

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☐ Yes ☒ No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| ☐ Land Use | ☐ Discharge |
| ☐ Fast Track Land Use* | ☐ Change of Consent Notice (s.221(3)) |
| ☒ Subdivision | ☐ Extension of time (s.125) |
| ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| ☐ Other (please specify) _____ | |

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

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

☒ Yes ☐ No

4. Consultation

Have you consulted with iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s:

Richard Michael Collins and Patricia Ruth Collins

Email:**Phone number:**

Work

Home

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

210G Kerikeri Inlet Road

48 Peihana Rise

KERIKERI

0230

Postcode 230

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ☐ Yes ☒ No

If yes, please provide details.

6. Address for correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s:

Lynley Newport

Email:**Phone number:**

Work

[Home](#)

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

P O Box 372

KERIKERI

Postcode 230

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

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7. Details of property owner/s and occupier/s

Name and Address of the owner/occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:

as per item 5 above

Property address/
location:

Postcode

8. Application site details

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

Name/s:

as per item 5 above

Site address/
location:

As per item 5 above

2109 Kenikeri Inlet Rd.

Postcode 0230

Legal description:

Lot 2 DP 555173

Val Number:

Certificate of title:

966571

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

Site visit requirements:

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

Is there a dog on the property? ☒ Yes ☐ No

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

Please contact applicant and/or agent prior to any site visit.

9. Description of the proposal

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

Subdivision to create two additional lots around existing development, in the Rural Living Zone.

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

10. Would you like to request public notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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. Assessment of environmental effects:

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

Your AEE is attached to this application ☐ Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)	Okura Plantation Trust	
Email:	[REDACTED]	
Phone number:	Work [REDACTED]	Home [REDACTED]
Postal address: (or alternative method of service under section 352 of the act)	[REDACTED] 48 Periana Rise KERIKERI Postcode 230	

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

Richard Michael Collins & Patricia Ruth Collins

Signature:

(signature of bill payer)

Date 17.11.25

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Richard Michael Collins & Patricia Ruth Collins

Signature

Date 17.11.25

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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



Our Reference: 10461.2 (FNDC)

18 November 2025

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Proposed Subdivision at 210G Kerikeri Inlet Road – M and P Collins

I am pleased to submit application on behalf of Michael and Pat Collins, for a proposed subdivision of land zoned Rural Living, to create two additional lots around existing built development, at Kerikeri Inlet Road, Kerikeri, as a controlled activity.

The application fee of \$3,044 has been paid separately via direct credit.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

M & P COLLINS

Proposed Subdivision

210G Kerikeri Inlet Road, Kerikeri

Planner's Report including an Assessment of Environmental Effects



**Thomson Survey Ltd
Kerikeri**

1.0 INTRODUCTION

1.1 The Proposal

The applicants received consent in November 2023 to subdivide their land at Kerikeri Inlet Road – copy of RC 2230520-RMAOBJ/A attached in Appendix 4. Since then they have been considering various options for their property, which supports a total of four existing legally established dwellings, and utilises accessways on their land (off Kerikeri Inlet Road), shared by other properties.

RC 2230520 created only two lots, both well in excess of the 4000m² minimum lot size, and one of which accommodated three of the dwellings. They have reconsidered lot size, number and layout. They now wish to create a total of three lots rather than two, all still in excess of 4000m². A logical layout sees Lots 1 & 2 containing one existing dwelling apiece, where Lot 1 is 4700m² and Lot 2 is 4020m² in area. This leaves a large Lot 3, containing two existing dwellings, with area of 22.7467ha.

One of the dwellings to be within Lot 3 does not gain access over the Kerikeri Inlet Road access, but instead is accessed off Peihana Rise.

The subdivision effectively subdivides around existing development, just as the original consented subdivision does. It represents a no-change situation in regard to existing uses. All of the organic orchard referred to below is to be contained within proposed Lot 3.

The site has historically been used, and still is being used in part, for organic orcharding with limited crop. A section of this report addresses National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS). No consent is believed to be required under the NES-CS.

It is proposed to utilise existing access to serve all lots. The Memorandum of Easements on the Scheme Plan shows these where they are in favour of new Lots being created.

The proposed scheme plan(s) are attached in Appendix 1 and a Location Plan is attached in Appendix 2.

1.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to subdivide land in the Rural Living Zone, as a controlled activity under the Operative Far North District Plan.

The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. Applicant details are contained in the Form 9 Application form.

2.0 SUMMARY PROPERTY DETAILS

Location:	210G Kerikeri Inlet Road
Legal description	Lot 5 DP 555173
Record of Title	966571, attached in Appendix 3

3.0 SITE DESCRIPTION

The property is zoned Rural Living in the Operative District Plan, with no Resource Map features applying. It is zoned Rural Residential in the Proposed District Plan with a Coastal Environment overlay applying to a small part of the site (north eastern corner), adjacent to the Okura River. The adjacent Okura estuarine area is mapped as High Natural Character.

The application site is 23.6367ha in total area and its lower entire eastern boundary is with the Okura River & upper estuary. The application is within a 'kiwi present' area, with the nearest high density kiwi area 1 kilometre away.

The Proposed District Plan, along with the NRC on-line hazard maps, shows a small stream originating within proposed Lot 1 and flowing eastwards downslope, as potentially subject to flooding in a 100 year ARI event (but not 10 year ARI event). The extreme eastern fringe of the property is mapped as being potentially subject to coastal flooding (Zone 2 & 3 100 year scenarios with and without rapid sea level rise) and even smaller area subject to coastal flooding (Zone 1 50 year scenario).

The site is outside of any heritage area and is not mapped as containing any heritage resources or sites of significance to Maori. Neither is the site identified as containing any recorded archaeological sites.

The property supports four existing residential dwellings, two of which are in reasonable proximity to each other and will be within proposed Lots 1 & 2 respectively. Also within Lot 3 is the applicants' own dwelling, accessed via Peihana Rise, and a fourth well established dwelling to the south.



Existing dwelling to be within Lot 1. Lower driveway (at extreme left of picture) leads to the nearby other existing dwelling, to be within Lot 2.

The property currently supports some organic orcharding within proposed Lot 3, comprising approximately 4ha, with the balance of the land in pasture and mixed species vegetation.



Organic orchard within Lot 3 at right, looking in a south easterly direction towards the two dwellings to be within Lots 1 & 2



Pasture land within proposed Lot 3. Photograph taken from behind dwelling on Lot 3 looking south across valley.



Mixed species vegetation within valley to the north of Lots 1 & 2

The site slopes generally to the south and east to the river, with two broad ridgelines and valleys in between. Built development is focused on the latter.

The organic orchard area is on gently sloping land with the better soils, all of which is to remain within Lot 3. The majority of the site consists of poorer Class 4 soils.

3.2 Legal Interests

The title, issued 15th April 2021, has a number of legal interests listed.

Transfer 588180	Appurtenant ROW, and subject to ROW, created in 1957
Transfer C240702.4	Subject to rights of way & electricity, created in 1991
Consent Notice D512999.2	Registered in 2000
Transfer D512999.19	Appurtenant rights of way, rights to convey water, drain water, transmit telecommunications and electricity, registered in 2000
8274437.2	Surrender of right of way in part provided in D512999.19
Transfer D512999.22	Appurtenant rights of way, rights to convey water, drain water, transmit telecommunications and electricity, registered in 2000
EI 7758321.1	Subject to right of way, rights to transmit electricity, computer media, telecommunications and to convey water and sewage, registered in 2008
EI 8274437.7	Appurtenant right of way, right to convey water, electricity, telecommunications, computer media and rights to drain water, registered in 2009
Consent Notice 8274437.5	Registered in 2009
Land Covenant 8274437.8	Also registered in 2009
EI 11316822.6	Appurtenant right of way and to convey electricity, telecommunications, computer media and water; and subject to right to convey electricity, telecommunications, computer media and water, registered in 2019
Consent Notice 11316822.8	Registered in 2019
EI 11316822.7	Subject to right (in gross) to convey telecommunications, registered in 2019
EI 11654146.1	Subject to right of way, right to transmit electricity, computer media and telecommunications and a right to convey water, registered in 2020
EI 12089873.5	Subject to right of way, registered 2021.

Relevant easements and Consent Notices form part of Appendix 3. Existing easements, including Easement in Gross, are shown and listed on the Scheme Plans in Appendix 1. All will carry over to the relevant proposed lot(s).

Consent Notice D512999.2 is only relevant to that part of the site within which the current fourth residential dwelling is located. In carrying out that work, the applicants have abided by the requirements of the Consent Notice.

Consent Notice 8274437.5 requires roof water collection system with minimum tank storage for fire fighting purposes and will carry over. It is only applicable when constructing dwellings.

Consent Notice 11316822.8 is the most recent consent notice. The clauses relevant to the application site are primarily concerned with dwellings and construction thereof. The consent notice includes a limitation to two cats and two dogs per dwelling and that any cats and/or dogs must be kept inside and/or tied up at night. The consent notice will carry over onto new lots.

3.3 Consent History

Building Consent History:

BP631022	1973	dwelling
BP2389	1974	plumbing and drainage
BP63526	1979	implement shed
BP54514	1980	dwelling
BC 1993-29	1993	dwelling additions
BC 1998-1323	1998	fireplace
BC 2004-2409	2004	fireplace
BC 2007-13	2006	storage shed/workshop
BC 2007-1629	2007	fireplace
BC 2012-101	2011	shed for firewood storage
EBC2022-1656	2022	dwelling (Peihana Rise)

Resource Consent History:

2180119-RMACOM, subdivision creating two additional lots and land use for breaches of impermeable surfaces thresholds, issued in 2017.

2200551-RMASUB, boundary adjustment subdivision involving Lot 1 DP 208016 (adjacent property), issued in 2020.

3001981-LGA348 ROW in favour of Lot 1 DP 555173, issued in 2022.

2230158-RMALUC and associated 3002029-LGAEWK for new dwelling at Peihana Rise, issued January 2023 with construction underway.

2230520-RMASUB and RMAOBJ/A issued in 2023 for a two lot subdivision.

RC's 2180119 & 2230520 are attached in Appendix 4.

4.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

Clauses 2 & 3: Information required in all applications

<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Sections 1 and 5 of this Planning Report.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6 of this Planning Report.

<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Section 3 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	Refer to Sections 3 & 5 of this Planning Report for existing activities within the site.
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	No other consents are required other than that being applied for pursuant to the Far North Operative District Plan.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Section 7 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i> <i>(a) any relevant objectives, policies, or rules in a document; and</i> <i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i> <i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i>	Refer to Sections 5 & 7 of this Planning Report.
(3) An application must also include any of the following that apply:	
<i>a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));</i>	Refer sections 3 & 5. The site supports 4 existing residential dwellings and several ancillary buildings, all of which are legally established and permitted or consented activities.
<i>(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));</i>	There is no existing resource consent. Not applicable.
<i>(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of</i>	The site is not within an area subject to a customary marine title group. Not applicable.

the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).	
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Clause 4: Additional information required in application for subdivision consent

(4) An application for a subdivision consent must also include information that adequately defines the following:	
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(a) the position of all new boundaries: (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan: (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips: (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips: (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A: (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A): (g) the locations and areas of land to be set aside as new roads.	Refer to Scheme Plans in Appendix 1.
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Clause 5: Additional information required for application for reclamation – not applicable.**Clause 6: Information required in assessment of environmental effects**

(1) An assessment of the activity's effects on the environment must include the following information:	
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(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:	Refer to Section 6 of this planning report. The activity will not result in any significant adverse effect on the environment.
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(b) an assessment of the actual or potential effect on the environment of the activity:	Refer to Section 6 of this planning report.
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(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use;	Not applicable as the application does not involve hazardous installations.
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<i>(d) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</i>	The subdivision does not involve any discharge of contaminant.
<i>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</i>	Refer to Section 6 of this planning report.
<i>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i>	Refer to Section 8 of this planning report. No affected persons are identified.
<i>g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</i>	No monitoring is required as the scale and significance of effects does not warrant any.
<i>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</i>	No protected customary right is affected.

Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

<i>(1) An assessment of the activity's effects on the environment must address the following matters:</i>	
<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;</i>	Refer to Sections 6 and 8 of this planning report and also to the assessment of objectives and policies in Section 7.
<i>(b) any physical effect on the locality, including any landscape and visual effects:</i>	Refer to Section 6. The proposed activity will have no adverse on the physical environment and landscape and visual amenity values.
<i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i>	Refer to Section 6. The proposal will have no adverse effects in regard to habitat and ecosystems.
<i>(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other</i>	Refer to Section 6, and above comments

<i>special value, for present or future generations:</i>	
<i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</i>	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.
<i>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</i>	The subdivision site is not subject to natural hazards and does not involve hazardous installations.

5.0 ACTIVITY STATUS

5.1 Operative District Plan

The property is zoned Rural Living. There are no Operative Far North District Plan resource overlays.

Subdivision Allotment size

TABLE 13.7.2.1: MINIMUM LOT SIZES

(v) Rural Living Zone

Controlled Activity Status (Refer also to 13.7.3):

The minimum lot size is 4,000m².

Restricted Discretionary Activity Status (Refer also to 13.8) – no restricted discretionary option.

Discretionary Activity Status (Refer also to 13.9):

The minimum lot size is 3,000m².

In terms of lot size, all lots are over 4000m², and the subdivision is therefore a **controlled activity subdivision activity**.

Allotment dimensions

13.7.2.2 ALLOTMENT DIMENSIONS

Any allotment created in terms of these rules must be able to accommodate a square building envelope of the minimum dimensions specified below; which does not encroach into the permitted activity boundary setbacks for the relevant zones:

Rural Production, Minerals, General Coastal, Coastal Living, South Kerikeri Inlet,

Rural Living: 30m x 30m.

All lots support existing dwellings. Lots 1 & 2 boundaries have been drawn so as to ensure the existing developments are contained entirely within the lot boundaries.

Zone rules:

Residential dwellings are existing and are consented. The proposed subdivision will ensure the retention of a 3m boundary setback between existing dwellings and new boundaries, and ongoing compliance with the sunlight plane. The zone provides for one dwelling per 4000m².

Lot 3 will support 2 dwellings on 22.7467ha, a ratio of one per 11.3733ha – permitted residential intensity.

The zone provides for 12.5% impermeable surface coverage, or 3,000m², whichever is the lesser. For Lots 1 & 2 the 12.5% is the lesser. The rule enables 588m² impermeable coverage within proposed Lot 1; and 503m² impermeable coverage within proposed Lot 2. The lot areas have been calculated to ensure permitted activity status for existing impermeable coverage.

For Lot 3, the 3,000m² is the 'lesser'. Lot 3 accommodates the majority of existing metal surface driveways and the cumulative total of that, plus buildings within Lot 3, exceeds 3,000m². However, RC 2180119-RMACOM consented 5,550m² of impermeable surface coverage. This included the existing driveways, plus three existing dwellings, ancillary buildings and two separate existing sheds. By comparison, impermeable surfaces are reduced by two of those dwellings and their ancillary buildings, plus their driveways, no longer in Lot 3. One new dwelling (at Peihana Rise) is added in. On balance I believe the total does not exceed the 5,550m² already consented. Supporting information provided with RC 2180119 satisfied the Council that there were no adverse effects resulting from stormwater runoff – to quote from the s95 report "Council's Resource Consent Engineer has advised that he has no concerns".

In summary, I believe the impermeable surface to already be consented via RC 2180119 because that consent was based on a m² area of impermeable surface, NOT a % coverage, and that area has not increased. No further consent is required. When consenting the previous subdivision, which this application will supersede, the Council agreed with that assessment – RC 2230520-RMASUB refers.

Other District Wide rules:

The site is not mapped as outstanding landscape, outstanding landscape feature or outstanding natural feature (12.1); no clearance of indigenous vegetation is proposed (12.2); no earthworks is required (12.3); all residential units are existing and consented and as such the Fire Risk to Residential Unit does not apply (12.4); there are no heritage values or Sites of Significance to Maori associated with the site (12.5); all buildings and other impermeable surfaces are considerable distance from any qualifying waterbody (12.7); the proposal does not involve hazardous facilities or energy efficiency initiatives (12.8 and 12.9).

The property has a boundary with the Okura River but Lot 3 is in excess of 4ha so there is no requirement to provide esplanade reserve (Chapter 14).

Chapter 15.1 (Traffic Intensity and Parking)

In regard to Traffic Intensity, these rules apply to land uses, not subdivision. In any event, this subdivision is around existing development, with no additional vacant lots created. There will be no increase in traffic as a result of the subdivision.

In regard to parking, all existing residential dwellings readily accommodate the required parking spaces (two per unit).

Access (Chapters 15.1.6C.1-11)

All existing metal driveway internal access proposed to be shared access (i.e. a ROW) already is formed to the required standard specified in Rule 15.1.6C.1.1(a) and associated Appendix 3B-1. The proposal does *not increase usage*, noting all development on the lots is existing (no increase in household units, and no additional vacant title created).

The zone is not an 'urban zone' so 15.1.6C.1.1(b) does not apply. The very first portion of the shared access road is shared between the application site and five other titles. Shortly into the access easement, two titles drop off, with the balance of the main shared access serving the applications site and three other titles. Two of these other titles drop off by the time one reaches the junction to new proposed access into Lots 1 & 2.

At no point does the access currently serve 9 or more sites (titles), and the additional titles will not result in 9 or more either. Rule 15.1.6C.1.1(d) is therefore satisfied. Part (c) of that same rule addresses HE's rather than titles served. The three existing residential dwellings that use the Kerikeri Inlet Road access make up 3 HE's. The other dwelling within Lot 3 gains access from Peihana Rise and does not physically utilise the application site's frontage to Kerikeri Inlet Road. The adjacent site with rights to use the access supports one residence (HE) and Northland Treeworks (estimated two HE's), however I am advised that the Treeworks activity has since ceased, thereby further reducing traffic movements. The property at the very beginning of the accessway also contains one HE. This totals 7 existing HE's with the important factor being that no change to the number of HE's using the access results from this subdivision, given that the HE's within the application site are all existing. The proposal complies with 15.1.6C.1.1(c).

The proposal does not breach any of part (e) of Rule 15.1.6C.1.1 as there is no access off a state highway, nor within any of the specified distances from intersections, nor onto Kerikeri Road, nor onto Kerikeri Inlet Road from the properties specified in part (e)(vi).

Rule 15.1.6C.1.2 only applies to urban zones and is not applicable. Rule 15.1.6C.1.3 specifies requirements for passing bays and should the Council consider any are required, even though this subdivision does not create any additional usage, these can be required as conditions of consent. Part (c) of 15.1.6C.1.3 is already met noting the wide, expansive and well formed crossing to Kerikeri Inlet Road already in existence.

Rule 15.1.6C.1.4 is not applicable as there is no footpath. Rule 15.1.6C.1.5 addresses vehicle crossings. The existing crossing is to standard (part (a), (b) and (c)).

Rule 15.1.6C.1.6 (a) applies to urban zones only. Rule 15.1.6C.1.7 addresses various general access standards.

- There is no need for vehicles to reverse off a site (part (a));
- All private accessway is existing and is already designed to accommodate the passage of a heavy rigid vehicle (part (b));
- Excess access width, where not accommodating carriageway is / can be grassed (part (c));

-
- Runoff is / can be directed to swale drains where practicable or suitable alternative (part (d)).

Rule 15.1 6C.1.8 addresses frontage to existing roads.

- Kerikeri Inlet Road is to the required legal width (a);
- Kerikeri Inlet Road is to the required Council standard;
- Part (c) does not apply; and
- Part (d) does not apply as there is no encroachment.

None of the rest of the rules in Chapter 15.1.6C are applicable.

Summary

In summary I consider the proposal to be a controlled activity subdivision. I believe the existing impermeable surface m² to be within Lot 3 is already consented and no further consent is therefore required.

5.2 Proposed District Plan

The FNDC publicly notified its PDP on 27th July 2022. Immediate regard has to be given to objectives and policies in the PDP relevant to any proposed activity. Whilst the majority of rules in the PDP will not have legal effect until such time as the FNDC publicly notifies its decisions on submissions, there are certain rules that have been identified in the PDP as having immediate legal effect and that may therefore need to be addressed in this application and may affect the category of activity under the Act. These include:

Rules HS-R2, R5, R6 and R9 in regard to hazardous substances on scheduled sites or areas of significance to Maori, significant natural areas or a scheduled heritage resource.

As the application site and proposal does not involve hazardous substances, these rules are not relevant to the proposal.

Heritage Area Overlays – N/A as none apply to the application site.

Historic Heritage rules and Schedule 2 – N/A as the site does not have any identified (scheduled) historic heritage values.

Notable Trees – N/A – no notable trees on the site.

Sites and Areas of Significance to Maori – N/A – the site does not contain any site or area of significance to Maori.

Ecosystems and Indigenous Biodiversity – Rules IB-R1 to R5 inclusive.

Not relevant as there is no indigenous vegetation clearance proposed or necessary and no additional development – subdivision is around existing development.

IB-R2 is not relevant as it only applies to clearance required for papakainga housing.

IB-R3 provides for up to 100m² clearance in any one calendar year of indigenous vegetation within a Significant Natural Area. No indigenous vegetation is proposed.

IB-R4 provides for a certain amount of indigenous vegetation not meeting the criteria for a Significant Natural Area. No indigenous vegetation clearance is proposed.

IB-R5 relates only to plantation forestry and activities and is therefore not relevant.

Subdivision (specific parts) – only subdivision provisions relating to land containing Significant Natural Area or Heritage Resources have immediate legal effect. The site contains no scheduled or mapped Significant Natural Areas or Heritage Resources.

Activities on the surface of water – N/A as no such activities are proposed.

Earthworks – Only some rules and standards have legal effect. These are Rules EW-R12 and R13 and related standards EW-S3 and ES-S5 respectively. EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol if carrying out earthworks and artefacts are discovered. EW-R13 and EW-S5 relate to the need for erosion and sediment control. The subdivision does not involve earthworks.

Signs – N/A – signage does not form part of this application.

Orongo Bay Zone – N/A as the site is not in Orongo Bay Zone.

There are no zone rules within the Rural Residential Zone with immediate legal effect that affect the proposal's activity status.

5.3 NES-CS

A Preliminary Site Investigation was conducted at time of a previous subdivision. This concluded that it was highly unlikely there would be any risk to human health as a result of the proposed activity. It also confirmed that the orchard was organic. This subdivision proposal leaves all of the remaining organic orchard on the Lot 3, with its existing residential dwelling. Lots 1 & 2, with existing residential uses, does not contain any current or historic orchard land. The original PSI referred to above is attached in Appendix 5.

No consent is required pursuant to the NES-CS.

6.0 Assessment of Environmental Effects

6.1 Allotment sizes and dimensions

All proposed lots support existing residential dwellings with on-site services. The lots are well above the required lot size for the zone and can readily accommodate at least one 30m x 30m building envelope in compliance with the 3m boundary setback requirement applying within the zone, and the setback from waterbody boundary permitted activity requirement.

6.2 Natural and Other Hazards

All lots support existing activities. This subdivision does not include any vacant site and therefore no Site Suitability or Hazard reporting has been commissioned.

6.3 Water Supply

All existing dwellings have on-site water supply. The property is already subject to Council's standard consent notice in regard to fire fighting water supply.

6.4 Stormwater Disposal

All impermeable surfaces are largely existing and consented. The proposed Lots 1 & 2 areas are designed so as existing impermeable surfaces within these lots meets the permitted coverage threshold of 12.5%. Lot 3's impermeable surface coverage has been previously consented as a m² amount.

6.5 Sanitary Sewage Disposal

All lots support existing dwellings, all of which have existing consented and functioning on-site wastewater systems. Information provided for RC 2180119 included full reporting on these systems, with the exception of the most recent dwelling, accessed off Peihana Rise. This dwelling has an approved on-site wastewater system.

It is proposed that existing systems serving dwellings within Lots 1 & 2 be checked and verified as being within those lots' boundaries, as a condition of consent at s223 stage.

6.6 Power and Telephone connections

All lots contain existing development. No consultation has been considered necessary with Top Energy or Chorus.

6.7 Transmission Lines

There are no high voltage transmission lines located within the application sites.

6.8 Easements for any purpose

The application site has appurtenant easements, and is subject to, several easements – as shown on the Scheme Plan(s) and easement schedules, attached in Appendix 1. The Easement Schedule at lower right hand corner of the scheme plan(s) outlines new Memorandum of Easements (anything not already existing in terms of dominant tenements).

6.9 Provision of Access

Refer to section 5.0 above for commentary in regard to access. The first 330m of access is shared (20m wide legal). The slightly unusual aspect of this access is that there is a line of mature trees running down the centre of that 20m legal easement. There is a 5m wide metal carriageway on the west of the trees and 3-4m wide metal carriageway (with speed humps) on the east side. It is proposed that all lots will primarily utilise the wider western access, including the existing dwelling to be in Lot 3.



Looking south from crossing off KC Inlet Road. Left hand fork (eastern), with speed restriction signs and speed humps; and right hand fork (western) previously used by NTW traffic

The crossing off Kerikeri Inlet Road is expansive (in excess of double width) and chip sealed – see below.



In terms of the number of Titles with rights to use the access, this currently numbers 6 (three of which are vacant) for the first 25m, then 4 (2 vacant) thereafter. The proposal results in two additional titles, one of which (proposed Lot 3) also has frontage to Peihana Rise.

In terms of HE's, the proposal does not involve any additional HE's, i.e. no additional users as a result of the subdivision. A total of 5 existing residential units plus the Northland Treeworks site (albeit no longer operating as such, therefore equating to one HE) use the first 25m of the shared access, dropping to 4 plus the ex-NTW site thereafter. The subdivision does not change this, with HE's already existing and not increasing.

I do not believe any upgrading of the existing accessway is required, especially noting the proposed subdivision does not create any additional usage. The existing crossing off Kerikeri Inlet Road is also to the required physical standard and I do not believe it requires any upgrading.



Looking south through organic orchard, over proposed Lot 3

6.10 Preservation of, and any effects on, heritage resources, vegetation, fauna and landscape, and land set aside for conservation purposes

Vegetation & Fauna:

The application site has an abundance of mature and re-generating vegetation, some of which is indigenous, but a lot of which is exotic species. The proposed subdivision does not involve any clearance as none is needed.

There is no intent or need to legally protect the vegetation. The application site is subject to existing Consent Notice clause :

"The site is identified as being within a kiwi present zone. To reduce the potential risk of predation of North Island brown kiwi by domestic predators, each dwelling is limited to keeping two cats and two dogs, the keeping of mustelid on the lots is prohibited. Any cats and/or dogs kept on site must be kept inside and/or tied up at night".

This restriction will carry over onto new titles and is considered adequate.

Landscape Features and Land Set Aside for Conservation Purposes:

The site is not identified as containing any area of outstanding landscape or feature, and there is no land set aside for Conservation purposes.

Heritage Resources:

The application site is not identified as a Heritage Precinct. It does not contain any historic buildings or objects or notable trees as listed in the District Plan's schedules/appendices. There are no sites identified on the NZ Archaeological Database and no known Sites of Significance to Maori as listed in the District Plan's schedules/appendices.

The most recently consented dwelling, with access off Peihana Rise, addressed the potential for archaeological sites during its consenting process. No further investigations or surveys are considered necessary given that development is existing.

6.11 Soil and the effects on the life supporting capacity of the soil

The Rural Living Zone is described as an area of transition between fully productive land use and residential use. The application site contains about 4ha of organic citrus orchard with the majority of the site basically used for rural lifestyle living. The subdivision does not change or intensify built development and does not therefore affect the life supporting capacity of the soil within the site.

6.12 Access to reserves and waterways

The Okura Stream forms the property's eastern boundary, flowing south to north. Lot 3 is well over 4ha in area, and as such no esplanade reserve is required or practical.

6.13 Potential for land use compatibility (reverse sensitivity)

The site is zoned Rural Living and supports four existing dwellings, along with an existing small scale organic citrus orchard. The subdivision does not intensify or change these uses and therefore does not create any additional reverse sensitivity issues.

6.14 Proximity to Airports

The application site is not near the Bay of Islands (Kerikeri) airport and no special design parameters for future residential use need be considered.

6.15 Natural Character of the Coastal Environment

The vast majority of the application site is not within the Coastal Environment. The maps in the Proposed District Plan (and in the Regional Planning Statement for Northland) show Lot 3's eastern extreme as within the coastal environment. This area is small and comes a short distance up slope from the Okura Stream/River estuarine area. There are no dwellings or impermeable surfaces within, or in proximity to, the area shown as 'coastal'. It is doubtful that any of the dwellings would be visible from the Okura Stream/River. I do not believe the existing built environment has any adverse impact on the natural character of the coastal environment and given that the proposal does not create any additional *vacant* lot, it follows that the subdivision also has no adverse impact on the natural character of the coastal environment.

6.16 Other matters

Precedent Effects

The Council must consider whether, in granting consent to a proposal, it will be creating an adverse precedent that may threaten the integrity of the District Plan and/or which is readily transferable. Consideration of precedent effects is, however, largely restricted to non complying activity status applications. I do not consider that the granting of this application would create any adverse precedent.

Cumulative Effects

The application is for a subdivision around existing built development, with no additional *vacant* lot being created. As such there is no adverse cumulative effect.

7.0 STATUTORY ASSESSMENT

7.1 District Plan Objectives and Policies

The site is zoned Rural Living, a zone that although often supporting development of a semi urban nature, is located in the Rural Environment section of the District Plan, primarily because of its transition 'role'.

In regard to Rural Environment Objectives and Policies, the Rural Living Zone is described as an area of transition between fully productive land use and residential / urban use. The site demonstrates this mixed use internal to its boundaries as well as in regard to adjacent land – supporting open space, residential housing and horticulture.

This report/AEE shows that the proposal can proceed and that adverse effects on the environment are less than minor. The site is located where it can utilise existing infrastructure and the proposal does not create any additional vacant lot, instead simply subdividing around existing built development.

The site does not possess any high value natural habitat, or landscape or natural character values. Whilst the Okura River/Stream forms the eastern boundary of the site, no built development is within, or in proximity to, this waterbody. The lot that adjoins the water body is greater than 4ha in area.

Adverse reverse sensitivity effects are unlikely given the zoning and the fact that the site is already developed.

It is clear that in zoning the land Rural Living, the Council is of the view that this area is destined for retirement from rural productive use and be more suitably used for large lot non rural activities.

Rural Living Zone Objectives and Policies

8.7.3 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.*

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.*

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 proposal is low density overall, with no intensification. Even where Lot 3 will contain two residential dwellings, this is well within permitted residential intensity. The subdivision does not create any additional vacant lot. The proposed subdivision is considered to be consistent with the Rural Living Zone objectives listed above (noting that Objective 8.7.3.3 only applies to Kerikeri Road so is not relevant).

8.7.4 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.*

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.

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 on-site effluent disposal.

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.

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.

8.7.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.

Policy 8.7.4.1 is relevant and the proposal is considered consistent with this policy in terms of existing activities on the site. Policy 8.7.4.2 is directed more at the consent authority itself and at any individual applying for a plan change.

The layout and size of the lots ensures consistency with Policies 8.7.4.7 and 8.7.4.10.

In summary it is my opinion that this proposal is consistent with the relevant objectives and policies of the District Plan relating to the Rural Living Zone.

Other objectives and policies relevant to this proposal are those listed in Chapter 13 of the District Plan (subdivision). These are discussed below where particularly relevant to this 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 roads and the social, economic and cultural well being of people and communities.

The proposed subdivision is considered consistent with the zone and promotes sustainable management. When considering the demand for housing in reasonable proximity to the town centre and within walking and cycling distance of facilities, this proposal is considered to provide for the social and economic wellbeing of people and the community.

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

The subject site is generally not identified as being subject to any hazard. The exception is a very small area of the site immediately adjacent to the Okura River/Stream. However, the proposal does not create any additional vacant lot. The subdivision does not compromise the life supporting capacity of air, water, soil or ecosystems and will create less than minor effects. There will be no additional 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.

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

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

There are no outstanding landscapes or natural features identified within the site and the vast majority of the site is outside the coastal environment. All existing development is outside the coastal environment. There are no identified heritage resources, sites of cultural significance to Maori or wahi tapu identified. Whilst the subject site is adjacent to the Okura River/Stream, none of the existing development is near the waterbody.

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

All development is existing.

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.

This objective is more relevant where a Management Plan style of subdivision is being proposed. This is not proposed in this instance.

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

All development is existing.

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

Development is existing.

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

I believe the design of the subdivision takes these matters into account.

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 site does not contain any identified natural character, landscape, cultural or heritage values. The adjacent Okura River/Stream is identified as an area of high natural character but the subdivision has no adverse effect on that character given the distance to any existing built development and the fact that the subdivision does not create any additional vacant lot. The proposal is considered to be consistent with, and has less than minor effects on, existing land uses and on the amenity values of the area. In summary, the proposed subdivision is considered to be consistent with this policy.

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

Safe and effective vehicular and pedestrian access already exists.

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

Built development is existing and located on parts of the site with no known or mapped 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.

Development is existing.

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

No additional access or servicing is required.

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.

The site is not considered to encompass any of the matters listed above that require 'protection', 'restoration' and/or 'enhancement'. Development is existing and is outside any areas identified as coastal environment or containing indigenous vegetation or riparian margins.

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

Built development is existing, providing for on-site collection and storage.

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.

No known sites of waahi tapu exist on the subject land. The site is bounded by the Okura River/Stream but there is no built development in proximity to that waterbody. The subdivision does not create any additional vacant lot. The proposal is considered consistent with Policy 13.4.11.

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

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

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

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

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

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

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

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

Section 6 matters are considered later in this report. The site does not possess any high or outstanding natural character values, nor any known or identified heritage or cultural sites. No indigenous vegetation clearance is required. The site has existing road frontage and existing development. The site is not subject to any natural hazard in the vicinity of any of the existing built development.

In summary, the proposal is considered consistent with this policy.

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

This has been addressed earlier.

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

(a) development of energy efficient buildings and structures;

(b) reduced travel distances and private car usage;

(c) encouragement of pedestrian and cycle use;

(d) access to alternative transport facilities;

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

No specific conditions are considered necessary to be imposed by the Council. The new lots support existing built development, with easy access to roads and pedestrian and cycle use will likely be encouraged by way of proximity to the town's CBD.

7.2 Proposed District Plan Objectives and Policies

The site is zoned Rural Residential in the Proposed Plan. An assessment of the proposal against the objectives and policies of the Rural Residential follows, along with an assessment against the Subdivision objectives and policies as contained in the PDP.

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.

The site supports existing rural residential activities and small scale organic orchard, compatible with the amenity of the zone. This will not change as a result of the subdivision.

RRZ-O2

The predominant character and amenity of the Rural Residential Zone is maintained and enhanced, which includes:

- 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.*

The predominant character and amenity of the zone is maintained.

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.

The site has been zoned Rural Residential in order to help meet the demand for growth. The proposed development helps meet that demand and does not compromise the ability of the land to be re-zoned for urban development in the future.

RRZ-O4

Land use and subdivision in the Rural Residential zone:

- 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.*

The proposal maintains and is in keeping with the character and amenity of the zone in this location. Because the subdivision is around existing built development, reverse sensitivity issues are highly unlikely to occur.

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:

- a. rural residential activities;*
- b. small-scale farming activities;*
- c. home business activities;*
- d. visitor accommodation; and*
- e. small-scale education facilities.*

This policy is relevant to future land use on lots, rather than a subdivision, as it references 'activities' rather than lot size or layout. The proposed subdivision does not include any restriction as to future land uses to establish on the lots, a decision best left to future lot owners.

RRZ-P2

Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential Zone including:

- 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.*

As with Policy RRZ-P1, this policy is targeted at "activities" rather subdivision per se. The density level being proposed is low and the subdivision is around existing development.

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.

Refer to comments under Objective RRZ-O4.

RRZ-P4

Require all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:

- a. telecommunications:*
 - 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.*

Development is existing.

RRZ-P5

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

- a. consistency with the scale and character of the rural residential environment;*

-
- b. location, scale and design of buildings or structures;
 - c. at zone interfaces:
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
 - d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
 - e. the adequacy of roading infrastructure to service the proposed activity;
 - f. managing natural hazards;
 - g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and
 - h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy [TW-P6](#).

The proposal does not require any resource consent under the PDP so the policy is of limited relevance. The proposal is low density and consistent with the scale and character of other land in the Rural Residential Zone yet to realise its potential for subdivision. The proposal does not include new buildings or structures and subdivides around existing development with existing onsite services.

Subdivision Objectives

SUB-O1 Subdivision results in the efficient use of land, which:

- a. achieves the objectives of each relevant zone, overlays and district wide provisions;
- b. contributes to the local character and sense of place;
- c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;
- d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;
- e. does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and
- f. manages adverse effects on the environment.

SUB-O2 Subdivision provides for the:

- a. Protection of highly productive land; and
- b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.

SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:

- a. there is existing infrastructure connection, infrastructure should 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

Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:

- a. public open spaces;
- b. esplanade where land adjoins the coastal marine area; and
- c. esplanade where land adjoins other qualifying water bodies

Refer to comments made in regard to the zone's objectives and policies. The subdivision achieves the objectives of each relevant zone, and any relevant overlay or district wide rules. It contributes to the local character and sense of place evident in the immediate environs and avoids reverse sensitivity issues. The subdivision layout does not prevent land from achieving the objectives and policies of the zone. Risk of natural hazard is low and built

development is existing. Adverse effects on the wider environment can be avoided, remedied or mitigated such that they are less than minor (SUB-O1).

SUB-O2 seeks the protection of highly productive land for production purposes. However, in zoning the land Rural Residential, it is clear that the Council is not of the view that this is a paramount consideration. The zone is intended to transition land out of production into urban use and this subdivision is consistent with this intent. The site is not zoned General Rural or Rural Production, or Horticulture, so is not subject to the National Policy Statement for Highly Productive Land.

The site is serviced by Council road and has services. All existing and under construction dwellings have suitable onsite wastewater and stormwater management and are / will be self reliant in regard to water supply (SUB-O3). There is no requirement for Esplanade Reserve of Strip (SUB-O4).

Policies

SUB-P1 Enable boundary adjustments that:

.....

Not relevant – application is not a boundary adjustment.

SUB-P2 Enable subdivision for the purpose of public works, infrastructure, reserves or access.

Not relevant – application does not involve public works, infrastructure, reserves or access lots.

SUB-P3 Provide for subdivision where it results in allotments that:

- a. are consistent with the purpose, characteristics and qualities of the zone;
- b. comply with the minimum allotment sizes for each zone;
- c. have an adequate size and appropriate shape to contain a building platform; and
- d. have legal and physical access.

The subdivision is consistent with the purpose, characteristics and qualities of the zone, with lot sizes compliant with the minimum lot size promoted in the PDP. Building platforms are already built on. The lots have legal and physical access.

SUB-P4

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

The subdivision has had regard to all the matters listed, where relevant.

SUB-P5

Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:

- a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network;
- b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections;
- c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;

d.contributing to a well connected transport network that safeguards future roading connections; and
e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.

Not relevant as the site is not zoned any of the zones referred to.

SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:

- a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and
- b. ensuring that the infrastructure is provided in accordance the purpose, characteristics and qualities of the zone.

The subdivision is around existing built development.

SUB- P7

Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying water bodies.

The lots are adjacent to the Okura River/Stream but are both greater than 4ha in area.

SUB-P8 Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:

- a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and
- b. will not result in the loss of versatile soils for primary production activities.

Not relevant as the site is not zoned Rural Production.

SUB-P9

Avoid subdivision [sic] 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.

The subdivision is not a Management Plan and the site is not zoned either Rural Production or Rural Lifestyle.

SUB-P10

To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.

Not relevant. No minor residential units exist.

SUB-P11

Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:

- a.consistency with the scale, density, design and character of the environment and purpose of the zone;
- b. the location, scale and design of buildings and structures;
- c.the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- d. managing natural hazards;
- e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and
- f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Refer to comments under RRZ-P5.

In summary I believe the proposed subdivision to be consistent with the PDP's objectives and policies.

7.3 Part 2 Matters

5 Purpose

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.
- (2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal is considered to provide for the sustainable management of natural and physical resources.

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- (f) the protection of historic heritage from inappropriate subdivision, use, and development;
- (g) the protection of protected customary rights;
- (h) the management of significant risks from natural hazards.

The application site does not contain or affect any of the matters listed under Section 6 as Matters of National Importance other than part (d). There is no requirement for Esplanade Reserve or Strip.

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) kaitiakitanga:
- (aa) the ethic of stewardship;
- (b) the efficient use and development of natural and physical resources;
- (ba) the efficiency of the end use of energy;
- (c) the maintenance and enhancement of amenity values;

-
- (d) *intrinsic values of ecosystems:*
 - (e) *[Repealed]*
 - (f) *maintenance and enhancement of the quality of the environment:*
 - (g) *any finite characteristics of natural and physical resources:*
 - (h) *the protection of the habitat of trout and salmon:*
 - (i) *the effects of climate change:*
 - (j) *the benefits to be derived from the use and development of renewable energy.*

Regard has been had to any relevant parts of Section 7 of the RMA, "Other Matters". Maintenance of amenity values, and quality of the environment have been considered and the proposed subdivision design has had regard to these aspects. The subdivision is low density and it is considered that the subdivision does not create any additional impact on natural and physical resources.

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The principles of the Treaty of Waitangi have been considered and it is believed that this proposed subdivision does not offend any of those principles.

In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

7.4 National Coastal Policy Statement

Consideration has been had to the Coastal Policy Statement given that a small portion of the site contains land within the coastal environment and the adjacent estuarine area is mapped as having high natural character values. The proposal is around existing built development, all of which is outside of any coastal environment or high natural character area. The existing built development would be barely visible from the adjacent estuary. The development is extremely low density for the zone. In summary I believe the proposal to be consistent with the National Coastal Policy Statement.

7.5 National Policy Statements

I have not identified any other National Policy Statements that need to be considered. The National Policy Statement for Freshwater Management has only limited relevance noting the subdivision is around existing development and that existing development is some distance away from the waterbody forming the eastern boundary.

The National Policy Statement for Highly Productive Land only applies to land zoned Rural Production or General Rural, which the site is not.

7.6 National Environmental Standards(s)

The site was subject to a PSI at time of a previous boundary adjustment subdivision. This proposal does not change any existing land use. The existing small scale organic citrus operation has not changed since that previous report, which concluded that it was highly unlikely that there would be risk to human health as a result of the proposed activity (a boundary adjustment subdivision with existing development). This current proposal, whilst not a boundary adjustment, is also around existing development, with no vacant additional lot created. I do not believe any consent is required under the NES-CS.

There are no other National Environmental Standards considered relevant.

7.7 Regional Policy Statement for Northland

In preparing this application, the Regional Policy Statement for Northland has been considered, in particular those Objectives and Policies relevant to subdivision. The site is devoid of any resources or features notated as significant vegetation or habitat; outstanding landscape or natural value; heritage value or cultural values.

Relevant Objectives and Policies in the RPS are considered below.

Objective 3.5 Enabling economic wellbeing

Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.

I believe that the proposed subdivision represents sustainable management in that it provides for a choice of residential lifestyle within an area close to town and facilities, and which is zoned for future urbanisation.

Objective 3.6 Economic activities – reverse sensitivity and sterilisation

The viability of land and activities important for Northland's economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:

(a) Reverse sensitivity for existing:

(i) Primary production activities;

This objective recognises there are activities and land that should be protected from the negative impacts of subdivision, use and development because of their importance to Northland's economy. In regard to this subdivision, the application property is not zoned for rural productive purposes albeit there is an existing small scale organic citrus operation on the site, alongside existing residential development. The Rural Living zoning (and proposed Rural Residential zoning in the PDP) reflects the Council's longer term intention for the land – namely an extension of the urban area. I do not believe that this proposal unduly increases the risk of reverse sensitivity issues arising. As such the proposal is not contrary to Objective 3.6.

3.11 Regional form

Northland has sustainable built environments that effectively integrate infrastructure with subdivision, use and development, and have a sense of place, identity and a range of lifestyle, employment and transport choices.

The application site has good road access and access to power and telecommunications services. It is close to the town and its facilities. The proposal provides for a range of living choices. The proposal will, I believe, provide for sustainable built development.

Policy 5.1.1 – Planned and coordinated development.

Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which:

.....

(c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;

(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;

(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;

....

(g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.

(h) Is or will be serviced by necessary infrastructure.

The proposed subdivision creates three large lots around existing built development. The site is appropriately zoned for the proposed level of density and close to facilities. The development has taken into account water, waste water and other infrastructure development (existing buildings). I do not believe that the level of development being proposed (all existing) results in an increased risk of reverse sensitivity to that which already exists.

I believe the subdivision of this property for the currently proposed large lot subdivision is designed in a planned and co-ordinated manner and is / can be serviced accordingly.

The Regional Policy Statement also contains policies in regard to hazards. Whilst there are small areas adjacent to the stream mapped as being potentially subject to flooding, building sites and access to those building sites are all well clear of those areas.

7.8 Regional Plan for Northland

No consent is required under the Regional Plan.

8.0 s95 ASSESSMENT & CONSULTATION

Consultation has not been considered necessary with either Top Energy or Chorus noting that development is existing. Neither has consultation been considered necessary with either the Department of Conservation or Heritage NZ, or with iwi. This is because the proposal is around existing built development, with no additional vacant lot being created.

8.1 S95A Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Step 1 specifies when public notification is mandatory in certain circumstances. No such circumstances exist. Step 2 of s95A specifies the circumstances that preclude public notification. None exist. Step 3 of s95A must be considered. This specifies that public notification is required in certain circumstances. No such circumstance exists. Finally, Step 4 of s95A states that the consent authority is to determine if there are any special circumstances under which public notification may be warranted. Such circumstances are not defined. I do not consider any such circumstances exist. Public notification is not required.

8.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. No such group or persons exist. Step 2 of s95B specifies the circumstances that preclude limited notification. None exist. Step 3 of s95B must be considered. This specifies that certain other affected persons must be notified. The s95E assessment below concludes that there are no affected persons to be notified.

8.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be no more than minor.

8.4 S95E Affected Persons

A person is an 'affected person' 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). A person is not an affected person if they have provided written approval for the proposed activity. No written approvals have been considered necessary. The subdivision is a controlled subdivision activity, of very low density, and around existing development. The proposal is consistent with the objectives and policies of both the Operative and Proposed District Plan. The site does not contain any heritage or cultural sites or values and areas of indigenous vegetation or habitat are already protected. The site is not accessed off state highway. I do not believe there to be any adjacent properties affected in a minor or more than minor and have therefore not identified any affected persons.

9.0 CONCLUSION

I consider that adverse effects of the proposal on the wider environment are no more than minor. I consider the proposal to be consistent with Part 2 of the Act and with the objectives and policies of the Operative and Proposed District Plans and the Regional Policy Statement for Northland.

I do not consider that there are any special circumstances and there are no rules in the District Plan or any National Environmental Standard requiring public notification. It is requested that the Council give the application favourable consideration and grant consent.



Signed

Dated

18th November 2025

Lynley Newport,
Senior Planner
Thomson Survey Ltd

10.0 LIST OF APPENDICES

Appendix 1	Scheme Plan(s)
Appendix 2	Location Map
Appendix 3	Record of Title & Easements/instruments
Appendix 4	RC 2180119-RMACOM & RC 223520-RMASUB & RMAOBJ/A
Appendix 5	Preliminary Site Investigation (previous subdivision)

Appendix 1

Scheme Plan(s)

EXISTING EASEMENTS		
PURPOSE	SHOWN	SERVIENT TENEMENT CREATED BY
RIGHT OF WAY	D F L	Transfer 588180
	D F H	Transfer C240702.4
	C D E	E.I. 12089873.5
ELECTRICITY	D F H	Transfer C240702.4
	N A B C	E.I. 11316822.6
	B B C C Y	E.I. 11316822.6
RIGHT OF WAY, ELECTRICITY, COMPUTER, MEDIA, TELECOM, MUNICIPALITIES & WATER & SEWAGE	A A N A B	E.I. 7758321.1
	N B C	E.I. 11316822.6
	C D E	E.I. 11316822.6
RIGHT OF WAY, ELECTRICITY, COMPUTER, MEDIA, TELECOM, MUNICIPALITIES & WATER	F G H	E.I. 11316822.6
	J K L	E.I. 11316822.6
	X A B C	E.I. 11316822.6
RIGHT OF WAY, ELECTRICITY, COMPUTER, MEDIA, TELECOM, MUNICIPALITIES & WATER	H B D C	E.I. 11316822.6
	H B J	E.I. 11316822.6
	C D E	E.I. 11316822.6

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AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY TOPOGRAPHICAL DETAILS IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: 966571
 Total Area: 23.6367ha
 Zoning: Rural Living
 Resource features: NIL

EXISTING EASEMENTS IN GROSS		
PURPOSE	SHOWN	SERVIENT TENEMENT CREATED BY
TELECOMMUNICATIONS	C D E	E.I. 11316822.7
	J K L	E.I. 11316822.7
	A D A E X	E.I. 11316822.7
TELECOMMUNICATIONS	H B D C	E.I. 11316822.7
	H B J	E.I. 11316822.7
	C D E	E.I. 11316822.7

315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@thomsonsurvey.co.nz
 Ph: (09) 4077360
 www.thomsonsurvey.co.nz

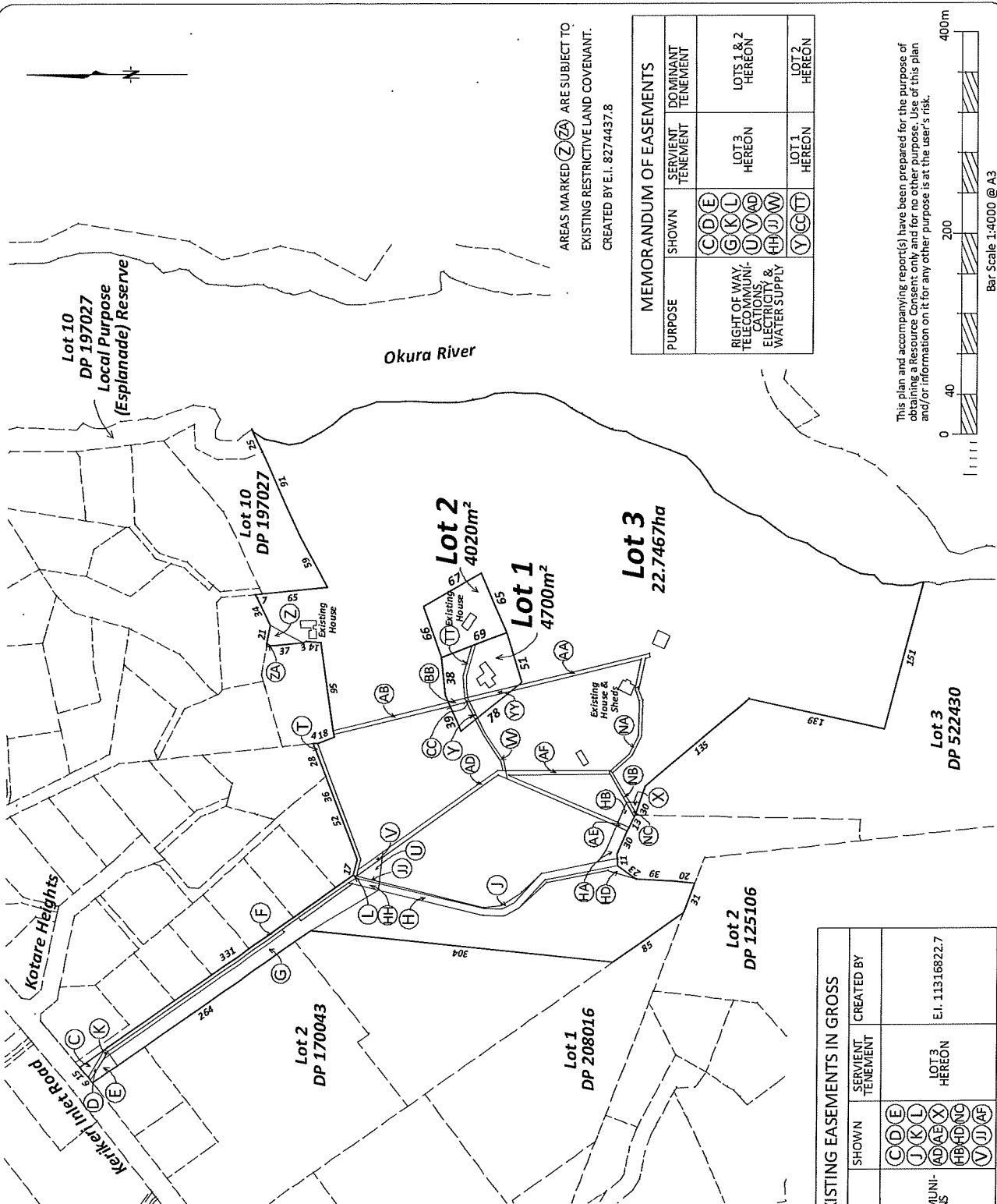
THOMSON SURVEY
 Limited
 Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION OF
 LOT 2 DP 555173**
 210G KERIKERI INLET ROAD, KERIKERI

PREPARED FOR: M & P COLLINS

Name	Date	ORIGINAL SHEET SIZE
Survey		1:4000 A3
Design	KY	22.02.23
Drawn	KY	06.11.25
Approved	KY	10461 Scheme 20251106
Rev		

Surveyors Ref. No:
10461
 Sheet 1 of 1

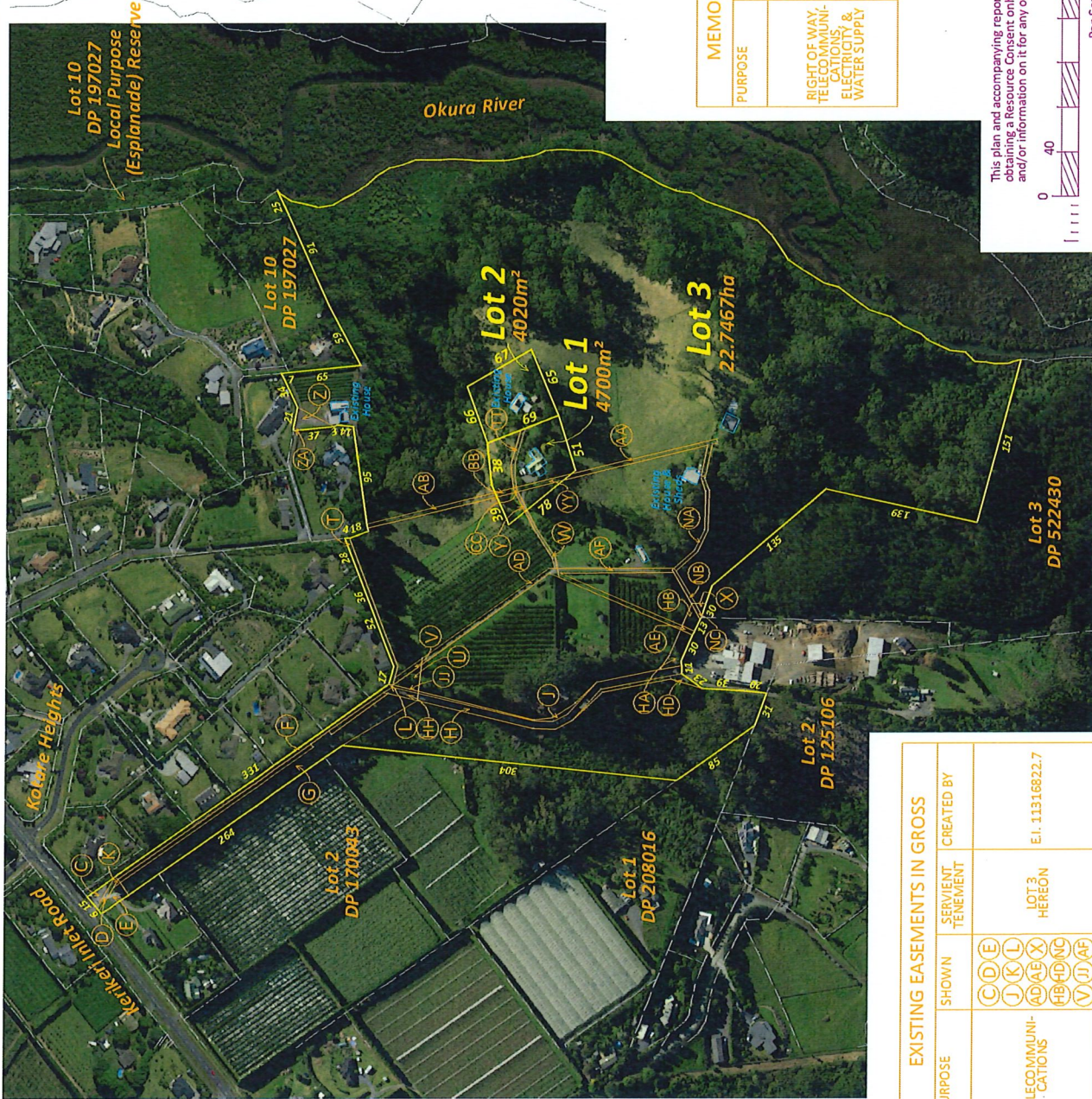


MEMORANDUM OF EASEMENTS		
PURPOSE	SHOWN	SERVIENT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	C D E	LOT 1 HEREON
	G K L	LOT 2 HEREON
	U V A D	LOT 3 HEREON
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	H B J	LOT 1 HEREON
	H B D C	LOT 2 HEREON
	C D E	LOT 3 HEREON

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

AREAS MARKED (Z) ARE SUBJECT TO EXISTING RESTRICTIVE LAND COVENANT. CREATED BY E.I. 8274437.8

EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY	D E L T	LOT 3 HEREON	Transfer 588180
	D F H H	LOT 3 HEREON	Transfer C240702.4
	C D E G	LOT 3 HEREON	E.I. 12089873.5
ELECTRICITY	D F H N A B N C	LOT 3 HEREON	Transfer C240702.4
	B B C C V Y	LOT 1 HEREON	E.I. 11316822.6
	A A N A B N B N C	LOT 3 HEREON	E.I. 11316822.6
RIGHT OF WAY, ELECTRICITY, COMPUTER, MEDIA, TELECOM-MUNICATIONS & CONVEY WATER & SEWAGE	C D E	LOT 3 HEREON	E.I. 7758321.1
	F G H J L H D H J	LOT 3 HEREON	E.I. 11316822.6
	C D E F G H J K L X A E H A B H D N C H J	LOT 3 HEREON	E.I. 11654146.1



AREAS MARKED (Z) ARE SUBJECT TO EXISTING RESTRICTIVE LAND COVENANT. CREATED BY E.I. 8274437.8

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOM-MUNI-CATIONS, ELECTRICITY & WATER SUPPLY	C D E	LOT 3 HEREON	LOTS 1 & 2 HEREON
	G K L	LOT 3 HEREON	LOTS 1 & 2 HEREON
	U V A D	LOT 3 HEREON	LOTS 1 & 2 HEREON
	H B J J W	LOT 3 HEREON	LOTS 1 & 2 HEREON
	Y C C T T	LOT 1 HEREON	LOT 2 HEREON

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EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
TELECOM-MUNI-CATIONS	C D E	LOT 3 HEREON	E.I. 11316822.7
	J K L	LOT 3 HEREON	E.I. 11316822.7
	A D A E X	LOT 3 HEREON	E.I. 11316822.7
	H B H D N C V J J A F	LOT 3 HEREON	E.I. 11316822.7

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Local Authority: Far North District Council
Comprised in: 966571
Total Area: 23.6367ha
Zoning: Rural Living
Resource features: NIL

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PROPOSED SUBDIVISION OF LOT 2 DP 555173

210G KERIKERI INLET ROAD, KERIKERI

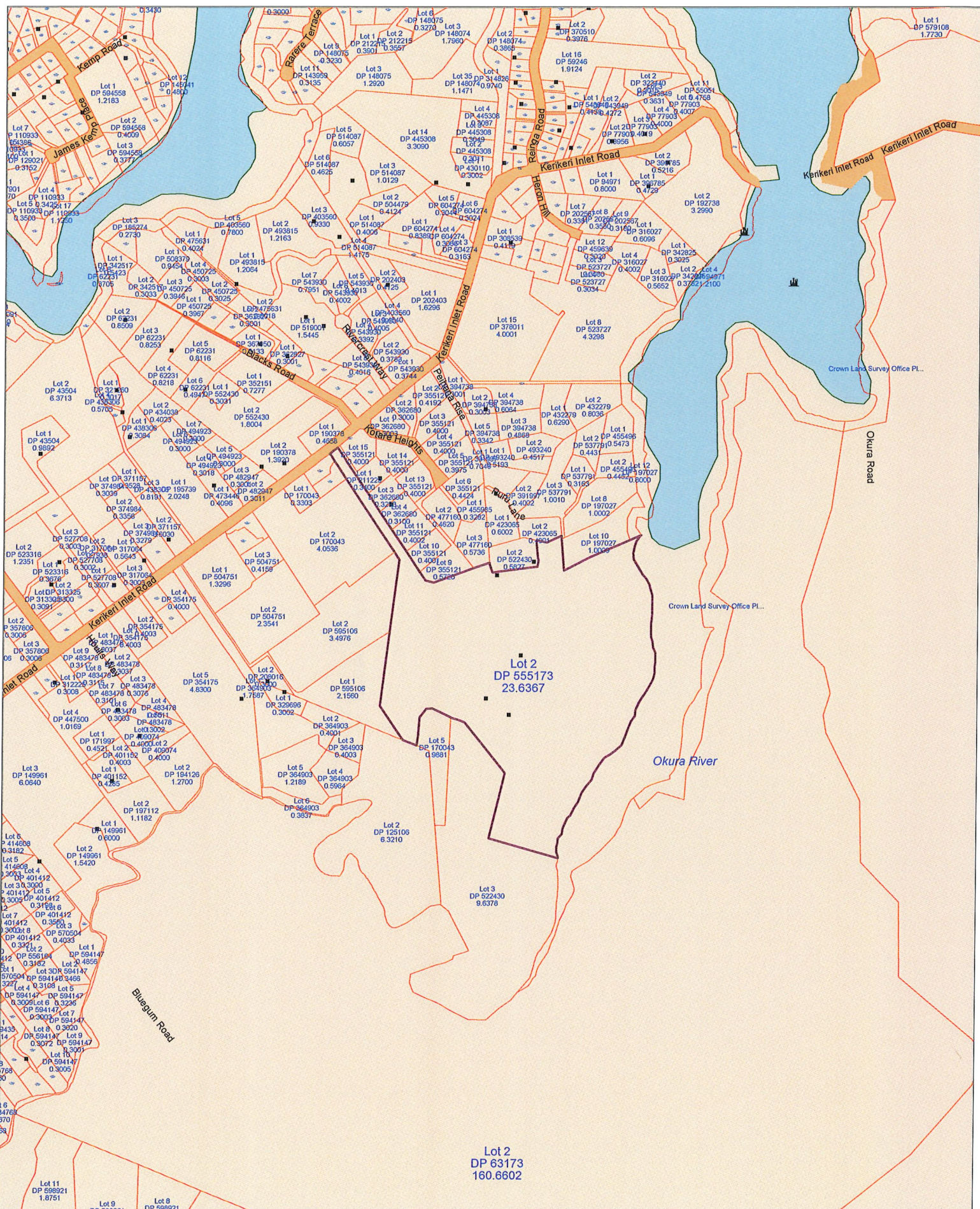
PREPARED FOR: M & P COLLINS

Survey	Name	Date	ORIGINAL SHEET SIZE
Design	KY	22.02.23	SCALE 1:4000
Drawn	KY	06.11.25	A3
Approved	KY	06.11.25	
Rev	KY	06.11.25	
10461 Scheme 20251106			

Surveyors Ref. No: 10461
Sheet 1 of 1

Appendix 2

Location Map



Appendix 3

Record of Title & Easements/instruments



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




R.W. Muir
Registrar-General
of Land

Identifier **966571**
Land Registration District **North Auckland**
Date Issued 15 April 2021

Prior References
828482

Estate Fee Simple
Area 23.6367 hectares more or less
Legal Description Lot 2 Deposited Plan 555173

Registered Owners

Patricia Ruth Collins, Richard Michael Collins and Okura Plantation Trustee Company Limited

Interests

Appurtenant hereto is a right of way created by Transfer 588180 - 22.5.1957 at 11:15 am

Subject to a right of way over part marked D, F, T and L on DP 555173 created by Transfer 588180 - 22.5.1957 at 11.15 am

Subject to rights of way over part marked D, F and H and electricity rights over part marked D, F, H, NB, NC and NA all on DP 555173 created by Transfer C240702.4 - 22.2.1991 at 1:33 pm

D512999.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 9.6.2000 at 9.00 am

Appurtenant hereto are rights of way and rights to convey water, drain water, transmit telecommunications and electricity created by Transfer D512999.19 - 9.6.2000 at 9.00 am

The easements created by Transfer D512999.19 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way and rights to convey water, drain water, transmit electricity and telecommunications specified in Easement Certificate D512999.22 - 9.6.2000 at 9.00 am

The easements specified in Easement Certificate D512999.22 are subject to Section 243 (a) Resource Management Act 1991

Subject to right of way, rights to transmit electricity, computer media, telecommunications and to convey water and sewage over part marked C, D, E, F, G, H, J, HD and L on DP 555173 created by Easement Instrument 7758321.1 - 20.3.2008 at 9:00 am

8274437.2 Surrender of the right of way over part marked C on DP 197027 appurtenant hereto created by Transfer D512999.19 - 23.12.2009 at 3:56 pm

Fencing Covenant in Transfer 8274437.3 - 23.12.2009 at 3:56 pm (affects part formerly Lot 4 DP 423065)

8274437.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.12.2009 at 3:56 pm (affects part formerly Lot 4 DP 423065)

Appurtenant hereto is a right of way, right to convey water, electricity, telecommunications and computer media and rights to drain water created by Easement Instrument 8274437.7 - 23.12.2009 at 3:56 pm

The easements created by Easement Instrument 8274437.7 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 8274437.8 - 23.12.2009 at 3:56 pm

Appurtenant hereto is a right of way and to convey electricity, telecommunications, computer media and water created by Easement Instrument 11316822.6 - 13.5.2019 at 1:59 pm

Some of the easements created by Easement Instrument 11316822.6 are subject to Section 243 (a) Resource Management Act 1991 (affects DP 522430)

Subject to a right to convey electricity over part marked AA, NA and NB and a right of way and to convey electricity, telecommunications, computer media and water over part marked AE, C, D, E, F, G, H, HA, HB, HD, J, K, L, NC and X all on DP 555173 created by Easement Instrument 11316822.6 - 13.5.2019 at 1:59 pm

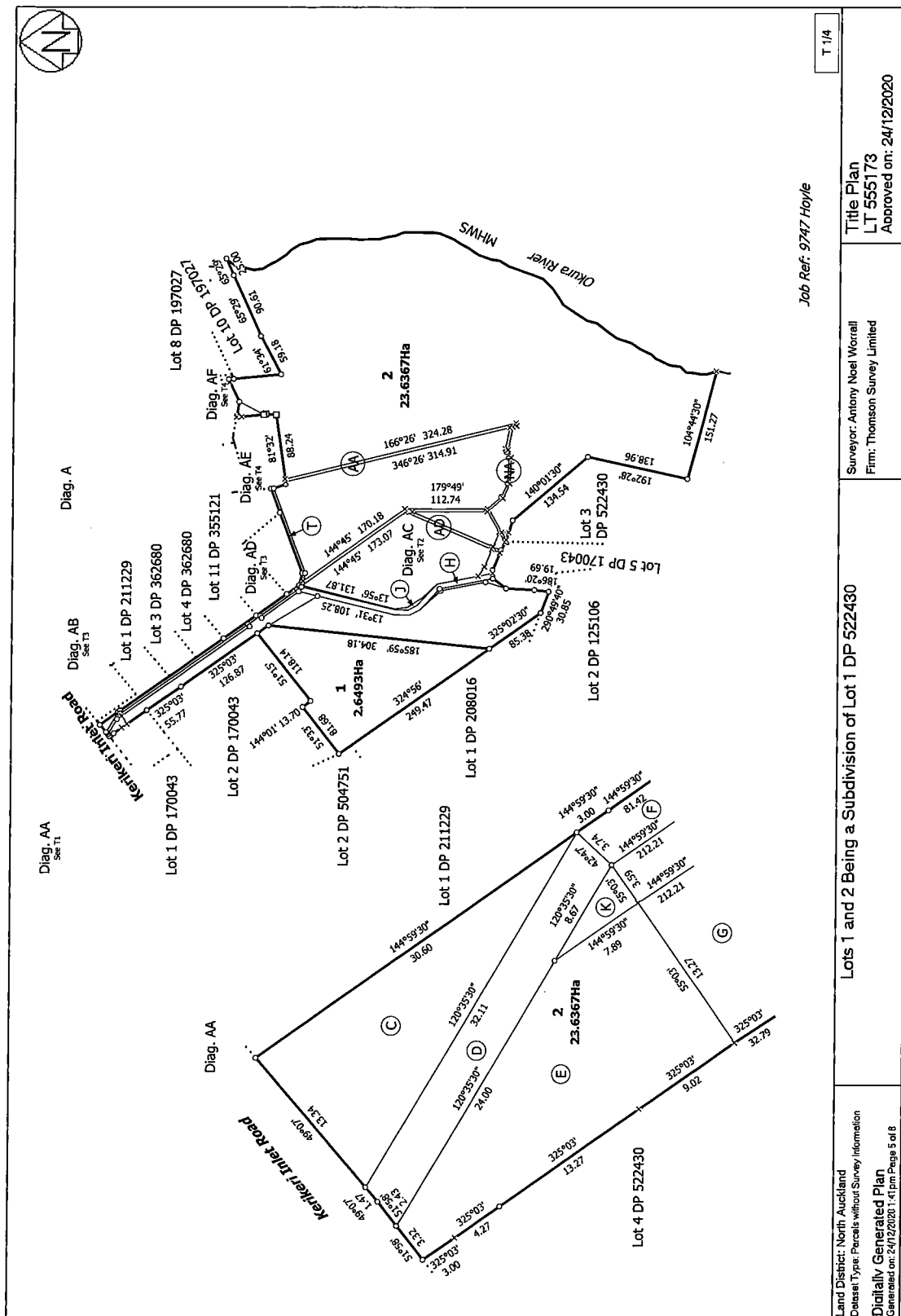
Subject to a right (in gross) to convey telecommunications over part marked C, D, E, AD, AE, HB, NB, NC and X on DP 555173 in favour of Chorus New Zealand Limited created by Easement Instrument 11316822.7 - 13.5.2019 at 1:59 pm

11316822.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.5.2019 at 1:59 pm

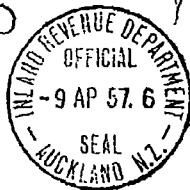
Subject to a right of way, right to transmit electricity, computer media and telecommunications and a right to convey water over part marked C, D and E on DP 555173 created by Easement Instrument 11654146.1 - 10.1.2020 at 9:24 am

Subject to a right of way and right to convey water, electricity and telecommunications over part marked C, D, E and G on DP 587525 created by Easement Instrument 12701113.3 - 23.6.2023 at 10:36 am

12861794.4 Surrender of the right of way over parts marked C, D, E & G on DP 587525 created by Easement Instrument 12701113.3 appurtenant to part formerly Lot 1 DP 555173 - 18.12.2023 at 9:12 am



588180

01011870
P.E. Stamp Book AND

Denoting

-9-IV-57 05175 --DTY 31-10 *****-3-0

(Approved by the District Land Registrar, Auckland, No. 2716)

New Zealand]

(C)

Under the Land Transfer Act, 1952

Memorandum of Transfer AND GRANT OF EASEMENTS

WHEREAS RICHARD AUSTIN COLLINS of Kerikeri, Farmer (hereinafter called "the transferor")

is being registered as proprietor

of an estate of freehold in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in that piece of land situated in the Land District of Auckland containing 103 acres and 6 perches

more or less being situated in the Kerikeri Survey District being portion of Old Land Claim No. 3 and being part of the land on Deposited Plan No. 23666 and part of Lot 3 on Deposited Plan No. 24403 and being also Lots 2 and 3 on Deposited Plan No. 43816 and being the residuum of the land comprised and described in Certificate of Title Volume 638 Folio 252 SUBJECT to the Agreements as to Fencing contained in Transfers 254480 and 577232 (hereinafter called "the servient tenement")

AND WHEREAS DONALD CRANKO of Kerikeri, Farmer and IRENE CONSTANCE CRANKO his wife (hereinafter called "the Transferees") are registered as proprietors of an estate of freehold in fee simple subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in that piece of land situated in the Land District of Auckland containing 32 acres 1 rood 8 perches more or less being Lot 1 on Deposited Plan No. 43816 and being part of Old Land Claim No. 3 and being all the land comprised and described in Certificate of Title Volume 1326 Folio 8 SUBJECT to the Agreements as to Fencing contained in Transfers 254480 and 577232 (hereinafter called "the dominant tenement")

AND WHEREAS by Memorandum of Agreement bearing date the 31st day of January 1956 the Transferor in consideration of the purchase of the dominant tenement from him by the Transferees for the sum of Six thousand five hundred pounds (£6500) agreed to transfer and grant unto the Transferees certain rights namely a right of way over the servient tenement and a right to draw water therefrom

NOW THIS TRANSFER WITNESSETH as follows :-

(1) FOR THE CONSIDERATION above recited and in consideration of a certain deed made between the parties hereto and executed contemporaneously herewith the Transferor DOTH HEREBY TRANSFER AND GRANT unto the Transferees Cranko their executors Administrators and assigns and their servants agents workmen and visitors and all persons having business with them a free and perpetual right of way ingress egress or regress on horseback or on foot and with or without implements and vehicles of every description loaded or unloaded by night as well as by day in over and upon that part of the servient tenement being Lot 2 on the said Deposited Plan No. 43816 as the same is delineated on the said Deposited Plan and marked "Right of way appurtenant to Lot 1" for the purpose of giving convenient alternative access to and from the dominant tenement and any part thereof and to and from the public road delineated on the said Deposited Plan and abutting both the servient and the dominant tenements such easement of right of way hereby created being in common with that of any other person or persons from time to time entitled to the right of way or any easement of right of way over the servient tenement or any part thereof TO THE INTENT that such easement of right of way hereby created shall be forever appurtenant to the dominant tenement.

~~In consideration of~~

(the receipt of which sum is hereby acknowledged)

~~Do hereby Transfer~~ to the said

all estate and interest in the

~~said piece of land above described~~

~~In witness whereof~~

have hereunto subscribed

name this

day of

one thousand nine hundred and

Signed by the above named

in the presence of

the semi-rectangular part of the servient tenement at the south west extremity of the said lot 3.

the semi rectangular part of the servient tenement at the south west extremity of the said Lot 3

(2) FOR THE CONSIDERATION above recited the Transferor DOTH HEREBY TRANSFER AND GRANT unto the Transferees subject as hereinafter appears the full free and uninterrupted right liberty privilege and authority following TO THE INTENT that the same shall be an easement forever appurtenant to the dominant tenement that is to say TO DRAW WATER in common with all others having a like right from the water pump now installed on the servient tenement and to take and convey water through the water pipes now laid or at any future time to be laid along the strip of land being Lot 3 on Deposited Plan No. 43816 and marked on the said Deposited Plan "pipeline easement appurtenant to Lot 1" from the existing point of intake to the boundary of and thence on to the dominant tenement.

AND IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows:

(a) THE Transferor will maintain in a good and serviceable state of repair the said water pump and the water pipes for the full length thereof from the point of intake to the point on the boundary line where they enter the dominant tenement.

(b) THE Transferees agree that the quantity of water they shall be entitled to draw under Clause (2) hereof shall not exceed 100,000 gallons in any one year. ~~and that they will pay the Transferor the sum of 71d. for every 1000 gallons in excess of 100,000 drawn by them in any one year.~~

(c) THE Transferees will pay to the Transferor a royalty of £3.0.0 by the year for and in respect of the water rights hereby granted such royalty to be paid in one sum not later than the 1st day of June in each year during the continuance of this grant and the first payment to be made on or before the 1st day of June 1957.

(d) IF the Transferor shall at any time refuse or neglect to carry out his obligation to repair under Clause (a) hereof the Transferees shall be at liberty at all reasonable times for the purpose of ensuring the regular supply of water to the dominant tenement to enter upon the servient tenement with or without workmen and implements to repair reinstate or clean the said water pipes or the said water pump or any equipment ancillary thereto but nothing herein shall be deemed to release the Transferor from his liability to repair and maintain under the said sub-clause (a) hereof.

(e) THE expressions "transferor" and "transferees" where used herein shall respectively mean such party or parties and his her or their executors administrators and assigns.

IN WITNESS whereof these presents have been executed the 30th

day of March One thousand nine hundred and fifty seven (1957).

SIGNED by the said RICHARD AUSTIN COLLINS in the presence of :-

Richard Collins
Solicitor
Kaitiaki

SIGNED by the said DONALD CRANKO in the presence of :-

Donald Cranko
Solicitor
Kaitiaki

SIGNED by the said IRENE CONSTANCE CRANKO in the presence of :-

Irene Cranko
Solicitor
Kaitiaki

Irene Cranko

588180

78

No.

Correct for the purposes of the Land Transfer Act.

TRANSFER OF

C.C. Campbell

Solicitor for the Transferee s

RICHARD AUSTIN COLLINS Transferor

DONALD CRANKO and ANOTHER Transferee s

*The position of the parties
in respect of the transfer
is not defined by the
deed. The deed is a
simple transfer of the land
to the transferee s. The
position of the parties is
shown.*

Particulars entered in the Register-Book

1326/8; 1332/12

the 22nd day of May 1957
at 11.15 o'clock

*also at the Auckland
m.b. & c. documents*

Assistant District Land Registrar
of the District of Auckland.



*transfer 709338 being a surrender of
the water easements created by the
within transfer in so far as they are
appurtenant to lot 1 plan 52035, introduced
14-10-1963 at 9.47 a.m. *M. M. M.**

LAND & DEEDS	
Nature:	<i>Tr. (Surrender)</i>
Firm:	<i>Adverts-K</i>
	22 MAY 1957
Time:	<i>11.15</i>
Fee: £	<i>-16-</i>
Abstract No.	<i>1589</i>

C.C. CAMPBELL
Solicitor
Kaitia

Solicitors for the Transferee



C240702.4TE

Under the Land Transfer Act 1952

Memorandum of Transfer

WHEREAS OKURA CITRUS GROVES LIMITED at Kerikeri

(hereinafter called "the Grantor")

is ~~being~~ registered as proprietor

of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in that piece of land situated in the Land District of North Auckland containing 33.6965 hectares

more or less being Lot 3 Deposited Plan 122929 and being part Old Land Claim No. 3 and being all the land comprised and described in Certificate of Title 71C/245 (North Auckland Registry)

SUBJECT TO:

1. Fencing Covenant in Transfer 254480
2. Right of Way created by Transfer 588180
3. Mortgage No. 186240.7
4. Mortgage No. B.240151.1
5. Mortgage No. B.794369.3

NEW ZEALAND STAMP DUTY AK2
14/09/9000000001 NOLIALE *.00

(hereinafter called "the servient tenement")

AND WHEREAS DAVID ANTHONY COLLINS of Kerikeri, Electrician and MAREE RUTH COLLINS his wife (hereinafter called "the Grantee") are registered as proprietors of an estate in fee simple subject as aforesaid in all that piece of land containing 6.3210 hectares more or less being Lot 2 Deposited Plan 125106 and being all the land comprised and described in Certificate of Title 73A/161 (North Auckland Registry)

(hereinafter called "the dominant tenement")

✓ AND WHEREAS the Grantor has agreed to grant to the Grantee as an easement appurtenant to the dominant tenement the right to supply electricity and a right of way over the servient tenement

✓ NOW THEREFORE in consideration of the sum of ONE DOLLAR (\$1.00) (the receipt of which sum the Grantor hereby acknowledges) the Grantor DOETH HEREBY GRANT AND TRANSFER unto the Grantee to the intent that the easements hereby created shall be forever appurtenant to the dominant tenement:

✓ (a) the right to convey electric power across those portions of the servient tenement marked "A", "B", and "E" on Deposited Plan 125106

✓ (b) -A right of way across those portions of the servient tenement marked "A" and "B" on Deposited Plan 125106

1. Rights and Powers - Electricity Easement

The rights and powers of the grantee under the rights to convey electric power hereby created are the same rights and powers as those set out in clauses 2 and 5 of the Seventh Schedule to the Land Transfer Act 1952 as if the words "electric power" were inserted in lieu of the word "water" wherever the same appears in the said clause 2 and as if the words "wires cables and conduits" were inserted in lieu of the words "line of pipes" "pipe or pipes" and "pipe line" wherever the same appear in the said clause 5. The grantee shall be entitled to enter on to any part of Lot 3 Deposited Plan 122929 where it is necessary to carry out work or inspections as authorised by this easement, but only to such extent as is reasonable in the circumstances, subject to the condition that as little disturbance as possible is caused to the surface of the said land and that the surface is restored as nearly as possible to its original condition and any other damage done by the grantee or anyone for whom the grantee is responsible is repaired.

2. Rights and Powers - Right of Way

The rights and powers of the grantee under the right of way hereby created are the same rights and powers as those set out in clause 1 of the Seventh Schedule to the Land Transfer Act 1952. The grantee shall be entitled to enter on to any part of Lot 3 Deposited Plan 122929 where it is necessary to carry out work or inspections as authorised by this easement, but only to such extent as is reasonable in the circumstances, subject to the condition that as little disturbance as possible is caused to the surface of the said land and that the surface is restored as nearly as possible to its original condition and any other damage done by the grantee or anyone for whom the grantee is responsible is repaired.

3. Rights and Powers - Electricity and Right of Way

That the grantor will not place any buildings erections or fences on those areas marked "A", "B" and "E" on Deposited Plan 125106 or any part thereof and will not at any time hereafter do or permit or suffer any act whereby the rights powers licences and ^{authorities} ~~responsibilities~~ hereby granted to the grantee may be interfered with, affected, interrupted or restricted.

TO: The District Land Registrar
North Auckland Land Registry
Auckland

RE: DEPOSIT OF PLAN 125106

BANK OF NEW ZEALAND

as mortgagee under Memorandum of Mortgage No. 903955.7 HEREBY
CONSENTS to the deposit of Plan No. 125106

DATED this 15 day of October 1990

SIGNED for and on behalf of)
BANK OF NEW ZEALAND)
by its Attorneys)
DIANE VERNA SHARPS)
DUNCAN DONALD GILLANDERS)
in the presence of:)

Witness
Occupation BANK OFFICER
Address AUCKLAND

BANK OF NEW ZEALAND

by its Attorneys

.....
.....
.....

Beverley Anne Guilford
BEVERLEY ANNE GUILFORD
BANK OFFICER
KERIKERI

Bank of New Zealand

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

We, **DIANE VERNA SHARPS** of **AUCKLAND** and
DUNCAN DONALD GILLANDERS of **KERIKERI**, New Zealand, Bank Officers, hereby severally certify:-

1. **THAT** by deed dated the 1st day of July 1985 copies of which are deposited in the Land Transfer Offices at:-

Auckland	as No. B500414.1	Hokitika	as No. 72477
Blenheim	as No. 127701	Invercargill	as No. 124294.1
Christchurch	as No. 575092.1	Napier	as No. 455064.1
Dunedin	as No. 646698/1	Nelson	as No. 255386.1
Gisborne	as No. 160512.1	New Plymouth	as No. 325999.1
Hamilton	as No. H623570.2	Wellington	as No. 717023.1

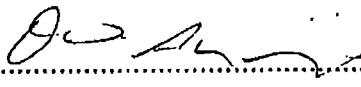
Bank of New Zealand appointed as its Attorneys on the terms and subject to the conditions set out in the said deed either:-

- (a) any two of the following persons, namely the Group Chief Executive and every General Manager, Deputy General Manager, Assistant General Manager, Chief Manager, District Manager, Area Manager, District Manager Administration and District Assistant Manager Administration for the time being of the said Bank and every other person who shall for the time being be acting as the Group Chief Executive or as a General Manager, Deputy General Manager, Assistant General Manager, Chief Manager, District Manager, Area Manager, District Manager Administration or District Assistant Manager Administration of the said Bank; or
- (b) any one of the persons referred to in paragraph (a) above together with any one of the following persons, namely every Branch Manager and Branch Loans Manager for the time being of the said Bank and every other person who shall for the time being be acting as a Branch Manager or Branch Loans Manager of the said Bank.

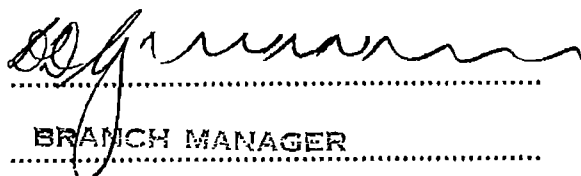
2. **THAT** we are respectively **AREA MANAGER** and
BRANCH MANAGER of the said Bank and as such are Attorneys for the
said Bank pursuant to the said deed.

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

SIGNED at **AUCKLAND**
this **15th** day of **October**
19 **90**.

} 
.....
DIANE VERNA SHARPS
.....

SIGNED at **KERIKERI**
this **12th** day of **October**
19 **90**.

} 
.....
BRANCH MANAGER
.....

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, MURRAY JAMES CRISFORD of KAITAIA
(full name) (Town/City)

in New Zealand BRANCH MANAGER **HEREBY CERTIFY:**
(Position in the Bank)

1. **THAT** by Deed dated the 13th day of OCTOBER 1989
copies of which are deposited in the Land Transfer Offices at:

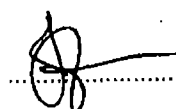
Auckland	as No. CO56526.1F
Blenheim	as No. 149027
Christchurch	as No. C 834059
Dunedin	as No. 740456
Gisborne	as No. G 176546.1
Hamilton	as No. H 910602
Hokitika	as No. 083778
Invercargill	as No. 167718.1
Napier	as No. 517938.1
Nelson	as No. 292639
New Plymouth	as No. 365386
Wellington	as No. B 039320

Rural Banking and Finance Corporation of New Zealand Limited an incorporated company having its registered office at Wellington (hereinafter called "**the Bank**") appointed me its Attorney with the powers and authorities specified in the said Deed.

2. **THAT** at the date hereof I am BRANCH MANAGER
of the Bank. (Position in the Bank)

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

SIGNED at KAITAIA
this 30th day of August
19 90



THE RURAL BANKING AND FINANCE CORPORATION OF NEW ZEALAND as Mortgagee under and by virtue of Mortgage No's B.240151.1 and B.794369.3 HEREBY CONSENTS to the within Transfer creating electricity supply and right of way easements but subject to and without prejudice to the rights remedies and powers contained in the said mortgages.

DATED this 30th day of August 1990 ✓

~~SIGNED for and on behalf of THE RURAL BANKING AND FINANCE CORPORATION OF NEW ZEALAND by~~) ~~THE RURAL BANKING AND FINANCE CORPORATION OF NEW ZEALAND by~~
)
)

~~In the presence of:~~

) acting for the said Corporation pursuant to Section 16 of the Rural Banking and Finance Corporation Act 1974

It is hereby certified that the said Mortgage(s)/Instrument(s)/Debenture(s) has/have become vested in Rural Banking and Finance Corporation of New Zealand Limited by virtue of the provisions of the Rural Banking and Finance Corporation of New Zealand Act 1989.

Signed by Rural Banking and Finance Corporation of New Zealand Limited by its Attorney

MURRAY JAMES CRISFORD

(name in full)

In the presence of:

Witness:

Occupation:

Address:

[Signature]

Bank officer

KAITIA

Signature

RICHARD AUSTIN COLLINS as Mortgagee under and by virtue of Mortgage No. 186240.7 HEREBY CONSENTS to the within Transfer creating electricity supply and right of way easements but subject to and without prejudice to the rights remedies and powers contained in the said mortgage. ✓

DATED this 20th day of July 1990 ✓

SIGNED by the said RICHARD AUSTIN COLLINS as mortgagee in the presence of:

)
)
)
)

[Signature] ✓

[Signature]
Miles

In Consideration of

~~(the receipt of which sum is hereby acknowledged)~~

Do ~~hereby Transfer~~ to the said

all _____ estate and interest in the

~~said land above described~~

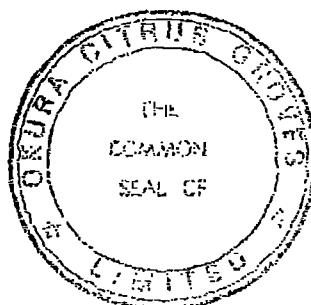
In witness whereof these presents have been executed this
July 1990

20

day of ✓

THE COMMON SEAL of
OKURA CITRUS GROVES LIMITED
was hereunto affixed
in the presence:

)
)
)
)



David Collins, Director
Maree Ruth Collins, Director

In witness whereof these presents have been executed this _____ day
of _____ 19

~~XXXXXXXXXX~~

Signed by the above named
DAVID ANTHONY COLLINS and
MAREE RUTH COLLINS
in the presence of:—

)
)
)
)

David Collins ✓
Maree Ruth Collins ✓

John Kite ✓
John Kite ✓

No.

TRANSFER OF

Correct for the purposes of the Land Transfer Act

SOLICITOR FOR THE TRANSFEREE

OKURA CITRUS GROVES LIMITED

Grantor
~~Transferor~~

I hereby certify that this transaction does not contravene the provisions of Part 11A of the Land Settlement Promotion and Land Acquisition Act 1952.

SOLICITOR FOR THE TRANSFEREE

D.A. & M.R. COLLINS

Grantee
~~Transferee~~

I hereby certify for the purposes of the Stamp and Cheque Duties Act 1971 that no conveyance duty is payable on this instrument by reason of the application of Section 24(1) of the Act and that the provisions of subsection (2) of that section do not apply.

Particulars entered in the Register as shown herein on the date and at the time endorsed below.

SOLICITOR FOR THE TRANSFEREE

Assistant / District Land Registrar

of the District of

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY AUCKLAND
ASST. LAND REGISTRAR

1.33 22.FEB.91 C 240702.4

McLEOD & PARTNERS
SOLICITORS
KERIKERI

Solicitors for the Transferee

DS12999.2 CONVO

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC1980775 The
subdivision of Lots 1 Deposited Plan
52035 and Lots 1 and 2 Deposited Plan
173562 (North Auckland Registry)

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

SCHEDULE

1. All buildings constructed on Lots 1 to 8 and 10 on Deposited Plan 197027 shall be finished in natural colours and non-reflective surfaces (apart from glassed areas) to the satisfaction of the environmental services manager. This condition shall be complied with on a continuing basis.
2. The subdividing owner shall install and maintain landscape planning for each dwelling on Lots 1 to 8 and Lot 10 on Deposited Plan 197027 sufficient to provide a vegetated backdrop to the building when viewed from the East to the satisfaction of the environmental services manager. This condition shall be complied with on a continuing basis.

The findings and management recommendations contained in the archaeological survey of Lots 1 and 2 Deposited Plan 173562 undertaken by D C Nevin in June 1998 shall be made available to subsequent owners of all sites created by this subdivision. The condition shall be complied with on a continuing basis.

Signed for **THE FAR NORTH DISTRICT COUNCIL** under delegated Authority

P. J. Killeen

Dated at KAIKOHE this 25th day of November 1999

9.00 09.JUN00 D 512999.2

PARTICULARS ENTERED
LAND REGISTRY NORTH
for REGISTRAR-GENERAL



Lot 1-8 : 1249/888-893
16 : 1249/895

20/652
1068/882
883

(2)



DS12999.22 EC

Approved by the District Land Registrar, South Auckland No. 351560
 Approved by the District Land Registrar, North Auckland, No. 4380/81
 Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

EASEMENT CERTIFICATE

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

~~I/We~~

I, MARGARET ANNE GAMBLE of Kerikeri, Married Woman

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the day of 2000 under No. 197027 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE DEPOSITED PLAN NO. 197027

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way, Right to Transmit Electricity and Telecommunications Right to Convey Water, Right to Drain Water	Lot 7	"H" ✓	Lot 9 ✓	124C/892 124C/894
	Lot 7	"I" ✓	Lot 9 ✓	124C/892 124C/894
Right to Drain Water	Lot 7	"L" ✓	Lot 9 ✓	124C/892 124C/894
	Lot 7	"K" ✓	Lot 9 ✓	124C/892 124C/894
Right to Transmit Electricity and Telecommunications	Lot 7	"L" ✓	Lot 9 ✓	124C/892 124C/894
	Lot 7	"M" ✓	Lot 9 ✓	124C/892 124C/894

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

I. Rights and powers:

See attached

1 RIGHTS AND POWERS

Electricity Easements

The registered proprietors for the time being of the dominant tenement together with their employees, contractors, agents and authorised persons having business with them concerning the receipt, transmission or distribution of electricity, shall have the right :

- (a) To transmit, receive and distribute electricity through equipment, cables and wires installed on or in the electricity easement; and
- (b) To install, maintain, inspect, repair, replace or add to electrical equipment on or in the electricity easement (including lines, conduits, cables, terminals, supply points, transformers, manholes, boxes or any other equipment the registered proprietor/s of the dominant tenement entitled so to do considers necessary or desirable for the receipt, transmission and distribution of electricity;

AND for the above purposes the registered proprietors of the dominant tenement, their employees, contractors, agents or authorised persons having business with them concerning the receipt, transmission or distribution of electricity shall have the full, free and unrestricted right :

- (a) To enter and re-enter on the land on foot or by any reasonable mode of transport;
- (b) To take on to the land all necessary tools, materials, machinery and equipment;
- (c) To carry out on the electricity easement such works as are required for the exercise of the powers and authorities hereby granted.

Telecommunications Easements

The registered proprietor/s for the time being of the dominant tenement shall have the right for all times hereafter for themselves, their telephone company, engineers, surveyors, servants, agents, employees, workmen and contractors with or without vehicles laden or unladen and with materials, machinery and implements from time to time and at all times :

- (a) To lay and maintain in and under the soil of the telecommunications easement or as the case may be erect, construct and maintain on and under the telecommunications easement, any telecommunications line or lines;
- (b) To enter and remain upon the land for the purposes of laying, maintaining, inspecting, repairing, renewing, replacing or altering any telecommunications line or lines, on the telecommunications easement

My

1.1.9

as the case may be and opening up the soil of the telecommunications easement and make any cuttings, fittings, grades, batters or trenches and to re-open the same and generally to do and perform such acts or things upon the telecommunications easement as may be necessary to enable the registered proprietor/s of the dominant tenement to receive the full free use and enjoyment of the rights and privileges granted under this telecommunications easement;

- (c) To use the line or lines, for the purpose of telecommunications without interruption or impediment (except during any periods of inspections, repair, renewal, replacement or alteration);

AND for the above purposes the registered proprietor/s for the time being of the dominant tenement who are entitled, their employees, contractors or agents, telephone company and all persons having business with them concerning the transmission or distribution of telecommunications shall have the full, free and unrestricted right :

- (a) To enter and re-enter on the land on foot or by any reasonable mode of transport;
- (b) To take on the land all necessary tools, materials, machinery and equipment;
- (c) To carry out on the telecommunications easement such works as are required for the exercise of the powers and authorities hereby granted.

2 **TERMS, CONDITIONS, COVENANTS OR RESTRICTIONS IN RESPECT OF ANY OF THE ABOVE EASEMENTS**

Electricity

The registered proprietor/s for the time being of the dominant tenement will in exercise of the powers hereby granted, take reasonable and proper care not to damage any property of the registered proprietor/s for the time being of the servient tenement and shall promptly make good any damage caused by such registered proprietor/s or their employees, contractors, agents or authorised persons as the case may be.

Telecommunications

The registered proprietor/s for the time being of the dominant tenement will in exercise of the powers hereby granted, take reasonable and proper care not to damage any property of the registered proprietor/s for the time being of the servient tenement and shall promptly make good any damage caused by such registered proprietor/s or their employees, contractors or agents, telephone company or other persons having business with them as the case may be.

Handwritten signature

AUG

General

The costs of maintaining and repairing the said areas and the costs of maintaining all pipes, lines, cables and installations installed and/or used in relation to all of the above easements shall be borne equally by the registered proprietors of the lands using the same PROVIDED THAT where any damage is caused to the right of way or any water pipes or any electric or telephone cables or associated items as the result of any act or omission on the part of the registered proprietors of the dominant or servient tenements or those persons for whom they are responsible then the costs of repair shall be borne by that party.

Definitions Relating to the Telecommunications Easements

- (i) "telecommunications" means the conveyance, transmission, emission or reception of signs, signals, impulses, writing, images, sounds, instructions, information or intelligence of any nature whether by electromagnetic waves or not at any frequency and whether for the information of any person or not and includes any electronic power supply whether underground or overground incidental to telecommunications.
- (ii) "line" or "lines" means a wire or wires, cable or a conductor of any other kind (including a fibre optic cable) used or intended to be used for telecommunications and includes the pole, tower, mast, insulator, casing, fixture (major or minor), tunnel or other equipment or material used or intended to be used for supporting, enclosing, surrounding or protecting any such wire, wires, conductor, cable or fibre optic cable and also includes any part of a line.

3 RIGHT OF WAY EASEMENTS

- 3.1 The parties shall maintain the rights of way in good order and condition.
- 3.2 The cost of maintaining the rights of way shall be borne equally by the registered proprietors for the time being of the relevant servient and dominant tenements respectively provided that if the use of any right of way by a party or parties significantly exceeds the use of the same by the other party or parties entitled to use it, maintenance costs of each right of way shall be borne by the parties in proportion to the use of the same.

3
[Signature]

[Signature]

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

See attached

Dated this 25th day of January 2000

Signed by the above-named

MARGARET ANNE GAMBLE

Margamble.

in the presence of *AM G*

Witness *A.M. Geaghty*

Witness name *Rural Post Contractor*

Occupation *2002 Dargaville*

Address *2002 Dargaville*

EASEMENT CERTIFICATE

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

Correct for the purposes of the
Land Transfer Act

Solicitor for the registered proprietor

22

9.00 09.JUN00 D 512999 22
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH CANTON
for REGISTRAR-GENERAL OF LAND

124618922
894X



Approved by Registrar-General of Land under No. 2007/6225

Easement instrument to grant easement or profit à prendre, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

Land registration district

NORTH AUCKLAND



EI 7758321.1 Easemen

Cpy - 01/04, Pgs - 004, 20/03/08, 07:58



DocID: 313083301

DocID: 313083301

Grantor

Surname(s) must ...

Richard Michael COLLINS and Patricia Ruth COLLINS

Grantee

Surname(s) must be underlined or in CAPITALS.

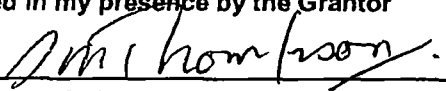
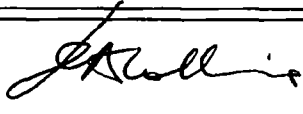
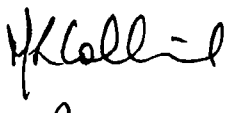
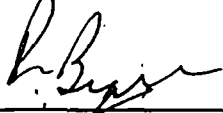
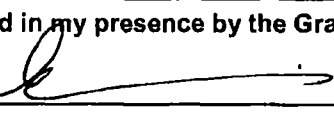
David Anthony COLLINS, Maree Ruth COLLINS, and Peter William BYERS

Grant* of easement or profit à prendre or creation or covenant

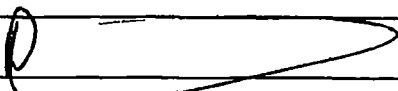
The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 3 day of March 2008

Attestation

 	Signed in my presence by the Grantor  Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name <u>SELWYN MASSEY</u> Occupation <u>Retired</u> Address <u>Recreation Village</u> <u>Itan Itan</u>
	Signature [common seal] of Grantor
  	Signed in my presence by the Grantee  Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name <u>LORRAINE MARGARET LEWIS</u> Occupation <u>ACCOUNTING TECHNICIAN</u> Address <u>OHAEAWAI</u>
	Signature [common seal] of Grantee

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



(Solicitor for) the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Annexure Schedule 1

Easement instrument

Dated

Page

1

of

2

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of Way, Rights to transmit; electricity computer media telecommunications Right to convey: water & sewage	A on DP 385568 B on DP 385568	NA 103D/50	NA 103D/52

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

**Easements or profits à prendre
rights and powers (including
terms, covenants, and conditions)**

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Fifth Schedule of the Property Law Act 2007.

The implied rights and powers are [varied] ~~[negated]~~ [added to] or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].~~

[the provisions set out in Annexure Schedule 2].

Covenant provisions

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].~~

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

PRC. Linc. JMT, MRC ~~AK~~ 60

Annexure Schedule



Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page 2 of 2 Pages

(Continue in additional Annexure Schedule, if required.)

"easement or profits a prendre rights and powers (including terms, covenants, and conditions)" continued

Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and the Ninth Schedule to the Property Law Act 1952, the provisions of the Ninth Schedule must prevail.

Where there is a conflict between the provisions of the Fourth Schedule and/or the Ninth Schedule and the modifications in this easement instrument, the modifications must prevail.

The implied rights and powers are varied and added to as follows:

1. Any maintenance, repair, or replacement of the right of way on the servient or dominant land that is necessary because of any act or omission by the grantor or grantee (which includes agents, employees, contractors, subcontractors and invitees of that grantor or grantee) must be carried out promptly by that owner and at that owner's sole cost. Where the act or omission is the partial cause of the maintenance, repair or replacement, the costs payable by that owner responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with Clause 11 of the Fourth Schedule).
2. Any notice pursuant to Sections 126C, 126D, and 126E of the Property Law Act 1952 shall not be available for the purposes of altering or upgrading the state of the land over which the Right of Way is granted unless it is first agreed in writing by all the registered proprietors for the time being of the servient and dominant tenements respectively that the right of way shall be altered or upgraded as the case may be.

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

PHL - Linc. JMT. HRC JAL LB Q

Landonline User ID: stdaviesau

LODGING FIRM: S T DAVIES (AUCK) LTD

Address: DX DP94507 TITIRANGI

PO BOX 151161 NEW LYNN

AUCKLAND

Uplifting Box Number 18/03/08

ASSOCIATED FIRM: PALMACKERIKERI

Client Code / Ref: (AT) AC:25731

Dealing / SUB Number:
(LINZ Use only)

Priority Brokerage Stamp
(LINZ use only)

EI 7758321.1 Easemen

Copy - 03/04, Pgs - 004, 20/03/08, 07:56

Copies

(Inc. original)

DocID: 313083301

HEREWITH:

Survey Plan (#)

Title Plan (#)

Traverse Sheets (#)

Field Notes (#)

Calc Sheets (#)

Survey Report

Plan Number Pre-Allocated or
to be Deposited:

Rejected Dealing Number 7740744

Other (State) REJECTION

Priority Order	OT Ref	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	RESUBMISSION	NOTICES	ADVERTISING	NEW TITLES	OTHER	PRIORITY CAPTURE	FEES \$ GST INCLUSIVE
1	See Schedule	EI	COLLINS TO COLLINS & BYERS								
2											
3											
4											
5											
6											

Land Information New Zealand Lodgement Form

Amendments (LINZ use only)

Original Signatures? _____

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

LINZ Form P005 - PDF

Less Fees paid on Dealing # 7740744

Cash/Cheque enclosed for

\$0.00

Subtotal (for this page) \$0.00
Total for this dealing \$0.00



View Instrument Details

Instrument No. 8274437.5
Status Registered
Date & Time Lodged 23 Dec 2009 15:56
Lodged By Egenes, Irma Ruth
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991

Toitu te
Land whenua
Information
New Zealand



Affected Computer Registers Land District
490009 North Auckland

Annexure Schedule: Contains 1 Page.

Signature

Signed by Suzanne Joan Wooldridge as Territorial Authority Representative on 22/12/2009 12:50 PM

*** End of Report ***



**Far North
District Council**

Private Bag 752, Memorial Ave

Kaitiaki 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2080136 & Variation RC 2100017
Lots 3 & 4 of a four-lot subdivision of Lots 7 and 9 DP 197027

PURSUANT to Section 221 and for the purpose of Section 224 (c)(ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified under each condition below.

SCHEDULE

LOT 4 DP 423065

- (a) Each dwelling shall have a roof water collection system with a minimum tank storage of 45,000 litres. The tank(s) shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

SIGNED:


By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENT MANAGER.

DATED at KERIKERI this 16th day of December 2009

View Instrument Details



Instrument No 8274437.7
Status Registered
Date & Time Lodged 23 December 2009 15:56
Lodged By Egenes, Irma Ruth
Instrument Type Easement Instrument



Toitū Te Whenua
Land Information
New Zealand

Affected Computer Registers Land District

490006	North Auckland
490007	North Auckland
490008	North Auckland
490009	North Auckland

Annexure Schedule: Contains 7 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage D523187.3 has consented to this transaction and I hold that consent ☒

I certify that the Mortgagee under Mortgage 7296792.3 has consented to this transaction and I hold that consent ☒

Signature

Signed by Suzanne Joan Wooldridge as Grantor Representative on 22/12/2009 12:51 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Suzanne Joan Wooldridge as Grantee Representative on 22/12/2009 12:51 PM

*** End of Report ***

Form B**Easement instrument to grant easement or *profit à prendre*, or create land covenant**

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

1. John Charles ROWE and Robyn Rebecca ROWE
2. David Max PITKETHLEY and Beverley Rae PITKETHLEY
3. Richard Michael COLLINS, Patricia Ruth COLLINS and Spicers Trustee Company (2005) Limited

Grantee

1. John Charles ROWE and Robyn Rebecca ROWE
2. David Max PITKETHLEY and Beverley Rae PITKETHLEY
3. Richard Michael COLLINS, Patricia Ruth COLLINS and Spicers Trustee Company (2005) Limited

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown on DP 423065	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of way Right to convey water Right to convey electricity Right to convey telecommunications and Computer media Right to drain water	A	Lot 3 (490008)	Lot 2 (490007) Lot 4 (490009)
	B	Lot 4 (490009)	Lot 2 (490007)
	C	Lot 2 (490007)	Lot 4 (490009)
	D and E	Lot 1 (490006)	Lot 2 – 4 (490007 – 490009)
	I	Lot 1 (490006)	Lot 2 (490007)
Right to drain water	F	Lot 1 (490006)	Lot 2 – 4 (490007 – 490009)
Right to convey electricity Right to convey telecommunications and computer media Right to drain water	G	Lot 2 (490007)	Lot 4 (490009)
Right to convey electricity Right to convey telecommunications and computer media	J, K and L	Lot 1 (490006)	Lot 2 (490007)

Form B - continued

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negatived]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule 1]~~

Covenant provisions

Delete phrases in [] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

~~The provisions applying to the specified covenants are those set out in:~~

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule _____]~~

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

Annexure Schedule



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

Easement instrument

Dated

Page 1 of 1 pages

(Continue in additional Annexure Schedule, if required.)

ANNEXURE SCHEDULE 1

RIGHT OF WAY

Rights and Powers

- 1.1 Paragraph 11(2) of Schedule 4 of the Land Transfer Regulations 2002 shall be deleted and replaced with the following:

"11(2) i. Subject to 11(2)ii, if the grantee (or grantees, if more than 1) and the grantor share the use of the easement facility, each of them shall make a contribution according to user for the repair and maintenance of the easement facility, and for the associated costs, for the purposes set out in subclause (1).

11(2)ii Any maintenance, repair or replacement of any easement facility that is necessary because of any act or omission by any owner of either the dominant or servient land (which includes any of the agents, employees, contractors, subcontractors or invitees of those owners) must be carried out promptly by that owner at the sole cost of that owner or in such proportion as relates to the act or omission."

Where there is a conflict between the provisions of Schedule 4 to the Land Transfer Regulations 2002 and/or of the Fifth Schedule to the Property Law Act 2007 and the modifications in this Easement Instrument, these modifications must prevail.

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

RA DATE/TIME

03-11-09:11:57

03/11/2009

12.39

+64 9 523 8185

+64 9 523 8185

P.002

2/ 5

Approved by Registrar-General of Land under No. 2003/6150

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)

Insert type of instrument
"Caveat", "Mortgage" etc

Mortgage

Page 1 of 1 pages

ConsentorSurname must be underlined or in CAPITALS**Capacity and Interest of Consentor**

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

THE NATIONAL BANK OF NEW ZEALAND LIMITED**Mortgagee under Mortgage No. D523187.3****Consent**

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section _____ of the _____ Act _____]

[Without prejudice to the rights and powers existing under the interest of the Consentor]

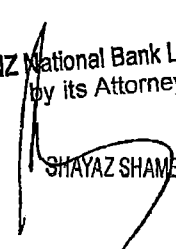
the Consentor hereby consents to:

1. The partial surrender of the easement created by transfer D512999.19 insofar as the right of way easement "C" on DP 197027 relates to Lot 9 DP 197027
2. The deposit of plan 423065 and the creation of the easements and land covenants thereon

Dated this _____ day of _____ 2009

03 NOV 2009

Attestation

ANZ National Bank Limited by its Attorney  SHAYAZ SHAMEEL KHAN	Signed in my presence by the Consentor 
	Signature of Witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature of Consentor	CECILIA MENEZES BANK OFFICER AUCKLAND

An Annexure Schedule in this form may be attached to the relevant Instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

REF: 7029 - AUCKLAND DISTRICT LAW SOCIETY

RX Date/Time

03-11-09:11:57

03/11/2009

12:59

+64 9 523 8185

+64 9 523 8185

P.003

3/ 5

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, Shayaz Shameel Khan of Auckland, New Zealand, Team Leader, Retail Loan Support, Lending Services Centre, certify -

1. That by deed dated 28 June 1996, ANZ National Bank Limited of Wellington, New Zealand appointed me its attorney.
2. That I have not received notice of any event revoking the power of attorney.
3. On 26 June 2004 The National Bank of New Zealand Limited was amalgamated with ANZ Banking Group (New Zealand) Limited to become ANZ National Bank Limited and the property being dealt with pursuant to the Deed has become the property of ANZ National Bank Limited (as the amalgamated company) under Part XIII of the Companies Act 1993.


Shayaz Khan

Signed at **Auckland** this day of

03 NOV 2009

Land Information New Zealand, Dealing Numbers:

Auckland	as No.	D.016180	Hokitika	as No.	105147
Blenheim	as No.	186002	Invercargill	as No.	242542.1
Christchurch	as No.	A.256503.1	Napier	as No.	644654.1
Dunedin	as No.	911369	Nelson	as No.	359781
Gisborne	as No.	G.210991	New Plymouth	as No.	433509
Hamilton	as No.	B.355185	Wellington	as No.	B.530013.1

Approved by Registrar-General of Land under No. 2003/6150

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)

Insert type of instrument
"Caveat", "Mortgage" etc**Mortgage**Page **1** of **1** pages**Consentor**Surname must be underlined or in CAPITALS**Capacity and Interest of Consentor**

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

ANZ NATIONAL BANK LIMITED**Mortgagee under Mortgage no. 7296792.3****Consent**

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section _____ of the _____ Act _____]

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

- 1. The partial surrender of the easement created by transfer D512999.19 insofar as the right of way easement "C" on DP 197027 relates to Lot 7 DP 197027**
- 2. The deposit of plan 423065 and the creation of the easements and land covenants thereon**

Dated this _____ day of **16 OCT 2009** **2009****Attestation****ANIL SURESH CHANDRA**
Signature of Consentor**Signed in my presence by the Consentor****Signature of Witness**

Witness to complete in BLOCK letters (unless legibly printed)

Witness name**Occupation****Address**

WITNESS: VAINETUTAI PUNA
OCCUPATION: BANK OFFICER
ADDRESS: AUCKLAND

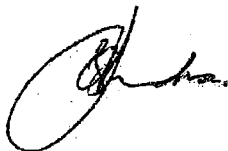
An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

REF: 7029 - AUCKLAND DISTRICT LAW SOCIETY

**CERTIFICATE OF NON-REVOCATION OF POWER OF
ATTORNEY**

I, **Anil Suresh Chandra** of **Auckland, New Zealand, Lending
Services Officer, Lending Services Centre** of ANZ National Bank
Limited, certify –

1. That by deed dated **28 June 1996**, ANZ National Bank
Limited of Wellington, New Zealand appointed me its attorney.
2. That I have not received notice of any event revoking the
power of attorney.



Signed at **Auckland** this day of 16 October 2009

Land Information New Zealand, Dealing Numbers:

Auckland	as No.	D.016180	Hokitika	as No.	105147
Blenheim	as No.	186002	Invercargill	as No.	242542.1
Christchurch	as No.	A.256503.1	Napier	as No.	644654.1
Dunedin	as No.	911369	Nelson	as No.	359781
Gisborne	as No.	G.210991	New Plymouth	as No.	433509
Hamilton	as No.	B.355185	Wellington	as No.	B.530013.1

View Instrument Details



Instrument No 11316822.6
Status Registered
Date & Time Lodged 13 May 2019 13:59
Lodged By Jury, Sarah Emily
Instrument Type Easement Instrument



Toitū Te Whenua
Land Information
New Zealand

Affected Records of Title	Land District
828482	North Auckland
828483	North Auckland
828484	North Auckland
828485	North Auckland

Annexure Schedule: Contains 2 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒
- Mortgage 10289162.2 does not affect the burdened land, therefore the consent of the Mortgagee is not required ☒

Signature

Signed by Sarah Emily Jury as Grantor Representative for Patricia Ruth Collins, Richard Michael Collins, Okura Plantation Trustee Company Limited on 27/03/2019 12:35 PM

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Peter Despard Twigg as Grantor Representative for Rodney Louis St George, Shona Kathryn St George, Napier Independent Trustees Limited on 13/05/2019 12:16 PM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

Grantee Certifications

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

**Signature**

Signed by Sarah Emily Jury as Grantee Representative on 27/03/2019 12:35 PM

***** End of Report *****

This approved format may be used for lodgement as an electronic Instrument under the Land Transfer Act 2017

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

Patricia Ruth COLLINS, Richard Michael COLLINS and Okura Plantation Trustee Company Limited (as to Record of Title 828482 and 828485); and
Rodney Louis ST GEORGE, Shona Kathryn ST GEORGE and Napier Independent Trustees Limited (as to Record of Title 828483)

Grantee

Patricia Ruth COLLINS, Richard Michael COLLINS and Okura Plantation Trustee Company Limited (as to Record of Title 828482 and 828484)

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A required

Continue in additional Annexure Schedule, if

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to Convey Water	"A", "B", "W" and "U" on Deposited Plan 522430	828485	828482
Right to Convey Electricity	"AA", "NA" and "NB" on Deposited Plan 522430	828482	828484
Right of Way, Right to Convey Electricity, Telecommunications & Computer Media, Right to Convey Water	"AE", "C", "D", "E", "F", "G", "H", "HA", "HB", "HD", "J", "K", "L", "NC" and "X" on Deposited Plan 522430	828482	828484
Right of Way, Right to Convey Electricity, Telecommunications & Computer Media, Right to Convey Water	"S", "O", "P", "Y" on Deposited Plan 522430	828483	828482

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and Insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by: Insofar as the right to convey water over areas A, B, W and U are concerned (burdened land Record of Title 828485), the irrigation structure within areas A, B, W and U at all times remains the property of the Grantee (benefited land Record of Title 828482).

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]~~

~~[the provisions set out in Annexure Schedule]~~



View Instrument Details

Instrument No. 11316822.8
Status Registered
Date & Time Lodged 13 May 2019 13:59
Lodged By Jury, Sarah Emily
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
828482	North Auckland
828483	North Auckland
828484	North Auckland
828485	North Auckland

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Sarah Emily Jury as Territorial Authority Representative on 12/12/2018 04:55 PM

*** End of Report ***



**Far North
District Council**

Private bag 752, Havelock Bay

Kaitake 0440, New Zealand

Telephone: 0600 920 029

Phone: 060 401 5200

Fax: 060 401 2137

Email: info@fncc.govt.nz

Website: www.fncc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

Our top office is in the heart

of the Far North

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2180119

Being the Subdivision of Lot 4 DP 423065 Lot 1 DP 178097 Lot 3 4 DP 170043
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

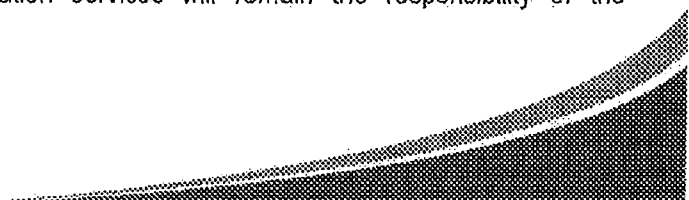
SCHEDULE

Lot 4 DP 522430

- (i) In conjunction with the construction of any building on Lot 4 requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the report prepared by Kerikeri Drainage Ltd, referenced: Client M Collins, site location: 210 Inlet Road, Kerikeri dated 27/10/17 and submitted with Resource Consent 2180119.
- (ii) In conjunction with the construction of any building requiring building consent on Lot 4, the lot owner shall submit for approval by councils consent engineer or designate an appropriate stormwater mitigation system for the development. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the pre development flow from the site for rainfall events up to a minimum of a 10% AEP plus allowance for climate change. The details of the design may include on site detention storage and flow attenuation and shall be prepared by a suitably qualified and experienced practitioner (such as a chartered professional engineer) and be submitted with the Building Consent application.

Lot 3 DP 522430

- (iii) Reticulated power supply or telecommunication services are not a requirement for Lot 3. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.





Far North
District Council

Phone: 09 752 0500/0501

Mobile: 021 410 1000

Facsimile: 09 752 0500

Phone: 09 481 5200

Text: 09 481 2132

Email: info@fndc.govt.nz

Website: www.fndc.govt.nz

Te Kaitiaki o Te Kaitiaki o Te Kaitiaki

*He aha te kaitiaki o Te Kaitiaki
He aha te kaitiaki o Te Kaitiaki*

Lot 2 DP 522430

- (iv) Further development on proposed Lot 2 may require stormwater mitigation measures to be put in place.

Lot 3 & 4 DP 522430

- (v) Due to horticultural activities taking place in the vicinity, any dwelling to be constructed on Lots 3 and 4 which will utilise rainwater as a potable water supply. Will require suitable water filtration system to be installed.

Lot 1 & 3 DP 522430

- (vi) An archaeological assessment is required for any further development that requires earthworks which occurs within the sites

All lots DP 522430

- (vii) The site is identified as being within a kiwi present zone. To reduce the potential risk of predation of North Island brown kiwi by domestic predators, each dwelling is limited to keeping two cats and two dogs, the keeping of mustelid on the lots is prohibited. Any cats and/or dogs kept on site must be kept inside and/or tied up at night.

SIGNED:

Mr Patrick John Killalea - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this

3rd

day of

August

2018



View Instrument Details

Instrument No. 11316822.7
Status Registered
Date & Time Lodged 13 May 2019 13:59
Lodged By Jury, Sarah Emily
Instrument Type Easement Instrument

Toitu te
Land whenua
Information
New Zealand



Affected Records of Title	Land District
828482	North Auckland
828484	North Auckland

Annexure Schedule: Contains 5 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Mortgage 10289162.2 does not affect the burdened land, therefore the consent of the Mortgagee is not required ☒

Signature

Signed by Sarah Emily Jury as Grantor Representative on 27/03/2019 12:38 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Sarah Emily Jury as Grantee Representative on 27/03/2019 12:38 PM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre*
Section 109, Land Transfer Act 2017

Grantor

Surname(s) must be underlined.

Richard Michael COLLINS and Patricia Ruth COLLINS and OKURA PLANTANTION TRUSTEE COMPANY LIMITED

Grantee

Surname(s) must be underlined.

CHORUS NEW ZEALAND LIMITED

Grant of Easement or *Profit à prendre*

The Grantor, being the registered proprietor of the Burdened Land set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s)* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A

Continue in additional Annexure Schedule, if required.

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to convey telecommunications	<u>C, D, E, AD, AE, HB, NB, NC & X</u> on DP 522430	<u>Lot 1 DP 522430</u> (CFR 828482)	Chorus New Zealand Limited (in gross)
	<u>HC</u> on DP 522430 [] on DP []	<u>Lot 3 DP 522430</u> (CFR 828484) Lot [] DP [] (CFR [])	

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required.



Annexure Schedule

Insert type of instrument

Easement

Dated

22 November 2018

Page

2

of

5

Pages

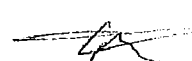
Continue in additional Annexure Schedule, if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or the Fifth Schedule of the Property Law Act 2007.

The Implied rights and powers are ~~varied/negated/added to or substituted~~ by:

Memorandum number _____, registered under section 209 of the Land Transfer Act 2017.

the provisions set out in the Annexure Schedule.

Annexure Schedule

Insert type of instrument

Easement

Dated

22 November 2018

Page

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of

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Pages

Continue in additional Annexure Schedule, if required.

Continuation of "Easement rights and powers":

1 The rights and powers in this easement are in addition to those rights and powers contained in Schedule 5 of the Land Transfer Regulations 2018 ("the Fifth Schedule") and where the terms of this easement are in conflict with either the Fifth Schedule or any of the statutory rights and authorities which the Grantee may have in respect of the Burdened Land, the terms of this easement shall prevail.

2 Grant of Easement

2.1 In addition to the above rights and powers the Grantor grants to the Grantee as an easement in gross the following rights and powers at all times and in any quantity:

- (a) to lay, install (including construct), locate, upgrade, add to, inspect, maintain, replace, repair, renew, enlarge, alter, retain, remove any Lines and Works on, in, over and under the Easement Land (and for the avoidance of doubt, the Grantor's consent shall be deemed for the purposes of clause 10(1)(b) of Schedule 5 of the Land Transfer Regulations 2018 by virtue of this easement);
- (b) subject to clauses 4.1 and 4.2, to enter with all necessary equipment and remain upon the Burdened Land for the purposes of laying, installing (including constructing), locating, upgrading, adding to, inspecting, maintaining, replacing, repairing, renewing, enlarging, altering, retaining or removing Lines or Works and make any access ways, cuttings, fillings, grades, batters and to re-open the same and generally to do and perform such acts or things upon the Burdened Land as may be necessary or desirable (or incidental thereto) to enable the Grantee to receive, enjoy and give effect to the full free use and enjoyment of the rights and powers granted under this easement; and
- (c) to use and operate Lines and Works (such use and operation may include the granting of such use to third party telecommunications service providers) for the purpose of conveying telecommunications without interruption or impediment,

provided however that nothing shall compel the Grantee to exercise the above rights at any time or in a particular way

3 Grantee's Covenants

3.1 The Grantee shall be responsible for:

- (a) the installation of and maintenance of the Lines and Works located on the Easement Land; and
- (b) using its best endeavors to prevent the Lines and Works located on the Easement Land becoming a danger to any user or occupier of the Burdened Land.

3.2 The Grantee will, in exercising the rights granted to the Grantee under this easement cause as little damage as reasonably possible to the Burdened Land and to any building or building improvement (including, without limitation, any interior fitout) located on the Burdened Land.

3.3 The Grantee will at the Grantee's own cost repair and make good any damage to the Burdened Land (including without limitation any damage to any building(s), fences or other improvements) caused by the Grantee in exercising the Grantee's rights and powers under this

Annexure Schedule

Insert type of instrument

Easement

Dated

22 November 2018

Page

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of

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Pages

Continue in additional Annexure Schedule, if required.

easement as reasonably close as possible to the original condition of the Burdened Land prior to such damage and to the reasonable satisfaction of the Grantor.

4 Access

- 4.1 The Grantee may, at any time (but subject to clause 4.2) from time to time enter the Burdened Land (including, for the avoidance of doubt, any areas of Common Property on the Burdened Land) using such routes as prescribed by the Grantor (acting reasonably) and with or without its employees, contractors and agents and with or without vehicles, machinery and implements of any kind for purposes associated with the creation and exercise of its rights and powers under this easement. If relevant, the Grantor shall invoke its rights pursuant to section 80 of the Unit Titles Act 2010 (or procure that such rights are invoked) as may be necessary to allow the Grantee access to its Lines and Works as agent of the body corporate.
- 4.2 In exercising the rights granted to the Grantee under this easement, the Grantee shall use reasonable efforts to give the Grantor prior notice that the Grantee intends to enter upon the Burdened Land (except in the case of an Emergency, when notice will not be required) and for the avoidance of doubt, clause 12(2) of Schedule 5 the Land Transfer Regulations 2018 does not apply. Without limitation to the preceding provisions, the Grantor shall not at any time restrict or impede access to the Easement Land (including by way of subdivision of the Land) by the Grantee and, upon request by Grantee, will provide the Grantee with all necessary keys and / or access cards required from time to time to gain access to the Burdened Land and the Easement Land.

5 Grantor's Covenants

- 5.1 The Grantor will not without the written permission of the Grantee (not to be unreasonably withheld or delayed):
- (a) grow or permit to be grown any natural or cultivated vegetation (including trees and shrubs) on or in the near vicinity, or encroaching on the Easement Land. The Grantee may at all times at the Grantor's cost remove any natural or cultivated vegetation or improvement on the Easement Land which may interfere with the rights granted by this easement; or
 - (b) erect or permit to be erected any improvement (including but not limited to buildings, sheds, fences, roads, walls or driveways) on the Easement Land; or
 - (c) do anything on the Easement Land that may damage or endanger the Grantee's Lines or Works; or
 - (d) do any act which will interfere with the rights granted by this easement and will not at any time do permit or suffer any act whereby the full and free use and enjoyment by the Grantee of the rights and privileges granted by this are interfered with.

6 Removal

- 6.1 The Lines and Works are and shall remain the sole property of the Grantee and the Grantee shall not be required to remove the Lines and/or Works at any time. No person shall have any interest in such Lines and Works by reason only of having an interest or estate in the Burdened Land.

Annexure Schedule

Insert type of instrument

Easement

Dated

22 November 2018

Page

5

of

5

Pages

Continue in additional Annexure Schedule, if required.

- 6.2 No power is implied for the Grantor to determine this easement for any breach of covenant or for any other cause whatsoever. The parties intend this easement to subsist forever or until it is duly surrendered or extinguished at the election of the Grantee.

7 Further Assurances

- 7.1 Each party shall make all applications, including executing and delivering any documents, and doing all acts and things, as may reasonably be required by the other party to obtain the full benefit of this easement according to its true intent.

8 Telecommunications Act 2001 and End User Terms

- 8.1 Notwithstanding anything to the contrary in this easement, the terms contained in this easement shall be without prejudice to, and do not reduce or limit, the rights and powers of the Grantee under the Telecommunications Act 2001 or any other document or arrangement conferring rights or powers on the Grantee in relation to Lines and Works at the Burdened Land, and the Grantee may, in its discretion, rely on or exercise any of its rights and powers, whether in addition to or instead of the rights and powers granted by this easement.

9 Definitions and interpretation

9.1 In this easement:

- (a) **"Common Property"** has the same meaning ascribed to that term under the Unit Titles Act 2010.
- (b) **"Easement Land"** means that part of the Burdened Land identified in Schedule A in this easement as Easement Land and those other parts of the Burdened Land (including buildings) on which the Grantee has installed and located its Lines and Works.
- (c) **"Emergency"** means a situation in which there is a probable danger to life or property or immediate risk to the continuity or safety of supply of telecommunications.
- (d) **"Grantee"** means Chorus New Zealand Limited and includes all its subsidiaries (within the meaning of Sections 5 and 6 of the Companies Act 1993) and its successors, assigns, personal representatives, employees, contractors, agents, licensees and invitees.
- (e) **"Grantor"** includes the successors in title, assigns, tenants, transferees and personal representatives of the Grantor.
- (f) **"Line"** and **"Works"** shall have the meanings ascribed to those terms under the Telecommunications Act 2001.





View Instrument Details

Instrument No. 11654146.1
Status Registered
Date & Time Lodged 10 Jan 2020 09:24
Lodged By Jury, Sarah Emily
Instrument Type Easement Instrument

Toitu te
Land whenua
Information
New Zealand



Affected Records of Title	Land District
828482	North Auckland
828485	North Auckland

Annexure Schedule Contains 2 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Sarah Emily Jury as Grantor Representative on 10/01/2020 09:23 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Sarah Emily Jury as Grantee Representative on 10/01/2020 09:23 AM

*** End of Report ***

Approved for ADLS by Registrar-General of Land under No. 2018/6266

EASEMENT INSTRUMENT TO GRANT EASEMENT OR PROFIT À PRENDRE

Sections 109 Land Transfer Act 2017

**Grantor**

Patricia Ruth COLLINS, Richard Michael COLLINS and OKURA PLANTATION TRUSTEE COMPANY LIMITED

Grantee

Patricia Ruth COLLINS, Richard Michael COLLINS and OKURA PLANTATION TRUSTEE COMPANY LIMITED

Grant of Easement or Profit à prendre

The Grantor being the registered owner of the burdened land set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement, or profit	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of way Right to transmit electricity, computer media and telecommunications Right to convey water	C, D and E on DP 522430	Lot 1 DP 522430 (828482)	Lot 4 DP 522430 (828485)

Easements or profits à prendre rights and powers (including terms, covenants and conditions)*Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required*

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby [varied] ~~{negated}~~ ~~{added to}~~ or ~~{substituted}~~ by:

~~{Memorandum number _____, registered under section 209 of the Land Transfer Act 2017}~~

[the provisions set out in Annexure Schedule 1]

Annexure Schedule

Page of Pages

2015/5049
APPROVED
Registrar-General of Land

Insert instrument type

Easement Instrument

Continue in additional Annexure Schedule, if required

Paragraph 11(2) of Schedule 5 of the Land Transfer Regulations 2018 shall be deleted and replaced with the following:

"11(2) i. Subject to 11(2)ii, if the grantee (or grantees, if more than 1) and the grantor share the use of the easement facility, each of them shall make a contribution according to use for the repair and maintenance of the easement facility, and for the associated costs, for the purposes set out in subclause (1).

11(2)ii Any maintenance, repair or replacement of any easement facility that is necessary because of any act or omission by any owner of either the dominant or servient land (which includes any of the agents, employees, contractors, subcontractors or invitees of those owners) must be carried out promptly by that owner at the sole cost of that owner or in such proportion as relates to the act or omission."

Where there is a conflict between the provisions of Schedule 5 to the Land Transfer Regulations 2018 and/or of the Fifth Schedule to the Property Law Act 2007 and the modifications in this Easement Instrument, these modifications must prevail.

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

View Instrument Details



Instrument No 12701113.3
Status Registered
Date & Time Lodged 23 June 2023 10:36
Lodged By Thompson, Emma Jane
Instrument Type Easement Instrument



Toitū Te Whenua
Land Information
New Zealand

Affected Records of Title	Land District
966570	North Auckland
966571	North Auckland

Annexure Schedule Contains 1 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Amanda Jane Kennedy as Grantor Representative on 06/06/2023 09:01 AM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Emma Jane Thompson as Grantee Representative on 02/06/2023 04:22 PM

*** End of Report ***

EASEMENT INSTRUMENT TO GRANT EASEMENT OR PROFIT À PRENDRE

Section 109 Land Transfer Act 2017

Grantor

PATRICIA RUTH COLLINS, RICHARD MICHAEL COLLINS and OKURA PLANTATION TRUSTEE COMPANY LIMITED

Grantee

DAVID JOHN HOYLE and ALEXANDRA JANET HOYLE

Grant of Easement or Profit à prendre

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; or profit	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of way Right to convey water, electricity, telecommunications	Marked C, D, E & G on Deposited Plan 587525	Lot 2 Deposited Plan 555173 (RoT 966571)	Lot 1 Deposited Plan 555173 (RoT 966570)

Easements or profits à prendre rights and powers (including terms, covenants and conditions)*Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required*

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]~~

~~[the provisions set out in Annexure Schedule _____]~~

Appendix 4

RC 2180119-RMACOM & RC 223520-RMASUB &
RMAOBJ/A



**Far North
District Council**

FAR NORTH DISTRICT COUNCIL

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (COMBINED)**

Resource Consent Number: 2180119-RMACOM

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

Okura Plantation Trustee Company Limited

The activities to which this decision relates are listed below:

Activity A – Subdivision:

**Subdivision to create two additional lots from two parcels of land in the Rural
Living zone;**

Activity B – Landuse:

**Land use consent for Lots 1 & 2 hereon for breach of impermeable surfaces
permitted threshold for the Rural Living zone rule**

Subject Site Details

Address:	210H Kerikeri Inlet Road, Kerikeri 0230
Legal Description:	Lot 4 DP 423065 Lot 1 DP 178097 Lot 3-4 DP 170043 & Lot 3 DP 423065
Certificate of Title reference:	CT-490009 & CT-490008

**Pursuant to Section 108 of the Act, this consent is issued subject to the
following conditions:**

Decision A – Subdivision:

- 1 The subdivision shall be carried out in accordance with the approved plans of subdivision itemised below prepared by Thomson Survey, referenced 'Proposed Subdivision Lots 3& 4 DP 170043, Lot 1 DP 178097 and Lots 3 & 4 DP 423065, and attached to this consent with the Council's "Approved Stamp" affixed to them;
 - Subdivision plan reviewed 20-09-2017 Sheet 1 of 4
 - Subdivision plan (close up) reviewed 20-09-2017 Sheet 2 of 4
 - Subdivision plan (close up) reviewed 20-09-2017 Sheet 3 of 4
 - Subdivision plan (close up) reviewed 20-09-2017 Sheet 4 of 4
 - Schedule of Existing Easements
 - Schedule of Proposed Easements and Easements in Gross

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - (a) All easements to be duly granted or reserved.
3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:
 - (a) The consent holder shall submit to Council for approval of the resource consent Engineer a onsite wastewater report for Lot 4 created. The report shall be prepared by a chartered professional engineer or council approved wastewater report writer. The report shall identify the type of wastewater treatment required for each lot, a suitable area necessary for effluent disposal plus a 100% reserve disposal area, all contained within their respective lot boundaries.
4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
 - (a) Repair the existing entrance from proposed Lots 1,3 and 4 to Kerikeri Inlet road to allow stormwater runoff from crossing to discharge to adjoining road water table drain and not pond.
 - (a) Provide to Council written confirmation from a registered surveyor that the access carriageway is fully contained within the easements provided for access.
 - (b) Provide a report and plan from a Council approved wastewater report writer or chartered professional engineer which confirms that the effluent disposal field, reserve disposal area and stormwater discharge from existing garage, swimming pool and water tanks are fully contained within the boundaries of lot 2 and do not create a nuisance for adjoining lots.
 - (c) Provide documentation that the service providers of electric power and telecommunications to Lot 4 are satisfied with the arrangements made for the provision of these services.
 - (d) The existing onsite wastewater drainage area's on proposed Lot 1 that are named as Collins Residence and Collins Rental #2 (as defined in Sewage Systems report produced by Thomson Survey, dated 14 August 2017) are to be located, extent of drainage field marked, and a appropriate permanent stock proof fence constructed to protect the onsite drainage system from live stock to the satisfaction of Councils Resource Consents Engineer
 - (e) Secure the condition below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

- (i) In conjunction with the construction of any building on Lot 4 requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the report prepared by _____ and submitted with Resource Consent 2180119.

Lot 4

- (ii) In conjunction with the construction of any building requiring building consent on Lot 4, the lot owner shall submit for approval by councils consent engineer or designate an appropriate stormwater mitigation system for the development. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the pre development flow from the site for rainfall events up to a minimum of a 10% AEP plus allowance for climate change. The details of the design may include on site detention storage and flow attenuation and shall be prepared by a suitably qualified and experienced practitioner (such as a chartered professional engineer) and be submitted with the Building Consent application.

Lot 4

- (iii) Reticulated power supply or telecommunication services are not a requirement for Lot 3. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

Lot 3

- (iv) Further development on proposed Lot 2 may require stormwater mitigation measures to be put in place.

Lot 2

- (v) Due to horticultural activities taking place in the vicinity, any dwelling to be constructed on Lots 3 and 4 which will utilise rainwater as a potable water supply. Will require suitable water filtration system to be installed.

Lot 3 & 4

- (vi) An archaeological assessment is required for any further development that requires earthworks which occurs within the sites

Lots 1 & 3

- (vii) The site is identified as being within a kiwi present zone. To reduce the potential risk of predation of North Island brown kiwi by domestic predators, each dwelling is limited to keeping two cats and two dogs, the keeping of mustelid on the lots is prohibited. Any cats and/or dogs kept on site must be kept inside and/or tied up at night.

Decision B – Landuse:

1. The activity shall be carried out in accordance with the approved plans prepared by Thomson Survey , referenced 'Proposed Subdivision Lots 3& 4 DP 170043, Lot 1 DP 178097 and Lots 3 & 4 DP 423065', dated 20-09-2017, itemised below and attached to this consent with the Council's "Approved Stamp" affixed to them
 - Sheet 1 of 4 reviewed 20-09-2017
 - Sheet 3 of 4 reviewed 20-09-2017

Advice Notes

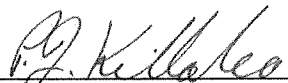
1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.
2. The proposed activity is considered to have adequately taken into account, and be consistent with, relevant statutory provisions, including the objectives and policies from the Operative Far North District Plan and as such, is considered to be consistent.
3. Part 2 Matters
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting/declining [delete one] this resource consent application achieves the purpose of the Act.
4. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

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


Pat Killalea, Principal Planner


Date

Right of Objection

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

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

2
1378
20
3/696
Kennedy

Lot 15
DP 355121
0-4000
224898

APPROVED PLAN

PLANNER *Alicia Foster*

RC 2180119 DATE 22/09/2012

Lot 1
DP 211229
0-3400
NA138C/355

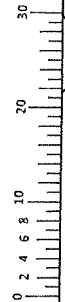
LOT 1
(BALANCE)
26.1386ha

LOT 4
DP 170043
4215m²

Lot 1
DP 170043
0-3303
NA103D/48

APPROVED PLAN
PLANNER *Alicia Foster*
RC 2180119 DATE 22/09/2012

SCALE 1:500
SHEET SIZE A3

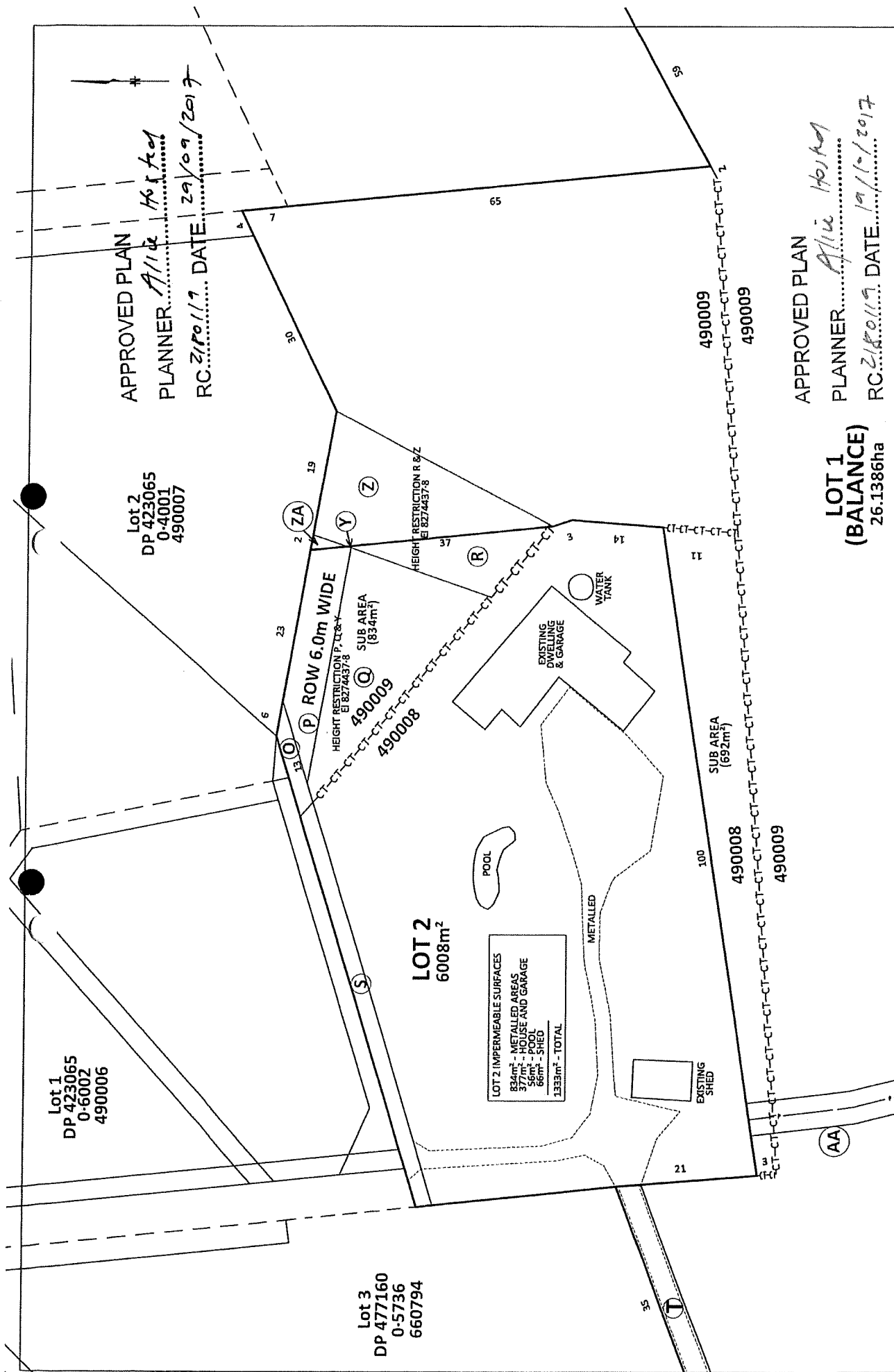


THOMSON
SURVEY
SURVEYING AND VALUERS

PROPOSED SUBDIVISION
LOTS 3 & 4 DP 170043 LOT 1 DP 178097
AND LOTS 3 & 4 DP 423065

SURVEY:	DESIGN:	TS	26-09-2016	CLIENT: M COLLINS	JOB REF: 8982	CAD REF: 8982 170043 SCHEME REV: 1/01
DRAWN:	TS	26-09-2016	REVISION: C	TS	20-09-2017	
STATUS:						

SHEET 2 OF 4
SCALE 1:500
SHEET SIZE A3



SCALE 1:500 SHEET SIZE A3		SHEET 3 OF 4 SCALE 1:500 SHEET SIZE A3	
THOMSON SURVEY SURVEYORS AND PLANNERS		DESIGN: TS DRAWING: TS REVISION: C STATUS:	
PROPOSED SUBDIVISION LOTS 3 & 4 DP 170043, LOT 1 DP 178097 AND LOTS 3 & 4 DP 423065		CLIENT: M COLLINS JOB REF: 3892 CAD REF: 8052, 170043, 178097, 423065	



APPROVED PLAN

PLANNER.. *Alice Horkel*RC2180119 DATE *19/10/2017*SURVEYORS AND RESOURCE
PLANNERS

APPROVED PLAN

PLANNER.. *Alice Horkel*RC2180119 DATE *29/09/2017*

Plan Number

PROPOSED SUBDIVISION
LOT 4 DP 170043, LOT 1 DP 178097,
LOT 5 DP 170043 AND LOT 4 DP 423065

Schedule of Existing Easements

Purpose	Shown	Servient Tenement	Created by
Right of Way, Right to Transmit Electricity, Computer Media, Right to Convey Water, Sewage and Telecommunications	D F T	Lot 1 Hereon	T588180
Right of Way	D F H	Lot 1 Hereon	C240702.4
Right to Transmit Electricity	D F H	Lot 1 Hereon	C240702.4
Right to Convey Water	A V U	Lot 1 DP 170043	D051659.7
Right of Way, Right to Transmit Electricity, Computer Media, Right to Convey Water, Sewage and Telecommunications	A W	Lot 1 DP 170043	EI 7758321.1
Right of Way, Right to Transmit Electricity, Computer Media, Right to Convey Water, Sewage and Telecommunications	C D E F G H X	Lot 1 Hereon	EI 7758321.1

- All existing easements to remain

Thomson Survey Ltd
315 Kerikeri Road, Kerikeri
P.O. Box 372, Kerikeri 0245, New Zealand.
Email: Kerikeri@tsurvey.co.nz

Telephone: **09 4077360**
Facsimile: **09 4077322**

Schedule of Proposed Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Convey Water	B	Lot 4 DP 170043	Lot 1 Hereon
Right to Convey Electricity	NA NB NC HC	Lot 1 Hereon	Lot 3 Hereon
Right of Way Right to Convey Electricity and Telecommunications Right to Convey Water	C D E X F G H HA AE HB NC HC	Lot 1 Hereon	Lot 3 Hereon

Proposed Easements in Gross			
Purpose	Shown	Servient Tenement	Dominant Tenement
Electricity	AA	Lot 1 Hereon	TOP ENERGY
Telecoms	AD AE HB NB NC HC	Lot 1 Hereon	CHORUS

Other Instruments

Consent Notice D512999.2

Height Restriction EI 8274437.8 Shown P Q R Y Z ZA

APPROVED PLAN

PLANNER.....*Alice Hitea*

RC.2180119 DATE.....19/10/2017

APPROVED PLAN

PLANNER.....*Alice Hitea*

RC.2180119 DATE.....29/09/2017



**Far North
District Council**

FAR NORTH DISTRICT COUNCIL

**DECISION ON SUBDIVISION CONSENT APPLICATION
UNDER THE RESOURCE MANAGEMENT ACT 1991**

Amended pursuant to s133A

Decision

Pursuant to section 34(1) and sections 104, 104A and 106 and Part 2 of the Resource Management Act 1991 (the Act or the RMA), the Far North District Council **grants** subdivision resource consent for a Controlled Activity, subject to the conditions listed below to:

Applicant:	Richard Michael Collins and Patricia Ruth Collins
Council Reference:	2230520-RMASUB
Property Address:	210G Kerikeri Inlet Road, Kerikeri
Legal Description:	Lot 3 DP 522430 Lot 2 DP 555173

Conditions

Pursuant to sections 108 and 220 of the Act, this consent is granted subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey Limited, titled "Proposed Subdivision of Lot 2 DP 555173", referenced 10461, dated 10.05.2023, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Survey plan approval (s223 RMA) conditions

2. Prior to the approval of the survey plan pursuant to section 223 of the Act the consent holder shall:
 - a. Provide to Council written confirmation from a Licenced Cadastral Surveyor that the access carriageway is fully contained within the easements provided for access.
 - b. All easements in the memorandum to be duly granted or reserved.

Section 224(c) RMA compliance conditions

3. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotments. The

cost of preparing, checking, and executing the Notice shall be met by the consent holder:

- a. At the time of lodging an application for building consent on any of the lots the building applicant is to provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken and sets out the specific design of the building's foundations.
- b. In conjunction with the construction of any buildings and other impermeable surfaces on any of the lots, the lot owner shall install stormwater retention tank/s with a flow attenuated outlet/s. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the predevelopment flow from the site for rainfall events up to a 10% AEP plus allowance for climate change, with overland/secondary flow paths able to accommodate a 1% AEP event. The details of the on-site detention storage and flow attenuation shall be prepared by a suitably qualified engineer for approval from Council.
- c. In conjunction with the construction of any building on any of the lots which includes a wastewater treatment & effluent disposal system the applicant/consent holder shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.

Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses:*
 - a) *A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or*
 - b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Right of Objection

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

Archaeological Sites

3. *Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act.*

Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

General Advice Notes

4. *TP58 Reports must be prepared by a person who is on a list of approved TP58 writers maintained by the Far North District Council. Persons on the approved list must be either a Chartered Professional Engineer or a Registered Drainlayer who has attended and passed a TP 58 writers course approved by Far North District Council.*

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons, and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Controlled Activity resource consent, as such under section 104A RMA the Council must grant consent to this application and may only impose conditions in relation to those matters over which control is reserved, these matters are found in section 13.7.2 and 13.7.3 of the Operative Far North District Plan.
3. In regard to section 104(1)(a) of the Act, the actual and potential effects of the proposal will be acceptable as:
 - a. The proposed subdivision is consistent with the outcomes of the Rural Living zone.
 - b. There is no development proposed and there are existing ROW and utility services to provide for the existing development on both allotments that comprise the site.
 - c. There is no physical change to the existing property access for the proposed lots off Kerikeri Inlet Road.
 - d. The subdivision is not impacted by and does not exacerbate any natural hazards on the site.
 - e. The proposal will also result in positive effects, including enabling the Applicant to provide for their social and economic wellbeing by creating an additional lot that separates the commercial orchard operation from residential development.
4. In regard to section 104(1)(ab) of the Act, there are no offsetting or environmental compensation measures proposed or agreed to by the applicant/consent holder for the activity.
5. In regard to section 104(1)(b) of the Act, the following statutory documents are considered to be relevant to the application:
 - a. Operative Far North District Plan 2009,

- b. Proposed Far North District Plan 2022.

The activity is consistent with these documents for the reasons set out in section 7.1 of the Assessment of Environmental Effects submitted with the application.

Operative Far North District Plan

The activity is consistent with the relevant objectives, policies, and assessment criteria of the Operative District Plan because the subdivision will be consistent with the lot layout and outcomes sought by the Rural Living zone and all appropriate services will be provided. The future lots can be adequately serviced by onsite water provisions and provided with acceptable vehicle access.

Proposed Far North District Plan

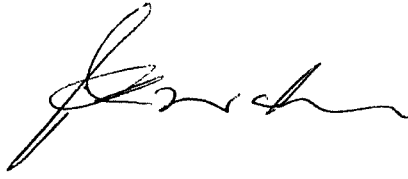
There are no relevant objectives or policies of the Proposed Plan that have status of immediate legal effect and therefore there is no need for this consideration.

6. In regard to section 104(1)(c) of the Act, there are no other matters that are relevant and reasonably necessary to determine the application.
7. In terms of s106 of the RMA, the subdivision is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to each of the proposed lots. Accordingly, council is able to grant this subdivision consent subject to the conditions above.
8. Based on the assessment above the activity will be consistent with Part 2 of the Act.
The activity will avoid, remedy, or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposed subdivision is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment (section 7). The subdivision activity is not considered to raise any issues in regard to Te Tiriti o Waitangi (section 8).
9. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Natasha Rivai – Consultant Planner.

I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and **subject to the conditions above**, and under delegated authority, **grant** this resource consent, pursuant to sections 104, 104A and 106 of the Resource Management Act 1991 for subdivision to create one additional allotment at 210G Kerikeri Inlet Road, Kerikeri considered as a Controlled Activity in the Rural Living zone of the operative Far North District Plan 2009.



Alan Watson

Date: 30 August 2023

RMA Commissioner

Amended version pursuant to s133A granted under delegated authority by:



Whitney Peat

Date: 12 September 2023

Team Leader Resource Consents

EXISTING EASEMENTS		
PURPOSE	SHOWN	SERVIENT TENEMENT CREATED BY
RIGHT OF WAY	T	LOT 1 HEREON
	D F L	LOT 2 HEREON
	T	Transfer 588180
RIGHT OF WAY	D F H	LOT 2 HEREON
	H	Transfer C240702.4
	C D E	E.I. 12089873.5
ELECTRICITY	D F H	LOT 2 HEREON
	N A N B	LOT 2 HEREON
	A B	Transfer C240702.4
ELECTRICITY	A N A N B	LOT 1 HEREON
	A B	LOT 2 HEREON
	E.I. 11316822.6	
RIGHT OF WAY, ELECTRICITY, COMPUTER, TELECOMMUNICATIONS & CONVEY WATER & SEWAGE	C D E	LOT 2 HEREON
	F G H	LOT 2 HEREON
	E.I. 7758321.1	
RIGHT OF WAY, ELECTRICITY, COMPUTER, MEDIA, TELECOMMUNICATIONS & CONVEY WATER	C D E	LOT 2 HEREON
	F G H	LOT 2 HEREON
	E.I. 11316822.6	
RIGHT OF WAY, ELECTRICITY, COMPUTER, MEDIA, TELECOMMUNICATIONS & CONVEY WATER	C D E	LOT 2 HEREON
	F G H	LOT 2 HEREON
	E.I. 11654146.1	

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD. AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
Comprised in: 966571
Total Area: 23.6367ha
Zoning: Rural Living
Resource features: NIL

315 Kerikeri Rd
PO Box 372 Kerikeri
Far North District Council
Ph: (09) 4077260
www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

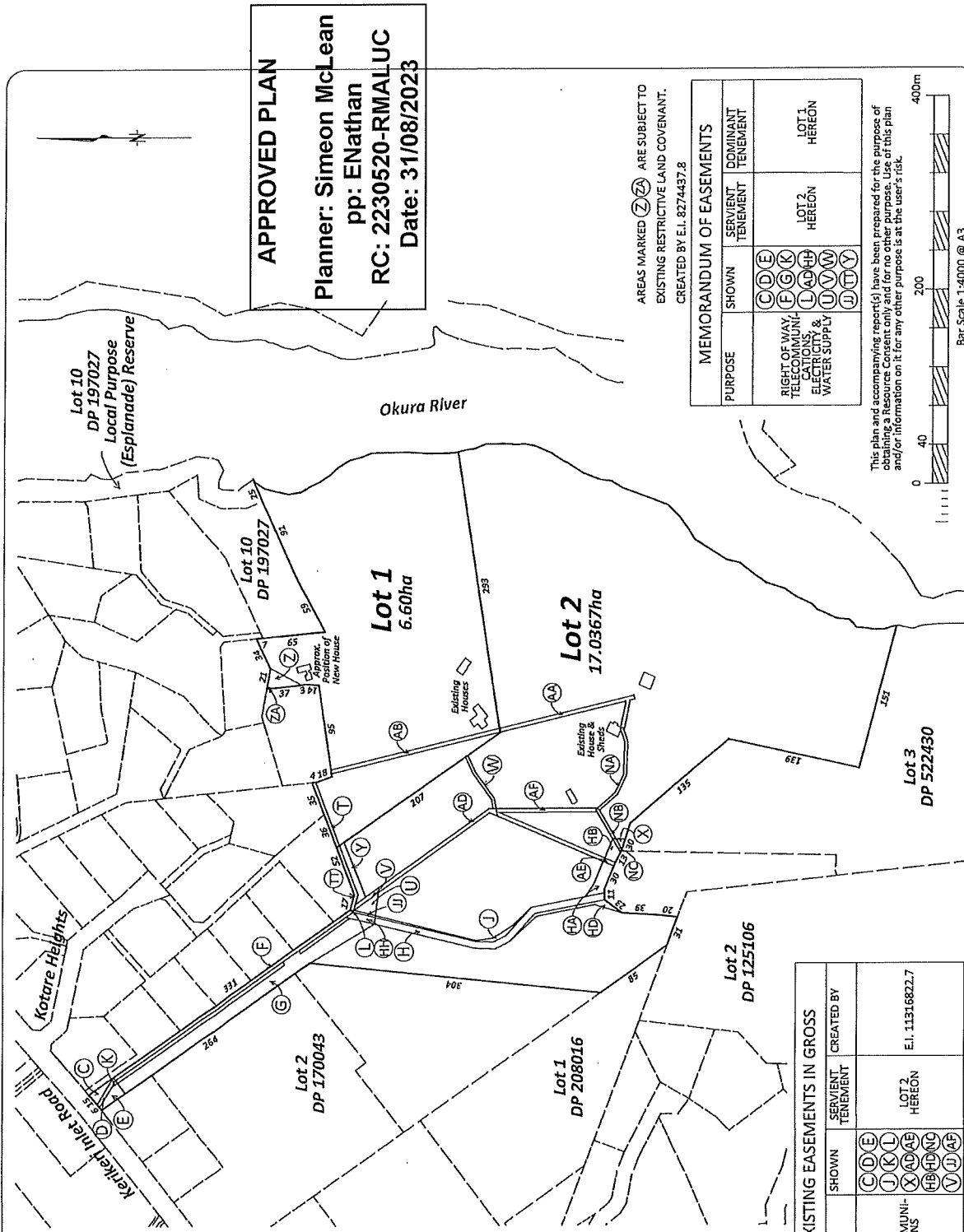
THOMSON SURVEY

PROPOSED SUBDIVISION OF
LOT 2 DP 555173
210G KERIKERI INLET ROAD, KERIKERI

PREPARED FOR: M & P COLLINS

Name	Date	ORIGINAL SHEET SIZE	SCALE
Survey			
Design	KY	22.02.23	1:4000
Drawn			
Approved			
Rev	KY	10.05.23	A3

Surveyors Ref. No:
10461
Sheet 1 of 1

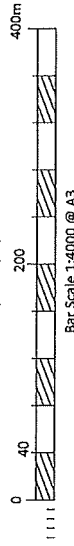


APPROVED PLAN
Planner: Simeon McLean
pp: ENathan
RC: 2230520-RMALUC
Date: 31/08/2023

AREAS MARKED (Z) ARE SUBJECT TO EXISTING RESTRICTIVE LAND COVENANTS. CREATED BY E.I. 8274437.8

MEMORANDUM OF EASEMENTS		
PURPOSE	SHOWN	SERVIENT TENEMENT
RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS, ELEVATION & WATER SUPPLY	C D E	LOT 2 HEREON
	F G K	LOT 2 HEREON
	L A D H	LOT 2 HEREON
	U V M	LOT 2 HEREON
	J I T Y	LOT 2 HEREON
		LOT 1 HEREON

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.





**Far North
District Council**

FAR NORTH DISTRICT COUNCIL

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (Section 357A)**

Resource Consent Number: 2230520-RMAOBJ/A

Pursuant to section 357D of the Resource Management Act 1991 (the Act), the Far North District Council hereby upholds the objection.

The activity to which this decision relates:

An objection in relation to conditions of consent contained in 2230520-RMAOBJ/A, a consent granted to *Richard Collins and Patrica Collins* for Objection to conditions 3(a)(b) of RC 2230520-RMASUB.. The condition(s) objected to are condition

Condition 3 (a)(b)

- a. *At the time of lodging an application for building consent on any of the lots the building applicant is to provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken and sets out the specific design of the building's foundations.*
- b. *In conjunction with the construction of any buildings and other impermeable surfaces on any of the lots, the lot owner shall install stormwater retention tank/s with a flow attenuated outlet/s. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the predevelopment flow from the site for rainfall events up to a 10% AEP plus allowance for climate change, with overland/secondary flow paths able to accommodate a 1% AEP event. The details of the on-site detention storage and flow attenuation shall be prepared by a suitably qualified engineer for approval from Council.*

Subject Site Details

Address: 210G Kerikeri Inlet Road, Kerikeri 0230
Legal Description: Lot 3 DP 522430 Lot 2 DP 555173
Certificate of Title reference: 3362656

As a result of upholding the objection, the following changes are made to the consent conditions:

- 3 (a) –The existing condition will be deleted.
- 3 (b) - Number will change to 3 (a)(i). The wording will be amended to provide for alternative attenuation.
- 3 (c) – Number will change to 3 (a)(ii) – This is a change as a result of the objection. No change to the wording is proposed.

For the purpose of clarity the complete amended conditions of consent are as follows:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey Limited, titled "Proposed Subdivision of Lot 2 DP 555173", referenced 10461, dated 10.05.2023, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Survey plan approval (s223 RMA) conditions

2. Prior to the approval of the survey plan pursuant to section 223 of the Act the consent holder shall:
 - a. Provide to Council written confirmation from a Licenced Cadastral Surveyor that the access carriageway is fully contained within the easements provided for access.
 - b. All easements in the memorandum to be duly granted or reserved.

Section 224(c) RMA compliance conditions

3. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:
 - a. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotments. The cost of preparing, checking, and executing the Notice shall be met by the consent holder:
 - i. In conjunction with the construction of buildings and other impermeable surfaces in excess of 100m² on the lots, the lot owner shall install stormwater retention tank/s with a flow attenuated outlet/s or other attenuation device. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the predevelopment flow from the site for rainfall events up to a 10% AEP plus allowance for climate change, with overland/secondary flow paths able to accommodate a 1% AEP event. The details of the on-site attenuation system shall be prepared by a suitable qualified engineer for approval from Council. **[All Lots]**
 - ii. In conjunction with the construction of any building on any of the lots which includes a wastewater treatment & effluent disposal system the applicant/consent holder shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards. **[All Lots]**

Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses:
 - a) A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or

- b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Right of Objection

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

Archaeological Sites

- 3. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.*

General Advice Notes

- 4. TP58 Reports must be prepared by a person who is on a list of approved TP58 writers maintained by the Far North District Council. Persons on the approved list must be either a Chartered Professional Engineer or a Registered Drainlayer who has attended and passed a TP 58 writers course approved by Far North District Council.*

Advice Notes

1. Archaeological sites are protected pursuant to the Historic Places Act 1993. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority obtained from the trust. Should any site be inadvertently uncovered, the procedure is that work should cease, with the trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains).

Statutory Information

1. Pursuant to section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a development contributions policy. Under this policy, the activity to which this consent relates may be subject to development contributions.

You will be advised of the assessment of the development contributions payable under separate cover in the near future.

It is important to note that the development contributions must be paid prior to commencement of the work or activity to which this consent relates or, in the case of subdivision, prior to the issue of a Section 224(c) Certificate.

Further information regarding council's development contributions policy may be obtained from the long term council community plan (LTCCP) or council's web page at www.fndc.govt.nz

Reasons for the Decision to uphold the Objection (pursuant to Section 357D(2):

1. For clarity each condition has been renumbered. This allows the condition to be easily identified as a 221 condition, and not a 224 condition as mentioned in the objection application.
2. Condition previously identified as 3(a), has now been removed as it is no longer required.
3. Condition previously identified as 3(b), is now 3(a)(i)
4. Condition previously identified as 3(c), is now 3(a)(ii) – The numbering has been amended to reflect the changes to the existing conditions. The wording of the consent notices condition has not been amended.
5. Condition 3(a)(i) has been amended to reflect alternative attenuation methods.

Approval

This decision has been prepared by Whitney Peat – Senior Resource Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Trish Routley
Manager Resource Consents

Date: 22 November 2023

Right of Appeal

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 358 of the Resource Management Act 1991) to appeal the decision. The notice of appeal must be in the prescribed form, stating reasons for the appeal and shall be lodged with the Environment Court within 15 working days of the receipt of this decision. Any person lodging an appeal shall ensure that a copy of the notice of appeal is served on Council at the same time as the notice is lodged with the Environment Court.

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent, as amended as a result of this decision on an objection, will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

Appendix 5

Preliminary Site Investigation (previous
subdivision)

Preliminary Site Investigation Report of

210G Kerikeri Inlet Road, Kerikeri

for

Okura Plantations Ltd

Haigh Workman reference 16 272

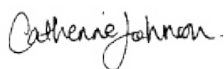
August 2017



Revision History

Revision N°	Issued By	Description	Date
A	Catherine Johnson	First Issue	28 October 2016
B	Catherine Johnson	Second Issue	16 August 2017

Prepared by



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Report Checklist

Summary of report type and sections presented within this document. Items present are indicated by 'X'.

Report Type (As set out in MFE Contaminated Land Management Guideline No. 1: 2011)

Preliminary Site Investigation Report	☒
Detailed Site Investigation Report	☐
Remediation Action Plan	☐
Site Validation Report	☐

Report Sections

Executive Summary	☒
Scope of Work	☒
Site Identification	☒
Site History	☒
Site Condition and Surrounding Environment	☒
Geology and Hydrology	☒
Sampling and Analysis Plan and Sampling Methodology	☒
Field Quality Assurance and Quality Control (QA/QC)	☒
Laboratory QA/QC	☒
Data Evaluation QA/QC	☒
Basis for Guideline Values	☒
Results	☒
Site Characterisation	☒
Conclusions and Recommendations	☒

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Executive Summary

Haigh Workman Ltd was commissioned by Okura Plantation to undertake a preliminary site investigation of land within a number of lots at Kerikeri Inlet Road. It is understood that the client is proposing a boundary adjustment within lot 5 DP 170043 to allow an easement to access the neighbouring forestry lot to the east (lot 1 DP 178097). A second boundary adjustment is proposed for lot 3 DP 423065 to allow a new access easement for lot 4 DP 423065 (orchard) and to reallocate a small area of orchard from lot 4 into lot 3. Finally lot 4 DP 170043 is existing orchard land for possible future sale. Proposed boundary adjustment plans were available to Haigh Workman at the time of writing and are included as Drawing No's. 02, 03, 04 and 05 within Appendix A of this report.

For the purpose of this Preliminary Site Investigation, fieldworks were undertaken on 4 October 2016 and comprised the visual inspection of all lots and the sampling of topsoil and shallow natural soils from lot 4 DP 170043 only (to address the lots long horticultural history). During the site inspections, the following was identified;

- **Lots 3 and 4 DP423065 and lot 4 DP170043;** No visual or olfactory evidence of contamination, no bulk storage of pesticides or chemicals on-site and the orchard lots have been maintained via organic production methods.
- **Lot 5 DP170043;** presence of an above ground fuel storage tank situated to the south of the proposed works. There was no visual or olfactory evidence of contamination across the proposed works area, and no evidence of product spillage from the fuel tank onto the hardstanding of the yard.

The intrusive sampling investigation was undertaken within lot 4 DP170043 and comprised the sampling of topsoil and shallow soils from three locations to a maximum depth of 0.05 m below ground level. Samples were transported to Hills Laboratories under subcontract to Haigh Workman, and were analysed for a range of contaminants as highlighted by the preliminary conceptual site model detailed within section 2.3.5 and in schematic form on Drawing No. 06. One composite sample (derived from an aggregate of three samples) was analysed from lot 4 DP170043. As set out in Section 3.6.4 of MFE Contaminated Land Management Guideline No. 5, 2011 'Site Investigation and Analysis of Soil', the corresponding Soil Contaminant Standard (SCS) was calculated by dividing the original SCS value by the number of samples in the composite test.

Following receipt of analytical laboratory results and taking into account the desk study information and site investigation, the following was determined:

- Marginally elevated concentrations of arsenic and cadmium were recorded within the composite sample when compared to the adjusted SCS.

Further testing on already accumulated individual samples was instructed. Individual sample analysis (as compared to composite in the first round of testing) would likely reduce contamination levels below the relevant SCS value, as the SCS value for human health would not need to be modified (as set out in Section 3.6.4 of MFE Contaminated Land Management Guideline No. 5).

Following receipt of analytical laboratory results for Stage 2 chemical testing, the following was determined for lot 4 DP170043:

- Heavy metal and pesticide contamination was not identified within the site as all analytes tested recorded values below the relevant SCS.

Following an extensive desk study investigation across all areas of proposed work (lot 4 and 5 DP170043, lot 3 and 4 DP423065), the following can be concluded for the proposed works;

- In accordance with NES Regulation 2011 (4) (b), it can be concluded that ***'It is highly unlikely that there will be a risk to human health if the activity is done to the piece of land'***,

As a result of these findings, it can be concluded that no further works are required within the lots relating to contaminated land, and it is considered that the consent can be granted for the works, with no conditions relating to contaminated land.

1 Introduction

Haigh Workman Ltd (Haigh Workman) was commissioned by Okura Plantation (the client) to undertake a preliminary site investigation of land within a number of lots at Kerikeri Inlet Road (the “site”). It is understood that the client is proposing a boundary adjustment within lot 5 DP 170043 to allow an easement to access the neighbouring forestry lot to the east (lot 1 DP 178097). A second boundary adjustment is proposed for lot 3 DP 423065 to allow a new access easement for lot 4 DP 423065 (orchard) and to reallocate a small area of orchard from lot 4 into lot 3. Finally lot 4 DP 170043 is existing orchard land for possible future sale. Proposed boundary adjustment plans were available to Haigh Workman at the time of writing and are included as Drawing No’s. 02, 03, 04 and 05 within Appendix A of this report.

This report presents the factual information available during the appraisal, interpretation of data obtained during fieldworks and analytical laboratory analysis of the soil and geoenvironmental recommendations relevant to the defined objectives.

1.1 Scope of Work

The objectives of this investigation were to:

- Investigate the lots and surrounding area in terms of historical development, geological and environmental site setting;
- Visually assess the lots and surrounding land;
- Investigate and analyse potential risks posed by any ground contamination, and;
- Provide geoenvironmental recommendations for the proposed works.

To achieve this, the scope of works conducted by Haigh Workman included:

- Review of desk study information available to Haigh Workman;
- Site mapping;
- Sampling and analytical laboratory analysis of subsurface horizons, and;
- Preparation of this report with site specific geoenvironmental recommendations.

1.2 Applicability

This report has been prepared for the use of Okura Plantation with respect to the particular brief outlined to us. This report is to be used by our Client and their Consultants and may be relied upon when considering geoenvironmental advice. The information and opinions contained within this report shall not be used in any other context for any other purpose without prior review and agreement by Haigh Workman Ltd.

It has been assumed in the production of this report that Lot 4 DP 170043 and Lot 3 DP 423065 are comparable to a rural residential/ lifestyle block with 25 % produce (future and existing land uses), Lot 4 DP 423065 comparable to commercial horticultural land and Lot 5 DP 178097 comparable to a commercial land use, and any alterations to boundaries for easements will be for the client’s commercial use (forestry tracks). If any of these assumptions are incorrect, then amendments to the recommendations made in this report may be required.

The comments and opinions presented in this report are based on the findings of the desk study, ground conditions encountered during an intrusive sampling visit performed by Haigh Workman and the results of tests carried out within one or more laboratories. There may be other conditions prevailing on the sites which have not been revealed by this investigation and which have not been taken into account by this report. Responsibility cannot be accepted

for any conditions not revealed by this investigation. Any diagram or opinion on the possible configuration of strata, contamination or other spatially variable features between or beyond investigation positions is conjectural and given for guidance only. Confirmation of ground conditions between sampling points should be undertaken if deemed necessary. It should be noted that ground gas and groundwater levels may vary due to seasonal fluctuations and other effects.

2 Environmental Setting

Published environmental, geological and historical data relating to the site has been reviewed. A summary of relevant information is provided below. Relevant site photography is included in Appendix B and available aerial photography in Appendix C.

2.1 Site Identification

A site location plan is included as Drawing No. 01 within Appendix A.

Legal Description:	Site Area:	Grid Reference:	Existing land use:
Lot 5 DP 170043	9,881 m ²	AV29 890 012	Commercial saw mill
Lot 3 DP 423065	5,724 m ²	AV29 892 017	Residential with associated private gardens
Lot 4 DP 423065	4,276 m ²	AV29 892 017	Orchard (organic)
Lot 4 DP 170043	4,215 m ²	AV29 888 017	Orchard (organic)

2.2 Site Condition and Surrounding Environment

Situated approximately 2.5 km north east of Kerikeri town centre, the lots comprise orchard, residential or commercial land.

Lot 5 DP 170043

Lot 5 DP 170043 is an existing wood saw mill with associated yard and built structures. To the eastern site boundary the lot drops moderately to steeply to the east towards the valley. The northern site boundary lies adjacent to a line of tall gum trees providing wind shelter to the neighbouring orchard. One fuel above ground storage tank (AST) is situated to the adjacent north of the main saw mill building.

The client owns an area of forestry bordering the north, east and southern site boundaries within lot 1 DP 178097 which will require harvesting in 10 to 15 years, and therefore seeks a suitable route for site access. At the time of writing proposed works were still under discussion with the owner of lot 5 DP 170043 but included the following three options in order of preference; firstly the creation of an easement following the northern site boundary along the existing row of tall trees, leading into the adjacent lot 1. Secondly, to create an easement leading down from the adjacent orchard land to the north (already owned by the client) following the eastern site boundary into lot 1. Thirdly, to undertake a lease of land within lot 5 to allow access to lot 1. Lot 5 has been included in this PSI report with respect to all three proposals.

Topographically the majority of lot 5 offers a relatively flat area of land which slopes gently to moderately to the east, west and south towards the site boundaries and into neighbouring land.

Surrounding land to the north, west, east and south comprises predominantly forestry and natural bush land. Also to the north resides orchards bound by vegetated shelter belts and residential properties.

Lot 3 DP 423065 and Lot 4 DP 423065

Lot 3 DP 423065 is a residential lot with associated dwelling, shed and private gardens. Lot 4 DP423065 is of organic orchard use. Proposed works comprise two boundary adjustments; the first to reallocate a small area of orchard to the north of the property (currently part of lot 4 DP 423065) into Lot 3. The second boundary adjustment is along the southern site boundary of lot 3, to allow an easement for orchard access for lot 4 to the east. The orchard is owned by the client and has been maintained via organic production methods; as described further in Section 2.3 of this report.

Topographically lot 3 slopes gently to moderately from the southern site boundary to the north west and north into lot 4. The proposed easement to the south is of a lower elevation, with surrounding land sloping moderately away to the south.

Surrounding land to the west, north and east comprises predominantly residential properties. To the adjacent south is agricultural land (paddocks) with natural bush and forestry, with orchards situated beyond to the south west.

Lot 4 DP 170043

Lot 4 DP 170043 comprises a roughly square parcel of orchard land, bound by tall vegetated wind breaks on all sides. The site is shared citrus and macadamia orchard managed by organic production methods. One small metal shed is situated towards the southern lot corner, and there are no other built structures on-site. No chemicals are stored on the site. Lot access is gained via a gate to the northern site corner, leading off of Kerikeri Inlet Road to the north west.

Topographically the lot is relatively flat and level.

Adjacent land to the south comprises orchard land, to the west and east lies residential. Further afield land surrounding the lot is mixed horticultural and residential. Kerikeri Inlet Road runs adjacent to the northern site boundary, and an access easement along the eastern boundary leading towards residential properties and the saw mill (lot 5 DP170043).

2.2.1 Evidence of Contamination

During the Haigh Workman site walkover and based on available information, evidence of possible contamination was identified as follows:

- **Lot 5 DP 170043;** Existing wood saw mill with above ground fuel storage tank (AST).
- **Lot 4 DP 170043;** Known history of, and existing use as orchard. Orchards maintained via organic production methods but possible history of chemical use prior to current ownership.
- **Lot 3 DP423065;** No evidence of possible contamination.
- **Lot 4 DP 423065;** Known history of orchard post 2000 to present. Orchard maintained via organic production methods only, and previous land use was as open agricultural land. Contaminants are anticipated to be negligible.

2.2.2 Previous Investigations

At the time of writing, no previous investigations were made available to Haigh Workman.

2.3 Site History

2.3.1 History

A summary of site ownership, uses and relevant Hazardous Activities and Industries List (HAIL) classifications of the site and surrounding land is provided in Tables 2.1 and 2.2. Where association with HAIL is indicated an outline of commonly associated contaminants based on 'Contaminated Land Management Guidelines Schedule B', ANZSIC: 1993 codes and AS4482.1/2: 1997 and 1999, and/or from site specific information has been made. The main relevant Certificate of Title documents for the site are included as Appendix I, and further documents can be supplied on request.

Relevant HAIL codes:

- **Chemical manufacture, application and bulk storage.**
A10 - Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds
- **I - Any other land that has been subject to the intentional or accidental release of a hazardous substances in sufficient quantity that it could be a risk to human health or the environment.**

Table 2.1 – Historical Site Uses and HAIL Assessment

Dates	Site Ownership	Uses (including relevant manufacturing processes)	HAIL Code	Commonly Associated Contaminants
Lot 5 DP 170043				
1959 - 26/03/2003	David Anthony Collins & Maree Ruth Collins.	Historical aerial photography indicates the site to originally comprise open grassed land, becoming commercial around 2000 (presumed the existing saw mill).	NA	
1988	Lots 1 and 2 being a subdivision of lot 1 and Pt 2 DP 30595, and easement over Pt lot 3 DP 122929			
26/03/2003 – 17/04/2008	David Anthony Collins, Maree Ruth Collins & Peter William Byers.	Wood saw mill with an above ground fuel storage tank (AST).	NA/I	Petroleum hydrocarbons.
17/04/2008 - Present	Max Athol Birt, Irene Louise Birt & Birt Independent Trustee Ltd.	Wood saw mill with an above ground fuel storage tank (AST).	NA/I	Petroleum hydrocarbons.
Lot 4 DP 423065				
Pre 1932	North Auckland Land Development Corporation Limited	Not known.	NA	
1932 – Not known.	George H A Snow (Civil engineer)	Not known, presumed pasture neighbouring rural residential based on historic aerial photography dating from 1959.	NA	

Not known. - 12/06/1956	Richard A Collins (farmer)	Farming.	NA	
12/06/1956 - Not known.	Donald Cranko (farmer) and Irene Constance Cranko.	Farming	NA	
1988	Lots 1 and 2 being a subdivision of lot 1 and Pt 2 DP 30595, and easement over Pt lot 3 DP 122929			
1996	Lots 1 and 2 being a subdivision of Pt Lot 1, DP 43816.			
1999	Lots 1 – 12 being a subdivision of Lot 1 DP 52035 and Lots and 2 DP 173562.			
Not known. - 29/11/1999	Owen J Smith, Bethwyn J Smith, Alan P Smith & Deborah G Hanrahan.	Farming/ agricultural.	NA	
29/11/1999 - 13/07/2000	Margaret A Gamble.	Farming/ agricultural.	NA	
13/07/2000 - 23/12/2009	David M Pitkethley and Beverley R Pitkethley.	Orchard land.	A10	Possibly historically arsenic, cadmium, lead, copper, mercury; wide range of organic compounds including herbicides, organophosphates, and organochlorines.
23/12/2009 - Present	Patricia R Collins, Richard M Collins & Spicers Trustee Company (2005) Ltd.	Orchard maintained via organic production methods.	NA	
Lot 4 DP 170043				
1929 - 12/06/1956	Richard A Collins (farmer)	Farming.	NA	
12/06/1956 - 1959	Donald Cranko (farmer) and Irene Constance Cranko.	Farming.	NA	
1959 - 2009	Richard A Collins & Gwendoline D Collins (Okura Citrus Grove Ltd)	Originally pasture land becoming orchard from approximately 1963, maintained via organic production methods (official certification obtained 1986).	NA/A10	Possibly historically arsenic, cadmium, lead, copper, mercury; wide range of organic compounds including herbicides, organophosphates, and organochlorines.
1988	Lots 1 and 2 being a subdivision of lot 1 and Pt 2 DP 30595, and easement over Pt lot 3 DP 122929			
1995	Lots 1 – 5 being a subdivision of lots 1 and 2 DP 24403 and lot 3 DP 122929.			
1996	Lots 1 and 2 being a subdivision of Pt Lot 1, DP 43816.			
1999	Lots 1 – 12 being a subdivision of Lot 1 DP 52035 and Lots and 2 DP 173562.			
23/12/2009 - Present	Patricia R Collins, Richard M Collins & Spicers Trustee Company (2005) Ltd.	Orchard maintained via organic production methods (official certification obtained 1986).	NA	

The clients first registered as Certified Organic producers in September 1986. The client has confirmed that both themselves and their parents (previous owners) of lot 4 DP170043 were pro organic even prior to certification and

they never used materials more toxic than copper sprays. As a result there was no bulk storage of highly toxic chemicals (pesticides etc.) within the site.

The client has recorded site ownership of the orchard block at 210 Kerikeri Road (comprising lot 4 DP170043), and the history in brief comprises;

- Originally part of a much larger sheep station (sheep sprays took place away from the property in pens);
- By 1929 it was planted in citrus;
- D and G Collins (the clients parents) purchased the property in 1959 which by this time was derelict citrus orchard, which they grazed with sheep for some time;
- From approx. 1963 D and G Collins utilised a large area of the lot as a citrus nursery growing approx. 6000 trees for the land;
- Approx. 30 years ago a portion was further utilised for macadamia;
- Clients purchased the property in 1974 and gained organic certification in 1986.

Supporting documents of the sites history supplied by the client are included as Appendix J.

Table 2.2 - Historical Uses and HAIL Assessment of Surrounding Land

Dates	Surrounding Land (Within 1 km)	HAIL Code	Commonly Associated Contaminants
1959 - 1972	Mixed horticultural, agricultural and rural residential. Orchard land surrounds Lot 4 DP 170043, and lies to the adjacent west of Lot 3 DP 423065. Lot 5 DP 170043 is surrounded by agricultural and natural bush land. To the south of the lots lie a hilly range and patches of natural bush land.	NA/A10	Arsenic, cadmium, lead, copper, mercury; wide range of organic compounds including herbicides, organophosphates, and organochlorines.
1972 - 2000	Orchards have expanded and developed, especially north of Kerikeri Inlet Road towards the Inlet. Rural residential lots have also developed amidst the horticultural and agricultural land, most notably to the west towards Kerikeri town centre.	NA/A10	Arsenic, cadmium, lead, copper, mercury; wide range of organic compounds including herbicides, organophosphates, and organochlorines.
2000 - 2016	Surrounding land remains intensely horticultural (orchards) with numerous rural residential and some commercial buildings now present throughout land leading off of Kerikeri Inlet Road.	NA/A10	Arsenic, cadmium, lead, copper, mercury; wide range of organic compounds including herbicides, organophosphates, and organochlorines.
Approx. 2016	A commercial horticultural area has developed (expansive area of shade houses) to the north west of Lot 5, beyond an area of vegetation. Residential properties have continued to develop amidst the horticultural land and some orchards are being replaced by residential.	NA/A10	Arsenic, cadmium, lead, copper, mercury; wide range of organic compounds including herbicides, organophosphates, and organochlorines.

A summary of available information pertaining to zoning, relevant building permits, licenses and resource consents and complaints is presented in Tables 2.3 to 2.5.

Table 2.3 – Zoning

Zoning	Comments
Rural Living	NA

Table 2.4 – Relevant Permits/Licenses/Consents

Dates	Details	Compliance Record
Lot 5 DP 170043		
22/04/1986	TCP 781695 Works: Consent to subdivide for a manager's residence and timber storage yard. Owners: D A & M R Collins.	Approved
Lot 3 DP 423065		
20/01/2012	BC 20120521 Works: Swimming pool and sunroom addition to existing dwelling. Owners: D M Pitkethley & Beverly R Pitkethley.	Approved
13/09/2000	ABA 20010260 Works: Alterations to existing dwelling (23 m ²). Owners: D M Pitkethley & Beverly R Pitkethley.	Approved
20/08/1995	ABA 951618 Works: Kent log fire. Owners: N D Gamble and M A Gamble.	Approved
Lot 4 DP 170043 & Lot 4 DP 423065		
21/01/2014	BC 2012101 Work: Shed for firewood storage. Owners: Richard M Collins, Patricia R Collins and Spicers Trustee Company (2005) Ltd.	Code Compliance Issued
04/05/2012	BC 20071629 Work: Free standing fireplace. Owners: Richard M Collins, Patricia R Collins and Spicers Trustee Company (2005) Ltd.	Code Compliance Issued
10/11/2009	BC 20072604 Work: Build alcove for free standing fire place (1 m ²). Owners: Richard M Collins & Patricia R Collins.	Code Compliance Issued (02/11/2009) then Withdrawn by client
05/07/2007	ABA 2007-0013 Work: New storage shed/ workshop. Owners: Richard M Collins & Patricia R Collins.	Code Compliance Issued
15/06/2004	ABA 20042409 Work: Additions and alterations. Owners: Richard M Collins	Code Compliance Issued
27/03/1998	ABA 981323 Work: Single family Jaline Classic. Owners: Richard M Collins & Patricia R Collins.	Approved
27/03/1998	ABA 930029 Work: New building (36 m ²) bedroom and office. Owners: Richard M Collins & Patricia R Collins.	Code Compliance Issued
17/06/1993	ABA 7170	Withdrawn

	Work: Sleepout (47 m ²) Owners: Richard M Collins & Patricia R Collins.	
22/02/1989	TCP 78897 Cancelled.	Cancelled
12/05/1981	ABP 5622/5623 Works: Permit for plumber or drain layer to carry out plumbing or drainage works for new dwelling. Owners: Okura Citrus Groves Ltd & R M Collins.	Approved
22/02/1980	TCP 78810 Works: Dwelling. Owners: Okura Citrus Groves Ltd.	Approved
02/10/1980	ABP 10054514 Work: Dwelling (124.55 m ²) Owners: Okura Citrus Groves Ltd	Approved
15/10/1979	ABO 10063526 Works: Implement shed (111 m ²). Owners: Okura Citrus Groves Ltd.	Approved
10/01/1974	ABP 2389/2388 Works: Permit for plumber or drain layer to carry out plumbing or drainage works for new dwelling. Owners: R A Collins & G D Collins.	Approved
24/12/1973	ABP 631022 Works: New building (1984 square feet). Owners: R A Collins & G D Collins.	Approved

Table 2.5 – Relevant Complaint History

Dates	Complaint Reasoning	Outcome
	None recorded.	

A review of relevant available aerial photography is included in Table 2.6. Aerial photography is included within Appendix C. Due to the focus of this investigation being upon the three lots and immediately surrounding land, aerial photographs are focused in to a close extent of this area. However, the wider site and surrounding land is described in the below table, and copies of the larger aerial photographs are available on request. During the desk study historical aerial photography research, Haigh Workman and FNDC archives were utilised, in addition to Google Earth.

Table 2.6 – Aerial Photography Review

Date	Orientation	Review
1959	North West	Lot 5 DP 170043 appears to be open grassed land with sporadic vegetation. There are no visible structures on-site.
		Lot 3 DP 423065 & Lot 4 DP 423065 are bound by tall vegetated shelter belts, but orchard rows are not visible and it appears to be of rural residential and or pasture purposes. The lots are grassed and access is presumed to be via a road leading south from Kerikeri Inlet Road and entering to the west.
		Lot 4 DP 170043 forms part of a wider orchard, bound by tall vegetated shelter belts to the northern and eastern site boundaries, and a vegetated boundary follows the southern site boundary amidst further orchard land. There are no visible structures on-site and no visible direct access onto the lot from Kerikeri Inlet Road.
		Surrounding land is mixed horticultural, agricultural and rural residential. Orchard land surrounds Lot 4 DP 170043, and lies to the adjacent west of Lot 3 DP 423065. Lot 5 DP 170043 is surrounded by agricultural and natural bush land. Kerikeri Inlet

		Road appears to be formed as present day, with a small number of roads leading from it. To the south of the lots lie a hilly range and patches of natural bush land.
1968	North	No significant visible change noted to Lot 5 DP 170043, however site access is now granted via a track leading south from Kerikeri Inlet Road entering the north of the site.
		Lot 3 and lot 4 DP 423065 has seen some reduction in adjacent natural bush and the removal of the northern vegetated shelter belt. The lots seem to be of agricultural/pasture purposes.
		No significant visible change noted to Lot 4 DP 170043.
		Natural bush to the south west of the lots, and along Okura River to the south east, has expanded. Land uses within surrounding land remain heavily horticultural with a conversion of some areas of agricultural land to orchards, specifically to the south west of the lots.
1972	North West	Lot 5 DP 170043 seems to be open grassed land surrounded by natural bush and vegetation. There are no visible structures on-site. Orchards are present to the adjacent northern site boundary, separated by vegetated shelter belts.
		Lot 3 and lot 4 DP 423065 comprise open grassed fields, and an area of dense natural bush within the southern portion of lot 3 which extends south and forms part of a larger area of bush. The site seems to remain as agricultural purposes, with a small number of built structures (presumed residential and farming related).
		Lot 4 DP 170043 remains as orchard land, now bound on all sides by vegetated shelter belts.
		Orchards have expanded and developed, especially north of Kerikeri Inlet Road towards the Inlet. Rural residential lots have also developed amidst the horticultural and agricultural land, most notably to the west towards Kerikeri town centre.
1977	North West	No significant change to the lots. Surrounding land remains vastly horticultural with some agricultural and rural residential.
1981	North	Lot 4 DP 170043 is the only visible lot in this photograph, and the site remains vastly unchanged. No significant visible change to the site or surrounding land.
2000	North	Lot 5 DP 170043 contains numerous built structures, presumed to be the existing wood saw mill. The lot is bound predominantly by natural bush land, with orchard remaining along the northern site boundary as previously identified.
		Lot 3 DP 423065 remains very similar to 1981, with a residential unit and associated built structures positioned within the site. Lot 4 remains open fields. Land to the immediate north to east comprises open agricultural fields. Orchards are located to the west, and natural bush to the south.
		A track intersects the centre of Lot 4 DP 170043, leading from Kerikeri Inlet Road and crossing the site from north east to south west. The tracks concludes in the neighbouring lot to the adjacent west, alongside a presumed residential unit.
		Surrounding land remains intensely horticultural (orchards) with numerous rural residential and some commercial buildings now present throughout land leading off of Kerikeri Inlet Road.
2003	North	Lot 5 DP 170043 remains similar to 2000, with a well-established commercial setting and access from the north.
		No significant visible change noted to Lot 3 and lot 4 DP 423065.
		Lot 4 DP 170043 remains orchard land and seems vastly unchanged.
		Residential properties have continued to develop amidst the horticultural land.

2006	North	No significant change to the lots except for lot 4 DP 423065 which has been converted to orchard land bound by vegetated shelter belts. There are no built structures on lot 4 DP423065. Surrounding land remains vastly horticultural with some agricultural and rural residential.
2009	North	Lot 5 DP 170043 appears to have expanded, with an increase in built structures.
		Lot 3 DP 423065 has formed a residential setting with private gardens. Lot 4 remains orchard. Land to the west and north east comprise rural residential properties with intermittent vegetation.
		Lot 4 DP 170043 remains vastly unchanged.
		No significant visible change to surrounding land.
2011	North	No significant change to the lots. Surrounding land remains vastly horticultural and rural residential.
2012	North	No significant change to lot 5 DP 170043, lot 4 DP 170043 or lot 4 DP 423065. Lot 3 DP 423065 has a small private area of orchard situated to the west of the lot. Surrounding land remains vastly horticultural and rural residential.
2013	North	No significant change to the lots. Surrounding land remains vastly horticultural and rural residential.
2016	North	No significant change to the lots. A commercial horticultural area has developed (expansive area of shade houses) to the north west of proposed lot 1, beyond an area of vegetation. Residential properties have continued to develop amidst the horticultural land and some orchards are being replaced by residential.

2.3.2 Hydrology and Hydrogeology

A summary of available information pertaining to hydrology and hydrogeology is presented in Table 2.7.

Table 2.7 – Surface and Groundwater Occurrence and Abstraction

	Presence/Location	Comments
Licensed Surface Water Abstractions (within 1 km)	None recorded.	
Licensed Groundwater Abstractions (within 1 km)	See below.	
Private Wells (within 1 km)	There are nine private wells recorded within 1 km of the lots; the closest of which is situated c. 0.3 km to the north beyond Kerikeri Inlet Road (LOC.201172, for domestic purposes).	Surrounding wells are of mixed purpose, predominantly domestic use.
Source Protection Zones (within 500 m)	Main Northland Aquifer at depth.	The Main Northland Aquifer underlies the lots. Aquifers are generally protected water sources and as such no preferential contamination pathway (proposed piling etc) should be opened up to aquifers.

2.3.3 Discharges, Landfilling and Waste Management

A summary of available information pertaining to discharges, landfilling and waste management is presented in Table 2.8.

Table 2.8 – Site Discharges, Landfilling and Waste Management

	Presence/Location	Comments
Materials/Wastes Associated with Site	Historically wastes associated with horticultural uses across lots 3 and 4, and wastes and materials associated with saw mills within lot 5.	Historically possibly chemicals and heavy metals prior to organic status typically associated with orchards, and treated wooden posts. The saw mill comprises a small refuelling station therefore associated wastes could include hydrocarbons including PSHs, solvents, and metals contained in waste oil.
Above & Underground Storage Tanks (AST & UST) (On-site and within 500 m)	One above ground storage tank (AST) for fuel within lot 5.	
Product Spill/Loss History (within 1 km)	None recorded.	
Recorded Discharges (To land, water or air)	None recorded.	
Evidence of Landfilling/ Tipping On or within 250 m of site	None recorded.	
Waste Management Facilities (within 1 km)	None recorded.	
Ground Gas Risk	No.	No areas are anticipated to contain deep made ground, alluvium or hydrocarbon contamination.
Assessment Required?	No.	

2.3.4 Flooding and Water Courses

Table 2.9 – Flooding and Water Courses

	Presence/Location	Comments
Unclassified Watercourses (within 500 m)	Okura River is present to the east and south east of all lots, with a number of tributaries situated to the south.	
Surface Water Features (Ponds, Lakes etc) within 250 m)	None known.	
Flood Risk Status	None recorded at the site.	NRC and FNDC GIS databases indicate the site as an area outside of those currently modelled for anticipated maximum flood levels for both 10 and 100 year storm events, including provisions for climate change.
Flood Susceptibility	None recorded within or within 20 m of the site boundaries.	As above. In addition, taking into account the absence of alluvial soils and moderately well-draining soils present across all lots, and the

		sloping topography within lots 3 and 5, the proposed works are not considered to be susceptible to flooding.
--	--	--

2.3.5 Preliminary Conceptual Site Model

Based on the desk study, a combined preliminary conceptual site model and conceptual exposure model (CSM) has been developed for the proposed future land uses of each lot.

It has been assumed in the production of this report that Lot 4 DP 170043 and Lot 3 DP 423065 are comparable to a rural residential/ lifestyle block with 25 % produce (future and existing land uses), Lot 4 DP 423065 comparable to commercial horticultural land and Lot 5 DP 178097 comparable to a commercial land use, and any alterations to boundaries for easements will be for the client's commercial use (forestry tracks).

The CSM summarises the understanding of surface and sub-surface features, the potential contaminant sources, transport pathways and receptors in order to assess potential contaminant linkages across the proposed works. In assessing the likely contaminants present at the sites, reference has been made to the Ministry for the Environment HAIL List and Contaminated Land Management Guidelines.

A qualitative risk assessment has also been made of the likelihood of any contaminant linkage operating and its potential significance.

The preliminary conceptual site model is presented in schematic form as Drawing No. 06 in Appendix A.

In summary, the preliminary CSM has identified the following potential contaminant linkages which could result in an unacceptable risk to the proposed end-use:

- Ingestion, inhalation of dust, dermal contact and plant uptake of potential heavy metals and chemicals (including herbicides, fungicides, bactericides and pesticides) in shallow soils associated with historical orchard land uses prior to organic certification, considered to pose a **moderate** risk to construction workers, end-users, adjacent land users and proposed landscaping.
- Possible leachable heavy metals and chemicals in shallow soils (associated with historic orchard land use prior to organic status) and TPH associated with the fuel AST affiliated with the saw mill, posing a **moderate** risk to controlled waters via migration (specifically the underlying Main Northland Aquifer and off-site watercourses including Okura River).

2.3.6 Integrity of Data Assessment

Data obtained as part of this desk study has been collated from sources included within the 'References' section of this report and the relevant property file held by Far North District Council (FNDC). It is therefore considered that the above, in addition to historic aerial photography and information relayed by the client, gives a high level of confidence in the data obtained for the site.

3 Geology and Land Stability

3.1 Mapped Geology

Weathered Geology (Soils)

All three lots are indicated to be directly underlain by soils of the Rolling and Hill Land; lot 4 DP 170043 comprising Kerikeri friable clay (KE), and lots 3 and 4 DP 423065 and lot 5 DP 178097 are directly underlain by Kerikeri friable clay with large boulders (KEb). Soil deposits at the site are derived from the weathering processes of the underlying bedrock and are typically described and categorised as well to moderately well drained.

Bedrock Geology

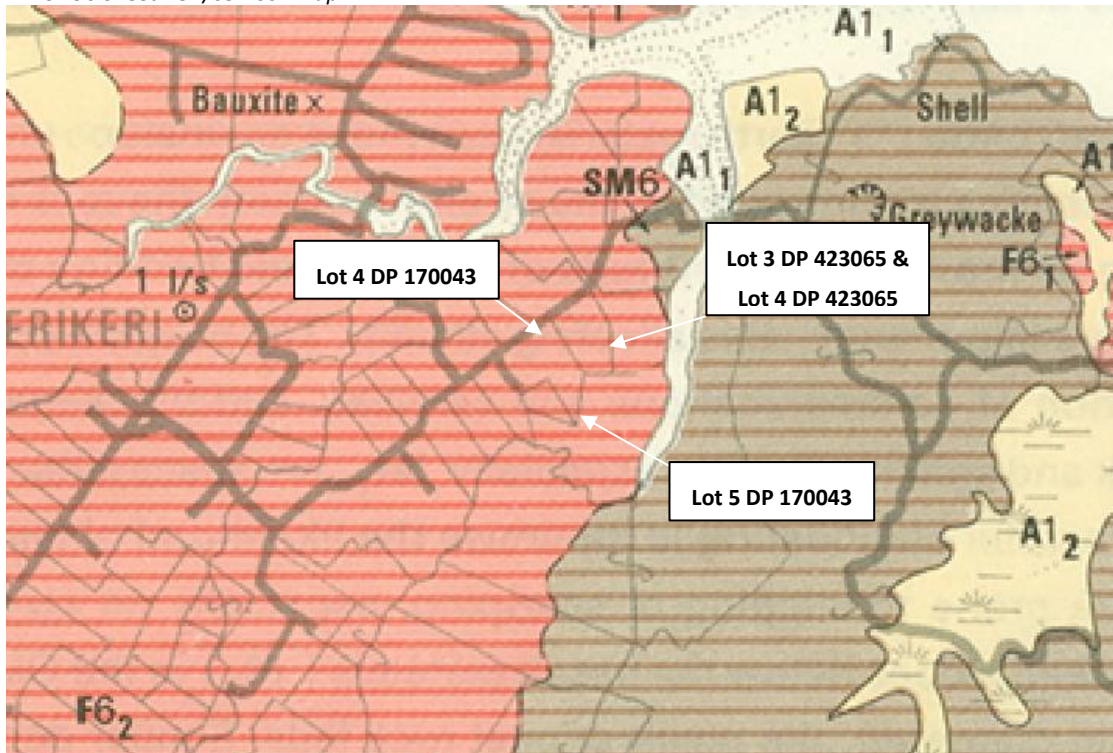
The soil deposits are indicated to be underlain by solid geology comprising basalt lava flows with older flows and flow remnants (Pvb) of the Kerikeri Volcanic Groups, late Pliocene to late Miocene (c. 10 to 1.8 million years). Pvb are described by the GNS map as *'basalt lava flows, older flows and flow remnants'*.

Similarly, the NZMS 290 sheet P04/05 geology map identifies the lots to be underlain by Basalt (F6₂), comprising *'flows and cones of very fine to medium grained crystalline basalt, dense and moderately fractures; hard to very hard. Surfaces form terraces and plateaus generally without rocky outcrops. Weathered to soft red brown or dark grey brown clay to depths of 20 m with many rounded corestones'*.

Figure 1 - NZMS 290 Sheet P04/05 Soils Map



Figure 2 - NZMS 290 Sheet PO4/05 Rock Map



3.2 Visual Inspection

Based upon a site walkover inspection conducted by Haigh Workman and information contained on geological plans, it is considered that the soils directly underlying the lots typically comprise a layer of natural soils derived from weathering processes of the underlying basalt bedrock.

Grassed topsoil and shallow natural soils within lot 4 DP 170043 were noted to predominantly be cohesive soils of silts and clays with plastic qualities. Reworked and made ground soil characteristics were not identified within the lot during the intrusive investigation.

No visual or olfactory evidence of contamination was noted within any of the sites, either at the ground surface or during intrusive investigations.

Lot 5 DP 170043 contained a fuel AST to the south of the proposed easement area. There was no evidence of product spillage upon the underlying hard standing, and no indication that the AST should adversely affect the proposed development area. Topographically the majority of lot 5 offers a relatively flat area of levelled land which slopes gently to moderately to the east, west and south towards the site boundaries and into neighbouring land. Rain and stormwater would move across the metalled yard and drain downslope off-site to the east, south east and south into predominantly forestry land. As such any possible contaminant release from the existing AST is recognised to migrate away from the proposed works. The proposed boundary adjustment is considered to lie up the hydrostatic gradient from the AST.

Topographically lot 3 slopes gently to moderately from the southern site boundary to the north west and north. The proposed easement to the south of the lot also offers a lower elevation, with surrounding land sloping moderately away from the site to the south.

Lot 4 is relatively flat and level, and it is considered the majority of stormwater would drain into the natural ground with surplus water shed leading onto surrounding land and highway drainage networks associated with Kerikeri Inlet Road.

Visually there was minimal evidence of waterlogged or saturated soils across the site, and shallow soils represented good draining properties. There were minimal signs of erosion within the lots.

Springs, wells and other ground water source features were not noted during the Haigh Workman site walkover survey.

A Land Information Memorandum (LIM) report has not been included within the scope of works and is not subject to this review. It would be reasonable to obtain for any further information about the area that may be recorded on the local authority GIS database which could otherwise cause restrictions or highlight land hazards that may be raised at the time of building development.

4 Fieldwork

4.1 Scope of Investigation

Haigh Workman scoped the intrusive ground investigation using guidance presented in MFE Contaminated Land Management Guidelines and Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

For the purpose of this Preliminary Site Investigation, fieldworks were undertaken on 4 October 2016 and comprised the visual inspection of all lots and an intrusive sampling investigation from lot 4 DP 170043 only (to address the lots long horticultural history). The intrusive sampling investigation comprised the sampling of topsoil and shallow soils from three locations to a maximum depth of 0.05 m below ground level (bgl).

During the fieldworks no visual or olfactory evidence of contamination was noted to the shallow soils.

4.1.1 Sampling and Analysis Quality Objectives

Objectives of the derived sampling plan were to:

- Sample all artificial and natural strata within lot 4 DP170043 which may come into contact with receptors identified within Section 2.3.5 of this report.
- Provide general coverage of existing orchard land.

4.2 Strata Description

Detailed descriptions of strata and groundwater observations made during intrusive sampling investigation works, together with samples recovered, are presented on the Engineers exploratory hole records in Appendix D.

Standard strata descriptions are compliant with New Zealand Geotechnical Society Inc. 'Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes' 2005. The depths of strata on the record sheets are recorded from current ground levels at each location, unless indicated otherwise.

4.3 Access Constraints

During the fieldwork access was made available to Haigh Workman across all of the lots.

4.4 Sampling & Analysis Plan and Sampling Methodology

4.4.1 Sampling Locations

The sampling locations were based on the findings of the preliminary conceptual site model and proposed subdivision plan in order to target specific areas of interest and to achieve a general site coverage. Procedures and principals recommended in Contaminated Land Management Guideline No. 5: 2011 were followed when determining sampling locations. Sample numbers were below recommendations set out in Appendix B of Contaminated Land Management Guideline No. 05 for the site area, but as confirmed by FNDC a PSI does not require soil sampling. Samples were

retrieved from the site are to support findings of the desk study, cover any gaps in the historical data and to ascertain a broad site coverage of HAIL land. Therefore samples were not retrieved from any further areas of proposed works. Table 4.1 details the sampling location rationale:

Table 4.1 – Sampling Location Rationale

Sampling Location	Rationale
ES1 to ES3 (inclusive)	Sampling of shallow soils to create a general site coverage of the historic and existing orchard land. This is to identify any resulting levels of historic pesticide and/ or chemical application, and to isolate any potential hotspots. Current orchard management practices are certified organic and not deemed to pose a contamination risk.

Sample locations are shown on Drawing No. 04 presented within Appendix A of this report.

The locations of the sampling holes were surveyed using a hand-held GPS unit accurate to 1 to 3 m. In addition to and where the GPS unit was restricted by structures and/ or site features the co-ordinates were estimated using hand measuring methodologies from static site points.

4.4.2 Sampling Methods and Field Quality Assurance and Quality Control (QA/QC)

Soil samples were obtained at the site by a Haigh Workman geoenvironmental engineer on 4 October 2016. During the fieldworks, weather conditions were noted to be fine.

Samples were extracted using hand techniques with either a 50 mm diameter hand augur or a 100 mm long by 50 mm wide stainless steel trowel. Sampling equipment was decontaminated between sampling points by brushing off adhering soil prior to cleaning with clean potable water from a high pressure spray container, and then rinsing fully with high-purity deionised water.

Appropriate health and safety precautions were adopted whilst conducting the sampling visit, these included the provision and use of appropriate PPE (disposable nitrile gloves, highly visible vest and steel toe-capped boots).

Samples were immediately sealed within appropriate sample jars as to preserve the soil in an as-sampled condition. For this investigation the following jars were used:

- Glass jars with sealed metal lids for composite testing.

Samples were stored and transported to Hills Laboratories within cool-boxes, and temperatures maintained with the use of frozen cool packs.

Records of fieldwork quality assurance and quality control including sample records and chain of custodies are included within Appendix E of this report.

4.4.3 Laboratory Quality Assurance and Quality Control (QA/QC)

Selected samples of shallow natural soils were tested for a range of potential contaminants under subcontract with R J Hills Laboratories Limited (Hills), an IPANZ and NZS/ISO/IEC 17025:2005 accredited laboratory incorporating the aspects of ISO 9000 relevant to testing laboratories.

The potential contaminants of concern identified by the preliminary conceptual site model were selected as the analytes for the samples recovered from the site. Records of laboratory quality assurance and quality control are

presented in Appendix E and F of this report. The results of soil analysis including testing methodologies as received from the laboratory, are presented in Appendix F of this report.

5 **Results of Chemical Testing**

5.1 **Data Evaluation Quality Assurance and Quality Control (QA/QC)**

The laboratory test data for the relevant soil strata were reviewed for completeness and consistency.

For each potential contaminant of concern, analytical data for soil samples were evaluated against the relevant Soil Contaminant Standard (SCS) as set out in MFE document 'Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health' 2011. If one or more samples recorded contaminant concentrations that exceeded the relevant SCS consideration was given to statistical analysis of data in accordance with the approaches described in relevant guidance documents. Given the targeted nature and initial quantity of the chemical testing conducted as part of this investigation, detailed statistical assessment of data has not been conducted. Instead individual contaminant concentrations have been compared to their relevant assessment criteria.

5.1.1 **Basis for Guideline Values**

For Lot 4 DP 170043, measured values were compared to SCS derived for a rural residential/lifestyle block with up to 25 % produce allowing for future land use change from existing commercial orchard. SCS values listed below have been derived from guidance within MFE document 'Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health' 2011 for the designated site end-use. Source data for all SCS is provided in Appendix G.

Rationale for Composite Analysis

Analytical testing of samples obtained during the Haigh Workman ground investigation were tested in accordance with Section 3.6.4 of MFE Contaminated Land Management Guideline No. 5, 2011 'Site Investigation and Analysis of Soil'. Composite sampling is defined within this document as *'collecting individual samples from different locations and bulking and mixing an equal mass of the samples (called sub-samples) together to form one composite sample'*.

A site with a history of horticulture is well suited for composite sampling, characterised by land where *'low-concentration, uniform contamination is present and can be confirmed by site history'*.

Relevant guidance to the site within MFE Contaminated Land Management Guideline No.5 regarding composite analysis includes the following;

- A reliable and comprehensive site history has been compiled for the site, so areas of hot spots or broad-scale contamination are known;
- No more than four sub-samples should be used to make up the composite;
- Sub-samples must be taken from areas with similar history (similar contaminants and contaminant distribution);
- Compositing must be undertaken in the laboratory, and original samples retained for possible retesting;
- When comparing composite results against guideline values, **the SCS guideline value must be adjusted by dividing the value by the number of sub-samples in the composite:**

$$\text{Adjusted Guideline Value (SCS)} = \frac{\text{Guideline Value}}{\text{Number of subsamples in composite}}$$

5.2 Results

5.2.1 Stage 1: Composite Analysis

The chemical analysis results and screening criteria are summarised below in Table 5.1. Samples presented were derived from one composite sample, comprising three samples. For composite sampling, the corresponding SCS was derived by dividing the original SCS value by the number of samples in the composite test, as described in Section 5.1.2.

Table 5.1 – Stage 1: Summary of Total Soil Concentrations

Determinand	No. of Samples Tested	Range of Results	Modified SCS (for composite analysis)	No. of Samples >SCS	Samples Exceeding the SCS
Heavy Metals (mg/kg dry weight, unless specified)					
Arsenic	1*	6*	5.67 [#]	1	ES1 to ES3 inclusive (6 mg/kg)
Cadmium	1*	0.35*	0.27 [#]	1	ES1 to ES3 inclusive (0.35 mg/kg)
Total Chromium	1*	53*	96.67 [#]	0	
Copper	1*	39*	NL	NA	
Lead	1*	13.6*	53.33 [#]	0	
Mercury	1*	0.33*	66.67 [#]	0	
Nickel	1*	9*	NL	NA	
Zinc	1*	61*	NL	NA	
Organochlorine pesticide screen in soils (mg/kg dry weight, unless specified)					
Range of results as included within Appendix F	1*	No exceedance	See Appendix F	0	

Table based on a rural residential/ lifestyle block with 25 % produce end-use; SCS – Soil Contaminant Standard; LOD – Limit of Detection; NL – No Limit; NA – Not Applicable; * - sample tested from a composite of 3 samples; # - SCS derived by dividing original SCS by number of samples in a composite test.

5.2.2 Stage 1: Site characterisation

Following Stage 1 sampling and chemical analysis, the composite sample recorded concentrations of arsenic (6 mg/kg) and cadmium (0.35 mg/kg) which exceeded the relevant adjusted SCS (5.67 mg/kg and 0.27 mg/kg respectively).

The national average cadmium concentrations in New Zealand soils is 0.35 mg/kg, with higher averages in horticultural and orchard soils; 0.50 mg/kg and 0.66 mg/kg respectively (Taylor, Gibb, Willoughby, Hweitt, & Arnold, 2007). Cadmium concentrations recorded at the site are in line with the national average, but the SCS guideline value must be adjusted by dividing the value by the number of sub-samples in the composite and therefore technically the sample highlights an exceedance. Additionally a relatively low level of arsenic was identified within the sample, but again exceeds the adjusted SCS. Therefore it is recommended the composite is retested individually for arsenic and cadmium only.

No further analytes tested (metals or metalloids, organochlorine pesticides) recorded concentrations outside or above the relevant SCS.

5.2.3 Stage 2: Rationale

Due to the nature of composite analysis, further testing on already accumulated individual samples was considered likely to reduce cadmium and arsenic contamination levels to concentrations below the relevant SCS for human health. For individual analysis, SCS values for human health would not need to be modified/ reduced, as set out in Section 3.6.4 of MFE Contaminated Land Management Guideline No. 5.

5.2.4 Stage 2: Individual Analysis

Chemical analysis for Stage 2 was undertaken on individual samples, and as such the corresponding SCS will not require adjusting.

Table 5.2 – Stage 2: Summary of Total Soil Concentrations

Determinand	No. of Samples Tested	Range of Results (mg/kg unless specified)	SCS (mg/kg unless specified)	No. of Samples >SCS	Samples Exceeding the SCS
Arsenic	3	4 - 7	17	0	
Cadmium	3	0.19 – 0.60	0.82	0	

Table based on a rural residential/lifestyle block with 25 % produce; SCS – Soil Contaminant Standard.

5.2.5 Stage 2: Site characterisation

Following Stage 2 individual sample analysis, no exceedances of the SCS were recorded for arsenic or cadmium.

6 *Revised Conceptual Site Model*

The preliminary conceptual site models have been revised in light of the ground investigation, detailed desk study and the chemical analysis results presented within Section 5 of this report. It has been assumed in the production of this report that Lot 4 DP 170043 and Lot 3 DP 423065 are comparable to a rural residential/ lifestyle block with 25 % produce (future and existing land uses), Lot 4 DP 423065 comparable to commercial horticultural land and Lot 5 DP 178097 comparable to a commercial land use, and any alterations to boundaries for easements will be for the client's commercial use (forestry tracks). The models summarise the understanding of surface and sub-surface features, the potential contaminant sources, transport pathways and receptors.

6.1 Summary of Identified Pollutant Linkages

In summary, the revised CSM has identified no potential pollutant linkages which could result in an unacceptable risk (classified as greater than 'low') to identified receptors on the preliminary conceptual site model within the boundaries of the proposed works and investigation area.

7 Conclusions and Recommendations

This geoenvironmental appraisal has been performed for land within a number of lots at Kerikeri Inlet Road (the “site”). It is understood that the client is proposing a boundary adjustment within lot 5 DP 170043 to allow an easement to access the neighbouring forestry lot to the east (lot 1 DP 178097). A second boundary adjustment is proposed for lot 3 DP 423065 to allow a new access easement for lot 4 DP 423065 (orchard) and to reallocate a small area of orchard from lot 4 into lot 3. Finally lot 4 DP 170043 is existing orchard land for possible future sale. Proposed boundary adjustment plans were available to Haigh Workman at the time of writing and are included as Drawing No’s. 02, 03, 04 and 05 within Appendix A of this report.

It has been assumed in the production of this report that Lot 4 DP 170043 and Lot 3 DP 423065 are comparable to a rural residential/ lifestyle block with 25 % produce (future and existing land uses), Lot 4 DP 423065 comparable to commercial horticultural land and Lot 5 DP 178097 comparable to a commercial land use, and any alterations to boundaries for easements will be for the client’s commercial use (forestry tracks). If any of these assumptions are incorrect, then amendments to the recommendations made in this report may be required.

If any of these assumptions are incorrect, then amendments to the recommendations made in this report may be required.

7.1 Summary of Findings

Through review of available information to Haigh Workman, the site investigations and the results of laboratory analysis, the following findings were identified:

- **Lot 5 DP 170043**
 - The fuel AST was not considered to pose a risk to the proposed works and there was no visual or olfactory evidence of contamination within the area of proposed boundary adjustment. The fuel AST is considered to lie down the hydrostatic gradient from the proposed works.
 - **In accordance with NES Regulation 2011 (4) (b), it can be concluded that ‘It is highly unlikely that there will be a risk to human health if the activity is done to the piece of land’.**
- **Lot 3 DP 423065 & Lot 4 DP 423065**
 - Existing orchards within lot 4 have been maintained via organic production methods since its recent creation post 2000. There is no historical evidence of built structures on lot 4. i.e. no sheds for chemical mixing or storage, and lot 3 comprises residential structures and private gardens only (dwelling, associated shed etc.).
 - **In accordance with NES Regulation 2011 (4) (b), it can be concluded that ‘It is highly unlikely that there will be a risk to human health if the activity is done to the piece of land’.**
- **Lot 4 DP 170043**
 - Existing orchards have been maintained via organic production methods (certification achieved in 1986). There is no historical evidence of built structures on site. i.e. no sheds for chemical mixing or storage.
 - Heavy metal and pesticide contamination was not identified within the site based on laboratory analysis. **In accordance with NES Regulation 2011 (4) (b), it can be concluded that ‘It is highly**

unlikely that there will be a risk to human health if the activity is done to the piece of land', as all analytes tested recorded values below the relevant SCS.

The site has previously been used for pasture prior to the current ownership.

7.2 Soil Contamination

Risk Evaluation for the Proposed End Use

It has been identified following thorough review, investigation and focussed analytical testing that there is a **low/ negligible risk** to human receptors, maintenance workers and adjacent site end users from soil associated with the lots (no evidence of contamination and samples recorded values lower than the relevant SCS).

7.3 Outline Remediation Requirements

Following chemical testing it can be concluded that there is a **low/ negligible risk** from soil contamination within the lots, and therefore considered that no remediation is required for the proposed works.

7.3.1 Conditions of Consent

It is considered that the consent can be granted for the proposed works across all of the sites, with no conditions relating to contaminated land.

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Appendix A – Drawings

Drawing No.	Title	Scale
01	Site Location Plan	1:5000
02	Proposed Subdivision Plan – Overall Scheme Plan	1:1000
03	Proposed Subdivision Plan – Lot 5 DP 170043	1:500
04	Proposed Subdivision Plan – Lot 3 DP 423065 & Lot 4 DP 423065	1:500
05	Proposed Subdivision Plan – Lot 4 DP 170043	1:500
06	Preliminary Conceptual Site Model (PCSM)	NTS
07	Sampling Location and Site Features Plan - Lot 4 DP 170043	1:500

NTS – Not To Scale.



NOTES:
SITE BOUNDARY

Issue			Date			Revision			DWG Site Location Plan			Project 210G Kerikeri Inlet Road			DWG No. 01		
-			28/09/2016			FIRST ISSUE			Scale 1:5000 @A3			Client Okura Plantation			Sheet No. 1 of 7		
									Date 28/09/2016			Project No. 16 272			RC no.		
									Drawn CJ			Checked EC			Approved JP		
									File								

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Date 28/09/2016

Drawn CJ

Checked EC

Approved JP

File

Project 210G Kerikeri Inlet Road

Client Okura Plantation

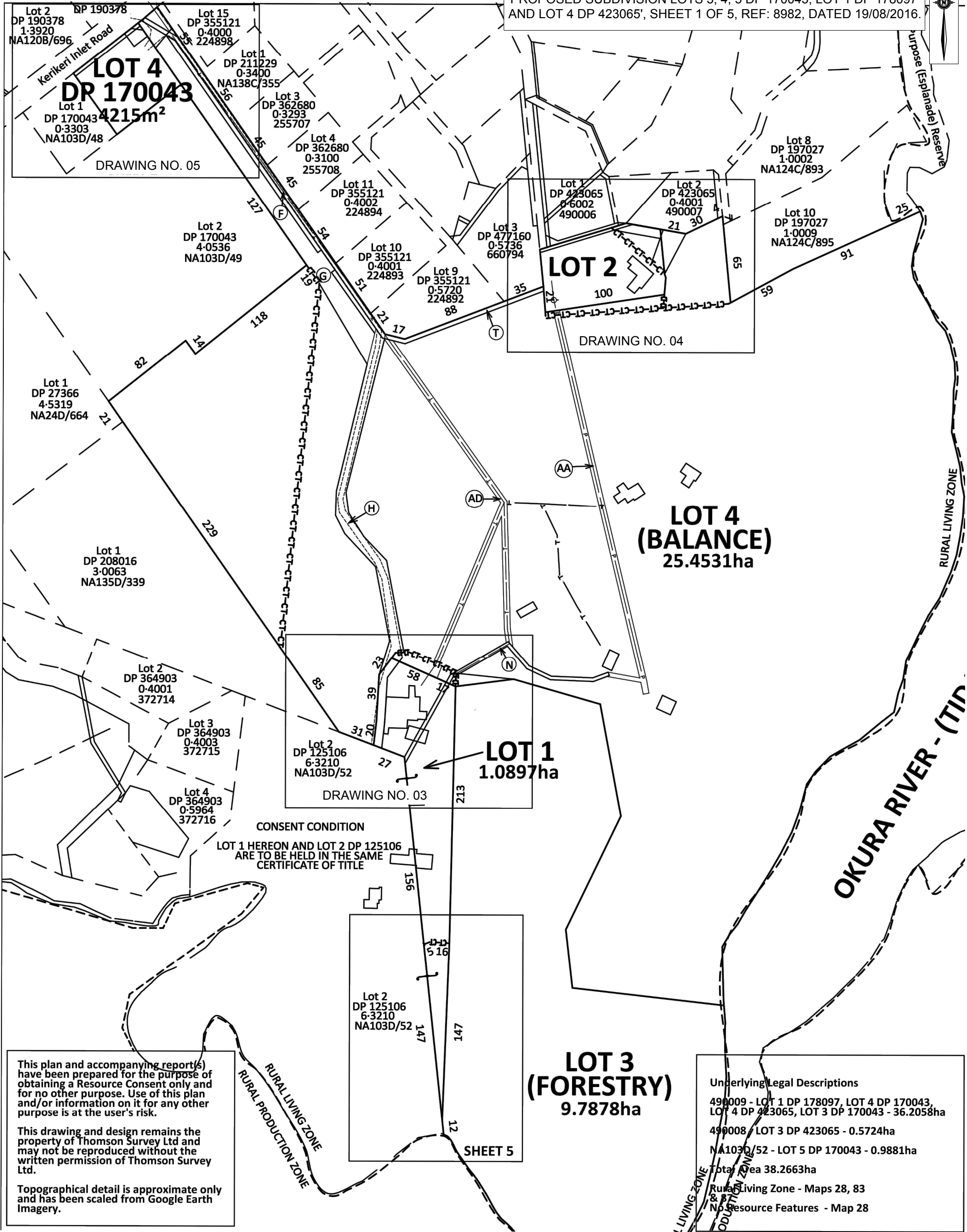
Project No. 16 272

RC no.

DWG No. 01

Sheet No. 1 of 7

NOTES: DRAWING REPRODUCED FROM THOMSON SURVEY, 'PROPOSED SUBDIVISION LOTS 3, 4, 5 DP 170043, LOT 1 DP 178097 AND LOT 4 DP 423065', SHEET 1 OF 5, REF: 8982, DATED 19/08/2016.



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Underlying Legal Descriptions

490009 - LOT 1 DP 178097, LOT 4 DP 170043, LOT 4 DP 423065, LOT 3 DP 170043 - 36.2058ha

490008 - LOT 3 DP 423065 - 0.5724ha

NA103D/52 - LOT 5 DP 170043 - 0.9881ha

Total Area 38.2663ha

Rural Living Zone - Maps 28, 83

No Resource Features - Map 28

DWG Proposed Subdivision Plan
Overall Scheme Plan

DWG No.	02	Sheet No.	02	of	07	Scale	1:3000 @A3
Drawn	CJ	Checked	EC	Approved	JP		
File Name	210G Kerikeri Inlet Road					Date	28/09/2016



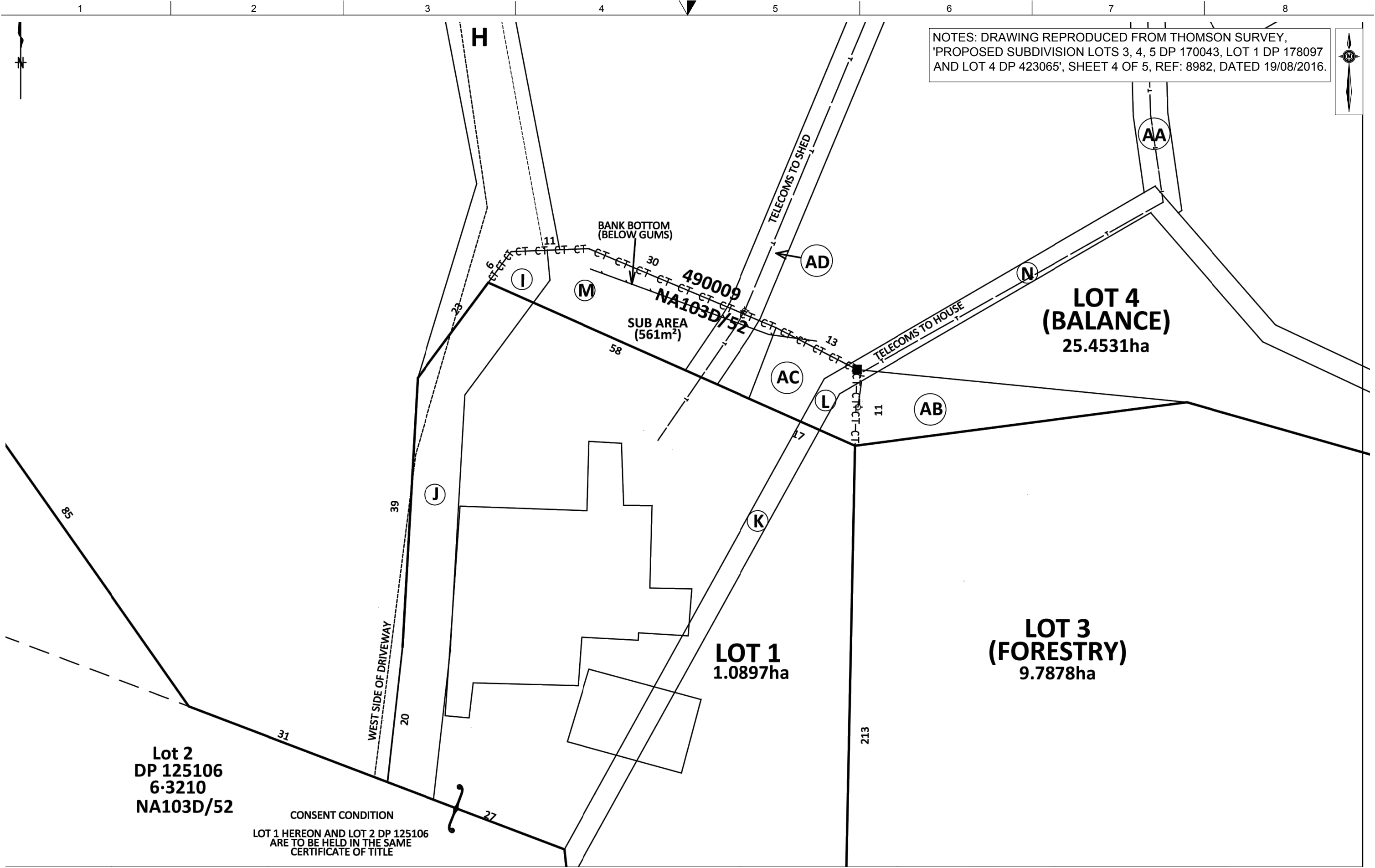
6 Fairway Drive
Kerikeri, BOI.
T: 09 407 8327
F: 09 407 8378
E: info@haighworkman.co.nz

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Project 210G Kerikeri Inlet Road

Client Okura Plantation

Project No. 16 272 RC no.



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'PROPOSED SUBDIVISION LOTS 3, 4, 5 DP 170043, LOT 1 DP 178097
AND LOT 4 DP 423065', SHEET 4 OF 5, REF: 8982, DATED 19/08/2016.

Issue	Date	Revision	DWG Proposed Subdivision Plan Lot 5 DP 170043			Project 210G Kerikeri Inlet Road		DWG No. 03	
-	28/09/2016	FIRST ISSUE	Scale 1:500 @A3			Client Okura Plantation		Sheet No. 3 of 7	
			Drawn CJ Checked EC Approved JP			Project No. 16 272 RC no.			
			File Z:\16 JOBS\16 272 OKURA PLANTATION - MIKE COLLINS\DRAWINGS\16 272 DRAWING SET.DWG						

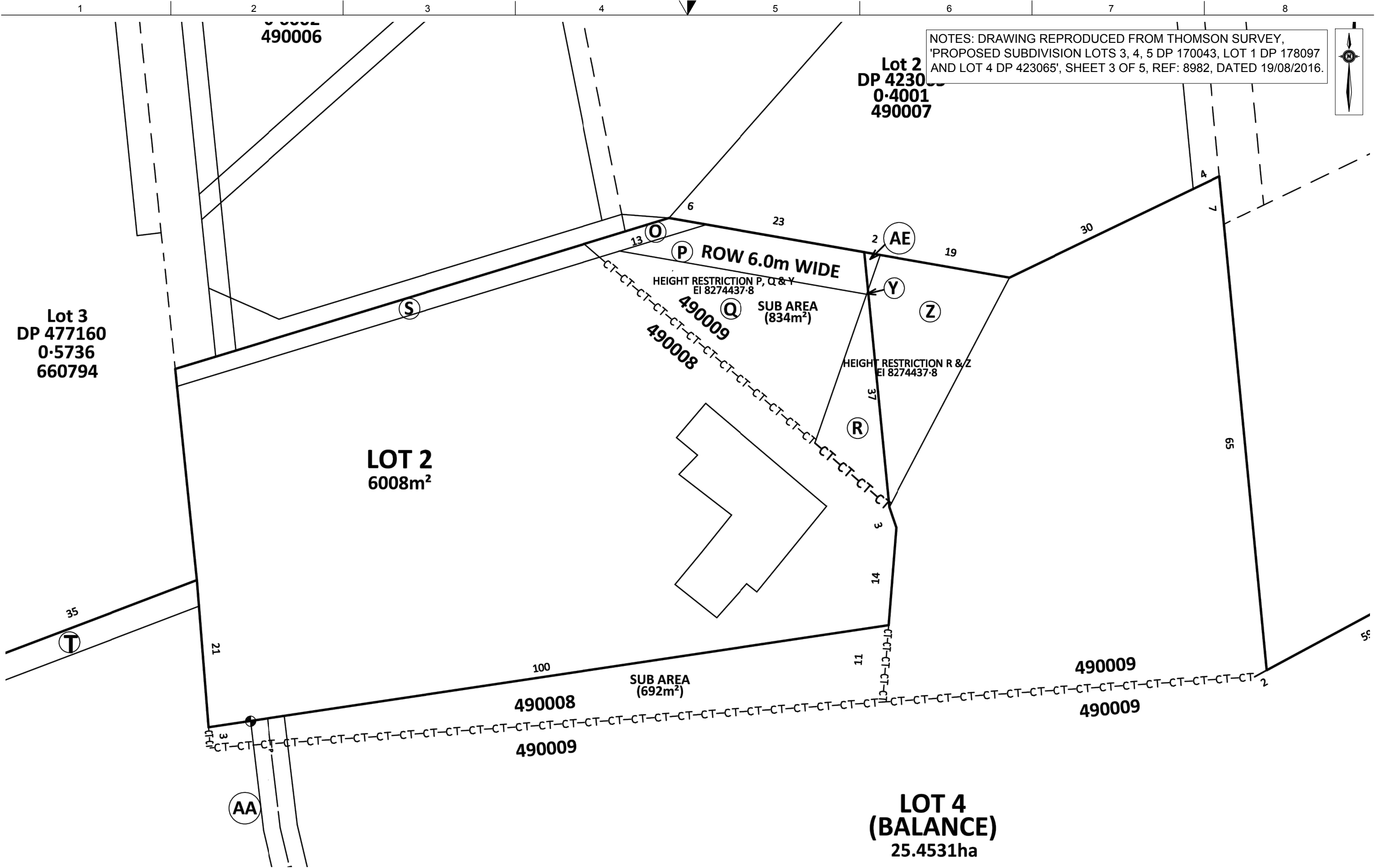
HAIGH WORKMAN

Civil & Structural Engineers

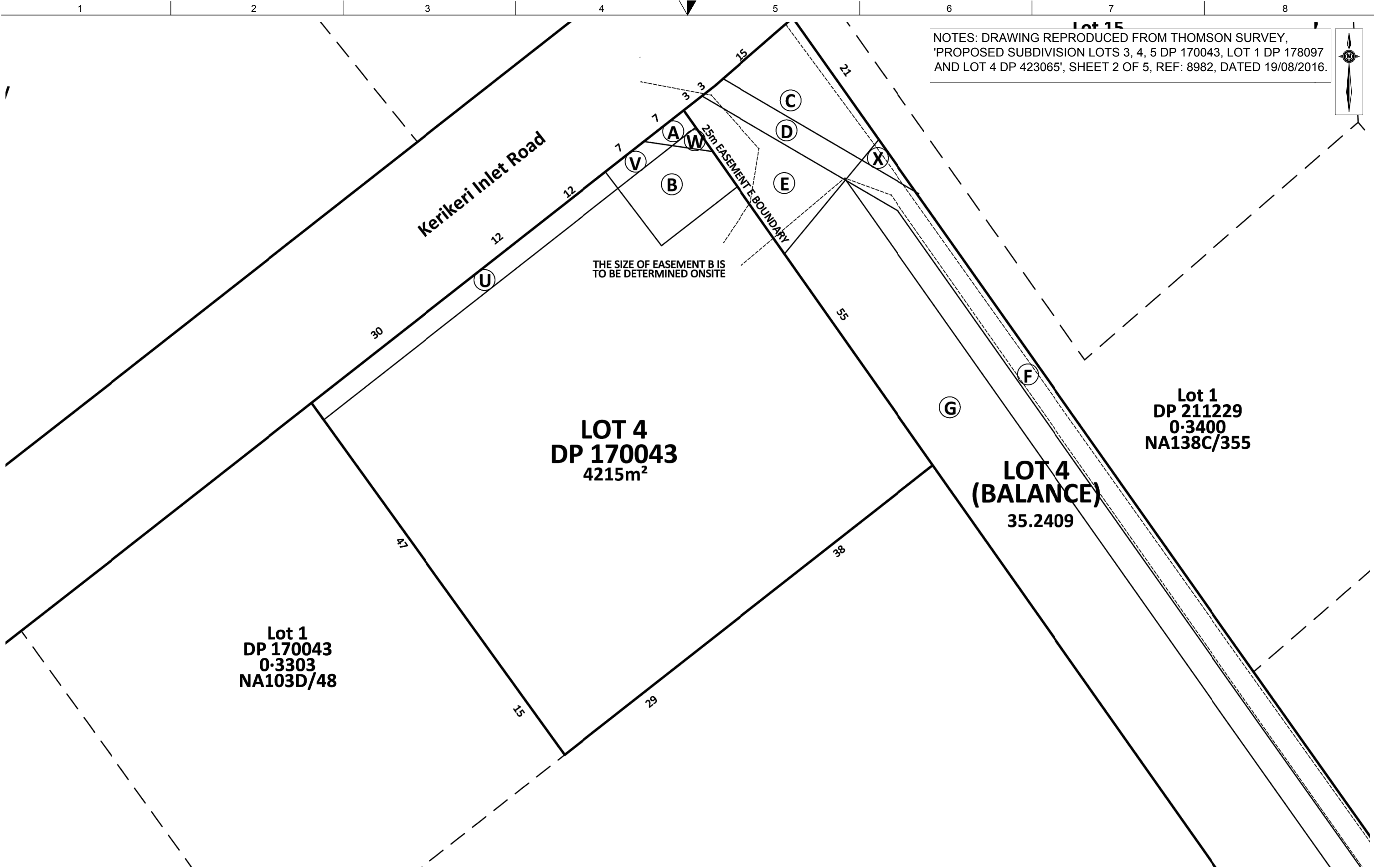
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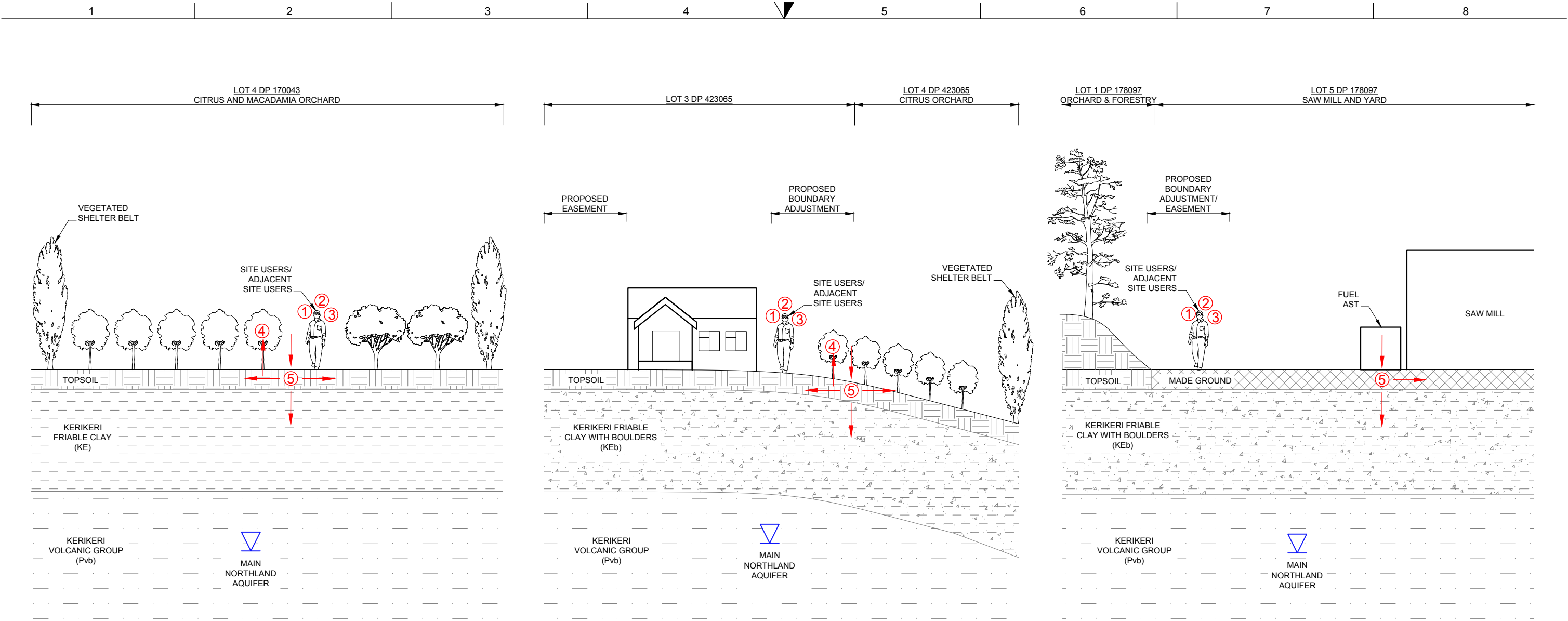


Issue	Date	Revision	DWG Proposed Subdivision Plan Lot 3 DP 423065 & Lot 4 DP 423065			Project 210G Kerikeri Inlet Road		DWG No. 04	
-	28/09/2016	FIRST ISSUE	Scale 1:500 @A3			Client Okura Plantation		Sheet No. 4 of 7	
			Drawn CJ Checked EC Approved JP			Project No. 16 272 RC no.			
			File Z:\16 JOBS\16 272 OKURA PLANTATION - MIKE COLLINS\DRAWINGS\16 272 DRAWING SET.DWG						



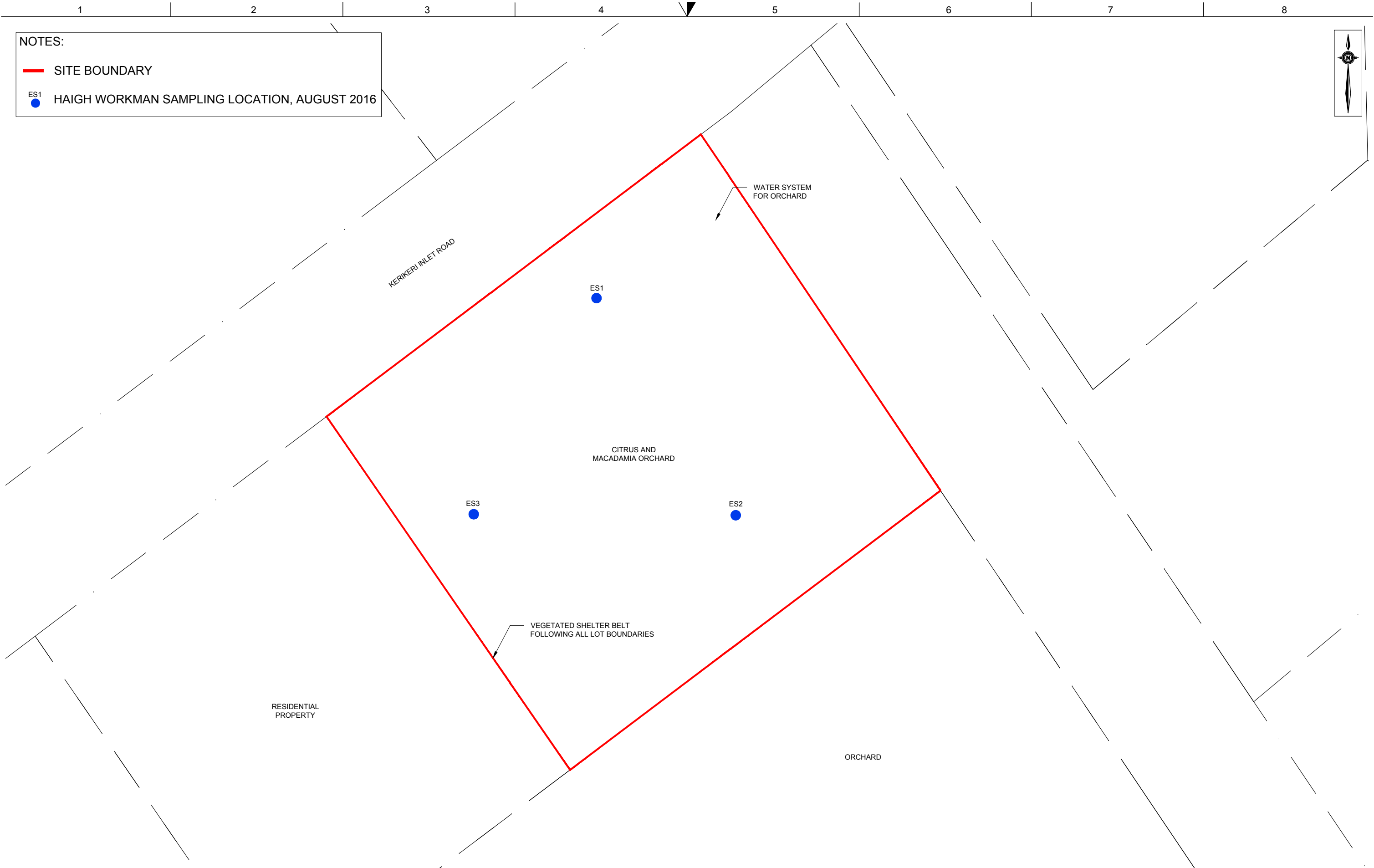
Lot 15
NOTES: DRAWING REPRODUCED FROM THOMSON SURVEY,
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AND LOT 4 DP 423065', SHEET 2 OF 5, REF: 8982, DATED 19/08/2016.

Issue		Date		Revision		DWG Proposed Subdivision Plan Lot 4 DP 170043				HAIGH WORKMAN Civil & Structural Engineers 6 Fairway Drive Kerikeri, BOI. T: 09 407 8327 F: 09 407 8378 E: info@haighworkman.co.nz DIMENSIONS MUST NOT BE SCALE MEASURED FROM THESE DRAWINGS. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS INCLUDING, SITE LEVELS, HEIGHTS AND ANGLES ON SITE PRIOR TO COMMENCING ANY WORK. THE COPYRIGHT TO THESE DRAWINGS AND ALL PARTS THERE OF REMAIN THE PROPERTY OF HAIGH WORKMAN. ©2008		Project 210G Kerikeri Inlet Road				DWG No. 05	
-		28/09/2016		FIRST ISSUE								Client Okura Plantation				Sheet No. 5 of 7	
						Scale 1:500 @A3 5 2.5 0 5 10 15 m				Date 28/09/2016							
						Drawn CJ				Checked EC		Approved JP					
						File				Z:\116 JOBS\16 272 OKURA PLANTATION - MIKE COLLINS\DRAWINGS\16 272 DRAWING SET.DWG							



Contamination Souce	Contamination Pathway	Receptors	Likelihood of Significant Pollutant Linkage
Potential heavy metals and pesticides (including organochlorine pesticides) in topsoil and/ or shallow natural soils associated with historic orchard land uses prior to organic status.	1 Direct and indirect ingestion 2 Dermal contact 3 Inhalation of contaminated particles/ dust 4 Plant uptake	Site end users, adjacent land users, construction workers and proposed landscaping.	Moderate
Possible leachable heavy metals and pesticides (including organochlorine pesticides) in topsoil and/ or shallow soils associated with historic orchard land uses prior to organic status. Possible leachable TPH in topsoil/ shallow soils associated with fuel AST associated with saw mill.	5 Migration	Off-site water features and controlled watercourses off-site (including Okura River) and the Main Northland Aquifer.	Moderate

Issue	Date	Revision	DWG Preliminary Conceptual Site Model			 6 Fairway Drive Kenkeri, BOI. T: 09 407 8327 F: 09 407 8378 E: info@haighworkman.co.nz	Project 210G Kerikeri Inlet Road		DWG No.
-	27/09/2016	FIRST ISSUE					Client Okura Plantation		06
			Scale NTS		Date 27/09/2016	DIMENSIONS MUST NOT BE SCALE MEASURED FROM THESE DRAWINGS. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS INCLUDING, SITE LEVELS, HEIGHTS AND ANGLES ON SITE PRIOR TO COMMENCING ANY WORK. THE COPYRIGHT TO THESE DRAWINGS AND ALL PARTS THERE OF REMAIN THE PROPERTY OF HAIGH WORKMAN. ©2006	Project No. 16 272	RC no.	Sheet No. 6 of 7
			Drawn CJ	Checked EC	Approved JP				
			File Z:\16 JOBS\16 272 OKURA PLANTATION - MIKE COLLINS\DRAWINGS\16 272 DRAWING SET.DWG						



Issue	Date	Revision	DWG Sampling Location and Site Features Plan Lot 4 DP 170043					Project 210G Kerikeri Inlet Road		DWG No. 07		
-	28/09/2016	FIRST ISSUE				6 Fairway Drive Kerikeri, BOI. T: 09 407 8327 F: 09 407 8378 E: info@haighworkman.co.nz		Client Okura Plantation				
			Scale 1:500 @A3 			Date 28/09/2016				Sheet No. 7 of 7		
			Drawn CJ		Checked EC		Approved JP		Project No. 16 272		RC no.	
			File Z:\116 JOBS\16 272 OKURA PLANTATION - MIKE COLLINS\DRAWINGS\16 272 DRAWING SET.DWG			DIMENSIONS MUST NOT BE SCALE MEASURED FROM THESE DRAWINGS. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS INCLUDING, SITE LEVELS, HEIGHTS AND ANGLES ON SITE PRIOR TO COMMENCING ANY WORK. THE COPYRIGHT TO THESE DRAWINGS AND ALL PARTS THERE OF REMAIN THE PROPERTY OF HAIGH WORKMAN. ©2006						

Appendix B – Site Photography

Site Inspection Photography – 4 October 2016

Lot 5 DP 170043

Figure 3 –Tree line following the northern site boundary, looking north east.



Figure 4 –Tree line following the northern site boundary, looking north west



Figure 5 – Photograph looking south east into the northern portion of the lot from the tree line.



Figure 6 – Photograph looking south into the site from the north eastern site boundary.



Figure 7 – Looking east towards the valley of lot 1 DP 178097 (Forestry), from the eastern site boundary.



Figure 8 – Above ground fuel storage tank (AST) situated to the adjacent north of the wood mill within the yard.



Lot 3 DP 423065 & Lot 4 DP 423065

Figure 9 – Proposed new easement along the southern boundary of lot 3, leading into lot 4 (orchard). Photograph looking east.



Figure 10 – Looking north into lot 4 (orchard) from the proposed easement.



Figure 11 – Photograph looking north into lot 4 (orchard).



Figure 12 – Proposed boundary adjustment to reallocate triangular area of orchard into lot 3 from lot 4. Photograph looking north west.



Figure 13 – Orchard within the north west of lot 4.



Figure 14 – Residential unit situated within lot 3.



Figure 15 – Private gardens associated with residential unit (lot 3).



Figure 16 – Shed and driveway associated with residential unit (lot 3).



Lot 4 DP 170043

Figure 17 – Photograph looking south west into the orchard.



Figure 18 – Macadamia and open grass to the south of the lot.



Figure 19 – Metal storage shed situated along the southern site boundary.



Figure 20 – Looking south west towards the western site boundary within macadamia.



Figure 21 – Central path within the lot, citrus situated to the left of the photograph and macadamia to the right. Photograph looking north east.



Figure 22 – Looking south west along the lot boundary and towards citrus.



Figure 23 – Water system for orchard, situated to the northern lot corner.



Figure 24 – Photograph taken from within the lot looking east towards the site access and adjacent easement.



Appendix C – Aerial Photography

Figure 25 – Aerial Photograph – 1959 (Source: Haigh Workman Archive)

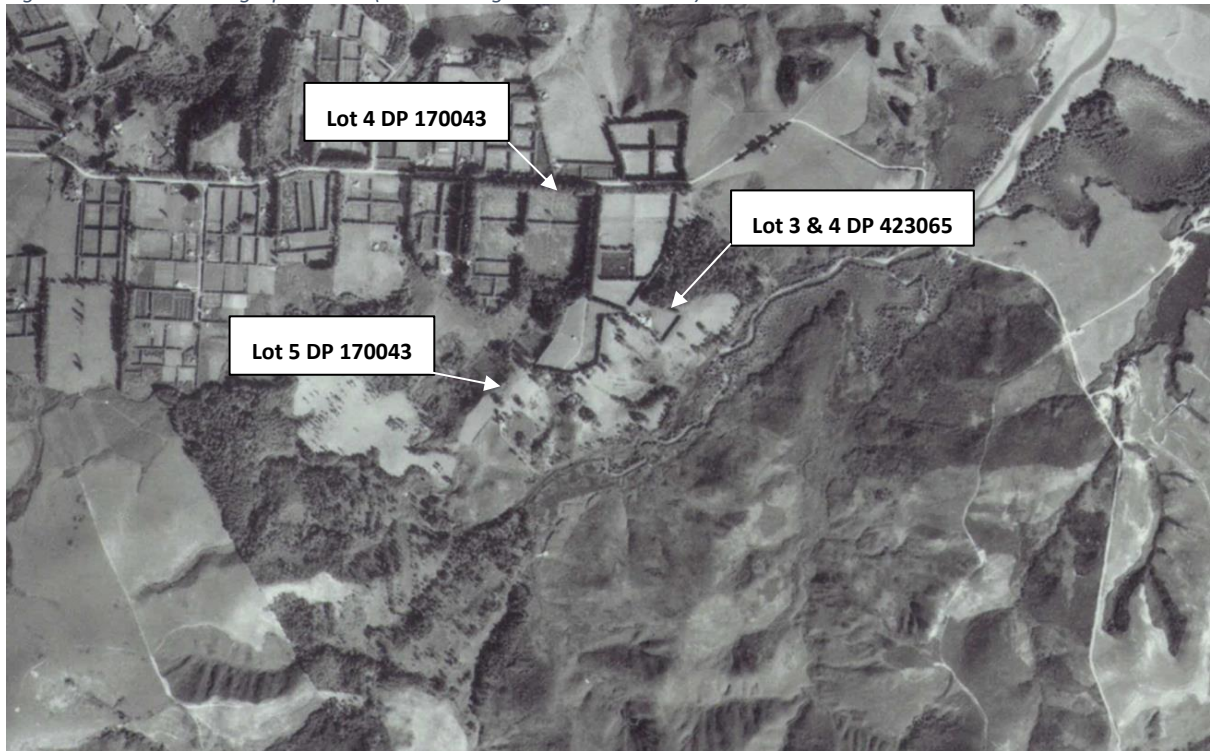


Figure 26 - Aerial Photograph – 1968 (Source: Haigh Workman Archive)



Figure 27 - Aerial Photograph – 1972 (Source: Haigh Workman Archive)



Figure 28 - Aerial Photograph – 1977 (Source: Haigh Workman Archive)



Figure 29 - Aerial Photograph – 1981 (Source: Haigh Workman Archive)



Figure 30 - Aerial Photograph – 2000 (Source: Haigh Workman Archive)



Figure 31 - Aerial Photograph – 2003 (Source: Google Earth Pro)



Figure 32 - Aerial Photograph – 2006 (Source: Haigh Workman Archive)



Figure 33 - Aerial Photograph – 2009 (Source: Google Earth Pro)



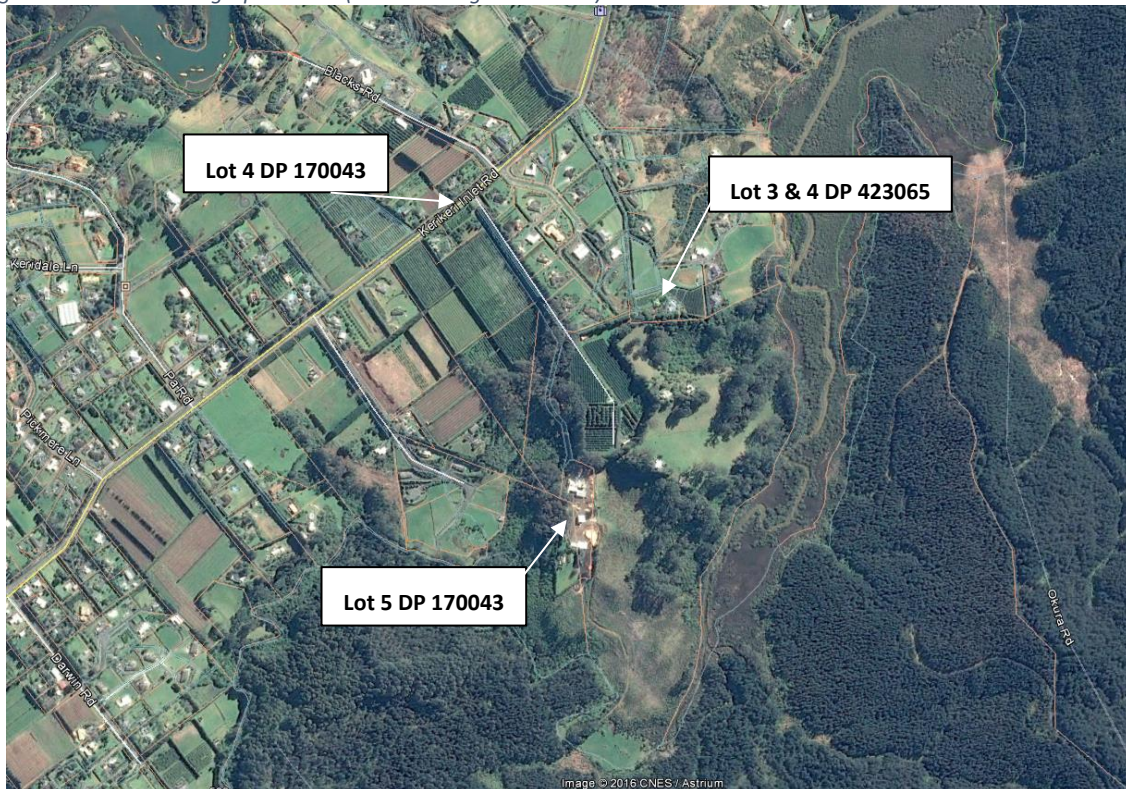
Figure 34 - Aerial Photograph – 2011 (Source: Google Earth Pro)



Figure 35 - Aerial Photograph – 2012 (Source: Google Earth Pro)



Figure 36 - Aerial Photograph – 2013 (Source: Google Earth Pro)



Blacks Rd

Kerka Rd

Lot 4 DP 170043

Lot 3 & 4 DP 423065

Lot 5 DP 170043

Oaklands Rd

Image © 2016 DigitalGlobe

Appendix D – Sampling Hole Logs

[illegible]

Appendix E – Quality Control and Quality Assurance



Hill Laboratories

BETTER TESTING BETTER RESULTS

Client

Name Haigh Workman Limited 217580

Address PO Box 89, Kerikeri 0245

Phone 09 407 8327 Fax 09 407 8378

Client Reference 16272

Quote No 80941 Order No

Primary Contact Catherine Johnson 218599

Submitted By Catherine Johnson 218599

Charge To Haigh Workman Limited 217580

Results To ☒ Mail Primary Contact ☐ Mail Submitter

☐ Fax Results

☐ Email Results catherine@haighworkman.co.nz

ADDITIONAL INFORMATION

Quoted Sample Types

Soil (Soil)

No. Sample Name Sample Date/Time Sample Type Tests Required

1	ES1	04/10/2016 09:00	Gravel 300	} HMHg soil + OCPSC.
2	ES2	09:15	"	
3	ES3	09:30	"	
4				
5				
6				
7				
8				
9				
10				

PAGE 1 OF 1

ANALYSIS

Job No: Date Recv: 05-Oct-16 14:56

165 9902

Received by: Shannon Baker



3116599028

Office use

Job No:

CHAIN OF CUSTODY RECORD

Sent to
Hill Laboratories

Date & Time: 04/10/16, 11:00

☐ Please tick if you
require COC to be
emailed back

Name: CATHERINE JOHNSON

Signature: [Signature]

Received at
Hill Laboratories

Date & Time: 5-10-16 16:24

Name: [Signature]

Signature: [Signature]

Condition

Temp:

☐ Room Temp ☐ Chilled ☐ Frozen

19-7

☐ Sample & Analysis details checked

Signature:

Priority ☐ Low ☐ Normal ☒ High

☐ Urgent (ASAP, extra charge applies, please contact lab first)

NOTE: The estimated turnaround time for the types and number of samples and analyses specified on this quote is by 4:30 pm, 5 working days following the day of receipt of the samples at the laboratory.

Requested Reporting Date:

Appendix F – Results of Chemical Testing



ANALYSIS REPORT

Page 1 of 2

Client:	Haigh Workman Limited	Lab No:	1659902	SPV2
Contact:	Catherine Johnson C/- Haigh Workman Limited PO Box 89 Kerikeri 0245	Date Received:	05-Oct-2016	
		Date Reported:	19-Oct-2016	
		Quote No:	80941	
		Order No:		
		Client Reference:	16272	
		Submitted By:	Catherine Johnson	

Amended Report

This report replaces an earlier report issued on the 12 Oct 2016 at 1:38 pm
At the client's request, arsenic and cadmium analyses have been added to the individual samples.

Sample Type: Soil						
Sample Name:		ES1 04-Oct-2016 9:00 am	ES2 04-Oct-2016 9:15 am	ES3 04-Oct-2016 9:30 am	Composite of ES1, ES2 & ES3	
Lab Number:		1659902.1	1659902.2	1659902.3	1659902.4	
Individual Tests						
Total Recoverable Arsenic	mg/kg dry wt	4	7	6	-	-
Total Recoverable Cadmium	mg/kg dry wt	0.19	0.60	0.33	-	-
Heavy Metals with Mercury, Screen Level						
Total Recoverable Arsenic	mg/kg dry wt	-	-	-	6	-
Total Recoverable Cadmium	mg/kg dry wt	-	-	-	0.35	-
Total Recoverable Chromium	mg/kg dry wt	-	-	-	53	-
Total Recoverable Copper	mg/kg dry wt	-	-	-	39	-
Total Recoverable Lead	mg/kg dry wt	-	-	-	13.6	-
Total Recoverable Mercury	mg/kg dry wt	-	-	-	0.33	-
Total Recoverable Nickel	mg/kg dry wt	-	-	-	9	-
Total Recoverable Zinc	mg/kg dry wt	-	-	-	61	-
Organochlorine Pesticides Screening in Soil						
Aldrin	mg/kg dry wt	-	-	-	< 0.010	-
alpha-BHC	mg/kg dry wt	-	-	-	< 0.010	-
beta-BHC	mg/kg dry wt	-	-	-	< 0.010	-
delta-BHC	mg/kg dry wt	-	-	-	< 0.010	-
gamma-BHC (Lindane)	mg/kg dry wt	-	-	-	< 0.010	-
cis-Chlordane	mg/kg dry wt	-	-	-	< 0.010	-
trans-Chlordane	mg/kg dry wt	-	-	-	< 0.010	-
Total Chlordane [(cis+trans)* 100/42]	mg/kg dry wt	-	-	-	< 0.04	-
2,4'-DDD	mg/kg dry wt	-	-	-	< 0.010	-
4,4'-DDD	mg/kg dry wt	-	-	-	< 0.010	-
2,4'-DDE	mg/kg dry wt	-	-	-	< 0.010	-
4,4'-DDE	mg/kg dry wt	-	-	-	< 0.010	-
2,4'-DDT	mg/kg dry wt	-	-	-	< 0.010	-
4,4'-DDT	mg/kg dry wt	-	-	-	< 0.010	-
Total DDT Isomers	mg/kg dry wt	-	-	-	< 0.06	-
Dieldrin	mg/kg dry wt	-	-	-	< 0.010	-
Endosulfan I	mg/kg dry wt	-	-	-	< 0.010	-
Endosulfan II	mg/kg dry wt	-	-	-	< 0.010	-
Endosulfan sulphate	mg/kg dry wt	-	-	-	< 0.010	-
Endrin	mg/kg dry wt	-	-	-	< 0.010	-
Endrin aldehyde	mg/kg dry wt	-	-	-	< 0.010	-
Endrin ketone	mg/kg dry wt	-	-	-	< 0.010	-



Sample Type: Soil						
Sample Name:		ES1 04-Oct-2016 9:00 am	ES2 04-Oct-2016 9:15 am	ES3 04-Oct-2016 9:30 am	Composite of ES1, ES2 & ES3	
Lab Number:		1659902.1	1659902.2	1659902.3	1659902.4	
Organochlorine Pesticides Screening in Soil						
Heptachlor	mg/kg dry wt	-	-	-	< 0.010	-
Heptachlor epoxide	mg/kg dry wt	-	-	-	< 0.010	-
Hexachlorobenzene	mg/kg dry wt	-	-	-	< 0.010	-
Methoxychlor	mg/kg dry wt	-	-	-	< 0.010	-

SUMMARY OF METHODS

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Sample Type: Soil			
Test	Method Description	Default Detection Limit	Sample No
Environmental Solids Sample Preparation	Air dried at 35°C and sieved, <2mm fraction. Used for sample preparation. May contain a residual moisture content of 2-5%.	-	1-3
Heavy Metals with Mercury, Screen Level	Dried sample, < 2mm fraction. Nitric/Hydrochloric acid digestion US EPA 200.2. Complies with NES Regulations. ICP-MS screen level, interference removal by Kinetic Energy Discrimination if required.	0.10 - 4 mg/kg dry wt	4
Organochlorine Pesticides Screening in Soil	Sonication extraction, SPE cleanup, dual column GC-ECD analysis (modified US EPA 8082).. Tested on dried sample	0.010 - 0.06 mg/kg dry wt	4
Total Recoverable digestion	Nitric / hydrochloric acid digestion. US EPA 200.2.	-	1-3
Composite Environmental Solid Samples*	Individual sample fractions mixed together to form a composite fraction.	-	1-3
Total Recoverable Arsenic	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	2 mg/kg dry wt	1-3
Total Recoverable Cadmium	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	0.10 mg/kg dry wt	1-3

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

Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the client.

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Ara Heron BSc (Tech)
Client Services Manager - Environmental

Appendix G – Soil Contaminant Standard Values

Haigh Workman Limited
Generic Assessment Criteria/Soil Contaminant Standards for Soils

Revision: 4 Date: 4 July 2016

Parameter	Rural Residential/ Lifestyle Block			Standard Residential			High Density Residential	Recreational	Commercial / Industrial (Outdoor)	Note	
	(mg/kg, unless otherwise stated)			(mg/kg, unless otherwise stated)							(mg/kg, unless otherwise stated)
	No Produce	10% Produce	25% Produce	No Produce	10% Produce	25% Produce					
Metals/Metalloids											
Arsenic	21	17	17	24	20	17	45	80	70	[1],[2]	
Boron	NL	NL	NL	NL	NL	NL	NL	NL	NL	[3]	
Cadmium	110	3	0.82	110	3	0.82	230	400	1300		
Chromium (III)	NL	NL	NL	NL	NL	NL	NL	NL	NL	[3],[4]	
Chromium (VI)	770	460	290	770	460	290	1500	2700	6300		
Copper	NL	NL	NL	NL	NL	NL	NL	NL	NL		
Lead (Inorganic)	250	210	160	250	210	160	500	880	3300		
Mercury (Inorganic)	510	310	200	510	310	200	1000	1800	4200		
Other Inorganics											
pH	<5 or >9			<5 or >9			<5 or >9				
Total Sulphate	2400			2400			2400			[5]	
Water-Soluble Sulphate	0.5g/l			0.5g/l			0.5g/l			[5]	
Organics											
PAHs											
Acenaphthene	NL	NL	NL	NL	NL	NL	NL	NL	NL		
Acenaphthylene	NL	NL	NL	NL	NL	NL	NL	NL	NL		
Anthracene	NL	NL	NL	NL	NL	NL	NL	NL	NL		
Benzo(a)anthracene	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	[6]	
Benzo(a)pyrene	11	8	6	12	10	7	24	40	35	[7]	
Benzo(b)fluoranthene	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	[6]	
Benzo(k)fluoranthene	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	[6]	
Benzo(g,h,i)perylene	NL	NL	NL	NL	NL	NL	NL	NL	NL		
Chrysene	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	[6]	
Dibenzo(a,h)anthracene	1	1	1	1	1	1	1	1	1	[6]	
Fluoranthene	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	[6]	
Fluorene	NL	NL	NL	NL	NL	NL	NL	NL	NL		
Indeno(1,2,3-c,d)pyrene	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	[6]	
Naphthalene	NL	NL	NL	NL	NL	NL	NL	NL	NL		
Phenanthrene	NL	NL	NL	NL	NL	NL	NL	NL	NL		
Pyrene	NL	NL	NL	NL	NL	NL	NL	NL	NL		
TPH											
Aliphatic/Aromatic C7 - 9	186			458			41800			[8]	
Aliphatic/Aromatic C10 - 14	775			1792			95100				
Aliphatic/Aromatic C15 - 36	42360			45700			1056000				
Other Organics											
Σ DDT	120	70	45	120	70	45	240	400	1000		
Dieldrin	22	2.6	1.1	22	2.6	1.1	45	70	160	[9]	
PCP	55	55	55	55	55	55	110	150	360		
Dioxin (TCDD)	0.18ug/kg	0.15ug/kg	0.12ug/kg	0.18ug/kg	0.15ug/kg	0.12ug/kg	0.35ug/kg	0.60ug/kg	1.4ug/kg	[10]	
Dioxin (Dioxin like PCBs)	0.16ug/kg	0.12ug/kg	0.09ug/kg	0.16ug/kg	0.12ug/kg	0.09ug/kg	0.33ug/kg	0.52ug/kg	1.2ug/kg	[10]	
Organic Matter				35%						[16]	
Total Nitrogen				1%							
Ammonium-Nitrate				LOD							
Sulphate				50							
Total Organic Carbon				3% w/w							
Carbon: Nitrogen Ratio				25%							
Others											
TOC	3%w/w			3%w/w			3%w/w			[11]	
Calorific Value	2MJ/kg			2MJ/kg			2MJ/kg			[12]	
Asbestos (ACMs)				0.001 % w/w						[15]	
Asbestos (Loose/Free Fibres)				Fibres Present/Absent						[15]	

Parameter	Residential Soil (mg/kg)	Industrial Soil (mg/kg)	Carcinogen	Note
Organochlorine Pesticides				
Aldrin	390	18	Yes	[14]
Alpha-Hexachlorocyclohexane (BHC)	800	36	Yes	[14]
Beta-Hexachlorocyclohexane (BHC)	30	1.3	Yes	[14]
Gamma-Hexachlorocyclohexane (BHC) - Lindane	57	2.5	Yes	[14]
Chlordane (cis and trans)	1.7	7.5	Yes	[14]
Endosulfan	4	7000	No	[13],[14]
Endrin	19	250	No	[14]
Heptachlor	13	63	Yes	[14]
Heptachlor Epoxide	70	33	Yes	[14]
Hexachlorobenzene	21	96	Yes	[14]
Methoxychlor	320	4100	No	[14]
Organonitro and Phosphorus Pesticides				
Acetochlor	1300	16000	No	[14]
Alachlor	9.7	41	Yes	[14]
Atrazine	2.4	10	Yes	[14]
Azinphos-methyl	190	2500	No	[14]

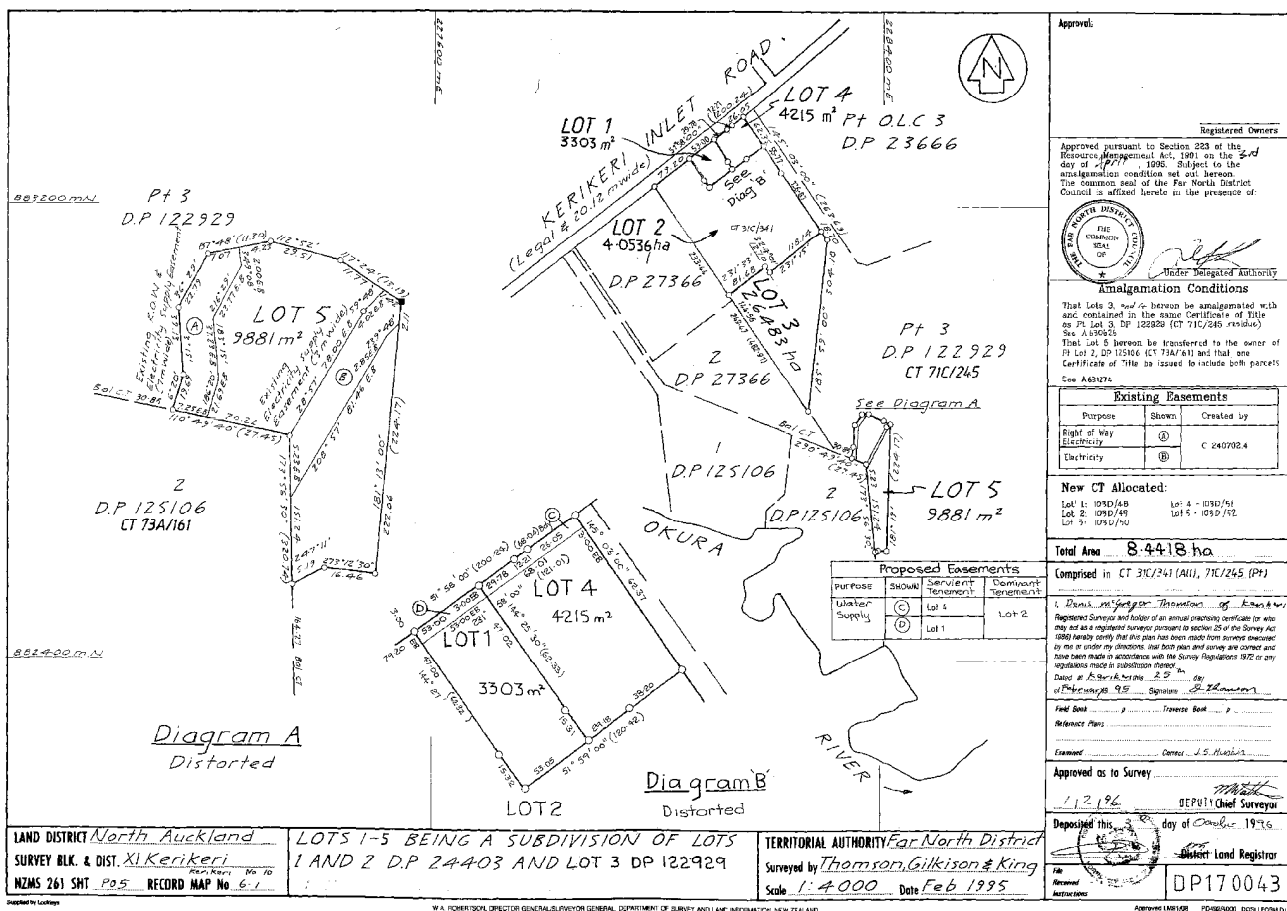
Captan	240	1000	Yes	[14]
Carbaryl	6300	82000	No	[14]
Carbofuran	320	4100	No	[14]
Chlorothalonil	180	740	Yes	[14]
Chlorpyrifos	63	820	No	[14]
Chlorpyrifos-methyl	630	8200	No	[14]
Cyanazine	65	2.7	Yes	[14]
Cyfluthrin	1600	21000	No	[14]
Cyhalothrin	320	4100	No	[14]
Cypermethrin	630	8200	No	[14]
Deltamethrin (including Tralomethrin)	470	6200	No	[14]
Diazinon	44	570	No	[14]
Dichlorvos	1.9	7.9	Yes	[14]
Dimethoate	13	160	No	[14]
Diphenylamine	1600	21000	No	[14]
Diuron	130	1600	No	[14]
Fluometuron	820	11000	No	[14]
Flusilazole	44	570	No	[14]
Fluvalinate	630	8200	No	[14]
Haloxypop-methyl	3.2	41	No	[14]
Hexazinone	2100	27000	No	[14]
Linuron	130	1600	No	[14]
Metalaxyl (Mefonoxam)	3800	49000	No	[14]
Metamidophos	3.2	41	No	[14]
Metolachlor	9500	120000	No	[14]
Metribuzin	1600	21000	No	[14]
Molinate	130	1600	No	[14]
Myclobutanil	1600	21000	No	[14]
Naled	160	2300	No	[14]
Norflurazon	2500	33000	No	[14]
Oxadiazon	320	4100	No	[14]
Oxyflurofen	190	2500	No	[14]
Paclobutrazol	820	11000	No	[14]
Parathion (ethyl and methyl)	380	4900	No	[14]
Pendimethalin	2500	33000	No	[14]
Permethrin	3200	41000	No	[14]
Prochloraz	3.6	15	Yes	[14]
Prometryn	250	3300	No	[14]
Propachlor	820	11000	No	[14]
Propanil	320	4100	No	[14]
Propazine	1300	16000	No	[14]
Propiconazole	820	11000	No	[14]
Quizalofop-ethyl	570	7400	No	[14]
Simazine	4.5	19	Yes	[14]
TCMTB	1900	25000	No	[14]
Terbacil	820	11000	No	[14]
Terbufos	2	29	No	[14]
Terbutryn	63	820	No	[14]
Thiobencarb	63	820	No	[14]
Trifluralin	91	420	Yes	[14]
Vinclozolin	1600	21000	No	[14]

NL - No limit; LOD - Limit of Detection

Footnotes

- [1] Different rural residential and residential exposure durations result in different SCSs because non-threshold substance SCS derivation uses age-adjusted exposure rates.
- [2] Derived values are less than 99th percentile of national dataset of background concentrations and therefore take the 99th percentile value.
- [3] No limit - the derived value exceeds 10,000mg/kg, a concentration that is unlikely to be exceeded in practice. SGV of 16,112mg/kg for rural residential with 25% produce.
- [4] Chromium III is not considered to pose a significant risk to human health.
- [5] Sulphate is not considered to pose a potential risk to human health under normal circumstances - this GAC applies to construction cases only and is set at the upper limit for DS-1 Design Sulphate Class concrete.
- [6] Figure represents Potency Equivalency Factor for each analyte. Calculations of site specific GAC should be calculated based upon the results of laboratory analysis and guidance presented within MFE Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health 2011 Section 6.8.2.
- [7] Benzo(a)pyrene GAC values to be used for surrogate marker approach to other PAH analytes; SCS for other PAHs to be compared with the equivalent BaP concentration calculated as the sum of each of the detected concentrations of the nine PAHs identified in the GAC table. Different rural residential and residential exposure durations result in different SCSs because non-threshold substance SSV derivation uses age-adjusted exposure rates.
- [8] No GAC is currently in use by New Zealand. GAC is derived from relevant United Kingdom standards using the Environment Agencies CLEA Version 1.07 software by Haigh Workman Ltd. Parameters used in the software to derive the GACs for TPH are consistent with those given in Environment Agency (2009) 'Updated Technical Background to the CLEA Model', report SC050021/SR3.
- [9] SCS for dieldrin also applies to aldrin separately, or to the sum of aldrin and dieldrin where both are present.
- [10] Consideration should be given to investigating dioxins for PCP concentrations in excess of 0.3mg/kg.
- [11] TOC content itself does not represent a potential risk to human health. This GAC is provided for indicative assessment of disposal options, in the case that off-site landfill of soil is required. This GAC is specified at the 'Inert' waste threshold and should be considered as for information purposes only.
- [12] Calorific value is not an indication of direct human health risk but may be useful in assessment of the potential fire risk posed by made ground or natural soils containing elevated concentrations of potentially combustible organic matter.
- [13] No GAC is currently in use by New Zealand for Endosulfan. GAC is derived from Soil Remediation Circular:2009 released by Dutch Ministry of Housing. Under MfE Contaminated Land Management Guidelines No. 2: Hierarchy and Application in New Zealand of Environmental Guideline Values the Dutch guidelines are considered as international risk-based guidelines, protective of both human and ecological receptors.
- [14] No GAC is currently in use by New Zealand for individual pesticides/herbicides. GAC is derived from Regional Screening Level Summary Table: November 2015 released by US EPA. Under MfE Contaminated Land Management Guidelines No. 2: Hierarchy and Application in New Zealand of Environmental Guideline Values the US EPA guidelines are considered as international risk-based guidelines, protective of human receptors only.
- [15] GAC for asbestos is based upon guidance presented within Western Australian Department for Health Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia: May 2009.
- [16] In light of no standards in New Zealand for listed organics outside of drinking water the GAC for selected organics in soil have been derived from research conducted by Haigh Workman Ltd. In particular standards have been derived from the following documents. Hills Laboratories Publication Technical Notes: Laboratory Tests for Soil Sulphur in Pastoral Soils; Rajendram et al. Total Sulphur: A Better Predictor of Sulphur Deficiency in Pastoral Soils (2008); Hills Laboratories Publication Technical Paper 3: Soil Tests and

Appendix I – Certificate of Title



Approved:

Registered Owners

Approved pursuant to Section 223 of the Resource Management Act, 1991 on the 2nd day of February 1995. Subject to the amalgamation conditions set out herein. The common seal of the Far North District Council is affixed hereto in the presence of:

Far North District Council Seal

Under Delegated Authority

Amalgamation Conditions

That Lots 3 and 4 be amalgamated with area contained in the same Certificate of Title as Pt Lot 3, DP 122929 (CT 71C/245 residue) See A100025

That Lot 5 be transferred to the owner of Pt Lot 2, DP 125106 (CT 73A/161) and that one Certificate of Title be issued to include both parcels. See A63474

Existing Easements		
Purpose	Shown	Created by
Right of Way	(A)	C 240792.4
Electricity	(B)	

New CT Allocated:

Lot 1: 1030/AB	Lot 4: 1030/51
Lot 2: 1030/49	Lot 5: 1030/52
Lot 3: 1030/50	

Total Area: 8.4418 ha

Comprised in CT 31C/241 (All), 71C/245 (Pt)

I, David Thomson, Registrar of Land, do hereby certify that this plan has been made from a survey conducted by me in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Auckland this 22nd day of February 1995. Signature: D. Thomson

Field Book: _____

Reference Plans: _____

Examined: _____

Approved as to Survey: _____

1/2/96 DEPUTY Chief Surveyor

Deposited this 12th day of October 1995. District Land Registrar

File No: DP170043

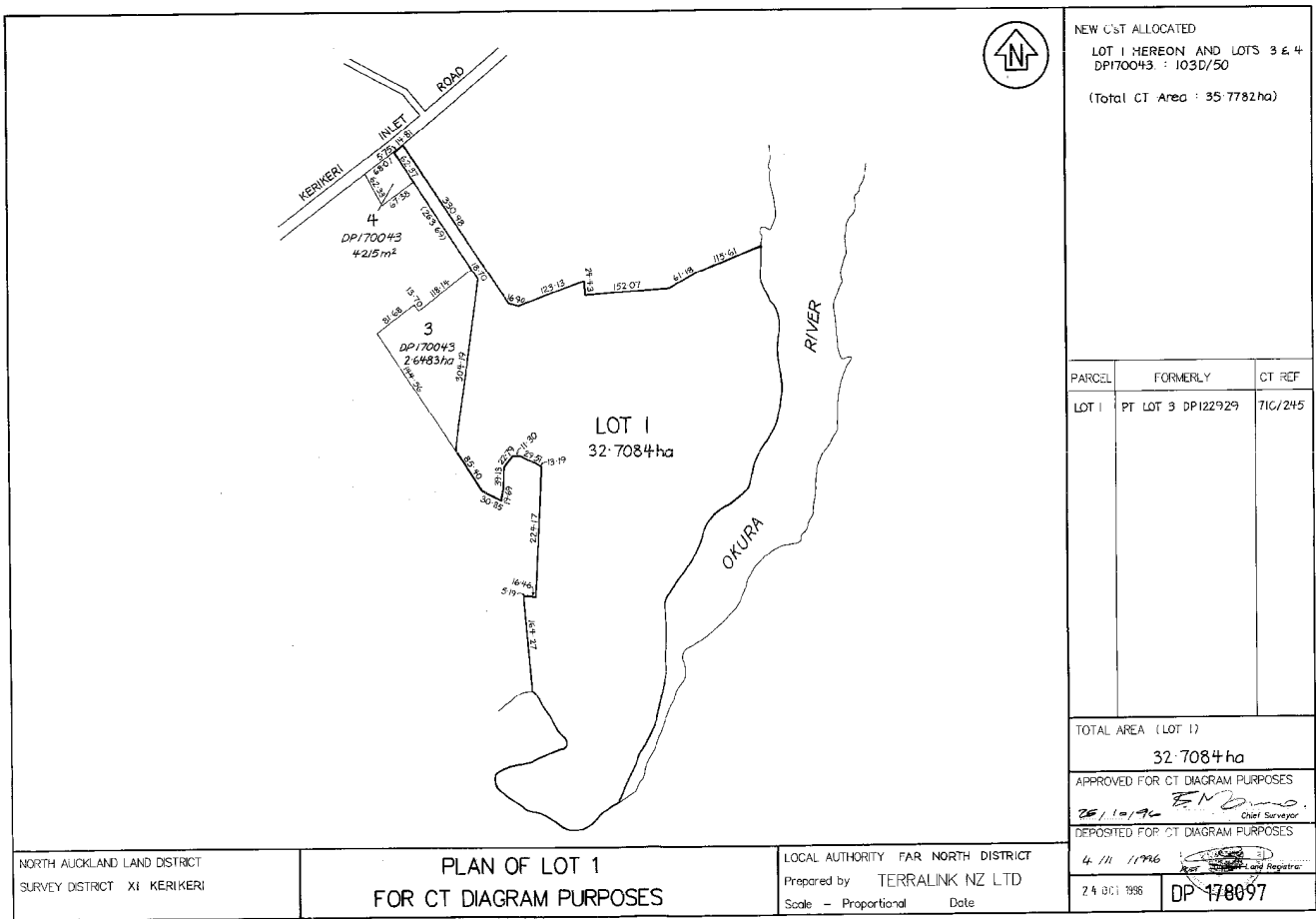
LAND DISTRICT North Auckland
 SURVEY BLK. & DIST. X1 Kerikeri
 NZMS 261 SH1 P05 RECORD MAP No 6-1

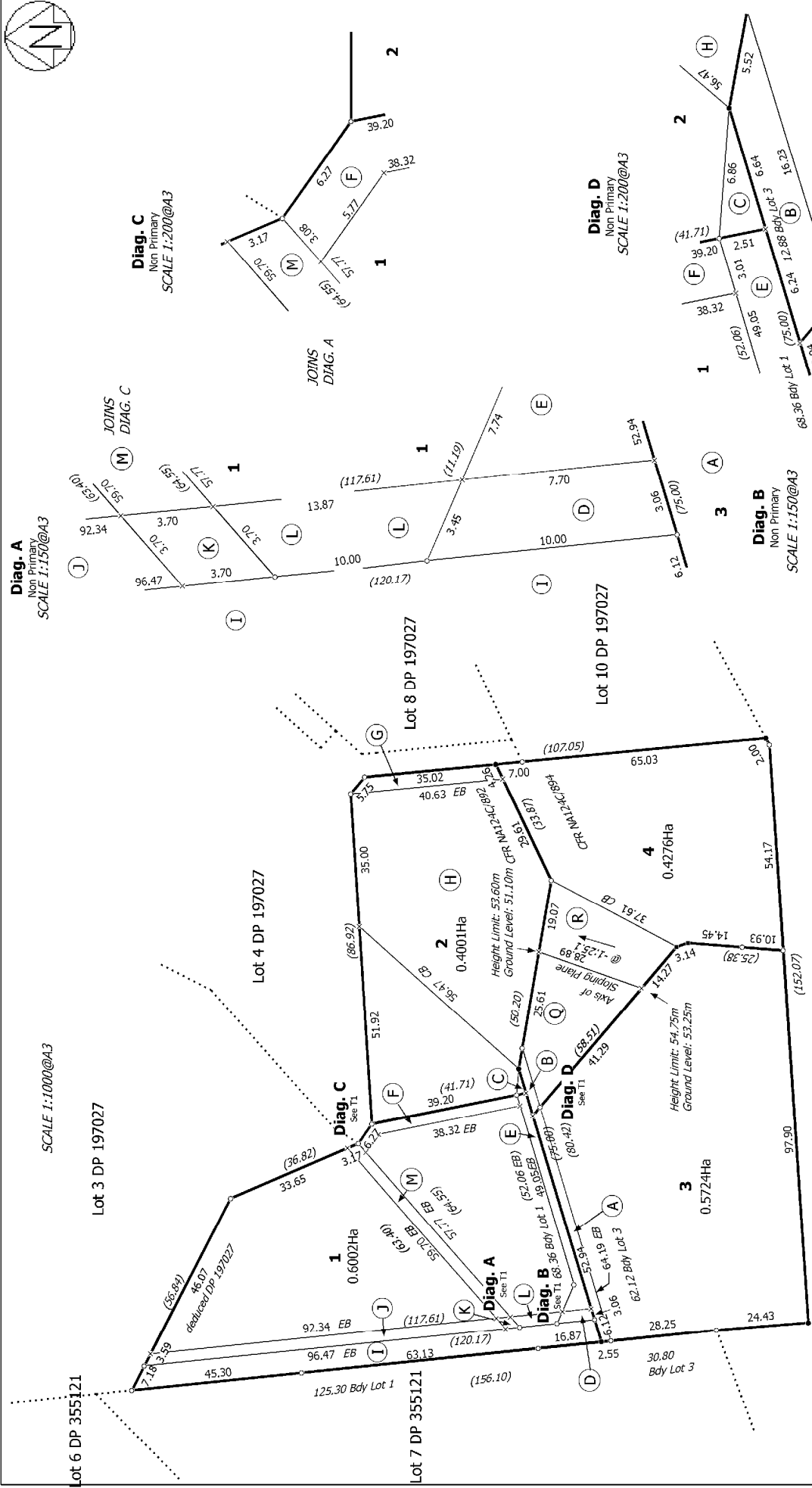
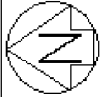
LOTS 1-5 BEING A SUBDIVISION OF LOTS 1 AND 2 D.P. 24403 AND LOT 3 D.P. 122929

TERRITORIAL AUTHORITY Far North District
 Surveyed by Thomson, Gilkison & King
 Scale 1:4000 Date Feb 1995



9 OCT 1995





Diag. A
Non Primary
SCALE 1:1000@A3

Diag. B
Non Primary
SCALE 1:150@A3

Diag. C
Non Primary
SCALE 1:200@A3

Diag. D
Non Primary
SCALE 1:200@A3

JOINS DIAG. A

JOINS DIAG. C

AMALGAMATION CONDITION
That Lot 4 hereon be transferred to the owner of Lot 1 DP 178097 (CFR N4103D/50) and that one Computer Freehold Register be issued to include both parcels.
Ref No: 849460

Height Datum:
Levels are in terms of
One Tree Point Datum (MSL)

Origin of Levels:
IB XIV DP 43816 (DP 197027)
RL 49.73m

File Ref: 20594 Pitkethley & Rowe
RC 2080136 (RC 2100017 RMAVAR)
RC 2080133 (RC 2100018 RMAVAR)

Land District: North Auckland

Digitally Generated Plan
Generated on: 14/01/2010 11:34am Page 5 of 5

LOTS 1 - 4 BEING A SUBDIVISION OF LOTS 7 & 9 DP 197027

Lot 1 DP 178097
CFR N4103D/50

Lot 3 DP 197027
SCALE 1:1000@A3

Lot 4 DP 197027

Lot 6 DP 355121

Lot 7 DP 355121

Lot 8 DP 197027

Lot 10 DP 197027

WILLIAMS & KING (Kerikeri)
Surveyor: David Brett King
Firm: Survey & Planning Solutions Ltd

Digital Title Plan
DP 423065

Deposited on: 23/12/2009

T 1/1



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Historical Search Copy

R. W. Muir
Registrar-General
of Land

Identifier 490009
Land Registration District North Auckland
Date Issued 23 December 2009

Prior References

NA103D/50 NA124C/894

Estate Fee Simple
Area 36.2058 hectares more or less
Legal Description Lot 4 Deposited Plan 423065 and Lot 1
Deposited Plan 178097 and Lot 3-4
Deposited Plan 170043

Original Proprietors

Patricia Ruth Collins, Richard Michael Collins and Spicers Trustee Company (2005) Limited

Interests

Subject to rights of way over part formerly part Lot 3 DP 122929 marked A and B and to electricity rights over part formerly part Lot 3 DP 122929 marked A, B and E on DP 125106 created by Transfer C240702.4 - 22.2.1991 at 1:33 pm

Subject to Section 242(1) Resource Management Act 1991(affects DP 170043)

Subject to a right of way over part formerly part Lot 3 DP 122929 marked A on Plan 122929 created by Transfer 588180 - 22.5.1957 at 11.15 am

Appurtenant to Lot 4 DP 423065 is a right of way created by Transfer 588180 - 22.5.1957 at 11:15 am

Appurtenant hereto is a water right created by Transfer A577445 - 20.8.1971 at 2:26 pm (affects Lots 3 and 4 DP 170043)

Subject to a water supply right over part marked C on DP 170043 specified in Easement Certificate D051659.7 - 3.10.1996 at 9.07 am (affects Lot 4 DP 170043)

Subject to right of way, rights to transmit electricity, computer media, telecommunications, rights to convey water and sewage over part Lot 4 DP 170043 marked A on DP 385568 and over part Lot 1 DP 178097 marked B on DP 385568 created by Easement Instrument 7758321.1 - 20.3.2008 at 9:00 am

7949061.1 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to Richard Michael Collins and Patricia Ruth Collins - 26.9.2008 at 9:00 am (affects part Lot 1 DP 178097)

Fencing Agreement in Transfer 577232 - 14.8.1956 at 9:55 am (affects Lot 4 DP 423065)

D512999.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 9.6.2000 at 9.00 am (affects Lot 4 DP 423065)

Appurtenant to Lot 4 DP 423065 are rights of way and rights to convey water, drain water, transmit telecommunications and electricity created by Transfer D512999.19 - 9.6.2000 at 9.00 am

The easements created by Transfer D512999.19 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to Lot 4 DP 423065 is a right of way and rights to convey water, drain water, transmit electricity and telecommunications specified in Easement Certificate D512999.22 - 9.6.2000 at 9.00 am

The easements specified in Easement Certificate D512999.22 are subject to Section 243 (a) Resource Management Act 1991

8274437.2 Partial surrender of the right of way created by Transfer D512999.19 - 23.12.2009 at 3:56 pm

Fencing Covenant in Transfer 8274437.3 - 23.12.2009 at 3:56 pm (affects Lot 4 DP 423065)

Identifier **490009**

Subject to Section 241(2) Resource Management Act 1991 (affects DP 423065)

8274437.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.12.2009 at 3:56 pm
(affects Lot 4 DP 423065)

Subject to a right of way, right to convey water, electricity, telecommunications and computer media and a right to drain water over part Lot 4 DP 423065 marked B on DP 423065 created by Easement Instrument 8274437.7 - 23.12.2009 at 3:56 pm

Appurtenant to Lot 4 DP 423065 is a right of way, right to convey water and rights to convey electricity, telecommunications and computer media and rights to drain water created by Easement Instrument 8274437.7 - 23.12.2009 at 3:56 pm

The easements created by Easement Instrument 8274437.7 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 8274437.8 - 23.12.2009 at 3:56 pm (affects Lot 4 DP 423065)



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier 490009
Land Registration District North Auckland
Date Issued 23 December 2009

Prior References

NA103D/50 NA124C/894

Estate Fee Simple
Area 36.2058 hectares more or less
Legal Description Lot 4 Deposited Plan 423065 and Lot 1
Deposited Plan 178097 and Lot 3-4
Deposited Plan 170043

Proprietors

Patricia Ruth Collins, Richard Michael Collins and Spicers Trustee Company (2005) Limited

Interests

Fencing Agreement in Transfer 577232 - 14.8.1956 at 9:55 am (affects Lot 4 DP 423065)
Subject to Section 242(1) Resource Management Act 1991(affects DP 170043)
Subject to a right of way over part formerly part Lot 3 DP 122929 marked A on Plan 122929 created by Transfer 588180 - 22.5.1957 at 11.15 am
Appurtenant to Lot 4 DP 423065 is a right of way created by Transfer 588180 - 22.5.1957 at 11:15 am
Appurtenant hereto is a water right created by Transfer A577445 - 20.8.1971 at 2:26 pm (affects Lots 3 and 4 DP 170043)
Subject to rights of way over part formerly part Lot 3 DP 122929 marked A and B and to electricity rights over part formerly part Lot 3 DP 122929 marked A, B and E on DP 125106 created by Transfer C240702.4 - 22.2.1991 at 1:33 pm
Subject to a water supply right over part marked C on DP 170043 specified in Easement Certificate D051659.7 - 3.10.1996 at 9.07 am (affects Lot 4 DP 170043)
D512999.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 9.6.2000 at 9.00 am (affects Lot 4 DP 423065)
Appurtenant to Lot 4 DP 423065 are rights of way and rights to convey water, drain water, transmit telecommunications and electricity created by Transfer D512999.19 - 9.6.2000 at 9.00 am
The easements created by Transfer D512999.19 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant to Lot 4 DP 423065 is a right of way and rights to convey water, drain water, transmit electricity and telecommunications specified in Easement Certificate D512999.22 - 9.6.2000 at 9.00 am
The easements specified in Easement Certificate D512999.22 are subject to Section 243 (a) Resource Management Act 1991
Subject to right of way, rights to transmit electricity, computer media, telecommunications, rights to convey water and sewage over part Lot 4 DP 170043 marked A on DP 385568 and over part Lot 1 DP 178097 marked B on DP 385568 created by Easement Instrument 7758321.1 - 20.3.2008 at 9:00 am
7949061.1 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to Richard Michael Collins and Patricia Ruth Collins - 26.9.2008 at 9:00 am (affects part Lot 1 DP 178097)
8274437.2 Partial surrender of the right of way created by Transfer D512999.19 - 23.12.2009 at 3:56 pm
Fencing Covenant in Transfer 8274437.3 - 23.12.2009 at 3:56 pm (affects Lot 4 DP 423065)

Identifier **490009**

Subject to Section 241(2) Resource Management Act 1991 (affects DP 423065)

8274437.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.12.2009 at 3:56 pm
(affects Lot 4 DP 423065)

Subject to a right of way, right to convey water, electricity, telecommunications and computer media and a right to drain water over part Lot 4 DP 423065 marked B on DP 423065 created by Easement Instrument 8274437.7 - 23.12.2009 at 3:56 pm

Appurtenant to Lot 4 DP 423065 is a right of way, right to convey water and rights to convey electricity, telecommunications and computer media and rights to drain water created by Easement Instrument 8274437.7 - 23.12.2009 at 3:56 pm

The easements created by Easement Instrument 8274437.7 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 8274437.8 - 23.12.2009 at 3:56 pm (affects Lot 4 DP 423065)

References:
Prior C/T 71C/245, 73A/161
Document No. D.051659.6



LTO 69

REGISTER

1030, 52

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 3rd day of October one thousand nine hundred and ninety-six under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that DAVID ANTHONY COLLINS of Kerikeri electrician and MAREE RUTH COLLINS his wife are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 7.3091 hectares more or less being Lot 5 Deposited Plan 170043 and Lot 2 Deposited Plan 125106

Interests at Date of Issue:

bmw
63.

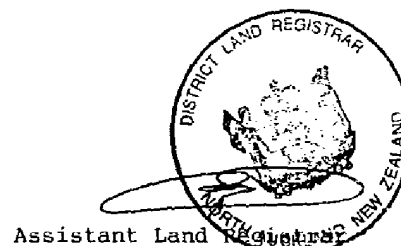
Subject to Section 241(2) and 242(1) and (2) Resource Management Act 1991

Appurtenant to Lot 2 herein are a Right of Way and an electricity easement over

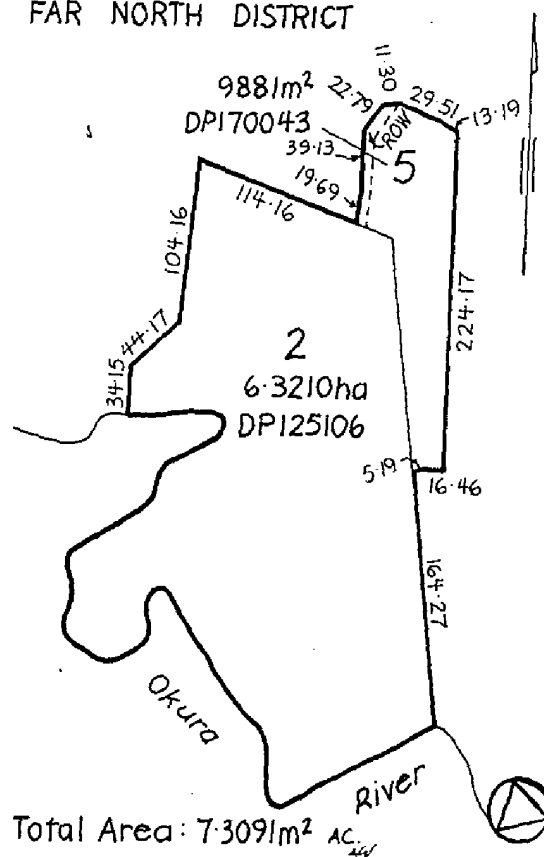
- 1) Parts Lot 1 DP 178097 (CT 103D/50) marked A and B Plan 125106 and
- 2) Part Lot 5 herein marked A on Plan 170043 and an electricity easement over
- 1) Part Lot 1 DP 178097 (CT 103D/50) marked E on Plan 125106 and
- 2) Part Lot 5 herein marked B on Plan 170043 created by Transfer C.240702.4

903955.7 Mortgage of part to Bank of New Zealand - 19.10.1979 at 2.30 o'clock

A.L.R.



Assistant Land Registrar
FAR NORTH DISTRICT



Total Area: 7.3091m² AC

1030, 52



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Historical Search Copy

Identifier NA103D/52
Land Registration District North Auckland
Date Issued 03 October 1996

Prior References

NA71C/245 NA73A/161

Estate Fee Simple
Area 7.3091 hectares more or less
Legal Description Lot 5 Deposited Plan 170043 and Lot 2
Deposited Plan 125106

Original Proprietors

David Anthony Collins and Maree Ruth Collins

Interests

Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991

903955.7 Mortgage to Bank of New Zealand - 19.10.1979 at 2:30 pm (affects part)

Appurtenant hereto are rights of way and electricity rights created by Transfer C240702.4 (affects Lot 2 DP 125106)

5532649.1 Discharge of Mortgage 903955.7 - 26.3.2003 at 9:00 am

5532649.2 Transfer to David Anthony Collins, Maree Ruth Collins and Peter William Byers - 26.3.2003 at 9:00 am

5532649.3 Mortgage to Bank of New Zealand - 26.3.2003 at 9:00 am

7662526.2 CAVEAT BY MAX ATHOL BIRT, IRENE LOUISE BIRT AND BIRT INDEPENDENT TRUSTEE LIMITED - 19.12.2007 at 9:00 am

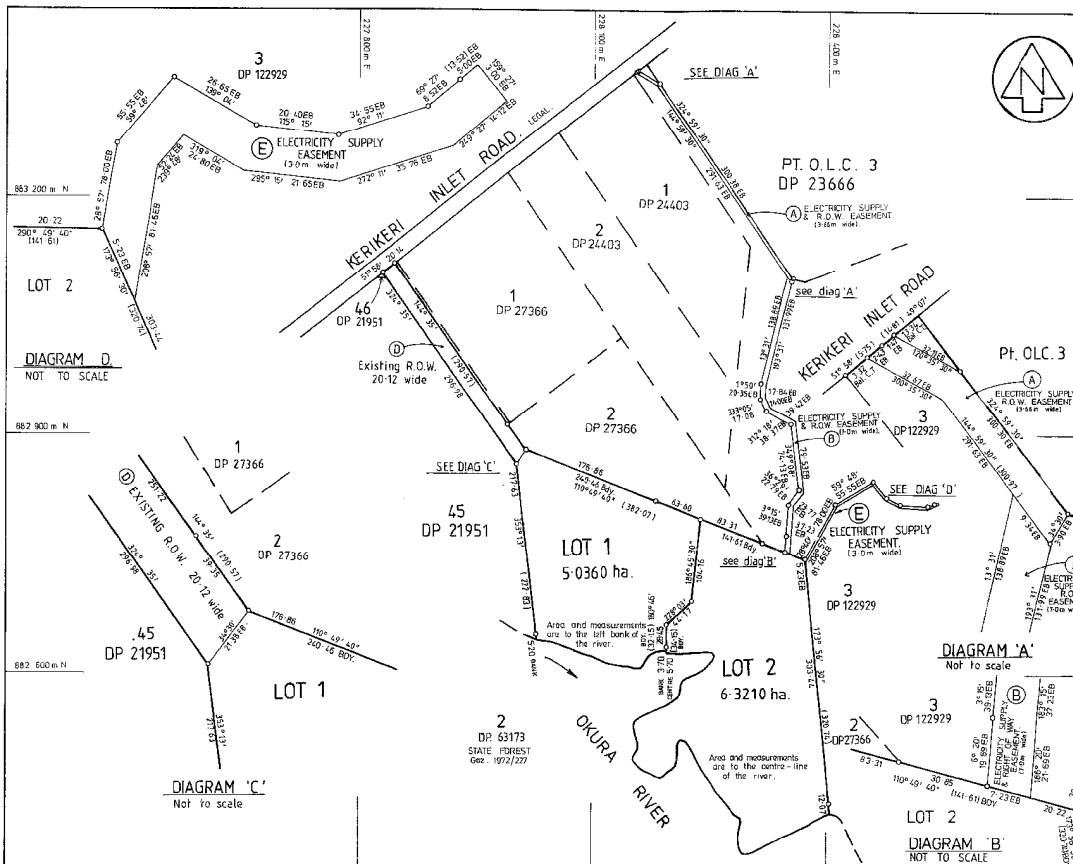
7737903.1 Withdrawal of Caveat 7662526.2 - 4.3.2008 at 12:46 pm

Appurtenant hereto are right of way, right to transmit electricity, computer media, telecommunications, rights to convey water and sewage created by Easement Instrument 7758321.1 - 20.3.2008 at 9:00 am

7775429.2 Discharge of Mortgage 5532649.3 - 17.4.2008 at 3:44 pm

7775429.3 Transfer to Max Athol Birt, Irene Louise Birt and Birt Independent Trustee Limited - 17.4.2008 at 3:44 pm

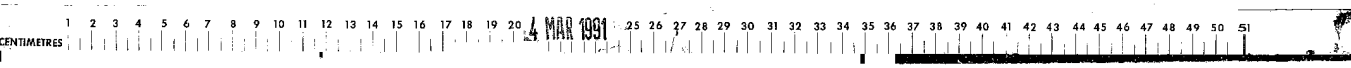
7775429.4 Mortgage to The Hongkong and Shanghai Banking Corporation Limited - 17.4.2008 at 3:44 pm



LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. XI KERIKERI
 NZMS 261 SH1 RECORD MAP No.

PLAN OF LOTS 1 & 2 BEING A SUBDIVISION OF LOT 1
 & PT 2 DP 30595, & EASEMENTS OVER PT LOT 3
 DP 122929.

TERRITORIAL AUTHORITY BAY OF ISLANDS COUNTY.
 Surveyed by R. J. DONALDSON & ASSOC.
 Scale 1:3000 Date OCT. 1987



Approvals

REGISTERED OWNER

PURSUANT TO A RESOLUTION OF THE BAY OF ISLANDS COUNTY COUNCIL PASSED ON THE 14th DAY OF 1988 APPROVING PURSUANT TO SECTION 105 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN, CONDITIONAL UPON THE GRANTING OR RESERVING OF THE EASEMENTS SHOWN IN THE MEMORANDUM ENDORSED HEREON AND CERTIFYING THAT THE SURVEY PLAN IS IN ACCORDANCE WITH A CONSISTENT GRANTED UNDER PART IV OF THE TOWN AND COUNTRY PLANNING ACT 1977 THE COMMON SEAL OF THE BAY OF ISLANDS COUNTY COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF

CHAIRMAN
 GENERAL MANAGER

MEMORANDUM OF EASEMENT

PURPOSE	SHOWN	SERV. TEN	DOM. TEN
ELECTRICITY SUPPLY & R.O.W. EASEMENT (13.0m wide)	③ & ④	PT 122929	LOT 1 HEREON
ELECTRICITY SUPPLY	⑤	PT 122929	LOT 2 HEREON

EXISTING EASEMENTS

PURPOSE	SHOWN	CREATED BY
R.O.W.	①	T. 550020

REGISTERED OWNER

NEW C'S T. ALLOCATED
 LOT 1 - 73 A | 160
 LOT 2 - 73 A | 161

Total Area 11-3570 ha.
 Comprised in CT 58 C / 118 (all)
 CT 71 C / 245 (Easements Only)

Robert John Donaldson
 Registered Surveyor and holder of an approval certificate for who may act as a registered surveyor pursuant to the provisions of section 33(2) of the Survey Act 1980 hereby certifies that this plan has been made from surveys conducted by me or under my supervision, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.

Dated at Kerikeri this 17th day of January 1988. Signature: [Signature]

Field Book p. Traverse Book p.

Reference Plans

Examined M. COTTE, Coroner

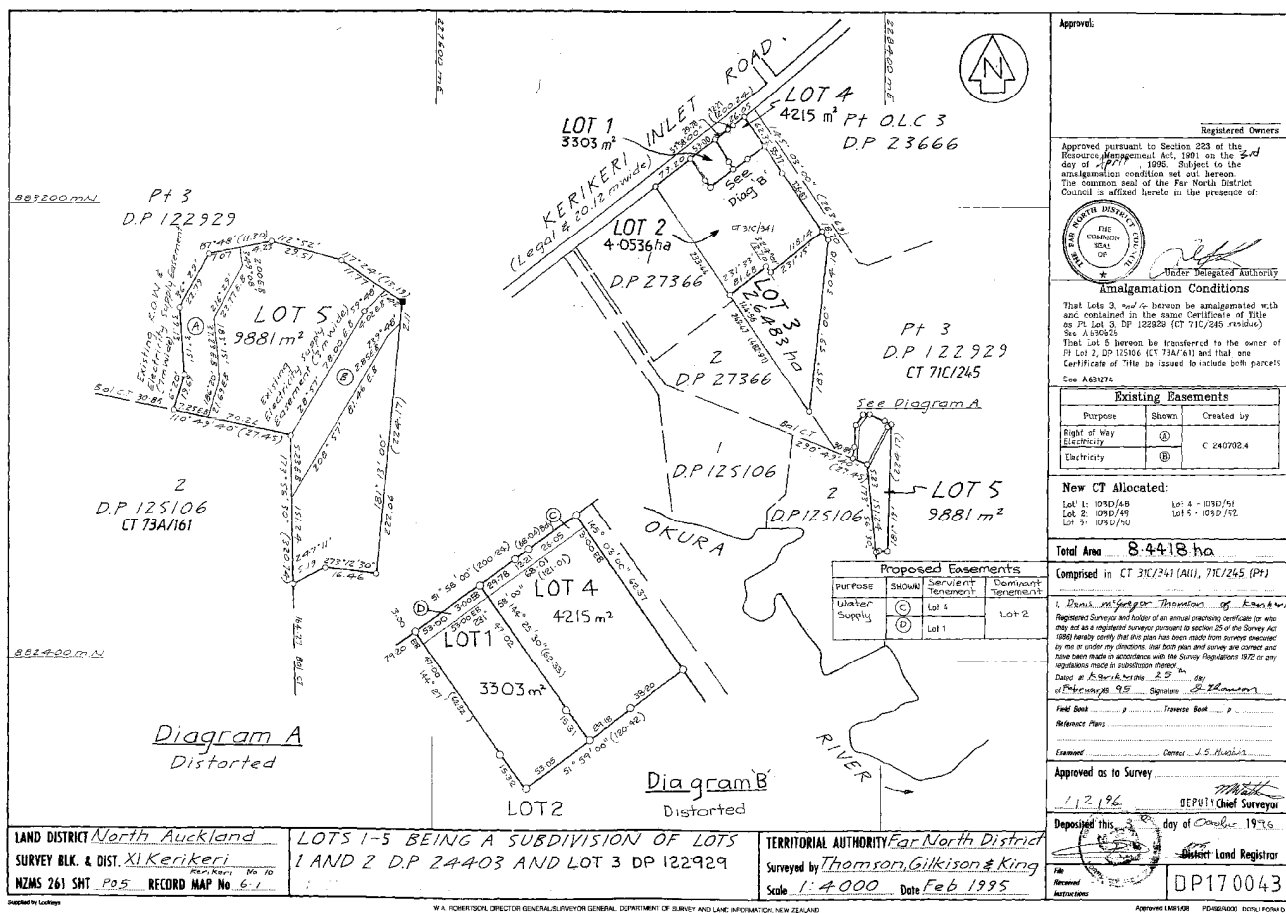
Approved as to Survey

19/8/88 Chief Surveyor

Deposited 17th day of February 1991

Banket Land Registrar

DP 125106



Appendix J - Supporting Documents

Recent History, 200 Kerikeri Inlet Road

My parents, Dick and Gwen Collins, bought the 29 acres, of which 200 Inlet Road is part, in 1959 from a Mr Jenkins. It was a derelict citrus orchard, planted in the 1930s. They grazed it with sheep for some years.

Starting in 1963 with a block of tangelos that was fenced out of the grazing (I think there may have been four paddocks), the area was redeveloped back to a citrus orchard (using the post-war tripholiata dwarfing root stock). During the early 1960s, the gum-tree hedge along the road, was felled, and the timber cut on a little tractor-powered sawmill just off the SE corner of this orchard.

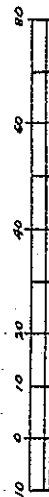
The area to be used as a car-port was about the inner edge of where this shelter belt had been. Initially it was used as a nursery for many of the approximate 6000 trees grown for this and the neighbouring eight acre area my parents developed into citrus 1963-68.

After nursery use, clementine mandarins were planted, and they were replaced by house and lawn in the late 1980s.

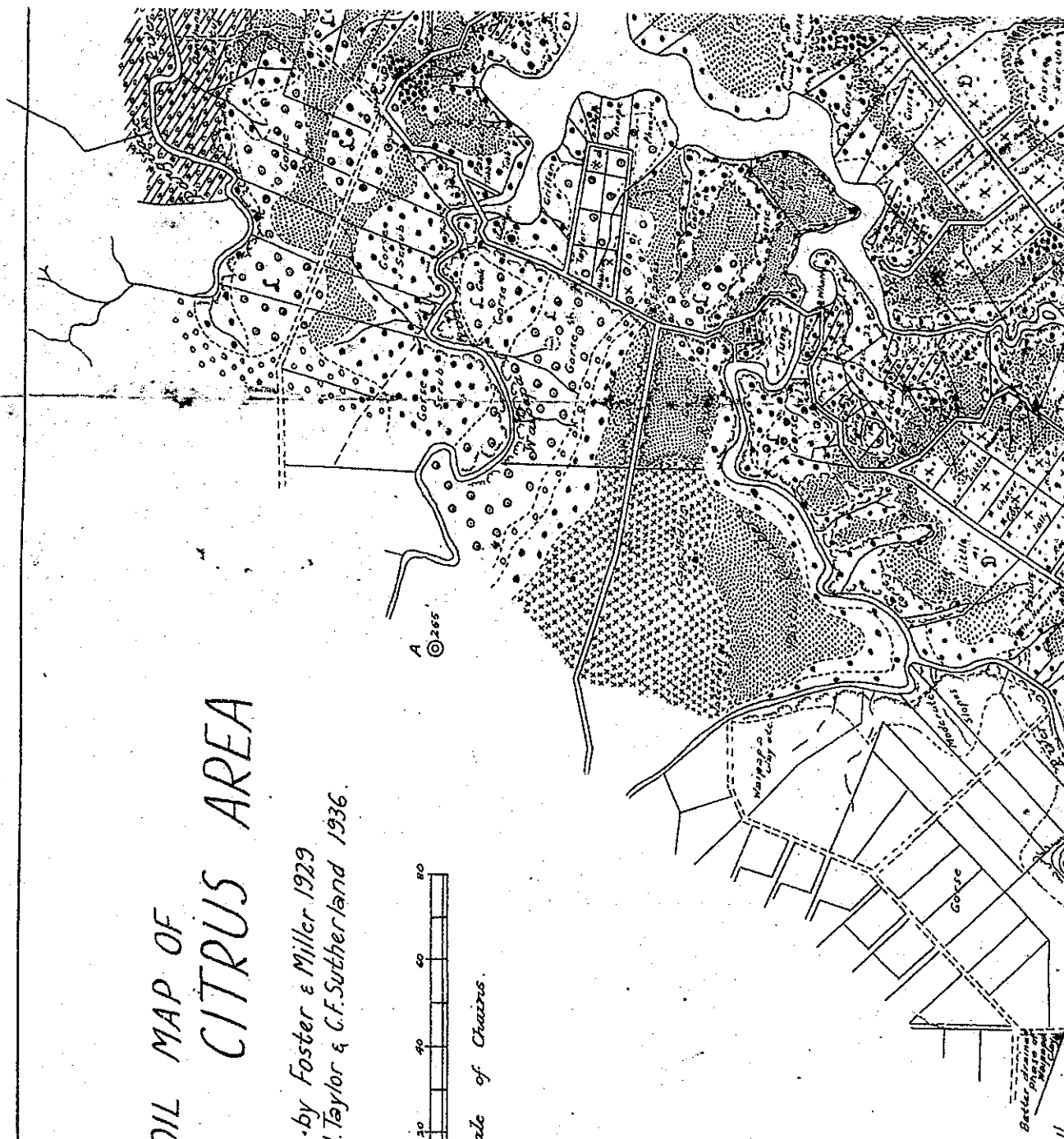
As farmers and orchardists we have never used materials of toxicity stronger than copper sprays. Sheep were dipped with a spray pen, in the yards next to the woolshed on the main property, nowhere near the orchard. Nothing like DDT has ever been used, anywhere on the property. My parents were pro-organic, and my wife and I had the first part of our orchard Biogro organic certified in 1986. We have been trading as 'certified organic' since the late 1980s. Our Biogro number is 81, with certification numbers now over 5000.

SOIL MAP OF
KERIKERI CITRUS AREA

After plan by Foster & Miller 1929
Soil Survey by N.H. Taylor & C.F. Sutherland 1936.



Scale of Chains.



Producer Information

Producer Information

Mike and Pat Collins

BioGro No.:
81
Website:
-
Address:
📍 210G Inlet Road
Kerikeri
0230
New Zealand

Producer Products

Brand Name:
Naval, Valencia
Product Name:
Oranges
Product Group:
Orchard
Product Type:
-
Certified by BioGro to:
Domestic Programme
• BioGro

Brand Name:
Encore, Miho
Product Name:
Mandarins
Product Group:
Orchard
Product Type:
-
Certified by BioGro to:
Domestic Programme
• BioGro

Brand Name:
-
Product Name:
Limes
Product Group:
Orchard
Product Type:
-
Certified by BioGro to:
Domestic Programme
• BioGro

Brand Name:
-
Product Name:
Grapefruit
Product Group:
Orchard
Product Type:
-
Certified by BioGro to:
Domestic Programme
• BioGro