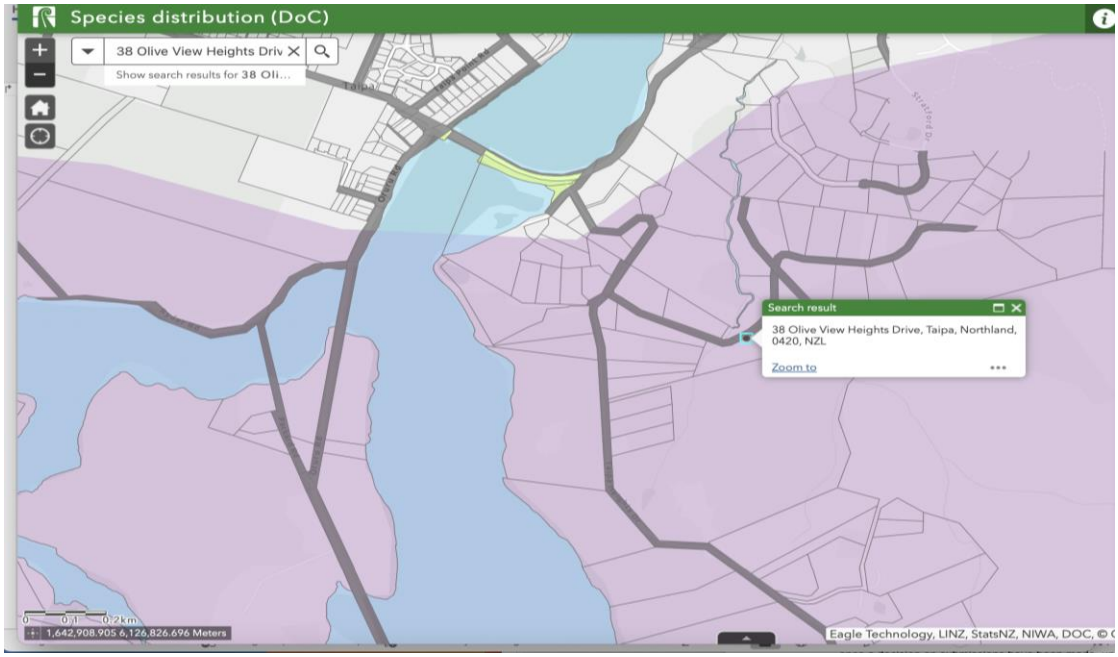


Figure 7: Kiwi Present Area – Present *Source FNDC GIS 11/04/25*

1.15 The site as a whole is also zoned "Rural Lifestyle" under the Proposed District Plan ("PDP"). The site is also affected by flooding on the western boundary. This can be seen in Figure 8 below.

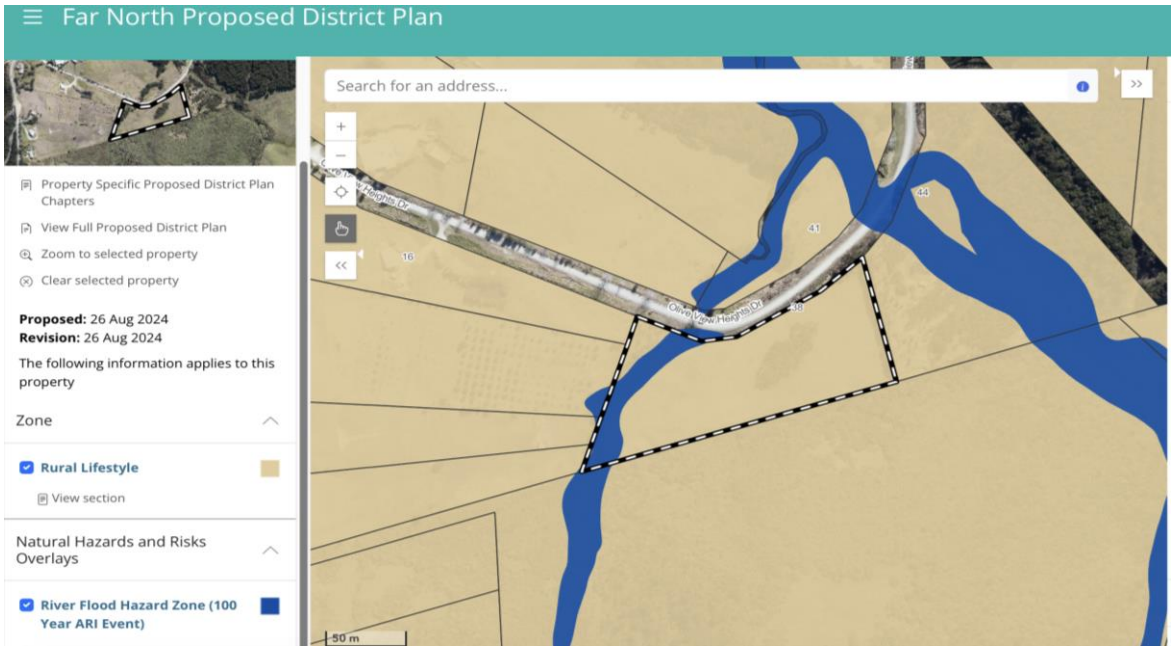


Figure 8 : FNDC PDP Zoning Maps *Source FNDC GIS 04/03/25*

1.16 No heritage matters, notable trees, Sites and Areas of Significance to Māori, Outstanding Natural Landscapes, Outstanding Natural Features, or Statutory Acknowledgment Areas are notated on the PDP maps.

Site History

1.17 A review of the FNDC property files shows that Council has records that pertain to the existing buildings. These involve both an earlier land use consent as well as building consents.

1.18 The resource consents were issued in 2017 (Council Reference 2180064-RMALUC) for the construction of a dwelling in the Coastal Living zone that breached the visual amenity standards (typical of all standard dwellings in this zone), as well as an associated earthworks permit for the site development works (Council Reference 3000957-LGAEWK).

1.19 The building consents were issued on the site in 2017 for the siting of a dwelling and wastewater system (Council Reference BC-2018-307/0) and then a later building consent was issued for a carport / garage adjacent the dwelling in 2019 (Council Reference EBC-2020-11628/0).

1.20 Since that time two small garden / implement sheds of approximately 10m^2 each have been constructed south of the dwelling, and within / partially within the 10 metre side yard. This is shown in Figures 9 & 10 below. In addition a storage shed with a floor area of approximately 18m^2 has been constructed to the south west of the dwelling, also within the required 10 metre side yard. This shed is described on the plans as a “sleep

out" but contains no services of any kind (no electricity, no water supply, no plumbing or drainage, etc). Please refer to Figure 11. Discussions with the Applicant indicate that it was previously constructed and used for sleeping in lieu of a tent by visiting family, but is now used for storage.

Figure 9 : Tool Shed Source Site Visit 23/04/25

Figure 10 : Garden Shed Source Site Visit 23/04/25

Figure 11 : Storage Shed Source Site Visit 23/04/25

Subdivision Concept Design

2.1 The proposed subdivision layout is shown below, with a further full detailed subdivision scheme plan as well as plans / sketches of the existing buildings included in **Attachment 3** for ease of reference.

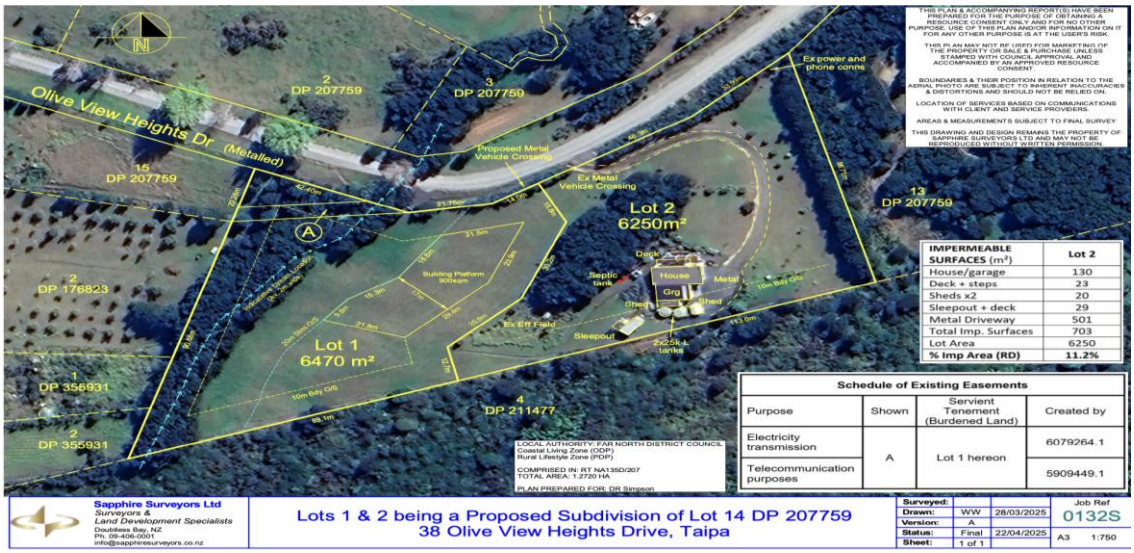


Figure 12 : Overall Scheme Plan *Source Sapphire Surveyors April 2025*

2.2 The Applicants have undertaken their subdivision design process with the input of a registered surveyor, chartered engineer, qualified ecologist and a qualified planner. This process has resulted in the proposed subdivision layout. It complies with the discretionary activity lot standards for the Coastal Living Zone, takes into consideration existing site features (the stands of existing bush, the presence of the stream) and also minimises the extent of the consequential impermeable surface infringement on Lot 2. It also provides a 900m^2 building platform, albeit one which cannot contain the requisite 30 metre by 30 metre square, but this ensures a building platform clear of the required stream setback requirements under the ODP, and also clear of the modelled flood plain.

Planning Design Considerations

2.3 The creation of lot boundaries around existing dwellings with consequential infringements of standards or rules within District Plans is common. In respect of this application, it is noted that a consequential infringement of impermeable surfaces on Lot 2 primarily occurs primarily as a result of the driveway length, as the driveway has an impermeable area of some 501m^2. The effects of this can be mitigated by both engineering conditions (to attenuate stormwater) and planning conditions if necessary.

2.4 For example, if required by Council, a corresponding reduction in allowable impermeable surface on Lot 1 can be implemented to ensure that when viewed as a whole, the site(s) continue to comply with the maximum impermeable surface standards.

2.5 The Applicant has also obtained the written approval from the owner / occupier of the site to the immediate south at Lot 4 DP211477 for the proposal / the side yard infringement.

2.6 The irregular shaped building platform for Lot 1 has been designed to ensure that it is practical for a future dwelling to be constructed, whilst meeting the applicable setbacks from both side boundaries as well as the stream. As already stated, it will also allow the construction of a dwelling clear of the flood plain. This location has been chosen as it will facilitate the construction of a dwelling at a lower elevation than the existing dwelling (an approximate 10 metre height differential), which is already largely screened from the existing dwelling at the present time and this will continue as the vegetation reaches maturity.

2.7 Moreover, the selection of this platform will also allow an adequate separation of dwellings that are commensurate with that authorised under the parent subdivision for this local area / the subject site (Council Ref RC 2000273). This parent subdivision prescribed identified building platforms on many of the sites, and these platforms have a separation distance of only some 15- 30 metres, which is a closer distance than sought in the subject proposal. This can be seen in Figure 13 below;

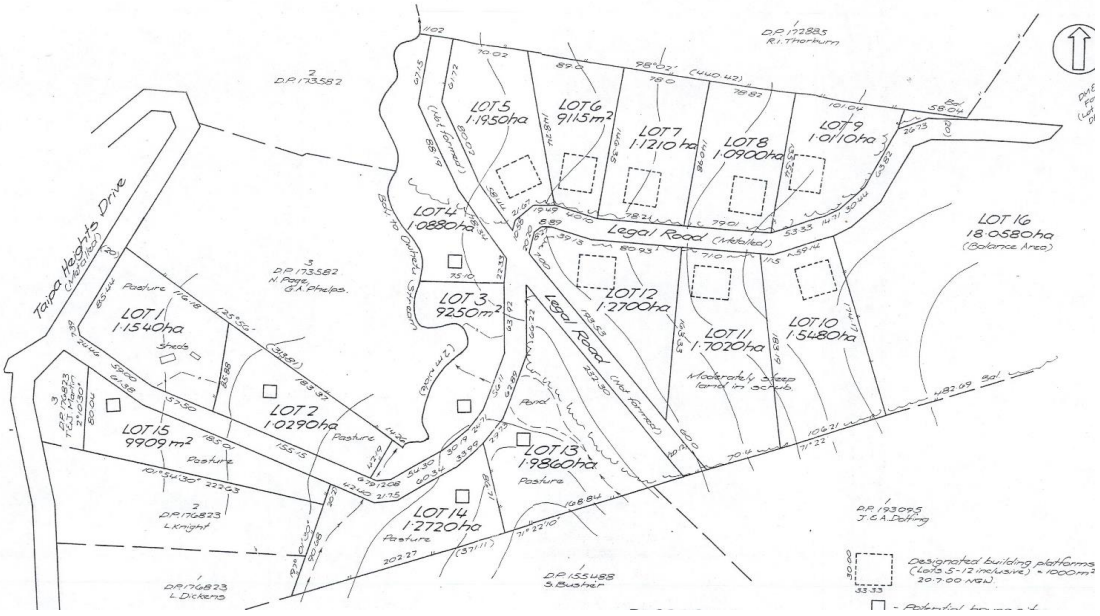


Figure 13 : Parent Subdivision Plan (Council Ref RC 2000273). Source FNDC Property File

Engineering Design Considerations

2.8 The proposed subdivision has been subject to an engineering assessment. This has confirmed that adequate onsite wastewater, stormwater and water supply can be provided. To appropriately mitigate stormwater runoff from the existing and future proposed impermeable areas, Low Impact Design methods are recommended with the attached engineering report. A copy of the engineering report is contained in **Attachment 4**.

Ecological Considerations

2.9 A site visit and review of aerial photographs indicated the presence of wet areas and associated vegetation along the riparian margins of the stream. As a consequence, the Applicant engaged Northland Ecology Ltd to undertake an assessment to ensure that the subdivision design was informed by the ecological features on the site, including wetlands if present. This report concludes;

> *"…The Resource Management Act defines wetlands as "permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions". The definition of "natural wetlands" in the National Policy Statement for Freshwater Management specifically excludes constructed wetlands, geothermal wetlands, and improved pasture that comprises 50% or more exotic pasture species. A site qualifies as a "natural wetland" if more than 50% of the vegetation cover across all strata comprises obligative or facultative wetland species (as per the species list provided in Clarkson et al. 2013). The study site at 38 Olive View Heights does not include an area that meets the criteria for a natural wetland because, on no part of the site, do obligate or facultative wetland species form 50% or more of the vegetation cover. The field is dominated by "exotic pasture species"…"*

2.10 A copy of the report including methodologies and conclusion is contained **Attachment 5** which confirms there are no wetlands present on the site.

DISTRICT PLANNING FRAMEWORK

3.1 At the present time, the principal district planning instruments relevant to this subdivision are the ODP, PDP and Variation 1 to the PDP. There are no other plan changes relevant to this proposal.

Proposed District Plan

3.2 The FNDC publicly notified its PDP on 27th July 2022. Whilst hearings on the PDP have commenced, no decisions have yet been issued by the Hearings Commissioners. It is understood that decisions will be issued by Council in May 2026.

3.3 Under s86B of the Resource Management Act 1991 a rule in a Proposed District Plan has legal effect only once a decision on submissions have been made, unless the criteria under s.86B(3)(a) to (e) apply. In terms of s.86B(3) of the Act, a review of the PDP shows that there are no provisions that relate to water, air or soil, significant indigenous vegetation, significant indigenous habitats of fauna, historic heritage or aquaculture activities that require resource consent in this intervening period.

3.4 Tabulated analysis of the PDP provisions are contained in **Attachment 6**. As there are no relevant rules within the PDP with immediate legal effect that affect the proposed activity status, the activity status of this application is prescribed by the current FNDC ODP. The objectives and policies of the PDP are however relevant for the s.104 assessment undertaken later in this report. This matter is discussed further in paragraph 5.11 to 5.21 of this report.

Operative District Plan

3.5 As already stated, the ODP is the dominant planning document in considering this proposal. Tabulated analysis of the ODP provisions is contained in **Attachment 7**. The analysis confirms that consent is required under the following rules of the ODP;

- Discretionary Activity subdivision consent under Rule 13.7.2.1 (ix) as the proposal meets the minimum lot size of 5000m^2 anticipated under this standard.
- Discretionary Activity subdivision consent under Rule 13.9 (a) as the proposed building platform will not meet the prescribed minimum dimension set out in rule 13.7.2.2.
- Restricted Discretionary Activity land use consent for Lot 2 under Rule 10.7.5.3, as the level of impermeable surfaces will not meet the maximum 10% or 600m^2 impermeable surface requirements as required by standard 10.7.5.1.6 but will meet the maximum of 15% or 1500m^2 under standard 10.7.5.3.8.
- Restricted Discretionary Activity land use consent for Lot 2 under Rule 10.7.5.3, as the required 10 metre side yard is not met by the existing accessory buildings on the southern boundary, and as required by standard 10.7.5.1.7. Specifically;

- The building in Figure 9 will infringe the required yard by a maximum depth of 2.4 metres and a maximum horizontal distance of 5.5 metres.
- The building shown in Figure 10 will infringe the required yard by a maximum depth of 6.75 metres and a maximum horizontal distance of 2.9 metres.
- The building shown in Figure 11 will infringe the required yard by a maximum depth of eight metres and a maximum horizontal distance of six metres.

Overall this combined subdivision and land use consent application is considered a discretionary activity.

Section 104 & 106 of The RMA 1991

3.6 As a discretionary activity, and in addition to s.106 matters, Council has the ability to approve or decline the application. The ODP provides a range of assessment criteria that are relevant for this application. This includes the criteria for restricted discretionary land use activities set out in Rule 10.7.5.3.8 (a) to (i), 10.7.5.3.6 (a) to (d) and discretionary subdivision consent criteria set out in Rule 13.10.1 to 13.10.20 of the ODP that may be considered by the FNDC. These are included in **Attachment 8.**

3.7 With respect to the land use elements, the effects of the impermeable surface infringement have been comprehensively assessed against the relevant criteria in the engineering report contained in **Attachment 4**. This report addresses how this proposal uses low impact design principles, as well as referring to soil qualities, wastewater stormwater management on the site. This report confirms that the stormwater effects of the proposal can be appropriately mitigated.

3.8 With respect to the side yard infringement, as already stated, the Applicant has obtained the written approval for these infringements. However, for completeness we note that there will be no adverse effects in terms of privacy or outlook, access or egress, or adjacent esplanade reserves due to the topography of the site, location of the structures and their modest size. No landscaping is required as a consequence.

3.9 With respect to the subdivision assessment criteria, the proposal results in lots that are of sufficient size to accommodate dwellings clear of natural hazards, and adequate water supply, stormwater and wastewater disposal is able to be provided as set out in the attached engineering report. Moreover service providers have been consulted, whom have confirmed that adequate power and telecommunications can be provided. Appropriate easements have also been shown on the plan of subdivision. There are no listed heritage matters or sensitive ecological areas present on the site that will be affected by the proposal. The proposal is in accordance with these assessment criteria.

STATUTORY REQUIREMENTS

4.0 Section 5 – Purpose of the RMA

Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, "sustainable management" means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –

(a) Sustaining the potential of natural and physical resources (excluding the minerals) to meet the reasonably foreseeable needs of future generations; and

(b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

4.1 Section 104 – Consideration of Applications

4.2 Section 104 of the Resource Management Act 1991 sets out those matters that must be considered when assessing an application for resource consent. Subject to Part II of the Act, Section 104B requires a consent authority to have regard to the following matters in this instance:

"s. 104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108."

4.3 The Fourth Schedule of the Act outlines the matters that must be included in an assessment of effects. A compliance schedule demonstrating how this AEE meets the requirements of the Fourth Schedule contained in **Attachment 9.**

4.4 The subsequent sections of this AEE address the requirements of s.5, s.104 and the Fourth Schedule of the Act as appropriate to the scale of the activity, and as necessary to provide an informed assessment of this proposal.

ASSESSMENT OF EFFECTS

4.5 The Council must decide whether the activity will have, or is likely to have, adverse effects on the environment that are more than minor.

Permitted Baseline

4.6 The permitted baseline may be taken into account and the Council has the discretion to disregard those effects. In terms of the subject site, it is noted that under the ODP, the permitted baseline is limited to a single building of less than 50m^2 in area due to the visual amenity standards in the zone. This permitted baseline is not particularly useful to apply as it effectively requires resource consent for the construction of any substantive dwelling on any site within the zone, and irrespective if it is visible from the coast or not.

Receiving Environment

4.7 The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed. There are no known consents in the area or that have been recently applied for on adjacent sites that may impact this proposal. However if Council is aware of any relevant applications, this AEE can be updated as required to reflect any change in circumstances.

Section 106 Matters

4.8 The engineering report in **Attachment 4** contains an assessment on engineering matters, including stability. Moreover, the proposed subdivision appropriately provides for legal access to each of the proposed lots. There are no adverse effects of the nature identified in s.106 of the Act referenced in the engineering report that preclude this subdivision from proceeding.

Subdivision and Land Use Effects

4.9 The effects arising from the proposal have been assessed using the objectives and policies and the relevant assessment criteria within the ODP as a guide. Please refer to Attachments 2, 4, 5, 8-13 and Paragraphs 2.1 to 3.9 of this AEE for this assessment. The effects are considered minor, and the relevant written approval for the side yard infringement has also been obtained.

PROVISIONS OF ANY RELEVANT PLAN, POLICY STATEMENT, OR OTHER REGULATION

National Environmental Standards for Assessing and Managing Contaminated in Soils to Protect Human Health (2011) (NES :CS)

5.0 With respect to the NES:CS specifically, the site has not been used for cropping purposes and the Applicants have advised that they are not aware of any HAIL activities present. In addition, the HAIL GIS Maps on Councils website have been reviewed, and this does not indicate any HAIL sites on the property.

National Environmental Standards for Freshwater (2022) ("NES:FW")

5.1 These standards have been assessed in the attached ecological assessment and the proposed subdivision is consistent with the NES FW as there are not wetlands present on the site as set out in the attached ecological report

National Policy Statement for Freshwater Management(2022) ("NPS:FW)

5.2 The NPS : FW sets out objectives and policies that direct local government to manage water in an integrated and sustainable way, while providing for economic growth within set water quantity and quality limits. It is considered that the proposal is consistent with this policy statement as riparian vegetation will be retained, the dwelling will be clear of the flood plain, and conditions can be imposed to ensure that earthworks and stormwater discharges do not adversely affect water quality.

NPS Indigenous Biodiversity

5.3 The site contains no significant natural area or other indigenous vegetation of note. Please refer to the attached ecological report.

The Northland Regional Policy Statement

5.4 The Northland Regional Policy Statement ("NRPS") was made operative in May 2016. The site is located outside of any outstanding natural landscape, outstanding natural features, or natural character areas. This can be seen in Figure 14 below.

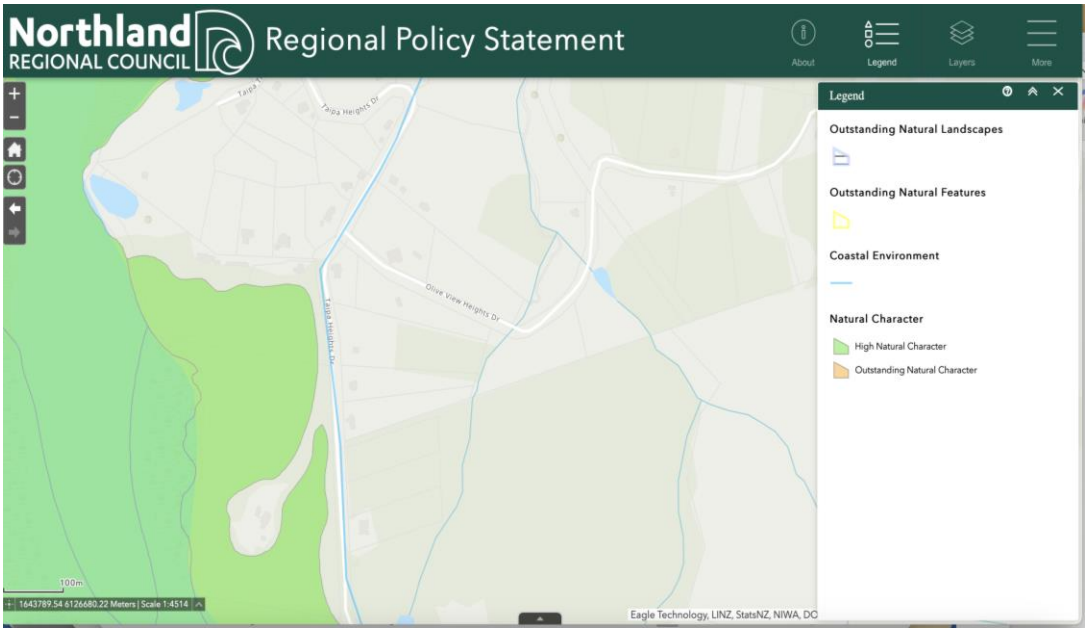


Figure 14: Regional Policy Statement Map *Source NRC GIS 20/02/25*

5.5 The NRPS contains objectives and policies related to infrastructure and the coastal environment. The objectives and policies considered relevant to this proposed subdivision are contained in **Attachment 10**.

5.6 As outlined earlier in this report, the proposed building platform has been sited clear of the modelled flood plain. The hazard risk has been addressed in the supplied engineering report. This proposal does not detract from the qualities and characteristics that make up the natural character of the coastal environment, the natural character of freshwater bodies or their margins. The proposal is consistent with the relevant NRPS objectives and policies.

ODP Objectives and Policies

5.7 As already stated, the proposal constitutes a discretionary activity overall under the FNDC DP. The pertinent objectives and policies are contained in **Attachment 11.**

Commentary – Subdivision Objectives and Policies

5.8 The proposed subdivision is of a nature specifically envisaged by the zone provisions (13.3.1). The lot sizes, dimensions and location of the allotments have been designed so as to take into account existing land uses (13.4.1). The existing dwelling and proposed building platform are located in the less environmentally sensitive portions of the site, clear of flood hazard (13.4.3), and are / will be north facing and take into account solar gain to facilitate energy efficient design (13.3.9, 13.4.15 (a)). There are no scheduled heritage resources present on the site (13.3.4), and stormwater management will also be in place for the proposed development (13.3.5). The proposal contains a set of suggested resource consent conditions to address environmental effects arising from the proposal (13.3.2). The proposal is in accordance with these objectives and policies.

Commentary – Coastal Living Zone Objectives and Policies

5.9 The proposed subdivision will provide for the wellbeing of people by enabling low density subdivision to occur in a zone identified for coastal living whilst avoiding, remedying or mitigating environmental effects (10.7.3.1). The proposed subdivision and consequential effects represent an appropriate level of subdivision for a coastal living zoned site, commensurate with other subdivisions in the area, and the supporting reports demonstrate that the effects can be appropriately avoided, remedied or mitigated (10.7.3.2, & 10.3.1). The proposal will see development located outside of the immediate coastal environment thereby having the least impact on the coasts natural character (10.7.4.3 (a) & (b)). The proposal is in accordance with these objectives and policies.

Summary

5.10 In summary, for the reasons detailed above, the proposal can be considered consistent with the relevant objectives and policies contained within the FNDC ODP.

PDP Objectives and Policies

5.11 The pertinent objectives and policies are contained in **Attachment 12.** The Rural Lifestyle objectives and policies specifically anticipate that land will be used for low density residential activities compatible with the rural character and amenity of the zone (RLZ-01, RLZ-P1). This proposal provides for that with lot sizes consistent with others in the local area, and with the spacing of building platforms commensurate with that approved in the parent subdivision for the local neighbourhood (RLZ-02 (a) & RLZ-P2). Existing vegetation and riparian margins will not be affected by the proposed development(RLZ-02(f)). The Applicant has also supplied an ecological and engineering report demonstrating that effects will be appropriately mitigated (RLZ-P4 (d) to (g) inclusive). Accordingly, this proposal sits comfortably with these objectives and policies.

5.12 As with the Rural Lifestyle zone objectives and policies, the associated subdivision objectives and policies sit comfortably alongside this proposal as the proposal will achieve the objectives of the zone SUB-01 (a), contribute to local character and sense of place (SUB01 (b)) and SUB-P3 (a) to (d) and does not increase risk from natural hazards (SUB 01 (e) and SUB-P11 (d). Moreover, appropriate infrastructure is able to be provided (SUB-03(a) and SUB-P6 (a) and (b).

5.13 With respect to natural hazards, the existing buildings are sited clear of the modelled flood plain. The hazard risk has been assessed in the supporting engineering report and the recommended conditions will ensure that the proposal is consistent with policies regarding flood hazard (NH-01 & NH-02, NH-P2, NH-P5, NH-P6, NH-P8).

Variation 1 to the PDP

5.14 The Far North District Council has notified Proposed Plan Variation 1 (Minor Corrections and Other Matters) to the Proposed District Plan. Proposed Plan Variation 1 makes minor amendments to correct minor errors, amend provisions that are having unintended consequences, remove ambiguity and improve clarity and workability of provisions. There are multiple zones and provisions of the PDP that are affected by this variation. Examples of this include changes to the wording of both rural, urban and special purpose zones. The variation does not seek changes to the subdivision provisions in the Rural Lifestyle Zone. Submissions for this variation closed in December 2024 so the provision have no effect on activity classification and little if any weight in the decision making process for this application at the current time.

ANY OTHER RELEVANT AND REASONABLY NECESSARY MATTER

Weighting of District Planning Documents

5.15 In general terms the weight afforded to the objectives and policies of a PDP are determined by the extent to which the PDP provisions have been tested in the statutory process. Typically, a PDP notified by a consent authority will garner greater weighting in the process a few years after notification as decisions are issued and appeals are resolved in accordance with the time frames prescribed in the RMA 1991.

5.16 However this is not the case with FNDC PDP. Whilst the statutory process for the PDP substantively commenced on 27 July 2022 with the public notification of the PDP, according to the FNDC website, the PDP received "…*a high number of submissions with 580 original submissions (with over 8,500 original submission points), and 549 further submissions (with 26,174 further submission points) covering a broad range of issues…*"

5.17 As a consequence of that significant number of submissions, as well as staffing issues, Council wrote to the Minister for Environment on 15 July 2024 seeking an extension of time until 27 May 2026 for the issue of Council decisions on the PDP. This extension of time was granted by the Minister for the Environment on 17 September 2024.

5.18 All of this means that despite being in the public realm for a number of years, the PDP has not yet had any decisions issued on submissions by either the Hearings Panel or Council.

5.19 As a consequence, the PDP carries less weighting in the decision making process at the present time, than would otherwise be expected. This is setting aside the fact that the Council will still need to make a decision as to whether or not they will accept the recommendations of the Hearings Panel. The Council decisions will then be subject to potential challenge via appeal.

5.20 We also note that in parallel with this Council has recently notified a plan variation to correct errors, including corrections to zoning and other amendments to the PDP. Submissions for this variation closed in December 2024.

5.21 In our opinion all of this means that the Operative District Plan is the dominant document in the weighing up of the objectives and policies of the district planning documents.

PART 2 OF THE RMA

6.0 The purpose of the RMA under s5 is to promote the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way or at a rate that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding,

remedying or mitigating adverse effects on the environment.

6.1 This application is considered to be consistent with this purpose. In particular, the proposal seeks to enable the wellbeing (social and economic) of the applicants by allowing efficient utilisation of their site and will ensure that adverse effects of the proposal on the environment will be avoided, remedied and/or mitigated.

6.2 Section 6 of the Act sets out a number of matters of national importance which need to be recognised and provided for and includes among other things and in no order of priority, the protection of outstanding natural features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the protection of historic heritage. The site does not contain any identified "outstanding landscape" or features. It does not contain records of any significant indigenous vegetation and/or habitats of indigenous fauna, or any archaeologically significant or heritage items.

6.3 Section 7 identifies a number of "other matters" to be given particular regard by a council in the consideration of any assessment for resource consent, and includes the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values. The proposal is considered to be consistent with the maintenance and enhancement of amenity values.

- The development has been designed to take into account the existing dwelling and accessory buildings, and will not result in any adverse impacts on adjacent sites.
- The density of development and separation distance between building platforms is appropriate for the local area, and there will be no adverse effects on local amenity or ecological features on the site.
- The proposal will enable an efficient use of physical resources as it will utilise land already identified as being suitable for coastal living purposes.

6.4 Section 8 requires all persons exercising functions and powers under the RMA to 'take into account' the Principles of the Treaty of Waitangi. No section 8 issues are considered to result.

6.5 Overall, the application is consistent with Part 2 of the RMA for the following reasons:

- The proposal provides for the wellbeing of people within the District by providing for the efficient utilisation of an existing site.;
- The proposal avoids, remedies or mitigates adverse effects on the environment.

WRITTEN APPROVALS / CONSULTATION

7.1 The Applicant has obtained the written approval from the owner / occupier to the south to address the existing side yard infringement brought about by the existing accessory buildings. A copy of this written approval is contained in **Attachment 13.**

7.2 The proposed subdivision layout has been informed by the engineering assessments that have been undertaken on the site. This layout will ensure that the proposed subdivision will not result in adverse effects on adjacent / other parties.

7.3 The Applicant has also consulted with service providers (Top Energy, Chorus) for the subdivision element and confirmation of servicing is contained in **Attachment 14.**

SECTION 95 NOTIFICATION

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

Step 1: mandatory public notification in certain circumstances

8.1 No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a))
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)), and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

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

8.2 The application is not precluded from public notification as:

- the activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)); and
- the application does not involve one or more of the activities specified in s95A(5)(b).

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

8.3 The application is not required to be publicly notified as the activities are not subject to any rule or a NES that requires public notification (s95A(8)(a)). For the reasons outlined earlier in this report public notification is not required as the activities will have or are likely to have adverse effects on the environment that are less than minor (s95A(8)(b)). An adjacent land assessment for the purposes of s95D (a) (ii) has been provided in **Attachment 2,** and the written approval from the owner / occupier to the south has been included in **Attachment 13.**

Step 4: public notification in special circumstances

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

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the activities will not have adverse effects on the environment that are more than minor.

8.5 Special circumstances" have been defined by the Court of Appeal as those that are unusual or exceptional, but they may be less than extraordinary or unique (Peninsula Watchdog Group (Inc) v Minister of Energy [1996] 2 NZLR 529). With regards to what may constitute an unusual or exceptional circumstance, Salmon J commented in Bayley v Manukau CC [1998] NZRMA 396 that if the district plan specifically envisages what is proposed, it cannot be described as being out of the ordinary and giving rise to special circumstances.

8.6 In Murray v Whakatane DC [1997] NZRMA 433, Elias J stated that circumstances which are "special" will be those which make notification desirable, notwithstanding the general provisions excluding the need for notification. In determining what may amount to "special circumstances" it is necessary to consider the matters relevant to the merits of the application as a whole, not merely those considerations stipulated in the tests for notification and service.

8.7 In this instance there are no special circumstances as the nature of the consent application is consistent with the rules, and objectives and policies for subdivision and land use in the zone.

Public notification conclusion

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

- Under step 1, public notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b).
- Under step 3, public notification is not required as the application is for activities that is are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

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

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

8.10 If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

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

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

8.12 In addition, the council must determine whether the proposed activities are on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)). In this instance, the proposal is not on and will not affect land that is subject to a statutory acknowledgement, and will not result in adversely affected persons in this regard.

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

8.13 The application is not precluded from limited notification as:

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

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

8.14 As this application is not for a boundary activity, there are no affected persons related to that type of activity (s95B(7)).

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

In determining whether a person is an affected person:

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

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

8.15 As already stated, and as Illustrated earlier in this AEE, there are less than minor effects arising from the subdivision element, but the Applicant has obtained the written approval from the neighbour to the south for the existing side yard infringement.

Step 4: further notification in special circumstances

8.16 In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrants it being notified to any other persons not already determined as eligible for limited notification (excluding persons assessed under section 95E as not being affected persons).

Special circumstances are those that are:

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

8.17 In this instance there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

Limited notification conclusion

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

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

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

CONCLUSION

9.0 Under the FNDC ODP the application site is zoned Coastal Living. The proposal seeks combined subdivision and land use consent which is consistent with the assessment criteria as well as the objectives and policies of the zone.

9.1 The application has been assessed in terms of the matters detailed in the relevant sections of the RMA (1991), and the FNDC ODP. The environmental effects arising from the proposal are less than minor.

9.2 In my opinion, the proposal accords with Section 104 of the RMA and can be granted resource consent on a non-notified basis.

Neil Mumby
Planning Consultant
B. Soc.Sci (REP) (Hons)
MNZPI(Full),
Member
ISOCARP
May 2025

Attachment 1

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA135D/207**

Land Registration District **North Auckland**

Date Issued 01 August 2003

Prior References
NA121C/287

Estate Fee Simple

Area 1.2720 hectares more or less

Legal Description Lot 14 Deposited Plan 207759

Registered Owners
Diane Rosina Simpson

Interests

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

D083610.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 23.12.1996 at 2.21 pm

D320507.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 14.10.1998 at 3.05 pm

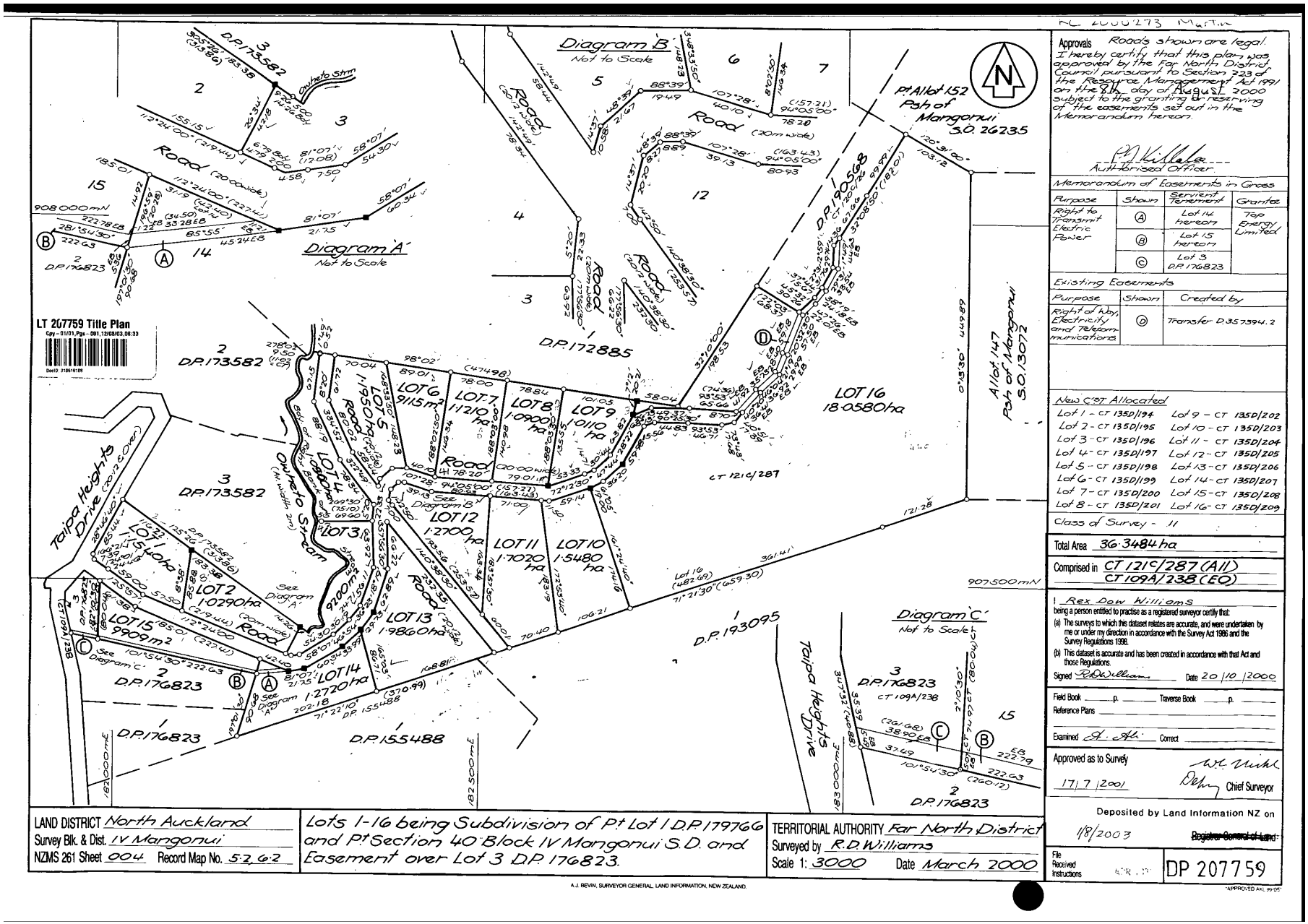
5678508.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.8.2003 at 9:00 am

Subject to a telecommunication easement (in gross) over part Marked A on DP 207759 in favour of Telecom New Zealand Limited created by Transfer 5909449.1 - 24.2.2004 at 9:00 am

Subject to a right to transmit electric power (in gross) over part marked A on DP 207759 in favour of Top Energy Limited created by Transfer 6079264.1 - 14.7.2004 at 9:00 am

The easements created by Transfer 6079264.1 are subject to Section 243 (a) Resource Management Act 1991

11095384.1 Mortgage to ASB Bank Limited - 27.4.2018 at 1:38 pm



THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

IN THE MATTER of Plan 207759

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by THE FAR NORTH DISTRICT COUNCIL to the effect that the conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and any subsequent owners after the deposit of the survey plan, and is to be registered on the appropriate titles.

SCHEDULE

1. No buildings shall be erected on the proposed lots 1-15 without the prior approval of the Council to specific designs for foundations, prepared by a Registered Engineer with geotechnical expertise.
2. No building which requires effluent disposal shall be erected on lot 1-15 without the prior approval of the Council to a report from a person with the appropriate expertise on such disposal in terms of the requirements of Auckland Regional Council technical publication 58, including an indication of compliance with the relevant Northland Regional Council Rules
3. Any building constructed on lots 5-12 described hereunder is to be located entirely within the building envelope specified on the plan attached to this Consent Notice.
4. All indigenous vegetation (excluding gorse and other noxious plants) now located on lots 5-12 described hereunder outside the identified building envelopes and shown on the attached plan is to be preserved and shall not without the prior written consent of the Council and then only in strict compliance with any condition imposed by the Council, cut down, damage or destroy any of such trees or bush, or suffer or permit the cutting down, damaging or destruction of any such trees or bush. The owner shall be deemed

not to be in breach of this prohibition if any such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

5. Any building to be constructed on lots 5-9 described hereunder is to be no higher than 6 metres above the average ground level within the specified building envelope, and is to be finished and from thereon maintained in recessive natural colours; such colours to be approved at the time of a building consent being lodged with the Council.

THE LAND EFFECTED BY THIS CONSENT NOTICE IS

FIRST. 1.1540 hectares more or less being Lot 1 on Deposited Plan 207759 being part of the land formerly comprised and described in Certificate of Title Volume 121C Folio 287 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 135D Folio 194 (North Auckland Registry)

SECONDLY. 1.0290 hectares more or less being Lot 2 on Deposited Plan 207759 being part of the land formerly comprised and described in Certificate of Title 121C Folio 287 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 135D Folio 195 (North Auckland Registry)

THIRDLY. 9200m² more or less being Lot 3 on Deposited Plan 207759 being part of the land formerly comprised and described in Certificate of Title 121C Folio 287 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 135D Folio 196 (North Auckland Registry)

FOURTHLY. 1.0900 hectares more or less being Lot 4 on Deposited Plan 207759 being part of the land formerly comprised and described in Certificate of Title 121C Folio 287 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 135D Folio 197 (North Auckland Registry).

FIFTHLY. 1.1950 hectares more or less being Lot 5 on Deposited Plan 207759 being part of the land formerly comprised and described in Certificate of Title 121C Folio 287 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 135D Folio 198 (North Auckland Registry).

SIXTHLY 9115 m^2 more or less being Lot 6 on Deposited Plan 207759 being part of the land formerly comprised and described in Certificate of Title 121C Folio 287 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 135D Folio 199 (North Auckland Registry)

SEVENTHLY. 1.1210 hectares more or less being Lot 7 on Deposited Plan 207759 being part of the land formerly comprised and described in Certificate of Title 121C Folio 287 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 135D Folio 200 (North Auckland Registry)

EIGHTLY. 1.0900 hectares more or less being Lot 8 on Deposited Plan 207759 being part of the land formerly comprised and described in Certificate of Title 121C Folio 287 (North Auckland Registry) but now the whole of the land comprised and

described in Certificate of Title Volume 135D Folio 201 (North Auckland Registry)

NINETHLY. 1.0110 hectares more or less being Lot 9 on Deposited Plan 207759 being part of the land formerly comprised and described in Certificate of Title 121C Folio 287 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 135D Folio 202 (North Auckland Registry)

TENTHLY. 1.5480 hectares more or less being Lot 10 on Deposited Plan 207759 being part of the land formerly comprised and described in Certificate of Title 121C Folio 287 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 135D Folio 203 (North Auckland Registry)

ELEVENTHLY. 1.7020 hectares more or less being Lot 11 on Deposited Plan 207759 being part of the land formerly comprised and described in Certificate of Title 121C Folio 287 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 135D Folio 204 (North Auckland Registry)

TWELTHLY. 1.2700 hectares more or less being Lot 12 on Deposited Plan 207759 being part of the land formerly comprised and described in Certificate of Title 121C Folio 287 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 135D Folio 205 (North Auckland Registry)

THIRTEENTHLY. 1.9860 hectares more or less being Lot 13 on Deposited Plan 207759 being part of the land formerly comprised and described

in Certificate of Title 121C Folio 287 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 135D Folio 206 (North Auckland Registry)

FOURTEENTHLY. 1.2720 hectares more or less being Lot 14 on Deposited Plan 207759 being part of the land formerly comprised and described in Certificate of Title 121C Folio 287 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 135D Folio 207 (North Auckland Registry)

FIFTEENTHLY. 9909m² more or less being Lot 15 on Deposited Plan 207759 being part of the land formerly comprised and described in Certificate of Title 121C Folio 287 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 135D Folio 208 (North Auckland Registry)

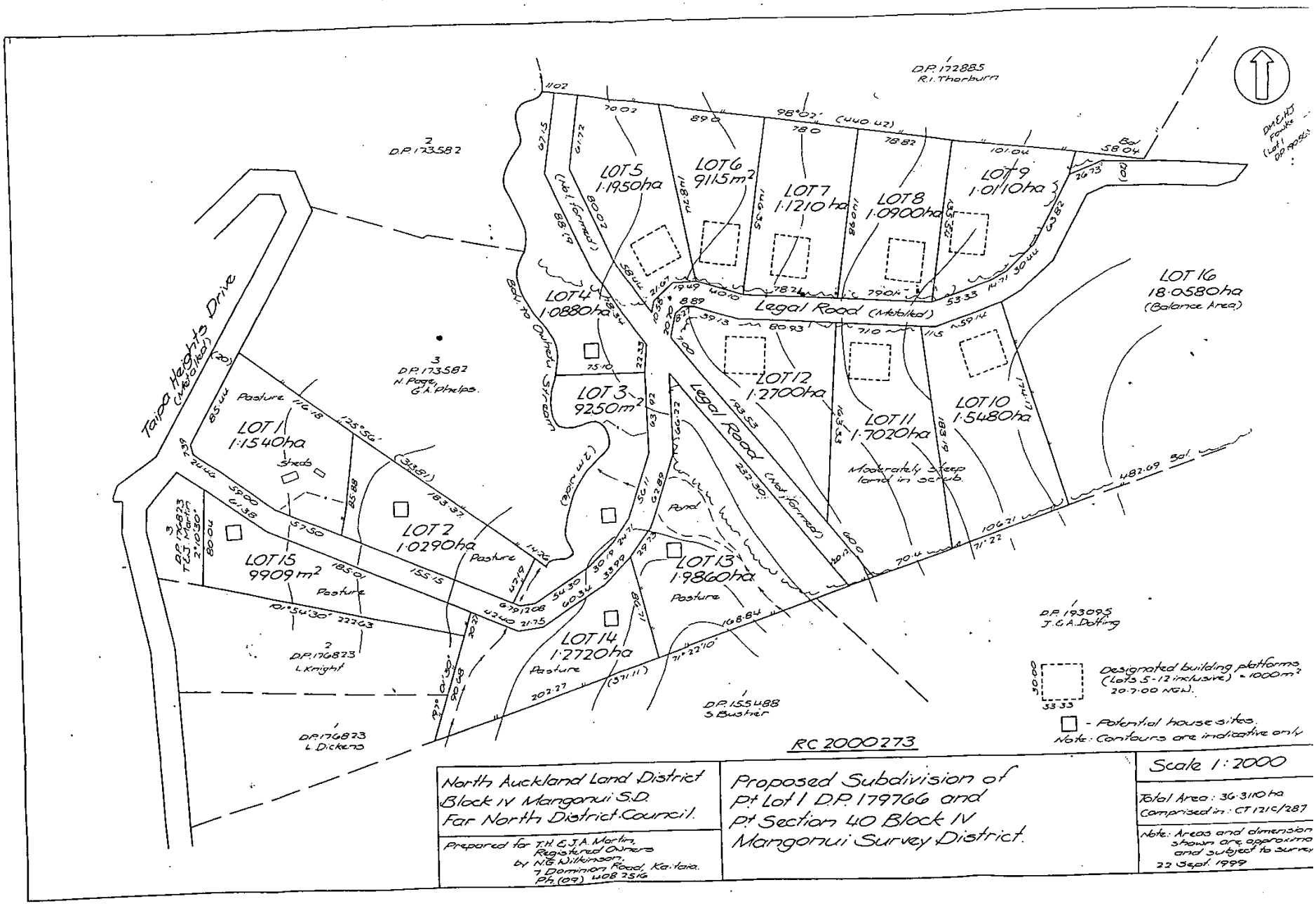
SIGNED: .....

Resource Consents Manager for the FAR NORTH DISTRICT COUNCIL

DATE: 20th June 2003

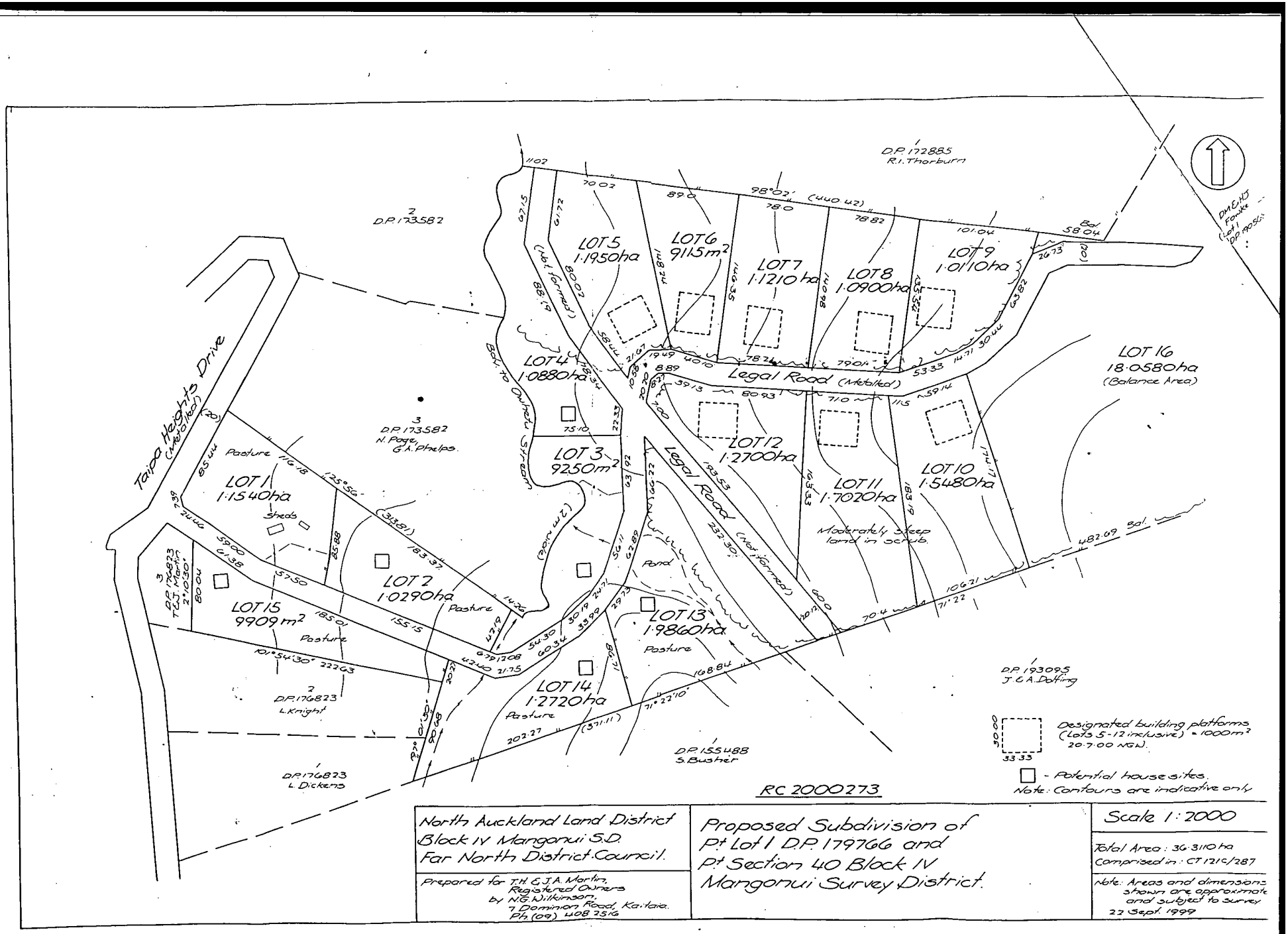
SIGNED by)
TREVOR HERBERT MARTIN and)
JOSEPHINE ANN MARTIN)
in the presence of)

D. R. FOUNTAIN
SOLICITOR
KAITAIA



RC 2000273

North Auckland Land District Block IV Mangonui S.D. Far North District Council.	Proposed Subdivision of Pt Lot 1 D.P. 179766 and Pt Section 40 Block IV Mangonui Survey District.	Scale 1:2000
Prepared for T.H. & J.A. Martin, Registered Owners by N.B. Wilkinson, 7 Dominion Road, Kaitaia. Ph. (09) 408 7516		Total Area: 36.3110 ha Comprised in: CT 121C/287 Note: Areas and dimensions shown are approximate and subject to survey 22 Sept. 1999



RC 2000273

North Auckland Land District Block IV Mangonui S.D. Far North District Council.	Proposed Subdivision of Pt Lot 1 D.P. 179766 and Pt Section 40 Block IV Mangonui Survey District.	Scale 1:2000
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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

(Deposited Plan 207759
North Auckland Registry)

121C/287

ROBIN FOUNTAIN
SOLICITOR
MANGONUI

Approved by Registrar-General of Land under No. 2002/1026

Transfer instrument

Section 90, Land Transfer Act 1952

E 5909449.1 Grant of E
Cpy - 01/01, Pgs - 006, 24/02/04, 08:46
DocID 311203197

Land registration district

North Auckland

Unique identifier(s) or C/T(s)	All/part	Area/description of part or stratum
(1) 109A/238	All	(hereinafter referred to as "the first described land")
(2) 135D/208	All	(hereinafter referred to as "the secondly described land")
(3) 135D/207	All	(hereinafter referred to as "the thirdly described land")

Transferor

Surname(s) must be underlined.

TREVOR HERBERT MARTIN of Mangonui, Farmer and JOSEPHINE ANN MARTIN his wife (hereinafter referred to as "the Transferor")

Transferee

Surname(s) must be underlined.

TELECOM NEW ZEALAND LIMITED at Wellington

Estate or interest to be transferred, or easement(s) or *profit(s) à prendre* to be created
State if fencing covenant imposed.

Easement in gross for Telecommunication purposes (continued on pages 2 and 3 annexure schedule)

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or *profit à prendre* is described above, that easement or *profit à prendre* is granted or created.

Dated this 30 day of July 2003

Attestation *(If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).*

	Signed in my presence by the Transferor
	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name D. R. FOUNTAIN
	Occupation SOLICITOR KAITAIA
Signature [common seal] of Transferor	**Address**

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

[Solicitor for] the Transferee

REF: 7002 – AUCKLAND DISTRICT LAW SOCIETY

Annexure Schedule

TRANSFER Dated 30.7.07 Page 2 of 5 Pages

Continuation of "Estate or Interest or Easement to be created"

DEFINITIONS

1. In this transfer unless the context otherwise requires:

1.1 "Transferee" means Telecom New Zealand Limited and where not repugnant to the context, the successors and assigns, and the servants and agents of that company.

1.2 "Line", "Lines", "Works" means a wire, cable or a conductor of any kind (including fibre optic cable) used or intended to be used for Telecommunication or for the transmission of electricity and includes any pole, mast, transmitter, receiver, amplifier, machinery, insulator, casing, fixture, tunnel or other equipment or material used or intended to be used for supporting any such wire, cable or conductor or relating to or ancillary to Telecommunication and includes any part of a Line, Lines or Works and includes "existing lines" and "existing works" as defined by the Telecommunications Act ~~1987~~ 2001 and its amendments.

1.3 "Servient Land" means the land owned by the Transferor and described on page 1.

1.4 "Telecommunication" means the conveyance, transmission, emission or reception of signs, signals, impulses, writing, images, sounds, instruction, information or intelligence of any nature whether by electromagnetic waves or not at any frequency and whether for the information of any person or not and includes any electronic power supply relating to Telecommunication.

1.5 "Telecommunication Easement Land" means that part of the Servient Land which is marked "A" "B" and "C" on Deposited Plan 207759.

EASEMENT TERMS

2. The Transferee shall have the full free right, liberty and licence for all time hereafter for the Transferee, its engineers, surveyors, servants, agents, employees, contractors and invitees with or without vehicles laden or unladen and with materials, machinery and implements from time to time and at all times:

2.1 to lay and maintain a Line, Lines or Works in and under the soil of the Telecommunication Easement Land or as the case may be erect, construct and maintain a Line, Lines or Works on and over the Telecommunication Easement Land;

2.2 to enter and remain upon the Servient Land for the purposes of laying, maintaining, inspecting, repairing, renewing, replacing or altering the Line, Lines or Works as the case may be and opening up the soil of the Telecommunication Easement Land and making any cuttings, fillings, grades, batters or trenches, and to reopen the same and generally to do and perform such acts or things upon the Telecommunication Easement Land as may be necessary to enable the Transferee to receive the full free use and enjoyment of the rights and privileges granted herein;

2.3 to use the Line, Lines or Works for the purpose of Telecommunication without interruption or impediment.

All signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Annexure Schedule

TRANSFER Dated 30-7-03 Page 3 of 5 Pages

Continuation of "Estate or Interest or Easement to be Created"

3. In laying, maintaining, inspecting, repairing, replacing or altering a Line, Lines or Works over or under the Telecommunication Easement Land the Transferee shall:

3.1 give to the Transferor reasonable notice of the Transferee's intention to enter the Servient Land (but at any time and without notice in the case of an emergency);

3.2 make all reasonable attempts not to interfere with the business activity of the Transferor or the use of the Servient Land by the Transferor; and

3.3 at the sole expense of the Transferee restore the surface of the Telecommunication Easement Land as nearly as possible to its former condition and consolidated to its former level in a good and workmanlike standard.

4. The easements recorded in this transfer are not in substitution for and are without prejudice to such statutory rights and authorities as the Transferee may have from time to time in respect of the Servient Land.

5. The ownership of a Line, Lines and Works installed in, over or under the Telecommunication Easement Land from time to time by the Transferee shall at all times remain vested in the Transferee and no person shall have any interest in such Line, Lines or Works by reason only of having an interest or an estate in the land.

DISPUTES

6. If any dispute arises between the Transferor and Transferee concerning the rights created by this transfer the parties shall enter into negotiations in good faith to resolve their dispute. If the dispute is not resolved within one month of the date on which the parties begin their negotiations the parties shall submit to the arbitration of an independent arbitrator appointed jointly by the parties, or if one cannot be agreed upon within 14 days, to an independent arbitrator appointed by the President for the time being of the District Law Society in which the Servient Land is situated. Such arbitration will be determined in accordance with the Arbitration Act 1996 and its amendments or any enactment passed in substitution. The parties' execution of this transfer shall be deemed a submission to arbitration.

7. The rights and powers implied in certain easements by virtue of Section 90D of the Land Transfer Act 1952 shall not be implied in this Transfer and are expressly negatived.

All signing parties and either their witnesses or their solicitors must put their signatures or initials here.

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

Annexure Schedule

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

TRANSFER	Dated	30.07.03	Page	5	of	5	pages

(Continue in additional Annexure Schedule, if required.)

ANZ Banking Group (New Zealand) Limited the mortgagee under and by virtue of Memorandum of Mortgage C845148.2 consents to the within written transfer granting easement in gross

Dated this 18th day of September 2003

Carole Elaine Todd Acting Manager Signature of ANZ Bank	Signed in my presence by the Transferor Signature of witness Witness to complete in BLOCK letters (*unless legibly printed*) **Witness name** Vinita Rekha Ram Chaudhry **Occupation** Bank Officer **Address** Auckland

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

ANZ BANKING GROUP (NEW ZEALAND) LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

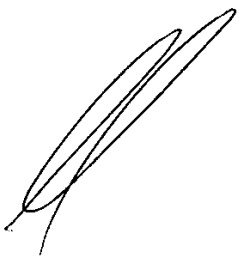
I, Carole Elaine Todd of Auckland in New Zealand, Acting Manager of ANZ Banking Group (New Zealand) Limited, hereby certify that:

1. By Deed dated 20 January 2003, I was appointed an Attorney of ANZ Banking Group (New Zealand) Limited, a Company incorporated in New Zealand and having its head office at Wellington on the terms and subject to the conditions set out in that deed.

2. At the date hereof I have not received any notice of the revocation of that appointment by the winding up or dissolution of ANZ Banking Group (New Zealand) Limited or otherwise.

3. This Deed is registered with Land Information, New Zealand, Dealing Number PA5526043.2.

SIGNED by the abovenamed)
Attorney at Auckland on this)
18th day of September **2003**.)



Annexure Schedule

TRANSFER Dated 30 - 7 - 03 Page 4 of 5 Pages

SIGNED for and on behalf of **TELECOM NEW ZEALAND LIMITED** on the 22nd day of July 2003 by two of its Attorneys:

and

Justin Paul Parker
Property Contracts Manager
Wellington

.....
Signature

Christine Diana Marie Turner
Environmental Manager
Telecom New Zealand Limited

.....
Signature

in the presence of:

WITNESS: (to both signatures)

.....
Signature

Name: Ben Castle
Occupation: Acquisition Project Consultant
Address: Wellington

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

We:

Justin Paul Parker
Property Contracts Manager
Wellington

and

Christine Diana Marie Turner
Environmental Manager
Telecom New Zealand Limited

hereby severally certify:

1. That by a Power of Attorney dated 2 July 2001 ("the Power of Attorney") we were, by virtue of being Authorised Signing Officers, appointed jointly as attorneys of Telecom New Zealand Limited ("Telecom") on the terms and subject to the conditions set out in the Power of Attorney.
2. That copies of the Power of Attorney are deposited in the Land Titles Offices at:

Auckland	as No D.627839.1	Gisborne	as No 234465.1	New Plymouth	as No 481759.1
Christchurch	as No 5074754.1	Hamilton	as No B.674932.1	Wellington	as No 5074486.1
Dunedin	as No 5074473.1	Napier	as No 719487.1		

3. That we executed the instrument(s) to which this certificate relates under the powers conferred by the Power of Attorney.
4. That at the date hereof we have not received any notice or information of the revocation of that appointment by the commencement of liquidation of Telecom or otherwise.

SIGNED at Wellington
this 22nd day of July 2003

.....

SIGNED at Wellington
this 22 day of July 2003

.....

All signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Approved by Registrar-General of Land under No. 2002/1026

Transfer instrument

Section 90, Land Transfer Act 1952

E 6079264.1 Grant of E
Cpy - 01/04, Pgs - 012, 14/07/04, 14:54
DocID: 311509980

Land registration district

North Auckland

Unique identifier(s) or C/T(s)

Unique identifier(s) or C/T(s)	All/part	Area/description of part or stratum
135D/207	Part	That part of Lots 14, 15 and 3 marked (A) (B) (C) respectively
135D/~~198~~ 208	Part	That part of Lots 14, 15 and 3 marked (A) (B) (C) respectively
109A/238	part	

Transferor *Surname(s) must be underlined*

TREVOR HERBERT MARTIN and JOSEPHINE ANN MARTIN

Transferee *Surname(s) must be underlined*

TOP ENERGY LIMITED at Kaikohe

Estate or interest to be transferred, or easement(s) or *profit(s) à prendre* to be created
State if fencing covenant imposed.

Electricity Transmission Easement in Gross (continued on page 2 annexure schedule)

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or *profit à prendre* is described above, that easement or *profit à prendre* is granted or created.

Dated this 10th day of May 20 04

Attestation *(If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).*

Signature [common seal] of Transferor	**Signed in my presence by the Transferor**
	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name D. R. FOUNTAIN
	Occupation SOLICITOR
	Address KAITAIA

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

[Solicitor for] the Transferee

REF: 7002 - AUCKLAND DISTRICT LAW SOCIETY

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

Annexure Schedule

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

Transfer	Dated	10 – 5 2004	Page	2	of	10	pages

(Continue in additional Annexure Schedule, if required.)

Estate or interest to be transferred, or easement(s) or profit(s) à prendre to be created (continued)

1. **Transfer and Grant of Transmission Easement**

1.1 In consideration of the covenants on the part of the Transferee contained in this Memorandum, the Transferor **TRANSFERS AND GRANTS** to the Transferee and any other persons authorised (expressly or impliedly) by the Transferee an electricity transmission easement in gross over the land described in Certificate of Title 135D/207, 135D/196 (North Auckland Land Registry) ("the Land") with the following rights and interests (the "Transmission Easement").

1.1.1 The right to survey and investigate in respect of, and to lay, construct, operate, inspect, use, cleanse, maintain, repair, renew, upgrade, change the size of and remove, the Transmission Line in, over, on, under or through that part of the Land marked "A B C" on Deposited Plan 207759 ("the Servient Land").

1.1.2 The right to convey, send, transmit or transport electricity and telecommunications signals, waves or impulses in, over, on, under or through the Servient Land.

1.1.3 The right with any vehicles, equipment, aircraft and materials of any kind, to enter on the Land and the Servient Land for any and all purposes necessary or convenient for the Transferee to exercise its rights and interests granted under this memorandum (including the right to extinguish fires), but subject to the conditions that as little disturbance as is reasonably possible is caused to the Transferor, the Land, and the Transferor's stock and other property in doing so and that, where applicable all gates on the Land are left as the Transferee and those other authorised persons find them.

1.1.4 The right to construct on the Servient Land whatever roads, tracks, access ways, fences, gates and other works deemed necessary by the Transferee for it to exercise its rights and interests granted under this memorandum and which are approved by the Transferor (that approval not to be unreasonably withheld), but subject to the condition that as little disturbance as possible is caused to the Transferor, the Land, and the Transferor's stock and other property in doing so.

1.1.5 The right to keep the Servient land cleared of all buildings or structures (including any buildings or structures which overhand the Servient Land) by any means the Transferee may consider necessary.

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

1.1.6 The right to keep the Servient Land cleared of any fences or vegetation, both natural and cultivated, including trees and shrubs (including any fences, or vegetation which overhang the Servient Land) by any means which the Transferee may consider necessary where such fences or vegetation:

(a) 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;

(b) impedes the Transferee's access over the Servient Land; or

(c) inhibits the safe and efficient operation of the Transmission Line.

1.1.7 The right by whatever means or method as the Transferee considers necessary to level and grade any stockpiled soil, sand, gravel or other substance or any materials, walls or other earthworks that may exist on the Servient Land in order to ensure that the clearance above the ground level of the Transmission Line is maintained greater than any minimum clearance height that may exist from time to time in statute, regulations, code of practice or otherwise, subject to reasonable access being maintained through the Servient Land.

2. **COVENANTS**

2.1 **Ownership of the Transmission Line**

2.1.1 The Transmission Line will become and remain the property of the Transferee.

2.2 **Buildings Structures Fences and Vegetation**

2.2.1 The Transferee may consent in writing to certain existing buildings, structures, fences or vegetation upon or overhanging the Servient Land at the date of this Memorandum remaining there. If the existence of those buildings, structures, fences or vegetation so consented to, or any additional buildings, structures, fences or vegetation consented to pursuant to clause 2.2.3, subsequently results in a situation described in clause 1.1.6 (a) – (c) then such consent may be revoked by the Transferee but without compensation. If such consent is revoked the cost of removal of any buildings, structures, fences or vegetation shall be borne by the Transferee. Before removing any fence pursuant to this clause the Transferee shall consult with the Transferor so the Transferor is given a

reasonable opportunity to co-ordinate the erection of any necessary replacement fence. The erection of any such replacement fence and the cost of it will be the Transferor's responsibility.

2.2.2 The Transferee shall be responsible for the removal of any building, structures, fences or vegetation on or overhanging the Servient Land at the date of this Memorandum in respect of which no consent in writing has been sought or obtained pursuant to clause 2.2.1.

2.2.3 The Transferee may consent in writing to the construction after the date of this Memorandum of any buildings, structures, fences or the planting or cultivation of vegetation including trees and shrubs on the Servient Land, or on the land to the extent any buildings, structures, fences or vegetation overhangs the Servient Land.

2.2.4 The Transferee shall not be responsible for or be liable to contribute to the cost of removing any buildings, structures, fences or vegetation, built or cultivated on or overhanging the Servient Land after the date of this Memorandum in respect of which no consent in writing has been sought or obtained pursuant to clause 2.2.3.

2.3 **Restoration of Land**

2.3.1 The Transferee will be responsible for restoring any part of the Land affected by the Transferee exercising any of its rights under this Memorandum to a condition equivalent, as far is reasonably practicable, to that existing before the Transferee exercised those rights.

2.4 **Transferor's Continued Use of Servient Land**

2.4.1 The Transferor may use the Servient Land so long as that use does not unreasonably interfere with the enjoyment of the Transferee's rights and interests granted under this memorandum.

2.5 **Restrictions on Transferor's Use**

2.5.1 The Transferor must not at any time after the date of this memorandum, do permit or suffer to be done any act whereby the rights, powers, licences and liberties granted to the Transferee under this memorandum may be interfered with or affected in any way and, in particular, the Transferor must not, without the consent in writing of the Transferee:

(a) make, or permit to be made, any alterations or additions to any buildings or structures existing on the Servient Land at the date of this Memorandum which affect the overall dimensions of those buildings or structures;

(b) erect, or permit the erection, of any buildings or structures on the Servient Land;

(c) stockpile or fill with, or permit the stockpiling of or filling with, any soil, sand, gravel or other substance or materials, or construct, or permit the constructions of, any roads, dam walls or other earthworks on the Servient Land which would in any way reduce the clearance above the ground level of the Transmission Lines below the minimum clearance height that may exist, from time to time, in statute, regulations, code of practice or otherwise;

(d) remove, or permit the removal of, any soil, sand, gravel or other substance from the Servient Land;

(e) disturb the soil below a depth of 0.3 metres within a distance of 6 metres from the visible outer edge of any tower, pole, ground stay, support or foundation comprising part of the Transmission Line;

(f) cause or consent to acquiesce in the inundation of the Servient Land where any existing towers, poles, ground stays or supports comprising part of the Transmission Line are erected or located, or proposed to be erected or located, from the date of this memorandum **EXCEPT HOWEVER** nothing will require the Transferor to take any steps to do or construct anything to prevent that inundation caused by events beyond the reasonable control of the Transferor;

(g) burn off crops, trees or undergrowth within the Servient Land;

(h) operate, or permit to be operated, any machinery or equipment (including by way of example, but not in limitation, cranes, drilling-rigs, pile-drivers and excavators) in close proximity to any tower, pole, ground stay or support comprising part of the Transmission Line;

(i) disturb any survey pegs or markers placed on the Servient Land by the Transferee; or

(j) do anything on or in the Servient Land which would or could damage or endanger the Transmission Line.

2.5.2 The consent of the Transferee required under clause 2.5.1 will not be unreasonably withheld, but may be given subject to reasonable conditions (including the power to revoke without compensation).

2.6 **Restrictions on Transferee's Use of Land**

2.6.1 The Transferee will erect the Transmission Line so as not to unreasonably interfere with the ordinary cultivation and use of the Land by the Transferor and in so doing, or in laying, constructing, operating, inspecting, using, cleansing, maintaining, repairing, renewing, upgrading, replacing, changing the size of or removing the Transmission Line, will cause as little damage as is reasonably possible to the surface of the Land.

2.7 **Statutes and Regulations**

2.7.1 It is acknowledged by the Transferee that its rights under the Transmission Easement are subject to the provisions of all applicable statutes, ordinances, regulations and by-laws.

2.7.2 The Transferee covenants with the Transferor that it will comply with the provisions of all statutes, ordinances, regulations and by-laws in any way relation or affecting the Transmission Easement, the Transmission Line or the exercise, or the attempted or intended exercise, by it or any of its rights under this memorandum, and will also comply with the provisions of all licences, requisitions and notices issued, made or given by any competent authority in respect of the Transmission Easement, the Transmission Line or the exercise, or attempted or intended exercise, by the Transferee of any of its rights under this memorandum.

2.8 **Indemnity Against Third Party Claims**

2.8.1 Each party will indemnify the other 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 that party (or any person authorised, whether expressly or impliedly by it) **EXCEPT THAT** it will not be liable to indemnify the other party in respect of claims or demands from third parties for any loss, damage or liability caused by the actions of the other party. Where the actions of the other party contribute to that loss, damage or liability, the indemnity given by the party to that other party in respect of that loss, damage and liability will be correspondingly reduced in proportion to that contribution.

2.8.2 The quantum of damages payable by either party pursuant to clause 2.8.1 will be determined by agreement between them or, if they fail to agree, then they will submit the matter to arbitration in accordance with clause 2.11.

2.9 **Licence and Assignment**

2.9.1 The Transferee may grant any licence or right of all or any part of any estate or interest conferred by this memorandum and may assign all or any part of that estate or interest.

2.10 **Perpetual Easement**

2.10.1 No power is implied for the Transferor to determine the Transmission Easement for any breach of covenant (express or implied) or for any causes whatever. It is the intention of the parties that the Transmission Easement will subsist forever or until duly surrendered.

2.11 **Arbitration**

2.11.1 All differences and disputes which may arise between the parties touching, concerning or arising out of this memorandum (except for proceedings relating to any unpaid moneys due under this memorandum or as otherwise expressly provided in this memorandum) shall be submitted to arbitration in accordance with the Arbitration Act 1996 ("Act"). The following provisions shall apply:

(a) There shall be a single arbitrator agreed upon by the parties or failing agreement, two arbitrators (one to be appointed by each part) and a third arbitrator to be appointed by the arbitrators appointed by the parties or if the arbitrators appointed by the parties cannot reach agreement, the third arbitrator shall be appointed by the President for the time being of the District Law Society within which the Servient Land is situated. If any party fails to act as required under this provision, or the President for the time being of the District Law Society fails to appoint a third arbitrator then the provisions of clause 1(4)(c) of the second schedule to the Act shall apply.

(b) Any notice to be given pursuant to the provisions of this clause may be given as provided in the first schedule to the Act.

(c) All arbitrators shall be ordinarily resident in New Zealand and any arbitration proceedings shall be conducted in the English language.

(d) Where three arbitrators are appointed the arbitrator not appointed by the parties shall be the presiding arbitrator.

(e) The sole arbitrator or presiding arbitrator shall determine all questions of procedure.

(f) Clause 5 of the second schedule to the Act shall not apply.

2.12 **Interpretation**

2.12.1 For the purpose of interpretation or construction of this memorandum, unless the context otherwise requires:

(a) the term "Transmission Line" means a wire or wires or a conductor of any other kind (including a fibre optic or coaxial cable) used or intended to be used for the transmission of electricity and/or telecommunication signals, waves or impulses; and includes any insulator, tower, pole, ground stay, supporting structure, crossarm, foundation, casing, tube, tunnel, minor fixture or other item, equipment or material used or intended to be used for supporting, securing, enclosing, surrounding and protecting a Transmission Line; and also includes any building, tower or pole mounted transformers, fuses, fuse holder, automatic switches, voltage regulators, capacitors or other instrument, apparatus or device used in association with a Transmission Line for the purpose of protecting and facilitating the transmission of electricity and telecommunication signals, waves or impulses through the Transmission Line;

(b) references to clauses or a Schedule are references to clauses of, and a Schedule to, this memorandum;

(c) words importing the singular or plural number include the plural and singular number respectively;

(d) headings are inserted for the sake of convenience of reference only and do not affect the interpretation of this memorandum;

(e) reference to the parties include their respective successors and assigns; and

(f) references to a statue or statutory provision includes references to that statute or statutory provision (as the case may be) and to any regulations made pursuant to that statute or statutory provision (as the case may be) as from time to time modified, codified or re-enacted, whether before or after the date of this memorandum, so far as that modification, codification or re-enactment applies, or is capable of applying, to this memorandum and the transfer and grant of the Transmission Easement under it.

Executed as a Memorandum on 10th day of May 2004.

THE COMMON SEAL of **TOP ENERGY LIMITED** was herunto affixed in the presence of:

TOP ENERGY LIMITED The Common Seal of

Director

WITNESS:

Steven Richard James
Accountant
Kerikeri

CEO.

Director

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

ANZ BANKING GROUP (NEW ZEALAND) LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, *Robert James Cullen* of *Auckland* in New Zealand, Manager Securities of ANZ Banking Group (New Zealand) Limited, hereby certify that:

1. By Deed dated *10 April 2002* I was appointed an Attorney of ANZ Banking Group (New Zealand) Limited, a Company incorporated in New Zealand and having its head office at Wellington on the terms and subject to the conditions set out in that deed.

2. At the date hereof I have not received any notice of the revocation of that appointment by the winding up or dissolution of ANZ Banking Group (New Zealand) Limited or otherwise.

3. This Deed is registered with Land Information, New Zealand, Dealing Number PA 5245578.8.

SIGNED by the abovenamed)
Attorney at Auckland)
on this 17th day of)
June **2004**.)

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

Annexure Schedule

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

TRANSFER	Dated	10 May 2004	Page	10	of	10	pages

(Continue in additional Annexure Schedule, if required.)

ANZ Banking Group (New Zealand) Limited the Mortgagee under and by virtue of Memorandum of Mortgage C845148.2 hereby consents to the grant of easement to Top Energy Limited within written.

Dated this 17th day of June 2004

Robert James Cullen Manager Securities Signature of Mortgagee	Signed in my presence by the Mortgagee ANZ BANKING GROUP (NEW ZEALAND) LIMITED Signature of witness Witness to complete in BLOCK letters (*unless legibly printed*) **Witness name** **Occupation** Daria Cicovic Bank Officer **Address** Auckland

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

Landonline User ID: CHOLTZ001

LODGING FIRM: DE GRAAF & CO

Address: BP65004
NORTHCOTE

Uplifting Box Number: N/A

ASSOCIATED FIRM: ROBIN FOUNTAIN

Client Code / Ref: MARTIN:273

HEREWITH

Survey Plan (#)	
Title Plan (#)	
Traverse Sheets (#)	
Field Notes (#)	
Calc Sheets (#)	
Survey Report	
Other (state)	

Dealing / SUD Number:
(LINZ Use only)

Priority Barcode/Date Stamp
(LINZ use only)

E 6079264.1 Grant of E
Cpy – 02/04, Pgs – 012, 14/07/04, 14:54
Copies
(inc. original)
DocID: 311609980

Plan Number Pre-Allocated or to be Deposited: RE DEALING 6056755.1

Rejected Dealing Number:

Priority Order	CT Ref:	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES $ GST INCLUSIVE
1	135D/196 135D/207	~~TE~~ E	TH & JA MARTIN TO TOP ENERGY LIMITED	20.00							$20.00
2											
3											
4											
5											
6											

Land Information New Zealand Lodgement Form

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

Annotations (LINZ use only)

Original Signatures? ____

Subtotal (for this page)	$20.00
Total for this dealing	$20.00
Less Fees paid on Dealing #	
Cash/Cheque enclosed for	**$20.00**

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

D083610 · 2 CONO

REGARDING:
The Subdivision of Section 1 SO 62901 and part Section 39 Block IV Mangonui Survey District
North Auckland Registry

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in Schedule 1 below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and this Notice is to be registered on the new titles, as set out in Schedule 2 herein.

SCHEDULE 1

(i) Site access points to Lots 1 and 2 on the plan, because of the steepness of the land, are to be sited, formed, surfaced and drained [Minor Access Standard] only subsequent to bylaw [earthworks permission] compliance and documented Council approval.

(ii) No building shall be erected on proposed Lots 1, 2 or 3, or the balance area, without the prior approval of the Council to a site report prepared by a registered engineer with geotechnical and hydrological expertise which addresses foundation stability and stormwater control. Any recommendations or designs contained therein are to be included in the building plans lodged for consent.

(iii) Lots 1, 2 or 3 on the subdivision plan may not be transferred, leased or otherwise disposed of until such time as the Council [by way, at least, of an approved development plan and a statutory declaration that the prospective purchaser intends to carry out such development] is satisfied that a prospective purchaser for any of the said lots has a bona fide proposal to establish a permitted, controlled or discretionary Rural A zone activity, as required by Rule 6.1.6 of the Mangonui County Section of the Operative Far North District Plan.

(iv) No non-complying re-subdivision of Lot 1, 2, 3 or the balance area is to be permitted for a period of three years from the date of deposit of the subdivision.

SCHEDULE 2

(i) Certificates of Title 109A/236 and 109A/237

(ii) Certificates of Title 109A/236, 109A/237, 109A/238 and the residue of Certificate of Title 85A/665

(iii) Certificates of Title 109A/236, 109A/237 and 109A/238

(iv) Certificates of Title 109A/236, 109A/237, 109A/238 and the residue of Certificate of Title 85A/665

SIGNED: _____

By the Far North District Council - Pursuant to Section 252 of the Local Government Act 1974

DATE: 22 November 1996

SIGNED by **TREVOR HERBERT MARTIN**)
and **JOSEPHINE ANN MARTIN** as registered)
proprietors in the presence of:)

D.F. LEANING
SOLICITOR
MANGONUI

2.21 23.DEC96 D 083610.2

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH AUCKLAND
ASST. LAND REGISTRAR

85A/665

85A/665

2 Cons

D320507.3
CONO

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING:
The Subdivision of Lot 1 DP 179766 and
Section 40 Block IV Mangonui SD
North Auckland Registry

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in Schedule 1 below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and this Notice is to be registered on the new titles, as set out in Schedule 2 herein.

SCHEDULE 1

(i) Prior to lodging a building consent for a dwelling on Lot 1, the applicant shall submit a satisfactory on-site effluent disposal report, in respect of a selected building site on Lot 1 which has been indicated on a copy of the subdivision plan, carried out by a Registered Engineer, a Registered Drainlayer or other suitably qualified person, in accordance with the terms and criteria of the Auckland Regional Council Technical Publication 58, to prove that adequate capability for effluent disposal is available and can be contained within the respective boundaries of the proposed allotment; and that such discharge would be in compliance with the Regional Council discharge rules and permitted activity criteria.

(ii) No building shall be erected on the proposed Lot 1 without the prior approval of the Council to specific designs for foundations, prepared by a registered engineer with geotechnical expertise.

(iii) Lot 1 on the subdivision plan may not, at any time, be transferred, leased or otherwise disposed of until such time as the Council is satisfied [by way, at least, of an approved development plan (to scale) and a statutory declaration that the prospective purchaser intends to carry out such development] that a prospective purchaser for the said lot has a bona fide proposal to establish a permitted, controlled or discretionary Rural A zone activity, as required by Rule 6.1.6 of the Mangonui County Section of the Operative Far North District Plan.

SCHEDULE 2

(i) Lot 1 DP 190568 being all Certificate of Title 120C/26.

(ii) Lot 1 DP 190568 being all Certificate of Title 120C/26.

(iii) Lot 1 DP 190568 being all Certificate of Title 120C/26.

SIGNED: _____

By the Far North District Council - by its Environmental Services Manager

DATE: 6th August 1998

SIGNED by Trevor Herbert MARTIN and
Josephine Ann MARTIN) T H Martin
as registered proprietors)
in the presence of:)

D.F. LEANING
SOLICITOR
MANGONUI

LINZ COPY

3.05 14.OCT98 D 320507 - 3

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY [illegible]
ASST LAND REGISTRAR

DISTRICT LAND REGISTRAR
NORTH AUCKLAND NEW ZEALAND

105B/765

(3) Cono [illegible]

Attachment 2

Adjacent Land Assessment - s95D (a) (ii) of RMA 1991

38 Olive View Heights, Taipa

1.1 Adjacent land uses are both rural and rural - residential in nature. A table identifying the legal descriptions of adjacent land and street addresses (where available) and associated land uses are contained in Figure 1 below;

Street Address	Legal Description	Property Description
91 Taipa Heights Drive	Lot 2 DP 355931	Occupied Rural - Residential site.
85 Taipa Heights Drive-	Lot 1 DP 355931	Occupied Rural - Residential site.
81 Taipa Heights Drive	Lot 2 DP 176823	Occupied Rural - Residential site.
16 Olive View Heights	Lot 15 DP 207759	Occupied Rural - Residential site.
Not Identified	Lot 2 DP 207759	Recently subdivided vacant site with similar lot sizes to that proposed in the subject application (See 2240195-RMASUB).
41 Olive View Heights	Lot 3 DP 207759	Occupied Rural - Residential Site
44 Olive View Heights	Lot 13 DP 207759	Vacant Rural - Residential Site
Not Identified	Lot 4 DP 211477	Occupied Rural Site – see written approval supplied.

Figure 1 : Tabulated Adjacent Land Assessment

1.2 The location of this adjacent land is illustrated on the plan below in Figure 2;

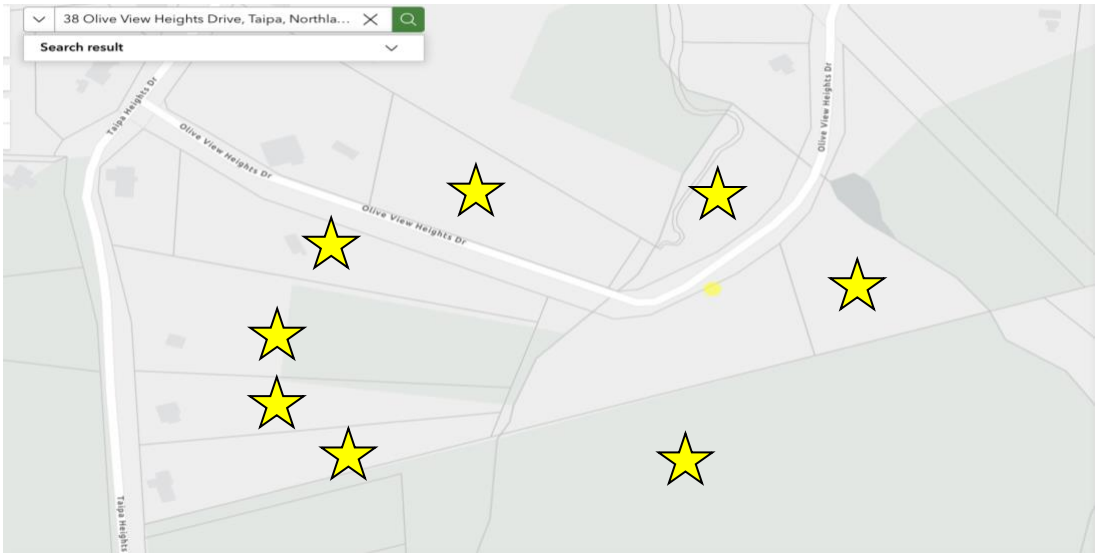
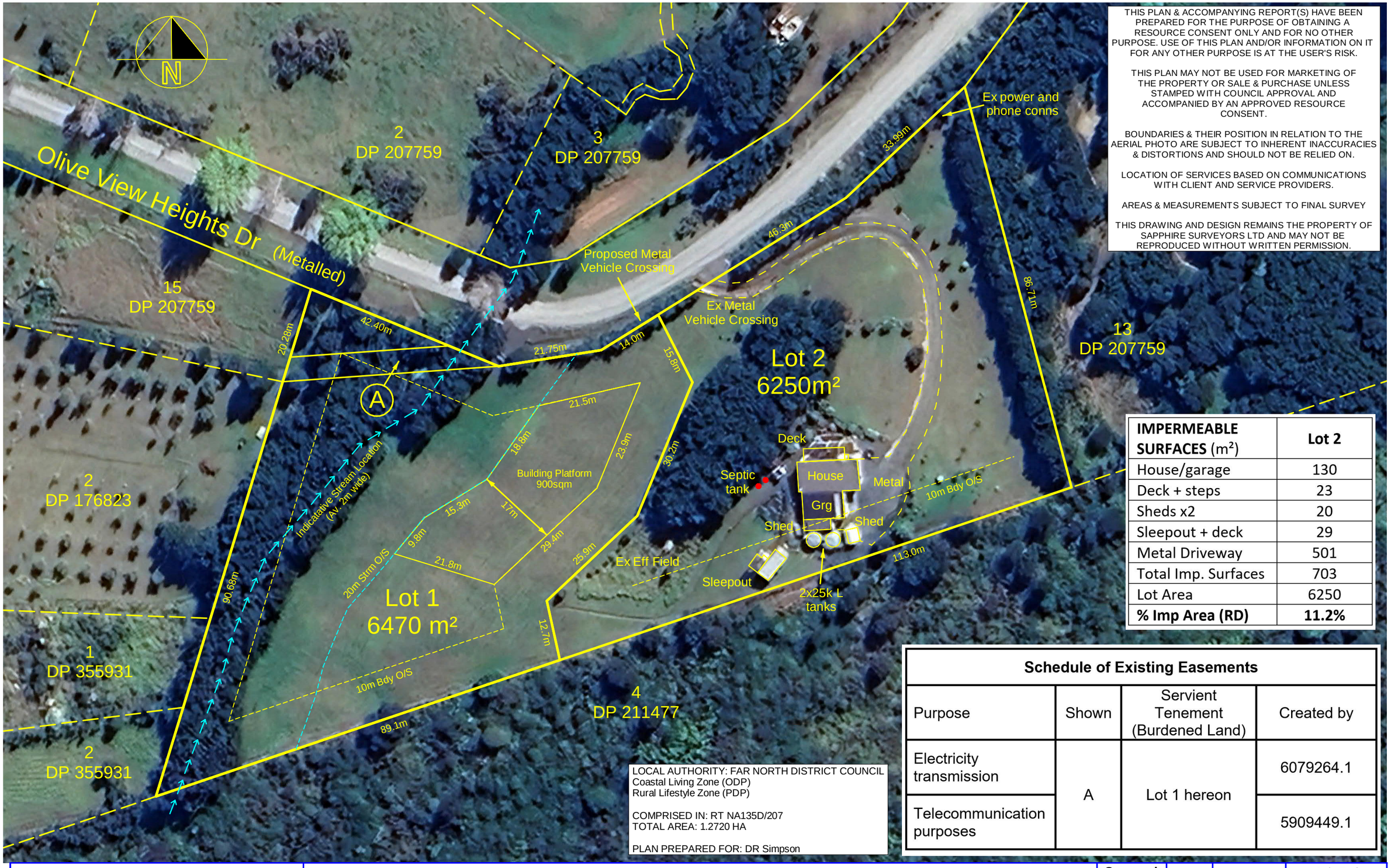


Figure 2 : Adjacent Land Assessment

Key

★ = Adjacent Land

Attachment 3



THIS PLAN & ACCOMPANYING REPORT(S) HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT ONLY AND FOR NO OTHER PURPOSE. USE OF THIS PLAN AND/OR INFORMATION ON IT FOR ANY OTHER PURPOSE IS AT THE USER'S RISK.

THIS PLAN MAY NOT BE USED FOR MARKETING OF THE PROPERTY OR SALE & PURCHASE UNLESS STAMPED WITH COUNCIL APPROVAL AND ACCOMPANIED BY AN APPROVED RESOURCE CONSENT.

BOUNDARIES & THEIR POSITION IN RELATION TO THE AERIAL PHOTO ARE SUBJECT TO INHERENT INACCURACIES & DISTORTIONS AND SHOULD NOT BE RELIED ON.

LOCATION OF SERVICES BASED ON COMMUNICATIONS WITH CLIENT AND SERVICE PROVIDERS.

AREAS & MEASUREMENTS SUBJECT TO FINAL SURVEY

IMPERMEABLE SURFACES (m²)	**Lot 2**
House/garage	130
Deck + steps	23
Sheds x2	20
Sleepout + deck	29
Metal Driveway	501
Total Imp. Surfaces	703
Lot Area	6250
% Imp Area (RD)	**11.2%**

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL
Coastal Living Zone (ODP)
Rural Lifestyle Zone (PDP)

COMPRISED IN: RT NA135D/207
TOTAL AREA: 1.2720 HA

PLAN PREPARED FOR: DR Simpson

Schedule of Existing Easements

Purpose	Shown	Servient Tenement (Burdened Land)	Created by
Electricity transmission	A	Lot 1 hereon	6079264.1
Telecommunication purposes			5909449.1

Sapphire Surveyors Ltd
Surveyors &
Land Development Specialists
Doubtless Bay, NZ
Ph. 09-406-0001
info@sapphiresurveyors.co.nz

Lots 1 & 2 being a Proposed Subdivision of Lot 14 DP 207759
38 Olive View Heights Drive, Taipa

Surveyed:			Job Ref
Drawn:	WW	28/03/2025	0132S
Version:	A		
Status:	Final	22/04/2025	A3 1:750
Sheet:	1 of 1		

SITE INFORMATION:

Proprietors: Diane Simpson
Legal Description: Lot 14 DP 207759, Olive View Heights Dr, Taipa, 0420, NZL
Zoning: Coastal Living (Far North District Council - Map index 60)
Earthquake Zone: Zone 1
Exposure Zone: Zone D
Climate Zone: Zone 1
Wind Region: A
Lee Zone: No
Rainfall Intensity (range) 90 - 100
Wind Zone: High
Existing Site Area: 1.2720 Hectares more or less (12720m²)

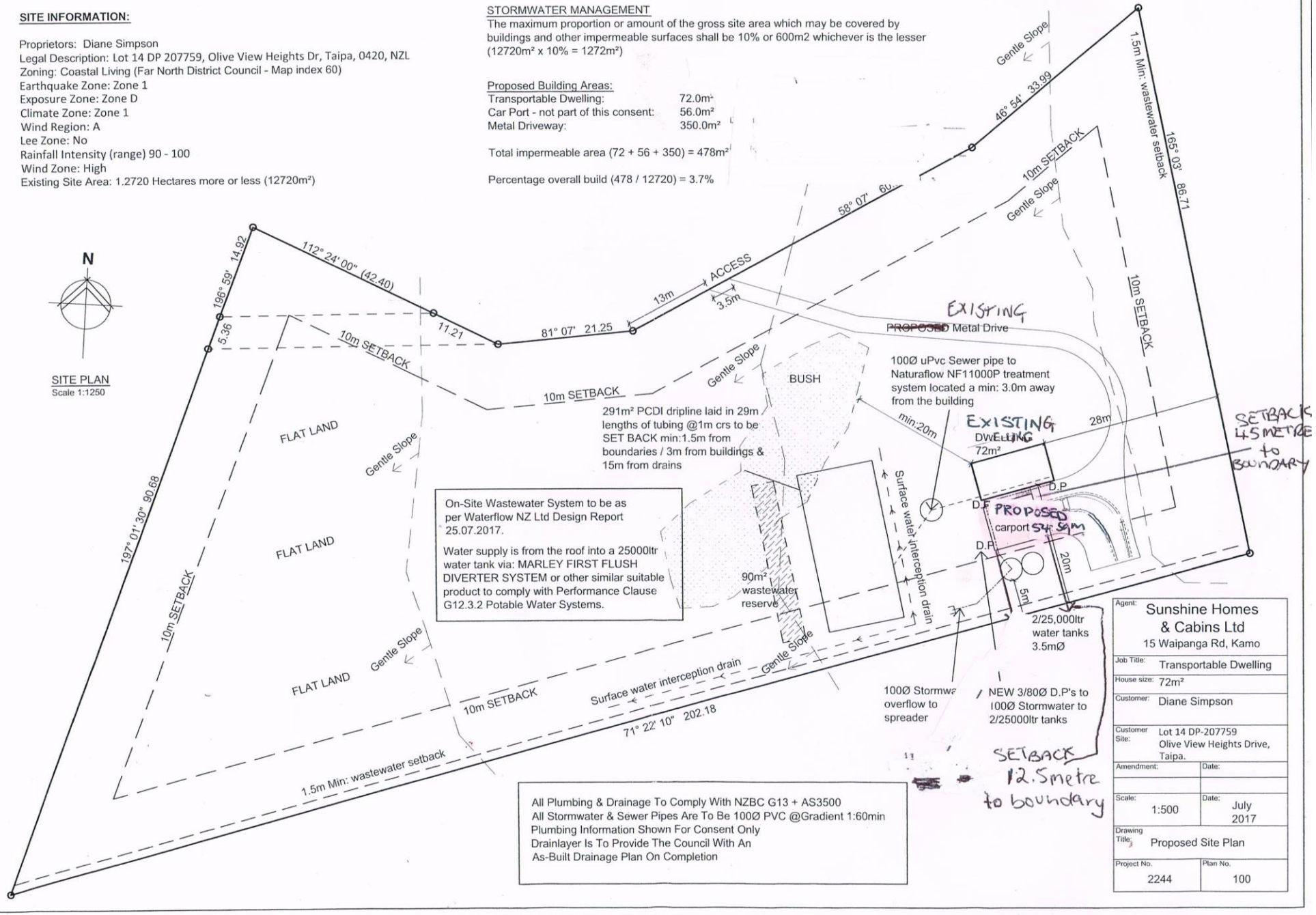
STORMWATER MANAGEMENT
The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m2 whichever is the lesser (12720m² x 10% = 1272m²)

Proposed Building Areas:

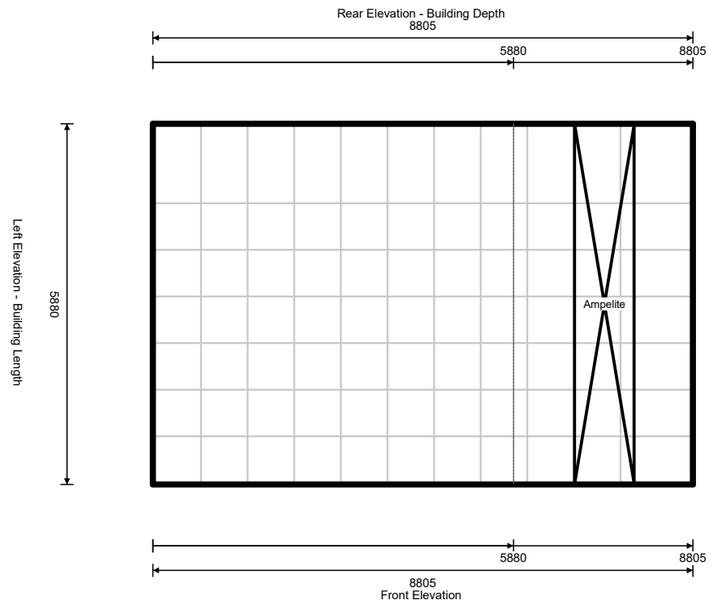
Transportable Dwelling:	72.0m²
Car Port - not part of this consent:	56.0m²
Metal Driveway:	350.0m²

Total impermeable area (72 + 56 + 350) = 478m²

Percentage overall build (478 / 12720) = 3.7%



Agent:	Sunshine Homes & Cabins Ltd, 15 Waipanga Rd, Kamo
Job Title:	Transportable Dwelling
House size:	72m²
Customer:	Diane Simpson
Customer Site:	Lot 14 DP-207759 Olive View Heights Drive, Taipa.
Amendment:	Date:
Scale: 1:500	Date: July 2017
Drawing Title:	Proposed Site Plan
Project No. 2244	Plan No. 100



TOTALSPAN BUILDINGS
A Division of Spanbild New Zealand Ltd

112 Waterloo Road, Hornby,
P.O.Box 11-013, Christchurch
PH: (09) 296 9161 FAX: (09) 299 7015

PREPARED BY: Andrew Eason

FOR: Diane Simpson

REFERENCE: andreweason-1

SITE ADDRESS: 38 Olive View Heights
Taipa
Kaitaia
0494
New Zealand

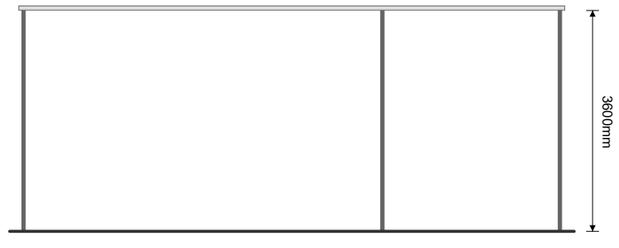
Scale 1 : 100

PLAN

Sheet 1 of 5

DIMENSIONS IN mm UNLESS OTHERWISE STATED

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS



Front Elevation

TOTALSPAN BUILDINGS
A Division of Spanbild New Zealand Ltd

112 Waterloo Road, Hornby,
P.O.Box 11-013, Christchurch
PH: (09) 296 9161 FAX: (09) 299 7015

PREPARED BY: Andrew Eason

FOR: Diane Simpson

REFERENCE: andreweason-1

SITE ADDRESS: 38 Olive View Heights
Taipa
Kaitaia
0494
New Zealand

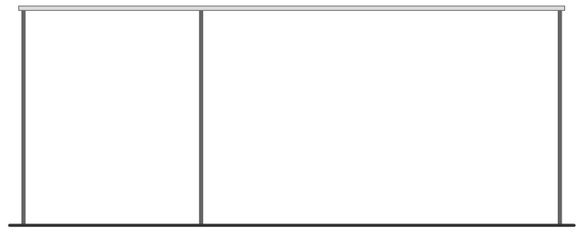
Scale 1 : 100

FRONT ELEVATION

Sheet 2 of 5

DIMENSIONS IN mm UNLESS OTHERWISE STATED

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS



Rear Elevation

TOTALSPAN BUILDINGS
A Division of Spanbild New Zealand Ltd

112 Waterloo Road, Hornby,
P.O.Box 11-013, Christchurch
PH: (09) 296 9161 FAX: (09) 299 7015

PREPARED BY: Andrew Eason

FOR: Diane Simpson

REFERENCE: andreweason-1

SITE ADDRESS: 38 Olive View Heights
Taipa
Kaitaia
0494
New Zealand

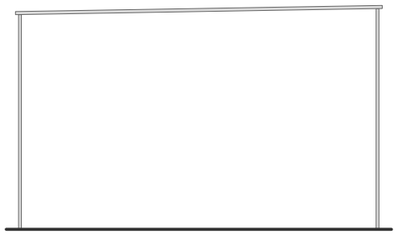
Scale 1 : 100

REAR ELEVATION

Sheet 3 of 5

DIMENSIONS IN mm UNLESS OTHERWISE STATED

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS



5880mm

Left Elevation

TOTALSPAN BUILDINGS
A Division of Spanbild New Zealand Ltd

112 Waterloo Road, Hornby,
P.O.Box 11-013, Christchurch
PH: (09) 296 9161 FAX: (09) 299 7015

PREPARED BY: Andrew Eason

FOR: Diane Simpson

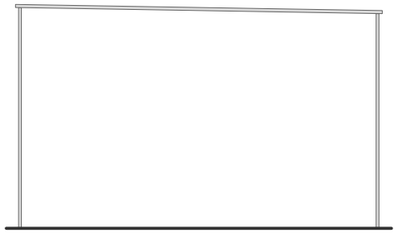
REFERENCE: andreweason-1

SITE ADDRESS: 38 Olive View Heights
Taipa
Kaitaia
0494
New Zealand

Scale 1 : 100

LEFT ELEVATION

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS



Right Elevation

TOTALSPAN BUILDINGS
A Division of Spanbild New Zealand Ltd

112 Waterloo Road, Hornby,
P.O.Box 11-013, Christchurch
PH: (09) 296 9161 FAX: (09) 299 7015

PREPARED BY: Andrew Eason

FOR: Diane Simpson

REFERENCE: andreweason-1

SITE ADDRESS: 38 Olive View Heights
Taipa
Kaitaia
0494
New Zealand

Scale 1 : 100

RIGHT ELEVATION

Sheet 5 of 5

TOTALSPAN®

STEEL BUILDINGS

Engineered By:

Geoff Kell Consultant Ltd

consulting engineer

Steel Framed Flat Roof Carport
Producer Statement
Structural Details

Client:

Diane Simpson
38 Olive View Heights
Taipa
Kaitaia
0494
New Zealand

Building:

Length:	5880mm
Width:	8805mm
Stud Height:	3600mm
Wind Zone:	Very High (W)
Snow Load:	None
Floor Type:	Concrete Piles
Floor Area:	51.77 m2

NOTES

INDEX

I certify that buildings erected in accordance with these drawings will conform to the requirements of the New Zealand Building Codes.

Geoffrey Norman Kell Cp.Eng. (185955)

Building Code Clause(s) B1

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance on use of Producer Statements (formerly page 2) is available at www.ipenz.nz)

ISSUED BY: Geoff Kell Consulting Ltd
(Design Firm)

TO: Diane Simpson / Totalspan Buildings.
(Owner/Developer)

TO BE SUPPLIED TO: Far North District Council
(Building Consent Authority)

IN RESPECT OF: "Single and Double Flat Roof Carports (30m Max. length, 2.4m to 4.2m high)"
(Description of Building Work)

AT: 38 Olive View Heights, Taipa, Kaitaia, 0494, New Zealand / Very High (W) - T,C,2 Rural
(Address)

Town/City: ..... **LOT** ..... **DP** ..... **SO** .....
(Address)

We have been engaged by the owner/developer referred to above to provide:

Structural Engineering Design services

(Extent of Engagement)

services in respect of the requirements of Clause(s) B1 of the Building Code for:

☑ All or ☐ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☑ Compliance Documents issued by the Ministry of Business, Innovation & Employment B1/VM1 & B1/VM4 or
(verification method/acceptable solution)

☐ Alternative solution as per the attached schedule.....

The proposed building work covered by this producer statement is described on the drawings titled:

Flat Roof Carport and numbered 1-2,4,6-8;

together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:
(i) Site verification of the following design assumptions Wind Regions A6, A7 & W, Snow Load 0.55 KpA
(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

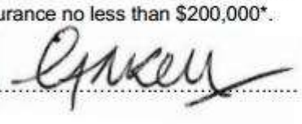
~~☐ CM1 ☐ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ as per agreement with owner/developer (Architectural)~~

I, Geoffrey Norman Kell (Name of Design Professional) am: ☑ CPEng 185955 # ☐ Reg Arch ..... #

I am a Member of: ☑ IPENZ ☐ NZIA and hold the following qualifications: BEng(Hons) CPEng MIPENZ IntPE

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.

The Design Firm is a member of ACENZ: ■

SIGNED BY Geoffrey Norman Kell (Name of Design Professional) (Signature) 

ON BEHALF OF Geoff Kell Consulting Ltd (Design Firm) Date 14/11/2019

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000.*

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

MANUFACTURERS STATEMENT - DURABILTY

Cladding

To satisfy the requirements of Clause B2:"Durability" of the NZBC and to ensure the cladding material meets a **15-year durability** life and a 50 year intended working life (design life), the following provisions must apply:

Cladding Range of Product and Use

- Coating Type: Zinc/Aluminium & Painted (Coloured Steel).
- Steel thickness range: 0.35mm - 0.55mm BMT
- Steel grade range: G300 - G550
- Application: Standard Totalspan Roof and Wall Cladding
- Profile: Totalspan 7 Rib, Totalspan 6 Rib, Totalspan Corrugate

Requirements, Limitations and Exclusions

- Fixing and installation of the cladding must be done exactly in accordance with Totalspan Buildings instructions and specifications.
- Normal and regular maintenance must be carried out on the exterior surface of the cladding and the following guide must be followed to ensure the durability requirements are met.

Regular Maintenance

- **Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/AS 2.1.3**
- **Corrosion Zones B and C.. (*Reference NZS 3604:2011 Corrosion Zone Figure 4.2)**

  Rain-washing only required on ***exposed*** *(open to airborne salts and rain wetting)* material. ***Sheltered*** *(open to airborne salts, but not rain washed)* or protected areas such as under spouting, top-cladding sheets and tops of doors require washing every 3 months.

- **Sea Spray Zone D (Includes all off-shore islands, the area within 500m of the coastline of New Zealand, and those areas shown in white - *Reference NZS 3604:2011 Figure 4.2) and areas of Geothermal Activity (*Reference NZS 3604:2011 4.2.4 (c)).**

  Rain-washing only required on ***exposed*** *(open to airborne salts and rain wetting)* areas. ***Sheltered*** *(open to airborne salts, but not rain washed)* and protected areas such as under spouting, top cladding and tops of doors require washing down every month and whenever corrosive salts are present.

Extended Maintenance, Painting or Repainting

Extended Durability

Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material, painting of the entire surface is required to extend the life of the cladding product. Paint manufacturers recommendations are to be followed for surface preparation and paint type to be used.

Evident Corrosion

- Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required.
- Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment.
- If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

Steel Framing

To satisfy the requirements of Clause B2:"Durability" of the NZBC and to ensure the structural framing material meets a **50-year durability** life the following provisions must apply:

Steel Framing Range of Product and Use

- Coating Type: Galvanised
- Steel thickness range: 0.75mm – 2.4mm BMT
- Steel grade range: G450 – G550
- Application: Standard Totalspan Purlins, Girts, Portal Frames, Door Jambs, Wall Uprights, Bridging
- Profile: C Sections – 80x40, 150x64, 220x64, 250x85
  Z Sections – 100x53, 150x65
  Tophat Sections – 100x163, 120x170, 150x183

Awnings/Garaports attached to Base Buildings

- Where sections are exposed to or located in salt marine, corrosive industrial or unusually high corrosive environments **the below Regular Maintenance must be adhered to**. Please contact the manufacturer for specialist advice if unsure of requirements.
  This also applies to all Steelwork that is exposed to the wind but is protected from the rain located in an open sided structure such as carports, awnings or structures closed in on one side only.
  Maintenance is necessary when the Galvanised coating ceases to provide sacrificial protection to the steel base, or where the appearance is no longer aesthetically acceptable. Rust staining or the growth of rust spots usually indicates the breakdown of Galvanised coating. At the first sign of breakdown, the surface should be treated with an appropriate maintenance coating system. All maintenance should be carried out in accordance with AS/NZS 2312:2002 (Incorporating Amendment No. 1) [c] and *New Zealand Steelwork Corrosion Coatings Guide* (HERA Report R4-133) [d].

  Regular inspections of the steel work and maintenance at the first signs of a problem will extend the durability of the sections. If any of the structure components show signs of corrosion during normal maintenance these are also easily accessible and simple to replace.

Regular Maintenance

- **Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/AS 2.1.3 Corrosion Zones B and C. (*Reference NZS 3604:2011 Corrosion Zone Figure 4.2)**

  Rain-washing only required on ***exposed*** *(open to airborne salts and rain wetting)* material. ***Sheltered*** *(open to airborne salts, but not rain washed)* or protected areas such as under spouting, top-cladding sheets and tops of doors require washing every 3 months.

- **Sea Spray Zone D (Includes all off-shore islands, the area within 500m of the coastline of New Zealand, and those areas shown in white - *Reference NZS 3604:2011 Figure 4.2) and areas of Geothermal Activity (*Reference NZS 3604:2011 4.2.4 (c)).**

  Rain-washing only required on ***exposed*** *(open to airborne salts and rain wetting)* areas. ***Sheltered*** *(open to airborne salts, but not rain washed)* and protected areas such as under spouting, top cladding and tops of doors require washing down every month and whenever corrosive salts are present.

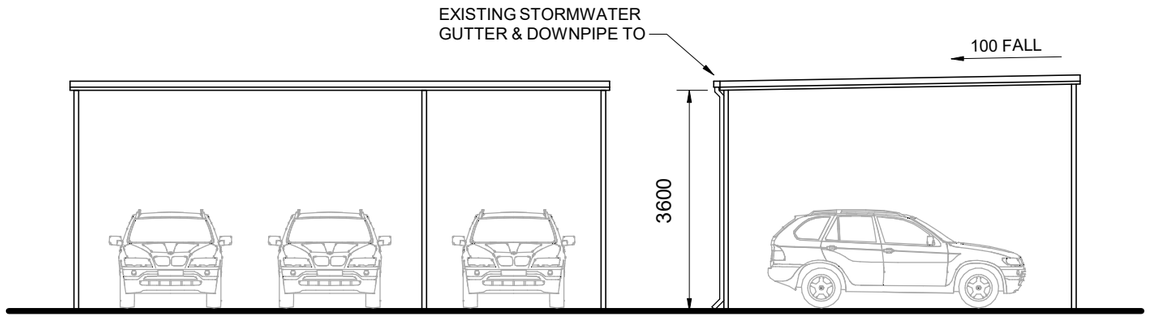
References

1. NZBC – Compliance Document – Clause B2 - Durability
2. NZS 3604, Clause 4, Durability*

* - Totalspan Buildings acknowledges and understands that NZS 3604 is a Timber Framed Building standard. Totalspan Buildings has used NZS 3604 as a reference only to identify Corrosion Zones, Sea Spray Zones and areas of Geothermal activity.

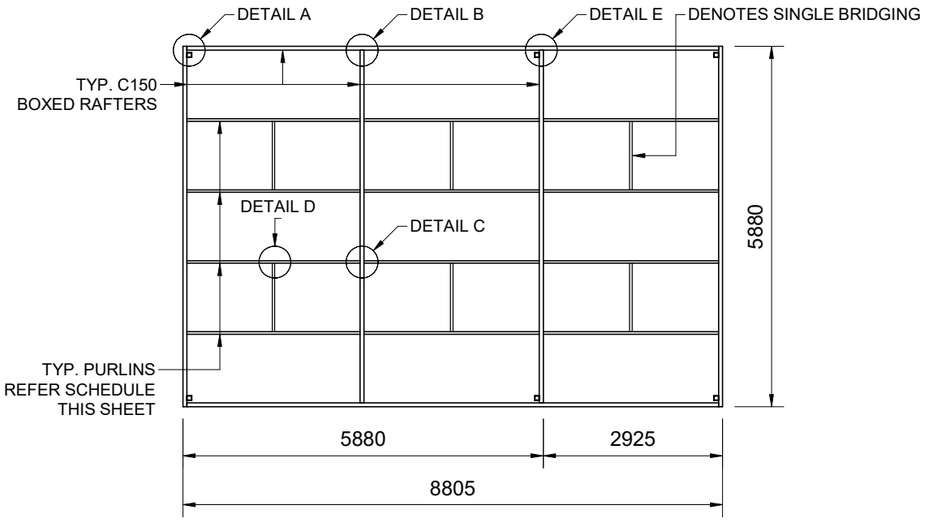
Totalspan Buildings
112 Waterloo Rd
Sockburn
CHRISTCHURCH

FLAT ROOF CARPORT SPECIFICATIONS



FRONT ELEVATION
TYPICAL 9m Flat Roof CARPORT
Scale A3 1:100

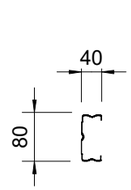
SIDE ELEVATION
TYPICAL 9m Flat Roof CARPORT
Scale A3 1:100



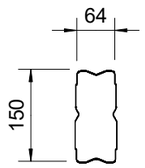
FOUNDATION LAYOUT
TYPICAL 9m Flat Roof CARPORT
Scale A3 1:100

RAFTER SCHEDULE

S50	C15015



TYPICAL 80x40
CRIMPED 'C' PURLIN



TYPICAL C150
BOXED RAFTER
& MAIN BEAM

PURLIN SCHEDULE

1. ALL PURLINS TO BE SINGLE 80x40 CRIMPED C'S
   4 ROWS OF PURLINS WITH SINGLE BRIDGING
2. ALL PURLINS TO BE EVENLY SPACED FROM EDGE
   OF RAFTERS. REFER FRAMING PLAN FOR DETAILS

COLUMNS:- SHALL BE G450 SHS: 75x75x2.0

GENERAL NOTES

1. DRAWINGS SHALL NOT BE SCALED FOR ANY FABRICATION OR ERECTION DETAILS.
2. AT SETOUT, DIAGONALS MUST BE CAREFULLY CHECKED TO ENSURE BUILDING IS SQUARE.

LOADINGS

1. STRUCTURE HAS NOT BEEN DESIGNED TO CARRY OCCASIONAL LOADING AS STIPULATED IN 3.8.3 OF AS/NZS 1170.1.
2. WIND LOAD IN ACCORDANCE WITH AS/NZS 1170.2
   REGION A6,A7 S45
   REGION W S50
3. ROOF LIVE LOAD; - 0.25 kPa GENERALLY IN ACCORDANCE WITH AS/NZS 1170.1
4. A ROOF SNOW LOAD OF 0.55 kPa IS OBTAINABLE WHEN PURLINS ARE BOXED. HIGHER SNOW LOAD REQUIRES SPECIFIC DESIGN

CONCRETE

1. SERVICES OF AN EXPERIENCED CONSULTING ENGINEER SHOULD BE ENGAGED TO ADVICE ON SUITABILITY OF SOIL CONDITIONS.
2. CONCRETE SHALL HAVE MAXIMUM AGGREGATE SIZE OF 20mm, SLUMP OF 80+/-20 AND ULTIMATE COMPRESSION STRENGTH AT 28 DAYS OF 20 MPa
3. CONCRETE SHALL BE PLACED IN ONE CONTINUOUS OPERATION AND BE COMPACTED BY EXTERNAL VIBRATION OR HAND TAMPING.
4. FOOT EXCAVATIONS SHALL BE THOROUGHLY CLEANED OF ALL LOOSE MATERIAL BEFORE PLACING CONCRETE.
5. FOUNDING MATERIAL SHALL HAVE SAFE BEARING CAPACITY OF 75kPa.
6. POUR SLAB ON 50mm COMPACTED SAND AND 200um POLYTHENE WATERPROOF MEMBRANE (LAPPED 200 AND SEALED WITH APPROPRIATE TAPE). - OPTIONAL BUT RECOMMENDED

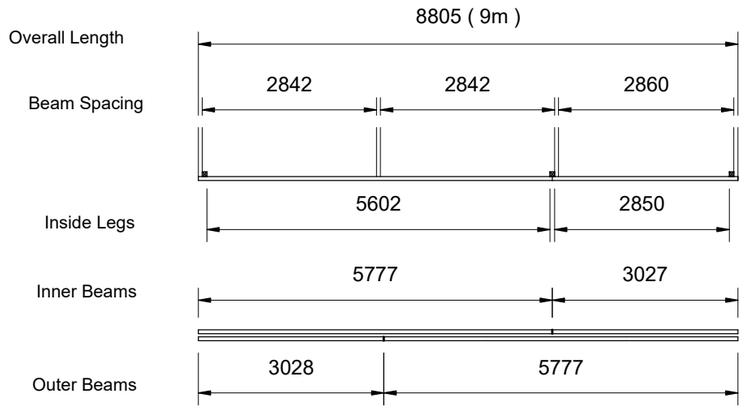
STEELWORK

1. ALL STRUCTURAL FRAMING MEMBERS SHALL BE G450 GRADE STEEL U.N.O. AND ALL CLEATS SHALL BE G450 GRADE STEEL GALVANISED TO MIN Z200. POSTS SHALL BE G450, REFER DRAWING.
2. ROOF SHEETING SHALL BE G550 GRADE STEEL PROTECTED WITH ZINCALUME AZ150. ROOF SHEETING CAN BE REPLACED WITH CLEAR ROOF 1800GSM PANEL FIXED TO MANUFACTURERS SPECIFICATIONS. A HIGHER GSM RATE MAY BE REQUIRED FOR SNOW AREA'S.
3. PURLINS & BRIDGING TO BE EX. 80x40 LIPPED CRIMPED CHANNELS 0.75mm B.M.T.
4. CLADDING SHEET IS TO BE FIXED AS FOLLOWS:-
   S45 - AT ENDS OF SHEETS WITH 1 SCREW EVERY RIB AND AT OTHER PURLINS WITH 1 SCREW EVERY SECOND RIB
   S50 - AT ENDS OF SHEETS WITH 1 SCREW EVERY RIB AND AT OTHER PURLINS WITH 1 SCREW EVERY RIB
   ALL SCREWS INTO ROOF SHEETING TO HAVE NEOPRENE WASHERS.
5. NOTCH PURLINS AND FIX TO RAFTERS WITH 2#10 TEKS PER FLANGE EACH END
6. SCREWS CONNECTING STRUCTURAL MEMBERS TO BE WAFERTEKS No10 U.N.O MANUFACTURED BY DEUTSCHER (OR EQUIVALENT) WITH MIN. EDGE DISTANCE OF 6mm AND MIN. PITCH OF 12mm.
7. RIDGES, BARGES AND ALL PENETRATIONS TO BE FLASHED WITH 0.4mm ZINCALUME FINISHED STEEL.
8. GUTTER AND DOWNPIPES TO BE FITTED AND DISCHARGED TO EXISTING STORMWATER SYSTEM. SPLICE GUTTER AT CENTRE OF BUILDING. PROVIDE TWO SCREWS INTO EACH WEB AND SEAL WITH SILICONE.
9. STEELWORK SHALL ALL COMPLY WITH THE REQUIREMENTS OF:-
   AS/NZS 1170 PARTS 1&2 LOADING CODES
   AS 4100 STEEL STRUCTURE CODES
   AS/NZS 4600 COLD FORMED STEEL STRUCTURE CODE
   AS 1562 DESIGN AND INSTALLATION OF METAL ROOFING
   AS 1111/1112 METRIC HEXAGON COMMERCIAL BOLTS AND SCREWS
   AS 2313 GUIDE TO THE PROTECTION OF IRON AND STEEL
   AS 3566 SELF DRILLING SCREWS FOR BUILDING & CONSTRUCTION INDUSTRIES

Site Plan Place Holder

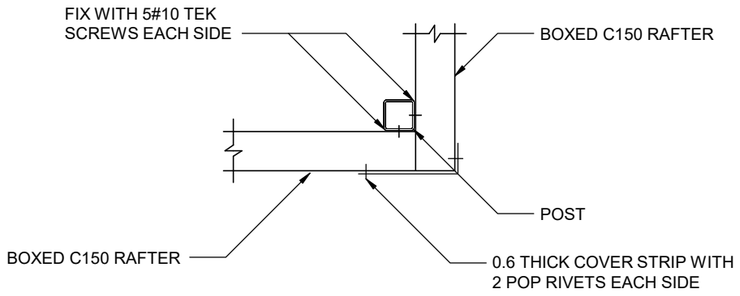
MAIN BEAM SPLICING DETAILS

Scale: A3 1:100



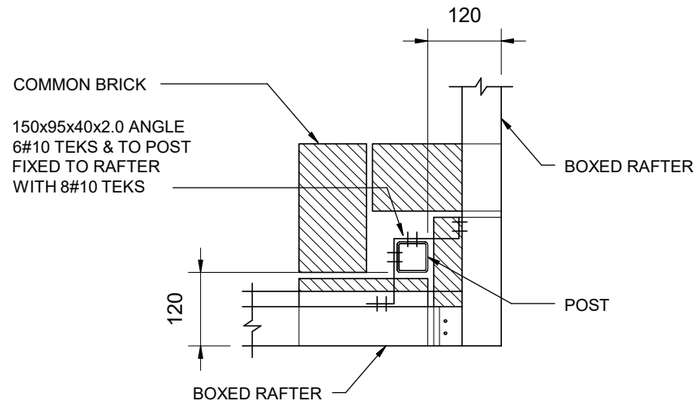
DETAIL A

Scale: A3 1:10



ALTERNATIVE POST TO RAFTER CONNECTION

Scale: A3 1:10



(IF POSTS ARE TO BE BRICKED IN)

Geoff Kell
Consulting Ltd.

302 Eastbourne St ,
P.O.Box 904, Hastings, NZ
PH: (06) 876 0818

TOTALSPAN
A Division of Spanbild New Zealand Ltd

112 Waterloo Road, Hornby,
P.O.Box 11-013, Christchurch

For: Diane Simpson
38 Olive View Heights
Taipa
Kaitaia
0494
New Zealand

Flat Roof Carport

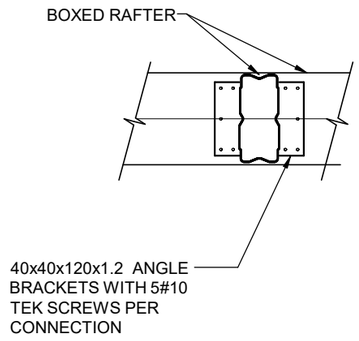
Connection Details

Scale: -

Sheet 6 of 9

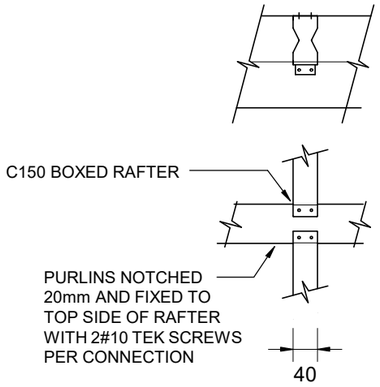
DETAIL B

Scale: A3 1:10



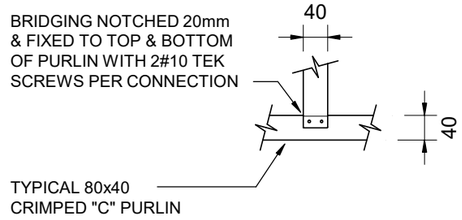
DETAIL C

Scale: A3 1:10



DETAIL D

Scale: A3 1:10



DETAIL E

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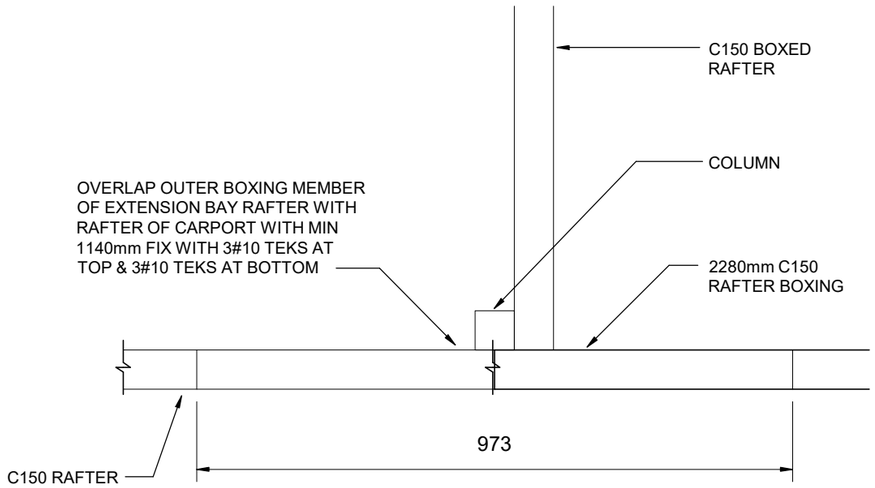

SPLICING DETAIL

(TYPICAL FOR CARPORT EXTENSION)

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P.O.Box 904, Hastings, NZ
PH: (06) 876 0818

TOTALSPAN
A Division of Spanbild New Zealand Ltd

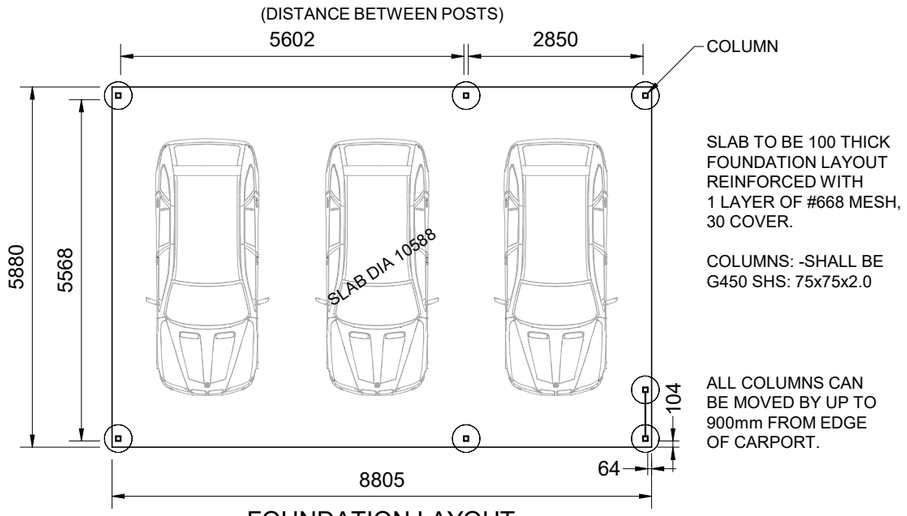
112 Waterloo Road, Hornby,
P.O.Box 11-013, Christchurch

For: Diane Simpson
38 Olive View Heights
Taipa
Kaitaia
0494
New Zealand

Flat Roof Carport

Connection Details

Scale: -



SLAB TO BE 100 THICK
FOUNDATION LAYOUT
REINFORCED WITH
1 LAYER OF #668 MESH,
30 COVER.

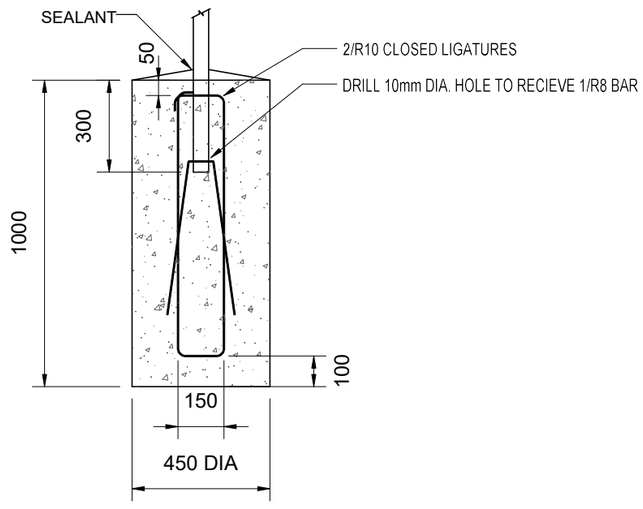
COLUMNS: -SHALL BE
G450 SHS: 75x75x2.0

ALL COLUMNS CAN
BE MOVED BY UP TO
900mm FROM EDGE
OF CARPORT.

FOUNDATION LAYOUT

TYPICAL 9m Flat Roof CARPORT

Scale A3 1:100



LEG CAST INTO FOOTING

Scale A3 1:20

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New Zealand

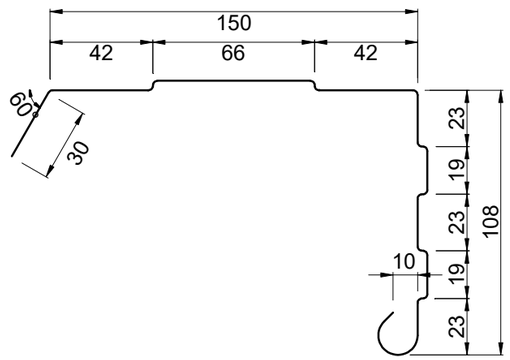
Flat Roof Carport

Foundations

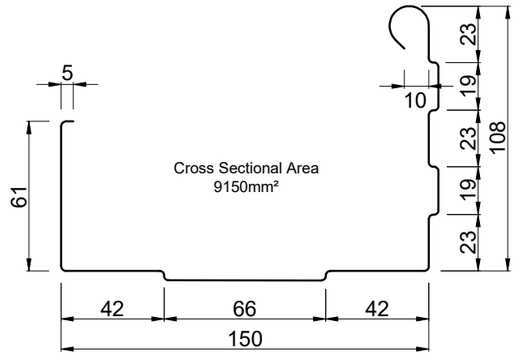
Scale: - **Sheet 8 of 9**

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

Barge Profile N.T.S



Gutter Profile N.T.S



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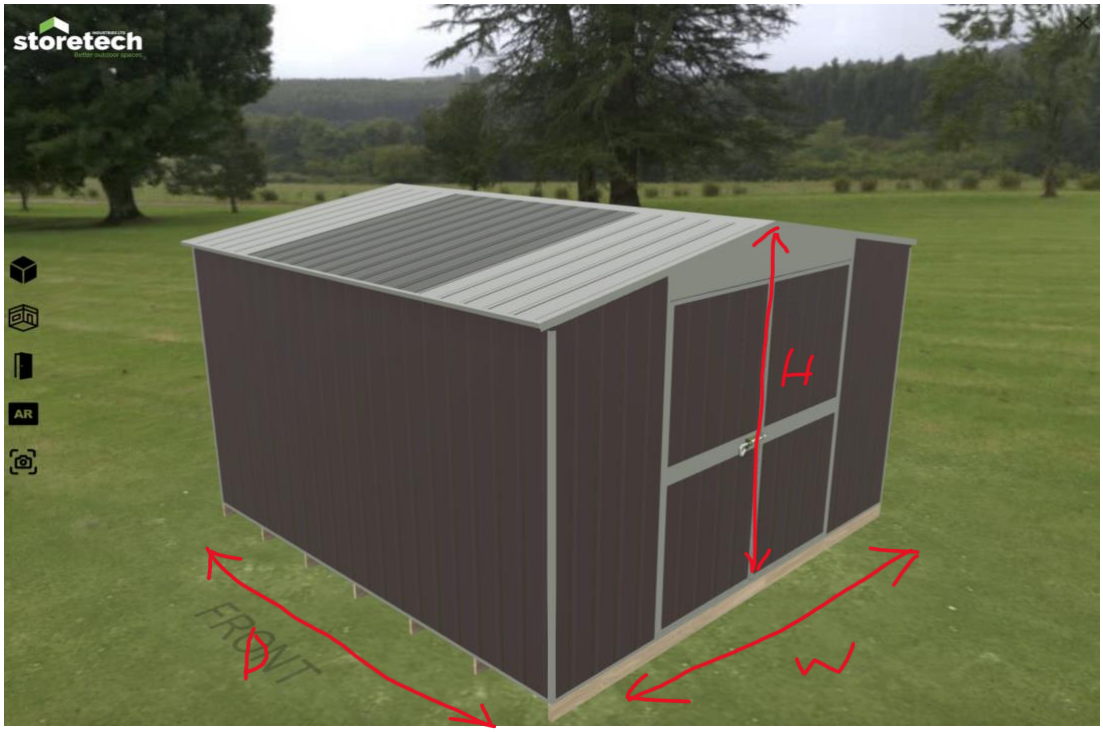
Flat Roof Carport

Flashing Details

Scale: -

Sheet 9 of 9

Sketch Plans of Existing Structures



Garden Shed H = 2.1 m, W = 2.9, D = 3.25 m, GFA 7.0m^2

Sleepout / Storage Shed H = 3.3, W = 3, L= 6.0 metres, GFA 18m^2

Lean To : W = 2.2 m, H = 2.3, D= 5.5 m, GFA 12m^2

Attachment 4

Wilton Joubert Limited
09 527 0196
196 Centreway Road,
Orewa, Auckland, 0931

SITE	**38 Olive View Heights Drive, Taipa**
LEGAL DESCRIPTION	**Lot 14 DP 207759**
PROJECT	**2-Lot Coastal Living Zoned Subdivision**
CLIENT	**Diane Simpson**
REFERENCE NO.	**139458**
DOCUMENT	**Civil Site Suitability Report**
STATUS/REVISION NO.	**01 – Resource Consent**
DATE OF ISSUE	**11th April 2025**

Report Prepared For	Email
Diane Simpson	Simmo500@hotmail.com

Authored by	**G.M. Brant** *(Be (Hons) Civil)*	Civil Engineer	gustavo@wjl.co.nz	
Reviewed & Approved by	**B. Steenkamp** *(CPEng, BEng Civil, CMEngNZ, BSc (Geology))*	Senior Civil Engineer	bens@wjl.co.nz	

1 EXECUTIVE SUMMARY

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

Legal Description:	Lot 14 DP 207759
Lot Sizes:	Proposed Lot 1 – 6,470m² (proposed future development) Proposed Lot 2 – 6,250m² (existing dwelling)
Development Type:	2-Lot Residential Subdivision
Scope:	Civil Site Suitability Investigation: - Flood Assessment - Wastewater Assessment - Stormwater Assessment - Potable Water - Access Assessment
Development Proposals Supplied:	Scheme Plan prepared by Sapphire Surveyors Ltd (Ref No: 0132S, dated: 02.04.2025).
Associated Documents:	WJL Geotechnical Site Suitability Report Ref. 139457
District Plan Zone:	Coastal Living Zone
Flooding Assessment:	Refer to Section 5.
Wastewater:	The following is an indicative PCDI wastewater design for a 4-bedroom dwelling – given the subsoils encountered we recommend Secondary Level Treatment or higher: Daily Wastewater Production: 1,080L/day Daily Application Rate: 2mm/day Disposal Area: 540m² Reserve Area: 162m² (30%) Recommendations for wastewater are provided in Section 6.
Stormwater Management – District Plan Rules:	Permitted Activity: 10.7.5.1.6 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m² whichever is the lesser. Restricted Discretionary Activity: 10.7.5.3.8 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m², whichever is the lesser.
Stormwater Management:	To comply with the parameters of the Permitted Activity Rule (10.7.5.1.6), Lots 1 and 2 must not exceed an impermeable area of 600m². Future development of Lot 1 is expected to fall within the Permitted/Controlled activity range, and the existing development within Lot 2 is considered a Restricted Discretionary Activity.

	Water Quality Volume Control attenuation and Flood Control attenuation should be provided for runoff resulting from impermeable areas exceeding the Permitted coverage to mitigate adverse effects of runoff on the downstream receiving environment. Any future development of the proposed lots which does not comply with Permitted Activity Rule (10.7.5.1.6) will require a stormwater report, including a District Plan Assessment. Stormwater mitigation recommendations are provided in Section 7.
Access:	- Lot 1 to be accessed via new vehicle crossing off Olive View Heights Drive, - Lot 1's access point is not compliant with FNDC's Sight Distance Requirements (FNDC to review), - Lot 2 to be accessed via existing vehicle crossing which is to remain. Further access recommendations provided in Section 9.

2 INTRODUCTION

2.1 SCOPE OF WORK

Wilton Joubert Ltd (WJL) was engaged by the client to undertake a civil site suitability assessment (flooding, wastewater, stormwater, potable water & access assessment) to support a 1-into-2 lot subdivision of Lot 14 DP 207759, as depicted in the Scheme Plan prepared by Sapphire Surveyors Ltd (Ref No: 0132S, dated: 02.04.2025).

At the time of report writing, no architectural plans have been supplied to WJL for any future development.

Figure 1: Subdivision Scheme Plan Prepared by Sapphire Surveyors Ltd (Ref No: 0132S, dated: 02.04.2025).

A Geotechnical Site Suitability Report (WJL Ref. 139457) has been prepared by WJL for the subject site which should be read in conjunction with this report.

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

3 SITE DESCRIPTION

The subject 1.272ha Coastal Living zoned, almost rectangular shaped property is located off the southern side of Olive View Heights Drive, 1.3km southeast of the Taipa township.

An existing aggregate driveway is present at the central northern boundary, accessed 350m southeast of the Taipa Heights Drive intersection. The driveway trends semi-circular towards an existing residential development that occupies the southeastern portion of the site.

Topographically speaking, the property is set towards the toe of a ridgeline flank that falls towards a low-lying valley along the western boundary. Existing ground levels across the property essentially range between approximately RL33m (southeast) and RL19m New Zealand Vertical Datum (NZVD).

The site consists of a somewhat broad crest across the eastern portion of the site, descending to the northwest initially at moderate inclinations that cover the central area of the Lot, before reducing to gentle grades along the northwestern portion of the site. The southwestern portion of the site is also less inclined, however, is minorly undulating in shape. A tributary arm of the Owhetu Stream trends south to north along the western boundary.

The site is currently covered in pasture, with a small pocket of bush present at the central area. The perimeter of the Lot is essentially bound by bush, including shelterbelt-type plantings along the northern roadside boundary.

The Far North District Council GIS Maps indicates that the property is not serviced by public stormwater, wastewater or potable water reticulation.

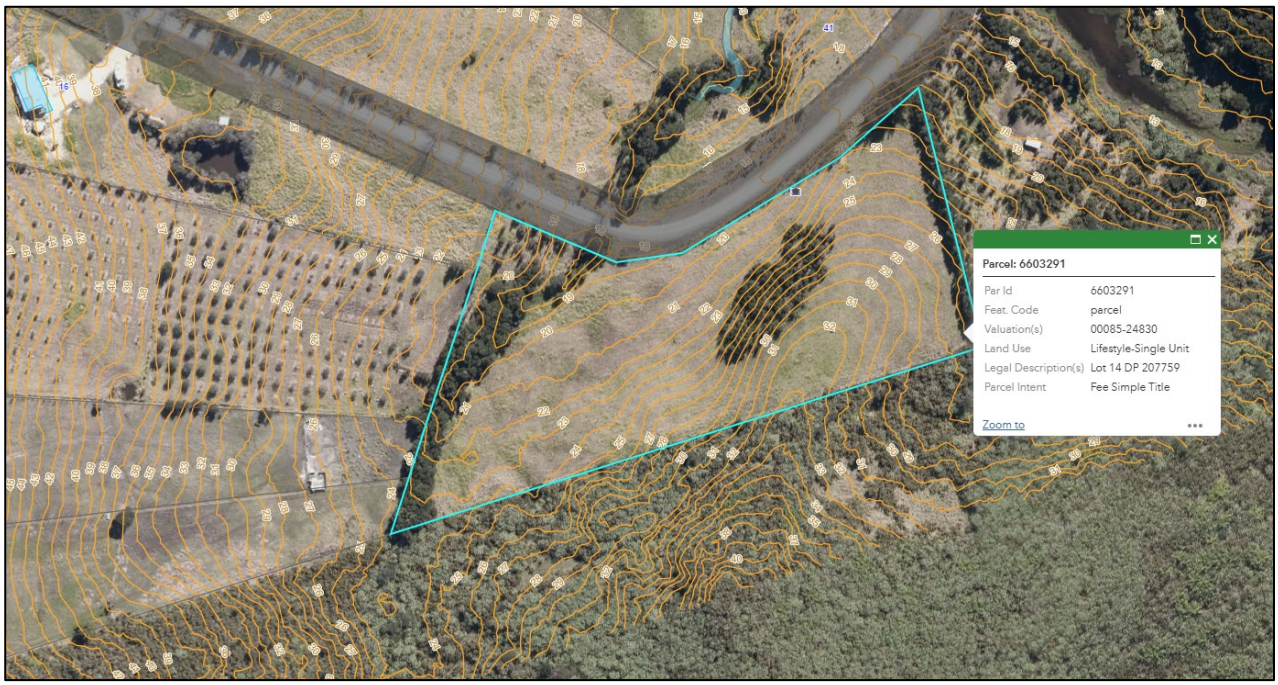


Figure 2: Snip from FNDC GIS Maps Showing Parent Lot's Boundaries (cyan) and 1m Contours (orange). Existing Dwelling is Not Shown.

Figure 3: Snip from Google Earth Pro Showing Property Boundary (yellow) and Existing Dwelling.

4 PROPOSAL

In reviewing the supplied Subdivision Scheme Plan (Figure 1 above), it is our understanding that the client proposes to subdivide the existing property into two individual allotments, essentially splitting the site into western and eastern halves, being Lot 1 and Lot 2, respectively.

Lot 1 is proposed for future development and is to encompass an area of 6,470m². The site will be accessed via a new vehicle crossing and driveway formation at the northern boundary. The Subdivision Scheme Plan designates a 900m² building platform across the northeastern portion of the site for geotechnical assessment.

The platform is largely located atop gently sloping ground at the toe of the moderately inclined slopes that descend through the central area of the property. Inclinations across the platform generally average less than 6° and continue at similar or reduced grades for a minimum of distance 15m downslope until ceasing at the tributary stream arm along the western boundary. Only the very upslope portion of the platform is moderately inclined, averaging 13° to 14°.

Lot 2 is to encompass an area of 6,250m² and will contain the existing residential development and driveway access formation. No further development of Lot 2 is proposed at this stage.

Figure 4: Site Photograph Looking Toward the Northwest at Lot 1's Designated Building Platform.

5 FLOODING

The Northland Regional Council Natural Hazards Map indicates that Lot 1 is partially located within the River Flood Hazard Zone – Regionwide Models 50-year and 100-year CC Extents. Specific flood levels at four locations across Lot 1 were supplied by Northland Regional Council.

Figure 5: Aerial View of the Subject Site with 10-year, 50-year and 100-year CC Extents Regionwide Models River Flood Hazard Overlays and Specific Flood Level Locations (1-4).

A site-specific 1D flood river model has been constructed for the subject site utilising HEC-RAS software which was compared with the NRC data but supersedes the Regionwide Model provided by NRC.

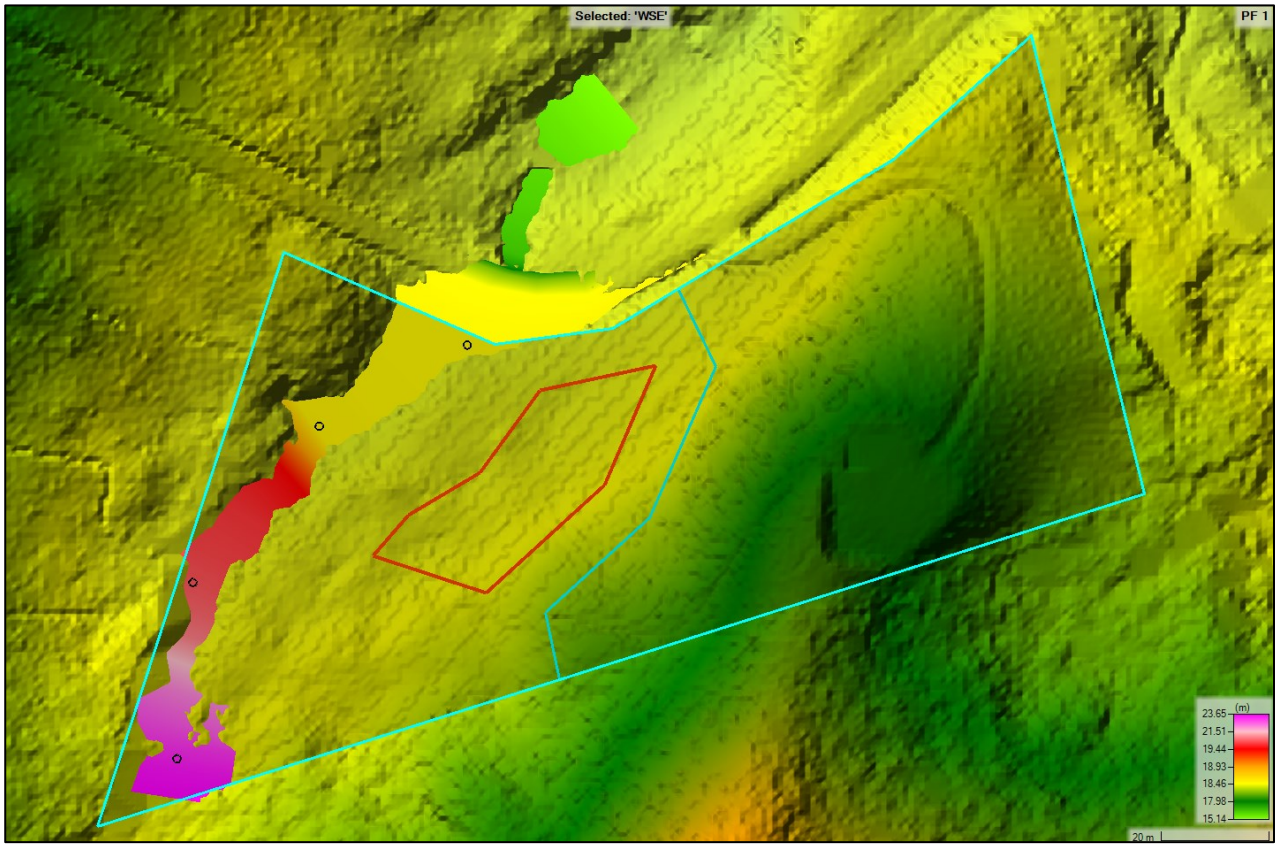


Figure 6: RAS Mapper Output Showing Flood Levels (Flood Depth > 1mm Shown).

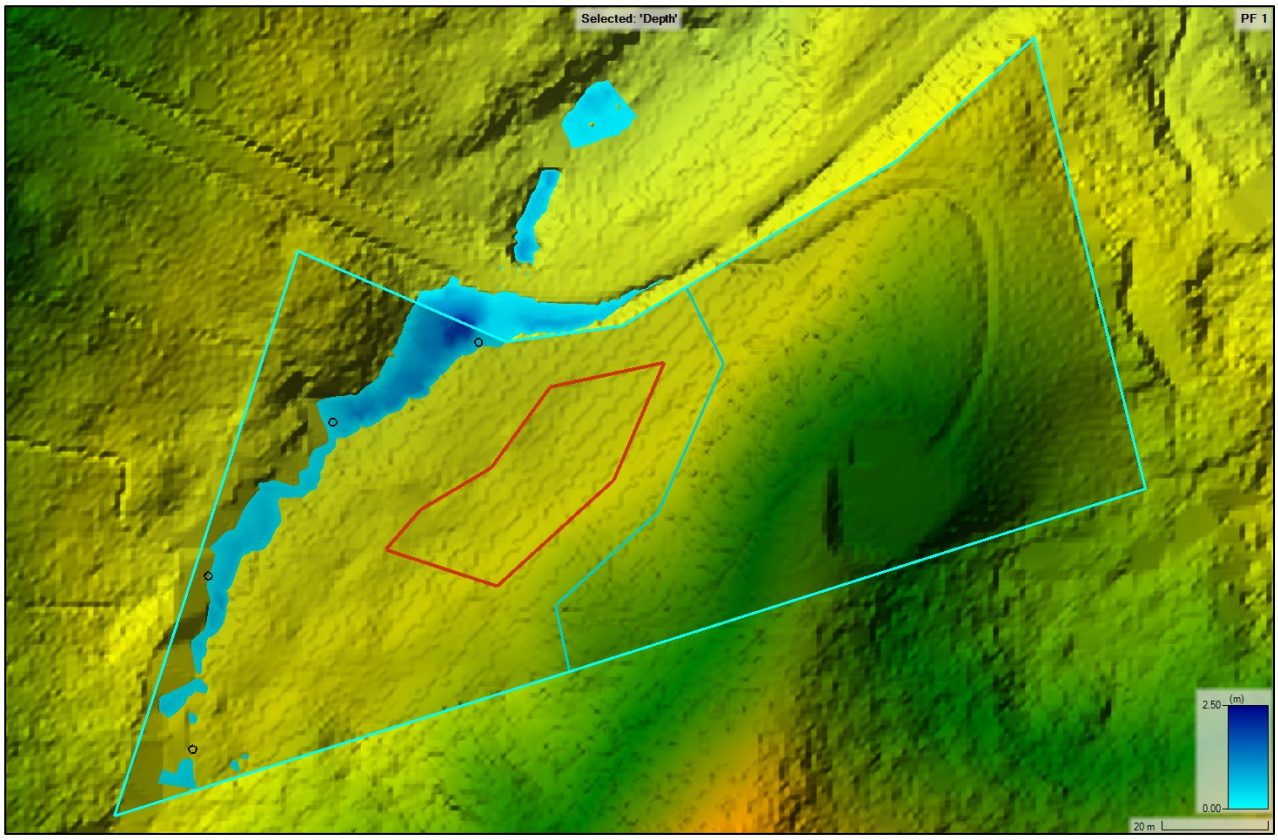


Figure 7: RAS Mapper Output Showing Flood Extent (Flood Depth > 200mm Shown).

Table 1: Regionwide Models (supplied by NRC) & HEC-RAS Model River Flood Levels at Locations Given in Figure 5

	NRC Regionwide Model		HEC-RAS Model
Location	50-year (NZVD2016)	100-year + CC (NZVD2016)	100-year + CC (NZVD2016)
1	23.18m	23.26m	**23.26m**
2	20.28m	20.38m	**20.35m**
3	18.72m	18.87m	**18.53m**
4	18.53m	18.61m	**18.50m**

5.1 FLOOD HAZARD ASSESSMENT CRITERIA

As the site is within a natural hazard zone it is subject to an assessment in terms of Sections 71 and 72 of the New Zealand Building Act:2004. The requirements are as follows:

"*71 Building on land subject to natural hazards*

(1) A building consent authority must refuse to grant a building consent for construction of a building, or major alterations to a building, if—

a. the land on which the building work is to be carried out is subject or is likely to be subject to 1 or more natural hazards; or

b. the building work is likely to accelerate, worsen, or result in a natural hazard on that land or any other property.

(2) Subsection (1) does not apply if the building consent authority is satisfied that adequate provision has been or will be made to—

a. protect the land, building work, or other property referred to in that subsection from the natural hazard or hazards; or

b. restore any damage to that land or other property as a result of the building work.

(3) In this section and sections 72 to 74, natural hazard means any of the following:

a. erosion (including coastal erosion, bank erosion, and sheet erosion):

b. falling debris (including soil, rock, snow, and ice):

c. subsidence:

d. inundation (including flooding, overland flow, storm surge, tidal effects, and ponding):

e. slippage

72 Building consent for building on land subject to natural hazards must be granted in certain cases

Despite section 71, a building consent authority that is a territorial authority must grant a building consent if the building consent authority considers that—

a. the building work to which an application for a building consent relates will not accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or any other property; and

b. the land is subject or is likely to be subject to 1 or more natural hazards; and

c. it is reasonable to grant a waiver or modification of the building code in respect of the natural hazard concerned."

Further to the above, the assessment has been based on The Regional Policy Statement for Northland. This development falls under Section 7.1.2 of this document:

"7.1.2 Policy – New subdivision and land use within 10-year and 100- year flood hazard areas

New subdivision, built development (including wastewater treatment and disposal systems), and land use change may be appropriate within 10-year and 100-year flood hazard areas provided all of the following are met:

a. Hazardous substances will not be inundated during a 100-year flood event.

b. Earthworks (other than earthworks associated with flood control works) do not divert flood flow onto neighbouring properties, and within 10-year flood hazard areas do not deplete flood plain storage capacity;

c. A minimum freeboard above a 100-year flood event of at least 500mm is provided for residential buildings.

d. Commercial and industrial buildings are constructed so as to not be subject to material damage in a 100 year flood event.

e. New subdivision plans are able to identify that building platforms will not be subject to inundation and / or material damage (including erosion) in a 100-year flood event;

f. Within 10-year flood hazard areas, land use or built development is of a type that will not be subject to material damage in a 100-year flood event; and

g. Flood hazard risk to vehicular access routes for proposed new lots is assessed.

The Far North District Council Engineering Standards (May 2023) states the following in 'Section 4.3.10.7 Freeboard Requirements':

"*4.3.10.7 Freeboard Requirements*

Freeboard above the secondary flow level is required to cater for inaccuracies in flow estimation and practicable blockage/failure of the primary system.

The minimum freeboard above the calculated 1% AEP storm shall be:

a. 0.5m for habitable building floors, and,
b. 0.3m for commercial and industrial buildings,

Unless specific assessment demonstrates that a different freeboard is appropriate.

Minimum floor levels shall be identified for all lots within the area of the site where flood risks are for 1% AEP or lesser event. This assessment shall consider flooding caused by different sources including:

c. Rivers,
d. Tides,
e. Elevated groundwater, and
f. Surface water ponding.

Minimum floor levels in tidal areas shall be set by taking into consideration current information on natural hazards including storm surge, wave run-up tsunami, and sea level rise.

Development proposals shall demonstrate Safety in Design principles and may be required to provide for Escape routes from the flood hazardous areas/ properties within the development. The appropriate information shall be included in the engineering drawings.

The NRC Regional Policy Statement for Northland states that within the coastal environment:

- *Any new habitable dwelling has a minimum floor level of 3.3 m above One Tree Point datum on the east coast and 4.3 m above One Tree Point Datum on the west coast.*
- *New non-habitable buildings will have a minimum floor level of 3.1 m above One Tree Point datum on the east coast and 4.1 m on the west coast.*

However, specific assessment shall be carried out for all sites to determine the floor levels dependant on local conditions. Development proposals should include reference to the NRC Regional Policy Statement for Northland and NRC Coastal Flood Hazard Assessment for Northland Region Report."

5.2 ASSESSMENT

Minimum Finished Floor Level Requirements

In accordance with the freeboard requirements, the minimum finished floor levels for future proposed structures are to be 500mm and 300mm above the modelled flood level for habitable and non-habitable structures respectively.

Based on the 900m² designated building platform (DBP) shown in the provided Scheme Plan prepared by Sapphire Surveyors Ltd (Ref No: 0132S, dated: 02.04.2025), it is expected that the minimum required finished floor levels for future proposed structures will be as follows:

Habitable Structures	=	20.30m (NZVD2016)
Non-Habitable Structures	=	20.10m (NZVD2016)

Given the site's characteristics, it is expected that compliance with the above levels can be met.

The minimum finished floor level is dependent on the structure location, with the above levels providing the most conservative location as per the estimated 900m² designated building platform. As such, WJL must be contacted to provide the minimum finished floor level for a specific structure if a more accurate (less conservative) level to the above is required.

Wastewater Disposal Areas

Wastewater disposal areas are to be situated outside the 5% AEP Flood Extent, as is required under Table 9 of the Proposed Regional Plan for Northland.

Vehicle Access

It is recommended that the proposed vehicle crossing match the level of Olive View Heights Drive and be constructed to the northeastern half of the site boundary.

5.3 FLOODING CONCLUSIONS

The proposed vehicle crossing location to service Lot 1 is within the modelled flood extent, however, given the above recommendations and further access recommendations in Section 8 of this report, it is expected that flooding will not negatively impact Lot 1's access. Additionally, indicatively proposed building and wastewater disposal areas are well clear and elevated from mapped and modelled flood areas and levels. As such, it is expected that flooding will not negatively impact future development of proposed Lot 1.

In terms of the Section 71/72 of the Building Act:

Based on our assessment of the current flood projections the site will be subject to some river flooding and overland flows; however, based on our current understanding of the development and recommendations, flood levels are expected to be well away from the proposed development location and below the expected floor levels. It is expected that future building work combined with the recommendations will not accelerate, worsen or result in flooding on the site or neighbouring properties.

We therefore conclude that the works can be done to comply with Section 71 of the Building Act and a Section 72 is not required.

6 WASTEWATER

Lot 1

No existing wastewater management system is present within proposed Lot 1. As such, a new site-specific design in accordance with the ASNZS: 1547 / TP58 design manual will be required by FNDC for any future development within proposed Lot 1. This should be conditioned as part of the Resource Consent process.

Lot 2

The existing dwelling located within Lot 2 is currently serviced by a Secondary Level Treatment Plant discharging to a PCDI disposal field located to the west of the existing dwelling.

Following WJL's site investigation it has been confirmed that the existing disposal system is located within the newly proposed property boundaries, and appears to be operating as intended, with no objectionable odour or surface ponding / saturation. As such, it is recommended that the existing wastewater disposal system continue to be utilised to service Lot 2's existing dwelling.

It is important to note that the existing disposal field is situated atop a slope falling at a grade greater than 10°. As the PCDI lines are surface laid, a 10m buffer to the newly proposed property boundary is required as per Section C.6.1.3 of the Proposed Regional Plan for Northland.

The existing disposal field's location does not allow for a 10m buffer to the newly proposed lot boundary and therefore does not comply with Section C.6.1.3 of the Proposed Regional Plan for Northland. A Resource Consent from the Northland Regional Council is required. However, WJL considers that there are grounds for dispensation from the Northland Regional Council as the existing field is operating as intended and a 10m buffer to any surface water and the proposed development location within Lot 1 is achieved.

6.1 DESIGN PARAMETERS

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

As no development proposals are available at this stage for the eventual residential development within Lot 1, our recommendations have been based on a moderate size dwelling containing 4 bedrooms.

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

6.1.1 Summary of Preliminary Design Parameters for a PCDI Secondary Treatment System

Development Type:	Residential Dwellings
Effluent Treatment Level:	Secondary (<BOD5 20 mg/L, TSS 30 mg/L)
Fill Encountered in Disposal Areas:	No
Water Source:	Rainwater Collection Tanks
Site Soil Category (TP58):	Category 6– Silty CLAY –Moderate-Poor Drainage
Estimate House Occupancy:	6 Persons
Loading Rate:	PCDI System – 2mm/day
Estimated Total Daily Wastewater Production:	1,080L
Typical Wastewater Design Flow Per Person:	180L/pp/pd (Estimated – introduction of water conservation devices may enable lower design flows)
Application Method:	Surface Laid PCDI Lines
Loading Method:	Dosed
Minimum Tank size:	>1,080L
Emergency Storage:	24 hours
Estimated Min. Disposal Area Requirement:	540m²
Required Min. Reserve Area:	30%
Buffer Zone:	Not anticipated to be required
Cut-off Drain:	Recommended – refer to Site Plan (139458-C001)

6.2 REQUIRED SETBACK DISTANCES

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

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

6.3 NORTHLAND REGIONAL PLAN ASSESSMENT

Any future wastewater disposal system should meet the compliance points below, stipulated within Section C.6.1.3 of the Proposed Regional Plan for Northland:

C.6.1.3 Other on-site treated domestic wastewater discharge– permitted activity	
The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:	
#	Rule
1	The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and
2	The volume of wastewater discharged does not exceed two cubic metres per day, and
3	The discharge is not via a spray irrigation system or deep soakage system, and
4	The slope of the disposal area is not greater than 25 degrees, and
5	The wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand

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

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

7 STORMWATER MANAGEMENT

7.1 ASSESSMENT CRITERIA

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

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

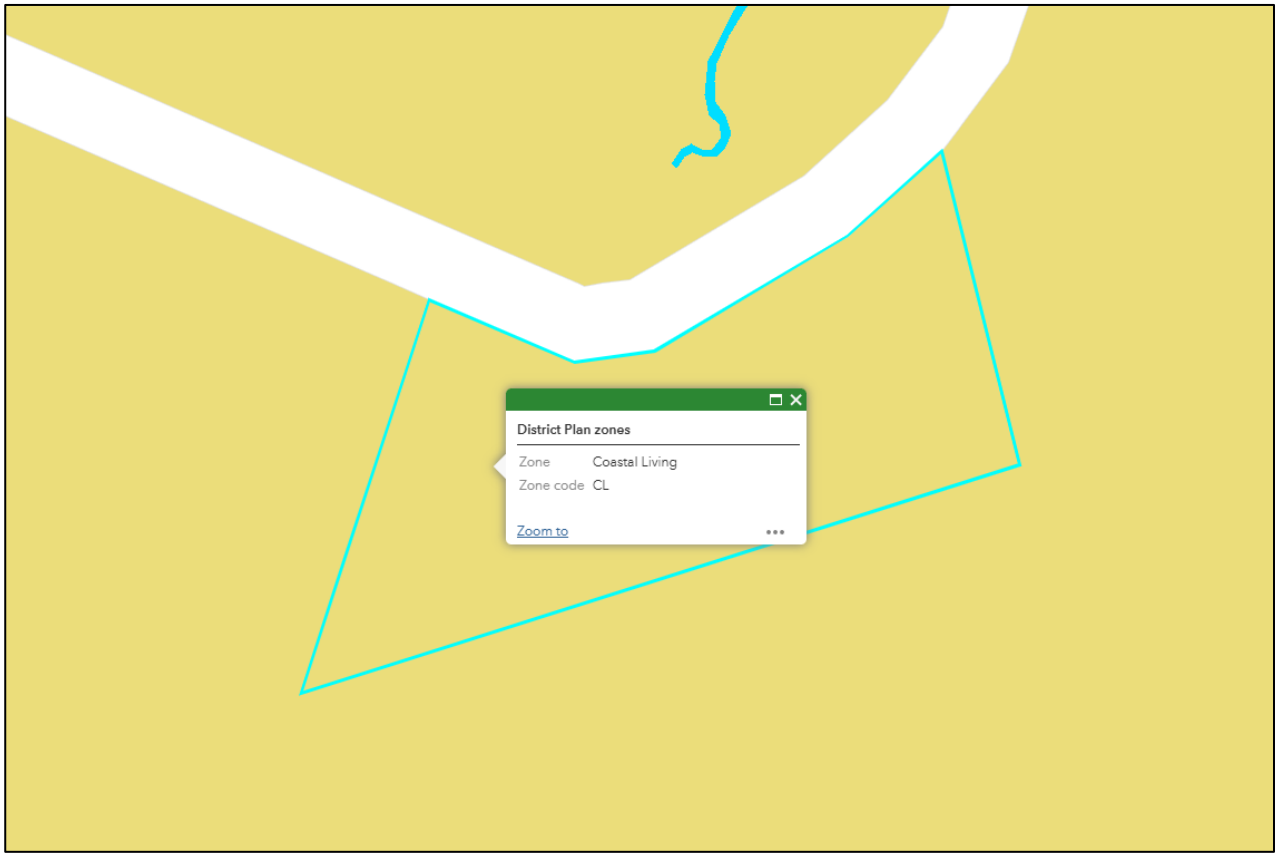


Figure 8: Snip of FNDC Maps Showing Site in Coastal Living Zone.

The following Stormwater Management Rules Apply:

Permitted Activity: 10.7.5.1.6 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m^2 whichever is the lesser.

Restricted Discretionary Activity: 10.7.5.3.8 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m^2, whichever is the lesser.

To comply with the parameters of the Permitted Activity Rule (10.7.5.1.6), Lots 1 and 2 must not exceed an impermeable area of 600m^2.

Given the above, future development of Lot 1 is expected to fall within the Permitted/Controlled activity range, and the existing development within Lot 2 is considered a Restricted Discretionary Activity.

Water Quality Volume Control attenuation and Flood Control attenuation should be provided for runoff resulting from impermeable areas exceeding the Permitted coverage to mitigate adverse effects of runoff on the downstream receiving environment.

Indicative tank attenuation design parameters are given below to demonstrate the feasibility of implementing attenuation on-site. In accordance with Table 4-1 of the Engineering Standards, Water Quality Volume (WQV) control is to cater for the 90th percentile of the 24-hour storm event. TP108 methodology has been utilised in WQV Control calculations with a pre-development 90th percentile rainfall value of 25mm being adopted in accordance with Table 4-1 of the Engineering Standards. The Type IA storm profile was utilised in Flood Control attenuation calculations in accordance with TR-55. HydroCAD® software has been utilised in calculations for a 1% AEP rainfall value of 260mm with a 24-hour duration. Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.

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

Stormwater management recommendations are provided below.

7.2 PRIMARY STORMWATER

7.2.1 Stormwater Runoff from Roof Areas

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

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

7.2.2 Stormwater Runoff from Hardstand Areas

Where driveways are formed perpendicular to the slope of the topography, the driveway may shed runoff to lower-lying grassed areas toward the existing watercourse to the west of the proposed building location via even sheet flow, well clear of any structures. Runoff passed through grassed areas will be naturally filtered of entrained pollutants and will act to mitigate runoff by way of ground recharge and evapotranspiration.

Where even sheet flow is not practicable, concentrated flows must be managed with swales to prevent erosion/scouring. These should be sized to manage and provide capacity for secondary flows and mitigate flow velocity where appropriate. Swales are to direct runoff to silt traps with suitably sized grate / scruffy dome inlets, from which runoff may be piped to the discharge point.

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

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

7.2.3 Stormwater Runoff Discharge Point

Lot 1

Runoff from rainwater tanks and hardstand areas (where applicable in accordance with 7.2.2 above) should be directed to an outlet directing runoff to the existing watercourse to the west of the proposed development area via sealed pipes. Where appropriate, it is recommended to install appropriately sized riprap directly downstream of the discharge point to mitigate against scour and erosion.

Lot 2

The existing aboveground spreader bar utilised by Lot 2 was found to be suitable during WJL's fieldwork investigation. It is therefore recommended that the existing aboveground spreader bar continue to be utilised.

7.2.4 Attenuation Feasibility

If Lot 1's Permitted impermeable coverage is exceeded by future development, on-site runoff attenuation will be required in accordance with the criteria outlined in Section 7.1 of this report. It is recommended that attenuation is provided via a detention volume in the upper section of the site's potable water tanks.

Lot 2 will require attenuation in accordance with the criteria outlined in Section 7.1 this report for the areas exceeding the permitted threshold.

The below detention configurations have been provided to demonstrate that on-site attenuation in compliance with the applicable criteria is feasible.

The below configurations assume that the detention volume is contained within 2 x 25,000L rainwater tanks of 3500mmØ or greater. Refer to the appended calculations for clarification.

Impermeable Coverage Scenario Detention Setups

Permitted Coverage Exceedance	WQV Control Orifice	Flood Control Orifice	Detention Volume
100m²	15mmØ orifice; located >230mm below overflow outlet invert	45mmØ orifice; located 120mm above WQV Control orifice	**WQV**: 2.2m³ **Flood Control:** 2.0m³ **Cumulative:** 4.2m³
150m²	15mmØ orifice; located >330mm below overflow outlet invert	50mmØ orifice; located 180mm above WQV Control orifice	**WQV:** 3.3m³ **Flood Control:** 2.8m³ **Cumulative:** 6.1m³
200m²	15mmØ orifice; located >410mm below overflow outlet invert	55mmØ orifice; located 230mm above WQV Control orifice	**WQV:** 4.4m³ **Flood Control:** 3.4m³ **Cumulative:** 7.8m³
250m²	15mmØ orifice; located >530mm below overflow outlet invert	55mmØ orifice; located 290mm above WQV Control orifice	**WQV:** 5.5m³ **Flood Control:** 4.6m³ **Cumulative:** 10.1m³

The above coverage scenarios are only intended to demonstrate the feasibility of on-site attenuation via rainwater tanks and are not an indication of anticipated future development coverage.

GIS measurements suggests that Lot 2 will have approximately 66m² of impermeable areas exceeding the permitted threshold. Assuming 2 x 25,000L existing rainwater tanks can be utilised, we recommend installing a 15mmØ orifice outlet at >230mm below the overflow and a 45mmØ orifice installed 120mm above the 15mmØ orifice.

7.3 SECONDARY STORMWATER

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

7.4 DISTRICT PLAN ASSESSMENT

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

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

13.10.4 – Stormwater Disposal

(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.	No discharge permits are required. No resource consent issued documents stipulating specific requirements are known for the subject site or are anticipated to exist.
(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).	The application is deemed compliant with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009.
(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.	The application is deemed compliant with the Far North District Council Strategic Plan - Drainage.
(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.	Stormwater management should be provided for the subject lot by utilising Low Impact Design Methods. Guidance for design should be taken from 'The Countryside Living Toolbox' design document, and where necessary, *"Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003).* All roof runoff will be collected by rainwater tanks for conveyance to a safe outlet point. Hardstand areas should either be shaped to shed to lower-lying lawn areas as passive mitigation, or to swales for runoff conveyance to a safe outlet location.
(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.	As above. Runoff from new roof areas will be collected, directed to rainwater tanks and discharged in a controlled manner to a discharge outlet, reducing scour and erosion. Hardstand areas should either be shaped to shed to lower-lying lawn areas as passive mitigation, or to swales for runoff conveyance to a safe outlet location.
(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.	Runoff from roof areas is free of litter, chemical spillages, or contaminants from roads. Future proposed hardstand areas are best shaped to shed to existing watercourse via sheet flow or to planted swales that acts as bio-filter strips to filter out entrained pollutants.
(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.	No alteration to waterways is proposed.
(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.	Not applicable.

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

8 POTABLE WATER SUPPLY

For future development at the proposed lots, potable rainwater tanks should be provided in accordance with the Countryside Living Toolbox requirements. It is recommended to provide at least 2 x 25,000L tanks for potable water usage. The type of tank and volume is for the client to confirm.

9 ACCESS AND VEHICLE CROSSING

9.1 GENERAL

A basic access and vehicle crossing assessment for proposed Lot 1 has been completed with recommendations provided in this section.

It is our understanding that it is proposed for Lot 1 to utilise a new vehicle access point from Olive View Heights Drive. Lot 2 is proposed to continue to utilise their existing access location from Olive View Heights Drive.

Figure 9: Snip of Scheme Plan Showing Existing & Proposed Access Points.

9.2 VEHICLE CROSSINGS

Lot 1's proposed vehicle crossing is to be formed in compliance with the Far North District Council Engineering Standards (2009) Sheet FNDC/S/6B.

The crossing shall not obstruct any drainage facilities within the berm. Where the drain is shallow and only carries low rain flow, the crossing can pass through the drain with no drainage culvert. Where the drain carries significant rain flow the drain shall be piped under the crossing. Pipes and end treatments shall be sized appropriately for the catchment intercepted but shall be a minimum 300mmØ.

9.3 SIGHT DISTANCES

Olive View Heights Drive has a general operating speed of 50km/hr (NZTA National Speed Limits Register) and is considered an access road. The Far North District Council Engineering Standards (2023) – Sheet 4 notes that the minimum required sight distance is 60m.

Lot 1's proposed access point allows for >60m of sight distance to the northwest and ~45m of sight distance to the northeast. As such, the proposed access point does not comply with the Far North District Council's sight distance requirements and review from the Far North District Council is required. It is important to note that Olive View Heights Drive is a gravel road, with a curve approaching Lot 1's proposed access location, it is therefore expected that vehicles will be operating at speeds lower than 50km/hr as they approach the proposed access location from the northeast.

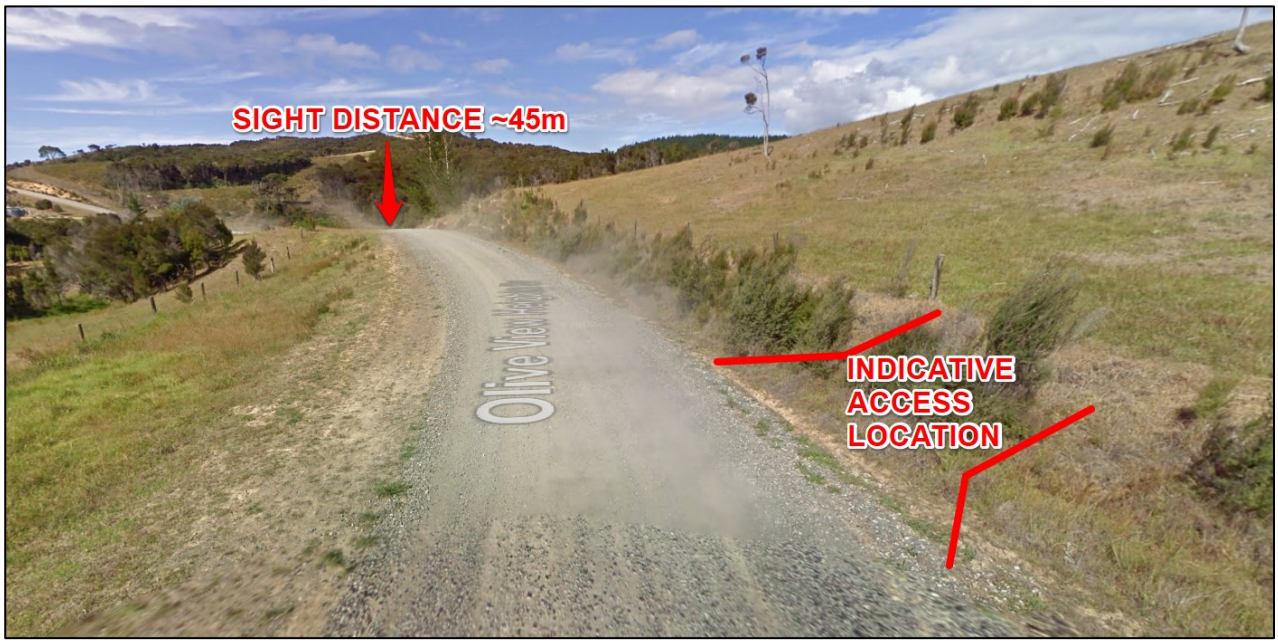


Figure 10: Proposed Lot 1 Access Location on Olive View Heights Drive Facing Northeast, ~45m Sight Distance Available.

Figure 11: Proposed Lot 1 Access Location on Olive View Heights Drive Facing Northwest, >65m Sight Distance Available.

10 LIMITATIONS

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

This report has been commissioned solely for the benefit of our client, in relation to the project as described herein, and to the limits of our engagement, with the exception that the local Territorial Authority may rely on it to the extent of its appropriateness, conditions, and limitations, when issuing the subject consent.

Any variations from the development proposals as described herein as forming the basis of our appraisal should be referred back to us for further evaluation. Copyright of Intellectual Property remains with Wilton Joubert Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants, or agents, in respect of any other civil aspects of this site, nor for its use by any other person or entity, and any other person or entity who relies upon any information contained herein does so entirely at their own risk. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

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

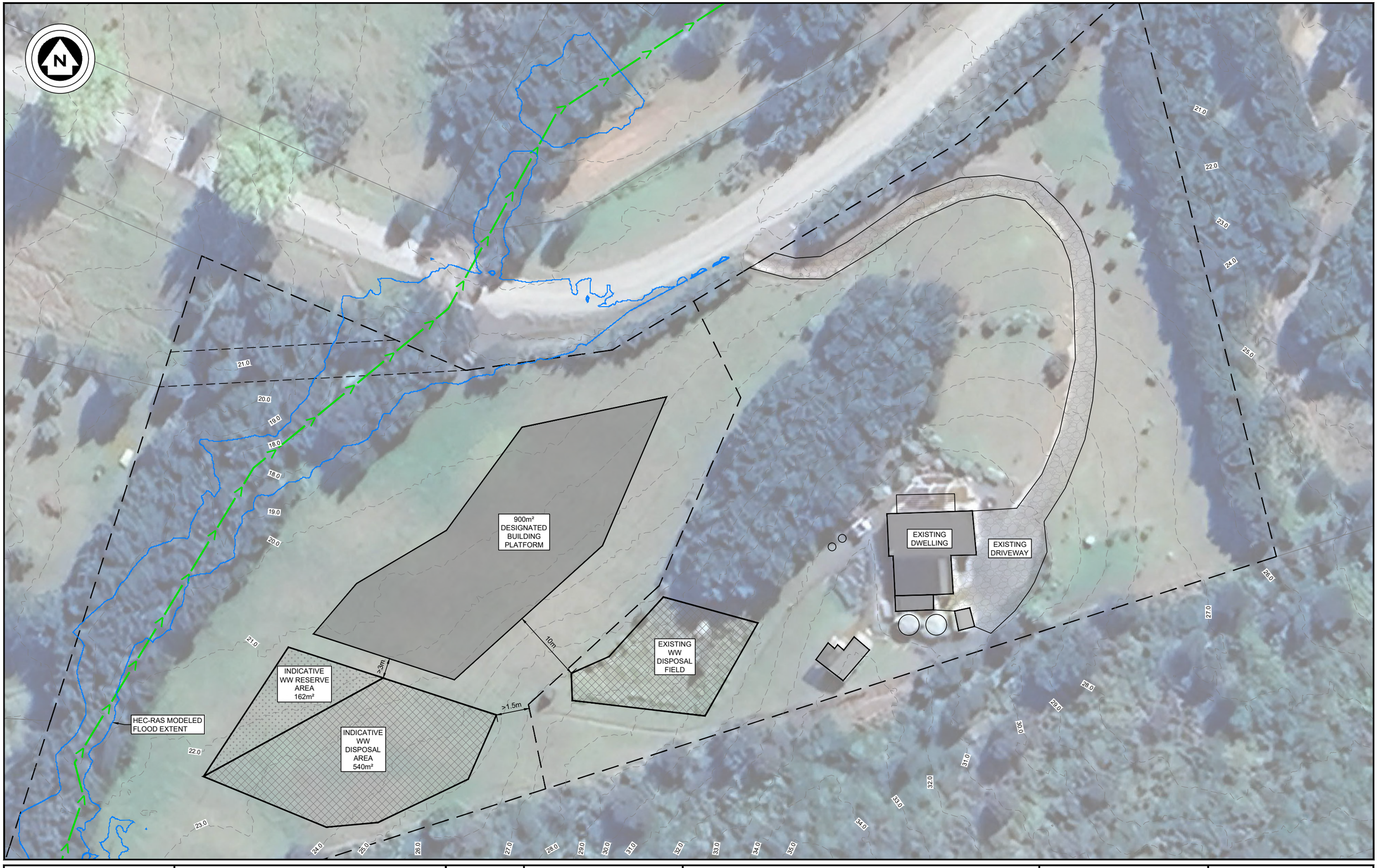
Thank you for the opportunity to provide our service on this project, and if we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,

WILTON JOUBERT LIMITED

Enclosures:

- Site Plan – C001 (1 sheet)
- Hand Auger Logs (3 sheets)
- Calculation Set



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ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
01	APR '25	GMB	ISSUED WITH CIVIL REPORT FOR RESOURCE CONSENT

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

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

RESOURCE CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE:
SITE PLAN

PROJECT DESCRIPTION:
CIVIL SITE SUITABILITY REPORT

PROJECT TITLE:
PROPOSED SUBDIVISION OF LOT 14 DP 207759
38 OLIVE VIEW HEIGHTS DRIVE
TAIPA
NORTHLAND

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
1:500	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
139458-C001	01

HAND AUGER : HA01

JOB NO.: 139457 **SHEET:** 1 OF 1

START DATE: 07/04/2025 **NORTHING:** **GRID:**

CLIENT: Diane Simpson **DIAMETER:** 50mm **EASTING:**

PROJECT: 2-Lot Subdivison (1 Lot for Assessment) **SV DIAL:** 1994 **ELEVATION:** Ground

SITE LOCATION: 38 Olive View Heights Drive, Taipa **FACTOR:** 1.41 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, moist to wet.		0.0						
Punakitere Sandstone in Northland Allochthon	NATURAL: Silty CLAY, yellowish brown, very stiff, moist to wet, low to moderate plasticity.		0.2						
			0.4		127	56	2.3		
			0.6						
			0.8		152	59	2.6		
	Clayey SILT, yellowish brown with whitish yellow mottles, very stiff, moist to wet, low plasticity.		1.0						
			1.2		107	51	2.1		
	1.4m: Grey with yellowish brown mottles, wet.		1.4						
			1.6		155	51	3.0		
	1.8m: Groundwater inflow, low to moderate plasticity.		1.8	▼ 07/04/2025					
			2.0		166	31	5.4		
	Slightly Clayey SILT, orangey brown with grey mottles, very stiff, moist, no to low plasticity, occasional weakly and strongly cemented clast inclusions and small gravels.		2.2						
			2.4		197+	-	-		
			2.6						
	SILT (Completely Weathered Mudstone), trace clay, dark bluish grey, hard, dry to moist, no plasticity.		2.8		UTP	-	-	15	
	EOH: 2.80m - Too Hard To Auger		3.0					20	
			3.2						
			3.4						
			3.6						
			3.8						

REMARKS

End of borehole @ 2.80m (Target Depth: 5.00m)

Groundwater encountered @ 1.80m during drilling. Standing groundwater @ 1.80m.

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

LOGGED BY: JEM

CHECKED BY: ANA

▼ Standing groundwater level

▽ GW while drilling

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HAND AUGER : HA02

JOB NO.: 139457 **SHEET:** 1 OF 1

START DATE: 07/04/2025 **NORTHING:** **GRID:**

CLIENT: Diane Simpson **DIAMETER:** 50mm **EASTING:**

PROJECT: 2-Lot Subdivison (1 Lot for Assessment) **SV DIAL:** 1994 **ELEVATION:** Ground

SITE LOCATION: 38 Olive View Heights Drive, Taipa **FACTOR:** 1.41 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, moist.								
Colluvium	COLLUVIUM: Silty CLAY, orangey brown, stiff, moist, low to moderate plasticity.		0.2						
	0.5m: Yellowish brown.		0.4		79	25	3.2		
	0.6m: Brownish grey with frequent organic inclusions, very soft (void), saturated, groundwater inflow.		0.6	▼ 07/04/2025					
			0.8		8	-	-		
			1.0						
			1.2		14	8	1.8		
			1.4						
	EOH: 1.50m - Poor Recovery Due To Groundwater Suction		1.6		56	-	-	0	
			1.8					0	
			2.0					0	
			2.2					0	
			2.4					1	
			2.6					1	
			2.8					2	
			3.0					3	
			3.2					4	
			3.4					5	
			3.6					7	
			3.8					7	
								7	
								10	
								10	
								8	
								9	
								8	
								10	
								16	
								14	
								20	

REMARKS

End of borehole @ 1.50m (Target Depth: 5.00m)

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

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

LOGGED BY: JEM

CHECKED BY: ANA

▼ Standing groundwater level

▽ GW while drilling

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HAND AUGER : HA03

CLIENT: Diane Simpson
PROJECT: 2-Lot Subdivison (1 Lot for Assessment)
SITE LOCATION: 38 Olive View Heights Drive, Taipa

JOB NO.: 139457 **SHEET:** 1 OF 1
START DATE: 07/04/2025 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: DR4802 **ELEVATION:** Ground
FACTOR: 1.57 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, moist.	TS	0.2						
Colluvium	COLLUVIUM: Clayey SILT, grey streaked orange, stiff, moist, low to moderate plasticity.		0.4						
	Silty CLAY, orange with grey mottles, stiff, moist, moderate plasticity.		0.6		85	38	2.2		
	0.8m: Wet.		0.8		78	16	4.9		
	Clayey SILT, grey with orange mottles, stiff, wet, low to moderate plasticity.		1.0						
	1.2m: Moist.		1.2		85	19	4.5		
	1.6m: Firm, wet, moderate plasticity.		1.4						
			1.6		38	9	4.2		
	Slightly Silty CLAY, grey with occasional orange weakly and strongly cemented clast mottles, stiff, wet, high plasticity, groundwater inflow.		1.8	▼ 07/04/2025					
			2.0		53	31	1.7		
	Silty CLAY, light bluish grey with occasional orange weakly and strongly cemented clast mottles, firm, wet moderate plasticity.		2.2						
			2.4		60	16	3.8		
	2.8m: Firm.		2.6						
			2.8		38	13	2.9		
	EOH: 3.00m - Poor Recovery Due To Groundwater Suction		3.0					0.5	
			3.2					0.5	
			3.4					3	
			3.6					7	
			3.8					12	
								14	
								19	
								20	

REMARKS
End of borehole @ 3.00m (Target Depth: 5.00m)
Groundwater encountered @ 1.80m during drilling. Standing groundwater @ 1.80m.

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

LOGGED BY: SJP
CHECKED BY: ANA

▼ Standing groundwater level
▽ GW while drilling

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WQV Control Calculations - Lot B

Job Number	139458	Date:	10.04.2025
Address	38 Olive View Heights Drive	Initials:	GMB
	Taipa	Revision	1

Catchment Information For Pre-Development Conditions

100	m²	0.0001	km^2	
Group C	soil type		see TP108 page 8 section 3.2 for soil designations	
25.00	P_{24}		90th Percentile Rainfall - Table 4-1 FNDC ES	
		CN		
100	m²	74	Pervious	
0	m²	98	Sealed roof(s)	
0	m²	98	Sealed conrete	
0	m²	0		
100	m² tot	74.00	CN -mean	TP108 Eq3.4

5.00	Ia (mm)	Weighted initial abstraction - Ia (mm)
0.03	Tc (hrs)	TP108 Eq 4.3 - pg 12
0.02	Tp (hrs)	Time to peak
89.24	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6
3.662	Q_{24} (mm)	Run-Off Depth
0.37	m^3	Volume

Catchment Information For Post-Development Conditions

100	m²	0.0001	km^2	
Group C	soil type		see page 8 section 3.2 for soil designations	
30.00	P_{24}		90th Percentile + 20% CCF - Table 4-1 FNDC ES	
		CN		
0	m²	74	Pervious	
100	m²	98	Sealed roof(s)	
0	m²	98	Sealed conrete	
0	m²	89	Metal/Gravel	
100	m² tot	98.00	CN -mean	TP108 Eq3.4

0.00	Ia (mm)	Weighted initial abstraction - Ia (mm)
0.02	Tc (hrs)	TP108 Eq 4.3 - pg 12
0.01	Tp (hrs)	Time to peak
5.18	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6
25.580	Q_{24} (mm)	Run-Off Depth
2.56	m^3	Volume

Total Detention Volume Required: **2.19** m^3

WILTON JOUBERT
Consulting Engineers

WQV Control Calculations - Lot B

Job Number	139458	Date:	10.04.2025
Address	38 Olive View Heights Drive	Initials:	GMB
	Taipa	Revision	1

Catchment Information For Pre-Development Conditions

150	m²	0.00015	km^2	
Group C	soil type		see TP108 page 8 section 3.2 for soil designations	
25.00	P_{24}		90th Percentile Rainfall - Table 4-1 FNDC ES	
		CN		
150	m²	74	Pervious	
0	m²	98	Sealed roof(s)	
0	m²	98	Sealed conrete	
0	m²	0		
150	m² tot	74.00	CN -mean	TP108 Eq3.4

5.00	Ia (mm)	Weighted initial abstraction - Ia (mm)
0.03	Tc (hrs)	TP108 Eq 4.3 - pg 12
0.02	Tp (hrs)	Time to peak
89.24	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6
3.662	Q_{24} (mm)	Run-Off Depth
0.55	m^3	Volume

Catchment Information For Post-Development Conditions

150	m²	0.00015	km^2	
Group C	soil type		see page 8 section 3.2 for soil designations	
30.00	P_{24}		90th Percentile + 20% CCF - Table 4-1 FNDC ES	
		CN		
0	m²	74	Pervious	
150	m²	98	Sealed roof(s)	
0	m²	98	Sealed conrete	
0	m²	89	Metal/Gravel	
150	m² tot	98.00	CN -mean	TP108 Eq3.4

0.00	Ia (mm)	Weighted initial abstraction - Ia (mm)
0.02	Tc (hrs)	TP108 Eq 4.3 - pg 12
0.01	Tp (hrs)	Time to peak
5.18	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6
25.580	Q_{24} (mm)	Run-Off Depth
3.84	m^3	Volume

Total Detention Volume Required: **3.29** m^3

WILTON JOUBERT
Consulting Engineers

WQV Control Calculations - Lot B

Job Number	139458	Date:	10.04.2025
Address	38 Olive View Heights Drive	Initials:	GMB
	Taipa	Revision	1

Catchment Information For Pre-Development Conditions

200	m²	0.0002	km^2	
Group C	soil type		see TP108 page 8 section 3.2 for soil designations	
25.00	P_{24}		90th Percentile Rainfall - Table 4-1 FNDC ES	
		CN		
200	m²	74	Pervious	
0	m²	98	Sealed roof(s)	
0	m²	98	Sealed conrete	
0	m²	0		
200	m² tot	74.00	CN -mean	TP108 Eq3.4

5.00	Ia (mm)	Weighted initial abstraction - Ia (mm)
0.03	Tc (hrs)	TP108 Eq 4.3 - pg 12
0.02	Tp (hrs)	Time to peak
89.24	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6
3.662	Q_{24} (mm)	Run-Off Depth
0.73	m^3	Volume

Catchment Information For Post-Development Conditions

200	m²	0.0002	km^2	
Group C	soil type		see page 8 section 3.2 for soil designations	
30.00	P_{24}		90th Percentile + 20% CCF - Table 4-1 FNDC ES	
		CN		
0	m²	74	Pervious	
200	m²	98	Sealed roof(s)	
0	m²	98	Sealed conrete	
0	m²	89	Metal/Gravel	
200	m² tot	98.00	CN -mean	TP108 Eq3.4

0.00	Ia (mm)	Weighted initial abstraction - Ia (mm)
0.02	Tc (hrs)	TP108 Eq 4.3 - pg 12
0.01	Tp (hrs)	Time to peak
5.18	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6
25.580	Q_{24} (mm)	Run-Off Depth
5.12	m^3	Volume

Total Detention Volume Required: **4.38** m^3

WILTON JOUBERT
Consulting Engineers

WQV Control Calculations - Lot B

Job Number	139458	Date:	10.04.2025
Address	38 Olive View Heights Drive	Initials:	GMB
	Taipa	Revision	1

Catchment Information For Pre-Development Conditions

250	m²	0.00025	km^2	
Group C	soil type		see TP108 page 8 section 3.2 for soil designations	
25.00	P_{24}		90th Percentile Rainfall - Table 4-1 FNDC ES	
		CN		
250	m²	74	Pervious	
0	m²	98	Sealed roof(s)	
0	m²	98	Sealed conrete	
0	m²	0		
250	m² tot	74.00	CN -mean	TP108 Eq3.4

5.00	Ia (mm)	Weighted initial abstraction - Ia (mm)
0.03	Tc (hrs)	TP108 Eq 4.3 - pg 12
0.02	Tp (hrs)	Time to peak
89.24	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6
3.662	Q_{24} (mm)	Run-Off Depth
0.92	m^3	Volume

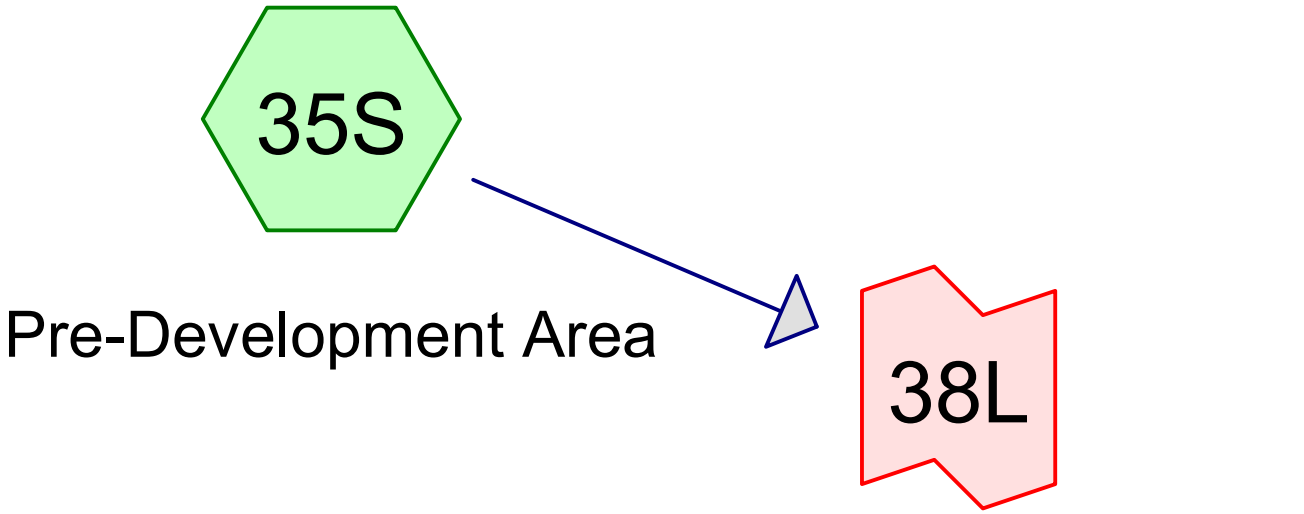
Catchment Information For Post-Development Conditions

250	m²	0.00025	km^2	
Group C	soil type		see page 8 section 3.2 for soil designations	
30.00	P_{24}		90th Percentile + 20% CCF - Table 4-1 FNDC ES	
		CN		
0	m²	74	Pervious	
250	m²	98	Sealed roof(s)	
0	m²	98	Sealed conrete	
0	m²	89	Metal/Gravel	
250	m² tot	98.00	CN -mean	TP108 Eq3.4

0.00	Ia (mm)	Weighted initial abstraction - Ia (mm)
0.02	Tc (hrs)	TP108 Eq 4.3 - pg 12
0.01	Tp (hrs)	Time to peak
5.18	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6
25.580	Q_{24} (mm)	Run-Off Depth
6.40	m^3	Volume

Total Detention Volume Required: **5.48** m^3

Pre-Development (100m² Exceedance)



Subcat Reach Pond Link

Routing Diagram for 139458
Prepared by Wilton Joubert Limited, Printed 9/04/2025
HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

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

Subcatchment 35S: Pre-Development Runoff Area=100.0 m² 0.00% Impervious Runoff Depth>176 mm
Tc=10.0 min CN=74 Runoff=1.25 L/s 17.6 m³

Link 38L: Pre-Development Flows Inflow=1.25 L/s 17.6 m³
Primary=1.25 L/s 17.6 m³

Summary for Subcatchment 35S: Pre-Development Area

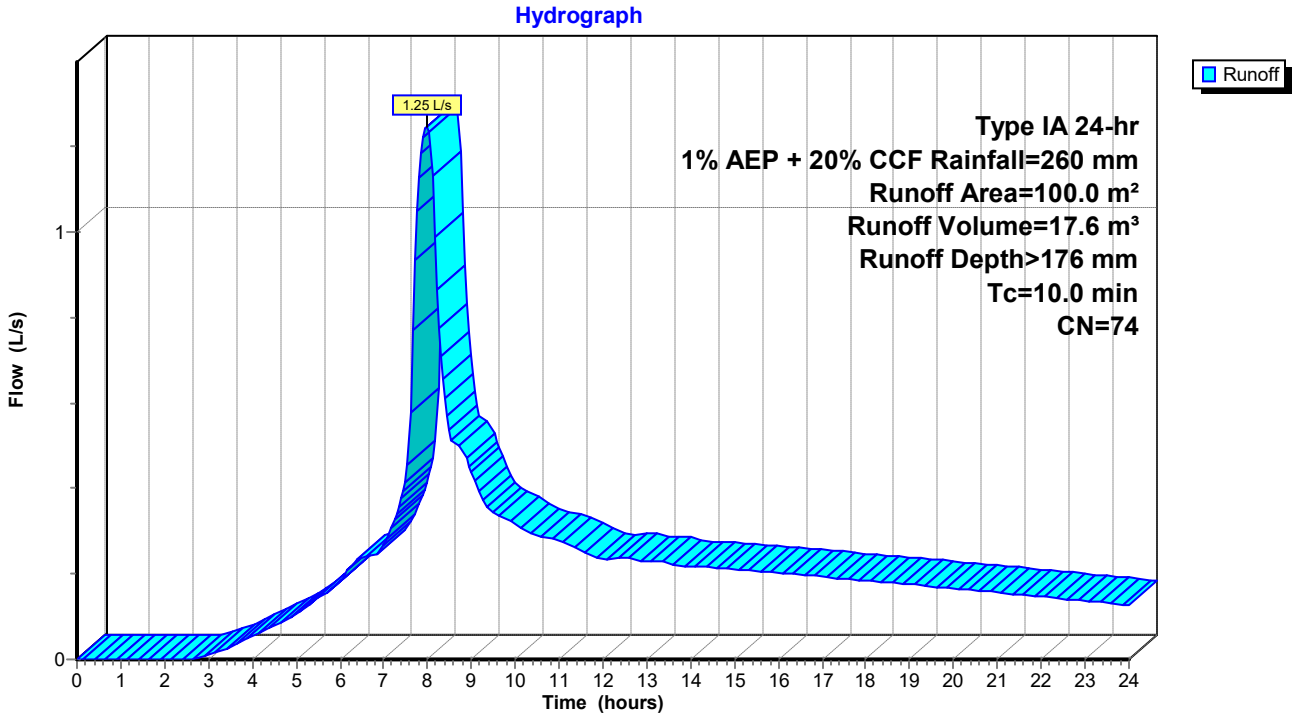
Runoff = 1.25 L/s @ 7.98 hrs, Volume= 17.6 m³, Depth> 176 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=260 mm

Area (m²)	CN	Description
100.0	74	>75% Grass cover, Good, HSG C
100.0		100.00% Pervious Area

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

Subcatchment 35S: Pre-Development Area

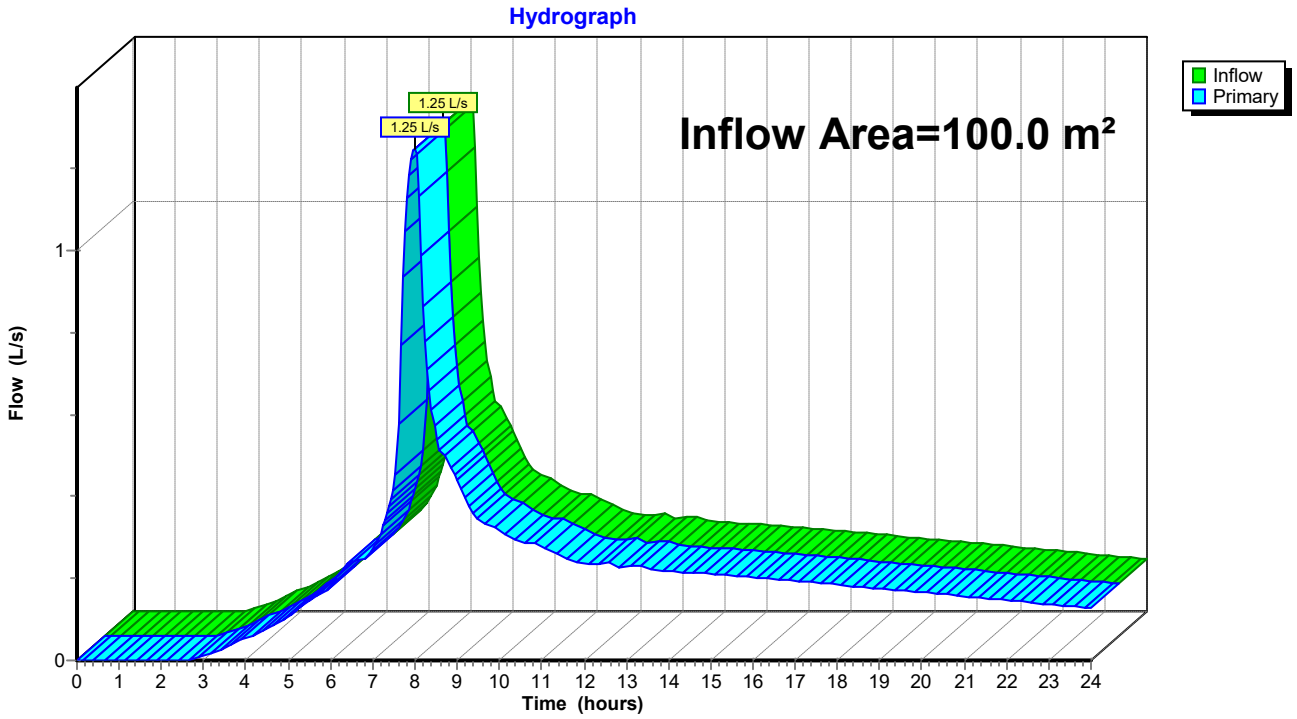


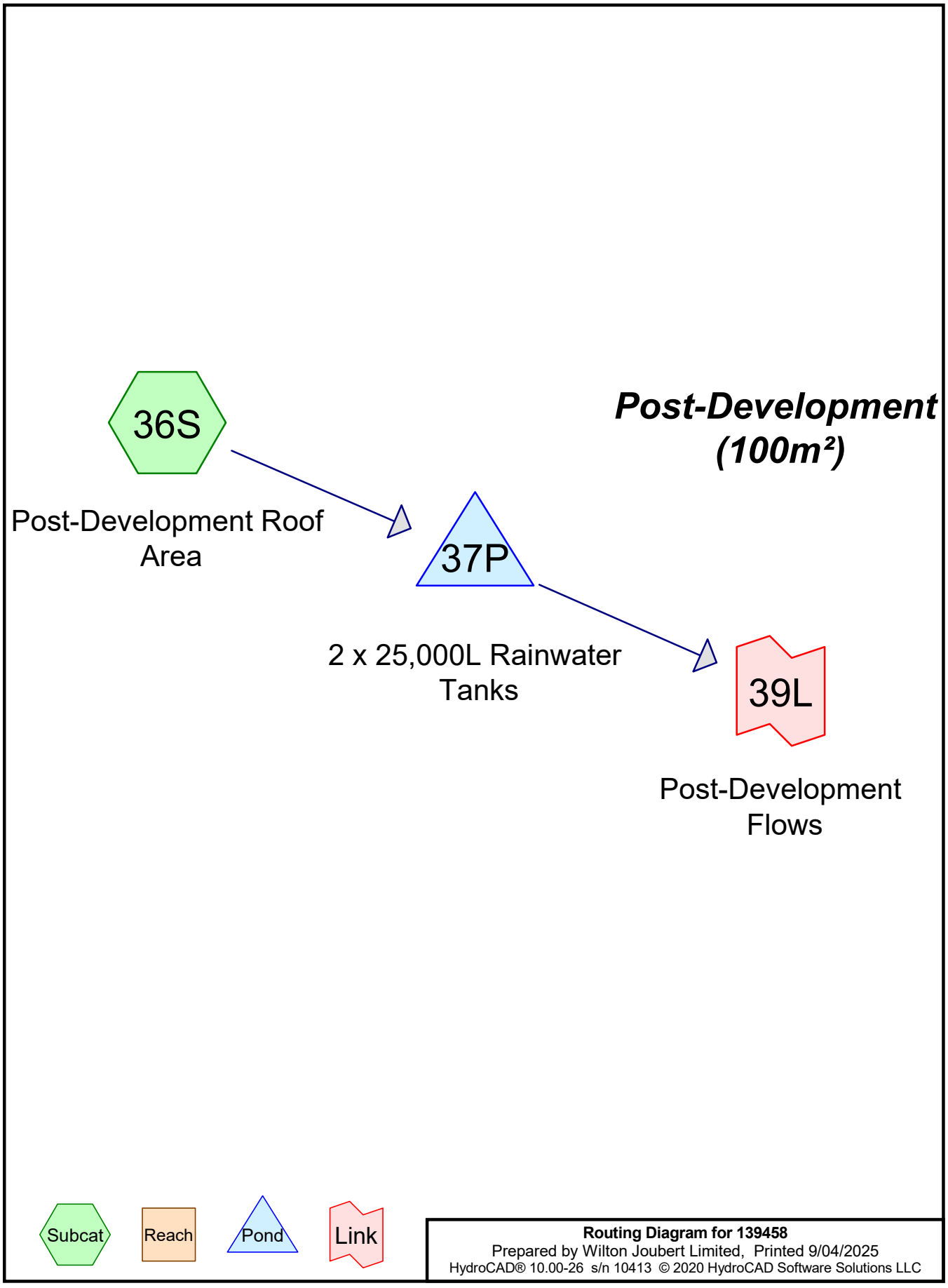
Summary for Link 38L: Pre-Development Flows

Inflow Area = 100.0 m², 0.00% Impervious, Inflow Depth > 176 mm for 1% AEP + 20% CCF event
Inflow = 1.25 L/s @ 7.98 hrs, Volume= 17.6 m³
Primary = 1.25 L/s @ 7.98 hrs, Volume= 17.6 m³, Atten= 0%, Lag= 0.0 min

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

Link 38L: Pre-Development Flows





Routing Diagram for 139458
Prepared by Wilton Joubert Limited, Printed 9/04/2025

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

Subcatchment 36S: Post-Development Runoff Area=100.0 m² 100.00% Impervious Runoff Depth>253 mm
Tc=10.0 min CN=98 Runoff=1.71 L/s 25.3 m³

Pond 37P: 2 x 25,000L Rainwater Tanks Peak Elev=0.103 m Storage=2.0 m³ Inflow=1.71 L/s 25.3 m³
Outflow=1.20 L/s 25.1 m³

Link 39L: Post-Development Flows Inflow=1.20 L/s 25.1 m³
Primary=1.20 L/s 25.1 m³

Summary for Subcatchment 36S: Post-Development Roof Area

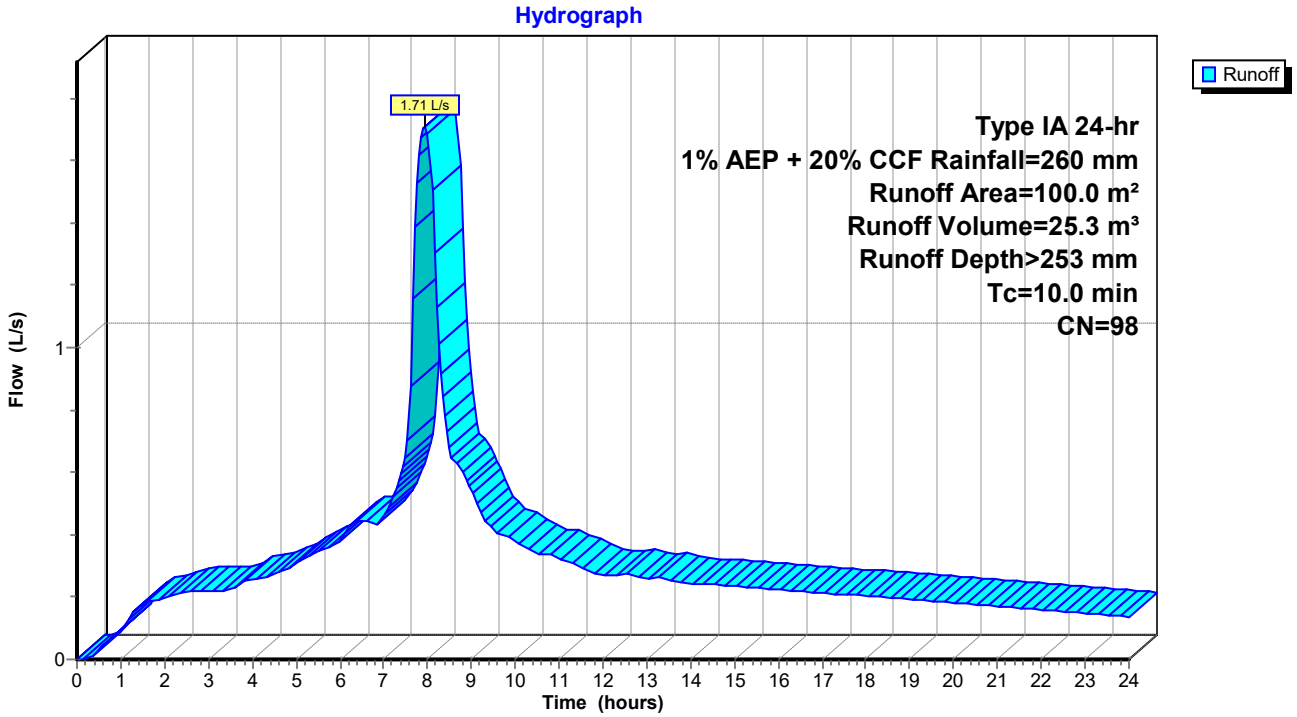
Runoff = 1.71 L/s @ 7.94 hrs, Volume= 25.3 m³, Depth> 253 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=260 mm

Area (m²)	CN	Description
100.0	98	Roofs, HSG C
100.0		100.00% Impervious Area

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

Subcatchment 36S: Post-Development Roof Area



Summary for Pond 37P: 2 x 25,000L Rainwater Tanks

Inflow Area = 100.0 m²,100.00% Impervious, Inflow Depth > 253 mm for 1% AEP + 20% CCF event
Inflow = 1.71 L/s @ 7.94 hrs, Volume= 25.3 m³
Outflow = 1.20 L/s @ 8.18 hrs, Volume= 25.1 m³, Atten= 30%, Lag= 14.6 min
Primary = 1.20 L/s @ 8.18 hrs, Volume= 25.1 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.103 m @ 8.18 hrs Surf.Area= 19.2 m² Storage= 2.0 m³

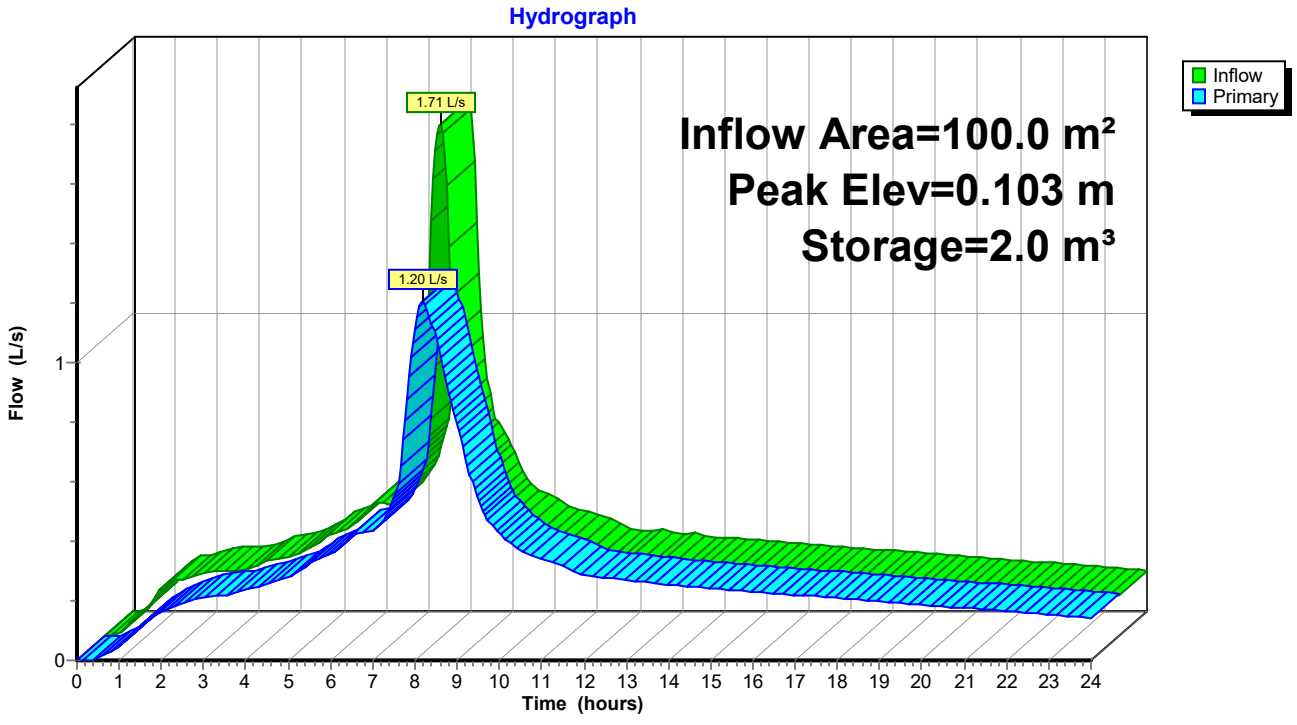
Plug-Flow detention time= 27.2 min calculated for 25.1 m³ (99% of inflow)
Center-of-Mass det. time= 19.5 min (665.2 - 645.7)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	50.0 m³	**3.50 mD x 2.60 mH Vertical Cone/Cylinder** x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**45 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.20 L/s @ 8.18 hrs HW=0.103 m (Free Discharge)
1=Orifice/Grate (Orifice Controls 1.20 L/s @ 0.75 m/s)

Pond 37P: 2 x 25,000L Rainwater Tanks

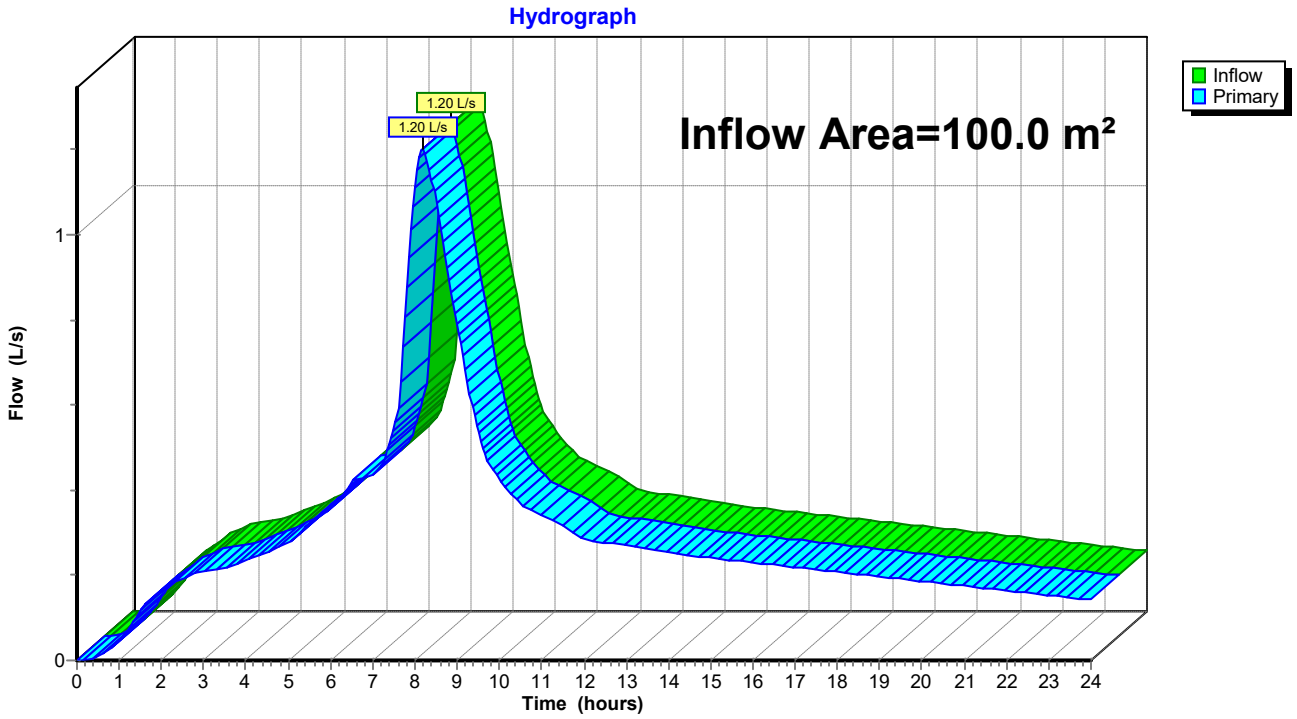


Summary for Link 39L: Post-Development Flows

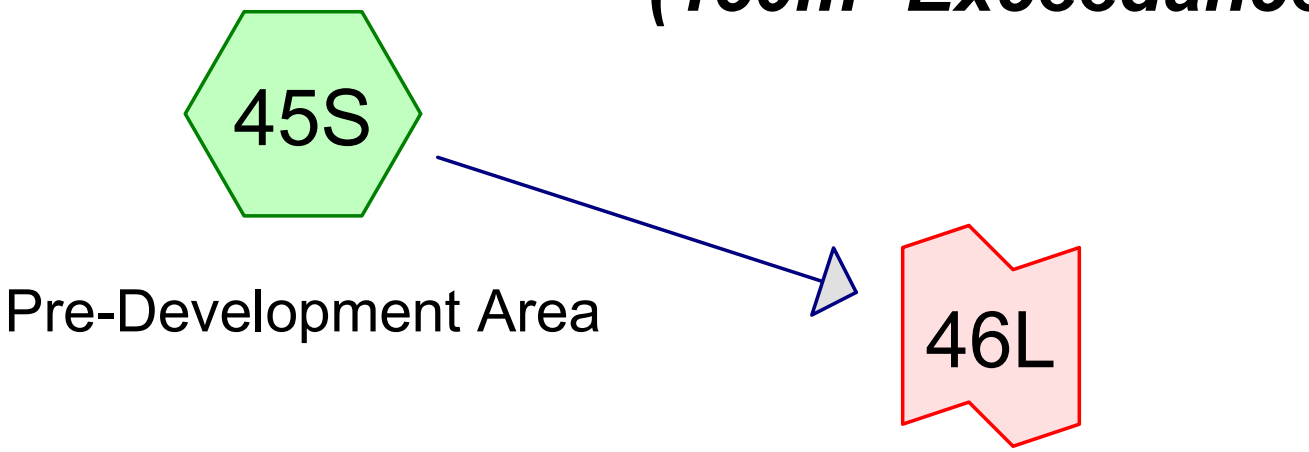
Inflow Area = 100.0 m²,100.00% Impervious, Inflow Depth > 251 mm for 1% AEP + 20% CCF event
Inflow = 1.20 L/s @ 8.18 hrs, Volume= 25.1 m³
Primary = 1.20 L/s @ 8.18 hrs, Volume= 25.1 m³, Atten= 0%, Lag= 0.0 min

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

Link 39L: Post-Development Flows



Pre-Development (150m² Exceedance)



Subcat Reach Pond Link

Routing Diagram for 139458
Prepared by Wilton Joubert Limited, Printed 9/04/2025

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

Subcatchment 45S: Pre-Development Runoff Area=150.0 m² 0.00% Impervious Runoff Depth>176 mm
Tc=10.0 min CN=74 Runoff=1.87 L/s 26.5 m³

Link 46L: Pre-Development Flows Inflow=1.87 L/s 26.5 m³
Primary=1.87 L/s 26.5 m³

Summary for Subcatchment 45S: Pre-Development Area

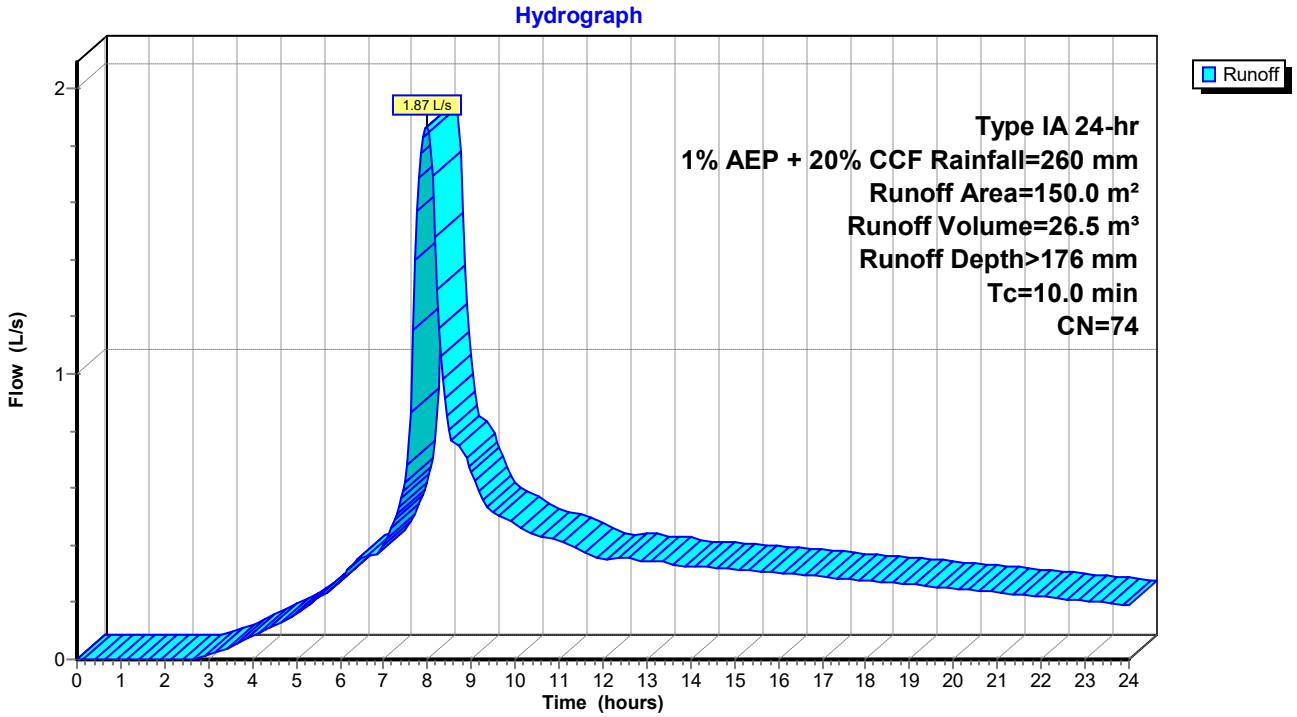
Runoff = 1.87 L/s @ 7.98 hrs, Volume= 26.5 m³, Depth> 176 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=260 mm

Area (m²)	CN	Description
150.0	74	>75% Grass cover, Good, HSG C
150.0		100.00% Pervious Area

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

Subcatchment 45S: Pre-Development Area

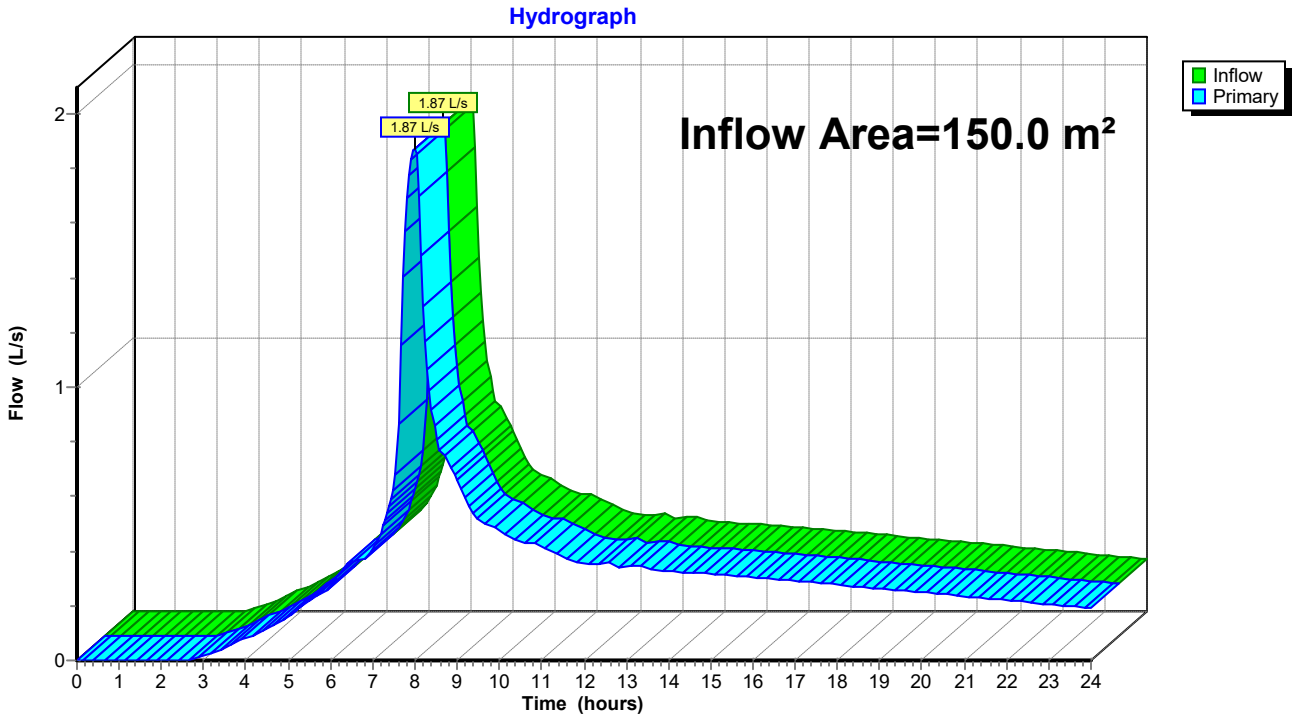


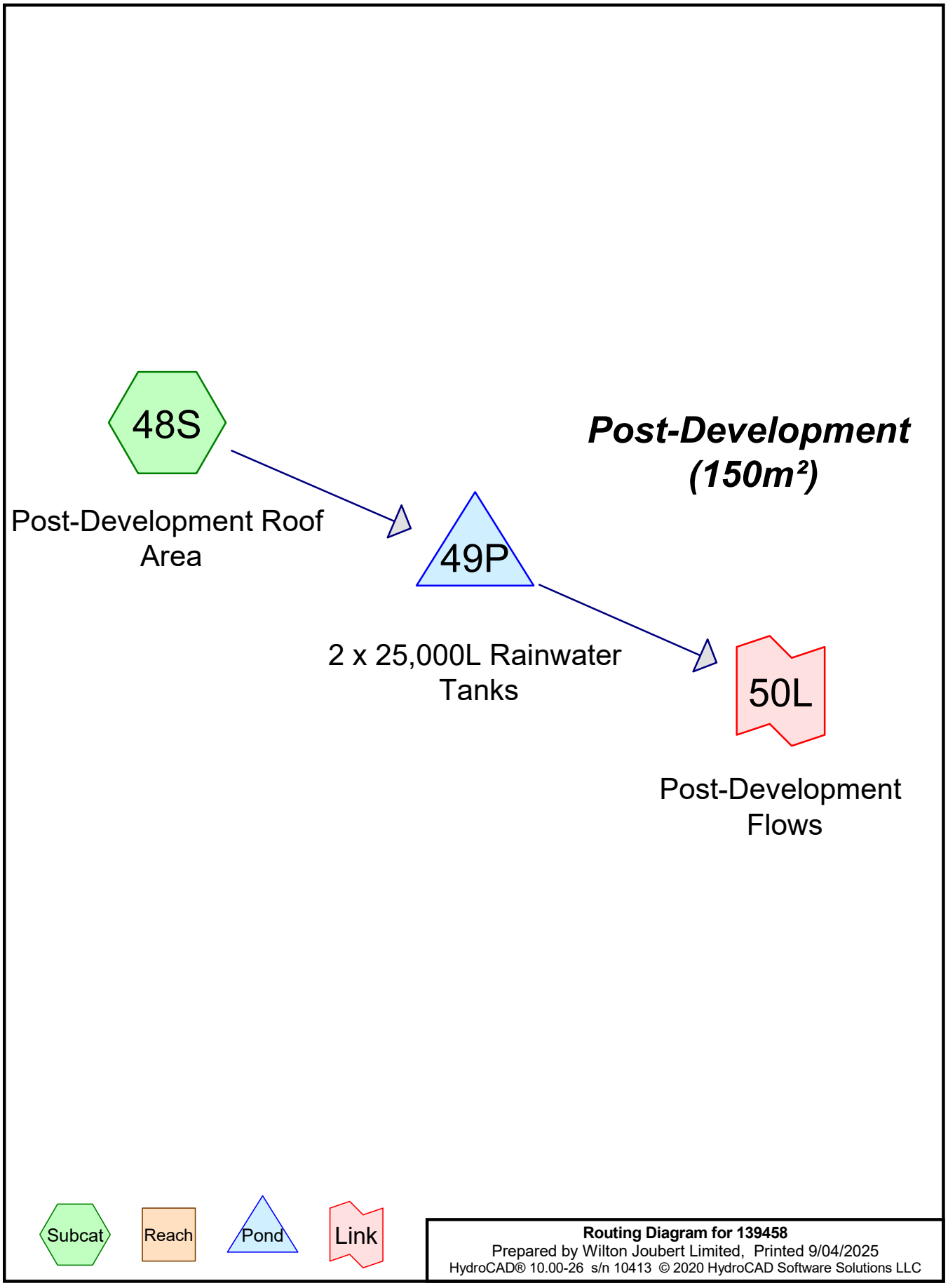
Summary for Link 46L: Pre-Development Flows

Inflow Area = 150.0 m², 0.00% Impervious, Inflow Depth > 176 mm for 1% AEP + 20% CCF event
Inflow = 1.87 L/s @ 7.98 hrs, Volume= 26.5 m³
Primary = 1.87 L/s @ 7.98 hrs, Volume= 26.5 m³, Atten= 0%, Lag= 0.0 min

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

Link 46L: Pre-Development Flows





Routing Diagram for 139458
Prepared by Wilton Joubert Limited, Printed 9/04/2025

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

Subcatchment 48S: Post-Development Runoff Area=150.0 m² 100.00% Impervious Runoff Depth>253 mm
Tc=10.0 min CN=98 Runoff=2.57 L/s 38.0 m³

Pond 49P: 2 x 25,000L Rainwater Tanks Peak Elev=0.144 m Storage=2.8 m³ Inflow=2.57 L/s 38.0 m³
Outflow=1.80 L/s 37.6 m³

Link 50L: Post-Development Flows Inflow=1.80 L/s 37.6 m³
Primary=1.80 L/s 37.6 m³

Summary for Subcatchment 48S: Post-Development Roof Area

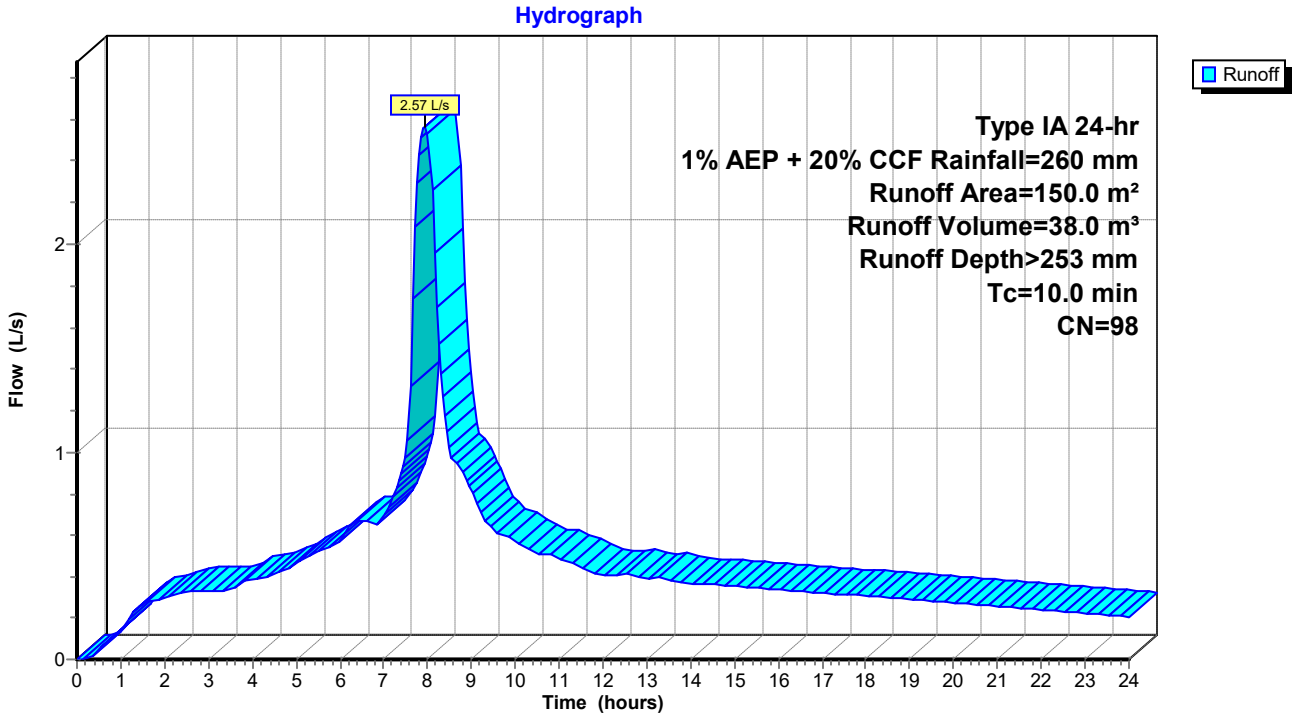
Runoff = 2.57 L/s @ 7.94 hrs, Volume= 38.0 m³, Depth> 253 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=260 mm

Area (m²)	CN	Description
150.0	98	Roofs, HSG C
150.0		100.00% Impervious Area

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

Subcatchment 48S: Post-Development Roof Area



Summary for Pond 49P: 2 x 25,000L Rainwater Tanks

Inflow Area = 150.0 m²,100.00% Impervious, Inflow Depth > 253 mm for 1% AEP + 20% CCF event
Inflow = 2.57 L/s @ 7.94 hrs, Volume= 38.0 m³
Outflow = 1.80 L/s @ 8.18 hrs, Volume= 37.6 m³, Atten= 30%, Lag= 14.6 min
Primary = 1.80 L/s @ 8.18 hrs, Volume= 37.6 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.144 m @ 8.18 hrs Surf.Area= 19.2 m² Storage= 2.8 m³

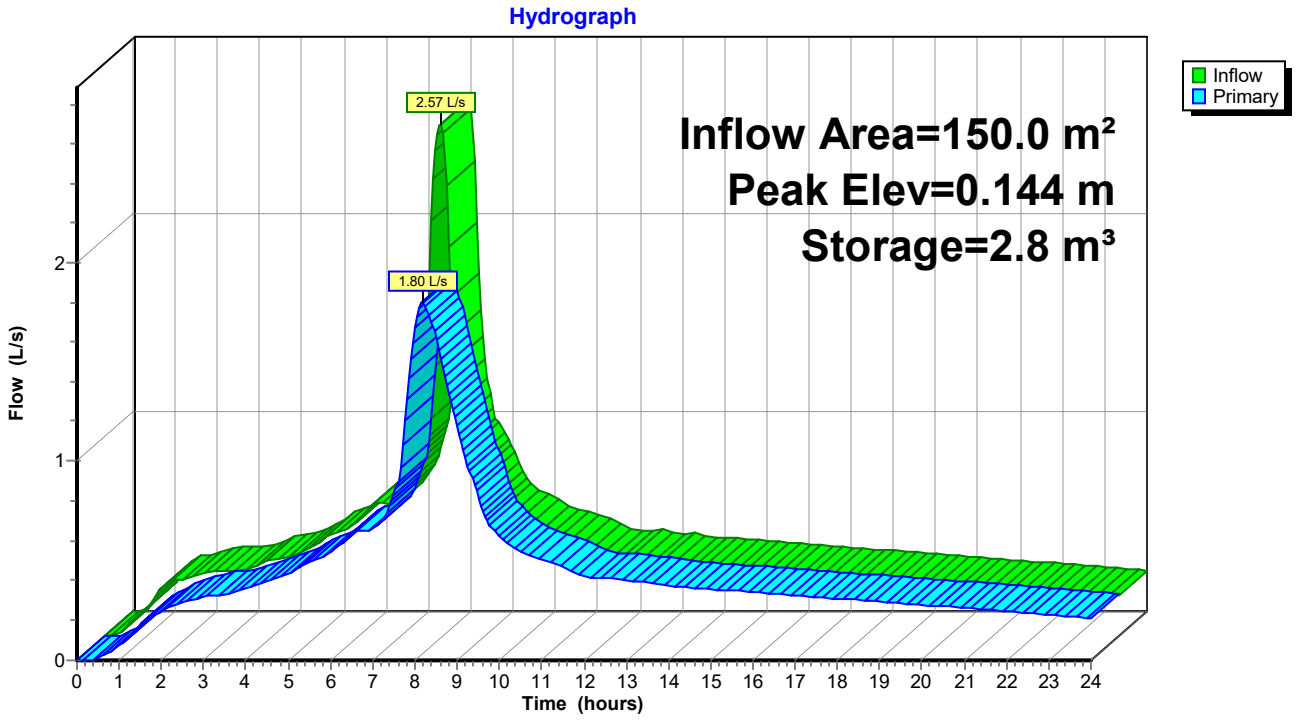
Plug-Flow detention time= 23.7 min calculated for 37.6 m³ (99% of inflow)
Center-of-Mass det. time= 16.6 min (662.4 - 645.7)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	50.0 m³	**3.50 mD x 2.60 mH Vertical Cone/Cylinder** x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**50 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.80 L/s @ 8.18 hrs HW=0.144 m (Free Discharge)
1=Orifice/Grate (Orifice Controls 1.80 L/s @ 0.92 m/s)

Pond 49P: 2 x 25,000L Rainwater Tanks

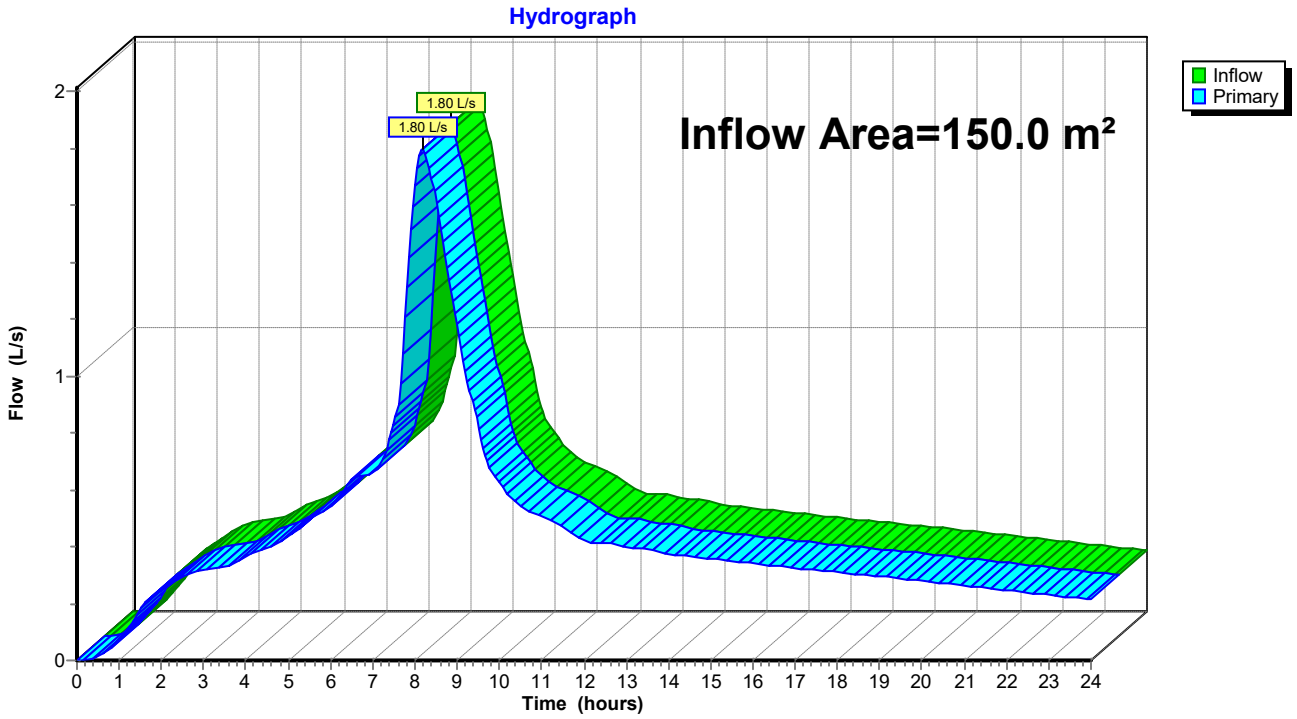


Summary for Link 50L: Post-Development Flows

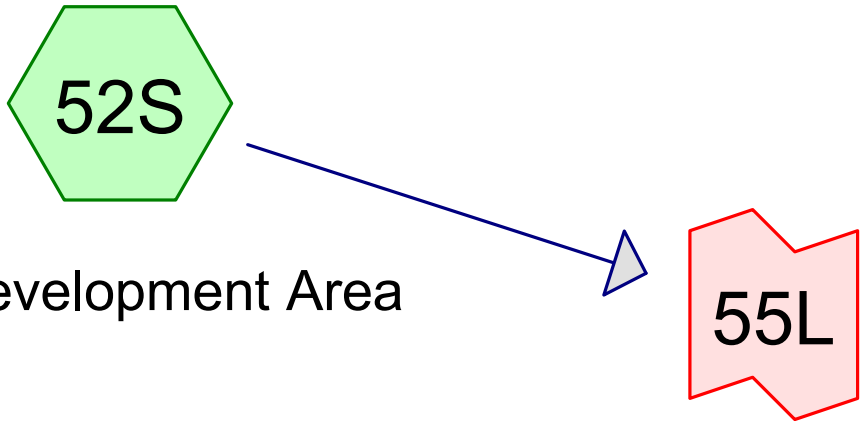
Inflow Area = 150.0 m²,100.00% Impervious, Inflow Depth > 251 mm for 1% AEP + 20% CCF event
Inflow = 1.80 L/s @ 8.18 hrs, Volume= 37.6 m³
Primary = 1.80 L/s @ 8.18 hrs, Volume= 37.6 m³, Atten= 0%, Lag= 0.0 min

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

Link 50L: Post-Development Flows



Pre-Development (200m² Exceedance)



Pre-Development Area

Pre-Development Flows

Subcat Reach Pond Link

Routing Diagram for 139458
Prepared by Wilton Joubert Limited, Printed 9/04/2025

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

Subcatchment 52S: Pre-Development Runoff Area=200.0 m² 0.00% Impervious Runoff Depth>176 mm
Tc=10.0 min CN=74 Runoff=2.49 L/s 35.3 m³

Link 55L: Pre-Development Flows Inflow=2.49 L/s 35.3 m³
Primary=2.49 L/s 35.3 m³

Summary for Subcatchment 52S: Pre-Development Area

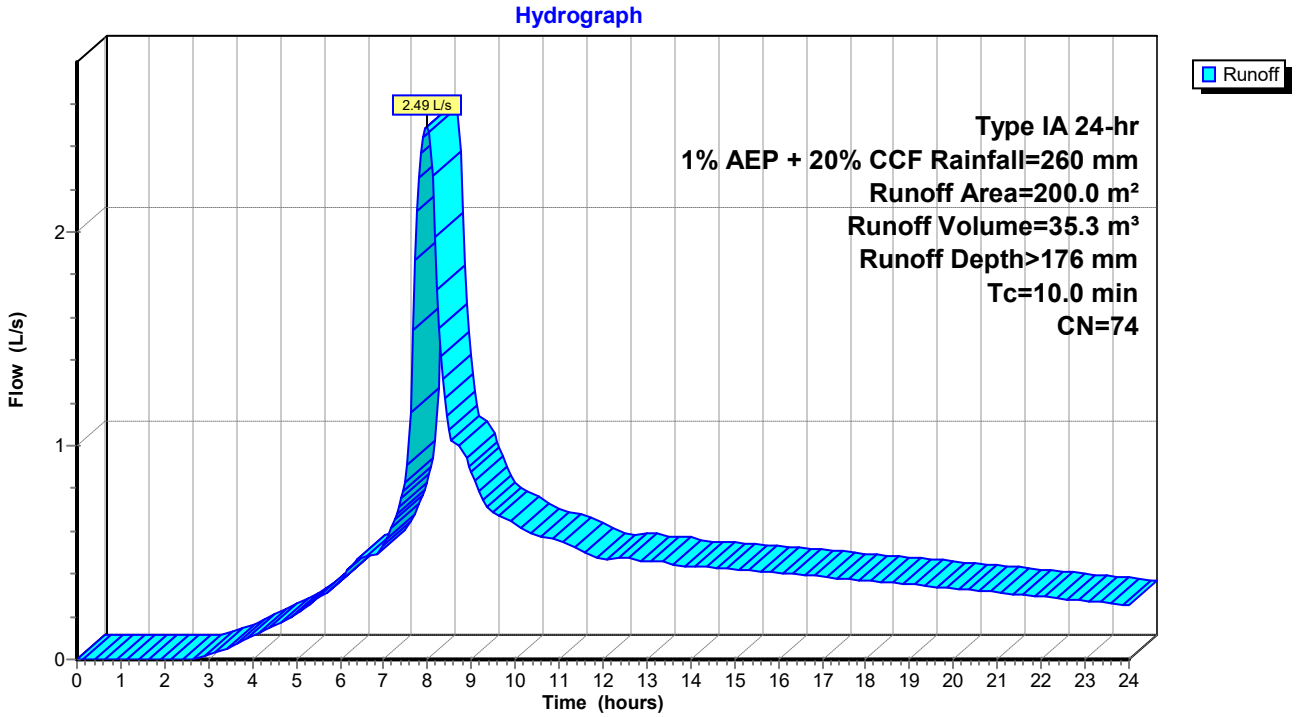
Runoff = 2.49 L/s @ 7.98 hrs, Volume= 35.3 m³, Depth> 176 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=260 mm

Area (m²)	CN	Description
200.0	74	>75% Grass cover, Good, HSG C
200.0		100.00% Pervious Area

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

Subcatchment 52S: Pre-Development Area

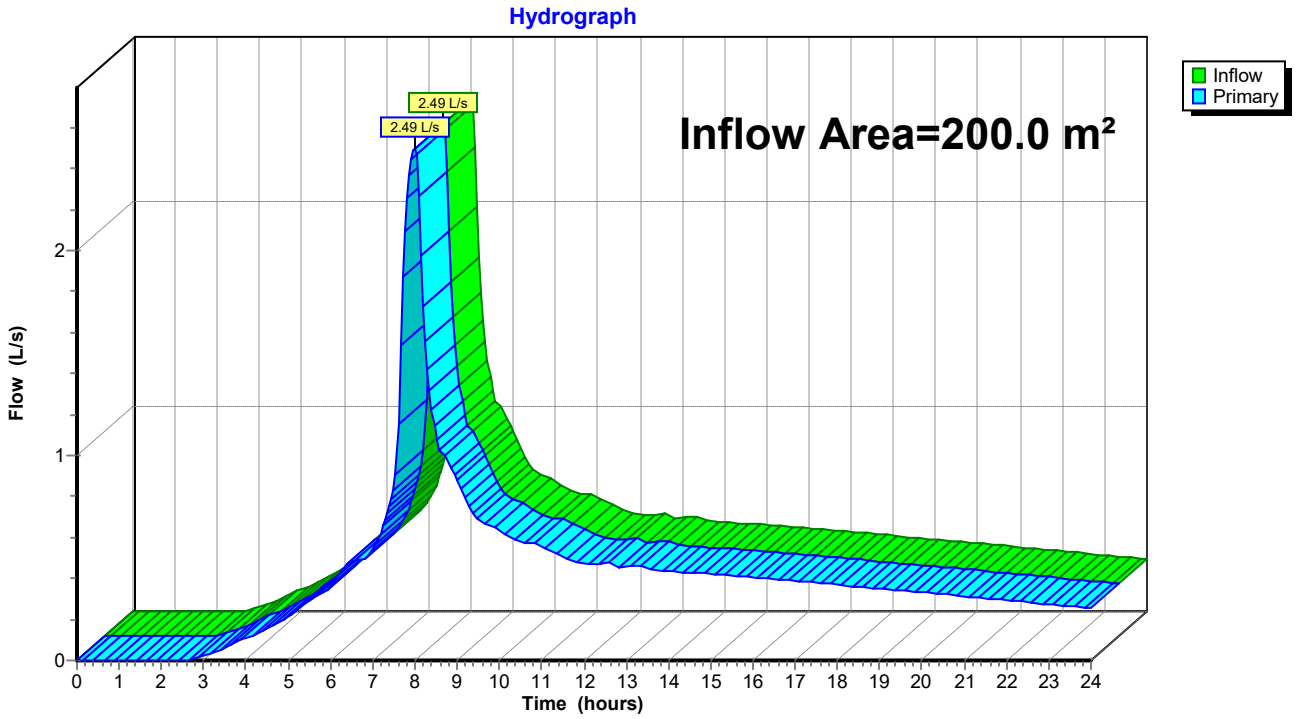


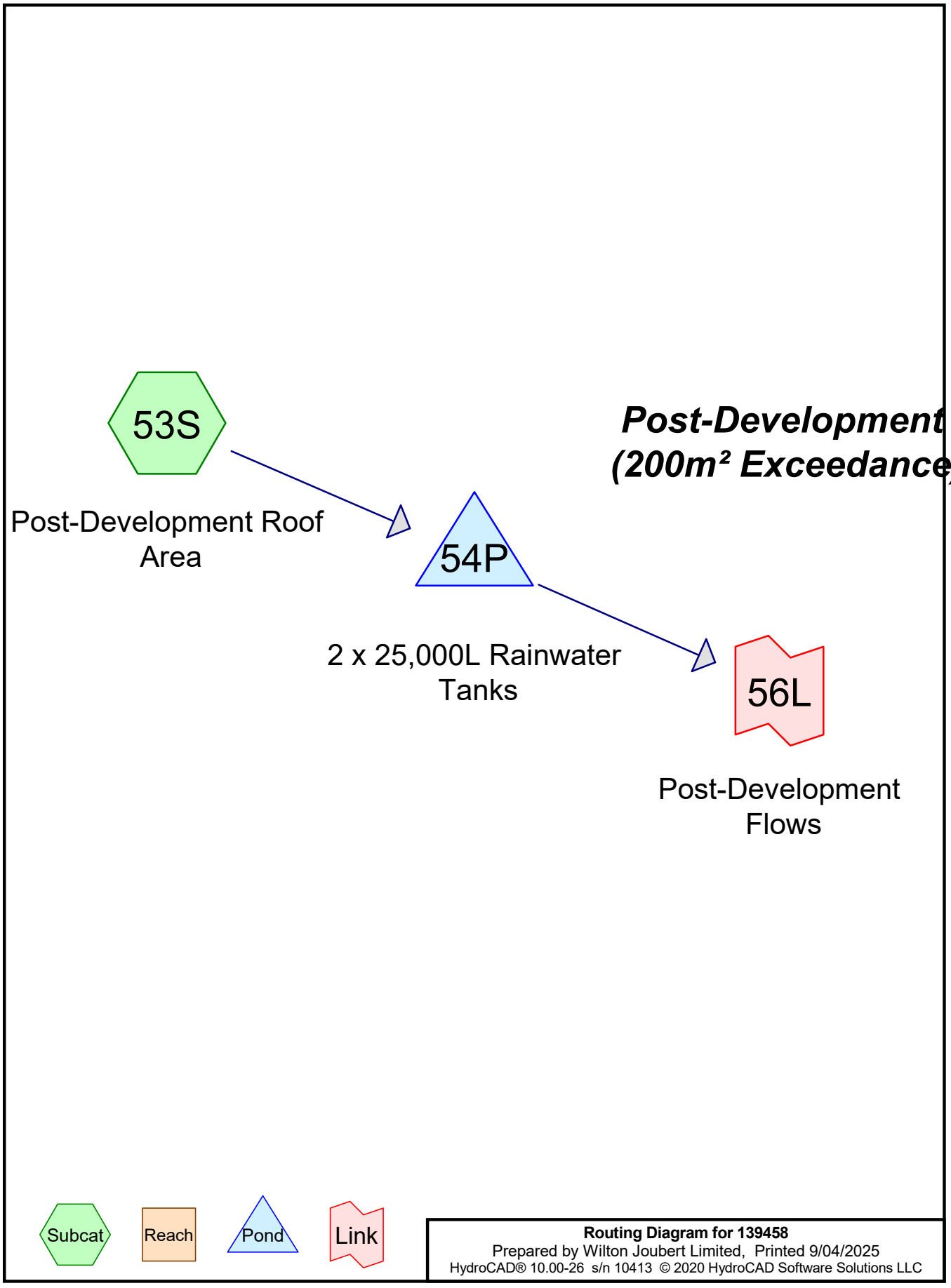
Summary for Link 55L: Pre-Development Flows

Inflow Area = 200.0 m², 0.00% Impervious, Inflow Depth > 176 mm for 1% AEP + 20% CCF event
Inflow = 2.49 L/s @ 7.98 hrs, Volume= 35.3 m³
Primary = 2.49 L/s @ 7.98 hrs, Volume= 35.3 m³, Atten= 0%, Lag= 0.0 min

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

Link 55L: Pre-Development Flows





Routing Diagram for 139458
Prepared by Wilton Joubert Limited, Printed 9/04/2025

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

Subcatchment 53S: Post-Development Runoff Area=200.0 m² 100.00% Impervious Runoff Depth>253 mm
Tc=10.0 min CN=98 Runoff=3.43 L/s 50.6 m³

Pond 54P: 2 x 25,000L Rainwater Tanks Peak Elev=0.179 m Storage=3.4 m³ Inflow=3.43 L/s 50.6 m³
Outflow=2.45 L/s 50.2 m³

Link 56L: Post-Development Flows Inflow=2.45 L/s 50.2 m³
Primary=2.45 L/s 50.2 m³

Summary for Subcatchment 53S: Post-Development Roof Area

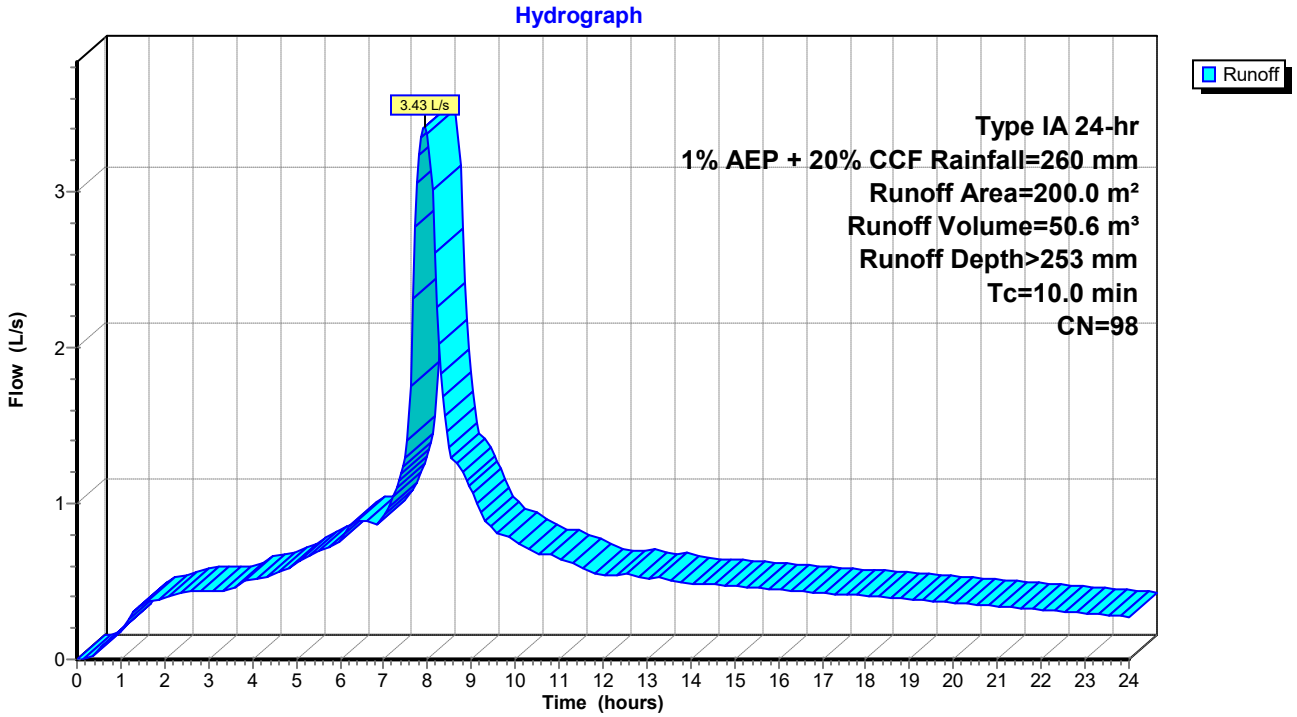
Runoff = 3.43 L/s @ 7.94 hrs, Volume= 50.6 m³, Depth> 253 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=260 mm

Area (m²)	CN	Description
200.0	98	Roofs, HSG C
200.0		100.00% Impervious Area

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

Subcatchment 53S: Post-Development Roof Area



Summary for Pond 54P: 2 x 25,000L Rainwater Tanks

Inflow Area = 200.0 m²,100.00% Impervious, Inflow Depth > 253 mm for 1% AEP + 20% CCF event
Inflow = 3.43 L/s @ 7.94 hrs, Volume= 50.6 m³
Outflow = 2.45 L/s @ 8.17 hrs, Volume= 50.2 m³, Atten= 28%, Lag= 14.1 min
Primary = 2.45 L/s @ 8.17 hrs, Volume= 50.2 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.179 m @ 8.17 hrs Surf.Area= 19.2 m² Storage= 3.4 m³

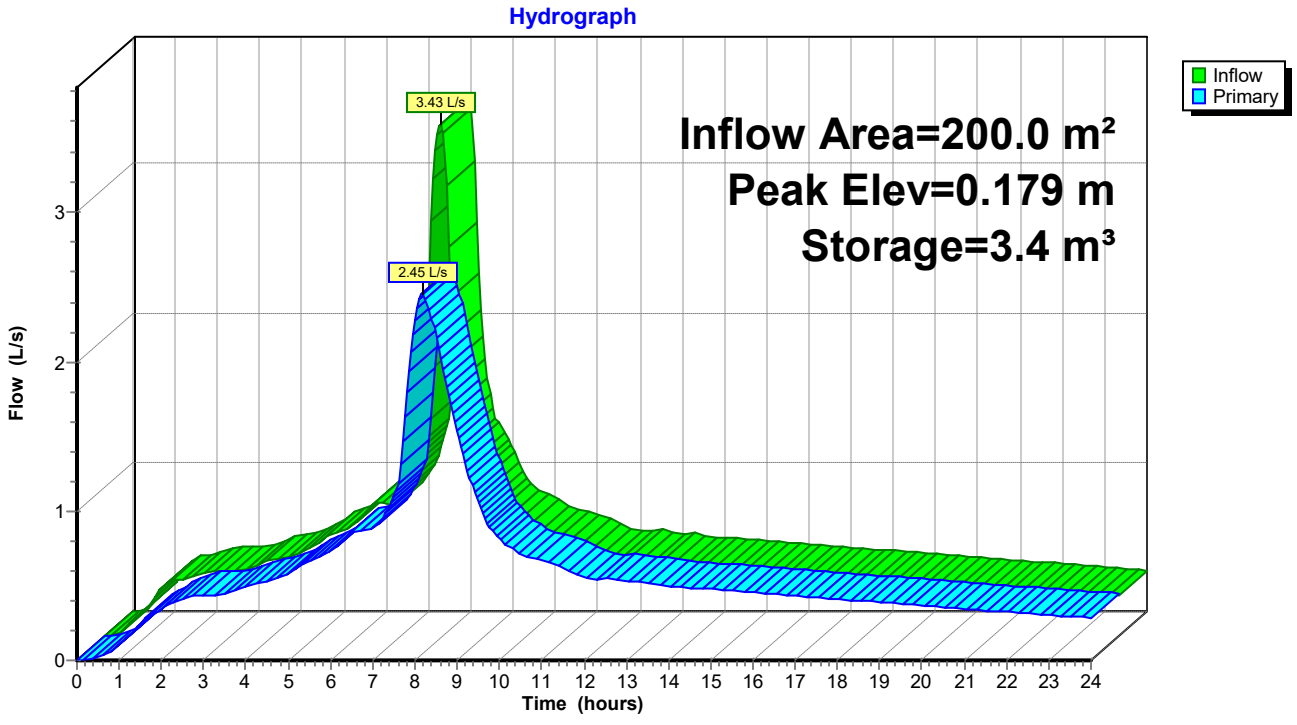
Plug-Flow detention time= 20.5 min calculated for 50.1 m³ (99% of inflow)
Center-of-Mass det. time= 13.9 min (659.7 - 645.7)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	50.0 m³	**3.50 mD x 2.60 mH Vertical Cone/Cylinder** x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**55 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=2.45 L/s @ 8.17 hrs HW=0.178 m (Free Discharge)
1=Orifice/Grate (Orifice Controls 2.45 L/s @ 1.03 m/s)

Pond 54P: 2 x 25,000L Rainwater Tanks

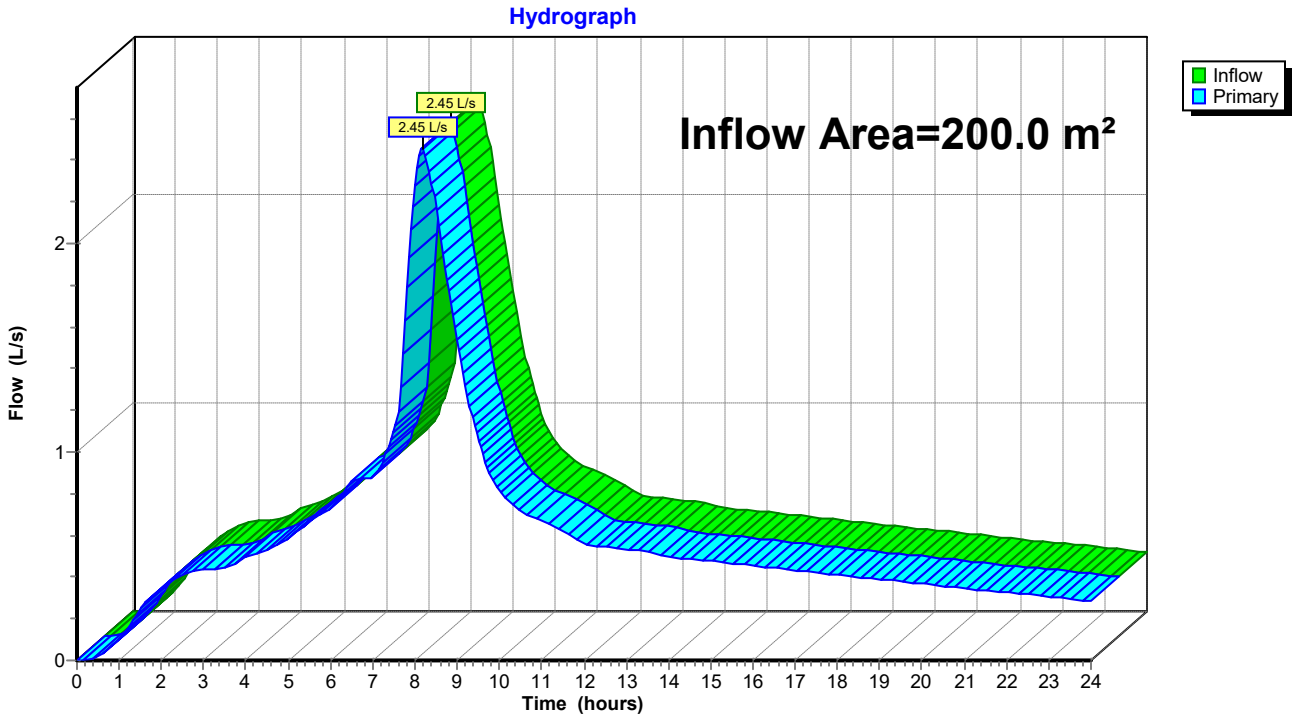


Summary for Link 56L: Post-Development Flows

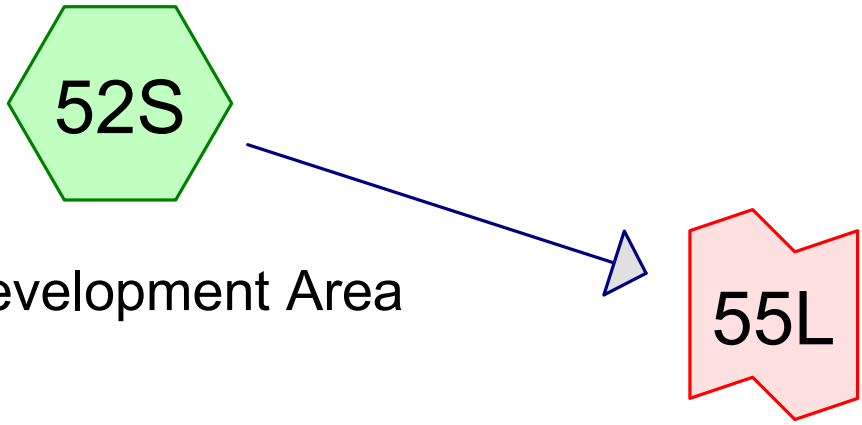
Inflow Area = 200.0 m²,100.00% Impervious, Inflow Depth > 251 mm for 1% AEP + 20% CCF event
Inflow = 2.45 L/s @ 8.17 hrs, Volume= 50.2 m³
Primary = 2.45 L/s @ 8.17 hrs, Volume= 50.2 m³, Atten= 0%, Lag= 0.0 min

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

Link 56L: Post-Development Flows



Pre-Development (250m² Exceedance)



Pre-Development Area

Pre-Development Flows

Subcat Reach Pond Link

Routing Diagram for 139458
Prepared by Wilton Joubert Limited, Printed 9/04/2025

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

Subcatchment 52S: Pre-Development Runoff Area=250.0 m² 0.00% Impervious Runoff Depth>176 mm
Tc=10.0 min CN=74 Runoff=3.12 L/s 44.1 m³

Link 55L: Pre-Development Flows Inflow=3.12 L/s 44.1 m³
Primary=3.12 L/s 44.1 m³

Summary for Subcatchment 52S: Pre-Development Area

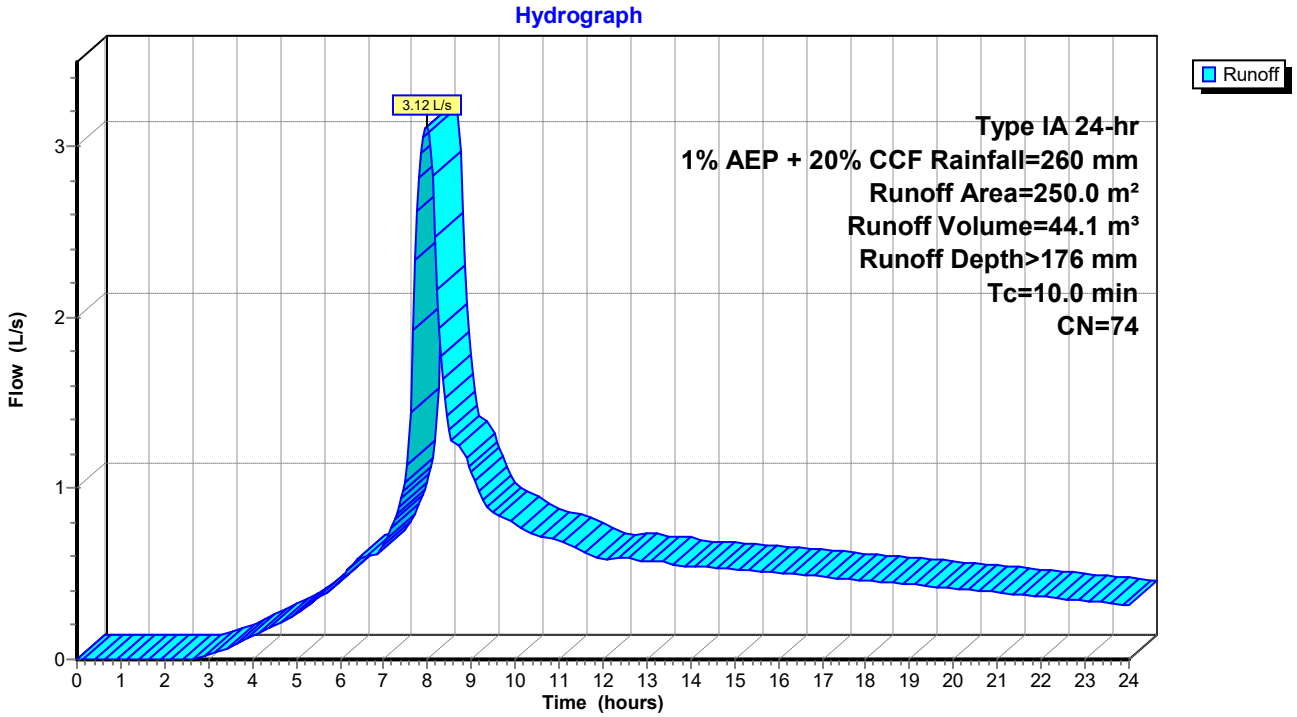
Runoff = 3.12 L/s @ 7.98 hrs, Volume= 44.1 m³, Depth> 176 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=260 mm

Area (m²)	CN	Description
250.0	74	>75% Grass cover, Good, HSG C
250.0		100.00% Pervious Area

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

Subcatchment 52S: Pre-Development Area

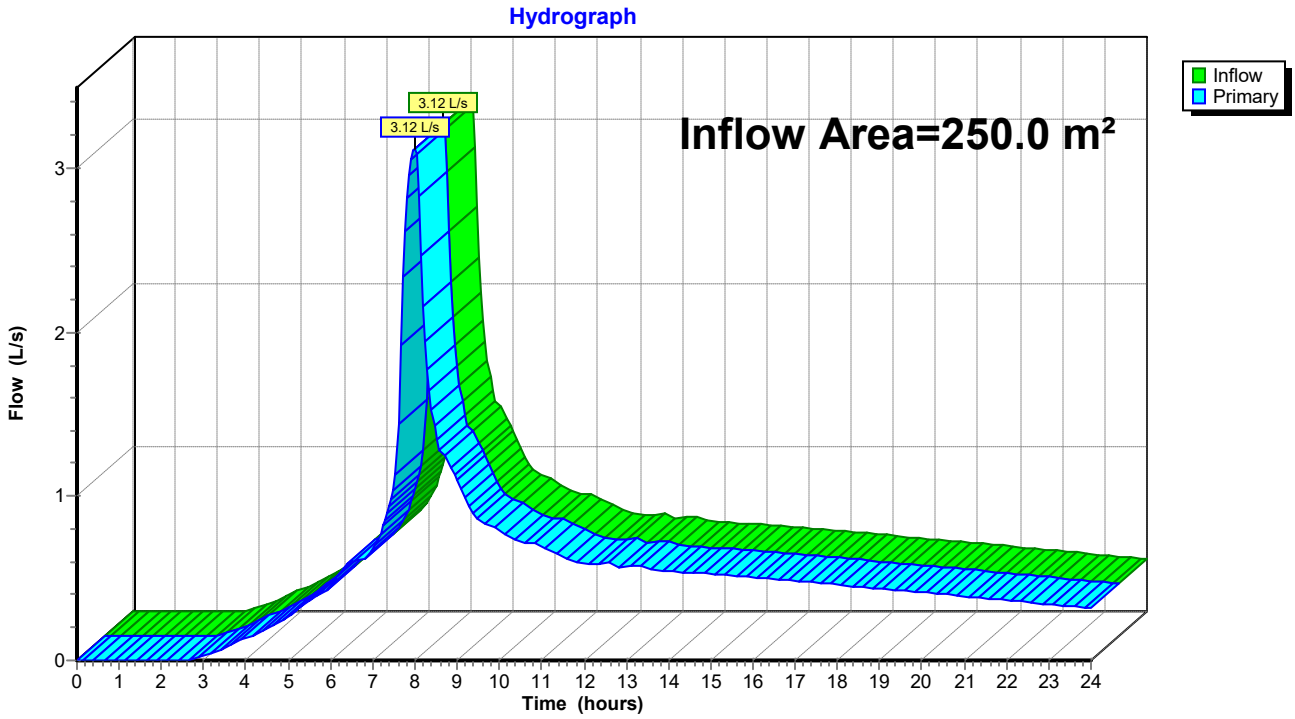


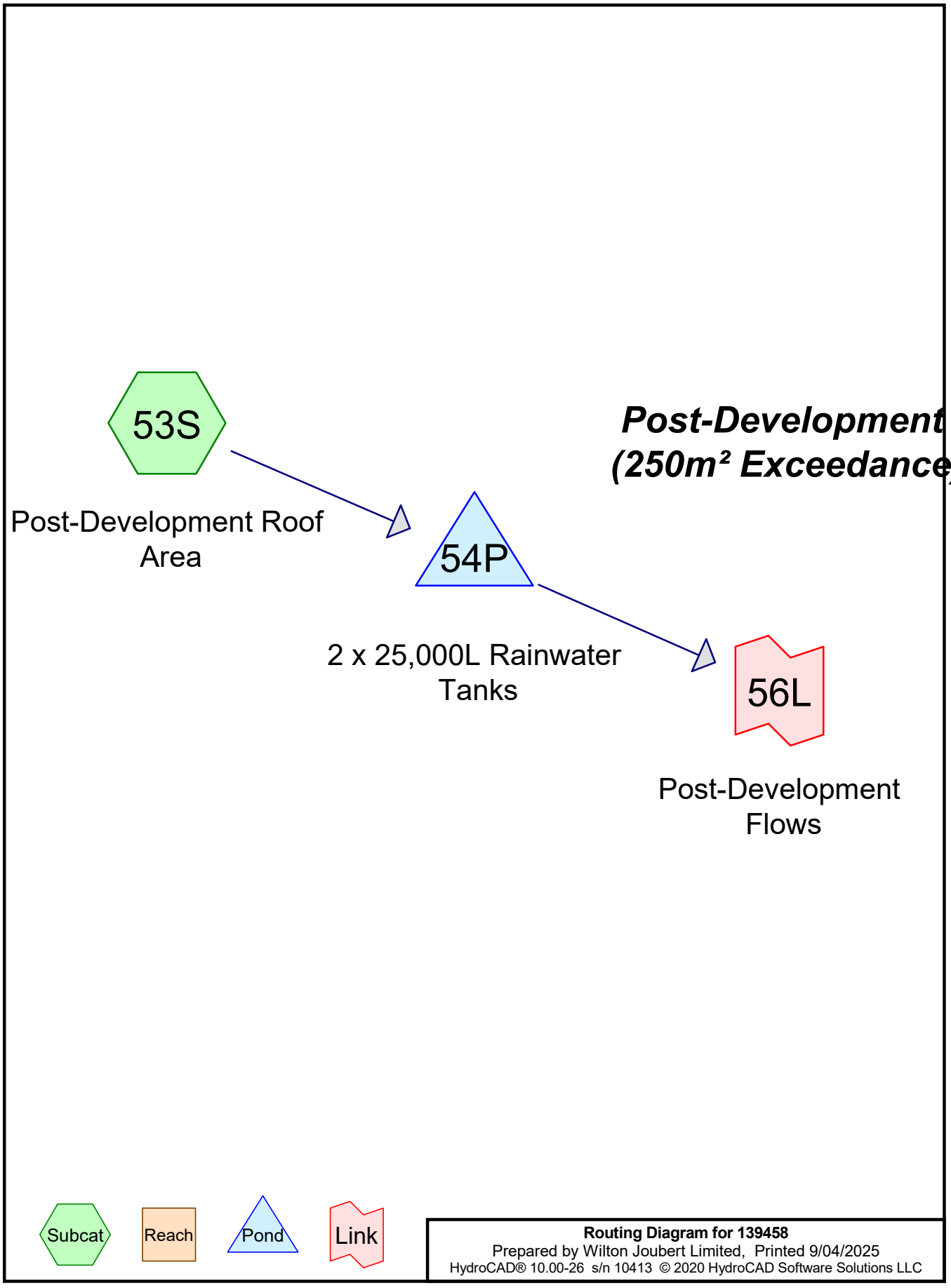
Summary for Link 55L: Pre-Development Flows

Inflow Area = 250.0 m², 0.00% Impervious, Inflow Depth > 176 mm for 1% AEP + 20% CCF event
Inflow = 3.12 L/s @ 7.98 hrs, Volume= 44.1 m³
Primary = 3.12 L/s @ 7.98 hrs, Volume= 44.1 m³, Atten= 0%, Lag= 0.0 min

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

Link 55L: Pre-Development Flows





Routing Diagram for 139458
Prepared by Wilton Joubert Limited, Printed 9/04/2025

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

Subcatchment 53S: Post-Development Runoff Area=250.0 m² 100.00% Impervious Runoff Depth>253 mm
Tc=10.0 min CN=98 Runoff=4.28 L/s 63.3 m³

Pond 54P: 2 x 25,000L Rainwater Tanks Peak Elev=0.239 m Storage=4.6 m³ Inflow=4.28 L/s 63.3 m³
Outflow=2.90 L/s 62.8 m³

Link 56L: Post-Development Flows Inflow=2.90 L/s 62.8 m³
Primary=2.90 L/s 62.8 m³

Summary for Subcatchment 53S: Post-Development Roof Area

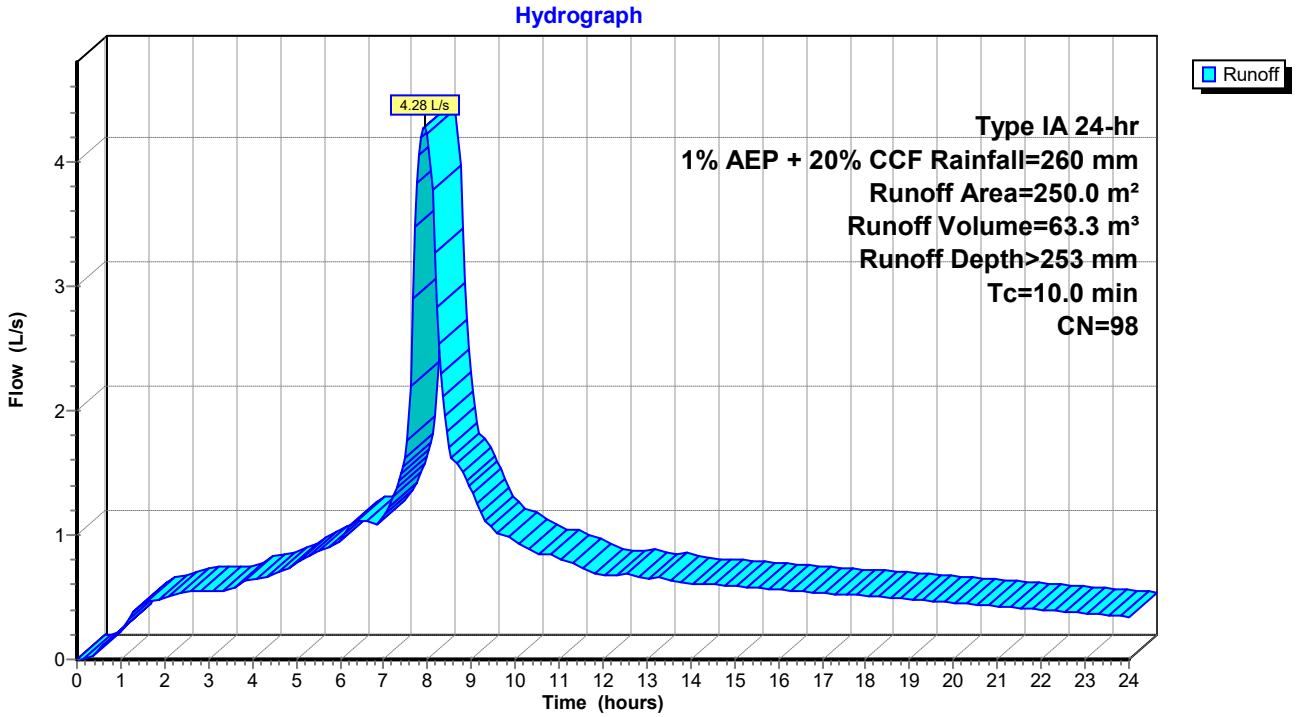
Runoff = 4.28 L/s @ 7.94 hrs, Volume= 63.3 m³, Depth> 253 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=260 mm

Area (m²)	CN	Description
250.0	98	Roofs, HSG C
250.0		100.00% Impervious Area

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

Subcatchment 53S: Post-Development Roof Area



Summary for Pond 54P: 2 x 25,000L Rainwater Tanks

Inflow Area = 250.0 m²,100.00% Impervious, Inflow Depth > 253 mm for 1% AEP + 20% CCF event
Inflow = 4.28 L/s @ 7.94 hrs, Volume= 63.3 m³
Outflow = 2.90 L/s @ 8.19 hrs, Volume= 62.8 m³, Atten= 32%, Lag= 15.4 min
Primary = 2.90 L/s @ 8.19 hrs, Volume= 62.8 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.239 m @ 8.19 hrs Surf.Area= 19.2 m² Storage= 4.6 m³

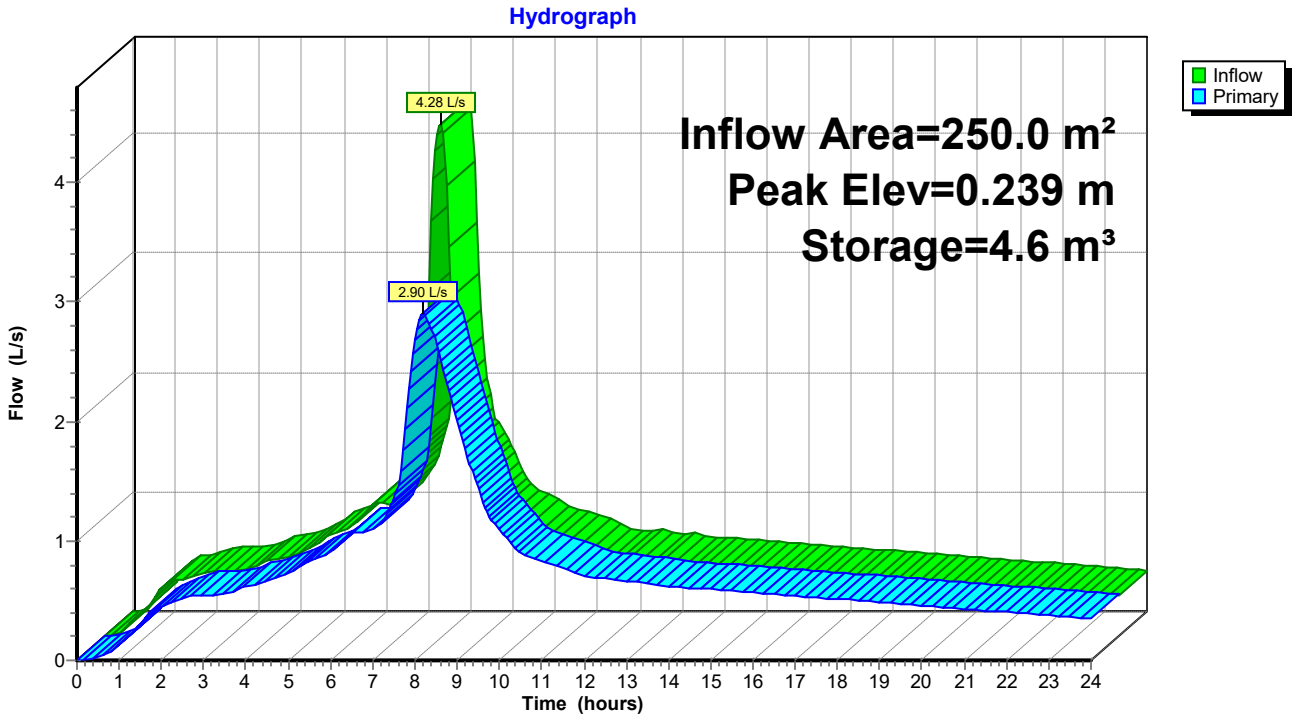
Plug-Flow detention time= 20.1 min calculated for 62.8 m³ (99% of inflow)
Center-of-Mass det. time= 13.7 min (659.4 - 645.7)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	50.0 m³	**3.50 mD x 2.60 mH Vertical Cone/Cylinder** x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**55 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=2.90 L/s @ 8.19 hrs HW=0.239 m (Free Discharge)
1=Orifice/Grate (Orifice Controls 2.90 L/s @ 1.22 m/s)

Pond 54P: 2 x 25,000L Rainwater Tanks

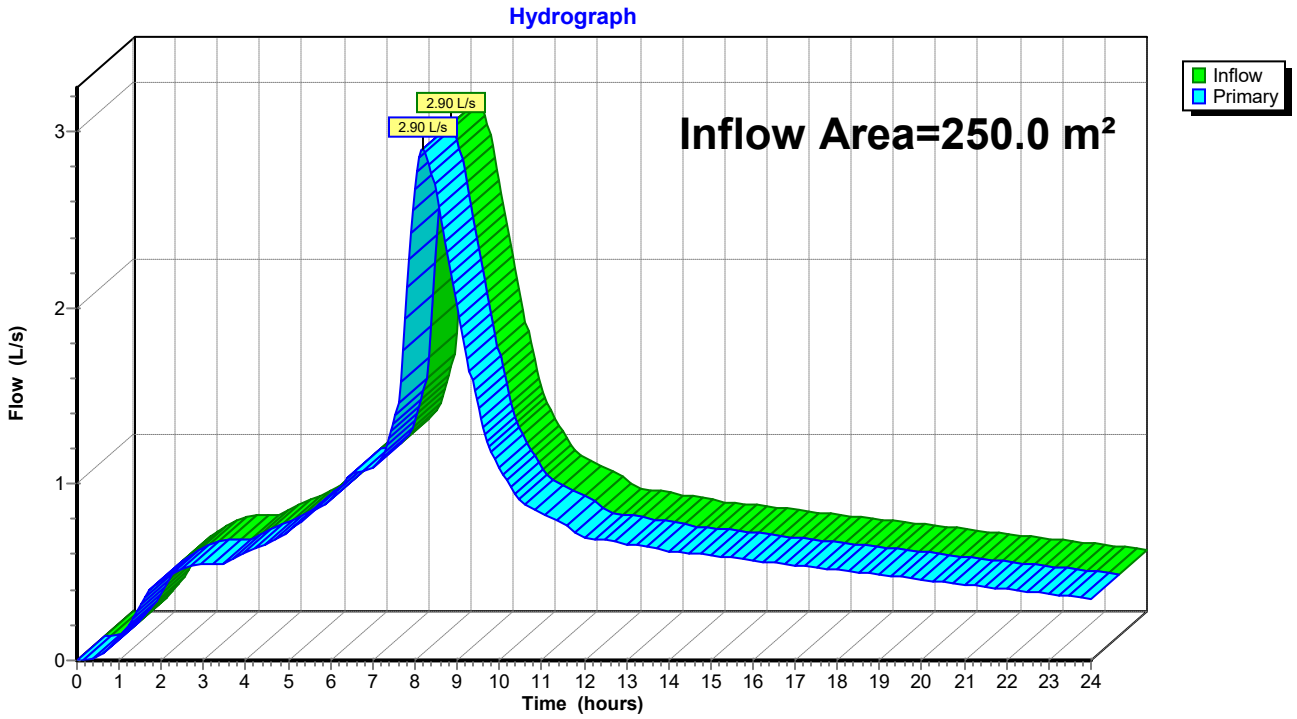


Summary for Link 56L: Post-Development Flows

Inflow Area = 250.0 m²,100.00% Impervious, Inflow Depth > 251 mm for 1% AEP + 20% CCF event
Inflow = 2.90 L/s @ 8.19 hrs, Volume= 62.8 m³
Primary = 2.90 L/s @ 8.19 hrs, Volume= 62.8 m³, Atten= 0%, Lag= 0.0 min

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

Link 56L: Post-Development Flows



Wilton Joubert Limited
09 527 0196
185 Waipapa Road
Kerikeri 0295

SITE	**38 Olive View Heights Drive, Taipa**
LEGAL DESCRIPTION	**Lot 14 DP 207759**
PROJECT	**2-Lot Subdivision (1 Lot for Assessment)**
CLIENT	**Diane Simpson**
REFERENCE NO.	**139457**
DOCUMENT	**Subdivision Feasibility Report**
STATUS/REVISION NO.	**Final – Issued for Resource Consent**
DATE OF ISSUE	**16 April 2025**

Report Prepared For	Email
Diane Simpson	simmo500@hotmail.com

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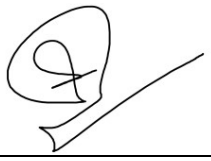
Approved by	**A. Asadi** *PhD (Geotech), CMEngNZ, CPEng*	Senior Geotechnical Engineer	damir@wjl.co.nz	

1 EXECUTIVE SUMMARY

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

Development Type:	2-Lot Subdivision (1-Lot for assessment).
District Plan Zone:	Coastal Living.
Development Proposals Supplied:	Yes – Subdivision Scheme Plan (1 sheet).
Proposed Lot Sizes:	Lot 1: 6,470m², Lot 2: 6,250m².
Geology Encountered:	Colluvium crust across the southwestern portion of the designated building platform. Punakitere Sandstone (Managkahia Complex) in Northland Allochthon at depth.
Topsoil Encountered:	Yes – Surficial layers of 0.10m to 0.20m thickness. No fill was encountered.
Overall Site Gradient:	The designated building platform generally averages less than 6° and continues at similar or reduced grades for a minimum distance of 15m downslope, before ceasing at the western boundary stream. Only the very upslope portion of the platform is moderately inclined, averaging 13° to 14°.
Natural Hazards:	**Stability:** Low risk of deep-seated global instability. **Liquefaction:** At this preliminary stage, our recommended foundation option involves extending foundations through any potentially liquefiable layers and embedding them into the inferred, completely weathered rock deposits. Once future development proposals have been formulated, a cone penetration test (CPT) should be undertaken at the proposed building site in assisting a computer-based liquefaction modelling assessment in determining the Technical Category of the site.
Recommended Foundations:	Timber subfloor, fully suspended on specific engineering design (SED) timber piles that are driven **at minimum** into the inferred, hard, completely weathered rock deposits, present from approximately **3.0m to 3.9m below existing ground level**. CPT testing should be undertaken at the proposed building site to evaluate site specific stratigraphy and enhance design recommendations.
Earthworks:	At this preliminary stage, due to the noted consolidation issues with the underlying subsoils, it is recommended no cut-fill earthworks are undertaken on-site until further site-specific investigations and assessments of future development proposals have been completed.
Further Geotechnical Review of Development Proposals Required:	Any revision of the Subdivision Scheme Plan with geotechnical implications should be referred to WJL for review. This report is not intended to support any Building Consent application. A review of final development proposals and further site-specific Geotechnical investigations and assessments outlined in this report will be necessary prior to any Building Consent application.

2 INTRODUCTION

2.1 SCOPE OF WORK

Wilton Joubert Limited (WJL) was engaged by Diane Simpson (the client), to undertake a geotechnical ground investigation and assessment at the above site for feasibility purposes, where we understand, it is proposed to subdivide the existing property into two individual allotments.

The primary purpose of this report is to provide assessments regarding natural geotechnical hazards and preliminary recommendations for future residential design and construction at proposed Lot 1 only.

Proposed Lot 2 is to contain the existing residential development present at the southeastern portion of the site and as such, no further assessments pertaining to the Lot will be provided in this report.

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

Our scope does not include any environmental assessments of site subsoils or groundwater, or civil assessments, including flooding.

2.2 SUPPLIED INFORMATION

At the time of preparing this report we have been supplied with the following documentation:

- Subdivision Scheme Plan, Ref: 0132S, dated 02/04/2025, prepared by Sapphire Surveyors Ltd.

Any revision of the Subdivision Scheme Plan with geotechnical implications should be referred to WJL for review. This report is not intended to support any Building Consent application. A review of final development proposals and further site-specific Geotechnical investigations and assessments outlined in this report will be necessary prior to any Building Consent application.

3 SITE DESCRIPTION

The subject 1.272ha Coastal Living zoned, almost rectangular shaped property is located off the southern side of Olive View Heights Drive, 1.3km southeast of the Taipa township.

An existing aggregate driveway is present at the central northern boundary, accessed 350m southeast of the Taipa Heights Drive intersection. The driveway trends semi-circular towards an existing residential development that occupies the southeastern portion of the site.

Topographically speaking, the property is set towards the toe of a ridgeline flank that falls towards a low-lying valley along the western boundary. Existing ground levels across the property essentially range between approximately RL33m (southeast) and RL19m New Zealand Vertical Datum (NZVD).

The site consists of a somewhat broad crest across the eastern portion of the site, descending to the northwest initially at moderate inclinations that cover the central area of the Lot, before reducing to gentle grades along the northwestern portion of the site. The southwestern portion of the site is also less inclined however, is minorly undulating in shape. A tributary arm of the Owhetu Stream trends south to north along the western boundary.

The site is currently covered in pasture, with a small pocket of bush present at the central area. The perimeter of the Lot is essentially bound by bush, including shelterbelt-type plantings along the northern roadside boundary.

At the time of preparing this report, we note that the Far North District Council (FNDC) indicate that reticulated water, wastewater and stormwater connections are not available to the property.

The property is depicted on our appended Site Plan (Ref: 139457-G600) and in Figure 1 below.

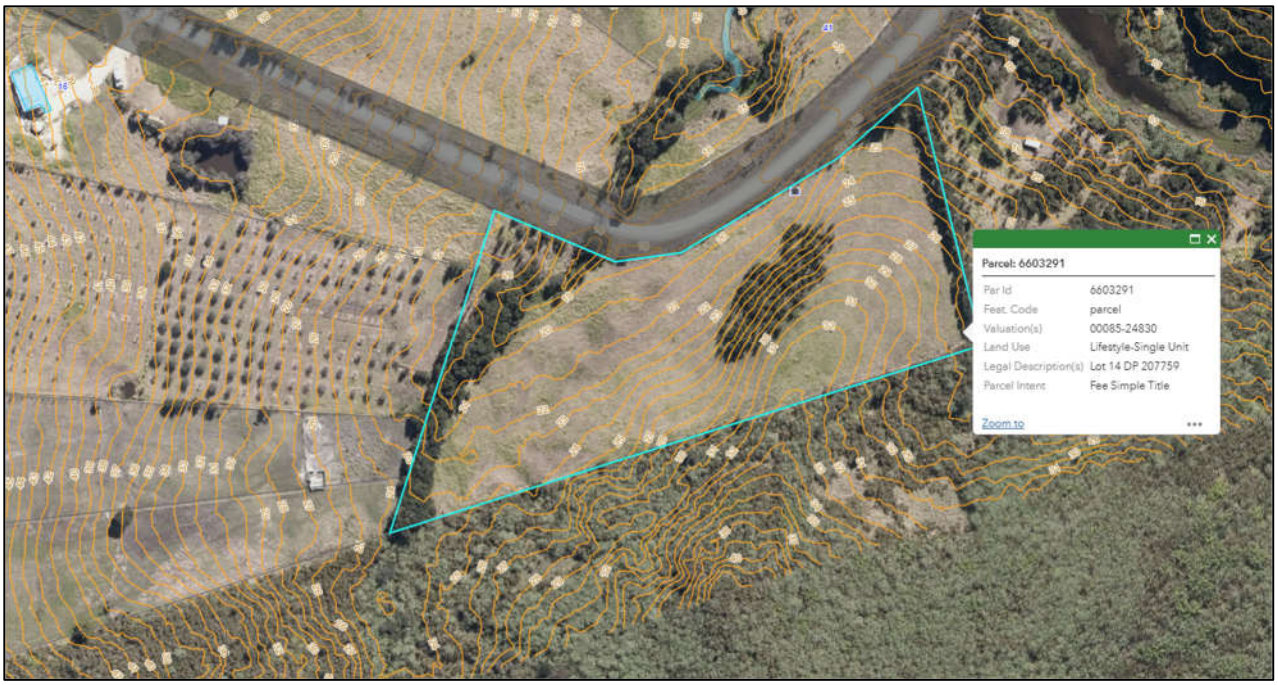


Figure 1: Screenshot aerial view from the FNDC on-line GIS Property and Land Map.
Property boundary s highlighted in cyan. 1.0m contours are overlaid. Existing dwelling is not sighted.

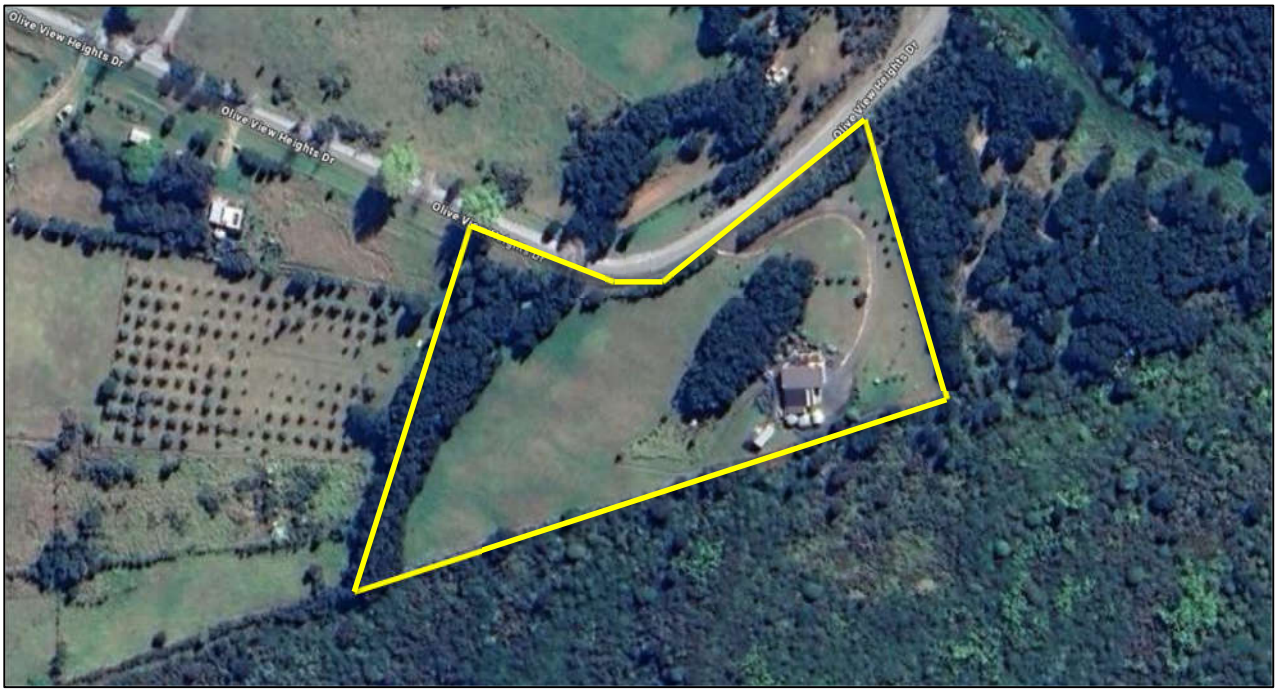


Figure 2: Screenshot aerial view from Google Earth Pro. Property boundary is approximately highlighted in yellow.

4 PROPOSAL

In reviewing the supplied Subdivision Scheme Plan, it is our understanding that the client proposes to subdivide the existing property into two individual allotments, essentially splitting the site into western and eastern halves, being Lot 1 and Lot 2, respectively. The scheme plan is appended to this report.

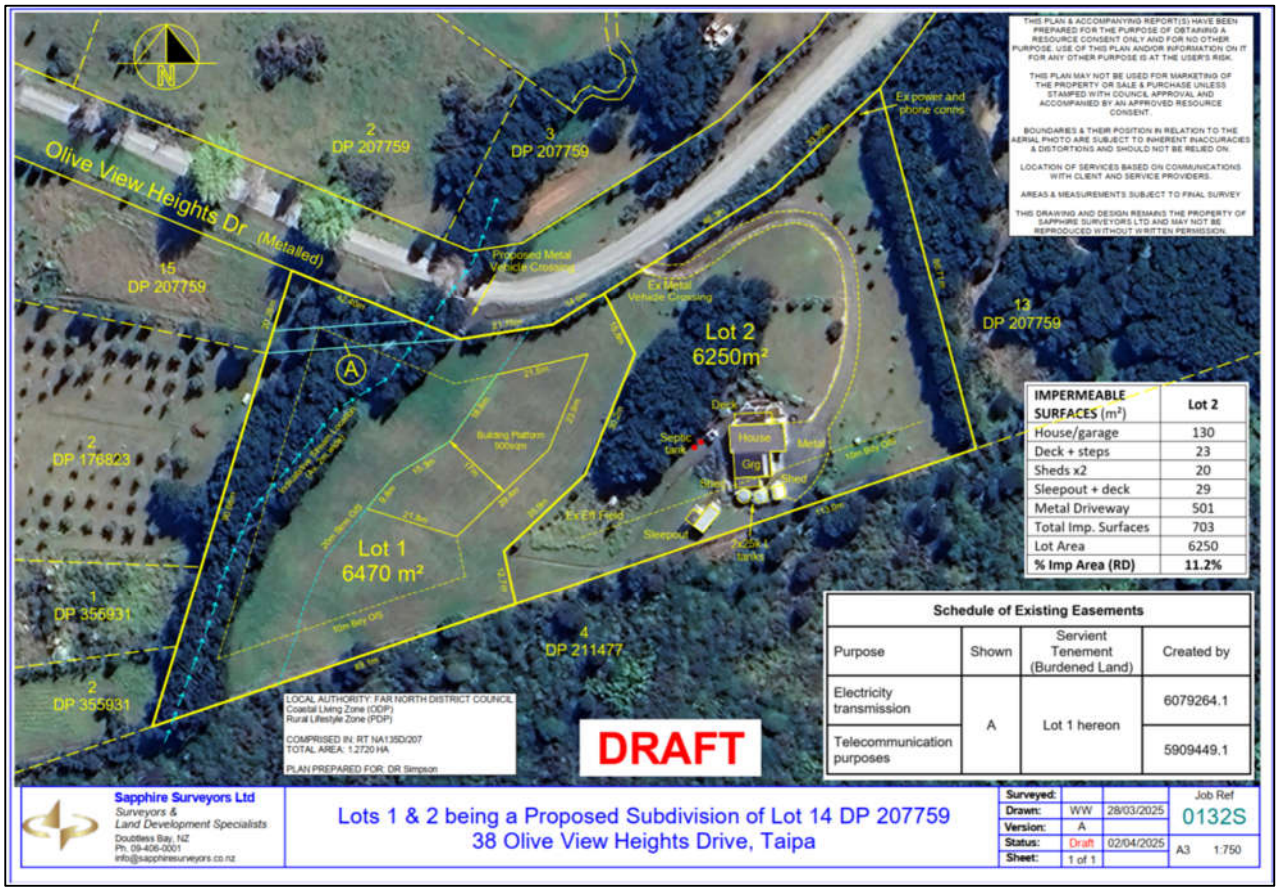


Figure 3: Screenshot of the supplied Subdivision Scheme Plan.

Lot 1 is the subject allotment for assessment of this report and is to encompass an area of 6,470m². The site will be accessed via a new vehicle crossing and driveway formation at the northern boundary. The Subdivision Scheme Plan designates a 900m² building platform across the northeastern portion of the site for geotechnical assessment.

The platform is largely located atop gently sloping ground at the toe of the moderately inclined slopes that descend through the central area of the property. Inclinations across the platform generally average less than 6° and continue at similar or reduced grades for a minimum of distance 15m downslope until ceasing at the tributary stream arm along the western boundary. Only the very upslope portion of the platform is moderately inclined, averaging 13° to 14°.

Lot 2 is to encompass an area of 6,250m² and will contain the existing residential development and driveway access formation. No further assessments pertaining to the Lot will be provided in this report.

Figure 4: Site photograph looking north-westerly towards the Lot 1 designated Building Platform.

5 DESKTOP STUDY

5.1 PUBLISHED GEOLOGY

Local geology across the property and wider surrounding land is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000, as; Punakitere Sandstone (Mangakahia Complex) in Northland Allochthon. These deposits are approximately 75 to 95 million years in age and described as; "*Weakly indurated metre-bedded quartzose, micaceous sandstone, with minor conglomerate, and interbeds of blue-grey mudstone*" (Ref: GNS Science Website).

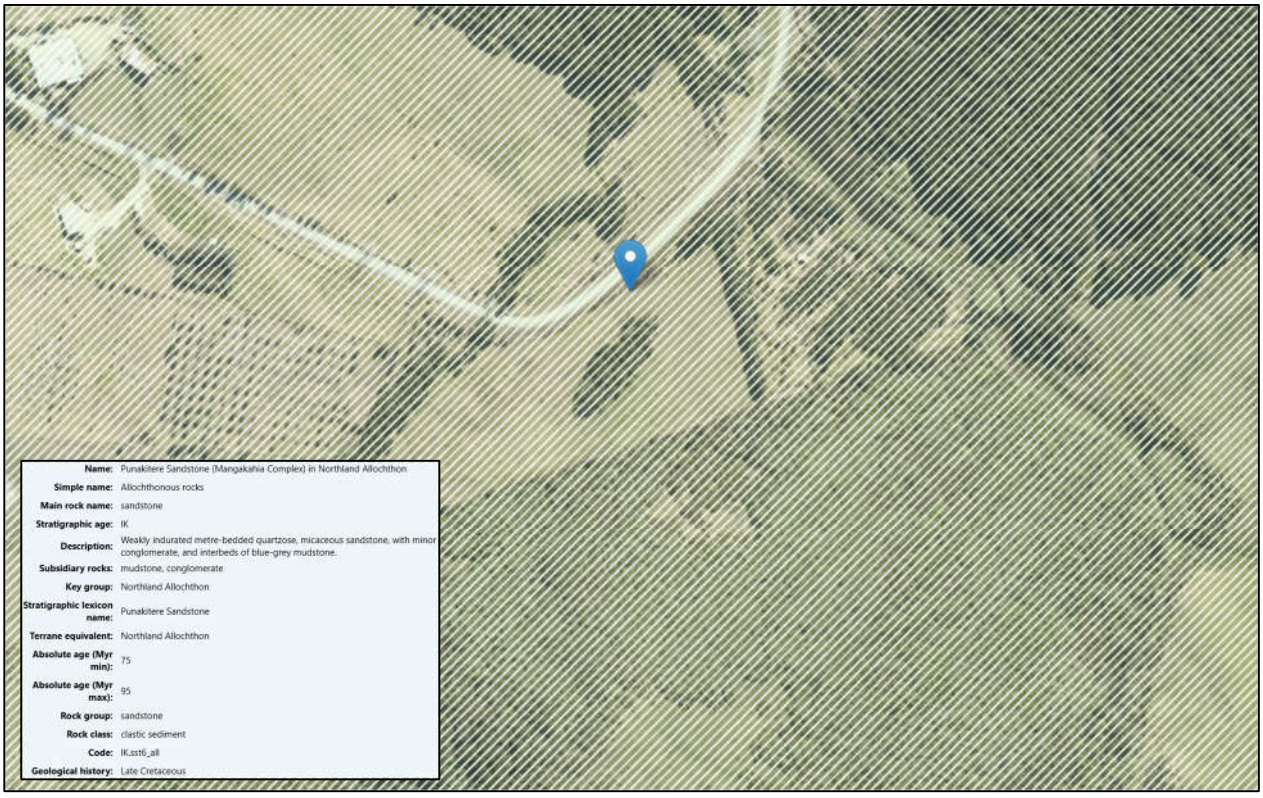


Figure 5: Screenshot aerial view from the New Zealand Geology Web Map. Blue marker depicts property location.

5.2 HISTORICAL AERIAL PHOTOGRAPHY

A review of historical aerial photography, sourced from the Retrolens website and Google Earth Pro, has been undertaken to evaluate any instability features or changes in landform across the property and surrounding influential land. Aerial images from 1944 have been reviewed and compared to the present-day conditions (refer Figures 6-8 below).

There were no visible significant geomorphological changes in the landscape, indicating a period of relative stable ground conditions between 1944 and April 2025.

In 1944, the property and wider surrounding land were largely exposed and display evidence of relic undulation (see Figure 6). By 1981, the first semblance of planted bush was evident to the south of the property and across the road to the north (see Figure 7). The existing residential development that is to remain on Lot 2 was constructed at some point between July 2018 and March 2019 (see Figure 8).

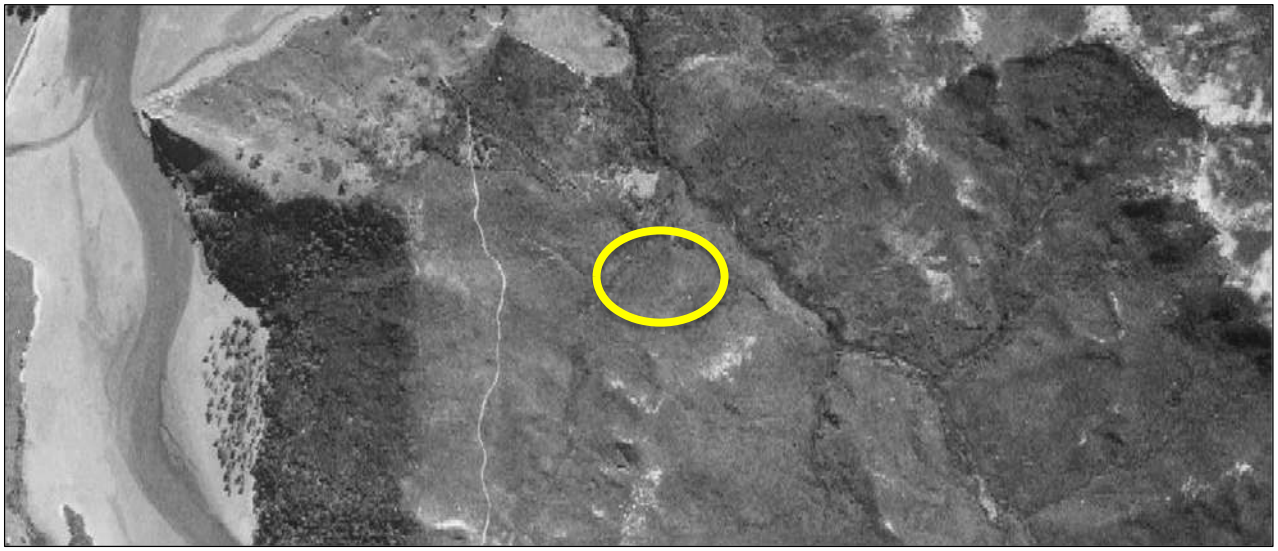


Figure 6: Screenshot of a 1944 aerial photograph sourced from Retrolens. Yellow ring depicts the property and surrounding land.

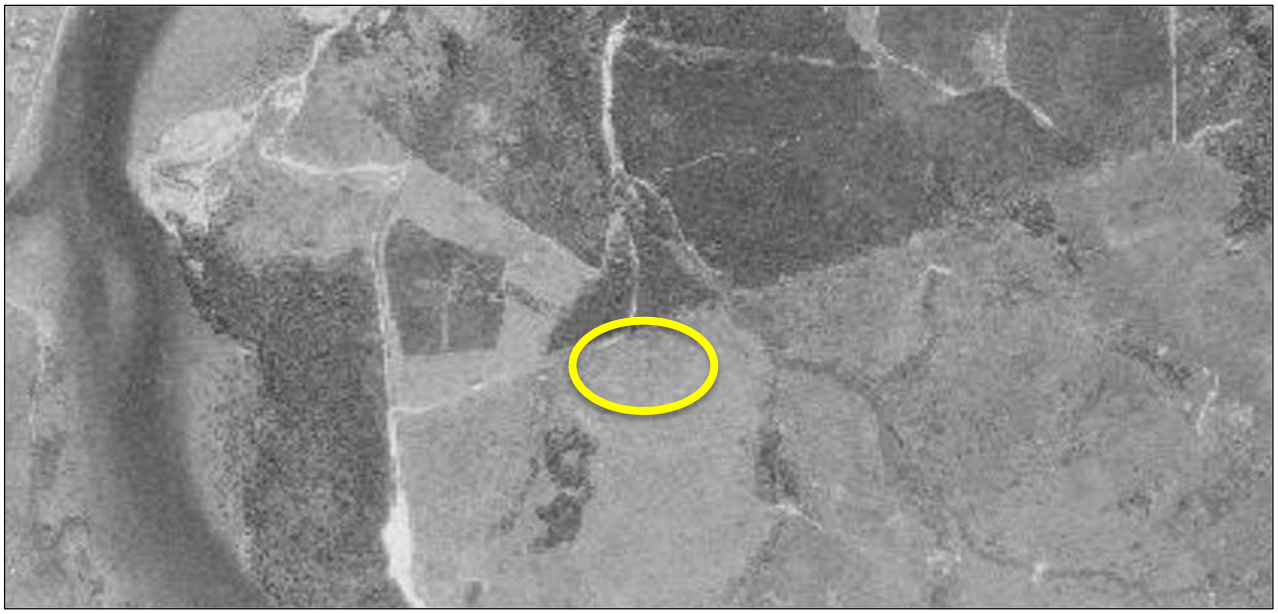


Figure 7: Screenshot of a 1981 aerial photograph sourced from Retrolens. Yellow ring depicts the property.

Figure 8: Screenshot of a March 2019 aerial photograph sourced from Google Earth Pro. Yellow ring depicts existing dwelling.

6 GEOTECHNICAL INVESTIGATION

We carried out a geotechnical investigation across the Lot 1 designated building platform on 7 April 2025 and included:

- Drilling three hand auger boreholes (HA01 to HA03 inclusive) of 50mm diameter to depths ranging between 1.5m and 3.0m below existing ground level (BEGL), and
- Dynamic Cone - Scala Penetrometer Tests (DCP) were extended through the invert of all three HA's to refusal depths ranging between 3.0m and 3.9m BEGL.

The soil sample arisings from the HAs was logged in accordance with the "Field Description of Soil and Rock", NZGS, December 2005.

In-situ undrained Vane Shear Strengths were measured at intervals of depth and then adjusted in accordance with the New Zealand Geotechnical Society (NZGS); Guidelines for Handheld Shear Vane Testing, August 2001, with strengths classified in accordance with the NZGS Field Classification Guidelines; Table 2.10, December 2005. The materials identified are described in detail on the appended records, together with the results of the various tests undertaken, plus the groundwater conditions as determined during time on-site.

The approximate locations of the HAs are depicted on our appended Site Plan (Ref: 139457-G600) and the logged results are also appended.

7 GEOTECHNICAL FINDINGS

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

7.1 TOPSOIL

Surficial TOPSOIL layers of 0.10m to 0.20m thickness were overlying all three HA's. No fill was encountered.

7.2 COLLUVIUM

HA's 02-03 encountered very soft to stiff COLLUVIUM deposits, generally comprising of silty CLAY and clayey SILT materials, until termination at depths of 1.5m and 3.0m BEGL due to poor recovery influenced by groundwater suction. Natural ground deposits were not encountered.

The colluvium deposits appear to be relic in origin and confined to the hummocky ground that covers the southwestern portion of the designated building platform and bounding land to the southwest. The deposits have likely been displaced due to minor translational failures where large volumes of stormwater run-off that direct towards the western boundary stream have lubricated interfaces of residual soil and underlying completely weathered rock.

Measured in-situ, BS1377 adjusted peak Shear Vane Strengths within the colluvium ranged between 8kPa and 85kPa.

Where able to be determined, peak to remould Vane Shear Strength ratios ranged between 1.8 and 4.9, indicating that the underlying colluvium deposits are 'Moderately Sensitive to Sensitive.'

A DCP undertaken at the invert of HA02 initially inferred a 0.80m thick layer of softer soils, with blow counts per 0.10m ground penetration ranging between 0 and 1 to a depth of 2.3m BEGL. Completely weathered rock, being 20+ blows per 0.10m ground penetration and a relative density index of greater than 85 (very dense), was inferred in the HA's 02-03 at depths of 3.8m and 3.9m BEGL.

Figure 9: Site photograph of the typical colluvium soil arisings (HA02: 0.0m to 3.0m).

7.3 NATURAL GROUND

HA01 encountered natural ground deposits, consistent with our expectations of Punakitere Sandstone (Mangakahia Complex) in Northland Allochthon materials, until termination at a refusal depth of 2.8m BEGL.

The stratum comprised of a very stiff silty CLAY cap to a depth of 1.0m BEGL, overlying very stiff clayey SILT and slightly clayey SILT to a depth of 2.7m BEGL. Thereafter, hard SILT, being completely weathered mudstone, was encountered and quickly required termination.

Measured in-situ, BS1377 adjusted peak Shear Vane Strengths within the natural ground ranged between 107kPa and greater than 197kPa, the latter being where soil strength was in excess of the shear vane capacity, or the vane was not able to penetrate into the soil (UTP).

Where able to be determined, peak to remould Vane Shear Strength ratios ranged between 2.1 and 5.4, indicating that the natural ground deposits are 'Moderately Sensitive to Sensitive.'

A DCP undertaken at the invert of HA01 inferred 20+ blows per 0.10m ground penetration at a depth of 3.0m BEGL.

Figure 10: Site photograph of the HA01 soil arisings (0.0m to 2.8m).

7.4 GROUNDWATER

Groundwater was encountered in all three HA's at depths of 1.8m BEGL in HA01, 0.60m BEGL in HA02 and 1.8m BEGL in HA03, ultimately remaining at the same standing level in each HA.

It should be noted that our fieldwork investigation followed a weekend period of fairly continual rainfall, as well as a short, light shower during drilling.

Due to the contouring of the area which allows for stormwater run-off to direct across the designated building platform towards the boundary stream, it is generally envisaged that similar groundwater levels or even further elevated levels could be expected during continual and extreme rainfall events.

7.5 SUMMARY TABLE

The following table summarises our inferred stratigraphic profiling:

Investigation Hole ID	Termination Depth (m)	Depth to Base of Topsoil (m)	Natural Ground or Colluvium Encountered	Vane Shear Strength Range (kPa)	Inferred (20+ Blows/0.10m) Completely Weathered Rock Depth (m)	Standing Groundwater Depth (m)
HA01	2.8 (Refusal)	0.10	Natural Ground	107 - 197+ / UTP	3.0	1.8
HA02	1.5 (Poor Recovery)	0.15	Colluvium	8 - 79	3.9	0.60
HA03	3.0 (Poor Recovery)	0.20	Colluvium	38 - 85	3.8	1.8

Note: UTP = Unable to Penetrate

8 GEOTECHNICAL ASSESSMENT

8.1 SITE STABILITY

Based on:

- No obvious evidence of recent and deep-seated instability or soil creep at the designated building platform,
- The gentle inclinations across the platform that generally average less than 6° and continue at similar or reduced grades for a minimum distance of 15m downslope, before ceasing at the western boundary stream. Only the very upslope portion of the platform is moderately inclined, averaging 13° to 14° (see appended cross-section A-A'), and
- The presence of inferred, hard, completely weathered rock from depths of 3.0m to 3.9m BEGL which provides suitable bearing for foundations,

we perceive the risk of deep-seated global slope instability impacting the proposed designated building platform to be low.

In the long-term, provided that all of the recommendations within this report, are adhered to, then we do not anticipate any significant risk of instability either within, or immediately beyond the designated building platform within the proposed allotment.

8.2 LIQUEFACTION

Liquefaction is a natural phenomenon whereby prolonged seismic shaking induces an increase in pore water pressure, which in turn decreases the effective stress of silt/fine sand-like soil deposits. Excess pore water pressure (EPWP) can build to such an extent that the effective stress of the underlying soil is reduced to near zero, whereby the soils no longer carry shear strength and behave as a semi solid/fluid. In such a scenario, excess pore water pressures will follow the path of least resistance to eventual dissipation, which can lead to the migration of liquefied soils towards the surface, or laterally towards a free-face (edge of slope, riverbank, etc.) or layers that have not yet undergone liquefaction. Examples of these phenomena were experienced in Christchurch and the greater Canterbury Region during the Canterbury Earthquake Sequence between 2010-2011.

At the time of preparing this report, we note that the FNDC on-line GIS Liquefaction Vulnerability Map indicates that the property lies within an '*Unlikely*' and '*Undetermined*' transition zone.

Figure 11: Screenshot from the FNDC on-line GIS Liquefaction Vulnerability Map. Cyan square depicts property location.

There is no historical evidence of liquefaction at the property. The natural ground deposits beneath colluvium extents are 75 to 95 million years in age and comprise of cohesive, very stiff silty clays, clayey silts and silts. These soils are generally considered not susceptible to liquefaction. Furthermore, completely weathered rock deposits were inferred at depths ranging between approximately 3.0m to 3.9m below BEGL.

However, the overlying colluvium crust present across the southwestern portion of the designated building platform was variable in nature and included soft, intermittent layers of compressible soils that may potentially be subject to settlement.

At this preliminary stage, our recommended foundation option (see Section 9.1 below) involves extending foundations through any potentially liquefiable layers and embedding them into the inferred, completely weathered rock deposits.

Once future development proposals have been formulated, a cone penetration test (CPT) should be undertaken at the proposed building site in providing pile driving design recommendations and assisting a computer-based liquefaction modelling assessment in determining the Technical Category (TC) of the site. It is strongly recommended that structural design be developed to withstand the adverse effects of any potential liquefaction related effects, in accordance with the Earthquake Design for Uncertainty Advisory (Revision 1, August 2022).

It should be noted that the northeastern portion of the designated building platform was not overlain by colluvium deposits and underlain by competent, cohesive natural ground deposits. Potential post-liquefaction effects across the area are generally envisaged to be less of a concern and may result in a TC1 classification however, this will need to be determined via site-specific investigations once development proposals have been formulated.

9 CONCLUSIONS AND RECOMMENDATIONS

Based on our fieldwork investigation, subsoil testing results, walkover inspection and stability and liquefaction commentary as described above, we consider on reasonable grounds that this report can be submitted to the Territorial Authority in support of a Resource Consent application for subdividing the subject property, substantiating that in terms of section 106 of the Resource Management Act and its current amendments, either

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

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

unless the Territorial Authority is satisfied that sufficient provision has been made or will be made in accordance with section 106(2).

Under section 106(2), the Territorial Authority may grant a subdivision consent if it is satisfied that the effects described above will be avoided, remedied, or mitigated by one or more of the following:

(a) Rules in the district plan:

(b) Conditions of a resource consent, either generally or pursuant to section 220(1)(d):

(c) Other matters, including works.

And we are therefore satisfied proposed Lot 1 should be generally suitable for future residential construction in terms of NZS3604:2011 but accounting of specific engineering design (SED), subject to a review of final development proposals and further site-specific Geotechnical investigations and assessments outlined in this report.

9.1 RECOMMENDED FOUNDATIONS

Based on the above and at this preliminary stage, we recommend all future residential foundations at proposed Lot 1 comprise of timber subfloors, fully suspended on SED timber piles that are driven at minimum, into the inferred, hard completely weathered rock deposits, present from approximately 3.0m to 3.9m BEGL.

Due to a consistently elevated groundwater level, deepened, bored, concrete encased foundations are not recommended.

Once future development proposals have been formulated, a CPT should be undertaken at the proposed building site in providing pile driving design recommendations.

Timber piles should be driven to sets calculated in accordance with the Hiley Formula, using a factor of safety of 6, as recommended by the University of Auckland School of Engineering researchers, Pender & Quilter. Piles should only rely on end bearing and skin friction should be ignored.

The construction of driven pile foundations should commence with several test piles being driven at locations within future building footprints as selected by the Engineer to:

- Confirm both ground conditions and pile lengths, and,
- Indicate achievement of the design set.

It is recommended pile locations are pre-drilled with a smaller diameter auger through the overlying very stiff crust to aid in efficiency of the pile driving operation.

Test piles that have achieved both satisfactory embedment and sets may then be used as production piles, and then the remaining piles in the array installed to achieve both the specified pile embedment's and set in all cases.

The potential impact of soil consolidation on services must also be considered during design.

9.2 ALTERNATE FOUNDATION OPTIONS

It should be noted that if any new building is positioned across the northeastern portion of the designated building platform, there is a potential for competent, natural ground deposits to be underlying the entire building site, depending on the location and extent of the development. This may result in shallow foundations being suitable for construction however, will need to be confirmed via site-specific investigations once development proposals have been formulated.

For any proposed concrete floor slab foundation that is to be positioned atop colluvium deposits:

- Computer-based settlement analysis should be undertaken in determining loading limits. This may also result in pre-loading of the building site being required following analysis,
- Determination of the Geotechnical Ultimate Bearing Capacity available on-site, and
- Determination of the Expansive Soil classification as defined in clause 7.5.13.1.2 and introduced to NZS3604 by Amendment 19 of NZBC Structure B1/AS1.

9.3 NZS1170.5:2004 SITE SUBSOIL CLASSIFICATION

We consider the proposed allotment to be underlain with a Class C – Shallow Soil stratigraphy.

9.4 EARTHWORKS

At this preliminary stage, due to the noted consolidation issues with the underlying subsoils, it is recommended no cut-fill earthworks are undertaken on-site until further site-specific investigations and assessments of future development proposals have been completed.

At this preliminary stage, we recommend:

- All future earthworks are either undertaken during the summer period of the year or prolonged dry forecast weather conditions,
- All cuts are retained by a SED retaining structure and fill limits will need to be given during assessment of site-specific development proposals, and
- If no cuts are to be excavated, a cut-off drain should be installed above the entire development area to direct stormwater run-off towards the western boundary stream. This will aid in drying out the site and maintaining groundwater at more acceptable levels.

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

- NZS4431:2022 "Code of Practice for Earth Fill Residential Development",
- Section 2 "Earthworks & Geotechnical Requirements" of NZS4404:2010 "Land Development and Subdivision Infrastructure", and
- Chapter 2 "Site Development Suitability (Geotechnical and Natural Hazards" of the Far North District Council Engineering Standards, (Version 0.6 issued May 2023).

9.5 GENERAL SITE WORKS

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

Furthermore:

- All works must be undertaken in accordance with the Health and Safety at Work Act 2015,
- Any open excavations should be fenced off or covered, and/or access restricted as appropriate,
- The location of all services should be verified at the site prior to the commencement of construction,
- The Contractor is responsible at all times for ensuring that all necessary precautions are taken to protect all aspects of the works, as well as adjacent properties, buildings and services, and
- Should the contractor require any site-specific assistance with safe construction methodologies, please contact WJL for further assistance.

9.6 STORMWATER & SURFACE WATER CONTROL

Uncontrolled stormwater flows must not be allowed to saturate the ground, so as to adversely affect foundation conditions.

All stormwater run-off from new roof and paved areas, should be collected in sealed pipes and be discharged to the western boundary stream.

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

10 UNDERGROUND SERVICES

Underground services, public or private, mapped, or unmapped, of any type could be present. It is recommended to stay on the side of caution during the commencement of any future works.

11 LIMITATIONS

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

This report has been commissioned solely for the benefit of our Client, Diane Simpson, in relation to the project as described herein, and to the limits of our engagement, with the exception that the local Territorial Authority may rely on it to the extent of its appropriateness, conditions, and limitations, when issuing the subject consent.

Any variations from the development proposals as described herein as forming the basis of our appraisal should be referred back to us for further evaluation. Copyright of Intellectual Property remains with WJL, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants, or agents, in respect of any other geotechnical aspects of this site, nor for its use by any other person or entity, and any other person or entity who relies upon any information contained herein does so entirely at their own risk. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

The recommendations provided in this geotechnical report are in accordance with the findings from our shallow investigation. However, it is important to acknowledge that additional investigation and analysis may be necessary to meet the specific requirements set by the FNDC.

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

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

Yours faithfully,

WILTON JOUBERT LIMITED

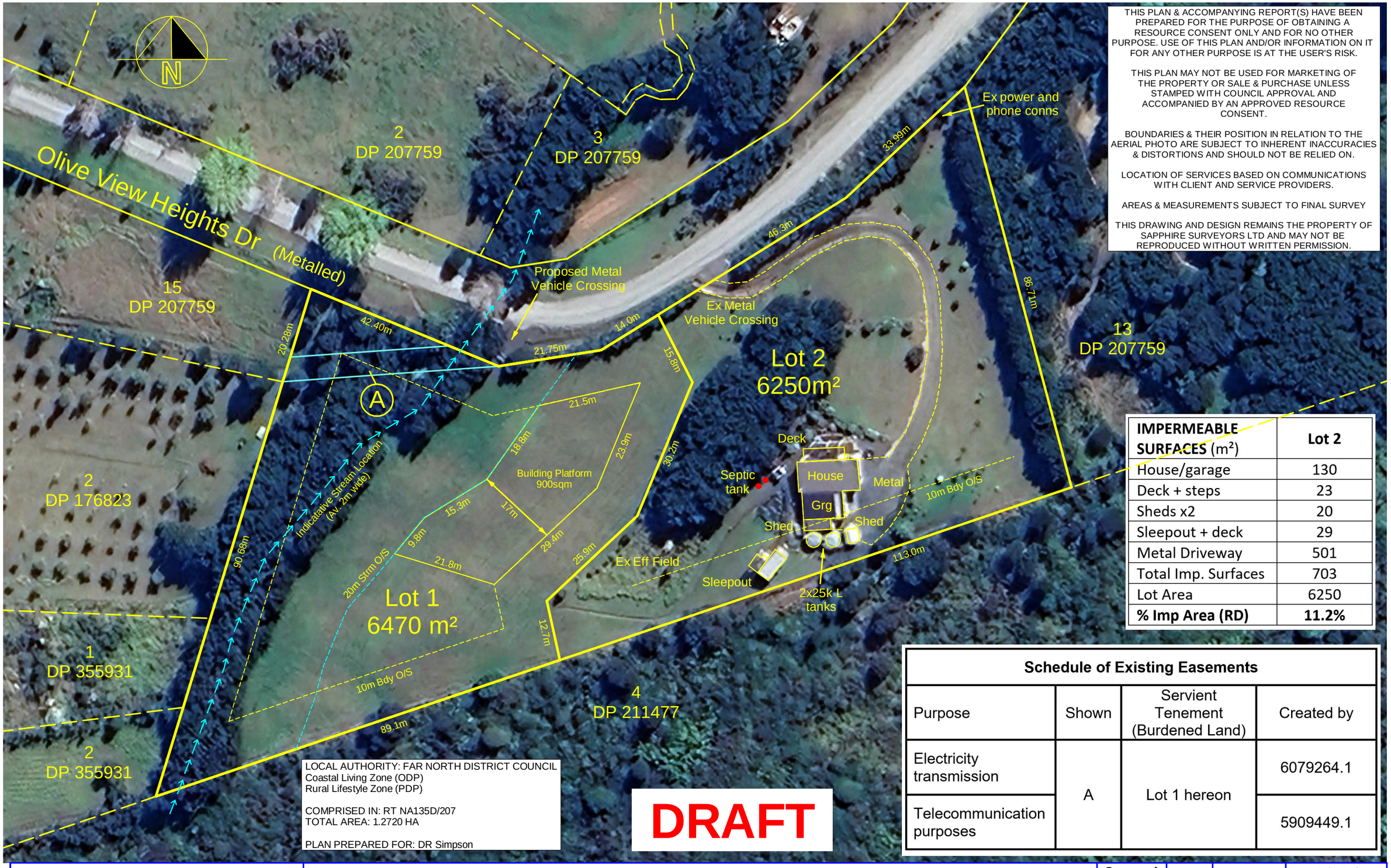
Appendices:

Subdivision Scheme Plan (1 sheet)

WJL Site Plan (1 sheet)

Cross-section A-A’ (1 sheet)

Hand Auger Borehole Records (3 sheets)



THIS PLAN & ACCOMPANYING REPORT(S) HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT ONLY AND FOR NO OTHER PURPOSE. USE OF THIS PLAN AND/OR INFORMATION ON IT FOR ANY OTHER PURPOSE IS AT THE USER'S RISK.

THIS PLAN MAY NOT BE USED FOR MARKETING OF THE PROPERTY OR SALE & PURCHASE UNLESS STAMPED WITH COUNCIL APPROVAL AND ACCOMPANIED BY AN APPROVED RESOURCE CONSENT.

BOUNDARIES & THEIR POSITION IN RELATION TO THE AERIAL PHOTO ARE SUBJECT TO INHERENT INACCURACIES & DISTORTIONS AND SHOULD NOT BE RELIED ON.

LOCATION OF SERVICES BASED ON COMMUNICATIONS WITH CLIENT AND SERVICE PROVIDERS.

AREAS & MEASUREMENTS SUBJECT TO FINAL SURVEY

IMPERMEABLE SURFACES (m^2)	**Lot 2**
House/garage	130
Deck + steps	23
Sheds x2	20
Sleepout + deck	29
Metal Driveway	501
Total Imp. Surfaces	703
Lot Area	6250
% Imp Area (RD)	**11.2%**

Schedule of Existing Easements

Purpose	Shown	Servient Tenement (Burdened Land)	Created by
Electricity transmission	A	Lot 1 hereon	6079264.1
Telecommunication purposes			5909449.1

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL
Coastal Living Zone (ODP)
Rural Lifestyle Zone (PDP)

COMPRISED IN: RT NA135D/207
TOTAL AREA: 1.2720 HA

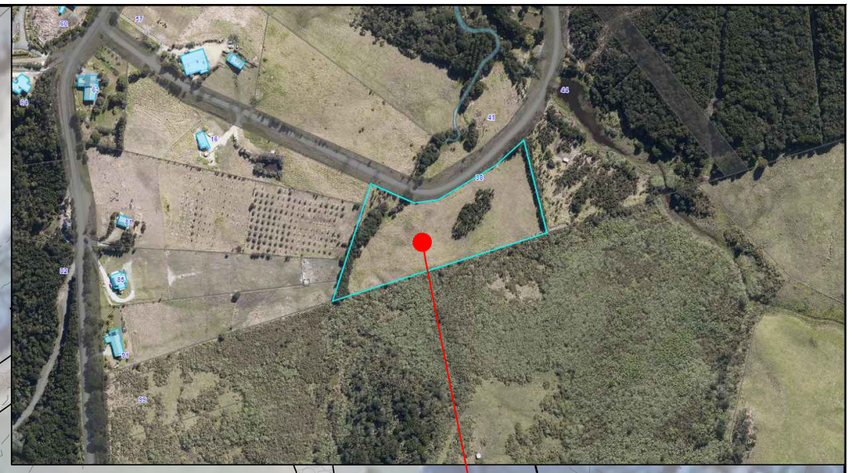
PLAN PREPARED FOR: DR Simpson

DRAFT

Sapphire Surveyors Ltd
Surveyors &
Land Development Specialists
Doubtless Bay, NZ
Ph. 09-406-0001
info@sapphiresurveyors.co.nz

Lots 1 & 2 being a Proposed Subdivision of Lot 14 DP 207759
38 Olive View Heights Drive, Taipa

Surveyed:			Job Ref 0132S
Drawn:	WW	28/03/2025	
Version:	A		
Status:	Draft	02/04/2025	A3 1:750
Sheet:	1 of 1		



SITE LOCATION

IMAGE SOURCE:
FAR NORTH DISTRICT COUNCIL LOCAL MAPS

LOT 1
6,470m²

LOT 2
6,250m²

DESIGNATED BUILDING PLATFORM (900m²)

HA 01
HA 02
HA 03

A
G610

A'
G610

15.0
16.0
16.0
16.0
17.0
18.0
18.0
19.0
20.0
21.0
22.0
23.0
24.0
25.0
26.0
27.0
28.0
29.0
30.0
31.0
32.0
33.0
34.0

20m
20m
20m
20m

0m 5m 25m 50m
SCALE 1:500

SYMBOL KEY	
HA	HAND AUGER LOCATIONS
A G610 / A' G610	CROSS SECTION LOCATION

GENERAL NOTES

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

WILTON JOUBERT
Consulting Engineers
Northland: 09 945 4188 Auckland: 09 527 0196
Christchurch: 021 824 063 Wanaka: 03 443 6209
www.wiltonjoubert.co.nz

ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
A	APR '25	SJP	ISSUED WITH GEO REPORT FOR RESOURCE CONSENT

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

SERVICES NOTE

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

RESOURCE CONSENT

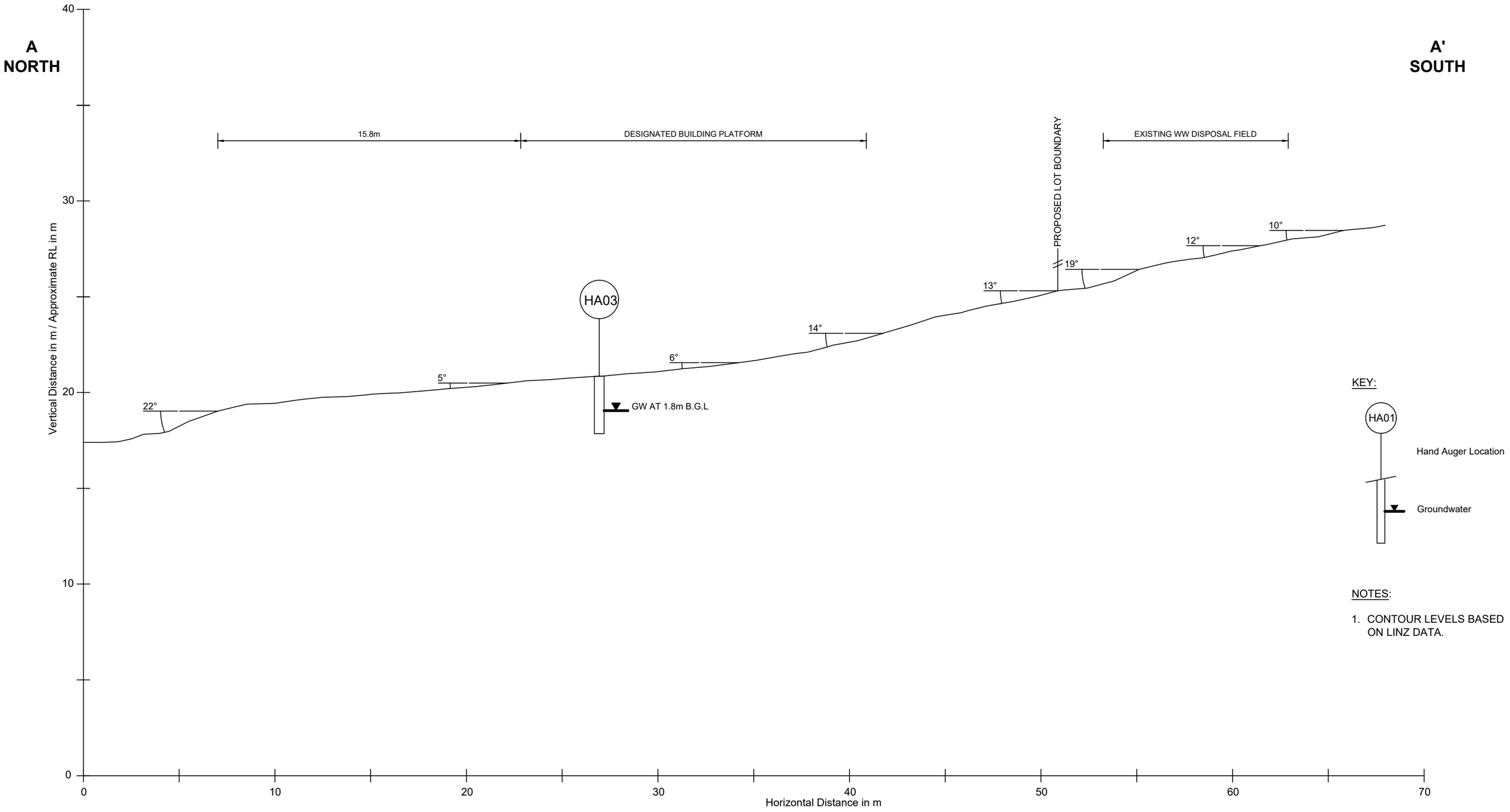
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE:
SITE PLAN

PROJECT DESCRIPTION:
GEOTECHNICAL SITE SUITABILITY REPORT

PROJECT TITLE:
PROPOSED SUBDIVISION OF LOT 14 DP 207759
38 OLIVE VIEW HEIGHTS DRIVE
TAIPA
NORTHLAND

ORIGINAL DRAWING SIZE:	OFFICE:
A3	KERIKERI
DRAWING SCALE:	CO-ORDINATE SYSTEM:
1:500	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
139457-G600	A



NOTES:

1. CONTOUR LEVELS BASED ON LINZ DATA.

WILTON JOUBERT
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Christchurch: 021 824 063
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ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
A	APR '25	SJP	ISSUED WITH GEO REPORT FOR RESOURCE CONSENT

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

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RESOURCE CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE:
CROSS SECTION A-A'

PROJECT DESCRIPTION:
GEOTECHNICAL SITE SUITABILITY REPORT

PROJECT TITLE:
PROPOSED SUBDIVISION OF LOT 14 DP 207759 38 OLIVE VIEW HEIGHTS DRIVE TAIPA NORTHLAND

ORIGINAL DRAWING SIZE:	OFFICE:
A3	KERIKERI
DRAWING SCALE:	CO-ORDINATE SYSTEM:
1:200	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
139457-G610	A

HAND AUGER : HA01

JOB NO.: 139457 **SHEET:** 1 OF 1

START DATE: 07/04/2025 **NORTHING:** **GRID:**

CLIENT: Diane Simpson **DIAMETER:** 50mm **EASTING:**

PROJECT: 2-Lot Subdivison (1 Lot for Assessment) **SV DIAL:** 1994 **ELEVATION:** Ground

SITE LOCATION: 38 Olive View Heights Drive, Taipa **FACTOR:** 1.41 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, moist to wet.		0.0						
Punakitere Sandstone in Northland Allochthon	NATURAL: Silty CLAY, yellowish brown, very stiff, moist to wet, low to moderate plasticity.		0.2						
			0.4		127	56	2.3		
			0.6						
			0.8		152	59	2.6		
	Clayey SILT, yellowish brown with whitish yellow mottles, very stiff, moist to wet, low plasticity.		1.0						
			1.2		107	51	2.1		
	1.4m: Grey with yellowish brown mottles, wet.		1.4						
			1.6		155	51	3.0		
	1.8m: Groundwater inflow, low to moderate plasticity.		1.8	▼ 07/04/2025					
			2.0		166	31	5.4		
	Slightly Clayey SILT, orangey brown with grey mottles, very stiff, moist, no to low plasticity, occasional weakly and strongly cemented clast inclusions and small gravels.		2.2						
			2.4		197+	-	-		
			2.6						
	SILT (Completely Weathered Mudstone), trace clay, dark bluish grey, hard, dry to moist, no plasticity.		2.8		UTP	-	-	15	
	EOH: 2.80m - Too Hard To Auger		3.0					20	
			3.2						
			3.4						
			3.6						
			3.8						

REMARKS

End of borehole @ 2.80m (Target Depth: 5.00m)

Groundwater encountered @ 1.80m during drilling. Standing groundwater @ 1.80m.

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

LOGGED BY: JEM

CHECKED BY: ANA

▼ Standing groundwater level

▽ GW while drilling

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Website: www.wiltonjoubert.co.nz

HAND AUGER : HA02

JOB NO.: 139457 **SHEET:** 1 OF 1

START DATE: 07/04/2025 **NORTHING:** **GRID:**

CLIENT: Diane Simpson **DIAMETER:** 50mm **EASTING:**

PROJECT: 2-Lot Subdivison (1 Lot for Assessment) **SV DIAL:** 1994 **ELEVATION:** Ground

SITE LOCATION: 38 Olive View Heights Drive, Taipa **FACTOR:** 1.41 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, moist.								
Colluvium	COLLUVIUM: Silty CLAY, orangey brown, stiff, moist, low to moderate plasticity.		0.2						
	0.5m: Yellowish brown.		0.4		79	25	3.2		
	0.6m: Brownish grey with frequent organic inclusions, very soft (void), saturated, groundwater inflow.		0.6	▼ 07/04/2025					
			0.8		8	-	-		
			1.0						
			1.2		14	8	1.8		
			1.4						
	EOH: 1.50m - Poor Recovery Due To Groundwater Suction		1.6		56	-	-	0	
			1.8					0	
			2.0					0	
			2.2					0	
			2.4					1	
			2.6					1	
			2.8					2	
			3.0					3	
			3.2					4	
			3.4					5	
			3.6					7	
			3.8					7	
								7	
								10	
								10	
								8	
								9	
								8	
								10	
								16	
								14	
								20	

REMARKS

End of borehole @ 1.50m (Target Depth: 5.00m)

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

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

LOGGED BY: JEM

CHECKED BY: ANA

▼ Standing groundwater level

▽ GW while drilling

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Phone: 09-945 4188
Email: jobs@wjl.co.nz
Website: www.wiltonjoubert.co.nz

HAND AUGER : HA03

CLIENT: Diane Simpson
PROJECT: 2-Lot Subdivison (1 Lot for Assessment)
SITE LOCATION: 38 Olive View Heights Drive, Taipa

JOB NO.: 139457 **SHEET:** 1 OF 1
START DATE: 07/04/2025 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: DR4802 **ELEVATION:** Ground
FACTOR: 1.57 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, moist.	TS	0.2						
Colluvium	COLLUVIUM: Clayey SILT, grey streaked orange, stiff, moist, low to moderate plasticity.		0.4						
	Silty CLAY, orange with grey mottles, stiff, moist, moderate plasticity.		0.6		85	38	2.2		
	0.8m: Wet.		0.8		78	16	4.9		
	Clayey SILT, grey with orange mottles, stiff, wet, low to moderate plasticity.		1.0						
	1.2m: Moist.		1.2		85	19	4.5		
	1.6m: Firm, wet, moderate plasticity.		1.4						
			1.6		38	9	4.2		
	Slightly Silty CLAY, grey with occasional orange weakly and strongly cemented clast mottles, stiff, wet, high plasticity, groundwater inflow.		1.8	▼ 07/04/2025					
			2.0		53	31	1.7		
	Silty CLAY, light bluish grey with occasional orange weakly and strongly cemented clast mottles, firm, wet moderate plasticity.		2.2						
			2.4		60	16	3.8		
	2.8m: Firm.		2.6						
			2.8		38	13	2.9		
	EOH: 3.00m - Poor Recovery Due To Groundwater Suction		3.0					0.5	
			3.2					0.5	
			3.4					3	
			3.6					7	
			3.8					12	
								14	
								19	
								20	

REMARKS
End of borehole @ 3.00m (Target Depth: 5.00m)
Groundwater encountered @ 1.80m during drilling. Standing groundwater @ 1.80m.

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

LOGGED BY: SJP
CHECKED BY: ANA

▼ Standing groundwater level
▽ GW while drilling

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Attachment 5

Prepared for:
Diane Simpson
38 Olive View Heights
TAIPA

10 April 2025

Ecological Assessment of 38 Olive View Heights (Lot 14 DP207759)

Prepared by:

Lisette Collins
Principal Ecologist
Northland Ecology

northlandecology@gmail.com
www.northlandecology.com
Ph 021-134 9760

Contents

1. Introduction

The subject property (Lot 14 DP207759) is located on the eastern side of Taipa River, near to its outlet into Doubtless Bay (**Figures 1 and 2**). The owner of the property is undertaking a subdivision and has commissioned this ecological assessment to determine if the western part of the property is a wetland, in accordance with the National Environmental Standard for Freshwater (NES).

After providing ecological context, this report describes the study site and assesses it to determine if it may meet the definition of a 'natural wetland' as per the NES. Photographs and species lists are presented in the appendices.

Figure 1: The location of the property at 38 Olive View, Taipa.

Figure 2: An aerial image of Lot 14 DP207759, 38 Olive View Heights, Taipa.

2. Methods

Prior to the site inspection, an online literature review was undertaken to compile existing ecological information about the subject property and its surrounds. The findings are summarised in **Section 3** of this report.

A site inspection was undertaken on 27 March 2025 during fine weather. Photographs taken during the inspection are presented in **Appendix 1**. During the inspection, a survey was undertaken to describe vegetation and habitats in the western end of the property i.e. excluding the existing house, gardens and driveway.

A detailed botanical survey was beyond the scope of this study but plant species were recorded to enable the vegetation to be characterised. (Species lists are provided in **Appendices 2 and 3**). All native birds that were heard or seen were recorded. A fish survey and reptile survey were beyond the scope of this study.

Wetlands were assessed using the definitions provided in the Resource Management Act and the National Environmental Standard for Freshwater and by using the guidance provided by the Wetland Delineation Protocols (Ministry for the Environment 2020) and the Vegetation Tool for Wetland Delineation (Clarkson 2013).

3. Ecological Context

3.1 Whangaroa Ecological District

New Zealand is divided into Ecological Districts, with each District possessing topographical, geological, climatic, soil and biological features that result in a characteristic landscape and range of vegetation and habitat types. The study area is situated in Maungataniwha Ecological District, which is distinctive for the high number of small, fragmented remnants of natural forests and shrubland.

A survey of Maungataniwha Ecological District has been undertaken to identify natural areas and place them in two levels of significance (Conning 2002). Less than 1% of the ecological district was identified as being wetland and the subject property was not identified by this study. Fertile swamps dominated by raupo (*Typha orientalis*) are the most numerous of the remaining wetlands. They generally occur in stream valleys, are usually linear in shape, and some are only a hectare or less.

3.2 Northland Regional Council Mapping

The Northland Regional Council has published an online map of the Region that shows wetlands, including swamps, bogs, marshes, gumlands, saltmarshes, mangroves and some river, lake and stream edges. This mapping does not show any known wetlands on the subject property (Northland Regional Council).

3.3 Threatened Environment Classification

Threatened Environment Classification is based on a combination of three national databases: Land Environments New Zealand (LENZ), Land Cover Database (LCDB) and the protected areas network (i.e. legally protected natural areas). Threatened Environment Classification combines these databases to identify 'Threatened environments' in which much indigenous vegetation has been cleared and/or only a small proportion of what remains is legally protected. Threatened Environments are divided in to 5 categories.

The subject property is mapped in yellow, indicating that it is the category where 20-30% of indigenous vegetation remains (**Figure 3**). Indigenous biodiversity in these environments has been much reduced and habitats are seriously fragmented (Landcare Research 2012).

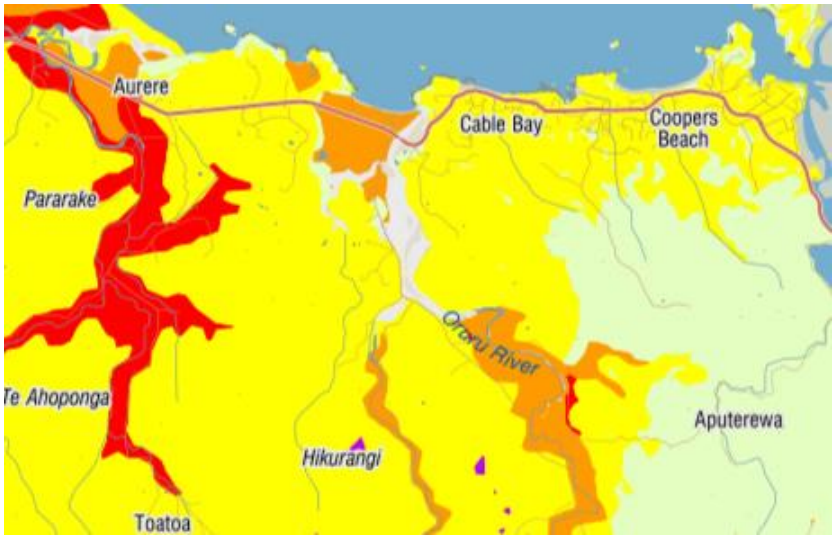

Figure 3: A screenshot from the map of Threatened Land Environments (Landcare Research 2012) showing the subject property mapped in yellow i.e., a land environment where 20-30% of indigenous vegetation remains.

4. Vegetation and Habitats

The inspection site at the western end of the property is a field that is grazed by horses on a rotational basis. The land has a gentle contour that slopes towards a small creek near the western boundary of the property. At the time of the site visit, the stream wasn't running and the pasture was short, due to a combination of grazing and dry weather. The ground was dry but the landowner advised there are patches that can become waterlogged for two or three months of the year. Photographs of the site are presented in **Appendix 1** and species lists are included in **Appendices 2 and 3**.

The vegetation in the field is dominated by introduced pasture species, predominantly grasses such paspalum (*Paspalum dilatatum*), summer grass (*Digitaira* sp.), Bermuda grass (*Cynodon dactylon*), ryegrass (*Lolium* sp.) and kikuyu (*Cenchrus clandestinus*). There are also scattered clumps of aristea (*Aristea ecklonii*), a weedy, purple-flowered iris that may have been introduced to the site on the blades of a mower. The landowner is digging and removing the clumps when the ground is soft enough to allow the roots to be successfully lifted. Rushes (*Juncus edgariae* and *J. effusus*) and sedges (*Carex* sp.) also occur in parts of the site, but nowhere do they reach the cover threshold of 50% (refer to **Section 6**). Their presence is probably a reflection of poor drainage during winter.

On the southern fenceline there is a very small area (<1m^2) of *Machaerina juncea* that is extending through the fence from the adjacent property. The vegetation on that adjacent property, as viewed from the study site comprises a canopy of Chinese privet (*Ligustrum sinense*) with occasional, emergent large-leaved privet (*Ligustrum lucidum*), totara (*podocarpus totara*) and kanuka (*Kunzea robusta*) above *Machaerina juncea,* gorse (*Ulex europaeus*) and tobacco weed (*Solanum mauritianum*).

A small creek runs south-north near the western boundary of the subject property. At the time of the site visit the stream was not flowing and comprised a narrow, steeply incised channel containing a few pools of stagnant water. Vegetation on the riparian margin is a few metres wide on each side of the channel and is dominated by kanuka trees that are 4-6m tall. Indigenous shrubs and saplings in the understorey include mingimingi (*Leucopogon fasciculatus),* mapou (red matipo, *Myrsine australis*), totara (*Podocarpus totara*), tanekaha (*Phyllocladus trichomanoides*) and hangehange (*Geniostoma ligustrifolium*). There are also ferns such as rasp fern (*Doodia australis*), kiokio (*Parablechnum novae-zelandiae*) and treeferns (*Alsophila* spp.). Tobacco weed is present, particularly on the eastern side of the creek, and there are occasional seedlings of wild ginger (*Hedychium* sp.) and pasture grasses.

Several Queen palms (*Syagrus romanzoffiana*) have been planted along the edge of the riparian vegetation, adjacent to the pasture. There are also specimens of planted pohutukawa (*Metrosideros excelsa*) and karo (*Pittosporum crassifolium*).

5. Avifauna

Five species of indigenous birds were heard and/or seen during the site inspection:

- riroriro (grey warbler, *Gerygone igata*),
- fantail (piwakawaka, *Rhipidura fulginosa*),
- pukeko (*Porhyrio porphyrio*)
- tui (*Prosthemadera novaese*elandiae), and
- silvereye (tauhou, *Zosterops lateralis*)

The site is also likely to provide habitat for ruru (morepork, *Ninox novaeseelandiae*). These are relatively common species and none are included in the New Zealand Threat Classification Lists (Robertson *et al*. 2021).

One introduced bird species was also present on the property at the time of the inspection: California quail (*Callipepla californica*).

6. Wetland Assessment

The Resource Management Act defines wetlands as “permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions”.

The definition of “natural wetlands” in the National Policy Statement for Freshwater Management specifically excludes constructed wetlands, geothermal wetlands, and improved pasture that comprises 50% or more exotic pasture species where rainwater pools temporarily. A site qualifies as a “natural wetland” if more than 50% of the vegetation cover across all strata comprises obligative or facultative wetland species (as per the species list provided in Clarkson et al. 2013).

The study site at 38 Olive View Heights does not include an area that meets the criteria for a natural wetland because, on no part of the site, do wetland species form 50% or more of the vegetation cover. The field is dominated by “exotic pasture species” and the vegetation on the riparian margin is dominated by kanuka. Kanuka is not included the lists of obligate or facultative wetland species (Clarkson 2013).

7. Conclusions

The property at 38 Olive View Heights is situated in Maungataniwha Ecological District. It has not been identified as a natural area by the Protected Natural Areas Survey (Conning 2002) or as a wetland by Northland Regional Council's online mapping of wetlands (Northland Regional Council).

The inspection site is a horse field with a gentle contour that slopes towards a small creek near the western boundary of the property. At the time of the site visit, the stream wasn't running and was reduced to stagnant pools. The vegetation in the field is dominated by introduced pasture species, predominantly grasses. There are also scattered clumps of aristea, a weedy, purple-flowered iris. Rushes and sedges also occur in parts of the site, amongst pasture species.

Vegetation on the riparian margin is a few metres wide on each side of the stream channel and is dominated by kanuka trees that are 4-6m tall. Indigenous shrubs and saplings in the understorey include mingimingi, mapou, totara, tanekaha and hangehange. Several Queen palms have been planted along the edge of the riparian vegetation, adjacent to the pasture. There are also specimens of planted pohutukawa and karo.

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References

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Appendix One: Photographs

Plate 1: A view of the study site looking diagonally from near the southeastern corner towards the gate in the northwestern corner. Kanuka on the riparian margin are visible in the rear-ground. Within the pasture are clumps of sedges (foreground) and aristea (yellow-green, in the mid-ground).

Plate 2: A view along the northern boundary towards the southwestern corner of the property. Aristea (a weedy iris) and sedges are in the mid-ground, slightly taller than the pasture grasses.

Plate 3: At the time of the site visit, the stream was reduced to stagnant pools.

Plate 4: kanuka on the riparian margin are 4-6m tall above a shrub-tier with abundant mapou.

Appendix Two: Native vascular flora

*planted specimens only

Ferns and fern allies	
Alsophila cunninghamii	Ponga, gully tree fern
Alsophila tricolor	ponga, silver fern
Cyathea medullaris	mamaku, black treefern
Deparia petersenii	
Doodia australis	rasp fern
Paesia scaberula	pig fern, ring fern
Parablechnum novae-zelandiae	kiokio
Pteridium esculentum	bracken
Conifers	
Phyllocladus trichomanoides	tanekaha
Podocarpus totara	totara
Dicotyledons (including trees, shrubs, herbs and climbers)	
Coprosma arborea	mamangi, tree coprosma
Coprosma rhamnoides	
Dichondra repens	Mercury Bay weed
Geniostoma ligustrifolium var. *ligustrifolium*	hangehange
Kunzea robusta	kanuka
Leptospermum scoparium var. *scoparium*	manuka
Leucopogon fasciculata	mingimingi
Melicyctus ramiflorus	mahoe
**Metrosideros excelsa*	pohutukawa
Myrsine australis	mapou
**Pittosporum crassifolium*	karo
Piper excelsum	kawakawa
Monocotyledons (including sedges, rushes and grasses)	
Carex sp.	
Cordyline australis	ti kouka, cabbage tree
Juncus edgariae	
Machaerina juncea	

Appendix Three: Introduced vascular flora

*planted specimens only

Dicotyledons (including trees, shrubs, herbs and climbers)	
Cotoneaster sp.	cotoneaster
Erigeron canadensis	Canadian fleabane
Ligustrum sinense	Chinese privet, small-leaved privet
Lotus pedunculatus	lotus
Persicaria hydropiper	willow weed
Prunella vulgaris	selfheal
Solanum mauritianum	tobacco weed, woolly nightshade
Ulex europaeus	gorse
Monocotyledons (including sedges, rushes and grasses)	
Aristea ecklonii	purple iris, aristea
Cortaderia selloana	pampas
Cenchrus clandestinus	Kikuyu grass
Cynodon dactylon	Bermuda grass
Digitaira sp.	summer grass
Hedychium gardnerianum	wild ginger
Juncus effusus	soft rush
Lolium sp.	ryegrass
Paspalum dilatatum	paspalum
Sporobolus africanus	Rat's tail
Syagrus romanzoffiana	Queen palm
**Yucca* sp.	yucca

Attachment 6

PROPOSED DISTRICT PLAN – DEVELOPMENT CONTROL CHECK S.86B OF THE RMA 1991

38 Olive View Heights, Taipa

Rule	Assessment
Hazardous Substances HS-R2, R5, R6, R9	The site does not contain, nor are any hazardous substance facilities proposed.
Heritage Area Overlays HA-R1 to R14 inclusive. HA S1 & S2	N/A as none apply to the application site.
Historic Heritage Rules and Schedule 2. Rules HH R1-R9 Inclusive.	N/A as the site does not have any identified (scheduled) historic heritage values.
Notable Trees NT R1 – R9 inclusive and NT S1 & S2	N/A – no notable trees present on the site.
Sites and Areas of Significance to Māori SASM R1 – R7 inclusive.	The PDP does not list any site or area of significance to Māori as being present on the site.
Ecosystems and Indigenous Biodiversity – IB-R1 to R5	No indigenous vegetation clearance is proposed.
Subdivision SUB R6, R13, R14, R15, R17.	The site contains no Heritage Resources, Scheduled Sites of Significance to Māori or a Scheduled Significant Natural Area. No Environmental Benefit subdivision is proposed.
Activities on the Surface of Water ASW R1 – R4 inclusive.	N/A as no such activities are proposed.
Earthworks EW R12 & EW R13 and EWS3 & EWS5	EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol if carrying out earthworks and artefacts are discovered. EW-R13 and associated EW-S5 refer to operating under appropriate Erosion and Sediment Control measures. These are addressed in the earthworks methodology.
Signage – SIGN R9 & R10 and S1 to S6 Inclusive.	N/A – No heritage resources are present on the site and signage does not form part of this application.

Attachment 7

OPERATIVE DISTRICT PLAN – DEVELOPMENT CONTROL CHECK

38 Olive View Heights, Taipa

Chapter / Rule	**Compliance Statement**
Chapter 12.1 - Landscapes and Natural Features	Does not apply as there is no landscape or natural feature overlay applying to the site.
Chapter 12.2 Indigenous Flora and Fauna	Does not apply as there is no clearance of indigenous vegetation proposed. The supplied ecological report demonstrates that there are no effects on indigenous flora and fauna.
Chapters 12.5, (5A) and (5B) Heritage	Does not apply as the site does not contain any heritage sites, notable trees, sites of cultural significance to Māori that are scheduled in the ODP.
Chapter 12.7 Waterbodies	The subdivision does not include any buildings or other impermeable surfaces, nor on-site wastewater system, breaching the setback requirements specified in this chapter. The proposed building platform is greater than 10 x the stream width as per Rule 12.7.6.1.2 (b) of the ODP. Please also refer to the attached ecological report.
Chapter 12.8 Hazardous Substances	Does not apply as the activity being applied for is not a hazardous substances facility.
Chapter 12.9 Renewable Energy	Does not apply as the activity does not involve renewable energy.
13.6.5 Legal Road Frontage	The lot has adequate legal frontage as shown on plan of subdivision.
13.6.8 Subdivision Consent before work commences	Please refer to the attached engineering report.
13.7.2 Allotment size	Does not comply with controlled activity standards for subdivision – but does comply with standards for a **Discretionary** S**ubdivision** under Rule 13.7.2.1 (ix).
13.7.2.2 Allotment Dimensions	Does not comply with the 30 metre by 30 metre building platforms prescribed under Rule 13.7.2.2 and requires **Discretionary Subdivision** consent.
13.7.2.3 Amalgamation of Land	N/A
13.7.2.4 Lots Divided by Zone Boundaries	N/A
13.7.2.5 Outstanding Landscape, Outstanding Landscape Feature Or Outstanding Natural Feature	N/A as the ODP does not list any of these items on the site.
13.7.2.6 Access, Utilities, Roads, Reserves	N/A
13.7.2.7 Savings as to previous proposals	N/A

13.7.2.8 Proximity To Top Energy Transmission Lines	N/A
13.7.2.9 Proximity To The National Grid	N/A
13.7.3.1 Property Access	Complies - and as addressed under the Chapter 15 assessment below. See attached engineering report.
13.7.3.2 Natural And Other Hazards	Complies – see attached engineering report that does not raise concerns on s.106 matters.
13.7.3.3 Water Supply	Complies - Water supply will be via roof catchment and used for firefighting. See attached engineering report.
13.7.3.4 Stormwater Disposal	Complies – an engineering report from a Chartered Professional Engineer has been supplied.
13.7.3.5 Sanitary Sewage Disposal	Complies - a report from a Chartered Professional Engineer has been supplied.
13.7.3.6 Energy Supply	Complies - see correspondence from Top Energy confirming connections available.
13.7.3.7 Telecommunications	See correspondence from the telecommunications provider confirming connections are available, but costs will be prohibitive. The standard conditions / advice notes on connections by alternative wireless services providers is sought.
13.7.3.8 Easements For Any Purpose	See plan of subdivision.
13.7.3.9 Preservation Of Heritage Resources, Vegetation, Fauna And Landscape, And Land Set Aside For Conservation Purposes	N/ A as there are no listed items present.
13.7.3.10 Access To Reserves And Waterways	N/A
13.7.3.11 Land Use Compatibility	No additional conditions required as all surrounding sites are also in the Coastal Living zone.
13.7.3.12 Proximity To Airports	N/A
Chapter 14 Financial Contributions	No esplanade reserve or strip is offered is as part of this subdivision as the stream is less than three metres in width.
Chapter 15.1.6A.1 & 15.1.6A.2 & 15.1.6A.2.1 – Traffic Movements	The rules in Chapter 15.1.6A.1 & 15.16A.2 are clear that they are to be applied in conjunction with the Traffic Intensity Factor (“TIF”) Tables in

	Appendix 3A. These only apply to land use activities so are not relevant to the proposed subdivision.
15.1.6B - Parking Requirements	As above, these rules apply to land use activities and not subdivision.
Rule 15.1.6C.1.1 to 15.1.6C.1.11 inclusive. Access	Complies – The proposed lot will have a minimum carriage way width of three metres or more and an access gradient of less than 1:5. No crossings are proposed within 30 metres of an intersection with an arterial or collector road. All crossings can be formed to Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009). General access standards can be complied with. Please refer to the supplied engineering report.
10.7.5.1.1 Visual Amenity	The existing dwelling is authorised under Council Reference 2180064-RMALUC. Accessory buildings in side yard are less than 50m^2 in GFA.
10.7.5.1.2 Residential Intensity	Presently only a single dwelling located on the site.
10.7.5.1.3 Scale of Activities	N/A as standard residential activity.
10.7.5.1.4 Building Height	Complies – dwelling authorised under Council Reference 2180064-RMALUC. Accessory buildings less than 2.7 metres high. All well within maximum height limit of eight metres specified in the zone.
10.7.5.1.5 Sunlight	Complies **–** can be verified with two metre plus shortest horizontal distance calculation. Nearest accessory building is two metres from boundary and less than four metres in height - so complies.
10.7.5.1.6 Stormwater Management	Lot 2 will infringe post subdivision with an impervious area of some 11.2%.
10.7.5.1.7 Setback from Boundaries	Existing accessory buildings infringe 10 metre setback, with the closest at 2 metres from the boundary.
10.7.5.1.8 Screening from Neighbours	N/A
10.7.5.1.9 Transportation	Complies See Chapter 15 Assessment above.
10.7.5.1.10 Hours of Operation Non Residential Activities	N/A
10.7.5.1.11 Keeping of Animals	N/A
10.7.5.1.12 Noise	N/A
10.7.5.1.13 Helicopter Landing Area	N/A

Attachment 8

Operative District Plan – Relevant Assessment Criteria

38 Olive View Heights

Restricted Discretionary Land Use Consent Criteria for Impermeable Surface & Side Yard Infringement

10.7.5.3.8 STORMWATER MANAGEMENT

The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m², whichever is the lesser.

In assessing an application under this provision the Council will restrict the exercise of its discretion to:

(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;

(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;

(c) any cumulative effects on total catchment impermeability;

(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;

(e) the physical qualities of the soil type;

(f) any adverse effects on the life supporting capacity of soils;

(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;

(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;

(i) the extent to which landscaping and vegetation may reduce adverse effects of run-off;

(j) any recognised standards promulgated by industry groups;

(k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold;

(l) the extent to which the proposal has considered and provided for climate change.

10.7.5.3.6 SETBACK FROM BOUNDARIES

In assessing an application resulting from a breach of ***Rule 10.7.5.1.7 Setback from Boundaries*** the matters to which the Council will restrict its discretion are:

(a) the extent to which the building(s) reduces outlook and privacy of adjacent properties;

(b) the extent to which the buildings restrict visibility for access and egress of vehicles;

(c) the ability to mitigate any adverse effects on the surrounding environment, for example by way of planting;

(d) the extent to which the buildings and their use will impact on the public use and enjoyment of adjoining esplanade reserves and strips and adjacent coastal marine areas.

Discretionary Subdivision Consent Assessment Criteria

In considering whether or not to grant consent or impose conditions on applications for discretionary (subdivision) activities, the Council will have regard to s104, s105 and s106 of the Act, the objectives and policies of the Plan and to the assessment criteria set out below.

Note: Attention is drawn to the need to also refer to ***Chapter 15.1*** for rules relating to property access.

13.10.1 ALLOTMENT SIZES AND DIMENSIONS

(a) Whether the allotment is of sufficient area and dimensions to provide for the intended purpose or land use, having regard to the relevant zone standards and any District wide rules for land uses.

(b) Whether the proposed allotment sizes and dimensions are sufficient for operational and maintenance requirements.

(c) The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.

(d) Whether the cumulative and long term implications of proposed subdivisions are sustainable in terms of preservation of the rural and coastal environments.

13.10.2 NATURAL AND OTHER HAZARDS

In assessing any subdivision, and for the purposes of s106 of the Act, the Council will have regard to:

(a) Any information held by the Council or the Northland Regional Council regarding natural hazards, contaminated sites or other hazards.

(b) Information obtained by suitably qualified experts, whose investigations are supplied for subdivision applications.

(c) Potential adverse effects on other land that may be caused by the subdivision or anticipated land use activities.

(d) In relation to inundation from any source, the Council shall have regard to the following factors:

(i) the effects of any proposed filling being undertaken to avoid inundation and the consequential effects on the natural drainage pattern and adjoining land;

(ii) flood plain management measures proposed;

(iii) the proposed coastal protection mechanisms / techniques / measures and their environmental effects;

(iv) any proposed boundary drainage to protect surrounding properties;

(v) the adequacy of existing outfalls and any need for upgrading;

(vi) any need for retention basins to regulate the rate and volume of surface run-off.

(e) In relation to erosion, falling debris or slippage, the need for ongoing conditions aimed at avoiding, remedying or mitigating future potential adverse effects, and any need for registration of consent notices on the allotment's Certificate of Title, pursuant to ***Rule 13.6.7***.

(f) In relation to subsidence, the provision of suitability certificates, such as NZS 4431, or if not appropriate, the setting of ongoing conditions, with consent notices registered on the Certificates of Title, pursuant to ***Rule 13.6.7***.

(g) In relation to contaminated sites, any soil tests establishing suitability, and methods to avoid, mitigate or remedy the effects, including removal to approved disposal points.

(h) In relation to land filling and excavation operations, the following factors:

(i) the effects on surrounding properties in terms of dust nuisance, visual detraction, or the potential height of buildings on filled land;

(ii) any adverse impacts on the natural pattern of surface drainage both on and outside the site;

(iii) the type of, and placement of, fill material in terms of its potential for contamination of land or water, or potential subsidence;

(iv) mitigation, or avoidance, of adverse effects caused by filtration affecting neighbouring properties;

(v) remedies necessary during emergencies;

(vi) the rules contained in ***Section 12.3*** relating to filling and excavation of land;

(vii) the impact of filling or excavation on heritage values, ecological values, cultural values, surface water quality, and access along waterways;

(viii) any beneficial effects in terms of waterway enhancement.

Attention is drawn to Northland Regional Council's natural hazards information and to s106 of the Resource Management Act 1991 which allows a consent authority to refuse subdivision consent in certain circumstances.

13.10.3 WATER SUPPLY

(a) Where there is no reticulated water supply available for connection, whether it would be appropriate to allow a private restricted flow rural-type water supply system; such supply being always available and complying with *"Drinking Water Standards of New Zealand" (1995)*.

(b) Whether the provisions of the *"Engineering Standards and Guidelines 2004 – Revised March 2009" (*to be used in conjunction with NZS 4404:2004) have been met in respect of fire fighting water supply requirements.

(c) Whether the provisions of the Council's *"Engineering Standards and Guidelines" (2004) - Revised March 2009* (to be used in conjunction with NZS 4404:2004) have been met in

respect of installation of all necessary water supply pipe lines, and ancillary equipment necessary for the subdivision, including extensions to existing supply systems, and including mains, sub-mains, service and fire hydrants.

(d) Whether the existing water supply systems, to which the connection will be made, have sufficient capacity to service the subdivision.

(e) Whether it may be necessary to provide new reservoirs, pumping stations and rising mains, or increased pipe sizes leading to the subdivision in existing streets, or providing new wells and new pumping units.

(f) Whether there is a need for a local purpose reserve to be set aside and vested in the Council as a site for any public water supply utility required to be provided.

13.10.4 STORMWATER DISPOSAL

(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.

(b) Whether the application complies with the provisions of the Council's *"Engineering Standards and Guidelines" (2004) - Revised March 2009* (to be used in conjunction with NZS 4404:2004).

(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.

(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.

(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.

(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.

(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.

(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.

(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.

(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.

(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.

(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.

(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.

(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.

(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.

(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.

(q) The need for and extent of any financial contributions to achieve the above matters.

(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.

13.10.5 SANITARY SEWAGE DISPOSAL

(a) Whether the capacity, availability, and accessibility of the reticulated system is adequate to serve the proposed subdivision.

(b) Whether the application includes the installation of all new reticulation, and complies with the provisions of the Council's *"Engineering Standards and Guidelines" (2004) - Revised March 2009* (to be used in conjunction with NZS 4404:2004).

(c) Whether the existing sanitary sewage disposal system, to which the outfall will be connected, has sufficient capacity to service the subdivision.

(d) Whether a reticulated system with a gravity outfall is provided, and where it is impracticable to do so, whether it is feasible to provide alternative individual pump connections (with private rising mains), or new pumping stations, complete pressure, or vacuum systems.

Note: Council consent to install private rising mains within legal roads will be required, under the Local Government Act.

(e) Where a reticulated system is not available, or a connection is impractical, whether a suitable sewage treatment or other disposal systems is provided in accordance with regional rules or a discharge system in accordance with regional rules or a discharge permit issued by the Northland Regional Council.

(f) Where a reticulated system is not immediately available but is likely to be in the near future, whether a temporary system is appropriate.

Note: Consent notices may be registered against Certificates of Title pursuant to ***Rule 13.6.7*** requiring individual allotments to connect with the system when it does become available.

(g) Whether provision has been made by the applicant for monitoring mechanisms to ensure contaminants are not discharged into the environment from a suitable sewage treatment or other disposal system, together with any consent notices to ensure compliance.

(h) Whether there is a need for, and the extent of, any development contributions to achieve the above matters.

(i) Whether there is a need for a local purpose reserve to be set aside and vested in the Council as a site for any public sewage utility for sanitary disposal purposes required to be provided.

(j) Whether the subdivision represents the best practical option in respect of the provision that is made for the disposal of sewage and waste water.

13.10.6 ENERGY SUPPLY

(a) Where the subdivision involves the construction of new roads or formed rights of way, whether an extended reticulation system will be installed (at the subdivider's cost), having regard to the provisions of the Council's *"Engineering Standards and Guidelines 2004 – Revised March 2009 (*to be used in conjunction with NZS 4404:2004). The application for subdivision consent should also indicate how lots are to be reticulated.

(b) Whether the proposed reticulated system to be installed by the subdivider is adequate for the likely development.

(c) Where the proposed system will serve other land that is not part of the subdivision, whether the network operator is providing sufficient capacity as initially installed and the cost of such provision.

Note: Upgrading or cost sharing will be solely a matter for the network operator.

(d) Where a gas supply is proposed, whether the gas network operator is responsible for the installation of all pipelines and their future maintenance, in line with the provisions of the Council's *"Engineering Standards and Guidelines" (2004)- Revised March 2009 (*to be used in conjunction with NZS 4404:2004).

(e) Whether there is a need for a local purpose reserve to be set aside as a site for any public utility required to be provided.

(f) Whether there will be potential adverse effects of the proposed reticulation system on amenity values.

(g) Whether the subdivision design, location of building platforms and proposed electricity supply has had adequate regard to the future adoption of appropriate renewable energy initiatives and technologies.

13.10.7 TOP ENERGY TRANSMISSION LINES

Where it is proposed to subdivide land to create new allotments within an area measured 20m of either side of the centre point of an electrical transmission line designed to operate at or above 50 kV, particular regard shall be had to the following matters:

(a) The extent to which the subdivision design mitigates the effects of the lines through the location of roads and reserves under the route of the line.

(b) The ability to carry out maintenance and inspection of transmission lines to avoid risk of injury and/or property damage.

(c) The outcomes of consultation with the affected utility operator.

(d) The subdivision design, location of building platforms, location of any proposed tree planting, extent and nature of earthworks.

13.10.8 TELECOMMUNICATIONS

(a) Where the subdivision involves construction of new roads or formed rights of way, whether an extended reticulation system has been installed (at the subdivider's cost), having regard to the Council's "*Engineering Standards and Guidelines 2004 – Revised March 2009* (to be used in conjunction with NZS 4404:2004) and "The National Environmental Standard for Telecommunication Facilities 2008".

(b) Where the proposed system will serve other land which is not part of the subdivision, whether the network operator is providing sufficient capacity as initially installed, and the cost of such provision.

(c) Whether the proposed reticulation system will have potential adverse effects on amenity values.

Note: Upgrading or cost-sharing will be solely a matter for the network operator.

13.10.9 EASEMENTS FOR ANY PURPOSE

Whether there is a need for an easement for any of the following purposes:

(a) Easements in gross where a service or access is required by the Council.

(b) Easements in respect of other parties in favour of nominated allotments or adjoining Certificates of Title.

(c) Service easements, whether in gross or private purposes, with sufficient width to permit maintenance, repair or replacement. Centre line easements shall apply when the line is privately owned and unlikely to require upgrading.

(d) Easements for any of the following purposes:
  (i) private ways, whether mutual or not;
  (ii) stormwater, sanitary sewer, water supply, electric power, gas reticulation;
  (iii) telecommunications;
  (iv) party walls and floors/ceilings.
  (v) any other network utilities.

(e) Easements in gross in favour of the Council adjoining banks of rivers, streams, lakes, wetlands or the coastal marine area not subject to an esplanade reserve or strip.

(f) Stormwater easements passing through esplanade reserves where drainage will be to the adjoining lake or river.

13.10.10 PROVISION OF ACCESS

(a) Whether provision for access to and within the subdivision, including private roads, has been made in a manner that will avoid, remedy or mitigate adverse effects on the environment, including but not limited to traffic effects, including effects on existing roads, visual effects, effects on vegetation and habitats, and natural character.

13.10.11 EFFECT OF EARTHWORKS AND UTILITIES

(a) Whether the effects of earthworks and the provision of services to the subdivision will have an adverse effect on the environment and whether these effects can be avoided, remedied or mitigated.

13.10.12 BUILDING LOCATIONS

(a) Whether the subdivision provides physically suitable building sites.

(b) Whether or not development on an allotment should be restricted to parts of the site.

(c) Where a proposed subdivision may be subject to inundation, whether the establishment of minimum floor heights for buildings is necessary in order to avoid or mitigate damage.

(d) Whether the subdivision design in respect of the orientation and dimensions of new allotments created facilitates the siting and design of buildings able to take advantage of passive solar gain (e.g. through a northerly aspect on an east/west axis).

Note: Attention is also drawn to the Visual Amenity rules applying in the General Coastal, South Kerikeri Inlet and Coastal Living Zones and in Outstanding Landscapes (see ***Chapter 10*** and ***Section 11.1***).

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

(a) Whether any vegetation, habitats of indigenous fauna, heritage resources and landscape features are of sufficient value in terms of the objectives and policies in ***Chapter 12*** of the Plan, that they should be protected.

(b) Whether the means (physical and/or legal) by which ongoing preservation of the resource, area or feature will be achieved is adequate.

(c) Where there are Sites of Cultural Significance to Maori, (refer to ***Appendix 1F*** and the ***Resource Maps***), whether it is appropriate to require their protection by physical or legal means and/or to provide for access to the site over the land to be subdivided.

(d) Where a reserve is to be set aside and vested in the Council, whether the value of the reserve land is offset against the assessment of any financial contribution.

(e) Whether any measures are proposed to protect known high density kiwi habitats from predation by dogs, cats, rats, mustelids, pigs, and other animal pests.

(f) Whether the subdivision would have an adverse effect on the ability to protect listed historic buildings, places or objects and their setting or surrounds; and the protection of listed notable trees.

(g) Whether the subdivision will result in the permanent protection and/or enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding landscapes, outstanding landscape features or outstanding natural features.

(h) Whether the subdivision will result in the significant enhancement of biodiversity values through planting of native flora (preferably those species that naturally grow in the area) and ongoing management (including pest animal and plant control, fencing and replacement of failed plantings, stream enhancement and waterway protection).

Note: There are many ways in which preservation/protection can be achieved, and the appropriate means will vary according to the circumstance. In some cases physical means (e.g. fencing) may be appropriate. In other cases, a legal means will be preferred instead of (or as well as) physical means. Mechanisms other than a Consent Notice which may be acceptable include:

(i) a Maori reservation under s338 and s340 of Te Ture Whenua Maori (Maori Land) Act;

(ii) a conservation covenant with the Department of Conservation or the Council;

(iii) an open space covenant with the Queen Elizabeth II National Trust;

(iv) a heritage covenant with the Heritage New Zealand Pouhere Taonga;

(v) a reserve under the Reserves Act.

13.10.14 SOIL

(a) The extent to which any subdivision will contribute to or affect the ability to safeguard the life supporting capability of soil.

(b) The degree to which the life supporting capacity of the soil may be adversely affected by the subdivision and the degree to which any soils classified as I, II or III in the NZ Land Resource Inventory Worksheets are adversely affected by the subdivision.

13.10.15 ACCESS TO WATERBODIES

(a) Whether the subdivision provides public access to and along the coastal marine area or to and along banks of lakes or rivers, and whether that access is appropriate, given the nature of the land subject to the subdivision application, and the sensitivity of the waterbody to environmental effects resulting from the use of that access by the public.

13.10.16 LAND USE INCOMPATIBILITY

(a) The degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.

13.10.17 PROXIMITY TO AIRPORTS

(a) The degree to which the proposal takes into account reverse sensitivity - adverse effects arising from incompatible land use activities arising from being in proximity to an airport (including, but not limited to, the hours of operation, flight paths, noise, vibration, glare and visual intrusion).

13.10.18 NATURAL CHARACTER OF THE COASTAL ENVIRONMENT

(a) The degree to which the proposal takes into account the preservation and/or enhancement of the natural character of the coastal environment.

13.10.19 ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE

The extent to which the application promotes energy efficiency and renewable energy development and use through the following initiatives:

(a) ability to develop energy efficient buildings and structures (e.g. by providing a north-facing site with the ability to place a building on an east/west axis);

(b) reduced travel distances and car usage by designing a layout with as many links to adjacent sites and surrounding roads as practicable;

(c) encouragement of pedestrian and cycle use by designing a layout that allows easy direct access to and from, shops, schools, work places, reserves and other amenities;

(d) access to alternative transport facilities;

(e) domestic or community renewable electricity generation;

(f) solar street lighting.

13.10.20 NATIONAL GRID CORRIDOR

Where it is proposed to have development within the National Grid Corridor particular regard shall be had to the following matters:

(a) Whether the design and construction of the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Distances (NZECP 34:2001);

(b) Provision for the ongoing operation, maintenance and planned upgrade of the National Grid.

Where an application is made for development within the National Grid Corridor as a non complying activity, Transpower New Zealand Limited will be considered an affected party in accordance with the Act.

Attachment 9

Fourth Schedule Assessment under the Resource Management Act 1991

Compliance Check for Information Required

38 Olive View Heights

Clause 2 Information Required in all applications	
(1) An application for a resource consent for an activity must include the following:	
(a) a description of the activity: .	Refer Paragraphs 2.1 to 2.10 of this Planning Report and attachments.
(b) an assessment of the actual or potential effect on the environment of the activity:	Refer to Paragraphs 4.5 to 4.9 of this Planning Report and attachments.

(b) a description of the site at which the activity is to occur:	Refer to Paragraphs 1.6 to 1.20 of this report.
(c) the full name and address of each owner or occupier of the site:	This information is contained in Form 9 attached to the application.
(d) a description of any other activities that are part of the proposal to which the application relates:	The application is for a combined subdivision and land use consent application and as set out in Paragraph 3.5 of the AEE. No other breaches of the ODP have been identified. Please refer to Attachments 6 & 7.
(e) a description of any other resource consents required for the proposal to which the application relates:	Consent is being sought for subdivision and land use under the ODP only.
(f) an assessment of the activity against the matters set out in Part 2:	Refer to Paragraphs 6.0 to 6.5 of this Planning Report.
(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2): *(2) The assessment under subclause (1)(g) must include an assessment of the activity against—* *(a). any relevant objectives, policies, or rules in a document; and* *(b) any relevant requirements, conditions, or permissions in any rules in a document; and* *(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).* *(3) An application must also include an assessment of the activity's effects on the environment that—* *(a) includes the information required by clause 6; and* *(b) addresses the matters specified in clause 7; and*	Refer to Paragraphs 5.0 to 5.21 of this Planning Report.

(c)includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.	
Clause 3. Additional Information Required in Some Applications	
An application must also include any of the following that apply:	
a. *if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):*	Please refer to Attachment 7 for this assessment.
b. *if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):*	The existing resource consent (Council Reference 2180064-RMALUC) has been put into effect and as such will not expire and no coastal permits are associated with this application.
c. *if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).*	The site is not within an area subject to a customary marine title group. Not applicable.

Clause 4 Additional Information required in application for subdivision consent	
An application for a subdivision consent must also include information that adequately defines the following:	
(a) the position of all new boundaries: *(b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:* *(c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:* *(d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:* *(e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority* *under section 237A:* *(f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):* *(g) the locations and areas of land to be set aside as new roads.*	Please refer to the Scheme Plan in Attachment 3.

Clause 6: Information required in assessment of environmental effects
(1) An assessment of the activity's effects on the environment must include the following information:

(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:	Please refer to Paragraphs 4.5 to 4.9 of this planning report. The activity will not result in any significant adverse effect on the environment.
(b) an assessment of the actual or potential effect on the environment of the activity:	Please refer to Paragraphs 4.5 to 4.9 of this planning report and attachments.
(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:	Not applicable as the application does not involve hazardous installations.
(d) if the activity includes the discharge of any contaminant, a description of—	

(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and *(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:*	The subdivision does not involve any discharge of contaminant.
(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:	Please refer to Paragraphs 4.5 to 4.9 of this planning report and attachments.
(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:	Refer to Paragraphs 7.1 to 7.3 of this planning report.
g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:	No monitoring is required as the scale and significance of the effects do not warrant it.
(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).	No protected customary right is affected.

Clause 7: Matters that must be addressed by assessment of environmental effects	
(1) An assessment of the activity's effects on the environment must address the following matters:	
(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:	Refer to Paragraphs 4.5 to 4.9, and also to the assessment of objectives and policies Paragraphs 5.0 to 5.21.
(b) any physical effect on the locality, including any landscape and visual effects:	Refer to Paragraphs 4.5 to 4.9, and also to the assessment of objectives and policies Paragraphs 5.0 to 5.21. The site has no high or outstanding landscape or natural character values.
(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:	Refer to Paragraphs 4.5 to 4.9 and Attachment 5. The subdivision has no effect on ecosystems or habitat.
(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:	Refer to Paragraphs 4.5 to 4.9. The site has no known aesthetic, recreational, scientific, spiritual or cultural values that will be adversely affected by the act of subdividing.
(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.
(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	The subdivision site is within a mapped flood hazard area, but development can occur outside of these areas. The proposal does not involve hazardous installations.

Attachment 10

Northland Regional Policy Statement – Objectives and Policies

Objective 3.6 - Economic activities – reverse sensitivity and sterilisation

The viability of land and activities important for Northland's economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:

(a) Reverse sensitivity for existing:

(i) Primary production activities;

(ii) Industrial and commercial activities;

(iii) Mining; or*

(iv) Existing and planned regionally significant infrastructure; or

(b) Sterilisation of:

(i) Land with regionally significant mineral resources; or

(ii) Land which is likely to be used for regionally significant infrastructure.

**Includes aggregates and other minerals.*

Objective 3.13 - Natural Hazard Risk

The risks and impacts of natural hazard events (including the influence of climate change) on people, communities, property, natural systems, infrastructure and our regional economy are minimised by:

(a) Increasing our understanding of natural hazards, including the potential influence of climate change on natural hazard events;

(b) Becoming better prepared for the consequences of natural hazard events;

(c) Avoiding inappropriate new development in 10 and 100 year flood hazard areas and coastal hazard areas;

(d) Not compromising the effectiveness of existing defences (natural and man-made);

(e) Enabling appropriate hazard mitigation measures to be created to protect existing vulnerable development; and

(f) Promoting long-term strategies that reduce the risk of natural hazards impacting on people and communities.

(g) Recognising that in justified circumstances, critical infrastructure may have to be located in natural hazard-prone areas.

5.1.3 Policy – Avoiding the adverse effects of new use(s) and development

Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:

(a) Primary production activities in primary production zones (including within the coastal marine area);

(b) Commercial and industrial activities in commercial and industrial zones;

(c) The operation, maintenance or upgrading of existing or planned[13] regionally significant infrastructure[14]; and

(d) The use and development of regionally significant mineral resources[15].

7.1.1 Policy – General risk management approach

Subdivision, use and development of land will be managed to minimise the risks from natural hazards by:

(a) Seeking to use the best available information, including formal risk management techniques in areas potentially affected by natural hazards;

(b) Minimising any increase in vulnerability due to residual risk;

(c) Aligning with emergency management approaches (especially risk reduction);

(d) Ensuring that natural hazard risk to vehicular access routes and building platforms for proposed new lots is considered when assessing subdivision proposals; and

(e) Exercising a degree of caution that reflects the level of uncertainty as to the likelihood or consequences of a natural hazard event.

Attachment 11

Operative District Plan - Subdivision Objectives and Policies

Objectives

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

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

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

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

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

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

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

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

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

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

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

Policies

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

(a) natural character, particularly of the coastal environment;

(b) ecological values;

(c) landscape values;

(d) amenity values;

(e) cultural values;

(f) heritage values; and

(g) existing land uses.

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

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

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

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

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

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

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

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

(c) involve adverse effects on riparian areas; or

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) development of energy efficient buildings and structures;

(b) reduced travel distances and private car usage;

(c) encouragement of pedestrian and cycle use;

(d) access to alternative transport facilities;

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

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

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

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

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

Note 1: Structures and activities located near transmission lines must comply with the safe distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). Compliance with this plan does not ensure compliance with NZECP34:2001.

Note 2: Vegetation to be planted within, or adjacent to, the National Grid Corridor should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Coastal Living Zone Objectives and Policies

38 Olive View Heights, Taipa

10.3 OBJECTIVES

10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.

10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:

(a) the natural character of the coastline and coastal environment;

(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;

(c) outstanding landscapes and natural features;

(d) the open space and amenity values of the coastal environment;

(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).

10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.

10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.

10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the ***Esplanade Priority Areas*** mapped in the District Plan.

10.3.6 To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.

10.3.7 To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.

10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.

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

10.4 POLICIES

10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:

(a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and

(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and

(c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and

(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and

(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and

(f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and

(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and

(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.

10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.

10.4.3 That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.

10.4.4 That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.

10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer ***Chapter 2,*** and in particular ***Section 2.5***, and Council's "*Tangata Whenua Values and Perspectives (2004)*".

10.4.6 That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.

10.4.7 To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:

(a) parking;

(b) rubbish disposal;

(c) waste disposal;

(d) dinghy racks.

10.4.8 That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.

10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.

10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.

10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:

(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;

(b) the number of buildings and intensity of development;

(c) the colour and reflectivity of buildings;

(d) the landscaping (including planting) of the site;

(e) the location and design of vehicle access, manoeuvring and parking areas.

10.7.3 OBJECTIVES

These objectives supplement those set out in ***Section 10.3***.

10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.

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

10.7.4 POLICIES

These policies supplement those set out in ***Section 10.4***.

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

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

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

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

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

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

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

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

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

COMMENTARY

The Coastal Living Zone is designed generally to manage the transition from Coastal Residential to General Coastal. It is an area that is both rural and urban or semi-urban and in the coastal environment. Consequently it is an area in which there is potential for tension between rural activities that provide a livelihood for the owners, and those that are primarily residential, with an emphasis on amenity and lifestyle.

There are roads within the District that have comparatively high levels of vehicle use (over 1,000 vehicle movements per day). These require particular consideration in terms of the management of traffic effects.

Attachment 12

Proposed District Plan – Objectives and Policies

Objectives & Policies – Rural Lifestyle Zone

Objectives	
RLZ-O1	The Rural Lifestyle zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.
RLZ-O2	The predominant character and amenity of the Rural Lifestyle zone is characterised by: a. low density residential activities; b. small scale farming activities with limited buildings and structures; c. smaller lot sizes than anticipated in the Rural Production Zone; d. a general absence of urban infrastructure; e. rural roads with low traffic volumes; f. areas of vegetation, natural features and open space.
RLZ-O3	The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.
RLZ-O4	Land use and subdivision in the Rural Lifestyle zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production Zones.

Policies	
RLZ-P1	Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Lifestyle zone, while ensuring their design, scale and intensity is appropriate to manage adverse effects in the zone, including: a. low density residential activities; b. small scale farming activities; c. home business activities; d. visitor accommodation; and e. small scale education facilities.
RLZ-P2	Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Lifestyle zone because they are: a. contrary to the density anticipated for the Rural Lifestyle zone; b. predominately of an urban form or character; c. primary production activities, such as intensive indoor primary production, that generate adverse amenity effects that are incompatible with rural lifestyle living; or d. commercial, rural industry or industrial activities that are more appropriately located in a Settlement zone or an urban zone.
RLZ-P3	Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production zone.
RLZ-P4	Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: a. consistency with the scale and character of the rural lifestyle environment; b. location, scale and design of buildings or structures; c. at zone interfaces: i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity; e. the adequacy of roading infrastructure to service the proposed activity; f. managing natural hazards; g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Objectives – Subdivision

SUB-O1
Subdivision results in the efficient use of land, which:

a. achieves the objectives of each relevant zone, overlays and district wide provisions;
b. contributes to the local character and sense of place;
c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;
d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;
e. does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and
f. manages adverse effects on the environment.

SUB-O2
Subdivision provides for the:

a. Protection of highly productive land; and
b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.

SUB-O3
Infrastructure is planned to service the proposed subdivision and development where:

a. there is existing infrastructure connection, infrastructure should provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and
b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.

SUB-O4
Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:

a. public open spaces;
b. esplanade where land adjoins the coastal marine area; and
c. esplanade where land adjoins other qualifying waterbodies.

Subdivision - Policies

SUB-P1
Enable boundary adjustments that:

a. do not alter:
    i. the degree of non compliance with District Plan rules and standards;
    ii. the number and location of any access; and
    iii. the number of certificates of title; and
b. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.

SUB-P2
Enable subdivision for the purpose of public works, infrastructure, reserves or access.
SUB-P3
Provide for subdivision where it results in allotments that:

a. are consistent with the purpose, characteristics and qualities of the zone;
b. comply with the minimum allotment sizes for each zone;
c. have an adequate size and appropriate shape to contain a building platform; and
d. have legal and physical access.

SUB-P4
Manage subdivision of land as detailed in the district wide, natural environment values, historical an cultural values and hazard and risks sections of the plan
SUB-P5
Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:

a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network;
b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections;
c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;
d. contributing to a well connected transport network that safeguards future roading connections; and
e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.

SUB-P6
Require infrastructure to be provided in an integrated and comprehensive manner by:

a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and
b. ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.

SUB- P7
Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.
SUB-P8
Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:

a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and
b. will not result in the loss of versatile soils for primary production activities.

SUB-P9
Avoid subdivision rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.
SUB-P10
To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.
SUB-P11

Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:

a. consistency with the scale, density, design and character of the environment and purpose of the zone;
b. the location, scale and design of buildings and structures;
c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
d. managing natural hazards;
e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and
f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Objectives - Natural Hazards

NH-O1
The risks from natural hazards to people, infrastructure and property are managed, including taking into account the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.
NH-O2
Land use and subdivision does not increase the risk from natural hazards or risks are mitigated, and existing risks are reduced where there are practicable opportunities to do so.
NH-O3
New infrastructure is located outside of identified natural hazard areas unless:
it has a functional or operational need to be located in that area;
it is designed to maintain its integrity and function, as far as practicable during a natural hazard event; and
adverse effects resulting from that location on other people, property and the environment are mitigated.
NH-O4
Natural defences, such as natural systems and features, and existing structural mitigation assets are protected to maintain their functionality and integrity and used in preference to new structural mitigation assets to manage natural hazard risk.

Policies - Natural Hazards

NH-P2
Manage land use and subdivision so that natural hazard risk is not increased or is mitigated, giving consideration to the following:

a. the nature, frequency and scale of the natural hazard;
b. not increasing natural hazard risk to other people, property, infrastructure and the environment beyond the site;
c. the location of building platforms and vehicle access;

d. the use of the site, including by vulnerable activities;
e. the location and types of buildings or structures, their design to mitigate the effects and risks of natural hazards, and the ability to adapt to long term changes in natural hazards;
f. earthworks, including excavation and fill;
g. location and design of infrastructure;
h. activities that involve the use and storage of hazardous substances;
i. aligning with emergency management approaches and requirements;
j. whether mitigation results in transference of natural hazard risk to other locations or exacerbates the natural hazard; and
k. reduction of risk relating to existing activities.

NH-P3 Take a precautionary approach to the management of natural hazard risk associated with land use and subdivision.

NH – P5 Require an assessment of risk prior to land use and subdivision in areas that are subject to identified natural hazards, including consideration of the following:

a. the nature, frequency and scale of the natural hazard;
b. the temporary or permanent nature of any adverse effect;
c. the type of activity being undertaken and its vulnerability to an event, including the effects of climate change;
d. the consequences of a natural hazard event in relation to the activity;
e. any potential to increase existing risk or creation of a new risk to people, property, infrastructure and the environment within and beyond the site and how this will be mitigated;
f. the design, location and construction of buildings, structures and infrastructure to manage and mitigate the effects and risk of natural hazards including the ability to respond and adapt to changing hazards;
g. the subdivision/site layout and management, including ability to access and exit the site during a natural hazard event; and .
h. the use of natural features and natural buffers to manage adverse effects.

NH – P6 Manage land use and subdivision in river flood hazard areas to protect the subject site and its development, and other property, by requiring:

a. subdivision applications to identify building platforms that will not be subject to inundation and material damage (including erosion) in a 1 in 100 year flood event;
b. a minimum freeboard for all buildings designed to accommodate vulnerable activities of at least 500mm above the 1 in 100 year flood event and at least 300mm above the 1 in 100 year flood event for other new buildings;
c. commercial and industrial buildings to be constructed so they will not be subject to material damage in a 1 in 100 year flood event;
d. buildings within a 1 in 10 Year River Flood Hazard Area to be designed to avoid material damage in a 1 in 100 year flood event;

e. storage and containment of hazardous substances so that the integrity of the storage method will not be compromised in a 1 in 100 year flood event;
f. earthworks (other than earthworks associated with flood control works) do not divert flood flow onto surrounding properties and do not reduce flood plain storage capacity within a 1 in 10 Year River Flood Hazard area;
g. the capacity and function of overland flow paths to convey stormwater flows safely and without causing damage to property or the environment is retained, unless sufficient capacity is provided by an alternative method; and
h. the provision of safe vehicle access within the site

NH P8 - Locate and design subdivision and land use to avoid land susceptible to land instability, or if this is not practicable, mitigate risks and effects to people, buildings, structures, property and the environment.

Attachment 13

Far North District Council

NOTICE OF WRITTEN APPROVAL

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

PART A – To be completed by Applicant

Applicant/s Name:	DIANE SIMPSON
Address of proposed activity:	38 OLIVE VIEW HEIGHTS, TAIPA
Legal description:	LOT 14 DP 207759
Description of the proposal (including why you need resource consent):	TWO LOT SUBDIVISION WITH IMPERMEABLE SURFACE & SIDE YARD INFRINGEMENTS, WITH IRREGULAR SHAPED BUILDING PLATFORM. AS SHOWN ON SCHEME PLAN OF SUBDIVISION.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	1. SCHEME PLAN DATED 22/04/2025 2. 3. 4. 5. 6.

Notes to Applicant:

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

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

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

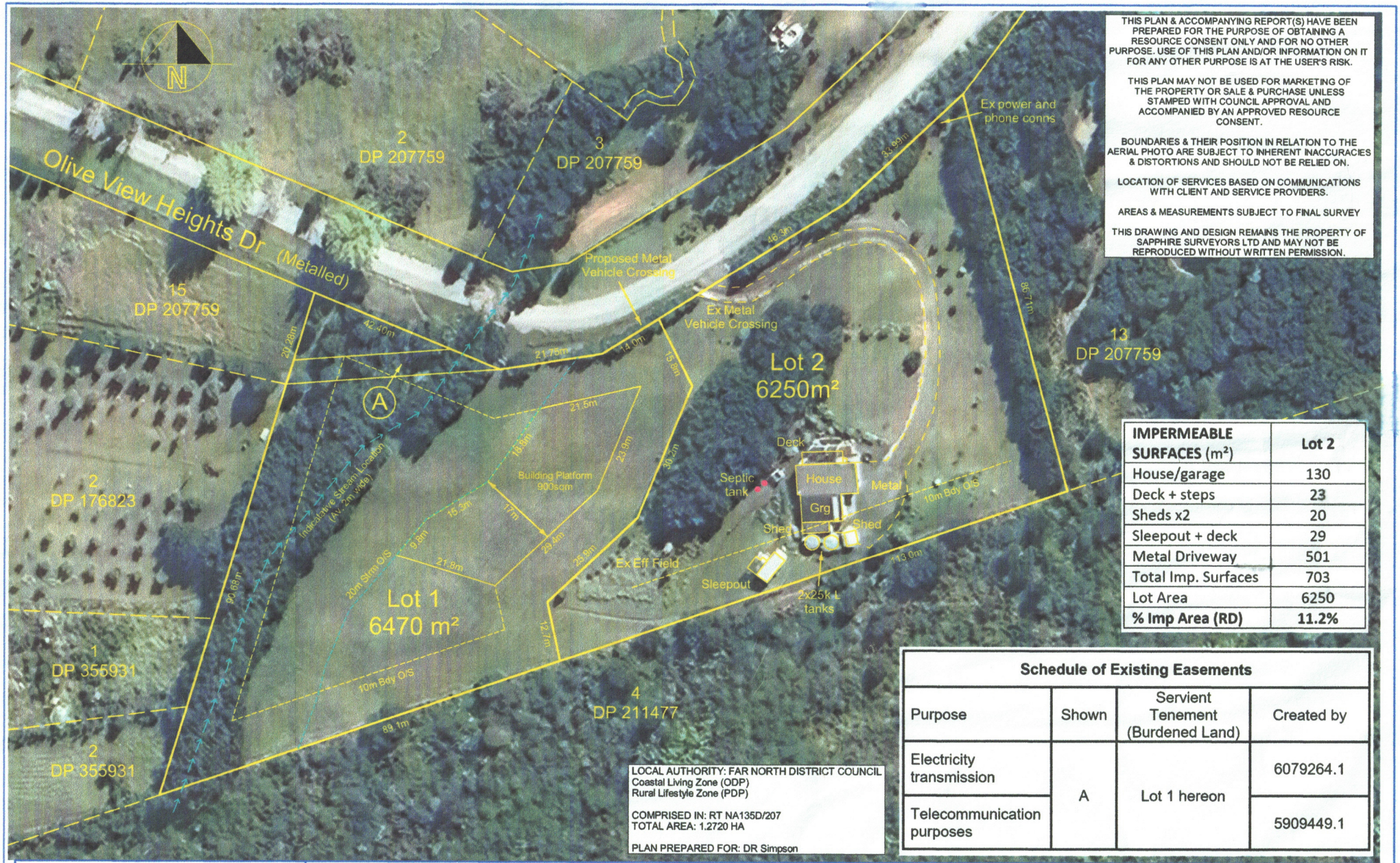
Full name/s of party giving approval:	SCOTT BUSHER DEAN BUSHER.
Address of affected property including legal description	LOT 4 DP 211477
Contact Phone Number/s and email address	Daytime: 027726889[illegible] email: scottybfish.nz@hotmail.com

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

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

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

Signature	[signature]	Date	3.5.2025
Signature	[signature]	Date	3.5.2025
Signature		Date	
Signature		Date	



THIS PLAN & ACCOMPANYING REPORT(S) HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT ONLY AND FOR NO OTHER PURPOSE. USE OF THIS PLAN AND/OR INFORMATION ON IT FOR ANY OTHER PURPOSE IS AT THE USER'S RISK.

THIS PLAN MAY NOT BE USED FOR MARKETING OF THE PROPERTY OR SALE & PURCHASE UNLESS STAMPED WITH COUNCIL APPROVAL AND ACCOMPANIED BY AN APPROVED RESOURCE CONSENT.

BOUNDARIES & THEIR POSITION IN RELATION TO THE AERIAL PHOTO ARE SUBJECT TO INHERENT INACCURACIES & DISTORTIONS AND SHOULD NOT BE RELIED ON.

LOCATION OF SERVICES BASED ON COMMUNICATIONS WITH CLIENT AND SERVICE PROVIDERS.

AREAS & MEASUREMENTS SUBJECT TO FINAL SURVEY

IMPERMEABLE SURFACES (m²)	Lot 2
House/garage	130
Deck + steps	23
Sheds x2	20
Sleepout + deck	29
Metal Driveway	501
Total Imp. Surfaces	703
Lot Area	6250
% Imp Area (RD)	**11.2%**

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL
Coastal Living Zone (ODP)
Rural Lifestyle Zone (PDP)

COMPRISED IN: RT NA135D/207
TOTAL AREA: 1.2720 HA

PLAN PREPARED FOR: DR Simpson

Schedule of Existing Easements

Purpose	Shown	Servient Tenement (Burdened Land)	Created by
Electricity transmission	A	Lot 1 hereon	6079264.1
Telecommunication purposes			5909449.1

Sapphire Surveyors Ltd
Surveyors &
Land Development Specialists
Doubtless Bay, NZ
Ph. 09-406-0001
info@sapphiresurveyors.co.nz

Lots 1 & 2 being a Proposed Subdivision of Lot 14 DP 207759
38 Olive View Heights Drive, Taipa

Surveyed:			Job Ref
Drawn:	WW	28/03/2025	0132S
Version:	A		
Status:	Final	22/04/2025	A3 1:750
Sheet:	1 of 1		

ATTACHMENT 14

Top Energy Limited
Level 2, John Butler Centre
60 Kerikeri Road
P O Box 43
Kerikeri 0245
New Zealand
PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611

29 April 2025

Neil Mumby
Cable Bay Consulting Ltd

Email: neil.mumby@cablebayconsulting.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
DR Simpson – 38 Olive View Heights Road, Taipa. Lot 14 DP 207759.

Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy's requirement for this subdivision is that power be made available for the additional lot. Top Energy advises that there is an existing power supply at proposed lot 2. Design and costs to provide a power supply to lot 1 would be provided after application and an on-site survey have been completed.
Link to application: Top Energy | Top Energy

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz

Outlook

Chorus 11213339 : We can service your development

From Chorus Property Development Do Not Reply <npdnoreply@chorus.co.nz>
Date Tue 29/04/2025 11:09 AM
To npdnoreply@chorus.co.nz <npdnoreply@chorus.co.nz>

Hi

Development address: 38 Olive View Heights Drive , Taipa, Far North District, 0420

This email is to confirm that Chorus can provide our fibre network to your development. An indicative cost for the work we would need to do (noting that this excludes costs for any work you may be required to do inside the site boundary) is presented in the below notes:

A high level estimate to extend our fibre network to your development is in excess of $100,000 Incl. GST, as this would need to come approx. 940m from SH10.

Please note: The communications technology available to serve customers in our rural areas is rapidly changing. Copper is no longer the only option for customers, and is in some cases, not the best option. New Zealand runs on fibre, and the UFB roll-out has gone past 87 per cent of Kiwis. We would like to extend fibre further to enable more Kiwis to receive the best technology available. We will not be investing in extending the copper network further.

If you would like this formalised into a quote, then please log in to your account and let us know. If you need to amend the connection numbers or provide updated plans, you can also do that via your account.

Chorus New Property Development Team

Please do not reply to this email as this inbox is not monitored. For any follow up queries please visit www.chorus.co.nz/develop-with-chorus or log in to your account. If you do not yet have an account with us, you will need to create an account to view your job progress and documentation.

ATTACHMENT 15

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 Schedule 4). 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***
- ✔ **Subdivision**
- ◯ **Consent under National Environmental Standard** (e.g. Assessing and Managing Contaminants in Soil)
- ◯ **Discharge**
- ◯ **Change of Consent Notice (s.221(3))**
- ◯ **Extension of time (s.125)**
- ◯ **Other (please specify)** _____

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

3. Would you like to opt out of the Fast Track Process?

✔ **Yes** ◯ **No**

4. Consultation

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

If yes, which groups have you consulted with?	
Who else have you consulted with?	

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

5. Applicant Details

Name/s: Diane Simpson

Email: [redacted]

Phone number:

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

6. Address for Correspondence

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

Name/s: Cable Bay Consulting Ltd

Email: [redacted]

Phone number:

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

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

7. Details of Property Owner/s and Occupier/s

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

Name/s: Diane Simpson

Property Address/ Location: 38 Olive View Heights, Taipa

Postcode 0420

8. Application Site Details

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

Name/s: Diane Simpson

Site Address/ Location: 38 Olive View Heights, Taipa

Postcode 0420

Legal Description: Lot 14 Deposited Plan 2077 **Val Number:** 00085-24830

Certificate of title: NA135D/207

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

Site visit requirements:

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

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

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

Please contact the owner directly in advance to arrange the site visit. There are horses grazing within proposed Lot 1 and for health and safety reasons it would be appropriate for these animals to be shifted in advance of Council staff accessing the site.

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.

Please refer to the attached AEE.

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

10. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

- ◯ **Building Consent** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

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

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

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

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

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

13. Assessment of Environmental Effects:

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

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

13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ✔ **Yes** ◯ **No**

14. 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) Diane Simpson

Email: [redacted]

Phone number:

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

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

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

Name: (please write in full) Diane Simpson

Signature:
(signature of bill payer) [redacted] Date 15/5/2025

MANDATORY

15. 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.

15. Important information continued...

Declaration

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

Name: **(please write in full)** Neil Mumby

Signature:

Date 13/05/25

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

Checklist (please tick if information is provided)

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

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