

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

Yes No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="radio"/> Land Use | <input type="radio"/> Discharge: Total volume = <input type="text"/> m ³
<i>Note; volumes >3m³ requires NRC Consent.</i> |
| <input type="radio"/> Fast Track Land Use* | <input checked="" type="radio"/> Subdivision |
| <input type="radio"/> Change of Consent Notice (s.221(3)) | <input type="radio"/> Existing Use Certificate (s.139A) |
| <input type="radio"/> Certificate of Compliance (s.139) | <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) |
| <input type="radio"/> Extension of time (s.125) | |
| <input type="radio"/> Other (please specify) <input type="text"/> | |

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

8. Application site details

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

Name/s:		
Site address/ location:	61 Riddell Road Kerikeri	Postcode 0230
Legal description:	Lot 1 DP 152419	Val Number:
Certificate of title:	NA91A/265	

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

Please call the applicant prior to site visit to arrange a time

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.

two lot subdivision

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

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

2009 2023

10. Would you like to request public notification?

Yes No

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

(more than one circle can be ticked):

<input type="radio"/> Building Consent	Enter BC ref # here (if known)
<input type="radio"/> Regional Council Consent (ref # if known)	Ref # here (if known)
<input type="radio"/> National Environmental Standard Consent	Consent here (if known)
<input type="radio"/> Other (please specify)	Specify 'other' here

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

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

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

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

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

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

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

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

- Flooding Active Faults
 Landslips Liquefaction
 Coastal Erosion Tsunami
 Coastal Inundation

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

14. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full)

Brent Warren Hewitt

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Brent Warren Hewitt

Signature:

(signature of bill payer)

Date

7/5/2026

MANDATORY

17. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

18. Declaration

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

Name (please write in full)

Brent Warren Hewitt

Signature

Date

7/5/2026

A signature made by electronic means

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

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

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

BAY OF ISLANDS PLANNING (2022) LIMITED

Kerikeri House

Suite 3, 88 Kerikeri Road, Kerikeri

Email – office@bayplan.co.nz Website - www.bayplan.co.nz

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13 May 2026

Far North District Council
John Butler Centre
Kerikeri

Application seeking consent for a two-lot subdivision on Lot 1 DP 152419 in the Rural Living zone at 61 Riddell Road, Kerikeri.

Please find attached an application for a two-lot subdivision at 61 Riddell Road, Kerikeri. The site is legally described as Lot 1 DP 152419.

Brent Hewitt seek consent to subdivide a 6,000m² site creating two lots as a Non-Complying activity in the Rural Living zone within the operative Far North District Plan (**ODP**). Under the Proposed Far North District Plan (**PDP**) the application would be assessed as a Discretionary activity.

The proposed subdivision will create the following lots:

- Lot 1 – 2,000m²
- Lot 2 – 4,000m²

The application is supported by the following information:

- **Appendix A - Certificate of Title**
- **Appendix B - Scheme Plan**
- **Appendix C – Site Feasibility Appraisal prepared by Gumboots Consulting Engineers**
- **Appendix D – Top Energy and Chorus consultation**
- **Appendix E – Site Validation Report**

Regards,



Andrew McPhee
Consultant Planner

APPLICANT & PROPERTY DETAILS

Applicant	Brent Warren Hewitt
Address for Service	Bay of Islands Planning [2022] Limited Kerikeri House Suite 3 88 Kerikeri Road Kerikeri C/O – Andrew McPhee andrew@bayplan.co.nz 021-784-331
Legal Description	Lot 1 DP 152419
Certificate Of Title	NA91A/265
Physical Address	61 Riddell Road, Kerikeri
Site Area	6,000m ²
Owner of the Site	Brent Warren Hewitt
Operative District Plan Zone / Features	Rural Living Zone
Proposed District Plan	Rural Residential Zone
Archaeology	Nil
NRC Overlays	Nil
Soils	2s1
Protected Natural Area	Nil
HAIL	Site successfully remediated in March 2026. Residual soil concentrations comply with NES-CS Rural Residential criteria (refer Appendix E).

Schedule 1

SUMMARY OF PROPOSAL

Proposal	A two-lot subdivision in the Rural Living zone at 61 Riddell, Kerikeri.
Reason for Application	<p>The lot sizes proposed are not provided for within the ODP making the application for subdivision a Non-Complying activity.</p> <p>(The lot sizes proposed are provided for within the PDP and would be assessed as a Discretionary activity.)</p>
Appendices	<p>Appendix A - Certificate of Title</p> <p>Appendix B - Scheme Plan</p> <p>Appendix C – Site Feasibility Appraisal prepared by Gumboots Consulting Engineers</p> <p>Appendix D – Top Energy and Chorus consultation</p> <p>Appendix E – Site Validation Report</p>
Consultation	Not applicable
Pre Application Consultation	Not applicable

1.0 INTRODUCTION

The applicant, Brent Hewitt, seeks resource consent to undertake a two-lot subdivision on his property located at 61 Riddell Road in Kerikeri, legally described as Lot 1 DP 152419. The title is provided in **Appendix A**.

2.0 DESCRIPTION OF THE SITES AND SURROUNDS

The site is located approximately 600m down Riddell Road at the intersection of Shepherd Road.

The site and surrounding area are zoned Rural Living in the ODP. The area is well developed and can be best described as 'large lot' residential living. There only evidence in the immediate surrounds of rural production activities being undertaken is the hobby orchard to the north of the site at 52 Riddell Road and Kerikeri Plant Production at 55 Riddell Road. The said operations are being undertaken on ~1.6ha and ~8,000m² sites respectively.



Figure 1: Site Aerial (Source: Far North Maps)



Figure 2: Zoning (Source: Far North Maps)

The site currently accommodates a dwelling, shed and a swimming pool. with the remainder of the section grass covered with a selection of trees. The majority of the site has boundary planting (refer Figures 3, 4 and 5), with the western boundary containing a post and wooden fence. Noting that the western boundary abuts the access to 67 and 67 A Riddell Road.



Figure 3: Photo of hedge on the western boundary looking north



Figure 4: Photo of the planting along the southern boundary



Figure 5: Photo of the planting along the eastern boundary

As is evidenced from the zoning map (refer Figure 2), the subject site is larger than many of the properties in and around Riddell Road. The larger properties are generally to the south at the interface of the Rural Production and Rural Living zones. The properties directly to the west and the north along Riddell Road are generally ~3,000m², which would meet the discretionary subdivision standard in the Rural Living zone.

The site is not subject to any known hazards.

The site is currently accessed via a crossing on Riddell Road (refer Figure 6 below). Riddell Road has a footpath along its northern extent on the opposite side of the road to the subject site, representative of the residential density that has taken place to date.



Figure 6: Photograph of current access to 61 Riddell Road

The topography can best be described as generally flat with a slight fall from the southeast to the northwest.



Figure 7: Site topography (Source: NRC Maps)

The landholding is identified as having Class 2 soils and considered to be highly productive in accordance with the National Policy Statement for Highly Productive Land (NPS-HPL) (refer Figure 8 below).



Figure 8: Land Use Classification (Source: Far North Maps)

3.0 RECORD OF TITLE, CONSENT NOTICES AND LAND COVENANTS

The Record of Title is attached at **Appendix A**. There are no consent notices or covenants that apply.

4.0 DESCRIPTION OF PROPOSAL

The proposal seeks to subdivide a 6,000m² site creating two lots as a non-complying activity in the Rural Living zone within the ODP. Noting that the same application is provided for under the PDP as a Discretionary activity.

The proposed subdivision will create the following lots:

- Lot 1 – 2,000m²
- Lot 2 – 4,000m²

The proposal will be in accordance with the scheme plan provided in **Appendix B**.



Figure 9: Proposed scheme plan

Access, power and telecommunications are currently provided to the existing dwelling (proposed Lot 2). No Council services are provided to the site, as such wastewater and potable water are provided for on-site.

No easements are proposed to provide services to Lot 1.

Connection details have been provided by Top Energy and Chorus and are attached at **Appendix D**.

The subdivision is considered to be a Non-complying under the ODP.

Based on the assessment of environmental effects provided below, it is concluded that any potential adverse effects arising from the subdivision would be less than minor and can be mitigated through appropriate conditions.

5.0 DISTRICT PLAN ASSESSMENT (OPERATIVE AND PROPOSED)

The Far North District Council (FNDC) zones the sites Rural Living in the ODP and Rural Residential in the PDP. There are no identified Resource features in the ODP.



Figure 10: ODP zone – Rural Living (Source: Far North Maps)



Figure 11: PDP zone – Rural Residential (Source: PDP Maps)

The subdivision is subject to performance standards as set out in Table 1 below:

Table 1 - Subdivision Performance Standards

Subdivision Performance Standard	Comment
Rule 13.6.1 Definition of Subdivision of Land	The application meets the definition of subdivision as defined in the Resource Management Act 1991 (RMA).
Rule 13.6.2 Relevant Sections of Act	These are applied to the application.
Rule 13.6.3 Relevant Sections of the District Plan	These are applied to the application.
Rule 13.6.4 Other Legislation	There are no other pieces of legislation which are triggered by the proposal.
Rule 13.6.5 Legal Road Frontage	The site is currently accessed on Riddell Road.
Rule 13.6.6 Bonds	Not applicable
Rule 13.6.7 Consent Notices	There are no consent notices that apply to the site.
Rule 13.6.8 Subdivision consent before work commences	Minimal physical works will be required to complete the subdivision (if any).
Rule 13.6.9 Assessing Resource Consents	The application is non-complying so Council may impose conditions to address effects of the proposal.
Rule 13.6.10 Joint Applications	Not applicable
Rule 13.6.11 Joint Hearings	Not applicable
Rule 13.6.12 Suitability for Proposed Land Use	The application does not create significant risk from natural hazards and has made sufficient provision for legal and physical access to each of the allotments proposed.
Rule 13.7.2 Allotment Sizes, Dimensions and Other Standards	
Performance Standard	Comment
Rule 13.7.2.1 – Minimum Lot Sizes	The proposed two lot subdivision creates lots that are greater than or equal to 2,000m ² in size. Minimum lot size for a discretionary subdivision is 3,000m ² . Non-complying
Rule 13.7.2.2 – Allotment dimensions	The site is flat and unconstrained, therefore the entire site (minus applicable setbacks etc) is capable of accommodating a 30m x 30m building development. Refer commentary in Appendix C .
Rule 13.7.2.3 - Amalgamation of land in a	Not applicable.

Subdivision Performance Standard	Comment
rural zone with land in an urban or coastal zone	
Rule 13.7.2.4 - Lots divided by zone boundaries	Not applicable.
Rule 13.7.2.5 - Sites divided by an outstanding landscape, outstanding landscape feature or outstanding natural feature	Not applicable
Rule 13.7.2.6 - Activities, Utilities, Roads and Reserves	Not applicable
Rule 13.7.2.7 - Savings as to previous approvals	Not applicable
Rule 13.7.2.8 - Proximity to Top Energy transmission lines	Not applicable
Rule 13.7.2.9 - Proximity to National Grid	Not applicable

Table 2 - Natural and Physical Resources - Performance Standards

Chapter 12 – Natural and Physical Resources	
12.1 Landscapes and Natural Features	Not applicable
12.2 Indigenous Flora and Fauna	The sites do not contain any significant areas of indigenous vegetation. No vegetation clearance is proposed as part of the subdivision. The site does not contain any habitats of indigenous fauna.
12.3 Soils and Minerals	Minor earthworks are required to form access onto Proposed Lot 1, these will not exceed 300m ³ or a cut or filled face exceeding 1.5m.
12.4 Natural Hazards	Not applicable
12.5 Heritage	Not applicable
12.6 Air	Not applicable
12.7 Lakes, Rivers Wetlands and the Coastline	Not applicable
12.8 Hazardous Substances	Not applicable
12.9 Renewable Energy and Energy Efficiency	Not applicable

Table 3 - Transportation Performance Standards

Chapter 15 - Transportation	
15.1.6A.2 Traffic Intensity	<p>The proposed subdivision will only generate one additional lot. While no development is proposed at this juncture, standard residential units generate 10 one-way vehicle movements per unit in accordance with Appendix 3A – Traffic Intensity Factors. One dwelling can be reasonably expected per site and would be exempt.</p> <p>Complies</p>
15.1.6B.1 Parking	<p>No development is proposed at this juncture, however the proposed sites are of sufficient size to provide parking and manoeuvring for two vehicles.</p> <p>Complies</p>
15.1.6C Access	<p>Proposed Lot 2 will utilise the existing access to the site. A new vehicle crossing and driveway can be formed to service Lot 1 (2000m²) subject to final design and FNDC approval.</p> <p>Complies</p>
15.1.6C.1.8 Frontage to Existing Roads	<p>Both Proposed Lots 1 and 2 will be accessed off Riddell Road, which is an established public road with a minimum legal width of 20m, a carriageway of 6.5m and a pedestrian footpath.</p> <p>Complies</p>

An assessment of the proposal against the relevant land-use rules of the ODP is provided where it relates to potential built development:

Table 4 – Land-Use Performance Standards

Rural Living Zone	
Rule 8.7.5.1.1 Residential Intensity	<p>No development on Lot 1 is proposed at this juncture, however it is anticipated that this site will accommodate a dwelling. The Site Feasibility Appraisal in Appendix C confirms Proposed Lot 2 is unconstrained and can accommodate a dwelling.</p> <p>Complies</p>
Rule 8.7.5.1.2 Scale of Activities	<p>Not applicable at this stage as no land use is proposed for the vacant site. It is envisaged that the sites will be used in a residential capacity.</p> <p>Complies</p>
Rule 8.7.5.1.3 Building Height	<p>9m is permitted on each site. No development is proposed at this juncture on the vacant site.</p>

Rural Living Zone	
	Complies
Rule 8.7.5.1.4 Sunlight	No development is proposed at this juncture on the vacant site. The existing development on proposed Lot 2 does not infringe this standard. Complies
Rule 8.7.5.1.5 Stormwater Management	A calculation of impermeable surface has been undertaken in the Site Feasibility Appraisal in Appendix C . In summary: <ul style="list-style-type: none"> • Lot 1- Existing impermeable areas total 220m² (11%) • Lot 2 - Existing impermeable areas total 490m² (12%) Complies
Rule 8.7.5.1.6 Setback from Boundaries	No development on Lot 1 is proposed at this juncture and existing development on Proposed Lot 2 is sufficiently setback from boundaries. Complies
Rule 8.7.5.1.7 Screening for Neighbours – Non-Residential Activities	Not applicable at this stage as no land use is proposed on Lot 1. Lot 2 is being used in a residential capacity. Complies
Rule 8.7.5.1.8 Transportation	Refer to Chapter 15 – Transportation for Traffic, Parking and Access above.
Rule 8.7.5.1.9 Hours of Operation – Non-Residential Activities	It is envisaged that the sites will be used in a residential capacity. Complies
Rule 8.7.5.1.10 Keeping of Animals	Not proposed. Complies
Rule 8.7.5.1.11 Noise	It is envisaged that the sites will be used in a residential capacity. Complies
Rule 8.7.5.1.12 Helicopter Landing Area	It is envisaged that the sites will be used in a residential capacity. Complies
Rule 8.7.5.1.13 Building Coverage	10% is permitted on each site activity. Lot 1 contains an existing shed 140m ² (7%).

Rural Living Zone	
	<p>Lot 2 contains an existing house and shed, which combined are 305m² (7.6%).</p> <p>Complies</p>

Overall, this subdivision application falls to be considered as a Non-complying activity.

In terms of the PDP, the following rules are assessed in Table 5 below.

Table 5 – PDP Standards

Proposed District Plan				
Matter	Rule/Std Ref	Relevance	Compliance	Evidence
Hazardous Substances (Property specific) Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development within an SNA – which is not mapped	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource HS-R5, HS-R6, HS-R9	N/A	Yes	Not proposed Permitted Activity
Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example)	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Yes	Yes	Not indicated on Far North Proposed District Plan. Not within 20m of a scheduled heritage resource. Permitted Activity
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps) This chapter applies to scheduled heritage resources – which are called heritage items in the map legend	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan. Not within 20m of a scheduled heritage resource Permitted Activity

<p>Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map</p>	<p>All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect</p>	<p>N/A</p>	<p>Yes</p>	<p>Not indicated on Far North Proposed District Plan Permitted Activity</p>
<p>Sites and Areas of Significance to Māori (Property specific) Applied when a property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)</p>	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect</p>	<p>N/A</p>	<p>Yes</p>	<p>Not indicated on Far North Proposed District Plan Permitted Activity</p>
<p>Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example</p>	<p>All rules have immediate legal effect (IB-R1 to IB-R5)</p>	<p>N/A</p>	<p>Yes</p>	<p>No proposed vegetation clearance. Permitted Activity</p>
<p>Activities on the Surface of Water</p>	<p>All rules have immediate legal effect (ASW-R1 to ASW-R4)</p>	<p>N/A</p>	<p>Yes</p>	<p>Not indicated on Far North Proposed District Plan Permitted Activity</p>
<p>Earthworks all earthworks (refer to new definition) need to comply with this</p>	<p>The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5</p>	<p>Yes</p>	<p>Yes</p>	<p>With respect of EW-R12, this requires that the proposed earthworks comply with EW-S3. In effect, EW-S3 triggers the need for an ADP to be applied. It is confirmed that the proposed earthworks will comply with an ADP and this is volunteered as a condition of consent. EW-R13 links to EW-S5. EW-S5 requires</p>

				<p>earthworks to be controlled in accordance with GD-05.</p> <p>No earthworks are required for the subdivision.</p> <p>Permitted Activity</p>
Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka, Russell or Kerikeri Heritage Areas	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	N/A	Yes	<p>Not indicated on Far North Proposed District Plan</p> <p>Permitted Activity</p>
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	N/A	Yes	<p>Not indicated on Far North Proposed District Plan</p> <p>Permitted Activity</p>
Subdivision	SUB-R6, R13-R15, and R17	Yes		<p>Not indicated on Far North Proposed District Plan</p> <p>Permitted Activity</p>
Comments:				
No consent is triggered under the PDP.				

6.0 STATUTORY CONSIDERATIONS

Section 104B of the RMA governs the determination of applications for Non-complying activities:

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](#).

With respect to Non-complying activities, a consent authority may grant or refuse the application, and may impose conditions under section 108 of the RMA.

Section 104 of the RMA states that when considering an application for a resource consent, “the consent authority must, subject to Part II, have regard to –

- (i) *any actual and potential effects on the environment of allowing the activity; and*
- (ii) *any relevant provisions of –*
- (iii) *a national environment standard:*
- (iv) *other regulations:*
- (v) *a national policy statement: and*
- (vi) *a New Zealand Coastal Policy Statement:*
- (vii) *a regional policy statement or proposed regional policy statement:*
- (viii) *a plan or proposed plan; and*
- (ix) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

The matters to be addressed under s104 are discussed below which has been guided, where relevant, by the assessment criteria in section 13.10 of the ODP.

No Regional Plan matter is considered to be pertinent to the considerations as no consents are required in this respect.

Those relevant s104 considerations are addressed and followed by an assessment of Part II matters as they apply to the application.

Section 104 (1)(a) Assessment of Effects on the Environment

Visual character and amenity effects

The proposed lots are smaller than the minimum area required for controlled activity subdivision in the Rural Living zone, therefore regard should be had to the effects of the development upon visual character and amenity of the wider environment.

As identified earlier in the report, the landholding is located in a Rural Living environment, surrounded by large lot residential development. While the lot sizes proposed are smaller than that provided for in the ODP, they are generally commensurate with many of the lot sizes in the surrounding environs. It is noted that these commensurate lots are generally around 3,000m², which is the discretionary standard in the ODP.

Proposed Lot 1 at 2,000m² is provided for within the PDP as a discretionary activity in the Rural Residential zone. Councils position, as notified in SUB-S1, is to provide for minimum allotment sizes of 2,000m² as a discretionary activity in the Rural Residential zone. There do not appear to be any submissions in opposition to the minimum allotment sizes in the Rural Residential zone for the PDP.

The site is currently surrounded by a variety of boundary planting, which limit the visibility

of built development to and from the site, except for the western boundary (refer Figure 3 above) where there is a wooden fence. It is noted that this boundary abuts the access to properties at 637 and 67A Riddell Road. The applicant is willing to accept a condition to retain a vegetated boundary to ensure that the existing situation remains and the character and amenity of the Rural Living zone is retained. This includes a condition to plant the western boundary currently containing a wooden fence with a hedge capable of meeting 2m in height.

The site is not within the coastal environment.

The proposal will result a very limited localised change in the character of the wider area and is considered to reflect the land use and built character of the area. Further, it is consistent with a density provided for in the PDP.

It is therefore considered that any visual character and amenity effects will be less than minor as a result of the proposed subdivision.

Allotment sizes and dimensions

The land is being subdivided with the intent of providing for large lot residential development. The Site Feasibility Appraisal (**Appendix C**) identifies that the site is flat and unconstrained and capable of accommodating a 30m x 30m building development.

It is considered that that the proposed allotment sizes and dimensions are sufficient to accommodate future land use, or the intended use, of the land in the Rural Living zone (Rural Residential zone in the PDP).

Geotechnical and Hazards

The Site Feasibility Appraisal in **Appendix C** has identified that the site is underlain by the Kerikeri Volcanic Group (Basalt) and the soils are Kerikeri friable clay, which are strongly weathered and stable but have slow permeability. Further, the land is generally flat to gently sloping and there is no evidence of large-scale instability. The report concludes that the site is geotechnically stable for residential development using standard shallow foundations.

Regard has been had to the hazard information held by both FNDC and the Regional Council, which revealed there are no identified natural hazards, contaminated sites or other hazards associated with the landholding.

Furthermore, the inherent land vulnerability is assessed as low.

Water Supply

No FNDC water services are available in this location. The existing dwelling is serviced by

rainwater tanks.

No further development is proposed at this juncture. The provision of potable water supply and firefighting capability can be addressed at the time of development for proposed Lot 1. Proposed Lot 2 will retain its potable water infrastructure, and no relocation is considered required. The Site Feasibility Appraisal (**Appendix C**) concludes that the proposal can accommodate appropriate potable water supply for both lots from onsite collection to rainwater tanks.

Stormwater disposal

Stormwater is addressed in section 6.2 of the Site Feasibility Appraisal in **Appendix C**. Stormwater for Lot 1 will be managed via on-site soakage. Impermeable surface coverage is calculated at 11% for Lot 1 and 12% for Lot 2, both complying with the 12.5% permitted limit. If any further development is proposed on Lot 1 that exceeds these limits it can be addressed at that juncture.

Sanitary sewage disposal

In terms of proposed Lot 2, the existing dwelling is currently serviced by an on-site wastewater treatment system that is functioning as intended and continues to operate within the new boundaries. This application does not affect the status quo.

As no development is proposed on Lot 1 at this time it is appropriate that any new site-specific wastewater management system is designed in accordance with the ASNZS: 1547 / TP58 design manual at the time of building.

Energy supply and transmission lines

Contact has been made with Top Energy in respect of the application (see **Appendix D**) and confirms that the proposed two lot subdivision can be accommodated. Their requirements for design and cost would be provided after the application, and an on-site survey has been completed.

Telecommunications

Contact has been made with Chorus in respect of the application (see **Appendix D**) and confirms that the proposed two lot subdivision can be accommodated and outlines the total contribution necessary.

Easements

No easements are necessary or proposed.

Provision of access

Provision of access will be separate for each proposed lot. Proposed Lot 2 will utilise the existing access provided to the dwelling. A new access to the west of the existing access will provide ingress and egress to proposed Lot 1.

Section 3 of the Site Feasibility Appraisal in **Appendix C** assesses the proposed access arrangements for each lot. Each proposed lot will obtain independent vehicle access from Riddell Road. The existing access is expected to be retained for the existing dwelling on Lot 2. A new vehicle crossing and driveway can be formed to service Lot 1 subject to final design and FNDC approval.

The report concludes that Riddell Road is a low-volume rural/residential road, and traffic generation from one additional lot will be minimal. The site is considered to have suitable and practical access for the proposed subdivision, and vehicle access can be achieved in accordance with FNDC requirements, with no significant constraints identified.

It is assumed that the formed width of Riddell Road complies with the Standards for Roads to Vest (Public Roads) in Appendix 3B-2 of the ODP as there significantly more than 15 household equivalents that currently gain access from Riddell Road. Riddell Road like most roads in the Rural Living environment are similar in construction and supply a pedestrian footpath.

Effect of Earthworks and Utilities

There are minimal earthworks required to give effect to the proposed subdivision. Utilities to service Lot 1 can be provided from the roadside. It is considered that the subdivision will incur less than minor effects on the environment in respect of earthworks and utilities.

Building locations

While no development is proposed at this juncture the Site Feasibility Appraisal in **Appendix C** concludes that the site is flat and unconstrained and capable of accommodating a 30m x 30m building development.

Heritage resources, vegetation, fauna and landscape

The site is not located within any identified heritage overlays in the ODP. The site is not within the coastal environment and there are no identified vegetation or habitats of indigenous fauna affected by the proposed subdivision.

It is considered that there will be less than minor effects on heritage and landscape character.

Soil

While the landholding contains Class 2 soils and is considered to be highly productive in

accordance with the NPS-HPL, the site is not subject to the NPS-HPL as it is not zoned General Rural or Rural Production. The site is zoned for 'large lot residential' through the ODP zoning of Rural Living and the PDP zoning of Rural Residential. The purpose of these two zones is to accommodate a large lot residential property.

Nonetheless, the size of the site and the surrounding land uses have rendered the ability of the site to be used in a productive manner fanciful. It is therefore considered that the life supporting capability of the soil is a redundant consideration in this locale, which can be best described as a well-established large lot residential community.

Access to waterbodies

The landholding does not abut any waterbodies, nor does it prevent public access to and along the coastal marine area or to and along the banks of lakes or rivers.

Land use incompatibility

The proposed subdivision is considered to be compatible with the receiving zone and surrounding land use, which can be best described as large lot residential properties.

Proximity to airports

The site is over 4km east of the Kerikeri Airport, as such there is not considered to be any adverse effects from being in proximity to the airport.

Natural character of the coastal environment

The site is not located within a coastal zone in the ODP, nor is it identified as being within the coastal environment within the Regional Policy Statement for Northland. As such there are not considered to be any effects on the natural character of the coastal environment.

Energy efficiency and renewable energy

No further development is proposed at this juncture. The subdivision is not of a scale where the consideration of energy efficiency and renewable energy are relevant to the application.

National grid corridor

The national grid does not apply in Kerikeri. Transpower New Zealand Limited assets are confined to Kaikohe south. Consultation has been undertaken with Top Energy (see **Appendix D**), who confirm that the proposed subdivision can be accommodated.

Section 104 (1)(ab) Any measures to achieve positive effects

Positive effects arising from the subdivision include enabling the efficient use of land in the Rural Living zone and providing sections for much needed housing in the Kerikeri. The Rural Living zone is described in the ODP as an area of transition between town and country and the large lot residential land use pattern in the area is commensurate with the lot sizes proposed in the application.

Section 104 (b)(i) and (ii) National Environmental Standards & Other Regulations

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). In June 2022, Haigh Workman prepared a combined Detailed Site Investigation, Remedial Action Plan and Site Management Plan (Ref. 19 033, Detailed Site Investigation, Remedial Action Plan and Site Management Plan for Proposed Subdivision, 61 Riddell Road, Kerikeri, June 2022) in association with the proposed subdivision of the site.

As a result of these findings, site remediation was required to support the proposed subdivision and future residential land use. Remediation was completed between 25 February and 9 March 2026.

The Site Validation Report prepared by Haigh Workman (**Appendix E**) concludes that after the remediation work was completed the soils remaining in situ within the remediation area do not contain concentrations of contaminants that pose a risk to human health.

The NES for Freshwater (NESFW). A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NESFW provisions. Therefore, no further assessment is required under the NESFW.

Section 104 (b)(iii) National Policy Statement(s)

The NPS-HPL is considered to be relevant insofar as the Class 2 soils are presented on the site, as per Figure 9 above. While the NPSHPL is relevant in terms of the underlying soil, the proposal is not on land zoned General Rural or Rural Production zone. The site is zoned Rural Living in the ODP and Rural Residential in the PDP. The purpose of these two zones is to accommodate a large lot residential property. Therefore, the NES-HPL does not apply.

Section 104 (b)(iv) New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement is not relevant to this application.

Section 104 (b)(v) Regional Policy Statement or Proposed Regional Policy Statement

The Northland Regional Policy Statement is the applicable regional statutory document that applies to the Northland region. Jurisdiction for subdivision is governed by the FNDC and the policy framework for establishing an appropriate land use pattern across the

district is set out in the ODP. This Plan is subject to the governing regional policy framework set out in the Northland Regional Policy Statement.

Table 6 – NRC Regional Policy Statement Review Assessment

Regional Policy Statement for Northland	
Objective / Policy	Assessment
Integrated Catchment Management	Not relevant.
Region Wide Water Quality	Not relevant.
Ecological Flows and Water Quality	Not relevant.
Enabling Economic Wellbeing	The proposal will increase economic wellbeing for the applicants, local building and construction suppliers at a later juncture when land use is undertaken.
Economic Activities – Reverse Sensitivity and Sterilisation.	The purpose of the subdivision is to provide large lot residential sections commensurate with the surrounding land use pattern. There are no reverse sensitivity or sterilisation effects from the proposal as it is being development in accordance the zones intent.
Regionally Significant Infrastructure	Not relevant.
Efficient and Effective Infrastructure	No Council reticulated services are currently available at the boundary of the site. On-site services will be implemented for the empty section. (see the Site Suitability Report in Appendix C).
Security of Energy Supply	Top Energy have confirmed that the proposed Lot 1 can also be connected (see Appendix D).
Use and Allocation of Common Resources	Not relevant.
Regional Form	The proposal does not result in any reverse sensitivity or change in character. The subdivision will provide for large lot residential lots, which is the intent of the zone in which it sits. Further, the density is provided for within the PDP.
Tangata Whenua Role in Decision Making	This is not considered necessary for this application.
Natural Hazard Risk	Natural Hazards are not considered to be a factor for this

	application.
Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes and Historic Heritage	The site is not located within any identified of these overlays in the ODP or the PDP.

Section 104 (b)(vi) Plans or Proposed Plans

This subdivision application is subject to the provisions of the ODP and is subject to consideration (limited weight) of the PDP objectives and policies. The site is zoned Rural Living in the ODP and Rural Residential in the PDP. In terms of the ODP it is to be assessed in terms of the objectives and policies for the Rural Environment and Rural Living Zone and the district-wide subdivision provisions.

The following objectives and policies are relevant to the assessment of this application:

Rural Environment

Table 7 – ODP - Rural Environment Objectives and Policies

OBJECTIVE OR POLICY		Assessment
OBJECTIVES		
8.3.1	To promote the sustainable management of natural and physical resources of the rural environment while enabling activities to establish in the rural environment.	The rural environment includes provision for both rural production and rural-lifestyle activities where reverse sensitivity effects are avoided. Sustainable management of the rural environment would include both forms of rural activity where adverse effects can be avoided, remedied or mitigated.
8.3.2	To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.	The site is zoned Rural Living so the NPS-HPL is not relevant. The subdivision of land in the Rural Living zone for the purpose of large lot residential section is considered appropriate use of land in this zone and is commensurate with the surrounding land use.
8.3.3	To avoid, remedy or mitigate adverse effects of activities on the rural environment.	The assessment of effects concludes that any effects would be less than minor on the rural environment.
8.3.4	To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.	The site does not contain any areas of significant indigenous vegetation or habitats of indigenous fauna.

OBJECTIVE OR POLICY		Assessment
8.3.5	To protect outstanding natural features and landscapes.	The area does not contain any outstanding landscapes or outstanding natural features.
8.3.6	To avoid actual and potential conflicts between land use activities in the rural environment.	The proposed subdivision is considered to be compatible with the receiving zone and surrounding land use, which can be best described as large lot residential properties.
8.3.7	To promote the amenity values of the rural environment.	The landholding is situated within a land use environment that is best described as large lot residential. This land use pattern will remain. The proposed lot sizes in their locations are comparable with those surrounding the subject site.
8.3.8	To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.	This objective is not relevant to the size and scale of this proposed subdivision.
POLICIES		
8.4.1	That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.	Refer to 8.3.1 above.
8.4.2	That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded.	The proposed subdivision will not generate adverse effects on local productive soil or ecosystem values. While the site does contain Class 2 soils, the site zoned Rural Living and is not subject to the NPS-HPL. There are no highly valued eco-systems as mapped by FNDC.

OBJECTIVE OR POLICY		Assessment
8.4.3	That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes.	All necessary infrastructure is existing for development in this location. The proposal does not include any new infrastructure.
8.4.4	That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.	There are no outstanding landscapes or outstanding natural features present on the site or in the vicinity. The amenity values of the local environment will not be affected by the proposal.
8.4.5	That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse effects from the existing use – i.e., reverse sensitivity).	The purpose of the subdivision is to provide large lot residential sections commensurate with the surrounding land use pattern. There are no reverse sensitivity or sterilisation effects from the proposal as it is being development in accordance the zones intent. It is considered compatible with the surrounding land use pattern and would not generate adverse reverse sensitivity effects, nor in context is it considered to incur any precedent effect.
8.4.6	That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.	The site does not contain any areas of significant indigenous vegetation or habitats of indigenous fauna.
8.4.7	That Plan provisions encourage the efficient use and development of natural and physical resources.	The proposed subdivision would enable efficient use of Rural Living land in this location, commensurate with the surrounding land use pattern.

OBJECTIVE OR POLICY		Assessment
8.4.8	That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes, on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated.	The proposed subdivision is considered appropriate in this location and would avoid or mitigate adverse effects on the amenity of the local rural environment. There are no outstanding landscapes, outstanding natural features or habitats that would be affected by the proposal.

Rural Living Zone

The Rural Living zone is described in the ODP as an area of transition between town and country and is generally applied to land on the periphery of urban zoning.

The relevant expected outcomes listed within the ODP for the Rural Living zone are:

8.7.2.1 A Rural Living Zone where residential living on small rural lots is compatible with those other rural activities that have an emphasis on production rather than lifestyle.

8.7.2.2 A Rural Living Zone where the controls on the activities ensure a high standard of privacy and amenity for residential activities.

8.7.2.3 A Rural Living Zone where activities are self sufficient in terms of water supply, sewerage and drainage, while not causing adverse effects on the environment.

The relevant objectives and policies for the Rural Living Zone are discussed in Table 8 below:

Table 8 - Rural Living Zone Objectives and Policies

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
OBJECTIVES		
8.7.3.1	To achieve a style of development on the urban periphery where the effects of the different types of development are compatible.	The purpose of the subdivision is to provide large lot residential sections commensurate with the surrounding land use pattern and type of development.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
8.7.3.2	To provide for low density residential development on the urban periphery, where more intense development would result in adverse effects on the rural and natural environment.	The proposed subdivision will create large lot residential sections commensurate with the surrounding land use pattern. Large lot residential sections are considered to be low density and are of a size consistent with that provided for in the PDP.
8.7.3.3	To protect the special amenity values of the frontage to Kerikeri Road between SH10 and the urban edge of Kerikeri.	The site is not located on the frontage of Kerikeri Road.
POLICIES		
8.7.4.1	That a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.	Refer to 8.7.3.1 above.
8.7.4.2	That the Rural Living Zone be applied to areas where existing subdivision patterns have led to a semi-urban character but where more intensive subdivision would result in adverse effects on the rural and natural environment.	The proposed subdivision is similar to the surrounding subdivision pattern, which can be described as large lot residential.
8.7.4.3	That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewerage system is not provided, sufficient land for onsite effluent disposal.	The Site Feasibility Appraisal in Appendix C has demonstrated that proposed Lot 1 can accommodate the required allotment dimension and concludes the site is unconstrained in terms of development.
8.7.4.4	That no limits be placed on the types of housing and forms of accommodation in the Rural Living Zone, in recognition of the diverse needs of the community.	The Site Feasibility Appraisal in Appendix C has demonstrated that proposed Lot 1 can accommodate the required allotment dimension.
8.7.4.5	That non-residential activities can be established within the Rural Living Zone subject to compatibility with the existing character of the environment.	No land use is proposed at this time.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
8.7.4.6	That home-based employment opportunities be allowed in the Rural Living Zone.	No land use is proposed at this time.
8.7.4.7	That provision be made for ensuring that sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.	No land use is proposed at this time. This can be demonstrated at a time when development is proposed.
8.7.4.8	That the scale and intensity of activities other than a single residential unit be commensurate with that which could be expected of a single residential unit.	No land use is proposed at this time.
8.7.4.9	That activities with effects on amenity values greater than a single residential unit could be expected to have, be controlled so as to avoid, remedy or mitigate those adverse effects on adjacent activities.	No land use is proposed at this time.
8.7.4.10	That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.	No land use is proposed at this time.
8.7.4.11	That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.	The site is not located on the frontage of Kerikeri Road.
8.7.4.12	That the Council maintains discretion over new connections to a sewerage system to ensure treatment plant discharge quality standards are not compromised (refer to Rule 13.7.3.5).	Connection to Councils reticulated sewerage system is not available in this location.

In summary, it is considered that the proposal would achieve the outcomes sought by the objectives and policies for the Rural Living zone, particularly in this location where the surrounding land use pattern is similar. Further, the lot sizes proposed are consistent with Council direction in providing for large lot residential sections in the Rural Residential zone in the PDP.

Subdivision

The objectives and policies for subdivision are assessed in Table 9 below.

Table 9 – Subdivision Objectives and Policies

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
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 the social, economic and cultural wellbeing of people and communities.	The assessments above demonstrates that sustainable management of the physical land resource would be achieved. The subdivision pattern is generally consistent with sites in the area. It is considered that the proposal is appropriate within the zone and will not generate adverse effects in this location.
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 or indirectly from subdivision, including reverse sensitivity effects, are avoided, remedied or mitigated.	As per the assessment of effects, the proposed subdivision will not result in adverse effects on the life-supporting capacity of air, water, soil or ecosystems, nor will the proposal give rise to reverse sensitivity effects.
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.	The sites do not possess such values or features and is not part of 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.	The site is not located within any identified heritage overlays in the ODP or the PDP.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
13.3.5	To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage sufficient to meet the needs of the activities that will establish all year round.	This can be addressed at time of development for proposed Lot 1.
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.	As the sites do not possess any significant values or characteristics, special forms of subdivision are not necessary.
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.	No sites of significance to Māori have been identified in the District Plan on the land or in the vicinity of the properties.
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.	The relevant item is the amenity values of the locality and surrounds. The AEE did not identify any adverse effects on this identified value.
13.4.2	That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.	Appropriate access arrangements can be attained to achieve both safe and effective vehicular movement.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
13.4.3	That natural and other hazards be taken into account in the design and location of any subdivision.	The site is not affected by hazards.
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.	Utilities can be provided on site. Power and telecommunications delivery can be provided in accordance with the consultation with Top Energy and Chorus (see Appendix D).
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, and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.	Work on the sites will be managed to avoid effects of this nature however it considered that these would be minimal as most infrastructure is existing and no further development is proposed at this juncture.
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.	Not applicable in this location.
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.	N/A

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
13.4.8	That the provision of water storage be taken into account in the design of any subdivision.	See Objective 13.3.5 above.
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.	N/A
13.4.10	The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.	N/A
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.	See Objective 13.3.7 above.
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.	N/A
13.4.13	Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regard 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;	<p>This report has demonstrated that the proposal does not generate any adverse effects that are more than minor.</p> <p>The techniques described in the policies have either been addressed earlier in the report or are not necessary at this juncture, as land use is not proposed. The proposed subdivision is located within a land use pattern similar to what is being proposed.</p>

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
	<p>(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;</p> <p>(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;</p> <p>(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 “<i>Tangata Whenua Values and Perspectives</i>” (2004);</p> <p>(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;</p> <p>(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.</p>	
13.4.14	<p>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.</p>	<p>These have been taken into account as described in the assessments above.</p>

Overall, it is considered that the proposal is consistent with the ODP objective or policy

framework.

Table 10 – PDP Rural Residential Zone

OBJECTIVES	
RRZ-O1	The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.
RRZ-O2	The predominant character and amenity of the Rural Residential zone is maintained and enhanced, which includes: <ul style="list-style-type: none"> a. peri-urban scale residential activities; b. small-scale farming activities with limited buildings and structures; c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle zones; and d. a diverse range of rural residential environments reflecting the character and amenity of the adjacent urban area.
RRZ-O3	The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.
RRZ-O4	Land use and subdivision in the Rural Residential zone: <ul style="list-style-type: none"> a. maintains rural residential character and amenity values; b. supports a range of rural residential and small-scale farming activities; and c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.
POLICIES	
RRZ-P1	Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Residential zone, while ensuring their design, scale and intensity is appropriate, including: <ul style="list-style-type: none"> a. rural residential activities; b. small-scale farming activities; c. home business activities; d. visitor accommodation; and e. small-scale education facilities.
RRZ-P2	Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential zone including: <ul style="list-style-type: none"> a. activities that are contrary to the density anticipated for the Rural Residential zone; b. primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and c. commercial or industrial activities that are more appropriately located in an urban zone or a Settlement zone.
RRZ-P3	Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in adjacent Rural Production zones and Horticulture zones.

RRZ-P4	<p>Require all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:</p> <ul style="list-style-type: none"> a. telecommunications: <ul style="list-style-type: none"> i. fibre where it is available; ii. copper where fibre is not available; iii. copper where the area is identified for future fibre deployment. b. local electricity distribution network.
RRZ-P5	<p>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:</p> <ul style="list-style-type: none"> a. consistency with the scale and character of the rural residential environment; b. location, scale and design of buildings or structures; c. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity; e. the adequacy of roading infrastructure to service the proposed activity; f. managing natural hazards; g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

The application is for a two-lot subdivision that will cater for rural residential activities at a scale commensurate with the surrounding land use pattern. The density proposed is provided for as a discretionary activity within the PDP subdivision rules, being a large lot residential development compatible with the surrounding rural character and amenity.

Limited primary production activities are being undertaken in the vicinity of the site. The surrounding land use is best described as large lot residential, which this application for subdivision supports. As such it is considered that there will be no reverse sensitivity effects resulting from the application.

Top Energy and Chorus have confirmed that electricity and telecommunications can be provided for the proposed Lots (see **Appendix D**).

No development is proposed at this juncture, however the Site Feasibility Appraisal (**Appendix C**) has demonstrated that an unconstrained allotment can be provided on proposed Lot 1. Further, each site is capable of providing on site infrastructure.

Overall, it is considered that the proposal is consistent with the PDP Rural Residential objective and policy framework.

Table 11 – PDP Subdivision Chapter

OBJECTIVES	
SUB-O1	<p>Subdivision results in the efficient use of land, which:</p> <ul style="list-style-type: none"> 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 mitigated and existing risks reduced; and f. manages adverse effects on the environment.
SUB-O2	<p>Subdivision provides for the:</p> <ul style="list-style-type: none"> 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	<p>Infrastructure is planned to service the proposed subdivision and development where:</p> <ul style="list-style-type: none"> a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.
SUB-O4	<p>Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:</p> <ul style="list-style-type: none"> a. public open spaces; b. esplanade where land adjoins the coastal marine area; and c. esplanade where land adjoins other qualifying waterbodies.
POLICIES	
SUB-P1	<p>Enable boundary adjustments that:</p> <ul style="list-style-type: none"> a. do not alter: b. the degree of non compliance with District Plan rules and standards; c. the number and location of any access; and d. the number of certificates of title; and e. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.
SUB-P2	<p>Enable subdivision for the purpose of public works, infrastructure, reserves or access.</p>

SUB-P3	<p>Provide for subdivision where it results in allotments that:</p> <ol style="list-style-type: none"> 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	<p>Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan.</p>
SUB-P5	<p>Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by</p> <ol style="list-style-type: none"> 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	<p>Require infrastructure to be provided in an integrated and comprehensive manner by:</p> <ol style="list-style-type: none"> 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	<p>Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.</p>
SUB-P8	<p>Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:</p> <ol style="list-style-type: none"> 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	<p>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.</p>
SUB-P10	<p>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.</p>

SUB-P11	<p>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:</p> <ol style="list-style-type: none"> 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.
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For the reasons already provided through this report, the proposal is considered to be consistent with the objectives and policies for subdivision under the PDP.

Overall, the proposal is consistent with higher order documents.

Section 104 (c) Other Matters

There are no other matters that are considered relevant.

7.0 NOTIFICATION (S95A-95D)

S95A of the RMA determines circumstances when public or limited notification of an application may be appropriate. Section 95A sets out a series of steps for determining public notification. These include:

- *Step 1* – Mandatory public notification in certain circumstances. In respect of this application, the applicant is not seeking public notification, nor is it subject to a mandatory notification requirement.

- *Step 2* – Public notification precluded in certain circumstances. Overall the application is for a non-complying subdivision, so none of the circumstances in this step apply.

- *Step 3* – Public notification required in certain circumstances. In respect of clause 8(a) the application is not subject to a rule or national environmental standard that requires public notification. In respect of clause 8(b), this assessment of effects on the environment concludes that any adverse effects would be less than minor. For these reasons, it is considered that the application can be processed without public notification.

- *Step 4* – Public notification in special circumstances. ‘Special circumstances’ are those that are unusual or exceptional, but they may be less than extraordinary or unique. (*Peninsula Watchdog Group Inc v Minister of Energy* [1996] 2NZLR 5290). It is considered that there are no unusual or exceptional circumstances that would warrant notification of this application.

Section 95B sets out a series of steps for determining limited notification. These include:

- *Step 1* – certain affected groups and affected persons must be notified. These include affected customary rights groups or marine title groups (of which there are none relating to this application). Affected groups and persons may also include owners of adjacent land subject to statutory acknowledgement if that person is affected in accordance with s95E. There are no groups or affected persons that must be notified with this application.
- *Step 2* – limited notification precluded in certain circumstances. These include any rule or national environmental standard that precludes limited notification, or the activity is solely for a controlled activity or a prescribed activity. These circumstances do not apply to this application.
- *Step 3* – certain other persons must be notified. An affected person is determined in accordance with s95E. A person is affected if the consent authority decides that the activity’s adverse effects on the person are minor or more than minor (but are not less than minor). Adverse effects on a person may be disregarded if a rule or a national environmental standard permits an activity with that effect or is a controlled or RDA with an adverse effect that does not relate to a matter over which a rule or standard reserves control or discretion. Those circumstances do not apply to this application. S95E(3) states that a person is not affected if the person has given, and not withdrawn their written approval for a proposed activity or a consent authority is satisfied that it is unreasonable in the circumstances for an applicant to seek a person’s written approval.
- *Step 4* – Public notification in special circumstances. As above no special circumstances exist.

The assessment of effects above has concluded that the effects on the environment will be less than minor. The proposed subdivision density is commensurate with surrounding land use so is consistent within the built development in this locale. It is therefore reasonable to conclude that any future development at a density and scale commensurate with the existing environment is consistent with the character and amenity of the surrounding area, and the proposed two lot subdivision would incur less than minor effects on the adjacent landowners.

Section 95C relates to the public notification after a request for further information which

does not apply to this application. Section 95D provides the basis for determining notification under Section 95A(8)(b) if adverse effects are likely to be more than minor.

This assessment concludes that potential adverse effects arising from this subdivision proposal would be less than minor, as such it can proceed on a non-notified basis.

PART II – RMA

Purpose of the RMA

The proposal can promote the sustainable management of natural and physical resources on site, as current and future owners and users of the land are able to provide for their social, cultural and economic wellbeing and their health and safety. The proposed subdivision will support the provision of housing in the Kerikeri area.

Matters of National Importance

There are no matters of National Importance that are considered relevant to this application.

Other Matters

The development will enable the landowner to subdivide their property, releasing land for large lot residential development zoned for that purpose.

8.0 'Gateway' Assessment

Section 104D – Particular Restrictions for Non-Complying Activities

When dealing with non-complying activities, before granting an application Council must be satisfied that either the adverse effects of the activity on the environment will be minor (s104D(1)(a)), or the proposed activity will not be contrary to the objectives and policies of a proposed plan and/or plan (s104D(1)(b)).

This consideration for non-complying activities is commonly known as the 'threshold test' or the 'gateway test'. If either of the limbs of the test can be passed, then the application is eligible for approval, but the proposed activity must still be considered under s104. There is no primacy given to either of the two limbs, so if one limb can be passed then the 'test' can be considered to be passed.

In this instance it has been demonstrated that both the effects of the proposal are less than minor and that there is positive consistency with all objective and policies of relevance to the proposal. Therefore, FNDC in this instance has both 'limbs' to appropriately decide in favour of this application.

9.0 OVERALL CONCLUSION

This application seeks resource consent to undertake a two-lot subdivision in the Rural Living zone as a non-complying activity in the ODP.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be less than minor and can be managed in terms of appropriate conditions.

Adverse effects on adjacent neighbours would be less than minor as the proposed subdivision is commensurate with existing development density in this general location.

The proposal is consistent with the relevant objectives of policies of the ODP and the PDP.

An assessment of Part II of the RMA has also been completed with the proposal generally able to satisfy this higher order document also.

On this basis, it is considered that the application is able to be processed on a non-notified basis.

Please do not hesitate to contact me should you require any additional information.

Kind regards



Andrew McPhee
Consultant Planner



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

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



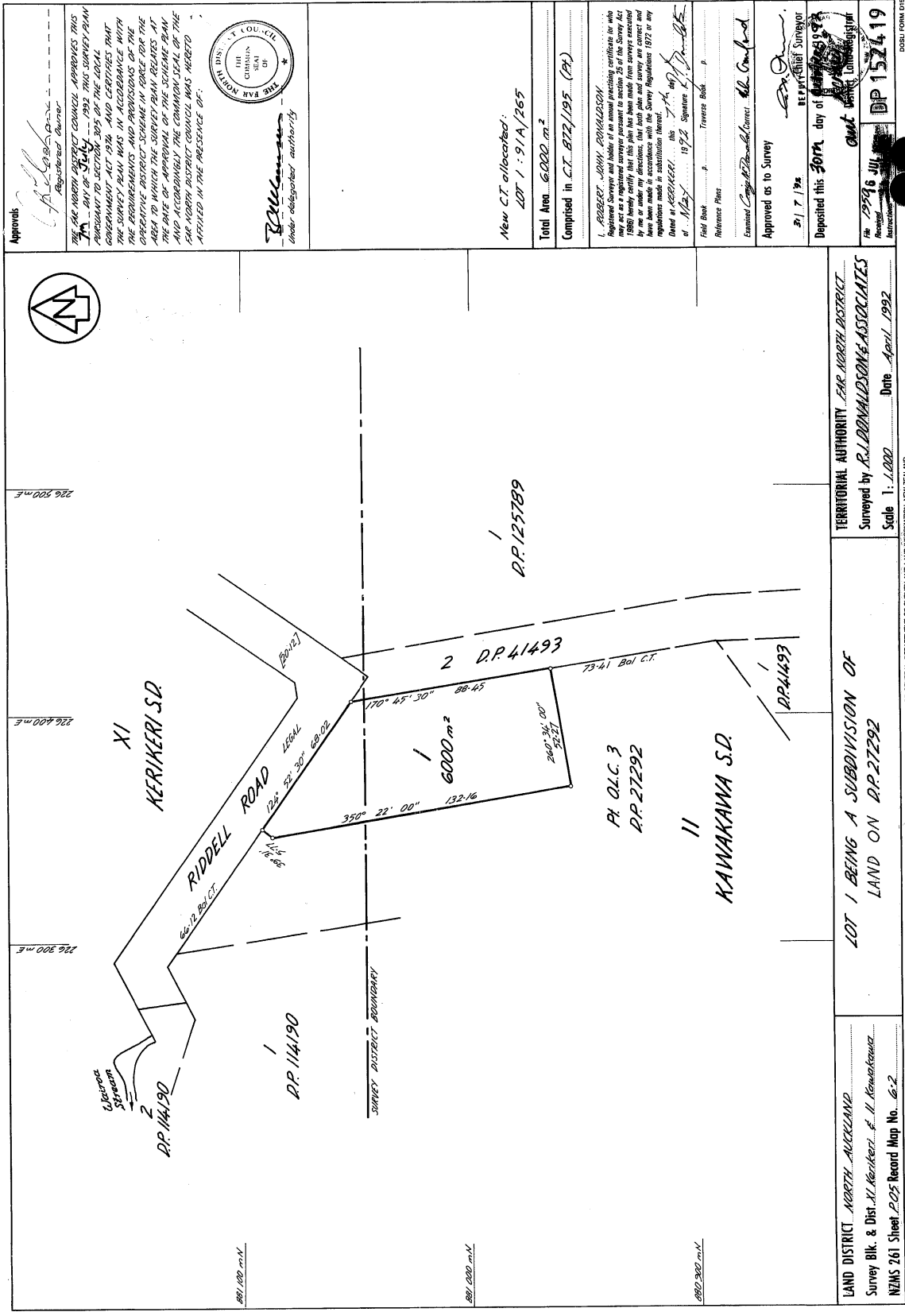

R. W. Muir
Registrar-General
of Land

Identifier NA91A/265
Land Registration District North Auckland
Date Issued 30 October 1992

Prior References
NA872/195

Estate Fee Simple
Area 6000 square metres more or less
Legal Description Lot 1 Deposited Plan 152419
Registered Owners
Brent Warren Hewitt

Interests
Fencing Agreement in Transfer 284793
Fencing Agreement in Transfer 418045
6396151.3 Mortgage to ASB Bank Limited - 26.4.2005 at 9:00 am



Approvals

[Signature]
Registered Owner

THE FAR NORTH DISTRICT COUNCIL APPROVES THIS PLAN IN ACCORDANCE WITH SECTION 225 OF THE SURVEY ACT 1986 AND CERTIFIES THAT THE SURVEY PLAN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE SURVEY ACT 1986 AND THAT THE SURVEY PLAN BEARS AT THE DATE OF APPROVAL OF THE SCHEME PLAN AND ACCORDING TO THE COMMON DEED OF THE FAR NORTH DISTRICT COUNCIL WAS HERETO APPLIED IN THE PRESENCE OF:

[Signature]
Under delegated authority



New C.T. allocated:
LOT 1: 91A/265

Total Area 6,000 m²
Comprised in C.T. 822/195 (P)

I, ROBERT JOHN DONALDSON
Registered Surveyor and holder of an authority for the purposes of the Survey Act 1986 hereby certify that this plan has been made from surveys executed by me or under my direction. That both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made thereunder. This is a true and correct copy of the original of 1992.
Date of 1992
Signature *[Signature]*

Field Book
Reference Plans
Examined Copy *[Signature]* Correct

Approved as to Survey
By *[Signature]* Registrar

Deposited this 30th day of April 1992

The 1992
Received
DP 157419

LAND DISTRICT NORTH AUCKLAND
Survey Blk. & Dist. XI Kerikeri & II Kawakawa
NZMS 261 Sheet 225 Record Map No. 62

TERITORIAL AUTHORITY FAR NORTH DISTRICT
Surveyed by R.J. DONALDSON & ASSOCIATES
Scale 1:1,000 Date April 1992

Printed by Starling Press Ltd. Auckland, New Zealand






NOTES

Comprised in RT NA91A/265
Local Authority - FNDC
Dimensions and areas subject to Final Survey

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

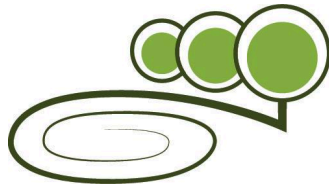
Rev.	Reason For Issue or Amendment	Date	Drawn	Checked	Surveyed
A	Scheme Plan 361 Riddell Road, Kerikeri	17/07/24	TW	DC	TW

BOI SURVEY



BOI SURVEY LTD
555 Shepherd Road
Kerikeri 0230
e: Tony@boisurvey.co.nz

PROPOSED SUBDIVISION OF LOT 1 DP 152419		JOB NO:	5125	Scale:	1:200 @ A3
CLIENT:	HEWITT - 61 RIDDELL ROAD, KERIKERI	Level Datum:	N/A	Origin:	-
		Drawing Number:	5125-001	Revision:	A
				Sheet:	1 of 1
				Co-ord System:	NZGD 2000



GUMBOOTS

CONSULTING ENGINEERS

' We SEEK to enable POSITIVE change through valuing PEOPLE with an invaluable SERVICE '

Preliminary Site Feasibility Appraisal

61 Riddell Rd, Kerikeri

For

Brent Hewitt

Gumboots Consulting Engineers reference 1405.



Revision Nº	Prepared By	Description	Date
A	Kelly Wright	Preliminary Site Feasibility Appraisal	07 May 2026

Reviewed/Approved

On behalf of **Gumboots Consulting Engineers Ltd** by:



Akira Kepu

Senior Chartered Geotechnical-Civil Engineer

CMEngNZ, Board Member of EngNZ Northland Branch.

Member of NZGS, ISSMGE, SIG EGP & The Sustainability Society.

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Appendix A - Scheme Plan
Appendix B - Location Plans and Photos

1. Executive Summary

The site at 61 Riddell Road is an existing rural-residential property proposed to be subdivided into two lots, comprising a balance lot containing the existing dwelling and a vacant allotment for future development. The site is generally flat to gently sloping, with established access and existing three waters infrastructure servicing the dwelling.

An engineering desktop assessment has been undertaken to evaluate site suitability, including geotechnical conditions, servicing, and access. The site is considered to have a **low inherent vulnerability**, with **no significant natural hazards** identified. Anticipated ground conditions and servicing requirements are typical of the area and can be managed through good practice and standard engineering design.

Existing infrastructure is appropriately located within the balance lot, and both proposed lots can be independently serviced. Access to each lot can be safely achieved from Riddell Road.

Overall, the site is considered suitable for the proposed two-lot subdivision, with any minor constraints to be addressed through detailed design in accordance with FNDC requirements.

In specific reference expressed within and in unity with the objectives of the Resource Management Act 1991;

There is, considered less than minor,

1. Significant risk from natural hazards, and;
2. Sufficient provisions had been made for legal and physical access to each allotment to be created by the subdivision.

The intended purpose for land on the subject property (legal description Lot 1 Deposited Plan 152419) can be sustained SUBJECT to;

- ALL future developments being carefully planned with respect to the existing natural environments within the respective lots. The natural land features shall be carefully incorporated/maintained within the overall occupational development as it shall provide long term sustainability in ALL aspects to the land and hosting environments.
- ALL recommendations highlighted (and not limited to) herein shall be ADHERED to.
- ALL proposed Works exhaust good sound engineering practices and are complemented by means of extensive and conscientiously executed field observations/positive action during and after construction.
- ALL proposed Works shall be conducted in accordance with FNDC Engineering Standards and Guidelines and related documents and in conjunction with NZS 4404, Land Development and Subdivision Engineering.

It shall be appreciated that the professional opinions and language expressed within the appraisal are solely from an engineering perspective.

Appropriately, the appraisal shall be read in its entirety to impart enlightenment in full context of the proposed concept and application upon the existing property.

1.1 Limited Liability

This report has been prepared solely for the benefit of Mr Brent Hewitt, our Client, with respect to the brief and their intended use thereof. No responsible liability shall be assumed by Gumboots Consulting Engineers for any omissions or errors that may befall from inaccurate information provided by the Client or from external sources.

Reliance or use of this report by third parties without prior review and agreement in writing by Gumboots Consulting Engineers Ltd, be at such parties sole risk.

The findings and opinions presented in this report are based on a desktop assessment, including available plans, site information, and general knowledge of local ground conditions. No site visit or intrusive geotechnical investigation has been undertaken.

Subsurface conditions across the site have been inferred from regional geological understanding and experience with similar sites in the area. It should be recognised that actual ground conditions may vary from those assumed in this report.

Should any conditions be encountered during development that differ from those anticipated, it is recommended that we be notified so further investigation can be undertaken as necessary.

Professional opinions and recommendations provided herein are based on available information, standard engineering practice, and local experience.

2. Introduction

This report assesses the suitability of the site for a proposed two-lot subdivision at 61 Riddell Road, Kerikeri, with specific consideration of **geotechnical conditions and three waters infrastructure** in accordance with Far North District Council (FNDC) requirements.

Moreover, the assessment has been undertaken to identify any physical or engineering constraints that may affect the proposed subdivision, including ground conditions, natural hazards, servicing capability, and infrastructure requirements. The report provides a preliminary evaluation of site suitability to support the subdivision consent process and to inform subsequent detailed design.

3. Site Details and Description

3.1 Site Identification

Site Location: 61 Riddell Rd, Kerikeri
 Legal Description: Lot 1 DP 152419
 Total Site Area: 0.6000 ha

3.2 Site Description

The site is an existing residential property containing a dwelling and ancillary structures. The proposal creates:

- **Lot 1:** ~2000m² (vacant lot)
- **Lot 2:** ~4000m² (existing dwelling retained)

The site has established access from Riddell Road and is surrounded by rural-residential properties.



Figure 1 - Scheme Plan (Prepared by BOI Survey dated 17/07/24 - Full scheme plan appended).

3.3 Existing Access

The site has established legal and physical access from Riddell Road. The existing dwelling is currently served by a formed vehicle crossing and driveway. The upgrade/refinement of the aforementioned to allow efficient traffic flow is anticipated here.

3.4 Proposed Access Arrangement

- Each proposed lot will obtain independent vehicle access from Riddell Road.
- The existing access is expected to be retained for the dwelling on Lot 2 (~4000m²).
- A new vehicle crossing and driveway can be formed to service Lot 1 (~2000m²) subject to final design and FNDC approval.

Riddell Road is a low-volume rural/residential road, and traffic generation from one additional lot will be minimal. The site has suitable and practical access for the proposed subdivision. Vehicle access can be achieved in accordance with FNDC requirements, with no significant constraints identified.

4. Geotechnical Assessment

4.1 Residual Soils

LandCare Research indicates the soils encountered here as Orthic Oxidic [XO]. These clayey soils result from the weathering of andesite, dolerite or basalt rock or ash over extensive periods of time. They cover 1% of New Zealand and are known only in the Auckland and Far North Region.

Oxidic Soils [X]

Contain appreciable amounts of iron and aluminium oxides well-developed, relatively stable structure. Clay contents are high, ranging from 50 to 90%. Soil water deficits are common in summer.

Oxidic soils are strongly weathered and clays have low cation exchange capacity at the natural pH of the soil. These soils have *slow permeability*.

More reference can be noted that these are soils of the Rolling and Hill lands i.e. Kerikeri friable clay (KE) - *imperfectly drained*. All in all it can be concluded that the soils encountered here more greatly reflect the historical effects of local conditions.

4.2 Geology

The geological information on hand indicates that the site is underlain by Kerikeri Volcanic Group (Pkvb); Basalt lava, volcanic plugs and minor tuff.

4.3 Lithology

The underlain **lithology** is basalt (F6₂): Flows and cones of very fine to medium grained crystalline basalt, dense and moderately fractured; hard to very hard. Surfaces from terraces and plateaus generally without rocky outcrops. Weathered to soft red brown or dark grey brown clay to depths of 20m with many rounded corestones.

The geology map below is presented on a regional scale and careful consideration shall be of high regard in relative application of referencing and professional judgements expressed in context to specific sites.

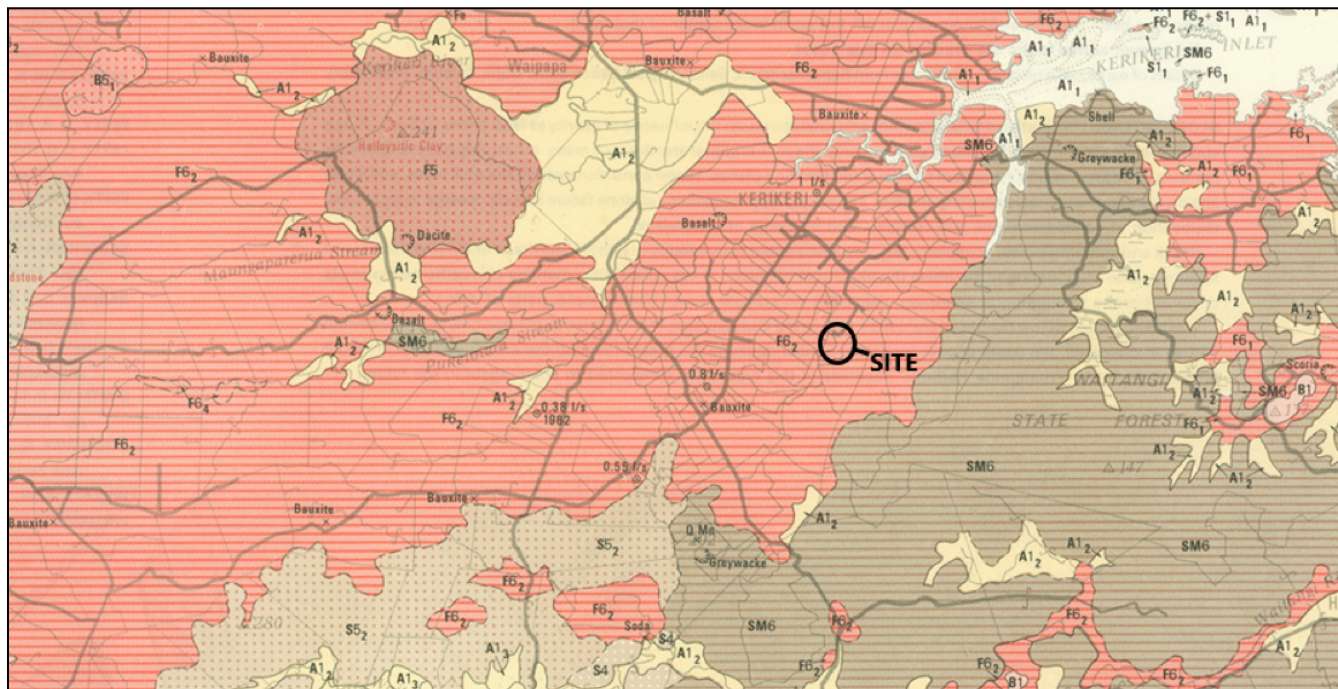


Figure 4 - Lithology Map - (NZMS Sheet 290 P 04/05, 1:100,000 scale map, Edition 1, 1981: “Whangaroa-Kaikohu” (Rocks).

Reference :

GNS Sciences 1:250,000 scale map Map 2, 2009: “Whangarei” (Geological Map)

NZMS Sheet 290 O 04/05 Part Sheet O 03, 1:100,000 scale map, Edition 1, 1981: “Whangaroa-Kaikohu” (Rocks).

Manaaki Whenua LandCare Research: New Zealand Soil Classification (NZSC) - Soil Order.

4.4 Landform and Stability

- The site is generally flat to gently sloping.
- No evidence of large-scale instability is apparent.
- The land is considered stable for residential development.

4.5 Foundation Suitability

From our experience of the local area and previously drilled sites nearby, the residual soils generally comprise minimum strengths in the order of 100KPa below cleared ground level.

- Standard shallow foundations are anticipated to be suitable, subject to:
 - Site-specific geotechnical testing at building consent stage,
 - Appropriate foundation design.

4.6 Geotechnical Conclusion

The site is suitable for building platforms, with no significant geotechnical constraints identified at a preliminary level.

5. Hazard Assessment

5.1 NRC Flood Model

Upon review of the Northland Regional Council Hazards map, it indicates the site as not being within an area mapped as a flood extent area (as depicted in Figure 2 below).

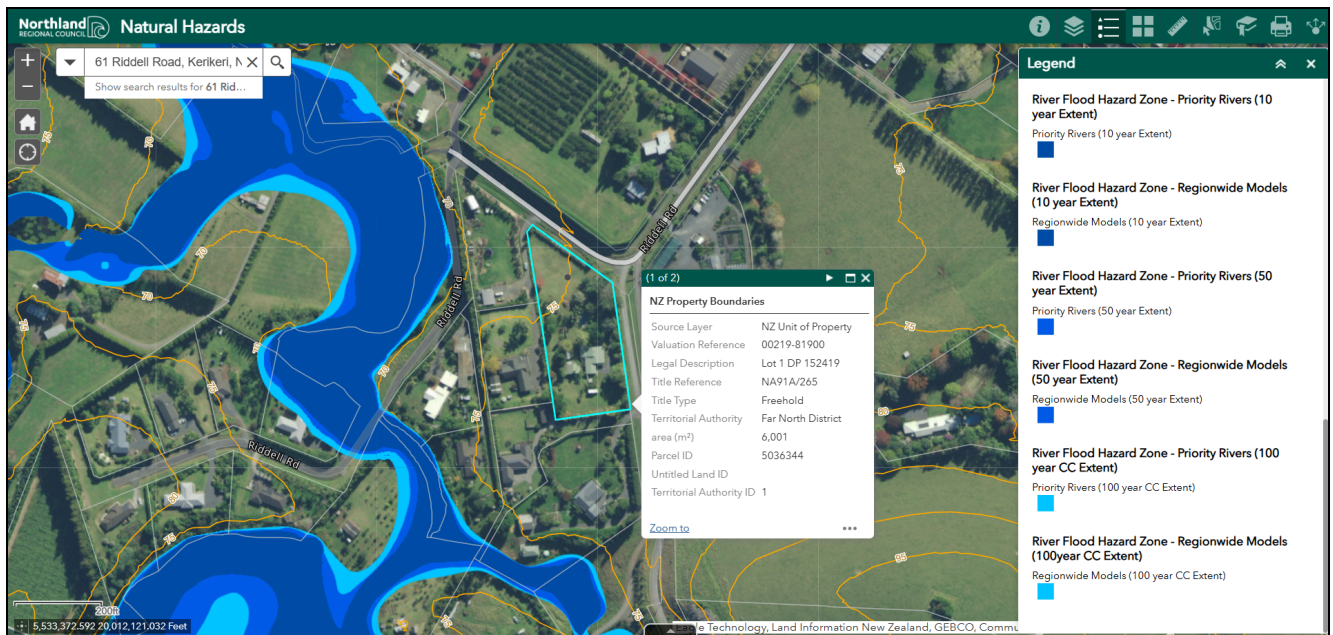


Figure 2 - Hazard Map - (map adapted from NRC Maps).

5.2 Inherent Land Vulnerability

The inherent land vulnerability of the site has been assessed with reference to site conditions, available geotechnical information, flood mapping, and overall landform.

Table 1 – Inherent Land Vulnerabilities

Hazard / Feature	Inherent Vulnerability	Risk Description
Slope Instability	Low	Site is generally flat to gently sloping
Erosion	Low	No active erosion features identified, maintain vegetation cover.
Flooding/Ponding	Low - Moderate	Localised ponding is possible in heavy rainfall. Manage via onsite drainage.
Subsurface Soils	Moderate	Typical clay soils. Foundations to be designed accordingly.
Liquefaction Potential	Low	Unlikely due to clay soil profile.
Groundwater	Low – Moderate	Possible seasonal variation; consider in stormwater and wastewater design.
Overland Flow Paths	Low	Must be maintained and managed during development.
Proximity to Watercourses	Low	Stream approximately 100m west.
Contamination	Low	See supporting Site Validation Report carried out by Haigh Workman, dated April 2026.
Natural Hazards (General)	Low	No significant hazards identified that would preclude development.

Overall, the inherent land vulnerability of the site is assessed as **low**.

Subject to these considerations, the site is considered suitable for the proposed two-lot subdivision from an engineering perspective. Any potential for localised ponding can be effectively managed through drainage design, and no significant natural hazard constraints have been identified that would adversely affect the proposed building platforms. With appropriate design controls and compliance with FNDC standards, the residual risk to future development is considered **low**.

6. Three Water's Assessment

6.1 Existing Infrastructure

The subject site currently contains existing three waters infrastructure servicing the existing dwelling, including:

- Water supply (rainwater system),
- On-site wastewater treatment and disposal, and
- Stormwater management measures.

All existing infrastructure appears to be located within the boundaries of the proposed Lot 2 (balance lot) and maintains appropriate setbacks from the proposed new boundary.

See Appendix B for indicative locations and photos (provided by the client).

6.2 Servicing Strategy for Subdivision

- **Lot 2 (4000m²):**
Will retain all existing three waters infrastructure. No relocation is required, and compliance with setback requirements is maintained.
- **Lot 1 (2000m²):**
Will be serviced independently with:
 - On-site wastewater treatment and disposal system,
 - On-site stormwater soakage system, and
 - Roof water collection and storage (rainwater supply).

6.3 Effects of Boundary Location

The proposed boundary has been positioned to ensure:

- No existing infrastructure is compromised,
 - Continued operation and maintenance access is available, and
 - Compliance with FNDC setback and separation requirements is achieved.

There are no known conflicts between existing infrastructure and the subdivision layout.

6.4 Impermeable Surfaces

The site is within the Rural Living zone.

Proposed Lot 2 is developed and therefore an increase in impermeable areas is zero. An ideal development on proposed Lot 1 as shown below is anticipated to comply with the permitted limits.

Table 1.2 – Typical On Development - lot Impermeable Surfaces

Impermeable Surface*	Existing (Lot 2)	Proposed (Lot 1)
Driveway/Parking	120	80
Roof - House & Shed	305	140
Pool	65	-
Total Impermeable	490	220
Lot Area	4000	2000
Percentage Impermeable	12%	11%

*estimated from NRC aerial photos.

All in all, the subdivision is appropriately designed such that:

- Existing infrastructure remains compliant and functional, and
- Each lot can be independently serviced in accordance with FNDC standards.
- No servicing constraints on subsequent lots and locales from the activity.

7. Conclusion

The site at 61 Riddell Road, Kerikeri is considered suitable for the proposed two-lot subdivision. No significant geotechnical or servicing constraints have been identified, and access can be achieved safely. Existing and proposed three waters infrastructure can be accommodated within each lot in accordance with FNDC requirements.

Any minor constraints can be readily addressed through standard engineering design. Overall, the subdivision is considered to present a **low level of risk and is appropriate for development.**

Appendix A - Scheme Plan



SUSTAINABLE LIVING - RESILIENT LAND

www.gumbootsconsultingengineers.co.nz

Gumboots Consulting Engineers Ltd | 191 Onekura Rd, Kerikeri 0295

P 0204486697 | E office@gumbootsconsulting.co.nz

Appendix B - Location Plans and Photos (Provided by Client)



SUSTAINABLE LIVING - RESILIENT LAND

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 P 0204486697 | E office@gumbootsconsulting.co.nz



Brent Hewitt

From: Brent Hewitt
Sent: Friday, 1 May 2026 8:33 am
To: Brent Hewitt
Subject: Photos



Water Tank

7 May 2026

Andrew McPhee
Bay of Islands Planning

Email: andrew@bayplan.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
Brent Hewitt – 61 Riddell Road, Kerikeri. Lot 1 DP 152419.

Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy's requirement is that power be made available for the additional lot. Top Energy advises that there is an existing power supply to proposed Lot 2. Design and costs to provide a power supply to proposed Lot 1 could be provided after application and an on-site survey have been completed.

Link to application: [Top Energy | Top Energy](#)

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely



Aaron Birt
Planning and Design
E: aaron.birt@topenergy.co.nz

Chorus New Zealand Limited

12 May 2026

Chorus reference: 11603646

Attention: Andrew McPhee

Quote: New Property Development

1 connections at 61 Riddell Road , Kerikeri, Far North District, 0230

Your project reference: N/A

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	\$1,400.00
---------------	------------

The total contribution we would require from you is **\$1,610.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 12 May 2026. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

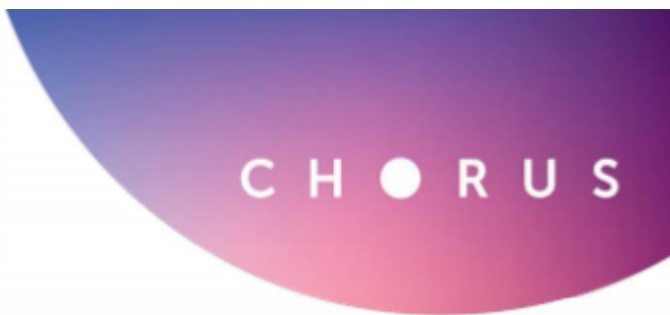
If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

Kind Regards

Chorus New Property Development Team



Site Validation Report

61 Riddell Road, Kerikeri
(Lot 1 DP 152419)

Brent Hewitt

Haigh Workman reference 19 033

Rev A

April 2026

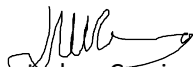


Document History and Status

Revision N ^o	Date	Description	Issued By
A	8 April 2026	Site Validation Report (SVR)	Joshua Cuming

Prepared / Certified by

Reviewed / Approved by



Joshua Cuming

**Environmental
Geologist**

BSc (Env. Stu., Geol.),
CEnvP



John Papesch

**Senior Civil Engineer /
Director**

BE (Civil Eng.), NZCE,
CMEngNZ, CPEng

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Executive Summary

Haigh Workman Limited were engaged by Brent Hewitt (the client) to complete soil validation sampling and prepare a Site Validation Report in association with metals contamination at the proposed future subdivision at 61 Riddell Road, Kerikeri (the site).

This Site Validation Report summarises the remediation and validation activities undertaken at the site. This report has been prepared in accordance with the conditions and requirements of Far North District Council Resource Consent ref. 2220895-RMALUC, and in accordance with the Ministry for the Environment Contaminated Land Management Guidelines and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

Remediation and validation site works were undertaken between 25 February and 9 March 2026.

Based on information provided by the client, the client's contractors, and observations made by Haigh Workman Limited during site visits between 26 February and 10 March 2026:

- Site works were completed in accordance with the approved Site Management Plan / Remediation Action Plan (Ref. 19 033),
- Soil remediation (excavation of arsenic and lead-impacted soils from identified hotspots and placement within an engineered on-site containment cell) was completed in March 2026,
- Following soil remediation, validation soil samples representative of in-situ soils remaining on-site were collected and analysed for arsenic or lead,
 - Further contamination was identified at one location (Hotspot ES34) during initial validation sampling; additional remediation was undertaken and further validation sampling confirmed that residual soils within this area complied with applicable National Environmental Standard for Assessing and Managing Contaminants in Soil Human Health criteria,
 - All other validation sample concentrations complied with applicable National Environmental Standard for Assessing and Managing Contaminants in Soil Human Health criteria for the assessed land use,
- No unexpected contamination was encountered during remediation works,
- Contaminated soils generated during remediation were managed in accordance with consent conditions and placed within the approved on-site soil containment cell,
- Based on these findings, contamination at the site has been remediated to an acceptable standard, and site conditions are considered protective of Human Health and suitable for the future Rural Residential / Lifestyle Block (10% produce) use of the site.

The location of the containment cell will be registered by a surveyor on the Certificate of Title.

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Appendices

Appendix A – Site Plans

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Appendix C – Soil Sample Descriptions

Appendix D – Summarised Laboratory Analytical Results Tables

Appendix E – Laboratory Analytical Results and Chain of Custody Documentation

1 Introduction

Haigh Workman Limited (Haigh Workman) were engaged by Brent Hewitt (the client) to complete soil validation sampling and prepare a Site Validation Report (SVR) in association with the proposed subdivision at 61 Riddell Road, Kerikeri, the 'piece of land' hereafter referred to as the 'site' is shown in Figure 1 below and provided in **Appendix A**. This report has been prepared in accordance with the conditions of, and to satisfy the requirements of the Far North District Council resource consent ref. 2220895-RMALUC).

The focus of this SVR is the four identified contamination hot spots: ES1, ES3, ES11 and ES34. Remediation of hotspots ES1, ES3 and ES34 was required for arsenic and ES11 for lead. This SVR summarises the validation tasks that were completed to close out the remedial works undertaken with the remediation areas.

This report comprises a SVR prepared by Haigh Workman as detailed in the Detailed Site Investigation, Remediation Action Plan (RAP) and Site Management Plan (SMP) (Ref. 19 033), 61 Riddell Road, Kerikeri, 17 June 2022. Remediation and validation reporting was completed in accordance with the SMP / RAP and with the requirements of the Ministry for the Environment (MfE) Contaminated Land Management Guidelines (CLMG)¹ No's 1 and 5.

A certifying statement has been provided in Section 7 of this report, confirming that the work has been overseen and certified by a Suitably Qualified and Experienced Professional for the purposes of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations (NES-CS)².

1.1 Project Scope

This SVR was prepared in accordance with Resource Consent ref. 2220895-RMALUC which was granted on 11 February 2023 for 61 Riddell Road, Kerikeri. The goal of this site validation was to:

- Document that the site's Site SMP / RAP were adhered to,
- Provide site validation analytical results, including comparison against applicable Human Health criteria,
- Document whether any unexpected contamination was encountered during earthworks,
- Preparation of an SVR report detailing the outcome of the soil remediation undertaken and that soil remaining on-site has been remediated to an acceptable standard for rural residential / lifestyle block (10% produce) activity in accordance with the NES-CS.

This SVR provides independent verification that, following completion of site works, site conditions are protective of Human Health and the Environment and suitable for the site's future use (Rural Residential / Lifestyle Block [10% produce]).

¹ Ministry for the Environment, *Contaminated Land Management Guidelines No's 1 and 5, 2021*

² Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations, 2011

2 Background Information

2.1 Site Description

The site is located at 61 Riddell Road, Kerikeri. Site details are provided below in Table 1. The site location is shown below in Figure 1 and provided in **Appendix A**.

Table 1 - Site Details

Street Address	61 Riddell Road, Kerikeri
Legal Description	Lot 1 DP 152419
Certificate of Title(s)	NA91A/265
Auckland Council Zoning	Rural Living
Grid Reference NZ Map Grid	AV29 8696 9949
Approx. Site Area (m ²)	6,000 m ²



Figure 1 - Site Location

2.2 Previous Environmental Investigations

In June 2022, Haigh Workman prepared a combined Detailed Site Investigation (DSI), Remedial Action Plan (RAP) and Site Management Plan (SMP) (Ref. 19 033, *Detailed Site Investigation, Remedial Action*

Plan and Site Management Plan for Proposed Subdivision, 61 Riddell Road, Kerikeri, June 2022) in association with the proposed subdivision of the site.

Historical information, previous PSI results (June 2019), review of aerial photography, and observations from Haigh Workman site investigations undertaken on 7 April 2022 and 5 May 2022 identified that the site has been subject to historic orchard use. The following HAIL activities were identified as having occurred at the site:

- Persistent pesticide use associated with historic orchard operations (HAIL Cat. A10),
- Potential contamination from historic use of treated timber (arsenic),
- Potential contamination from lead-based paint associated with a former pump shed, and
- Historic asbestos-containing materials associated with on-site structures (since removed and appropriately disposed of).

Soil investigation works comprised targeted and representative shallow soil sampling focused on previously identified hotspots and wider site validation. In total, 70+ soil samples were collected across two site visits (including duplicates and composites). Samples were analysed primarily for arsenic and lead, with selected composite samples analysed for NES metals. Laboratory analytical results reported that:

- Arsenic concentrations in six shallow soil samples (ES1, ES3, ES34, ES38, ES69 and ES81; 0–0.15 m bgl) exceeded MfE NES-CS Rural Residential / Lifestyle Block (10% produce) human health criteria,
- Lead concentrations in two shallow soil samples (ES11 and ES19; 0–0.15 m bgl) exceeded MfE NES-CS Rural Residential / Lifestyle Block (10% produce) human health criteria,
- Contaminant exceedances were localised and confined to shallow soils, with no exceedances identified at depth,
- Several samples exceeded conservative background soil concentrations for arsenic and lead, although these exceedances were minor outside delineated hotspots,
- No other metals exceeded applicable guideline values,
- No organochlorine pesticide analysis was required based on PSI findings, and
- Asbestos contamination was not identified in soils; known ACM on-site had been removed prior to this investigation.

Four localised contamination hotspots were delineated:

- Hotspot ES1 – arsenic contamination (~39 m²; ~7.8 m³),
- Hotspot ES3 – arsenic contamination (~28 m²; ~5.6 m³),
- Hotspot ES34 – arsenic contamination (~25 m²; ~5.0 m³), and
- Hotspot ES11 – lead contamination (~32 m²; ~6.2 m³).

As a result of these findings, site remediation is required to support the proposed subdivision and future residential land use. The preferred remediation approach outlined by Haigh Workman involves excavation of impacted soils and on-site containment within a capped containment cell, rather than off-site disposal. The proposed remediation strategy is environmentally sound and consistent with MfE Contaminated Land Management Guidelines (2021); however, the containment of contaminated soils

constitutes placement of hazardous fill material and therefore requires resource consent under the Far North District Plan.

2.3 Resource Consent

Resource consent ref. 2220895-RMALUC was granted subject to the following conditions:

1. The activity shall be carried in accordance with the information provided in the application and the approved drawings and documents provided with the application, including the report referenced, Detailed Site Investigation (DSI), Remedial Action Plan (RAP) & Site Management Plan (SMP) by Haigh Workman (19 033 dt. June 2022), and the plans prepared by Haigh Workman, project number 19 033, referenced;
 - i. Proposed Containment Cell Location, dated 24.05.2022;
 - ii. Capping System/Containment Cell design, dated 31.05.2022;
 - iii. Remedial Drawing, dated 24.05.2022;
 attached to this permit/consent with the Council’s Approved Stamp affixed to them.
2. The Containment Cell shall be designed in accordance with the Drawing No. 19 033/06 provided with Detailed Site Investigation (DSI), Remedial Action Plan (RAP) & Site Management Plan (SMP) by Haigh Workman (19 033 dt. June 2022), attached to this permit/consent with the Council’s Approved Stamp affixed to them.
3. The consent holder shall register the location of the Containment Cell on the Certificate of Title.

3 Site Works and Remediation

The remediation requirements and remediation criteria for the works are summarised below in Table 2.

Table 2 - Remediation Requirements

Remediation Location	Remediation Criteria
Hotspots ES1, ES34 and ES3.	Remaining in-situ soils for the protection of Human Health (NES-CS): <ul style="list-style-type: none"> • Arsenic < 17 mg/kg.
Hotspot ES11	Remaining in-situ soils for the protection of Human Health (NES-CS): <ul style="list-style-type: none"> • Lead < 210 mg/kg.

Notes:

1. NES-CS for Lead and Arsenic in a rural-residential / lifestyle block (10% produce) land-use scenario, and

3.1 Remedial Works

Earthworks activities at the site were undertaken between 25 February and 9 March 2026.

The remediation works comprised the excavation and encapsulation of Metals (Arsenic and Lead) impacted soils within the identified hotspot.

Soil remediation works defined in part by the results of the DSI and specified in the SMP / RAP to be:

Table 3 - Remediation extents

Area of elevated arsenic	Area to be remediated (m ²)	Depth of remediation (m bgl)	Volume to be remediated (m ³)
Hotspot ES1	39	0.2	7.8
Hotspot ES3	28	0.2	5.6
Hotspot ES34	25	0.2	5
Hotspot ES11	32	0.2	6.2

The remediation excavation extents are provided in **Appendix A**. In Hotspot ES1 excavation was made right up to and around the large stump present.

3.2 Soil Containment Cell

Soils from the remedial excavations were placed in a remedial cell as detailed below.

The containment cell was excavated to 1600 mm depth and the contaminated materials placed in the base. The contaminated material was then capped with a 600 mm thick capping system; firstly 200 mm compacted GAP 40 layer (dense no dig layer) is to be compacted over the soil. Following the dense no dig layer, site won subsoil (clean excavated material from the cell) is to be placed at 200 mm thickness. Over the subsoil, 200 mm of imported topsoil (for landscaped gardens) was placed on top.

3.3 Unexpected Contamination

Based on information provided to us by the client, contractors and site inspections by Haigh Workman, no further unexpected contamination was encountered during the site remediation.

3.4 Imported Fill

Cleanfill topsoil was imported to backfill the remedial excavations.

4 Soil Validation Sampling

Following site remediation, soil validation sampling was completed in order to assess whether Arsenic and Lead concentrations in soil representative of in-situ soil remaining onsite complied with applicable Rural-Residential / Lifestyle Block (10% produce) Human Health and Environmental Discharge criteria for future land-use.

4.1 Soil Validation Sampling

Soil validation sampling was undertaken on 26 February and 10 March 2026, soil samples were submitted to the laboratory (Eurofins Scientific) for Arsenic or Lead analysis.

- 26 February 2026, Haigh Workman collected 19 soil samples (four base, 14 sidewall samples and one duplicate) from hotspots ES1, ES3, ES11 and ES34,

- 10 March 2026, following sample REM 7 being above the relevant criteria for arsenic concentration, additional lateral excavation was undertaken to the north of hotspot ES34. Haigh Workman collected one soil samples (one sidewall sample) from the new northern wall of ES34.

Soil samples were collected from a hand trowel from remediation locations. Sampling equipment was decontaminated between sampling locations and disposable nitrile gloves were used and replaced between sampling locations in order to prevent cross-contamination. All soil samples were collected in accordance with strict environmental sampling protocols to ensure reliable and representative results.

All sample containers were supplied by the subcontract laboratory and were consistent with the specifications provided in Section 6.4 – Sample Handling, of CLMG No.5 (MfE, revised 2021). All samples were labelled with unique identifiers indicating the sampling location. Samples were couriered directly to the laboratory under continuous Chain of Custody (COC) documentation. Each COC form had a unique laboratory number.

The remediation area was inspected to ensure that it was excavated into the natural underlying material and that no visible evidence of contamination (staining, asbestos fragments, refuse) were present within the remediation area. During investigation works, access was made available to Haigh Workman across the whole investigation area.

Soil validation sampling locations are provided in **Appendix A**. Photographic documentation from the soil validation sampling is provided in **Appendix B** and soil sample details are provided in **Appendix D**.

4.2 Assessment Criteria

Soil analytical results were compared against applicable Human Health and Environmental Discharge criteria, including:

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

4.3 Analytical Results

In total 20 soil samples were collected and submitted to the laboratory, and analysed for Lead or Arsenic.

Laboratory analytical results reported:

- Analysis of validation samples from hotspots ES1, ES3 and ES11 were below NES-CS Human Health criteria,
- The initial validation soil sampling from hotspot ES34 returned results above Human Health criteria. Further remediation and soil removal was carried out within this area,
 - Residual soils, following additional remedial excavation were below NES-CS Human Health criteria.

Summarised laboratory analytical results tables are provided in **Appendix E**. Laboratory analytical results and COC documentation are provided in **Appendix F**. Soil sampling locations are provided in **Appendix A**.

Based on the soil validation results residual metals concentrations are not considered to pose a risk to Human Health.

5 Conclusion

This Site Validation Report (SVR) has been prepared following remediation of contaminated soils at 61 Riddell Road, Kerikeri. The SVR has been prepared in accordance with the Ministry for the Environment (MfE) Contaminated Land Management Guidelines and Far North District Council resource consent requirements. This investigation and reporting have been prepared, reviewed and certified by a Suitably Qualified and Experienced Practitioner (SQEP), as required under the NES-CS.

Based on site inspections undertaken by Haigh Workman and information provided by the client and the client's contractors:

- Site works were completed in accordance with the approved SMP / RAP (Ref. 19 033, *Detailed Site Investigation, Remedial Action Plan and Site Management Plan – 61 Riddell Road, Kerikeri*, June 2022),
- Soil remediation (excavation of arsenic- and lead-impacted soils from identified hotspots and placement within an engineered on-site containment cell) was completed between 25 February and 9 March 2026,
- Following soil remediation, validation soil samples representative of in-situ soils remaining on-site were collected and analysed for arsenic and lead, with analytical results reporting:
 - Initial validation sampling identified an exceedance of human health criteria at one location (Hotspot ES34); further remediation was undertaken and additional validation sampling confirmed that residual soils within this area complied with applicable criteria,
 - All other validation samples complied with NES-CS Human Health criteria for the assessed land use,
- Contaminated soils generated during remediation were placed within the approved on-site soil containment cell, constructed and capped in accordance with resource consent conditions,
- No unexpected contamination was encountered during the remediation works.

In accordance with the conditions of Resource Consent ref. 2220895-RMALUC, it is concluded that soils remaining in-situ within the remediation areas do not contain concentrations of contaminants that pose a risk to Human Health for the assessed land use (Rural Residential / Lifestyle Block [10% produce]).

The location of the containment cell will be registered by a surveyor on the Certificate of Title.

6 Limitations

This report has been prepared by Haigh Workman for the sole benefit of Brent Hewitt (the client), with respect to the brief outlined to us. This report is to be used by the client and their consultants and may be relied upon when considering geo-environmental advice. Furthermore, this report may be utilised in the preparation of building and / or resource consent applications with local authorities. The information and opinions contained within this report shall not be used in other context for any other purpose without prior review and agreement by Haigh Workman.

7 Practitioner Certifying Statement

I, Joshua Cuming of Haigh Workman Limited certify that:

This Site Validation Report meets the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES-CS) because it has been:

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

This Site Validation Report concludes that concentrations of the key contaminants of concern are below the NES-CS soil contaminant standards for the applicable land-use scenario in the remaining in-situ soils within the remediation area.

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

End of Report – Appendices to follow.

Appendix A – Site Plans

Drawing No.	Title
19 033 / 9	Sample Location Plan - 1
19 033 / 10	Sample Location Plan - 2
19 033 / 11	Remedial Cell Location Plan



- Legend**
- Site Boundary
 - ✕ Remedial Sample Locations
 - ◊ Additional remedial excavation
 - - - Approximate proposed subdivision line for lot 2
 - ◊ Arsenic hotspots

0 2.5 m 5 m
 LINZ CC BY 4.0 © Imagery Basemap contributors



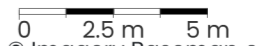
Produced by **Datanest.earth**

Title: Sample Location Plan - 1		
Client: Brent Hewitt		Size: A3
Project: 61 Riddell Road	Drawn: JCum	Drawing No.: 9
Date: 08-04-2026	Checked: JP	
Proj No: 19 033	Scale: 1:200	Version: 1



Legend

- Site Boundary
- ✕ Remedial Sample Locations
- Lead hotspot



LINZ CC BY 4.0 © Imagery Basemap contributors





Produced by **Datanest.earth**

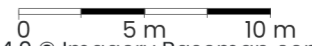
Title: Sample Location Plan - 2

Client: Brent Hewitt		Size: A3
Project: 61 Riddell Road	Drawn: JCum	Drawing No.: 10
Date: 08-04-2026	Checked: JP	
Proj No: 19 033	Scale: 1:200	Version: 1



Legend

-  Site Boundary
-  Approximate location of containment cell



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Produced by **Datanest.earth**

Title: Containment Cell Location

Client: Brent Hewitt		Size: A3
Project: 61 Riddell Road	Drawn: JCum	Drawing No.: 11
Date: 08-04-2026	Checked: JP	
Proj No: 19 033	Scale: 1:300	Version: 1

Appendix B – Photographic Documentation



1. Remedial cell being excavated.



2. ES34 remedial excavation



3. Remedial excavation ES1



4. Remedial excavation ES11



5. Remedial excavation ES3



6. Additional excavation to ES34



7. GAP65 aggregate no dig layer placed in remedial cell



8. Subsoil backfill in remedial cell.



9. Topsoil backfill of remedial cell.

Appendix C – Sample Descriptions

Date	Trial Pit ID	Depth (m bgl)	Soil Description	Analysis
26/02/2026	Rem 1	0 - 0.075	Topsoil	Arsenic
	Rem 2	0 - 0.075	Topsoil	Arsenic
	Rem 3	0 - 0.075	Topsoil	Arsenic
	Rem 4	0 - 0.075	Topsoil	Arsenic
	Rem 5	0.2 – 0.25	Brown Silty CLAY	Arsenic
	Rem 6	0 - 0.075	Topsoil	Arsenic
	Rem 7	0 - 0.075	Topsoil	Arsenic
	Rem 8	0 - 0.075	Topsoil	Arsenic
	Rem 9	0.2 – 0.25	Brown Silty CLAY	Arsenic
	Rem 10	0 - 0.075	Topsoil	Arsenic
	Rem 11	0 - 0.075	Topsoil	Arsenic
	Rem 12	0 - 0.075	Topsoil	Arsenic
	Rem 13	0 - 0.075	Topsoil	Arsenic
	Rem 14	0.2 – 0.25	Brown Silty CLAY	Arsenic
	Rem 15	0 - 0.075	Topsoil	Lead
	Rem 16	0 - 0.075	Topsoil	Lead
	Rem 17	0 - 0.075	Topsoil	Lead
	Rem 18	0.2 – 0.25	Brown Silty CLAY	Lead
	Rem 19 (dup of Rem 1)	0 - 0.075	Topsoil	Arsenic
06/03/2026	Rem 20	0 - 0.075	Topsoil	Arsenic

HA – Hand Auger

dup – Duplicate sample

m bgl – meters below ground level

Appendix D – Laboratory Analytical Results Tables

Date	Trial Pit ID	Depth (m bgl)	Lead (mg/kg)	Arsenic (mg/kg)
			Criteria – 210 mg/kg	Criteria – 17 mg/kg
26/02/2026	Rem 1	0 - 0.075	NA	7.37
	Rem 2	0 - 0.075	NA	5.22
	Rem 3	0 - 0.075	NA	3.47
	Rem 4	0 - 0.075	NA	3.33
	Rem 5	0.2 – 0.25	NA	5.74
	Rem 6	0 - 0.075	NA	6.28
	Rem 7	0 - 0.075	NA	150
	Rem 8	0 - 0.075	NA	15.4
	Rem 9	0.2 – 0.25	NA	5.26
	Rem 10	0 - 0.075	NA	0.19
	Rem 11	0 - 0.075	NA	0.65
	Rem 12	0 - 0.075	NA	1.18
	Rem 13	0 - 0.075	NA	0.21
	Rem 14	0.2 – 0.25	NA	0.78
	Rem 15	0 - 0.075	1.5	NA
	Rem 16	0 - 0.075	1.7	NA
	Rem 17	0 - 0.075	1.8	NA
	Rem 18	0.2 – 0.25	14.8	NA
	Rem 19 (dup of Rem 1)	0 - 0.075	NA	0.74
06/03/2026	Rem 20	0 - 0.075	NA	5.82

Dup – Duplicate sample

m bgl – meters below ground level

Exceedance of criteria

Appendix E – Laboratory Analytical Results & Chain of Custody Documentation

Environment Testing NZ

ANALYTICAL REPORT

REPORT CODE	AR-26-NU-022986-01	REPORT DATE	04/03/2026
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Attention Haigh Workman Limited
 Josh Cuming
 6 Fairway Drive
 230 Kerikeri
 NEW ZEALAND
Phone +642885160190
Email joshcuming@haighworkman.co.nz

Contact for your orders: Frances Gilvray	Order code: EUNZAU-00883868
Contract: Enviro	
Reception Date & Time: 27/02/2026 8:00:00am	
Submission Reference: 19033, Riddell Road	

SAMPLE CODE:	816-2026-00054753	816-2026-00054754	816-2026-00054755	816-2026-00054756
Sample Name:	Rem 1	Rem 2	Rem 3	Rem 4
Product Type:	Soil	Soil	Soil	Soil
Analysis Started on:	27/02/2026	27/02/2026	27/02/2026	27/02/2026
Analysis Ending Date:	03/03/2026	03/03/2026	03/03/2026	03/03/2026
Sampled Date & Time	26/02/2026 00:00	26/02/2026 00:00	26/02/2026 00:00	26/02/2026 00:00
Sampled By	Josh Cuming	Josh Cuming	Josh Cuming	Josh Cuming
Attempt to Chill was evident	Yes	Yes	Yes	Yes
Sample correctly preserved	Yes	Yes	Yes	Yes
Appropriate sample containers used	Yes	Yes	Yes	Yes
	LOQ	Unit		
NU0MD Sample Weight (Per Order)	1	g	7815	-
② NW499 Arsenic - Total	0.05	mg/kg	7.37	5.22
			3.47	3.33

Environment Testing NZ

SAMPLE CODE:	816-2026-00054757	816-2026-00054758	816-2026-00054759	816-2026-00054760
Sample Name:	Rem 5	Rem 6	Rem 7	Rem 8
Product Type:	Soil	Soil	Soil	Soil
Analysis Started on:	27/02/2026	27/02/2026	27/02/2026	27/02/2026
Analysis Ending Date:	03/03/2026	03/03/2026	03/03/2026	03/03/2026
Sampled Date & Time	26/02/2026 00:00	26/02/2026 00:00	26/02/2026 00:00	26/02/2026 00:00
Sampled By	Josh Cuming	Josh Cuming	Josh Cuming	Josh Cuming
Attempt to Chill was evident	Yes	Yes	Yes	Yes
Sample correctly preserved	Yes	Yes	Yes	Yes
Appropriate sample containers used	Yes	Yes	Yes	Yes
	LOQ	Unit		
② NW499 Arsenic - Total	0.05	mg/kg	5.74	6.28
			150	15.4

Environment Testing NZ

SAMPLE CODE:	816-2026-00054761	816-2026-00054762	816-2026-00054763	816-2026-00054764
Sample Name:	Rem 9	Rem 10	Rem 11	Rem 12
Product Type:	Soil	Soil	Soil	Soil
Analysis Started on:	27/02/2026	27/02/2026	27/02/2026	27/02/2026
Analysis Ending Date:	03/03/2026	04/03/2026	04/03/2026	04/03/2026
Sampled Date & Time	26/02/2026 00:00	26/02/2026 00:00	26/02/2026 00:00	26/02/2026 00:00
Sampled By	Josh Cuming	Josh Cuming	Josh Cuming	Josh Cuming
Attempt to Chill was evident	Yes	Yes	Yes	Yes
Sample correctly preserved	Yes	Yes	Yes	Yes
Appropriate sample containers used	Yes	Yes	Yes	Yes
	LOQ	Unit		
② NW499 Arsenic - Total	0.05	mg/kg	5.26	0.19
			0.65	1.18

Environment Testing NZ

SAMPLE CODE:	816-2026-00054765	816-2026-00054766	816-2026-00054767	816-2026-00054768
Sample Name:	Rem 13	Rem 14	Rem 15	Rem 16
Product Type:	Soil	Soil	Soil	Soil
Analysis Started on:	27/02/2026	27/02/2026	27/02/2026	27/02/2026
Analysis Ending Date:	04/03/2026	04/03/2026	04/03/2026	04/03/2026
Sampled Date & Time	26/02/2026 00:00	26/02/2026 00:00	26/02/2026 00:00	26/02/2026 00:00
Sampled By	Josh Cuming	Josh Cuming	Josh Cuming	Josh Cuming
Attempt to Chill was evident	Yes	Yes	Yes	Yes
Sample correctly preserved	Yes	Yes	Yes	Yes
Appropriate sample containers used	Yes	Yes	Yes	Yes
	LOQ	Unit		
② NW499 Arsenic - Total	0.05	mg/kg	0.21	0.78
② NW511 Lead - Total	0.1	mg/kg	-	-
			1.5	1.7

Environment Testing NZ

SAMPLE CODE:	816-2026-00054769	816-2026-00054770	816-2026-00054771	
Sample Name:	Rem 17	Rem 18	Rem 19	
Product Type:	Soil	Soil	Soil	
Analysis Started on:	27/02/2026	27/02/2026	27/02/2026	
Analysis Ending Date:	04/03/2026	04/03/2026	04/03/2026	
Sampled Date & Time	26/02/2026 00:00	26/02/2026 00:00	26/02/2026 00:00	
Sampled By	Josh Cuming	Josh Cuming	Josh Cuming	
Attempt to Chill was evident	Yes	Yes	Yes	
Sample correctly preserved	Yes	Yes	Yes	
Appropriate sample containers used	Yes	Yes	Yes	
	LOQ	Unit		
② NW499 Arsenic - Total	0.05	mg/kg	-	0.74
② NW511 Lead - Total	0.1	mg/kg	1.8	-

Environment Testing NZ

HOLDING TIMES						
816-2026-00054753 Rem 1						
Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/02/2026	03/03/2026	5	180	Yes
816-2026-00054754 Rem 2						
Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/02/2026	03/03/2026	5	180	Yes
816-2026-00054755 Rem 3						
Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/02/2026	03/03/2026	5	180	Yes
816-2026-00054756 Rem 4						
Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/02/2026	03/03/2026	5	180	Yes
816-2026-00054757 Rem 5						
Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/02/2026	03/03/2026	5	180	Yes
816-2026-00054758 Rem 6						
Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/02/2026	03/03/2026	5	180	Yes
816-2026-00054759 Rem 7						
Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/02/2026	03/03/2026	5	180	Yes
816-2026-00054760 Rem 8						
Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/02/2026	03/03/2026	5	180	Yes
816-2026-00054761 Rem 9						
Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/02/2026	03/03/2026	5	180	Yes
816-2026-00054762 Rem 10						
Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/02/2026	04/03/2026	6	180	Yes
816-2026-00054763 Rem 11						
Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/02/2026	04/03/2026	6	180	Yes
816-2026-00054764 Rem 12						
Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance
NW499	Arsenic - Total	26/02/2026	04/03/2026	6	180	Yes
816-2026-00054765 Rem 13						
Test		Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance

Environment Testing NZ

General

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

Holding Times

Please refer to the 'Sample Preservation and Container Guide' for holding times (QS3001).

If the Laboratory did not receive the information in the required timeframe, and despite any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the sampling date; therefore, compliance with these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether, the holding time is seven days; however, for all other VOCs, such as BTEX or C6-10 TRH, the holding time is 14 days.

Holding times are expressed in days.

Units

mg/kg: milligrams per kilogram

µg/L: micrograms per litre

org/100 mL: Organisms per 100 millilitres

CFU: Colony Forming Unit

mg/L: milligrams per litre

ppb: parts per billion

NTU: Nephelometric Turbidity Units

Colour: Pt-Co Units (CU)

ppm: parts per million

%: Percentage

MPN/100 mL: Most Probable Number of organisms per 100 millilitres

Terms

APHA American Public Health Association

TCLP Toxicity Characteristic Leaching Procedure

US EPA United States Environmental Protection Agency

Quality Controls

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

The Customer acknowledges and accepts that: (a) where Eurofins is not responsible for sampling, the test result(s) in this report apply only to the sample as received.

Customer is solely responsible for the sampling process and warrants that the sample provided to Eurofins is representative of the lot / batch from which the samples were drawn; and (b) Eurofins expresses no opinion and accepts no liability in respect of the Customer's production process or homogeneity of the product.

The tests are identified by a five-digit code, their description is available on request.

Accreditation does not apply to comments or graphical representations.

Unless otherwise stated, all tests in this analytical report (except for subcontracted tests) are performed at 35 O'rorke Road, Penrose, Auckland, New Zealand.

The laboratory is not responsible for the information provided by the customer which can affect the validity of the results, for example: sampling information such as date/time, field data etc.

Eurofins may subcontract the performance of part or all of the Services to a third party and the Customer authorises the release of all information necessary to the third party for the provision of the Services.

All samples become the property of Eurofins to the extent necessary for the performance of the Services.

Eurofins will not be required to store samples and may destroy or otherwise dispose of the samples or return the samples to the Customer (at the Customer's cost in all respects) immediately following analysis of the samples.

If the Customer pays for storage of the samples Eurofins will take commercially reasonable steps to store the samples for the agreed period in terms of industry practice.

The Eurofins water sampling service follows methodology based on AS/NZS 5667 and / or best practice to collect and transport samples that are fit for the purpose of analytical testing. The laboratory is not responsible for sampling activities unless explicitly indicated by the statement "Sampled by Eurofins" on the report for water samples.

The Customer acknowledges that the Services are provided using the current state of technology and methods developed and generally applied by Eurofins and involve analysis, interpretations, consulting work and conclusions. Eurofins shall use commercially reasonable degree of care in providing the Services.

This report is produced and issued on the basis of information, documents and/or samples provided by, or on behalf of, the Customer and solely for the benefit of the Customer who is responsible for acting as it sees fit on the basis of this report. Neither Eurofins nor any of its officers, employees, agents or subcontractors shall be liable to the Customer nor any third party for any actions taken or not taken on the basis of this report nor for any incorrect results arising from unclear, erroneous, incomplete, misleading or false information provided to Eurofins.

The Customer shall not alter any report or other Output provided to the Customer by Eurofins or misrepresent the contents of such Outputs in any way. The Customer shall be entitled to make copies for its internal purposes only.

The Customer may only reproduce or publish any report or document provided to the Customer by Eurofins in full without alteration. Eurofins' name, logo or service marks, or any other means of identification cannot be used in any publication by the Customer, unless the Customer has obtained the prior written consent of Eurofins.

Eurofins shall have no liability for any indirect or consequential loss including, without limitation, loss of production, loss of contracts, loss of profits, loss of business or costs incurred from business interruption, loss of opportunity, loss of goodwill or damage to reputation and cost of product recall (including any losses suffered as a result of distribution of the Customer's products subject of the Services prior to the report being released by Eurofins). It shall further have no liability for any loss, damage or expenses arising from the claims of any third party (including, without limitation, product liability claims) that may be incurred by the Customer.

Eurofins General Terms and Conditions apply.

END OF REPORT

Environment Testing NZ

ANALYTICAL REPORT

REPORT CODE	AR-26-NU-027421-01	REPORT DATE	14/03/2026
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Attention Haigh Workman Limited
 Josh Cuming
 6 Fairway Drive
 230 Kerikeri
 NEW ZEALAND
Phone +642885160190
Email joshcuming@haighworkman.co.nz

Contact for your orders: Frances Gilvray	Order code: EUNZAU-00887797
Contract: Enviro	
Reception Date & Time: 10/03/2026 8:40:00am	
Submission Reference: 19033, Riddell Road	

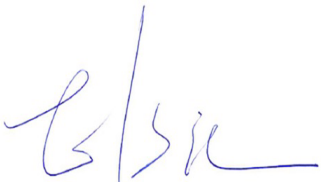
SAMPLE CODE:	816-2026-00066103		
Sample Name:	Rem 20		
Product Type:	Soil		
Analysis Started on:	10/03/2026		
Analysis Ending Date:	14/03/2026		
Sampled Date & Time	09/03/2026 00:00		
Sampled By	Joshua Cuming		
Attempt to Chill was evident	Yes		
Sample correctly preserved	Yes		
Appropriate sample containers used	Yes		

	LOQ	Unit			
NU0MD Sample Weight (Per Order)	1	g	95		
② NW499 Arsenic - Total	0.05	mg/kg	5.82		

HOLDING TIMES						
816-2026-00066103 Rem 20						
Test	Sampling Date	Holding End	Effective Holding (days)	Requirement (days)	Compliance	
NW499 Arsenic - Total	09/03/2026	14/03/2026	5	180	Yes	

LIST OF METHODS	
NU0MD Sample Weight (Per Order): Internal Method, Mechanical	NW499 Arsenic - Total: APHA 24th Edition 3125 B mod.

Signature



Elsie Xu Laboratory Analyst



Gabriela Carvalhaes Business Unit Manager
Eurofins ELS Limited

EXPLANATORY NOTE

Environment Testing NZ

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

N/A means Not Applicable

Not Detected means not detected at or above the Limit of Quantification (LOQ)

LOQ means Limit of Quantification and the unit of LOQ is the same as the result unit

Symbol - in result column means not tested

General

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

Holding Times

Please refer to the 'Sample Preservation and Container Guide' for holding times (QS3001).

If the Laboratory did not receive the information in the required timeframe, and despite any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the sampling date; therefore, compliance with these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether, the holding time is seven days; however, for all other VOCs, such as BTEX or C6-10 TRH, the holding time is 14 days.

Holding times are expressed in days.

Units

mg/kg: milligrams per kilogram

µg/L: micrograms per litre

org/100 mL: Organisms per 100 millilitres

CFU: Colony Forming Unit

mg/L: milligrams per litre

ppb: parts per billion

NTU: Nephelometric Turbidity Units

Colour: Pt-Co Units (CU)

ppm: parts per million

%: Percentage

MPN/100 mL: Most Probable Number of organisms per 100 millilitres

Terms

APHA American Public Health Association

TCLP Toxicity Characteristic Leaching Procedure

US EPA United States Environmental Protection Agency

Quality Controls

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

This report applies exclusively to the samples provided by the Customer and does not represent the entire lot or batch from which the samples were drawn.

This document may only be reproduced in full. Partial reproduction is not permitted without prior written approval from Eurofins.

Tests are identified by a unique five-digit code; detailed descriptions are available upon request. Accreditation applies only to the specific tests listed in this report and does not extend to comments, interpretations, or graphical representations.

Eurofins may subcontract part or all of the services to an approved third party. The Customer authorises the release of all necessary information for this purpose.

All samples become the property of Eurofins to the extent necessary for service delivery. Eurofins is not obliged to store samples and may dispose of them after analysis unless storage has been agreed upon in writing. If storage is arranged, Eurofins will take commercially reasonable steps to maintain samples for the agreed period.

The Customer is solely responsible for the sampling process and warrants that samples provided are representative of the lot or batch. Eurofins accepts no liability regarding the Customer's production process or sample homogeneity. Where Eurofins provides sampling services, IANZ-approved methodologies and/or best practices are used; however, Eurofins shall not be liable if the collected sample is not representative of the source or if the Customer's instructions to Eurofins are followed and require testing of part of the sample only or testing of a certain type.

Services are provided using current technology and standard methods applied by Eurofins. Eurofins exercises reasonable care in performing services but does not guarantee fitness for any specific purpose.

This report is based on information, documents, and/or samples provided by or on behalf of the Customer and is intended solely for the Customer's use. It is the responsibility of the Customer to advise any person to whom the Customer provides this report that Eurofins has no liability to that person for their reliance on this report. Eurofins, its employees, agents, or subcontractors shall not be liable for actions taken based on this report or for incorrect results arising from unclear, erroneous, incomplete, or misleading information provided by the Customer. Eurofins shall have no liability for indirect or consequential losses, including but not limited to loss of production, contracts, profits, business interruption, goodwill, or product recall costs. Eurofins General Terms and Conditions apply.

Unless otherwise stated, all tests (except subcontracted tests) are performed at 35 O'rorke Road, Penrose, Auckland, New Zealand.

END OF REPORT

For the attention of Josh Cuming joshcuming@haighworkman.co.nz	From : Frances Gilvray EUNZAUSampleReception@eurofinsanz.com Eurofins Environment Testing NZ Ltd Client Support Service
Company / organisation : Haigh Workman Limited 6 Fairway Drive 230 Kerikeri	Date 09/03/2026

Acknowledgement receipt of samples for analysis

Josh Cuming,
We have received the following sample(s) and we thank you for your order. Please check that all information has been included correctly in the reference, product description of the sample(s) and analyses requested and inform us of any modification. The reference shown here will also appear on the analytical report.
Our order Id EUNZAU-00887797

Our references	Your references
816-2026-00066103	Rem 20
Sampled Date & Time Attempt to Chill was evident Appropriate sample containers used	09/03/2026 00:00:00 true true
	Sampled By Joshua Cuming Sample correctly preserved true
	Analyses requested (code+name) Quotation nÂ° F4GB1625000518 NU0MD: Sample Weight_Per Order [NZ Enviro] NW08G: Soil/other solids preparation NW499: Arsenic MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 17/03/2026

Thank you and best regards
Frances Gilvray

For the attention of Josh Cuming joshcuming@haighworkman.co.nz	From : Frances Gilvray EUNZAUSampleReception@eurofinsanz.com Eurofins Environment Testing NZ Ltd Client Support Service
Company / organisation : Haigh Workman Limited 6 Fairway Drive 230 Kerikeri	Date 26/02/2026

Acknowledgement receipt of samples for analysis

Josh Cuming,
We have received the following sample(s) and we thank you for your order. Please check that all information has been included correctly in the reference, product description of the sample(s) and analyses requested and inform us of any modification. The reference shown here will also appear on the analytical report.
Our order Id EUNZAU-00883868

Our references	Your references
816-2026-00054753	Rem 1
Sampled Date & Time Attempt to Chill was evident Appropriate sample containers used	26/02/2026 00:00:00 true true
	Sampled By Josh Cuming Sample correctly preserved true
	Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NU0JN: Chemistry Processing Fee NU0MD: Sample Weight_Per Order [NZ Enviro] NU0S3: Batch Fee for reporting [NZ Enviro] NW08G: Soil/other solids preparation NW499: Arsenic MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026
816-2026-00054754	Rem 2
Sampled Date & Time Attempt to Chill was evident Appropriate sample containers used	26/02/2026 00:00:00 true true
	Sampled By Josh Cuming Sample correctly preserved true
	Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW499: Arsenic MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026
816-2026-00054755	Rem 3
Sampled Date & Time Attempt to Chill was evident Appropriate sample containers used	26/02/2026 00:00:00 true true
	Sampled By Josh Cuming Sample correctly preserved true
	Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW499: Arsenic MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026

Environment Testing NZ

<p>816-2026-00054756</p> <p>Sampled Date & Time Attempt to Chill was evident Appropriate sample containers used</p>	<p>Rem 4</p> <p>26/02/2026 00:00:00</p> <p>true true</p>	<p>Sampled By Sample correctly preserved</p> <p>Josh Cuming true</p>	<p>Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW499: Arsenic MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026</p>
<p>816-2026-00054757</p> <p>Sampled Date & Time Attempt to Chill was evident Appropriate sample containers used</p>	<p>Rem 5</p> <p>26/02/2026 00:00:00</p> <p>true true</p>	<p>Sampled By Sample correctly preserved</p> <p>Josh Cuming true</p>	<p>Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW499: Arsenic MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026</p>
<p>816-2026-00054758</p> <p>Sampled Date & Time Attempt to Chill was evident Appropriate sample containers used</p>	<p>Rem 6</p> <p>26/02/2026 00:00:00</p> <p>true true</p>	<p>Sampled By Sample correctly preserved</p> <p>Josh Cuming true</p>	<p>Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW499: Arsenic MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026</p>
<p>816-2026-00054759</p> <p>Sampled Date & Time Attempt to Chill was evident Appropriate sample containers used</p>	<p>Rem 7</p> <p>26/02/2026 00:00:00</p> <p>true true</p>	<p>Sampled By Sample correctly preserved</p> <p>Josh Cuming true</p>	<p>Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW499: Arsenic MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026</p>
<p>816-2026-00054760</p> <p>Sampled Date & Time Attempt to Chill was evident Appropriate sample containers used</p>	<p>Rem 8</p> <p>26/02/2026 00:00:00</p> <p>true true</p>	<p>Sampled By Sample correctly preserved</p> <p>Josh Cuming true</p>	<p>Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW499: Arsenic MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026</p>

Environment Testing NZ

816-2026-00054761	Rem 9	Sampled Date & Time 26/02/2026 00:00:00	Sampled By Josh Cuming
Attempt to Chill was evident true	Sample correctly preserved true		
Appropriate sample containers used true			
Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW499: Arsenic MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026			
816-2026-00054762	Rem 10	Sampled Date & Time 26/02/2026 00:00:00	Sampled By Josh Cuming
Attempt to Chill was evident true	Sample correctly preserved true		
Appropriate sample containers used true			
Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW499: Arsenic MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026			
816-2026-00054763	Rem 11	Sampled Date & Time 26/02/2026 00:00:00	Sampled By Josh Cuming
Attempt to Chill was evident true	Sample correctly preserved true		
Appropriate sample containers used true			
Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW499: Arsenic MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026			
816-2026-00054764	Rem 12	Sampled Date & Time 26/02/2026 00:00:00	Sampled By Josh Cuming
Attempt to Chill was evident true	Sample correctly preserved true		
Appropriate sample containers used true			
Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW499: Arsenic MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026			
816-2026-00054765	Rem 13	Sampled Date & Time 26/02/2026 00:00:00	Sampled By Josh Cuming
Attempt to Chill was evident true	Sample correctly preserved true		
Appropriate sample containers used true			
Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW499: Arsenic MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026			

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<p>816-2026-00054766</p> <p>Sampled Date & Time Attempt to Chill was evident Appropriate sample containers used</p>	<p>Rem 14</p> <p>26/02/2026 00:00:00</p> <p>true true</p>	<p>Sampled By Sample correctly preserved</p> <p>Josh Cuming true</p>	<p>Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW499: Arsenic MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026</p>
<p>816-2026-00054767</p> <p>Sampled Date & Time Attempt to Chill was evident Appropriate sample containers used</p>	<p>Rem 15</p> <p>26/02/2026 00:00:00</p> <p>true true</p>	<p>Sampled By Sample correctly preserved</p> <p>Josh Cuming true</p>	<p>Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW511: Lead MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026</p>
<p>816-2026-00054768</p> <p>Sampled Date & Time Attempt to Chill was evident Appropriate sample containers used</p>	<p>Rem 16</p> <p>26/02/2026 00:00:00</p> <p>true true</p>	<p>Sampled By Sample correctly preserved</p> <p>Josh Cuming true</p>	<p>Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW511: Lead MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026</p>
<p>816-2026-00054769</p> <p>Sampled Date & Time Attempt to Chill was evident Appropriate sample containers used</p>	<p>Rem 17</p> <p>26/02/2026 00:00:00</p> <p>true true</p>	<p>Sampled By Sample correctly preserved</p> <p>Josh Cuming true</p>	<p>Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW511: Lead MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026</p>
<p>816-2026-00054770</p> <p>Sampled Date & Time Attempt to Chill was evident Appropriate sample containers used</p>	<p>Rem 18</p> <p>26/02/2026 00:00:00</p> <p>true true</p>	<p>Sampled By Sample correctly preserved</p> <p>Josh Cuming true</p>	<p>Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW511: Lead MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026</p>

816-2026-00054771	Rem 19	
Sampled Date & Time	26/02/2026 00:00:00	Sampled By Josh Cuming
Attempt to Chill was evident	true	Sample correctly preserved true
Appropriate sample containers used	true	
Analyses requested (code+name) Quotation nÂ° F4GB1625000517 NW08G: Soil/other solids preparation NW499: Arsenic MS TS NW778: Metals Digestion-Soil/Sludge/Misc Solid/Dry weight <u>Estimated date of results :</u> 06/03/2026		

Thank you and best regards
 Frances Gilvray