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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☑ **Yes** ○ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

☑ **Yes** ○ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ○ **Yes** ☑ **No**

If yes, which groups have you consulted with?

Who else have you consulted with?

*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: Sterritt Family Trust and DJ & SE Sterritt Family Trust

Email:

Phone number:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Holly McIntee

Email:

Phone number:

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

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

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

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

Name/s: Andrew Craig Sterritt, Brett David Sterritt, Shona Edna Sterritt, Sterritt Trustee Limited

Property address/ location: 103 Long Beach Road, Russell

Postcode 0202

8. Application site details

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

Name/s: Andrew Craig Sterritt, Brett David Sterritt, Shona Edna Sterritt, Sterritt Trustee Limited

Site address/ location:

Legal description:

Certificate of title:

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 Craig Sterritt prior to visiting site.

9. Description of the proposal

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

Two-lot subdivision.

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

10. Would you like to request public notification?

◯ **Yes** ☑ **No**

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

(more than one circle can be ticked):

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

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

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

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

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

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

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

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

◯ **Subdividing land**

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

◯ **Disturbing, removing or sampling soil**

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

13. Assessment of environmental effects:

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

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

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)	Sterritt Family Trust and DJ & SE Sterritt Family Trust
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	

Fees Information

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

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) Holly Louise McIntee (Agent, on behalf of Applicant)

Signature:
(signature of bill payer)

Date 03-Dec-2025

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) Holly Louise McIntee

Signature

Date 03-Dec-2025

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.

The Property Group Limited
Auckland Office
PO Box 104 Auckland 1140
Level 17, 55 Shortland Street
Auckland 1010

3 December 2025
Our job no. 720127

Far North District Council
5 Memorial Avenue
Kaikohe
0405

Application for Subdivision Consent – 103 Long Beach Road, Russell

Please find enclosed a resource consent application on behalf of Sterritt Family Trust and DJ & SE Sterritt Family Trust for a two-lot subdivision at 103 Long Beach Road, Russell (Lot 49 DP 19294) ('the site').

This application includes a Form 9, a detailed description of the proposal, along with an assessment of environmental effects and supporting appendices.

A lodgement deposit will be paid by electronic transfer upon receipt of an invoice.

The Property Group Limited (TPG) is the agent for this application and should be the contact for any correspondence or telephone discussions.

We would appreciate being able to review draft conditions prior to consent being issued.

Please contact me should you have any questions regarding the application.

Yours sincerely

Holly McIntee

Senior Planner

027 774 0989

hmcintee@propertygroup.co.nz

Form 9

Application for Resource Consent - Section 88, Resource Management Act 1991

To:	Far North District Council
Applicant:	Sterritt Family Trust (represented as a Trustee, by Sally Sterritt) DJ & SE Sterritt Family Trust (represented as a Trustee, by Craig Sterritt)
Agent:	Holly McIntee, Senior Planner The Property Group Limited (TPG) 027 774 0989 hmcintee@propertygroup.co.nz
Address for service:	The Property Group Limited PO Box 104 Shortland Street, Auckland 1140 Attention: Holly McIntee
Invoice details:	Sterritt Family Trust (represented as a Trustee, by Sally Sterritt) DJ & SE Sterritt Family Trust (represented as a Trustee, by Craig Sterritt)
Site address:	103 Long Beach Road, Russell Lot 49 DP 19294
Owner of site:	Andrew Craig Sterritt Brett David Sterritt Shona Edna Sterritt Sterritt Trustee Limited
Consent for:	Subdivision consent as a Non-Complying Activity No other resource consents are required for this proposal
Description:	Subdivision consent application for a two-lot subdivision
Enclosed:	Application and AEE Appendix 1 – Record of Title Appendix 2 – Scheme Plan (Cook Costello) Appendix 3 – Site Suitability Report (Cook Costello) Appendix 4 – Landscape, Natural Character and Visual Amenity Effects Assessment (Littoralis) Appendix 5 – Geotechnical Investigation Report (Cook Costello) Appendix 6 – FENZ Approval

	Appendix 7 – Archaeological Assessment (Horizon Archaeology) Appendix 8 – Pre-application Meeting Minutes (May 27, 2025)
Signed:	 Holly McIntee Senior Planner 027 774 0989
Date:	3 December 2025

Application for Resource Consent

Subdivision Consent

103 Long Beach Road, Russell

December 2025

The Property Group

Quality control

Title:	Application for Subdivision Consent – 103 Long Beach Road, Russell
Applicant:	Sterritt Family Trust (represented as a Trustee, by Sally Sterritt) DJ & SE Sterritt Family Trust (represented as a Trustee, by Craig Sterritt)
Job number:	720285
Prepared by:	Holly McIntee – Senior Planner, The Property Group
Signature:	
Reviewed by:	Brad Allen – Planning Manager, Auckland and Northland
Signature:	

1 Introduction

The Applicant, Sterritt Family Trust and DJ & SE Sterritt Family Trust, applies for subdivision consent from Far North District Council (FNDC) to undertake a two-lot subdivision ay 103 Long Beach Road, Russell (Lot 49 DP 19294) ('the site').

The site is located in the Coastal Living Zone under the Far North District Plan and requires resource consent for the reasons outlined in Section 4 of this report. The application includes plans of the proposal which are included as Appendix 2.

2 Site Description

2.1 Site Context

The subject site is a panhandle shape and is 5,871m^2 (refer to Figure 1).

Figure 1: Image showing the subject site (source: Grip, 2025).

The site is steep, with an approximate 72 metre difference in elevation between the northern and southern ends of the site.

The property is entirely covered in vegetation which is largely scrub and exotic trees with some native trees. The vegetation is not identified as protected under the Operative or Proposed District Plan. The property is currently vacant.

The site has frontage to Long Beach Road and is subject to an Easement Instrument which provides this property physical and legal access over the property at 23 Russell Heights, to the terminating end of Russell Heights (south of the site).

The site is located outside of any coastal or river flood hazard zones and it is not vulnerable to liquefaction. A tsunami zone covers the southern portion of the site (refer to Figure 2). The northern portion of the site is subject to land instability (refer to Figure 3 and the Geotechnical Report in Appendix 5).

Figure 2: Tsunami inundation zone, shown in blue.

Figure 3: Image showing area of land instability on the site.

One previously recorded archaeological site is present on the subject site. This is NZAA site Q05/1392, which is a recorded shell midden. No other known heritage or archaeological sites are located on the site.

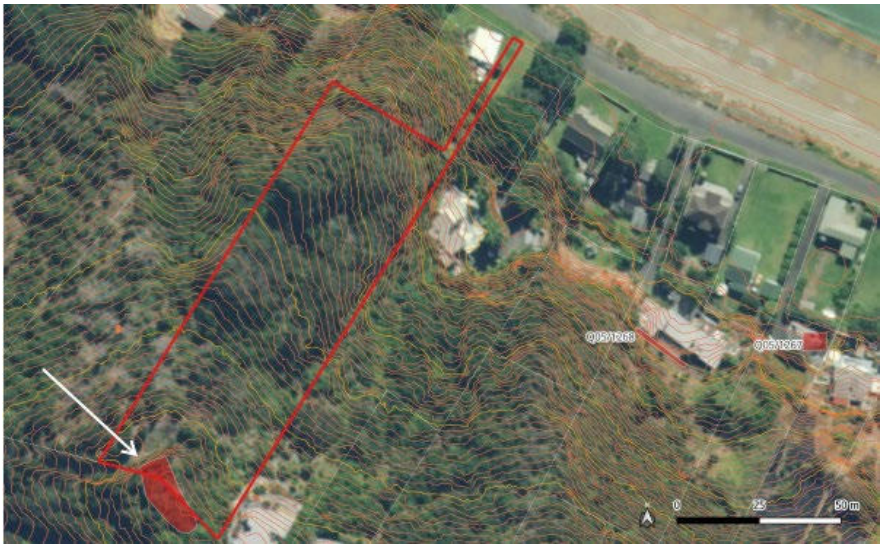

Figure 4: Excerpt from the Archaeology Report, showing the location of a shell midden.

Members of the Sterritt family also own the following properties:

- 101 Long Beach Road (directly north of the site).
- 105 Long Beach Road (north-east of the site).
- 99 Long Beach Road (directly north of the site).

Record of Title

The subject site is held in a freehold title.

The only interest of relevance on the Title is Easement Instrument 6255321.3. This creates Right of Way, power, telecommunications, sewerage, stormwater and water supply easements over 23 Russell Heights (now) Lot 2 DP 502592.

3 Proposal

3.1 Overview

The application seeks subdivision consent to undertake a two-lot subdivision of the site (refer to Figure 5). No buildings are proposed as part of the application.

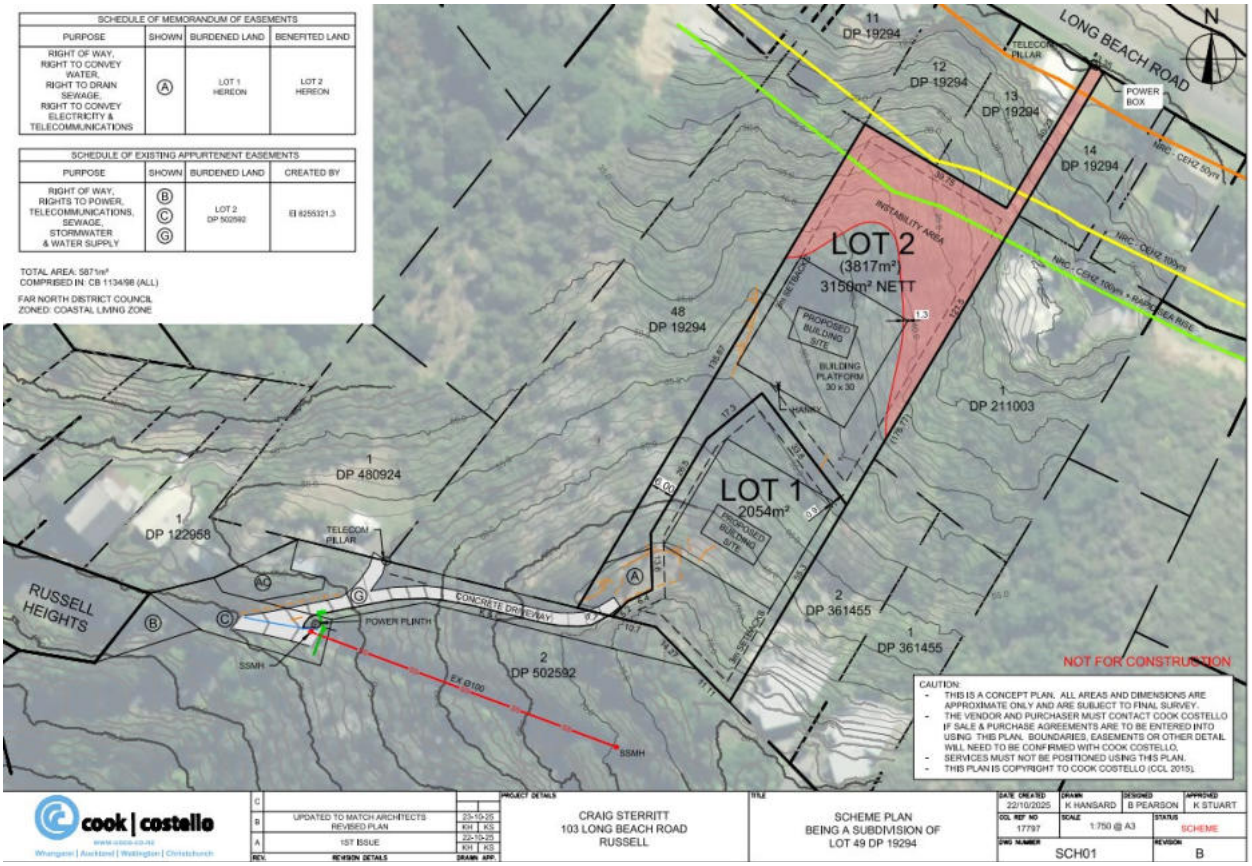

Figure 5: Excerpt of the scheme plan, showing the proposed subdivision.

Lot 1 will be 2,054m^2 and Lot 2 will be 3,817m^2 (gross). Lot 1 will contain an easement for right of way, right to convey water, right to drain sewage, right to convey electricity and telecommunications.

Proposed building platforms, measuring 30 metres by 30 metres, are shown on the scheme plan. These platforms allow for sufficient separation between the sites and the neighbouring properties, are free of any natural hazards, and only a very small portion of Lot 2's platform is in an instability area.

Access to both lots will be via Russell Heights Road, via the existing crossing that will be upgraded to be six metres wide.

The Civil Engineering Report, prepared by Cook Costello (Appendix 3), notes the following in relation to site servicing:

- Stormwater travels to the north of the site via overland flow, and future development of the site will not disturb these flow paths as any caught stormwater will be dispersed via the same flow paths.

- The proposed subdivision can be serviced by the existing wastewater infrastructure located above or below the site. The existing public wastewater system consists of a 150mm pipe

located along Long Beach Road at the bottom of the development, or a 100mm pipe located above the development along Russell Heights Road.

- There is currently no reticulated potable water supply available to the property. This is typical in this area. Any future development of the site will likely use rainwater storage tanks.
- Existing telecommunications and power infrastructure are located on Russell Road. This can be extended where necessary to service any future development.
- FENZ have provided their written approval for the proposal (Appendix 8).

3.2 Pre-application Meeting

Two pre-application meetings have been held with Far North District Council:

1. The first meeting was held on 26 May 2025 with Yuna Zhou (Council Planner) and Nadia de la Guerre (Council Resource Consents Engineer). A copy of the minutes from this meeting are attached as Appendix 8.
2. The second meeting was held on 14 October 2025 with Nick Williamson (Team Leader Resource Consents) and Swetha Maharaj (Senior Resource Consents Planner). No meeting minutes were received following this meeting, but at the agreement of all parties the meeting was recorded, and a copy of the recording is available upon request.

4 Statutory Framework

The following provides an assessment of the proposal against the relevant statutory framework to determine what resource consent(s) are required.

4.3 Far North Operative District Plan

The site is located in the Coastal Living Zone under the Far North Operative District Plan.

Subdivision in the Coastal Living Zone requires each site to have the following (Rule 13.7.2):

- A minimum lot size of 4 hectares as a Controlled Activity, or
- Alternatively, the minimum lot size may be reduced down to 5,000m² where stormwater and wastewater disposal are provided, as a Discretionary Activity.
- All sites must be able to contain a square building envelope that is 30m x 30m.
- Be capable of being serviced for water supply, stormwater and wastewater disposal (either on-site or connection to the Council network).
- Have physical and legal access to the road.

As the proposal does not meet the minimum lot requirements, consent is sought as a Non-Complying Activity under Rule 13.11(a).

Council is currently undertaking a full review of their District Plan and have notified a Proposed District Plan (PDP). The PDP is currently going through the Council hearing process which is expected to be completed at the end of 2025. At the completion of the hearings process, Council will then deliberate and subsequently release a decision on the PDP. Until a decision is released, the ODP will continue to be the primary District Plan aside from select rules which have immediate legal effect. Appeals maybe lodged which would require both the proposed and operative rules be considered.

Overall, the proposal requires resource consent under the Far North District Operative Plan as a **Non-Complying Activity**.

4.6 Scope of Application

This application seeks resource consent under the Far North District Operative Plan to establish all aspects of the proposed subdivision. If Council is of the view that resource consent is required for alternative or additional matters to those identified in Section 4.5 of this report, it has the discretion to grant consent to those matters as well as, or in lieu of those identified in this AEE.

Additionally, if Council is of the view that the activity status of any of the matters requiring consent is different to that described in Section 4.5 of this report, Council has the ability under Section 104(5) of the Act to process the application, regardless of the type of activity that the application was expressed to be for.

5 Assessment of Environmental Effects

In accordance with section 88(2)(b) of the Resource Management Act 1991 (the Act) and Clause 1(d) of Schedule 4 of the Act, this assessment of environmental effects of the proposed activity has been prepared in such detail as corresponds with the scale and significance of the effects that it may have on the environment.

5.1 Permitted Baseline

In forming the opinion for the purposes of s95 and s104(1)(a) of the Act, adverse effects on the environment can be disregarded if the Plan permits an activity with that effect. Any subdivision within the Coastal Living Zone requires resource consent (13.7.2), therefore the permitted baseline is not relevant to this application.

5.2 Existing Environment

By way of summary, the existing environment is characterised by large residential lots. Specifically, the properties east of the site follow a pattern of subdivision that is similar to what is being proposed at the subject site. The following properties, east of the subject site, are approximately 2,000m^2 – 3,000m^2 (refer to Figure 6).

- 37 Russell Heights (1,400m^2)
- 39 Russell Heights (1,450m^2)
- Lot 1 DP 211003 (2,989m^2)

- 43 Russell Heights (1,850m^2)
- 115 Long Beach Road (1,470m^2)
- 117 Long Beach Road (3,100m^2)
- 43 Russell Heights (1,850m^2)

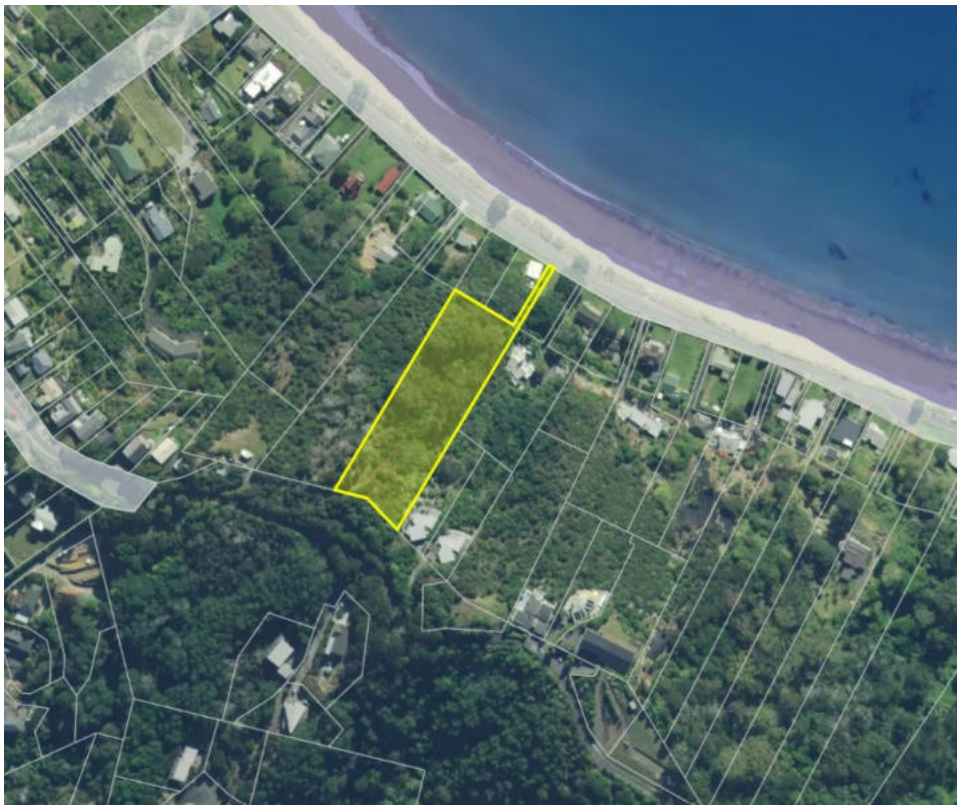

Figure 6: Aerial image showing the subject site and surrounding properties.

The proposed subdivision will be consistent with the surrounding environment, as the proposed lots will be similar in size to those to the north and east of the site, and the proposed new boundary will be in a similar location to the boundaries east of the site.

5.3 Landscape, Natural Character and Visual Amenity Effects

Mike Farrow of Littoralis Landscape Architecture has prepared a Landscape, Natural Character and Visual Amenity Effects memo, which is attached as Appendix 4. The following is a summary of the memo:

- When viewed from the coastal marine area and Long Beach Road, any future development on both lots will barely register a presence when viewed with the rest of the surrounding lots. Any future dwellings would also be surrounded by vegetation, which would soften their appearance.

- The only adjoining site that has the potential for its visual amenity to be compromised by the proposal is the dwelling immediately to the south of proposed Lot 1 at 23 Russell Heights. The interface between that building and the indicated building area on proposed Lot 1 is already well vegetated and it is intended that this cover be maintained. As such, it is expected that a future dwelling within Lot 1 that complies with the relevant development controls would be barely visible from this neighbouring home.

- In terms of the wider landscape and natural character effects, it is noted that the proposal will not alter the landform or introduce any new. Instead, the proposal will allow for two new building platforms, that are similar or smaller than those adjacent to the site. As such, the subdivision will lie amidst the existing subdivision pattern and not be out of place in the wider landscape.

Overall, the memo concludes that the proposal will result in a subdivision that respects the existing vegetated framework, proposes restoration and invasive species management, and provides for future buildings to be designed and reviewed to ensure a subdued and well-integrated relationship with the site and its context. Potential adverse effects on landscape, natural character and visual amenity values will be less than minor.

5.4 Infrastructure Effects

Cook Costello have prepared an Infrastructure Report (Appendix 3) detailing the proposed three water servicing arrangement for the proposed subdivision. Below is summary of the effects in relation to infrastructure:

- The future development of the new lots will not disturb any existing overland flow paths, as any caught stormwater will be dispersed via the same flow paths.

- The proposed subdivision can be serviced by the existing wastewater infrastructure located above and below the site. The existing public wastewater system consists of a 150mm pipe located along Long Beach Road at the bottom of the development, or a 100mm pipe located above the development along Russell Heights Road.

- Any future development of the site will likely use rainwater storage tanks for potable water supply.

- Existing telecommunications and power infrastructure are located on Russell Road. This can be extended to where necessary to service any future development.

Overall, it is considered that the proposed subdivision will be appropriately serviced by three waters services, and any future development on the new lots can be serviced at the time. As such, the adverse effects on the environment will be avoided and mitigated and will therefore be less than minor.

5.5 Subdivision Effects

The layout of the proposed subdivision is consistent with the pattern of subdivision east of the site. Any future development of the new lots will be suppled with ample outdoor living space, and any dwelling will be appropriately contained within their respective lots. The proposed lots

will be provided with legal access to Russell Heights Road, via the existing crossing that will be upgraded to be six metres wide.

As such, the proposed lots will be accessible and serviceable. Due to the reasons above, it is noted that the effects associated with the proposed subdivision will be less than minor.

Archaeological Effects

One previously recorded archaeological site is present on the subject site. This is NZAA site Q05/1392, which is a recorded shell midden. No other heritage or archaeological sites were located on the site.

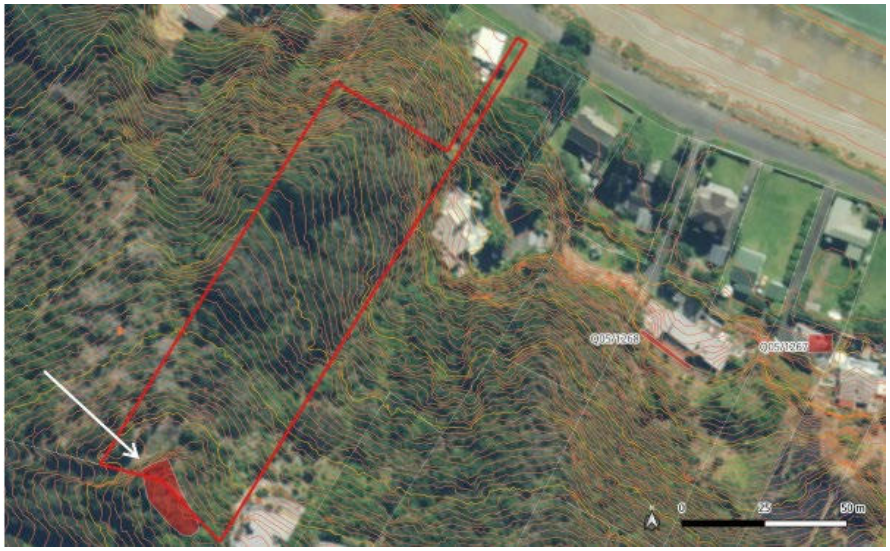

Figure 7: Excerpt from the Archaeology Report, showing the location of a shell midden.

The Archaeological Assessment, prepared by Horizon Archaeology (and contained in Appendix 7), notes the following:

- The subdivision will involve no ground disturbance and therefore will have no direct effect on the recorded archaeological site; accordingly, no archaeological authority from Heritage New Zealand Pouhere Taonga is required for the planned subdivision.

- All archaeological sites are subject to the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. No construction is planned on the property; however, if construction plans are developed, they should be subject to a further archaeological assessment, which may involve field survey.

Due to the items listed above, the effects of the proposed subdivision on archaeology will be less than minor.

5.6 Positive Effects

The proposal will result in the following positive effects:

- It will provide for two new lots, which will result in a more practical landholding pattern for the owners.
- It will allow for more rural-residential living without significantly increasing the density of the environment.
- It will allow for the applicant to provide for their social and economic wellbeing.

5.7 Conclusion

Overall, for the reasons discussed in detail above, and supported by the corresponding technical specialist assessments, the actual and potential adverse effects of the proposal on the environment are considered to be less than minor.

6 Notification assessment

6.1 Public Notification – Section 95A

The matters to be considered by the consent authority when deciding whether or not to publicly notify an application are set out in Section 95A of the RMA. This comprises the following four-step process to determine whether to publicly notify an application.

Step 1 – Mandatory public notification in certain circumstances (sections 95A (2) and (3):

Mandatory public notification is not required as the applicant does not request public notification [s95A(3)(a)], and the application has not been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977 [s95A(3)(c)].

Step 2 – Preclusion to public notification:

Public notification is not precluded because the activity is not subject to any rule in the District Plan or a National Environmental Standard that precludes public notification [s95A(5)(a)] and the activity is not for a controlled activity [s95A(5)(b)(i)] or a boundary activity [s95A(5)(b)(iii)].

Step 3 - Public notification – rule/adverse effects:

Public notification is not required as the application does not include an activity that is subject to any rule in the District Plan or National Environmental Standard that requires public notification, and in accordance with section 95D adverse effects on the environment will not be more than minor [s95A(8)(a) and (b)].

Step 4 – Special circumstances:

There are no special circumstances that warrant public notification under section 95A(9) because none of the circumstances of the application are exceptional or unusual.

Accordingly, it is considered that this application should be processed **without public notification**.

6.2 Limited notification – section 95B

Section 95B relates to limited notification of consent applications and (in summary) directs that, where notification of an application for resource consent is not required under Section 95A, the consent authority must give limited notification of the application to any affected person. Section 95B is also a four-step process to determine whether to limited notify an application.

Step 1 – Customary rights and marine title groups, and statutory acknowledgements:

There are no protected customary rights groups or customary marine title groups that will be affected by the proposal, and the proposal is not on, adjacent to, or likely to affect land subject to a statutory acknowledgement [s95B(2)(a) and (b) and s95B(3)].

Step 2 - Preclusions to limited notification:

There is no preclusion to limited notification as there is no rule in the District Plan or National Environmental Standard that precludes limited notification of the application [s95B(6)(a) and (b)] and the application is not for a district land use consent with controlled activity status [s95B(6)(b)].

Step 3 – Limited Notification – Affected Persons:

Limited notification is not required as the effects on any person will be less than minor [s95B(8)]. Refer to the assessment of effects and conclusions in Section 6 of this report.

Step 4 – Special circumstances:

There are no special circumstances that exist relating to the application that warrant limited notification to any persons who have not been excluded as affected persons by the assessment above. There are no special circumstances that warrant limited notification under section 95B(10) because none of the circumstances of the application are exceptional or unusual.

Accordingly, it is considered that this application should be processed **without limited notification**.

6.3 Notification Conclusion

Section 95 of the Act sets out the requirements for the Council to consider when determining whether an application for resource consent should be notified.

Section 5 of this report confirms that any effects on specific parties and the wider environment will be less than minor. Therefore, in accordance with the steps outlined above, notification of the proposal is not required.

7 Objectives and policies

7.1 Far North Proposed District Plan

The following objectives and policies of the Far North Operative District Plan are relevant to this proposal.

Chapter 12 – Subdivision

Objectives	
Objective 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.*
Objective 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.*
Comment:	The proposal will enable the economic well being of the property owner, while being sympathetic to the relevant zoning, and ensuring that the sustainable management of the natural resources of the District are provided for. The two-lot subdivision is appropriate for the area, and will be carried out in a way that avoids adverse effects on the environment.
Objective 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.*
Comment:	The subject site does not contain any outstanding landscapes or noted natural features. However, the two-lot subdivision will be carried out in a manner that is sympathetic to the coastal environment. As the subject site is separated from Long Beach Road by 99 and 101 Long Beach Road, the subdivision will not be noticeable from this environment.
Objective 13.3.4	*To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.*
Comment:	The subject site does not contain any scheduled heritage resources.
Objective 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.*
Comment:	The provided Civil Engineering Report notes that the subdivision will be appropriately serviced in terms of three waters.

Objective 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*
Comment:	The proposed two-lot subdivision achieves integrated and innovative land management by creating a more logical subdivision pattern that better reflects existing land use and natural features. By subdividing, the proposal supports the protection and enhancement of site values that may have been affected by previous land management. Overall, the subdivision provides a superior outcome to maintaining the existing lot by enabling more effective long-term land use and environmental management consistent with this objective.
Objective 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*
Comment:	The site is not a known area of wahi tapu, nor is it an area where other taonga is recognised. The site contains a shell midden, but the proposal will not impact this.
Objective 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*
Comment:	Each lot will have the ability to be connected to electricity and telecommunication services.
Objective 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).*
Comment:	While development is not proposed as part of the application, each lot will be provided with ample room for a future dwelling. This dwelling will be able to provide light, heating, ventilation and cooling through passive design strategies.
Objective 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.*
Comment:	Each lot will be serviced in terms of three waters, telecommunications and electricity. Vehicle access will be obtained via Russell Heights.
Objective 13.3.11	*To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities*
Comment:	The site is not contained within the National Grid.
Policies	

Policy 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.*
Comment:	The proposed subdivision follows the pattern of subdivision east of the site. The assessment of effects, above, notes that the effects of the subdivision on the environment will have less than minor effects, particularly with regard to the areas natural character in the coastal environment..
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.*
Comment:	Safe and efficient transport is proposed to each lot via a driveway from Russell Heights.
Policy 13.4.3	*That natural and other hazards be taken into account in the design and location of any subdivision.*
Comment:	The provided Civil Infrastructure Report notes that the overland flow paths on and near the site will remain the same as part of the proposed subdivision. Any future development of the lots will ensure that stormwater is managed appropriately.
Policy 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.*
Comment:	No connections to utility services are proposed as part of the subdivision.
Policy 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.*
Comment:	The proposed transport layout, and site servicing, will have less than minor effects on the environment. Refer to Section 5 of this report.
Policy 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.*

Comment:	The proposal does not contain heritage resources, areas of significant indigenous vegetation, significant habitats of indigenous fauna, threatened species, riparian margins, and outstanding landscapes and natural features. There is a midden on site, but any development near the midden is avoided. The proposal represents a small-scale subdivision, that is consistent with the existing environment.
Policy 13.4.7	*That the need for a financial contribution be considered only where the subdivision would:* *(a) result in increased demands on car parking associated with non-residential activities; or* *(b) result in increased demand for esplanade areas; or* *(c) involve adverse effects on riparian areas; or* *(d) depend on the assimilative capacity of the environment external to the site.*
Comment:	The proposal will not result in an increase in car parking associated with non-residential activities, esplanade areas, adverse effects on riparian areas, nor will it depend on the assimilative capacity of the environment external to the site.
Policy 13.4.8	*That the provision of water storage be taken into account in the design of any subdivision.*
Comment:	Water storage, for the purpose of firefighting, is included as part of the application.
Policy 13.4.9	*That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.*
Comment:	The site does not contain an Outstanding Landscape or areas of significant indigenous flora and significant habitats of fauna.
Policy 13.4.10	*The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.*
Comment:	The site is not located in a conservation zone.
Policy 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.*
Comment:	The site is not a known Maori ancestral land, nor is it waahi tapu, and it does not contain taonga.
Policy 13.4.12	*That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.*

Comment:	The proposal is for a two-lot only subdivision, therefore it does not require a management plan.
Policy 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.*
Comment:	The proposed subdivision will be consistent with the existing character of the area, as the lot sizes and new boundary placement will be similar to those east of the site. No buildings are proposed as part of the application. The assessment of environmental effects above, notes that the effects associated with the proposed subdivision will be less than minor.
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.*
Comment:	An assessment of the relevant objectives and policies of the Coastal Living Zone is provided for below.

Policy 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.*
Comment:	The lots will be provide with building platforms, for buildings to be constructed on in the future.
Policy 13.4.16	*When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:* *(a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;* *(b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and* *(c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.*
Comment:	The site is not located within the National Grid Corridor.

Overall, the proposal is consistent with the objectives and policies contained in the Chapter 13 – Subdivision.

Chapter 10 – Coastal Living Zone

Objectives	
Objective 10.7.3.1	*To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.*
Comment:	The proposed subdivision will provide for the well being of the property owner, by creating an additional lot. The above assessment of environmental effects deems that the proposal will have less than minor effects.
Objective 10.7.3.2	*To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.*
Comment:	The proposal represents an appropriate level of subdivision, as it is in keeping with the existing pattern of subdivision east of the site.
Policies	

Policy 10.7.4.1	*That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.*
Comment:	The above assessment of environmental effects deems that the proposal will have less than minor effects.
Policy 10.7.4.2	*That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.*
Comment:	The proposed infrastructure services will adequately service the subdivision. Any future development will be further assessed in terms of infrastructure.
Policy 10.7.4.3	*Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:* *(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;* *(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;* *(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;* *(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)");* *(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;* *(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.*
Comment:	No buildings are to be constructed as part of the application. The landscape and visual assessment notes that the proposed building platforms are an appropriate size when considering the wider environmental context. Further, they are free of natural hazards and landforms, areas of significance to Maori, indigenous vegetation, wetlands and other natural notations.

Overall, the proposal is consistent with the objectives and policies contained in the Chapter 10 – Coastal Living Zone.

Chapter 10 – General Coastal Environment Objectives and Policies

The proposal is a two-lot subdivision that will avoid adverse effects on the environment. It is consistent with the existing coastal environment, as it will have similar boundaries and be of similar size to the properties east of the site.

No buildings are to be constructed as part of the application. The proposed building platforms will be free of natural hazards and landforms, areas of significance to Maori, indigenous vegetation, wetlands and other natural notations. Access will be provided to the site via an accessway on Russell Heights. The proposal will allow for the applicant's to provide for their economic wellbeing.

Overall, the proposal is consistent with the objectives and policies contained in the Chapter 10 – General Coastal Environment.

Proposed District Plan – Rural Lifestyle Zone

The proposal is for a two-lot subdivision, which will ensure the continuation of low density residential activities within the environment. The subdivision is consistent with the scale and character of the rural lifestyle environment, and adjacent properties, as it is similar to the nature of the lots east of the site.

The proposal will not compromise the effective and efficient operation of the primary production activities in the adjacent rural production zones.

Overall, the proposal is consistent with the objectives and policies contained in the Rural Lifestyle chapter of the Proposed District Plan.

Proposed District Plan – Coastal Environment

The proposal is of a scale that is consistent with the existing subdivision pattern and it will ensure that the natural character of the coastal environment will be subdivided to allow for the long-term preservation. The site does not contain any outstanding natural landscapes or outstanding natural features.

Overall, the proposal is consistent with the objectives and policies contained in the Coastal Environment chapter of the Proposed District Plan.

7.4 Overall Objectives and Policies Conclusion

For those reasons outlined above, it is considered that the proposal is consistent with all relevant objectives and policies of both the Far North District's Proposed and Operative District Plans.

8 Statutory Assessment

9.1 Section 104 of the RMA

Section 104

In considering an application for land use consent, the consent authority must have regard to Part 2 (Purposes and Principles) of the RMA, and to the matters to be considered as set out in section 104(1). Section 104(1) states that, subject to the provisions of Part 2, a consent authority must have regard to:

(a) any actual and potential effects on the environment of allowing the activity; and

(b) any relevant provisions of –

(i). a national environmental standard:
(ii). other regulations:
(iii). a national policy statement:
(iv). a New Zealand coastal policy statement:
(v). a regional policy statement or proposed regional policy statement:
(vi). a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

In respect of section 104(1)(a), an assessment of any actual or potential effects has been included in Section 5 of this report. This assessment is also relevant to section 104(1)(a) and I therefore determine that effects of the actual and potential effects of the proposal will be acceptable.

Other Matters

There are no other matters that the consent authority should consider in the determination of this application.

Section 106

106 Consent authority may refuse subdivision consent in certain circumstances

(1) A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that-

(a) there is a significant risk from natural hazards; or

(b) [Repealed]

(c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

(1A) For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of-

(a) the likelihood of natural hazards occurring (whether individually or in combination); and

(b) the material damage to land in respect of which the consent is sought, other land, or structures that would result in material damage of the kind referred to in paragraph (b).

(2) Conditions under subsection (!) must be-

(a) for the purposes of avoiding, remedying or mitigating the effects referred to in subsection (1); and

(b) of a type that could be imposed under section 108.

Legal Access

Each allotment have adequate access to a Russell Heights via a new crossing.

Natural Hazards

The subdivision will be provided with building platforms that are free of natural hazards. Please refer to the provided Geotechnical Investigation Report (Appendix 5) and Civil Engineering Report (Appendix 3).

Conclusion

For the above reasons, it is considered that there are no grounds to refuse the subdivision consent application under section 106 of the RMA 1991.

Section 104D Gateway Test

Section 104D of the RMA provides a gateway test which must be passed for a resource consent for a non-complying activity. Council may only grant a resource consent for a non-complying activity if it is satisfied that either the effects of the activity on the environment will be minor or the activity will not be contrary to the objectives and policies of the relevant plan.

For the reasons discussed above in this report, I consider that the adverse effects of the proposal on the environment will be no more than minor and also the proposal is not contrary to the relevant objectives and policies of the Operative and Proposed District Plans. Therefore, the application passes the gateway test.

Resource Management Act 1991 – Part 2 Assessment

In accordance with recent case law, decision makers can no longer refer to matters under Part 2 of the RMA 1991 when considering resource consent applications. This includes sections 5 (Purpose), 6 (Matters of National Importance), 7 (Other Matters), and 8 (Treaty of Waitangi).

Reliance on specific sections of Part will no longer be able to be considered unless the relevant district plan is invalid, has incomplete coverage or is uncertain.

The Far North Operative District Plan is a valid planning document, has complete coverage over the proposed activities and anticipated effects, and is of sufficient certainty to not require an assessment against Part 2 Matters.

Conclusion

The application is being made by Sterritt Family Trust and DJ & SE Sterritt Family Trust for resource consent from Far North District Council to undertake a two-lot subdivision at 103 Long Beach Road. The application requires resource consent as a Non-Complying Activity pursuant to 13.11(a) of the Operative District Plan.

The assessments above conclude that the proposal will result in less than minor effects and no persons will be adversely affected. The proposal is also not contrary to the objectives and policies of the Operative and Proposed District Plans. As such, the proposal passes both of the Section 104D Gateway Tests.

On this basis, it is considered that the proposal can be granted on a non-notified basis in accordance with Sections 104 and 104B.

We request the opportunity to review the draft conditions prior to the decision being issued.

We look forward to working with you and your team further during this resource consent process.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA1134/98**
Land Registration District **North Auckland**
Date Issued 01 March 1955

Prior References
NA849/242

Estate Fee Simple
Area 5871 square metres more or less
Legal Description Lot 49 Deposited Plan 19294
Registered Owners
Sterritt Trustee Limited as to a 1/2 share
Shona Edna Sterritt, Brett David Sterritt and Andrew Craig Sterritt as to a 1/2 share

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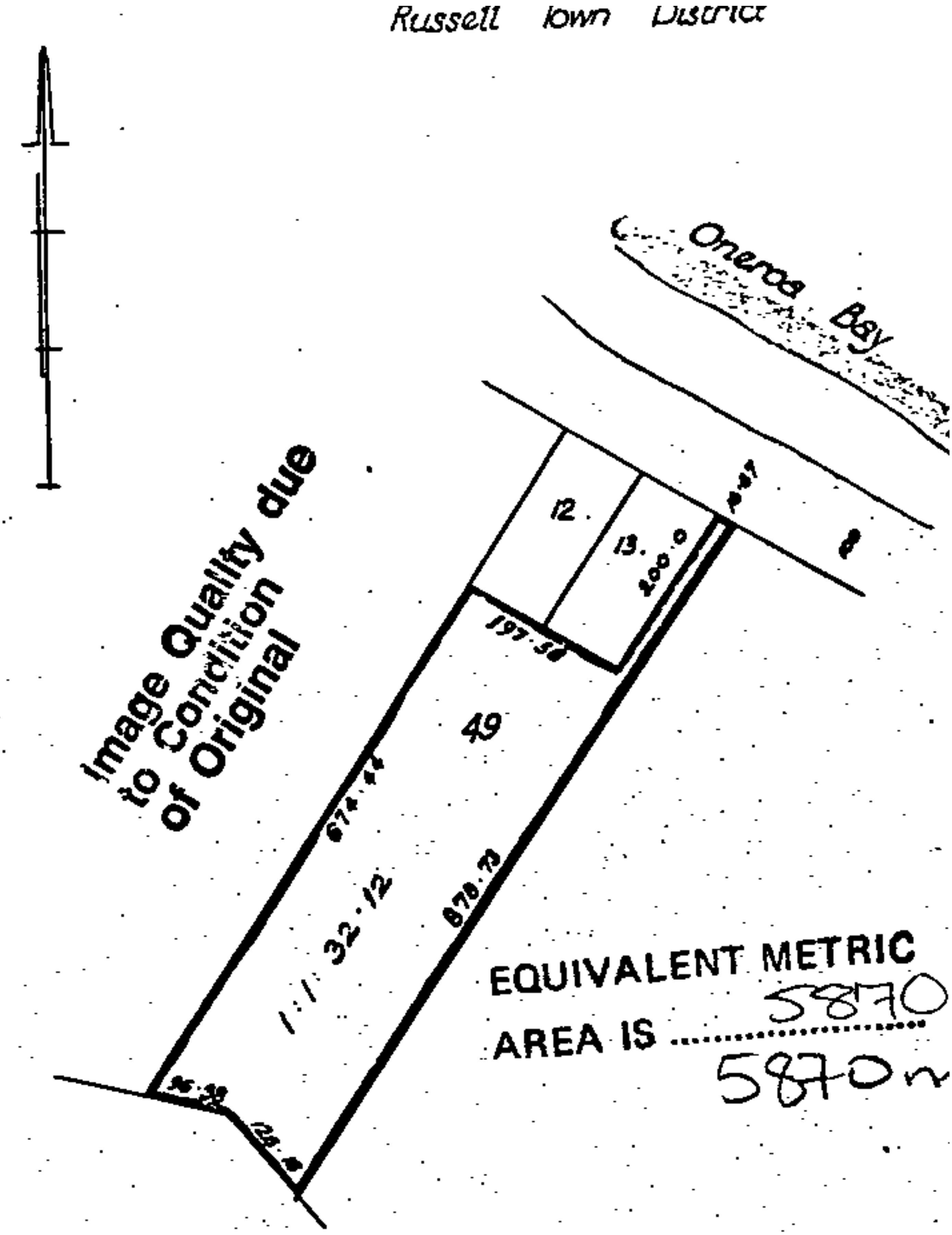
Interests

Fencing Agreement in Transfer 396869

6255169.2 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 16.12.2004 at 9:00 am

Appurtenant hereto is a right of way and power, telecommunications, sewerage, stormwater and water supply easements created by Easement Instrument 6255321.3 - 16.12.2004 at 9:00 am


Russell Town District
Oneroa Bay
12
13
8
49
200.0
197.58
674.44
878.73
32.12
96.38
Image Quality due to Condition of Original
EQUIVALENT METRIC AREA IS 5870
5870m

Approved by Registrar-General of Land under No. 2002/6055

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

Sections 90A and 90F, Land Transfer Act 1952

Registrar-General of Land Approval 02/6055EF A.D.L.S.

EI 6255321.3 Easement
Cpy – 01/01, Pgs – 010, 16/12/04, 09:56
DocID 311780243

Land registration district

NORTH AUCKLAND

Grantor *Surname(s) must be underlined or in CAPITALS.*

TELECOM NEW ZEALAND LIMITED

Grantee *Surname(s) must be underlined or in CAPITALS.*

As set out on Annexure Schedule page 2

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 25th **day of** November **2004**

Attestation

Paul Ronald Alfred Dickeson Property Assets Manager Wellington Attorney Justin Paul Parker Property Contracts Manager Wellington Attorney **Signature [common seal] of Grantor**	**Signed in my presence by the Grantor** Telecom New Zealand Limited *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** Amisha Patel **Occupation** Acquisition Project Consultant **Address** Wellington
See Annexure Schedule **Signature [common seal] of Grantee**	**Signed in my presence by the Grantee** *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** **Occupation** **Address**

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.

REF: 7003 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2002/6055

Annexure Schedule 1

Registrar-General of Land Approval 02/6055EF AUCKLAND

Easement instrument Dated 25th November 2004 Page 1 of 8 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)
The Grantee shall have Right of Way, Power, Tele Communications, Sewerage, Stormwater and Water Supply Easements.	Areas A on DP 343547	NA144393	NA4D/653 NA4D/654 NA1134/98

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

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

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are **[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 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

ANNEXURE SCHEDULE 2

GRANTEE

Lynley Carter CRAWFORD and Walter Mick George YOVICH as to a ½ share and Lynley Carter CRAWFORD and Walter Mick George YOVICH as to a ½ share

Peter Murray WHYTE and Susan Mary HARDIE-NEIL

Shona Edna STERRITT, David John STERRITT and Paul Crawford SUTTCLIFFE as to a ½ share and THE NEW ZEALAND GUARDIAN TRUST COMPANY LIMITED as to a ½ share.

1. **General provisions relating to easements**

1.1. Each grant shall be for all time;

1.2. No power is implied in any easement for the Grantor to determine the easement for any breach of covenant or condition (express or implied) or for any other cause, it being the intention of the parties that each easement shall subsist for all time or until duly surrendered.

1.3. The Grantee shall be responsible for the costs including survey legal and other costs of and incidental to the preparation execution and registration of this instrument including any enforcement costs incurred by the Grantor and the costs of the Grantor's solicitor.

1.4. The Grantee will be responsible for the cost of formation and installation of the easements and the repair and the maintenance of the easements so as to keep the same in good order repair and condition and to prevent the same becoming a danger or a nuisance.

1.5. The Grantee acknowledges that the registered proprietors of the dominant tenements referred to in Transfer D538720.8 have the right to a contribution to the original capital cost of forming that part of the easement which comprises the land shown as "area A" on DP 196578 ("the Winslow easement area") from the registered proprietors of the dominant tenements of any other easement subsequently created over the Winslow easement area on a pro rata basis in proportion to the number of dominant tenements to which the easement is appurtenant and the Grantee hereunder accordingly agrees to make the above contribution to those registered proprietors on receipt of written demand from the Grantor. For the avoidance of doubt, a contribution may only be demanded in respect of and confined to that part of area A (DP 343547) touches and affects the Winslow easement area.

1.6. The Grantee shall not interfere with the business activity of the Grantor, or the use of the servient tenement by the Grantor.

1.7. If there is any conflict between the provisions of this instrument and the provisions contained in Schedule 4 of the Land Transfer Regulations 2002, the provisions of this instrument shall prevail.

2. **Right of Way Easement**

The following provisions shall apply to each right of way easement.

2.1. The Grantee shall have the rights powers and duties set out in Schedule 4 to the Land Transfer Regulations 2002 and the Ninth Schedule to the Property Law Act 1952 except as modified by the provisions of this instrument and provided that the Grantor shall not be liable to contribute to the cost of the establishment, maintenance, upkeep and repair of the driveway.

3. **Water Supply Easements**

The following provisions shall apply to each water supply easement:

3.1. The Grantee shall have the rights powers and duties of a Grantee under a right to convey water as set out in Schedule 4 to the Land Transfer Regulations 2002.

4. **Sewerage Easement**

The following provisions shall apply to each sewerage easement:

4.1. The Grantee shall have the rights powers and duties of a Grantee under a right to drain sewage as set out in Schedule 4 to the Land Transfer Regulations 2002.

5. **Stormwater Easements**

The following provisions shall apply to each storm water easement:

5.1. The Grantee shall have the rights powers and duties of a Grantee under a right to drain water as set out in Schedule 4 to the Land Transfer Regulations 2002.

6. **Power Easements**

The following provisions shall apply to each power easement in substitution for the rights set out in Schedule 4 to the Land Transfer Regulations 2002:

6.1. The Grantee and other authorised persons have the right (in common with the Grantor and all others having the like right) to lead and convey electricity, electric impulses, gas and any other form of energy without interruption or impediment (except during any periods of necessary renewal and/or repair) from the public street adjoining the servient tenement by means of conduits, cables or pipes laid or to be laid under the surface of and through the soil of the easement area to the dominant tenement.

7. **Telecommunications Easements**

The following provisions shall apply to each telecommunications easement in substitution for the rights set out in Schedule 4 of the Land Transfer Regulations 2002:

7.1. The Grantee and other authorised persons have the right (in common with the Grantor and all others having the like right) to convey telecommunications, computer media and similar services without interruption or impediment (except during any periods of necessary renewal and/or repair) from the public street adjoining the servient tenement by means of conduits, cables or pipes laid or to be laid under the surface of and through the soil of the easement area to the dominant tenement.

8. **Interpretation**

In this instrument unless the context otherwise requires:

8.1. "The dominant tenement" means the land contained in Certificates of Title 4D/653, 4D/654 and 1134/98.

8.2. "Easement" means an easement created by this instrument.

8.3. "The easement area" means those areas marked "A" ~~and "B"~~ on Deposited Plan 343547.

8.4. "The servient tenement" means the land of the Grantor contained in Certificate of Title ~~92D/799~~. NA144393.

8.5. "Grantor" and "Grantee" means where appropriate the executors, administrators and successors in title of the Grantor and Grantee respectively.

8.6. Where the context requires or admits words importing:

i) The singular shall include the plural and vice versa;

ii) One gender or no gender includes the other genders and or a corporation.

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.

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

Annexure Schedule

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

Easement	Dated	25th November 2004	Page 5 of 8 Pages

(Continue in additional Annexure Schedule, if required.)

Attestations (Continued)

Lynley Carter CRAWFORD Signature of Grantee	Signed in my presence by the Grantee Signature of Witness J. M. Martin **Witness to complete in BLOCK letters below** (unless typewritten or legibly stamped) Witness name JUDITH MARTIN Occupation ADMINISTRATION Address CLAPHAM ROAD WHAREORA

Walter Mick George YOVICH Signature of Grantee	Signed in my presence by the Grantee Signature of Witness J. M. Martin **Witness to complete in BLOCK letters below** (unless typewritten or legibly stamped) Witness name JUDITH MARTIN Occupation ADMINISTRATION Address CLAPHAM ROAD WHAREORA

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.

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

Annexure Schedule

Registrar-General of Land Approval 02/5032EF ADLS

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

Easement	Dated	15th November 2004	Page	6	of	8	Pages

(Continue in additional Annexure Schedule, if required.)

Attestations (Continued)

Peter Murray WHYTE Signature of Grantee	Signed in my presence by the Grantee Signature of Witness **Witness to complete in BLOCK letters below** (unless typewritten or legibly stamped) Witness name Kirsty Johnson Occupation Financial Controller Address 26A Paton Rd Howick

Susan Mary HARDIE-NIEL Signature of Grantee	Signed in my presence by the Grantee Signature of Witness **Witness to complete in BLOCK letters below** (unless typewritten or legibly stamped) Witness name Kirsty Johnson Occupation Financial Controller Address 26A Paton Rd, Howick

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.

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

Annexure Schedule

Registrar-General of Land Approval 02/5032EF A.D.L.S.

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

Easement	Dated	24th November 2004	Page	7	of	8	Pages

(Continue in additional Annexure Schedule, if required.)

Attestations (Continued)

S. E. Sterritt Shona Edna STERRITT Signature of Grantee	Signed in my presence by the Grantee Signature of Witness × R.L. Megson. **Witness to complete in BLOCK letters below** (unless typewritten or legibly stamped) Witness name ROSS LEICESTER MEGSON Occupation COMPANY DIRECTOR Address 55 WESTRIDGE DRIVE TAURANGA.
David Sterritt David John STERRITT Signature of Grantee	Signed in my presence by the Grantee Signature of Witness × R.L. Megson. **Witness to complete in BLOCK letters below** (unless typewritten or legibly stamped) Witness name ROSS LEICESTER MEGSON Occupation COMPANY DIRECTOR Address 55 WESTRIDGE DRIVE. TAURANGA.
P.C. Suttcliffe Paul Crawford SUTTCLIFFE Signature of Grantee	Signed in my presence by the Grantee Signature of Witness Lisa Baker **Witness to complete in BLOCK letters below** (unless typewritten or legibly stamped) Witness name Lisa Baker Occupation Secretary Address Hamilton

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.

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

Annexure Schedule

Registrar-General of Land Approval 02/5032EF A.D.L.S.

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

Easement	Dated	23 NOV 2004	Page	8	of	8	Pages

(Continue in additional Annexure Schedule, if required.)

Attestations (Continued)

EXECUTED under the name and seal of THE NEW ZEALAND GUARDIAN TRUST Company Limited	Signed in my presence by the Grantee Signature of Witness
Authorised Signatory	**Witness to complete in BLOCK letters below** (unless typewritten or legibly stamped)
Authorised Signatory	Witness name **WITNESS TO BOTH SIGNATURES** FULL NAME: KAREN ANNE DONALD Occupation RESIDENTIAL ADDRESS: 69A HAMLIN RD MT WELLINGTON Address OCCUPATION: RECEPTIONIST SIGNATURE:
THE COMMON SEAL OF THE NEW ZEALAND GUARDIAN TRUST COMPANY LIMITED	
Signature of Grantee	

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.

REF: 7025 – AUCKLAND DISTRICT LAW SOCIETY

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

Annexure Schedule

Registrar-General of Land Approval 02/5032BF A.D.L.S.

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

	Dated 25 November 2004	Page	of	pages

(Continue in additional Annexure Schedule, if required.)

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

We: and

Paul Ronald Alfred Dickason
Property Assets Manager
Wellington

Justin Paul Parker
Property Contracts Manager
Wellington

hereby severally certify:

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

2. That copies of the Power of Attorney are deposited in the Land Titles Offices at:

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

3. That we executed the instrument(s) to which this certificate relates under the powers conferred by the Power of Attorney.

4. That at the date hereof we have not received any notice or information of the revocation of that appointment by the commencement of liquidation of Telecom or otherwise.

SIGNED at Wellington
this 25th day of November 2004

.....

SIGNED at Wellington
this 25th day of November 2004

.....

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.

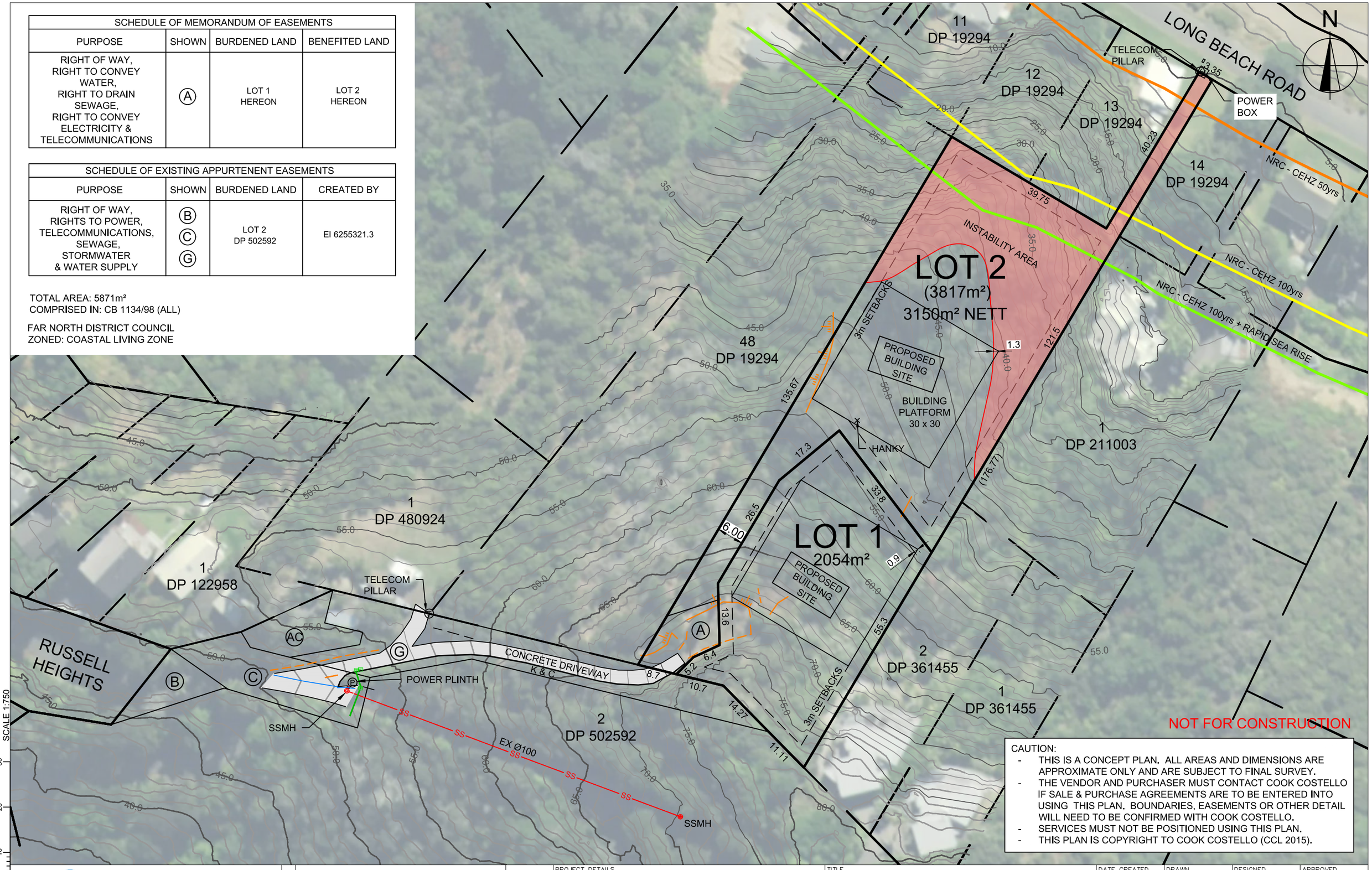
REF: 7025 – AUCKLAND DISTRICT LAW SOCIETY

SCHEDULE OF MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY, RIGHT TO CONVEY WATER, RIGHT TO DRAIN SEWAGE, RIGHT TO CONVEY ELECTRICITY & TELECOMMUNICATIONS	Ⓐ	LOT 1 HEREON	LOT 2 HEREON

SCHEDULE OF EXISTING APPURTENENT EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	CREATED BY
RIGHT OF WAY, RIGHTS TO POWER, TELECOMMUNICATIONS, SEWAGE, STORMWATER & WATER SUPPLY	Ⓑ Ⓒ Ⓖ	LOT 2 DP 502592	EI 6255321.3

TOTAL AREA: 5871m²
COMPRISED IN: CB 1134/98 (ALL)

FAR NORTH DISTRICT COUNCIL
ZONED: COASTAL LIVING ZONE



NOT FOR CONSTRUCTION

CAUTION:
- THIS IS A CONCEPT PLAN. ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
- THE VENDOR AND PURCHASER MUST CONTACT COOK COSTELLO IF SALE & PURCHASE AGREEMENTS ARE TO BE ENTERED INTO USING THIS PLAN. BOUNDARIES, EASEMENTS OR OTHER DETAIL WILL NEED TO BE CONFIRMED WITH COOK COSTELLO.
- SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
- THIS PLAN IS COPYRIGHT TO COOK COSTELLO (CCL 2015).

SCALE 1:750

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REV.	REVISION DETAILS	DRAWN	APP.
C			
B	UPDATED TO MATCH ARCHITECTS REVISED PLAN	23-10-25 KH	KS
A	1ST ISSUE	22-10-25 KH	KS

PROJECT DETAILS
CRAIG STERRITT
103 LONG BEACH ROAD
RUSSELL

TITLE
SCHEME PLAN
BEING A SUBDIVISION OF
LOT 49 DP 19294

DATE CREATED	DRAWN	DESIGNED	APPROVED
22/10/2025	K HANSARD	B PEARSON	K STUART
CCL REF NO	SCALE	STATUS	
17797	1:750 @ A3	SCHEME	
DWG NUMBER		REVISION	
SCH01		B	

DATE PLOTTED: 23/10/2025 FILE PATH: Z:\17500-17999\17797 - 103 Long Beach Road, Russell\7 - Survey\7.2 - CAD\17797 Scheme Plan.dwg

cook | costello

Civil Report

Mr. Craig Sterritt

103 Long Beach Road, Russell

Lot 49 DP 19294

Northland

Project Number: 17797

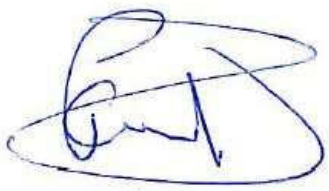
Date: 30/09/2025

DOCUMENT CONTROL RECORD

Client:	Mr. Craig Sterritt
Project description:	Civil Report
Development address:	103 Long Beach Road, Russell, Northland.
Date of issue:	Tuesday, 30 September 2025
Status:	
Originator:	

T. Ward
Engineering Cadet

Approved for issue:



PJ Cook
Chartered Professional Engineer
MACENZ, CMEngNZ, MInstD, CPEng, IntPE (NZ)
BE (Hons), Dip Ag.

Office of origin:	Whangarei
Telephone:	09 438 9529
Contact email:	ccl@coco.co.nz

Version	Date	Comment	By
1.0	29/9/2025	Drafting	T Ward
1.0	29/9/2025	Review	Phil Cook

Table of Contents

List of Figures

1 Introduction

Mr. Craig Serritt has engaged Cook Costello to provide a Site Suitability Report for a proposed subdivision at 103 Long Beach Road, Russell.

It is proposed that the existing property be subdivided into two separate lots at 103 Long Beach Road, Russell.

This report considers the following aspects of site development:

- Desktop investigation;
- Access requirements;
- Stormwater management;
- Wastewater;
- Potable water;
- Firefighting supply;
- Power and telecommunications.

1.1 Relevant Documentation

- Far North District Council GIS Maps
- Northland Regional Council Natural Hazards GIS Maps
- Far North District Council District Plan
- NZS 4404:2010
- Far North District Council: 2023 – Engineering Standards
- Fire and Emergency New Zealand SNZ PAS 4509:2008.
- Resource Management Act 1991

2 Desktop Study

2.1 Site Description

103 Long Beach Road, Russell, encompasses approximately 5,900 m^2. The legal lot description for this property is Lot 49 DP 19294.

The existing lot topography consists of very steep gradients across the entire property. The site generally slopes to the northeast with an average slope of approximately 36%.

The site is densely vegetated in grass and trees. The FNDC Operative District Plan has zoned the property within a Coastal Living zone.

The property boundary can be seen in **Error! Reference source not found.**.

Figure 1: Image displaying approximate site location and extent

2.2 Proposed Development

The client has proposed to subdivide the property at 103 Long Beach Road, Russell, into two separate lots.

A conceptual scheme design indicating the extent of the development, with the proposed subdivision boundary in white, has been provided by the client, shown in Figure **2**. Cook Costello has not received any other plans for the proposed development at this stage.

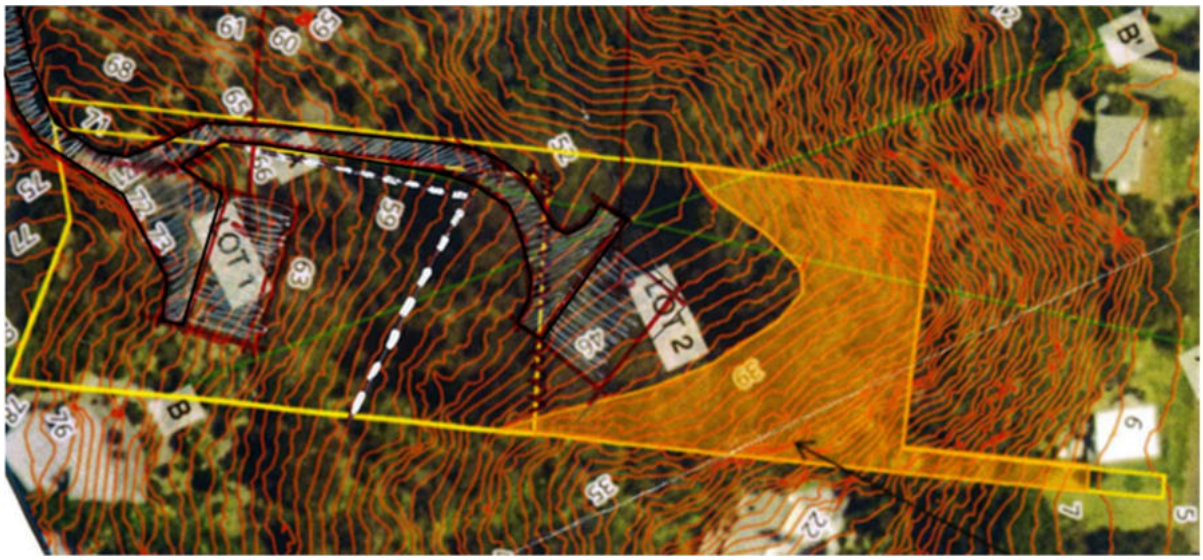


Figure 2: Preliminary development plan

2.3 Far North District Council & Northland Regional Council GIS Hazard Maps

The Far North District Council has mapped the property outside any coastal or river flood hazard zones. The nearest flood hazard is a coastal flood hazard zone located to the north of the property and follows the entire length of Long Beach. As this flooding does not enter the property, it is not considered a hazard to the development.

FNDC has determined that the lot location is unlikely to be vulnerable to liquefaction.

Northland Regional Council has located a Tsunami Inundation Zone to the north of the development, following the length of Long Beach. The Tsunami zone only covers the southern portion of the lot, approximately 1/6th of the lot area. The remaining lot area is within a Tsunami safe area.

This site is not mapped for any other hazards.

These are regionally scaled documents and should not be relied on for site-specific acceptance.

Figure 3: NRC Natural Hazards Map, Coastal flooding hazard.

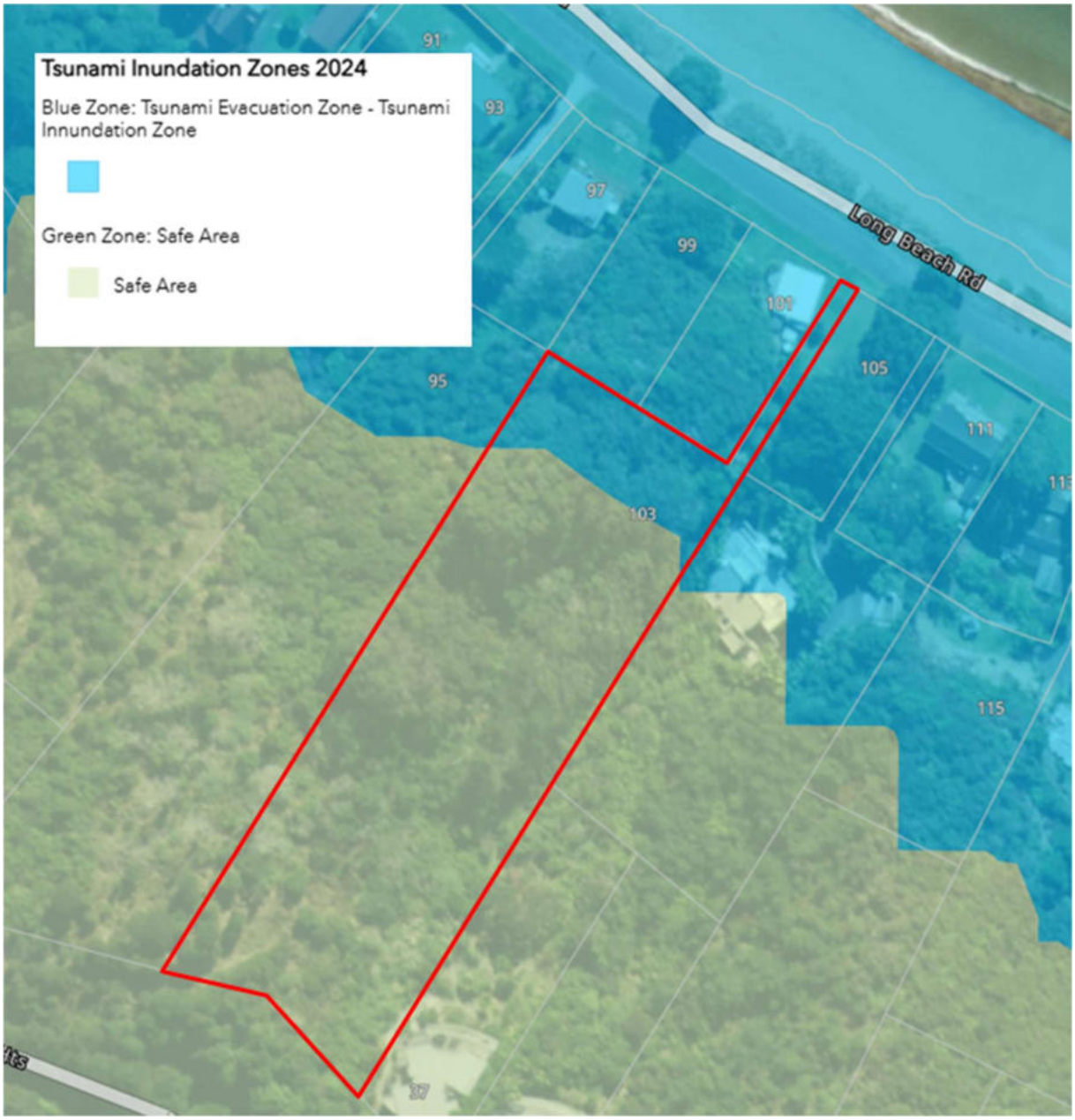


Figure 4: Tsunami Inundation Zone

3 Access

The Far North District Council Engineering Standard 2023 (FNDC ES (2023)) has been used as the basis of the access assessment.

There is currently an access to the lot via Raumanga Heights Road. Russell Heights Road is a sealed low-volume access road with a speed limit of 50km/hr and an average daily traffic of 227, with 4% being heavy.

It is proposed that the accessway will fork at the start of the driveway, and the accessway serving the southern lot will veer to the east. Minor earthworks can be conducted to reduce the height of the current vehicle crossing location, if necessary, when developing the site, to reduce the driveway grade and remove some of the non-engineered fill that is present at the plateau at the start of the driveway.

The second accessway will veer to the north, where it aligns with the western boundary of the lot and travels northeast into the northern lot, where it then joins a carparking area in front of the indicative dwelling location within the northern lot.

Given the sloping nature of the site, the average gradient of the driveway would be approximately 24%, which exceeds the 22.5% threshold specified for urban private accessways. While the existing slope is steeper than the acceptable standard, minor earthworks can be undertaken at the plateau area to reduce the gradient and bring the accessway closer to compliance. It is also noted that the accessway will serve a single property only, limiting the volume of traffic using this access. A concrete or sealed driveway is required for this site. It is recommended that any future driveways have a high-friction surface such as brushed concrete, broom finish, exposed aggregate, adding grooves, or epoxy grit seal.

The proposed accessway connects to Russell Heights Road. As this roadway is situated within a gated community, it is anticipated that both traffic volumes and operating speeds will be lower than those typically experienced in public residential streets. The existing sight distances are considered to be adequate to safely accommodate the vehicle crossing.

Figure 5: Accessway and indicative dwelling locations – 1 m contour lines

4 Stormwater

TWM-R2 has been used for the stormwater assessment. The actual stormwater assessment will follow WDC ES (2022) for compliance.

Onsite stormwater travels to the north across the lot via non-concentrated overland flow as the property is on a ridge. Stormwater disperses to the North, east and western properties before reaching Long Beach Road and the sea.

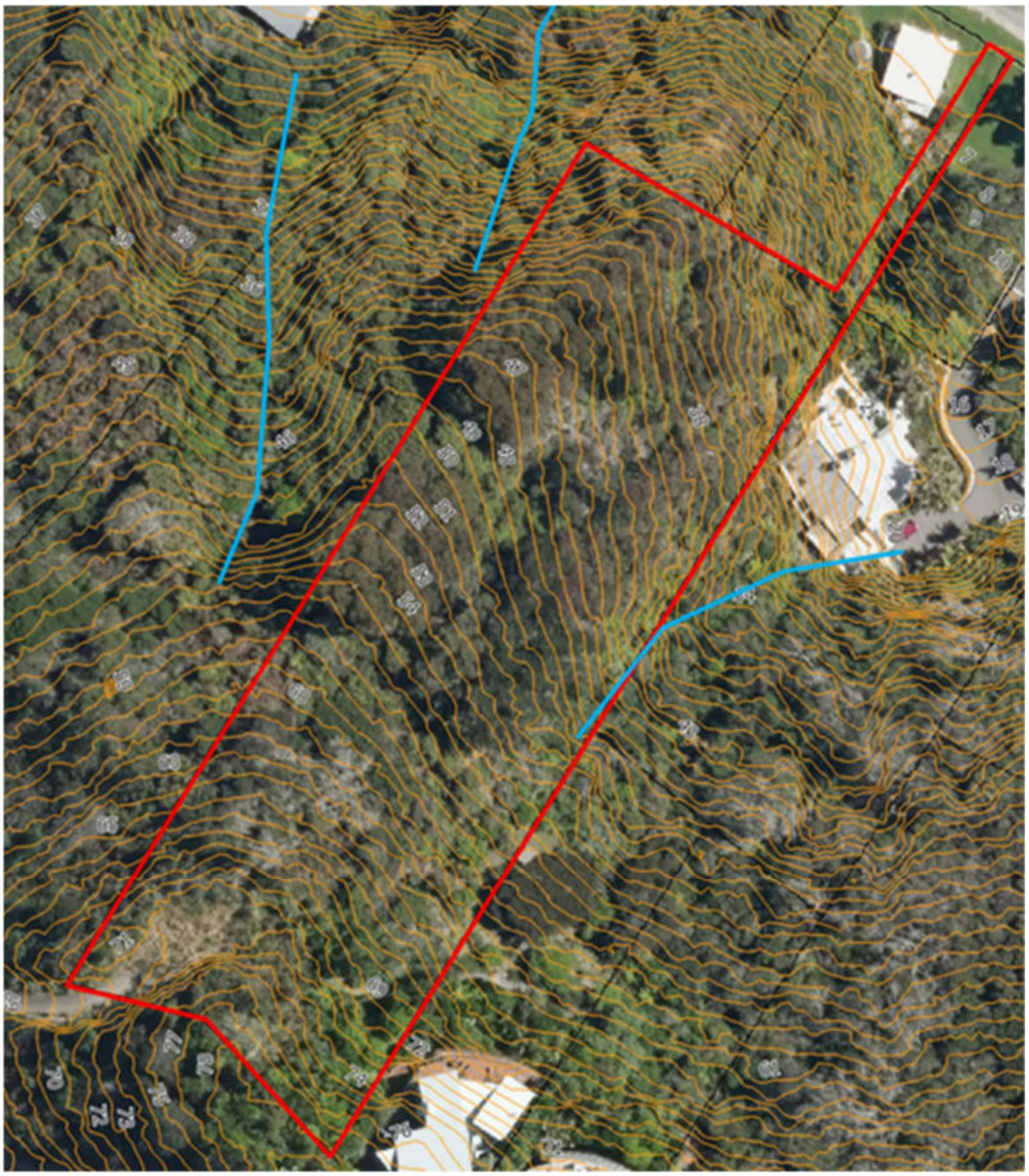


Figure 6: QGIS - Catchment area and direction of flow and 1m contour lines

The Northland Regional Council's Natural Hazard Maps identify a coastal flood hazard zone along Long Beach, situated immediately north of the proposed development. The stormwater outlet point for the site is located on Long Beach Road, with runoff conveyed through a densely vegetated area prior to entering the coastal floodplain.

As the flooding inundation zone is a coastal flood hazard zone and not caused by stormwater, and the stormwater velocity is slowed by dense vegetation prior to exiting the lot, attenuation within the development is anticipated to have a negligible effect on the extent of flooding in the area.

Future development within the proposed subdivision will not disturb any stormwater flowpaths, and the caught stormwater will be dispersed to the same flow paths through level spreader systems or similar away from any dwellings. It is recommended to discuss stormwater disposal with any geotechnical engineer for future developments to ensure the stormwater is disposed of in a way that will not encourage slope stability. Preliminary checks of the site from the Cook Csotello Geotechnical Report 2025 has marked areas that may have a lower FoS than 1.3 in high water scenarios.

5 Wastewater

The proposed development can be serviced by the existing wastewater infrastructure located above or below the proposed development. The existing public wastewater system consists of a 150 mm pipe located along Long Beach Road at the bottom of the development, or a 100 mm pipe located above the development along Russell Heights Road.

It is anticipated that it will be easier and more economic to connect to the wastewater line above the development via pressurised connection; therefore, it is recommended that the development be serviced by a pressurised wastewater system, where wastewater will be pumped through a pressurised private connection to the existing gravity-fed FNDC wastewater reticulation system, located uphill from the development. The system will consist of an Ecoflow pump unit, or equivalent alternative, with connection via a 40 mm DN pressure pipe, or as otherwise specified in the manufacturer's design requirements. This arrangement can ensure reliable conveyance of wastewater to the public network in accordance with council standards.

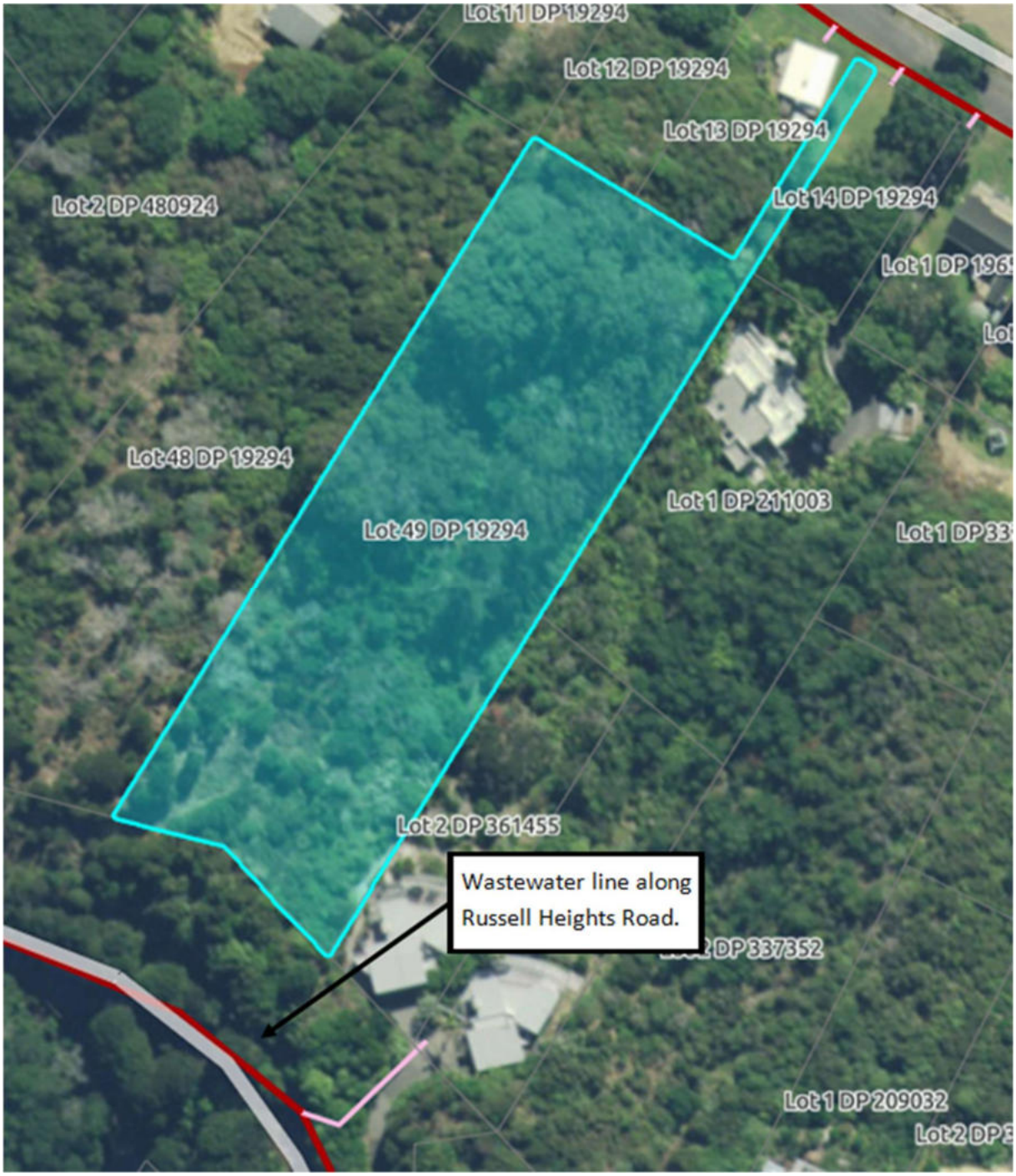


Figure 7: Existing wastewater infrastructure to be connected to

6 Water Supply

6.1 Potable Water

There is currently no reticulated potable water supply available to the property. Surrounding residents with no reticulated potable water supply obtain water via on-site rainwater capture. The viability of the bore water supply at the site has not been specifically investigated for this site.

The most convenient method of potable water supply for new households is by means of individual household on-site rainwater harvesting. The use of rainwater harvesting has the added benefit of contributing to stormwater retention and minimising the impact of post-development stormwater runoff. This can provide significant benefits to the design and operations of downstream stormwater systems.

For a rainwater drinking water supply tank, it is recommended to have adequate storage for at least 30 days of water with all residents present. It is assumed that each resident will use around 150 L of drinking water per day, which includes washing, drinking and other water uses. For an indicative dwelling with an assumed occupancy of up to 4 residents, a month's supply will be up to 18,000 litres. However, larger tanks can be installed to reduce the risk of running out of drinking water during drought periods.

The overflow from the proposed rainwater storage tanks is required to be managed in a way that avoids any adverse effects on ground stability in the vicinity of the dwellings. To achieve this, the most practical and effective option is to install a level spreader, spreader bar or similar to deliver overflow from the tanks to a location where the stormwater won't affect ground stability for future buildings within the development, or neighbouring properties.

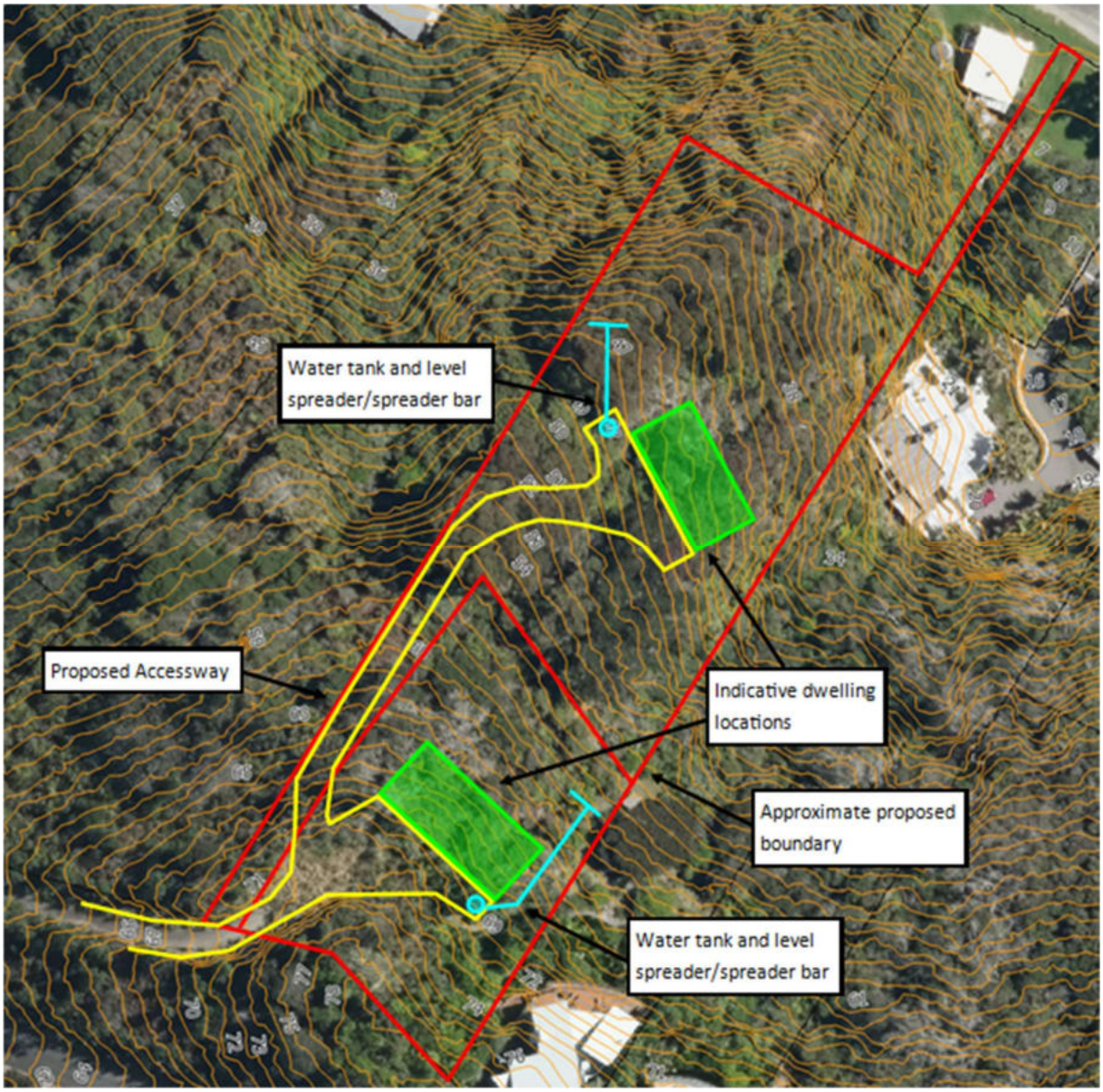


Figure 8: Indicative rainwater collection tank and level spreader locations

6.2 Fire Supply

On-site storage for firefighting supplies are required as there will be no reticulated water supply on the property. The proposed dwelling will likely meet the FW2 water supply category as defined by SNZ PAS 4509:2008 (New Zealand Fire Service Firefighting Water Supplies Code of Practice).

A constant water source will need to be stored within 90 m of the dwelling in order to provide adequate firefighting service to the dwelling. To comply with SNZ PAS 4509:2008 a dwelling with a fire water classification FW2 should have a minimum water storage capacity of 45 m^3.

It has been previously stated by FENZ that upon application, a dwelling of up to 200 m^2 can have a 10 m^3 storage volume to service the firefighting needs. A dwelling with a floor area exceeding 200 m^2 will need a water storage tank of 20 m^3. An application can be sent to FENZ to confirm the required storage volume.

It is recommended that the property be serviced by a water storage tank positioned partway along the accessway, within the required 90 m radius of the dwelling, and accompanied by an adjacent hardstand area suitable for fire truck access. Upon installation, the tank should be filled with a supply of water, checked annually for water height, and topped up with water accordingly to ensure there is a permanent firefighting water supply for the development. An indicative plan is displayed in Figure 9.

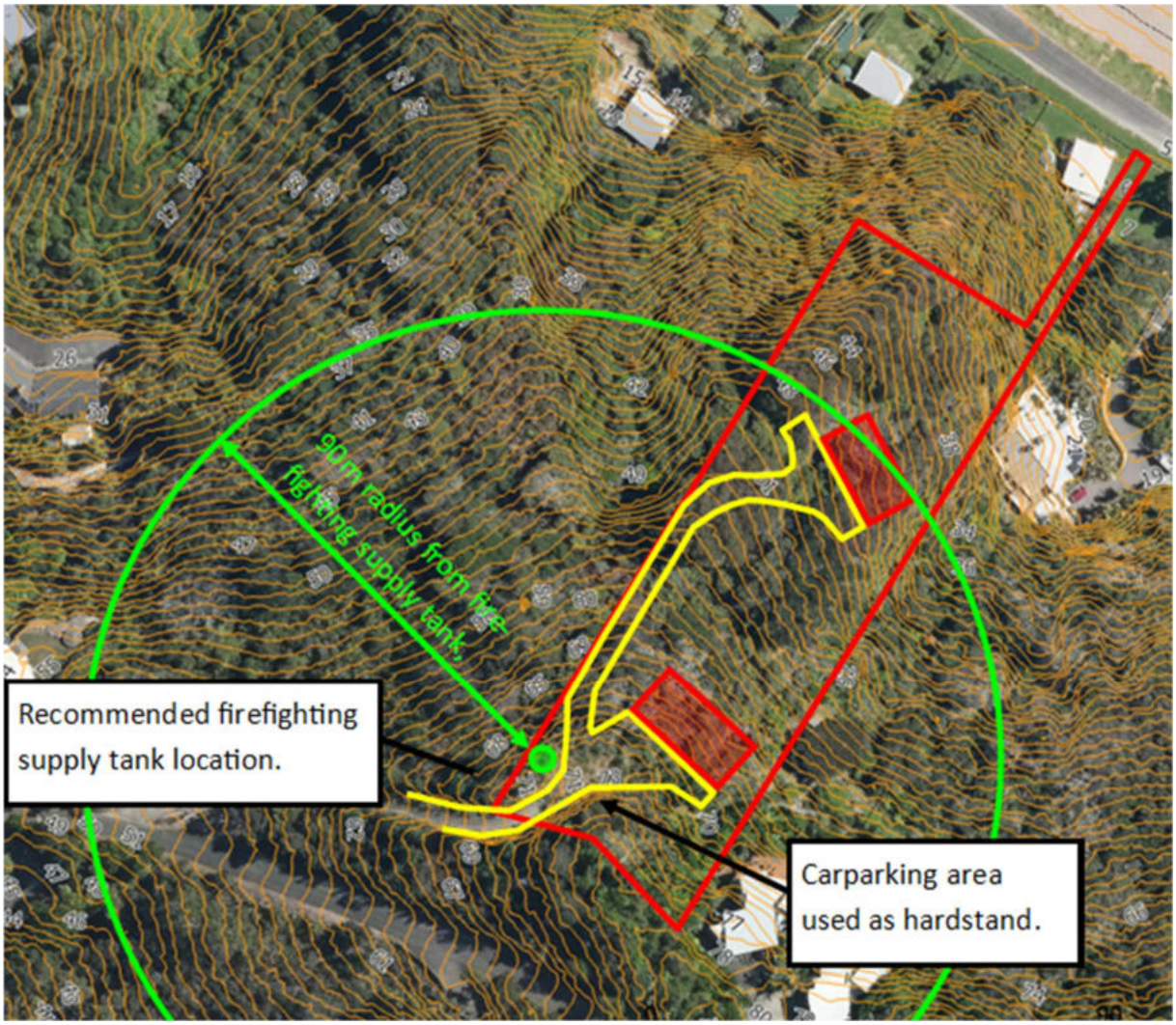


Figure 9: Indicative firefighting water supply tank location with a 90 m radius and fire truck hardstand location.

7 Power and Telecommunications

The proposed development can be adequately serviced with power and telecommunications. Existing telecommunications and power infrastructure are located on Russell Road. It is considered that this can be extended where necessary to service the development. It is likely that no further upgrading of these services will be required. Further confirmation from the appropriate service providers will be required at the design stage of the project.

8 Conclusions

All works should be carried out under the guidance of a Chartered Professional Engineer with relevant geotechnical and civil experience.

8.1 Hazards

FNDC and Northland Regional Council (NRC) have mapped the site outside any coastal or river flood hazard zones; therefore, flooding is not considered a hazard for this site.

The property is described as unlikely to be susceptible to liquefaction. There is a small tsunami inundation zone that covers the bottom 1/6th of the northern lot.

8.2 Access

There is currently an access to the development from Russell Heights Road. It is assumed that the access can be extended from this vehicle crossing to serve both lots. At the vehicle crossing location, it is proposed for the accessway to fork, with one access branching to the east, to serve the southern lot, and one to the north following the alignment of the western boundary, to serve the northern lot.

Due to the high gradient of the lot, a concrete or sealed accessway is required for this site and high-friction surfaces are recommended.

As the property is within a gated access, it is assumed that the daily traffic volume and operational speed will be lower than in public residential areas, and it is considered that the vehicle crossing location will be adequate for this development.

8.3 Stormwater

Stormwater caught within the property is conveyed through the northern boundary of the lot via non-concentrated overland flow. It travels through the neighbouring properties to the north, where it outlets to Long Beach Road.

Due to the negligible coastal flooding and the densely vegetated area through which the stormwater has to travel, it is likely that attenuation will have a negligible effect on stormwater management within the property.

Future development on the property will not disturb any existing overland flowpaths and shall release the caught stormwater to the environment as it would have pre-development.

8.4 Wastewater

There are two council wastewater reticulation pipelines within the vicinity of the development, one following Long Beach Road, to the north of the development, and one following Russel Heights Road to the south of the development. It is likely that the pipeline located on Russell Heights Road will be easier and cheaper to connect to.

It is possible to utilise an Ecoflow pumped wastewater system or similar to convey wastewater via a 40 mm DN pressurised private connection pipe, or as otherwise specified by the manufacturer, to the council-owned reticulated wastewater system.

8.5 Water Supply

The new dwellings can be serviced by at least an 18m^3 rainwater collection tank for a potable water supply. Overflow from the water tanks can be directed to a location that won't adversely affect ground stability in the dwelling locations. All overflow should be dispersed via a spreader bar, level spreader or similar.

Fire-fighting requirements can be met by a storage tank placed partway down the accessway within the required 90 m radius of the dwellings. An application can be sent to the New Zealand Fire Service to confirm the required size of the storage tank.

8.6 Power and Telecommunications

It is anticipated that the proposed new dwelling will be able to use the existing infrastructure in the area.

9 Limitations

This report has been prepared for the benefit of Mr. Craig Sterritt, our client, with respect to the investigation for a proposed subdivision and for Far North District Council approval of the proposal as defined in the brief. It shall not be relied upon for any other purpose. The reliance by other parties on the information or opinions contained in this report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Opinions and judgments expressed herein are based on our understanding and interpretation of current regulatory standards and should not be construed as legal opinions. Where opinions or judgments are to be relied on, they should be independently verified with appropriate legal advice. Any recommendations, opinions, or guidance provided by Cook Costello in this report are limited to technical engineering requirements and are not made under the Financial Advisers Act 2008.

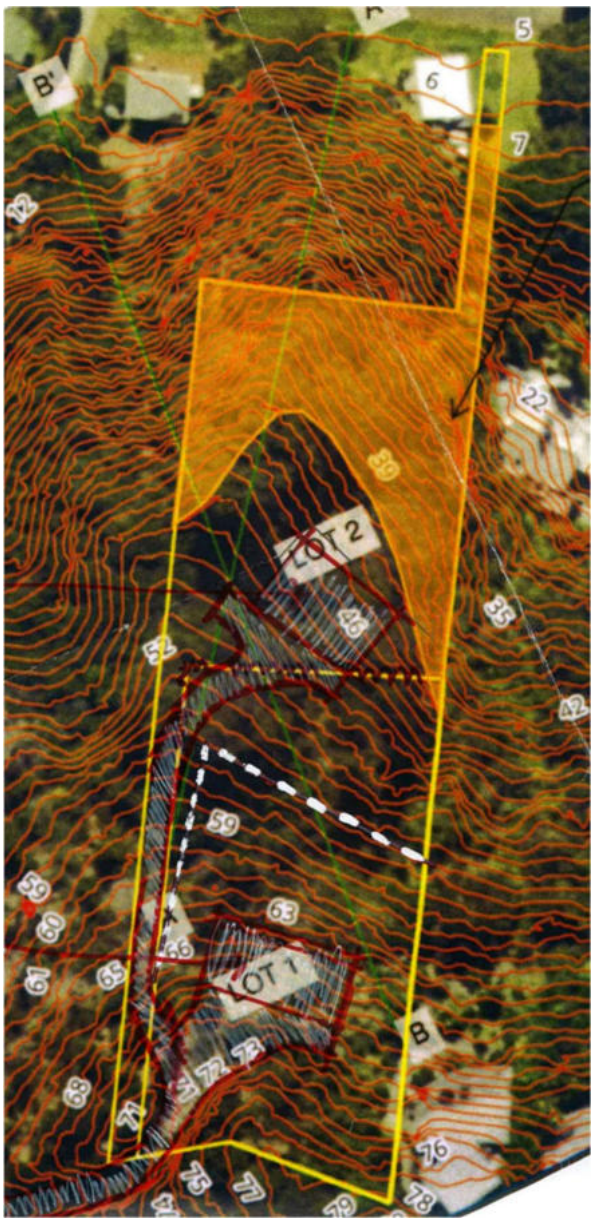
Recommendations and opinions in this report are based on data from testing and observations undertaken on site. The nature and continuity of subsoil conditions away from the tests are inferred and it must be appreciated that actual conditions could vary considerably from the assumed model.

During excavation and construction, the site should be examined by a Cook Costello Engineer or Engineering Geologist to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based. It is possible that the nature of the exposed subsoil's may require further investigation and the modification of the design based on this report. In any event, it is essential that the firm is notified if there is any variation in subsoil conditions from those described in the report as it may affect the design parameters recommended in the report.

Cook Costello have performed the services for this project in accordance with the standard agreement for consulting services and current professional standards for environmental site assessment. No guarantees are either expressed or implied.

There is no investigation that is thorough enough to preclude the presence of materials at the site which presently, or in the future, may be considered hazardous. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable now may in the future become subject to different regulatory standards which cause them to become unacceptable and require further remediation for this site to be suitable for the existing or proposed land use activities.

Appendix 1: Preliminary Indicative Scheme Plan



LITTORALIS
LANDSCAPE ARCHITECTURE

Memorandum to:
Far North District Council – Resource Consents Division

103 LONG BEACH ROAD, RUSSELL – RESOURCE CONSENT APPLICATION FOR TWO-LOT SUBDIVISION

Landscape, Natural Character and Visual Amenity Effects

Introduction

We have been engaged by the Sterritt Family Trust and DJ & SE Sterritt Family Trust to provide input to a resource consent application for a proposed two-lot subdivision of a property associated with 103 Long Beach Road, Russell, being Lot 49 DP 19294 (the Site). The land was originally purchased by the grandparents of the current Trustees, who built the modest bach that occupies a small area at the lower, seaward toe of the Site during the 1930's. That dwelling sits on a separate title. The allotment involved in the proposal climbs inland from that roadside title to Russell Heights Road, where it is accessed from.

The subdivision proposal represents an intergenerational undertaking, providing continuity of ownership and stewardship by the family as it grows through the provision of two carefully sited and sensitively integrated building areas. The family's future building aspirations are modest, as reflected by the limited size of the defined building areas, with structures in the order of 120m^2 floor area anticipated.

Context

Long Beach (Oneroa Bay) pairs with Tapeka Point as pocket of settlement that punctuates the otherwise lightly developed northern, seaward face of Russell peninsula as it addresses the inner Bay of islands and Te Rawhiti Inlet.

Long Beach has a long-established, settled coastal character that was initiated well over half a century ago with small dwellings lining the western edge of Long Beach Road and concentrated on the relatively gentle slope at the northern end of the bay. Over intervening years, the narrow backshore flat has been infilled with increasingly large dwellings, whilst comparably sizeable homes have also extended along the upper spurs and the ridgeline associated with Russell Heights Road.

The majority of these buildings are visually prominent as a result of their bulk, reflective finishes and positioning in relation to terrain. Quite a number of these buildings would have been consented under the provisions of the

current Operative Far North District Plan. As a result, Long Beach settlement is now overtly "settled" and has a semi-suburban character where built form is a prevailing feature.

The senior members of the Sterritt family have witnessed this transition over their lifetime and are motivated to ensure that their endeavours don't similarly compromise the qualities of their land. They have encouraged a "landscape-led" and restrained approach to subdivision and future buildings so that the combined impact of the pair of homes that the Trusts wish to provide for have a combined impact than is markedly less that a single house set and configured less carefully at the crest of the Site (as demonstrated by many of the existing homes along adjacent parts of the ridge).

Site description

The Site occupies a moderately graded upper slope that transitions downhill to a very steep lower flank that drops abruptly to immediately inland of the existing Sterritt family bach. This broad face is oriented to the northeast and east and descends from the sklyline ridge that is approximately traced by Russell Heights Road, where an existing driveway formation runs into the upper margin of the title. Unsurprisingly, portions of the lower part of the Site have signs of past land movement and those areas of instability have been identified by Cook Costello in their site suitability report. Proposed building areas are positioned accordingly.

The Site is densely vegetated, with approximately 40% of its cover comprising invasive exotic species that include Taiwan cherry, scrub wattle, moth plant, climbing asparagus, *Lantana*, banana passionfruit and acmena.

A strip of large pines and two pockets of equally sizeable *Eucalyptus* occupy the mid portion of the Site and are proposed to be removed prior to building on proposed Lot 2. The balance of the vegetative cover is indigenous and dominated by mapou (*Myrsine australis*), with seedlings and saplings of karaka (*Corynocarpus laevigatus*), kohekohe (*Dysoxylum spectabile*), mahoe (*Melicytus ramiflorus*) and other indigenous species establishing naturally. The lower, coastal edge remains visually contained by this vegetation, which provides a valuable buffer between the Site and the beachside settlement below.

Proposal

The subdivision will create two lots, each containing a defined building area and provision for on-site water storage and access. Access to both lots will be gained from Russell Heights Road via an existing bench that will be upgraded within a defined 6m corridor. The Landscape Integration Concept prepared by Littoralis Landscape Architecture (Attachment Four) indicates the following characteristics of the proposal:

- Defined 20m x 15m building areas positioned within parts of the Site that have limited existing indigenous vegetation cover and where gradient is more conducive to establishing a building;
- retention and management of native vegetation outside defined building areas;
- removal of the large exotic trees (pines and gums) to provide for native regeneration that will strengthen the coherence of the flank;
- targeted pruning of native species only where needed to provide filtered seaward views or potential fire management;
- control of invasive species and progressive replanting with eco-sourced native species;

- the use of fire-retardant native species to infill spaces to the seaward and eastern sides of any future dwellings and around water tanks to fully conceal those tanks from views from outside the Site/s;
- an overall height limit of 5m above natural ground at a single datum, with an explicit requirement that buildings are not to be stepped to climb up the natural ground profile as could occur under a "rolling height" limit. This defined height limit does not apply to small chimneys, antennae or other minor building elements;
- building finishes with a Light Reflectance Value (LRV) not exceeding 20% for roofs and 30% for walls and influenced by the green, brown and grey hues of the natural cover of the site. Or the use of natural materials that have comparably low LRV. The intention of this provision is to achieve a visually recessive outcome as distinct from camouflaging the buildings;
- any retaining walls exceeding 1m in height to be constructed of or finished in materials with an LRV of less than 20% (eg. dark stained timber pole and rail structures) and with indigenous planting at their toe and/or crest; and
- the driveway descending the slope to proposed Lot 2 is to be surfaced in a visually recessive material such as chipseal, hotmix or coarsely exposed aggregate concrete (which will rapidly weather to a dark hue).

It is anticipated that these matters will inform a consent notice attached to each title to ensure that these intended integration measures are carried into the future development of the Site.

Visual amenity effects

From the Coastal Marine Area

The oblique views contained in Attachment One give a sense of the Site's relationship with the landform and development patterns of Long Beach settlement. Attachments Two A and Two B identify the various terrestrial and marine based vantage points that the panoramas found in Attachment Three have been captured from. Those panoramas illustrate the presence of the site from a range of publicly accessible areas, with a focus upon selecting places that present a "worst case" exposure of the Site or where its general location is at the centre of a vista.

Panoramas VP01 to VP07 were taken from the coastal marine area as an illustration of the experience of boat passengers traversing the inner waters. It is useful to note that the majority of the many vessels using these waters will be much further offshore than even VP06 as they follow the tracking line from Tapeka Point to the midst of Rawhiti Inlet on the sheltered side of the string of outer islands. Long Beach lacks a formal boat ramp, so any watercraft launched from the beach will be limited to kayaks and small dinghies.

These marine-based images highlight the developed nature of Long Beach and the distribution of buildings within that setting. The prominence of the pale-coloured, multi-tiered buildings associated with Russell Heights Road, including those that break the skyline, is particularly emphatic from out on the water. The position of the Site is highlighted in these images with a black arrow. Panoramas VP05 to VP07 are helpful in illustrating how distances over 1km diminish detail and subtle contrast, with the palest of buildings set against dark patterns of vegetation serving to highlight the arrangement of houses within the landform.

When the nature of the proposed location and subdued characteristics of intended future buildings on the Site, along with proposed ongoing vegetation management, are considered in the context from these views out to sea, it becomes evident that the sorts of structures outlined in Attachment Four would barely register a presence in

these views, particularly when compared with the considerably more conspicuous statements created by surrounding existing buildings. Accordingly, adverse visual amenity effects arising from two future buildings as provided for under the application upon views from the Coastal Marine Area (CMA) are assessed as being less than minor.

From the beach and Long Beach Road

Panoramas VP08 and VP09 illustrate views from the northern end of Long Beach and round the bend to enter the flat part of Long Beach Road. These views are essentially along the wider flank that the Site occupies a small part of and highlight the way that the vegetation on that flank layers to filter even the most prominent of the buildings on the upper flank. Proposed requirements to restrict vegetation clearance would ensure that any exposure to the buildings, if visible at all, would be limited to small fragments of darkened built fabric which would barely register within these views.

Panoramas VP09-VP16 step progressively east along the beach, with views to the Site transitioning from being tangential to perpendicular in the process. Those views along shift from being "across" to "up" to the Site as they do so. From the western vantage point (VP10), the preceding comment and visual effects finding relating to VP08/09 applies equally.

By the stage of reaching VP11, the view to the Site is decidedly uphill, with vegetation lower on the Site and on the neighbouring property serving to shield any view to either of the building areas (or low buildings on them). That circumstance continues through the area of road and beach represented by VP12-14. There would be no visual effect arising directly from the built parts of the proposal from this central portion of the beach and road but the removal of the pines and gums on the Site would have a positive effect.

By the location of VP15, a small portion of a building on proposed Lot 2 is likely to be visible, although the finishes and scale of that building would result in it only having a very limited presence and generating less than minor adverse effects within the developed context of Long Beach.

From its position at the far, eastern end of the most used part of Long Beach, VP16 has some parallels with VP10, in being tangential and from a moderate distance. The slight eastward roll in the spur of the Site means that the building areas would be more exposed to views from the east than those from the west, but the subduing influence of an established vegetative framework and tight controls over future building characteristics remain influential in ensuring that structures would have only a very limited visual presence. Adverse visual amenity effects from this eastern end of the beach and road would be very contained and less than minor.

From the neighbouring properties

The only adjoining site that has the potential for its visual amenity to be compromised by the proposal is the home immediately to the south of proposed Lot 1, which is constructed very close to the shared boundary and seen in the bottom left of the Landscape Integration Concept (Attachment Four). The interface between that building and the indicated building area on proposed Lot 1 is already well vegetated and it is intended that this cover be maintained - and supplemented as necessary - as conveyed by a note to that effect on the Concept. Furthermore, a building on Lot 1 would have a floor level in the order of 7m below that of the neighbouring house, and a height limit of 5m. As a result, it is expected that a future house within the Lot 1 building that complies with the controls proposed within the application would be barely visible – if visible at all – from this neighbouring home.

It is relevant to note that these sorts of controls would not apply to a building that could be constructed as a permitted activity on the upper part of the Site as it stands as a single allotment.

Adverse visual amenity effects upon neighbouring properties would be less than minor.

Landscape and natural character effects

In light of Long Beach's developed nature, it is predictable that the Site is not identified as having elevated landscape values or natural character values under the Operative Far North District Plan or the Regional Policy Statement for Northland (which informs the ONL identification in the Proposed Far North District Plan).

The proposal will not alter the essential landform or introduce new structures that are inconsistent with the settled character of Long Beach. Indeed, the controls proposed to apply to the buildings provided for would see those structures as being amongst the most recessive with the settlement and the works associated with access formation having any visual effects contained within the Site. The subdivision boundary would lie amidst the comprehensive existing vegetated pattern and not be expressed in the wider landscape.

The landscape and natural character effects of the proposal are assessed as being less than minor, whilst intended vegetation management will contribute to the long-term ecological and landscape enhancement of the Site.

Provisions of the Operative Far North District Plan (OFNDP)

As the Site is within the Coastal Living Zone the proposal is a non-complying activity due to not being able to meet the minimum lot areas required for a discretionary activity. Whilst explicitly not an application under the Management Plan provisions of the OFNDP, the proposal has been formulated in a way that acknowledges the discretionary criteria that inform consideration of Management Plan applications. It has also been cognisant of the imperatives of Chapter 10 of the OFNDP applying to the Coastal Environment, exemplified by the way that the proposal demonstrably satisfies all of the following policy provisions:

Policy 10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:

(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;

(b) the number of buildings and intensity of development;

(c) the colour and reflectivity of buildings;

(d) the landscaping (including planting) of the site;

(e) the location and design of vehicle access, manoeuvring and parking areas.

It is noteworthy that the provisions of the Operative and Proposed Far North District Plans would allow for a singular dwelling on the Site (if remaining as a single lot) that is comparable to those that have been developed nearby. As the photographs in Attachment Three graphically illustrate, the zoning does not foster built outcomes that are without impact upon the coastal environment or the natural character, landscape and amenity values of the setting.

Whilst non-complying, the proposal represents a future development outcome that ensures considerably less impact upon these values in the form of two buildings than could occur as-of-right in the form of single, complying, residence.

Conclusion

In summary, the proposed two-lot subdivision related to 103 Long Beach Road has been developed through a landscape-led process that recognises the sensitivities of the immediate coastal ridge and flank setting. It respects the existing vegetated framework, proposes restoration and invasive species management, and provides for future buildings to be designed and reviewed to ensure a subdued and well-integrated relationship with the Site and its context. Potential adverse effects on landscape, natural character and visual amenity values will be less than minor.

Mike Farrow Principal Landscape Architect

LITTORALIS LANDSCAPE ARCHITECTURE
October 2025

Geotechnical Investigation Report

Project

Site suitability report

Job No.

17797

Client

Craig Sterritt

Date of issue

1/09/2025

cook | costello

DOCUMENT CONTROL RECORD

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Project description:	Geotechnical report (Site Suitability)
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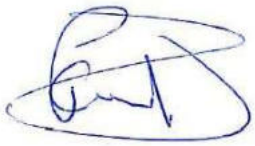
Originator	 Tyran Ward Engineering Cadet  Jasmin Mcveigh Graduate Geotechnical BSc(Geology, Geography)
Reviewer:	 SIGNATURE Philip Cook Chartered Professional Engineer CPEng, BE(hons)
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Version	Date	Comment	By
VERSION 1	1/09/2025	Approved	P. Cook

Table of Contents

1. Executive Summary

Site Description:

Site Classification:

NZ Building Code Expansive Soil Class	H – Highly Expansive Soils
AS/NZS 1170.5 Soil Class	C – Shallow soil sites

Bearing Bearing Capacity Summary:

Depth to 200kPa Uncorrected Ultimate Bearing Capacity:	0.4 mbgl
Depth to 300kPa Uncorrected Ultimate Bearing Capacity:	1.0 mbgl

Site Foundation Options:

Shallow Foundations:	Stiffened slab (i.e. RibRaft) foundation can be designed for a UBC of 200 kPa or 300 kPa UBC if founded a minimum of 0.4 m or 1.0m below the existing ground level, below any topsoil, respectively. The stiffened slab should be specifically designed in accordance with NZ Building Code Clause B1 for Class 'H' soils for a characteristic surface movement of 78 mm.
Pile Foundations:	Specifically designed piles foundations embedded to a minimum depth of 1.5 mbgl, adhering to NZ Building code B1/VM4. Pile foundation design should be carried out in accordance with NZ Building Code B1/VM4 and will require specific engineering design by a suitably qualified engineer.

2. Introduction

Cook Costello has been engaged by Craig Sterritt to provide a Geotechnical Report for use in building consent for the Whangarei District Council.

It is proposed to build a new dwelling at 103 Long Beach Road, Russell. This report is to provide a geotechnical assessment for the new proposed dwelling.

A site testing plan is attached as Appendix 1 showing the property boundaries and associated site investigations.

2.1. Relevant Documentation

- AS 2870: 2011 - Construction of residential slabs and footings
- NZS 3604: 2011 - Timber-framed buildings
- NZS 4402:1986 - Methods of testing soils for civil engineering purposes
- Far North District Council: GIS Maps
- Far North District Council Environmental Engineering Standards
- Resource Management Act 1991
- Far North District Council District Plan
- Northland Regional Council Proposed Regional Plan (PRP)

2.2. Building Code – B1 Good ground definition

The requirement for specific engineer design is dependent on whether or not the site subsoils fall within the NZS3604:2011 & B1 / VM4 definition of 'good ground'. 'Good Ground' – means any soil or rock capable of permanently withstanding an ultimate bearing pressure of 300 kPa (i.e. a dependable bearing capacity of 150 kPa using a reduction factor of 0.5) but excludes;

a) Potentially compressible ground such as topsoil, soft soils such as clay which can be moulded easily in the fingers, and uncompacted loose gravel which contains obvious voids,

b) Expansive soils being those that have a liquid limit of more than 50% when tested in accordance with NZS4402 Test 2.2 and linear shrinkage of more than 15% when tested from the liquid limit in accordance with NZS 4402 Test 2.6 and,

c) Any ground which could foreseeably experience a movement of 25 mm or greater for any reason including one or a combination of the following: land instability, ground creep, subsidence, seasonal swelling and shrinking, frost heave, changing groundwater level, erosion, dissolution of soil in water, and effects of tree roots.

3. Desktop Study

3.1. Site Description

The property at 103 Long Beach Road, Russell, has a legal description of Lot 49 DP 19294. The property currently has no buildings, and is densely vegetated with large trees and bushes. The property has a total survey area of approximately 5900 m^2, and is sloping at an angle of approximately 20° to the southeast. The approximate site boundary and build site can be seen in Figure 1.

Figure 1: GIS aerial image of 103 Russell Road with 1.0 m contour lines

3.2. Proposed Development

It is proposed that the property be subdivided into two equal parcels by creating a division along the centerline from east to west.

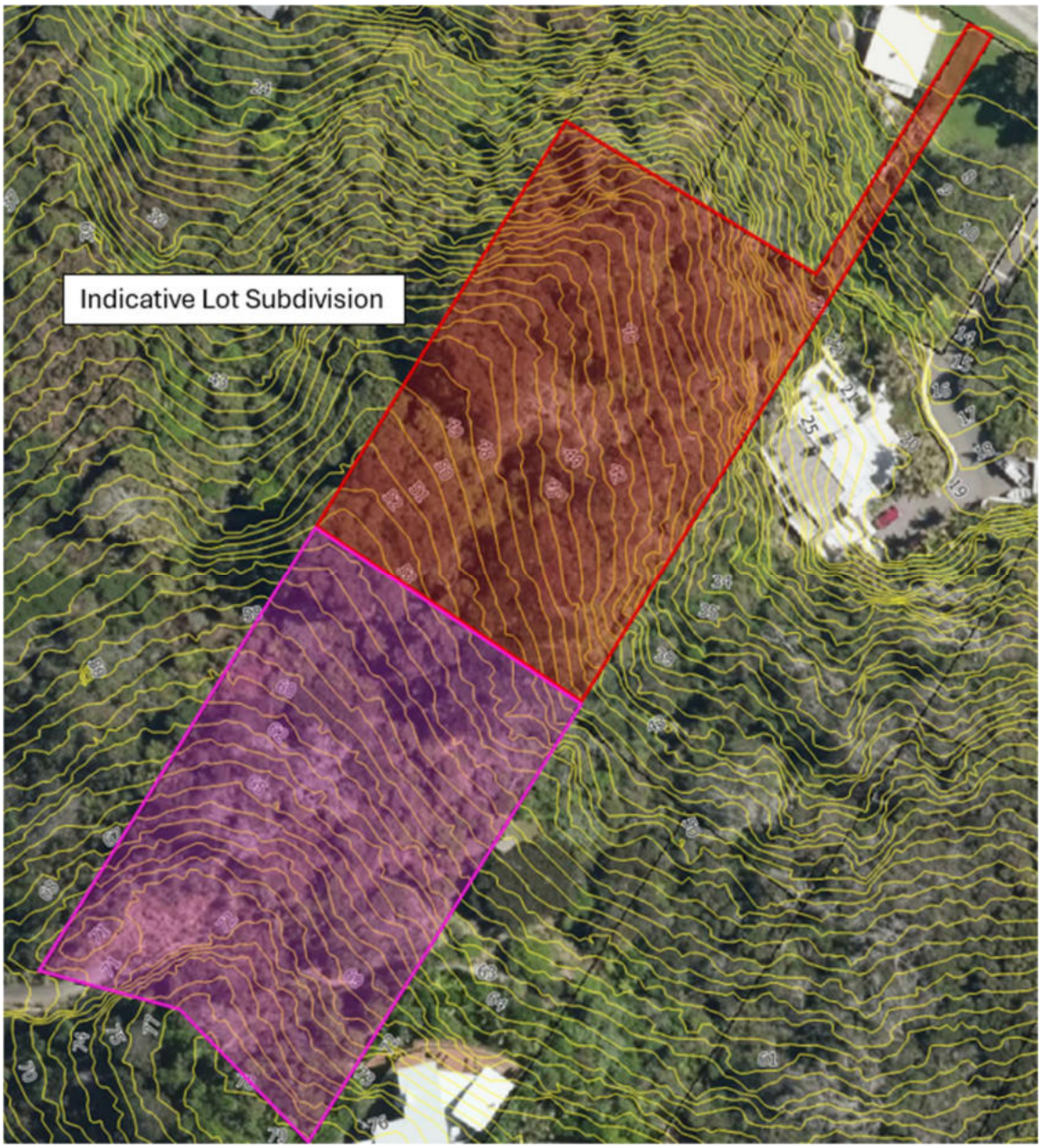

Figure 2: Indicative subdivision boundary line

3.3. Published Geology

The GNS Science online geology map defines the underlying geology of the site as being Waipap Group sandstone and siltstone, comprising massive to thin-bedded, lithic volcaniclastic metasandstone and argillite, with tectonically enclosed basalt, chert and siliceous argillite.

Figure 3: NRC Soil Fact Sheet Viewer

The soil type of the building site is mapped on the Northland Regional Council's Soils factsheet viewer as Rangiora clay, clay loam and silt loam (RAH), which comprises mature greywacke soils. These soils are prone to gully, slump and especially earthflow erosion.

These are regionally scaled documents and should not be relied on for site-specific acceptance.

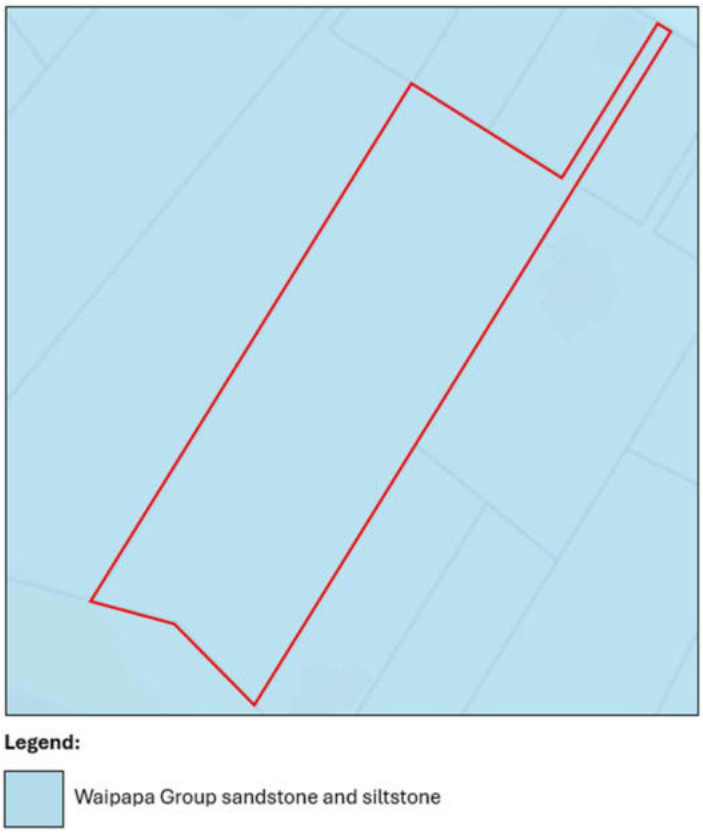

Figure 4: 1:250k GNS Geological Map of New Zealand

3.4. Hazards

Northland Regional Council has information regarding tsunami inundation zones, coastal and river flooding. Northland Regional Council's Natural Hazards map has identified the site as susceptible to tsunami inundation within the northern quarter of the lot. The Hazard map does not identify the site as prone to coastal or river flooding. Coastal flooding occurs along Long Beach, north of the development, but does not extend past the reaches of the beach in the location of the development.

These are regionally scaled documents and should not be relied on for site-specific information.

Figure 5: Tsunami Inundation Map, Northland Regional Council Hazards Maps

3.5. Historical imagery

Figure 6 below shows historical aerial images showing the previous usage of the site and the surrounding area in 1968. The site and the majority of the surrounding area had not been developed at the time of the first available aerial imagery for the area; the only development conducted was the construction of residential dwellings lining the edge of Long Beach. A review of historical aerial imagery dating back several decades confirms that the subject site has not been previously developed or disturbed, and has remained in its natural or undeveloped state, with no evidence of infrastructure, construction, or significant land modification.

The neighbouring site has had significant slips before in the early and mid 1900s; however, the area has since been developed, and no further slips from the neighbouring site are expected.

Figure 5: 1968 Aerial Image of the surrounding area (Retrolens).

4. Ground Investigation

A site visit was undertaken by a Cook Costello Geotechnical Engineer on 30 July 2025. A ground investigation was undertaken across the proposed building site, with the following investigation points undertaken within the area of the proposed accommodation units:

- 2no. Hand augers (HA01 and HA02) to determine the nature of near-surface soils
- 2no. Scala penetrometer (SP01and SP02) tests to determine the strength/stiffness of near-surface soils

The test locations are shown on the site investigation plan attached as Appendix 1. Full test results can be found in Appendix 2. Testing has been spread across the site to account for any variation in building orientation.

4.1. Site walkover observations

A site walkover was carried out by a Cook Costello geotechnical engineer on 30 July 2025. The following observations were noted:

- At the time of the visit the site was damp from a recent storm the day before.
- Undulation ground was observed on the steep hill faces – this is theorised from soil creep.
- The lot is mostly covered in bush at a moderate incline
- The initial access section at the top of the lot has a flat area from past earthworks; the area is suspected to have uncontrolled fill.
- The vegetation grows less dense in the middle of the lots, especially along the ridge.

4.2. Hand Auger Investigations

The results from the hand auger investigation carried out at the site are summarised in Table 2. The location of the tests is shown in Appendix 1. For more detailed logs and testing results, refer to Appendix 2.

Table 2: Summary of Hand Auger results.

Test ID	Depth (mbgl)[1]	Groundwater depth (mbgl)	Test Results		
			(mbgl)	Soil Type	Undrained shear strength, Su (kPa
HA01	1.2 (Too Hard)	>1.2m (Not encountered)	0.0 – 0.35	TOPSOIL(Clayey SILT), with some organics and traces of coarse sands	
			0.35 – 1.2	CLAY with traces of gravels increasing with depth	0.5m:119/44
HA02	0.9 (Too Hard)	>0.9m (Not encountered)	0.0-0.2	TOPSOIL(Clayey SILT), with some organics and travel of course sands	
			0.2-0.9	CLAY with coarse gravels	0.5m:126/40

1. mbgl = meters below ground level

4.3. Scala Penetrometer Investigations

Scala penetrometer results show that an ultimate bearing capacity (UBC) is in excess of 200 kPa (100 kPa dependable) from approximately 0.4 m below the existing ground level across the site, below any topsoil or fill. An ultimate bearing capacity is in excess of 300 kPa (150 kPa dependable) from approximately 1.0 m below the existing ground level, below any topsoil or fill. The results from the Scala penetrometer test carried out at the site are summarised in Table 3.

Uncorrected ultimate bearing capacities derived from Scala penetrometer tests were estimated using the procedure presented by M.J. Stockwell in the paper 'Determination of allowable bearing pressure under small structures (June 1977)'. Bearing capacities should be corrected for the proposed foundation dimensions once these are known.

Table 3: Summary of uncorrected ultimate bearing capacity identified at each SP location.

Test ID	Depth Below Ground (m)	Scala Penetrometer (blows/100mm)	Uncorrected Ultimate Bearing Capacity (kPa)
SP01	0.4	3	>300
SP02	0.2	2	>200
	1.0	3	>300

4.4. Water Table

The groundwater table was not encountered within any of the hand augers. The hand augers reached a maximum depth of 1.2 mbgl in mid-winter.

5. Geotechnical Assessment

5.1. Site Subsoil Profile

The subsoil profile is dominated by CLAY with traces of gravels up to approximately 3 m, which overlays completely weathered greywacke.

For a basic geological interpretation based on shallow geotechnical investigations, refer to Table 9.

Table 9: Subsoil profile based on the shallow soil investigations.

Geologic Interpretation	Depth (m)
Stiff CLAY	0.0 – 1.2
Very stiff CLAY	1.2 – 2.9
Completely weathered Greywacke	2.9 – 7
Highly weathered Greywacke (inferred)	>7

5.2. Site Subsoil Classification

The general soils encountered across the site are consistent with the site subsoil classification Class C – Shallow Soil sites as per NZS1170.5 - 2005.

Therefore, the site is assumed to be Class C. Further investigation could be undertaken, however, to refine the subsoil classification.

5.3. Seismic assessment

5.3.1. Seismic parameters

Peak horizontal ground accelerations (PGA) have been calculated in accordance with MBIE/NZGS Module 1 (2016) using the following formula:

$PGA = C_{0,1000}\ R\ f\ g\ /\ 1.3$

$C_{0,1000}$ = 0.13 for Whangarei (NZTA Bridge Manual Commentary (2018) Table C6)

R = 1.0 for a 500-year return period event (NZS1170.5)

f = 1.33 for Class C

Thus, the PGA = 0.13 x 1.0 x 1.33 g / 1.3 = 0.13g

As a lower bound, the ultimate limit state effects to be designed for shall not be taken to be less than those due to a 6.5 magnitude earthquake at 20 km distance, for which the peak ground acceleration

coefficients shall be derived from Table 6.3 of The NZ Transport Agency's Bridge manual SP/M/022 (version October 2018).

Thus, the PGA = 0.19 g

ULS Earthquake magnitude of 6.5 should be adopted for site assessments.

The PGA may be affected, considering the topographic amplification factor $A_{topo,}$ according to the following situations, as illustrated in NZGS – Module 6. Ground shaking may be significantly amplified by certain topographic features, including long ridges and cliff tops. The phenomenon of topographic amplification is well recognised internationally, and the following simplified recommendations have been adapted from Eurocode 8, Part 5: BS EN 1998-5: 2004 (Annex A). Amplification factors are provided below with respect to the topographic situation.

For cliff features >30m in height, A_{topo} = 1.2 at the cliff edge and the area on top of the cliff of width equal to the height of the cliff;

For ridge lines >30m in height with crest width significantly less than base width, and average slope angle greater than 30°, A_{topo} = 1.4 at the crest diminishing to unity at the base;

For ridge lines >30m in height with crest width significantly less than base width, and average slope angle greater than 15° and less than 30°, A_{topo} = 1.2 at the crest diminishing to unity at the base;

For average slope angles of less than 15 degrees, the topography effects may be neglected.

In this specific case, we can consider the following parameters:

A_{topo} = 1.2

The seismic parameters are summarised in Table 10.

Table 10: Seismic parameters.

Limit State	Magnitude	Peak Ground Acceleration (PGA)
SLS[2]	5.8	0.03
ULS[1]	6.5	0.228

1. Ultimate Limit State
2. Serviceability Limit State

5.4. Slope stability assessment

The risk of slope failure is determined by the Factor of Safety and is derived by the ratio of stabilising forces to destabilising forces. The criteria of an acceptable slope will generally have a factor of safety of 1.2 to 1.5, having a normal factor value of 1.5 for residential construction. These factors of safety have been developed by geotechnical engineers to accommodate uncertainties in geometric accuracy, rock properties, analysis methods, and the validity of assumptions made.

It is important to note that the modelled factor of safety does not assure safety from instability or slope movement but indicates a reduced risk of failure. Table 14 shows the approximate likelihood of failures for different values of factors of safety *(Meyerhof, G., Canadian Geotechniques, Vol 7, No. 4 (11/70); Wu, T. H., et al, ASCE, SM2 (3/70); Semple, R. M., Ground Engineering (9/81)*.

Table 14: Approximate likelihood of failures for different values of factor of safety.

Factor of Safety (FOS)	Likelihood of Failure Per Annum
1.1	1:10
1.3	1:50
1.5	1:200
1.7	1:1000

Generally, the higher the risk category for the asset under consideration, the higher the design FOS to be adopted. The Building Research Association of New Zealand (BRANZ) has completed two quantitative study reports (SR004 and SR083) on slope stability at potential building sites. It is from these reports that we have adapted our methodology for slope stability analysis.

The likelihood of slope failure was modelled using the software "SLIDE" by Rocscience. The analyses have been performed on two cross-section (refer to Appendix 4). The cross-section shows the worst-case section of the proposed development in terms of slope stability.

We have modelled three separate scenarios for the cross-section:

- Normal groundwater conditions
- Raised groundwater conditions
- Seismic conditions (ULS) as per NZS1170.5:2004 & Module 1 NZGS 2021.

For all scenarios modelled, we assessed potential non-circular failure surfaces. The parameters used for slope stability are presented in Table 15. The layer of stiff clay identified beneath the topsoil in the hand auger has been subdivided into stiff and very stiff layers based on the results of the scala testing. The topsoil was not included in the slope stability model.

Table 15: Soil parameters used for slope stability analysis.

Soil Type	Depth range (m)	Density (γ) kN/m^3	Effective Cohesion (c') kPa	Effective Friction Angle (ϕ') deg.
Stiff CLAY	0.0 – 1.2	18.5	3	27
Very stiff CLAY	1.2 – 2.9	18.8	6	32
Completely weathered Greywacke	2.9 – 7	20.0	20	35
Highly weathered Greywacke	>7	22.0	40	38

Geotechnical design parameters have been determined based on the in-situ test data from the site inspection and knowledge of the local geology. Conservative estimations of some parameters have been made where available data is lacking.
A summary of the factor of safety results from the analyses is presented in Table 16. For detailed results, please refer to Appendix 4.

Table 16: Summary of stability results for the proposed development using SLIDE by 'Rocscience'.

Model	Assumed surface model	Static current groundwater conditions	Assumed 'raised' groundwater conditions	Seismic loading
Cross-section A-A' (Downslope from building area)	Non-circular	1.0	0.7	2.0
Cross-section A-A' Within building area		1.5+	1.3+	2.0
Cross-section B-B' (Downslope from building area)	Non-circular	1.0	0.7	2.1
Cross-section A-A' Within building area		1.5+	1.3+	2.1
Required	**Non-circular**	**1.5**	**1.3**	**1.0**

As seen in Table 16, the site has satisfactory factors of safety for some sections of the site and slope stability is not considered to pose a significant risk outside of the orange-highlighted areas marked below in Figure 6. The downslope sections of the site did not achieve satisfactory factors of safety. Any development in these areas will need slope failure mitigation methods employed. It is recommended that the stability be checked during the building consent stage when deeper testing information is known. The location of the cross sections can also be seen in Figure 6

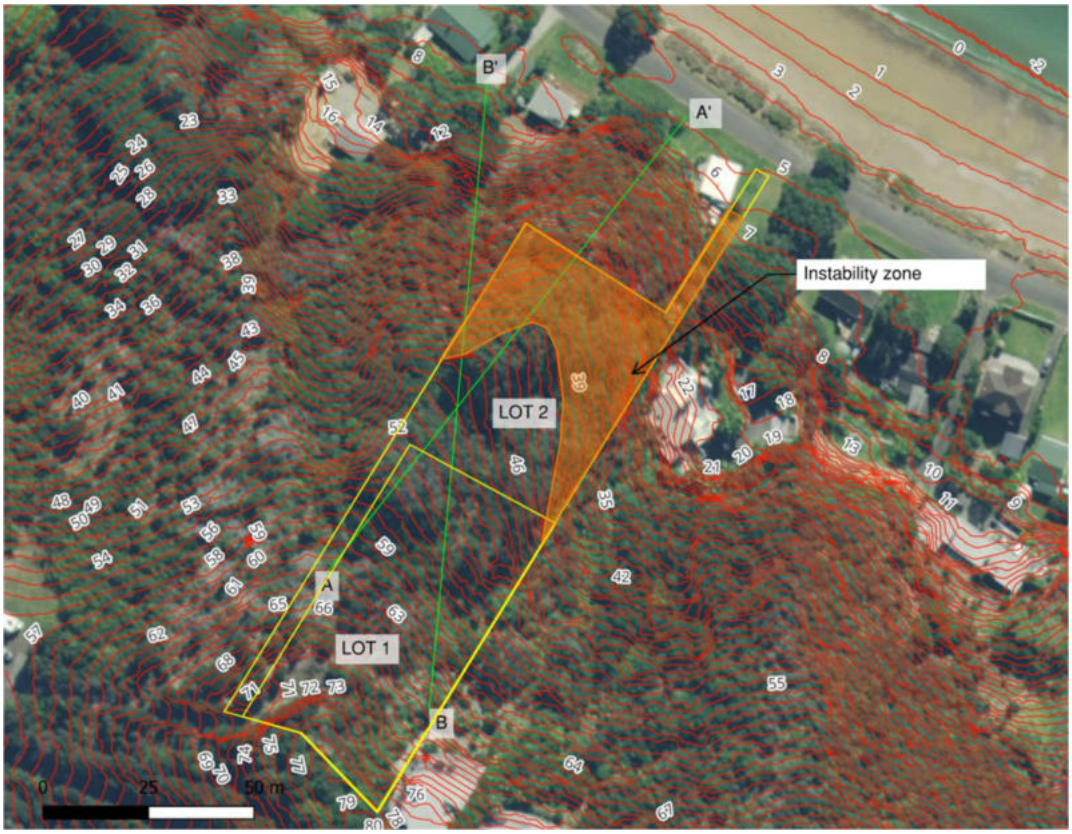

Figure 6: Location of cross sections and instability zone

5.5. Expansive soils assessment

Many soils located in the Northland region are considered to be expansive soils. There are three basic types of soil naturally occurring in the Northland area: sand, silt, and clay. Clay soils are generally classified as " expansive". This means that a given amount of clay will tend to expand (increase in volume) as it absorbs water and it will shrink (lessen in volume) as water is drawn away. This action of seasonal shrink/swell of soils can have a significant impact on the foundations of structures and also on other components of developments such as services, claddings, windows, doors, roading etc. Ot is evident from historical reports and site inspections that the effects of expansive soils in the northland is a major problem.

The surficial soils observed during the field investigations are assumed to be highly expansive and are likely to be subject to shrink-swell effects. Therefore, it is considered that the building site does not meet the requirements for "Good Ground" as defined in the New Zealand Building Code, therefore, NZS3604 foundations are not suitable for this site. Foundations will require engineering design in accordance with NZ Building Code Clause B1 for Class 'H' (Highly Expansive soils). A specific design for expansive soils has been taken into account in the foundation design. No laboratory testing has been carried out, therefore, the Class H soils have been inferred based on our geotechnical field and desktop investigations. Atterburg Limits, Linear Shrinkage, and Shrink–Swell testing could be done as part of the detailed design stage to better characterise the expansivity of the soils.

5.6. Foundation assessment

Where possible, each structure should adopt a single consistent type of foundation, either shallow foundations or piled, not a combination of both, to limit the effects of differential movement. Where multiple foundation types are required for a single structure, they should be designed to perform uniformly across the foundation plane so as to minimise differential movements resulting from settlement and expansive soils.

The expansive soils beneath the site have been classified as Class H in terms of New Zealand Building Code B1/AS1 (Amendment 19). Foundations should be designed in accordance with NZ Building Code – B1 for a characteristic surface movement of 78 mm.

As required by Section B1/VM4 of the New Zealand Building Code Handbook, a strength reduction factor of 0.50 or 0.80 must be applied to all recommended geotechnical ultimate soil capacities in conjunction with their use in factored design load cases for static and earthquake overload conditions, respectively.

5.6.1. Shallow foundation

Shallow foundations are suitable for the proposed building site. Shallow foundations can only be carried out if a flat building platform is constructed prior to shallow foundation installation. Additionally, if shallow foundations are chosen, a retaining wall will be required during the building consent process. Further geotechnical investigations will be required to determine the geotechnical parameters.

In order to mitigate the effects of expansive soils for a slab foundation, we recommend designing a stiffened concrete slab (e.g. RibRaft) specifically designed in accordance with NZ Building Code Clause B1 for Class ‘H’ soils for a characteristic surface movement of 78 mm. Further design will be needed at the detailed design stage.

Scala penetrometer results show that an Ultimate Bearing Capacity (UBC) in excess of 200 kPa (100 kPa dependable) is available from approximately 0.4 m below the existing ground level, below any topsoil or fill. A UBC is in excess of 300 kPa (150 kPa dependable) from approximately 1.0 m below the existing ground level, below any topsoil or fill.

5.6.2. Pile foundation

Specifically designed pile foundations are suitable for the proposed building site.

In order to mitigate the effects of the potentially expansive soils, we recommend designing piles to be embedded a minimum of 1.5 m below the cleared ground level. At this depth, it is considered to be below the effects of seasonal moisture variations that cause the expansive soils to shrink and swell, inducing uplift forces on the piles.

For shaft capacity and lateral capacity of piles, the upper 0.75 mbgl should not be relied upon to provide shaft resistance in tension and/or compression due to the presence of expansive soils, which may shrink away from the pile face.

The lateral capacity of the piles can be calculated using NZ Building Code B1/VM4 and the design parameters provided in Table 19 below. Due to the presence of expansive soils, which can shrink away from the piles, and considering the relatively shallow angle of the sloping ground, we do not consider there to be any additional lateral loading resulting from soil creep/sloping slope stability.

Table 19: Pile design parameters

Soil Type	Depth range (m)	Unit Weight (γ) kN/m3	Effective Cohesion (c') kPa	Effective Friction Angle (ϕ') deg.	Undrained Shear Strength (Su)	Bored Skin friction
Stiff CLAY	0.0 – 1.2	18.5	3	27	50	0.7
Very stiff CLAY	1.2 – 2.9	18.8	6	32	76	0.6
Completely weathered Greywacke	2.9 – 7	20.0	20	35	125	0.5
Highly weathered Greywacke	>7	22.0	40	38	-	-

5.6.3. Liquefaction

Due to the site subsoil profile being dominated by cohesive soils, liquefaction is not considered to be an issue for the proposed development.

5.6.4. Earthworks

Any earthworks conducted at the site should be undertaken and tested in accordance with NZS4431:2022.

All engineered or structural hardfill should be placed in ≤ 300 mm lifts and be compacted to a minimum of 95% of maximum dry density, at no less than optimum moisture content. Compaction should be achieved using standard plant and methodology suitable for the imported material. A water source should be maintained on-site for moisture control. The fill must be tested and certified in accordance with NZS4431 if the thickness exceeds 300 mm and monitored by a suitably qualified engineer. Fill may be battered down to the natural ground at a maximum grade of 1V in 2.0H if possible. Alternatively, any compacted fill on-site should be retained by retaining structures.

Wherever filling or soft native ground is present at the foundation level, it should be undercut and replaced with approved compacted hardfill. Its suitability or otherwise as a bearing material beneath the floor slab should be determined on-site by the Engineer.

Compacted hard FILL beneath the building platform exceeding a depth of 300 mm will require testing and certification by a suitably qualified engineer.

All cuts should not be left exposed for a long period of time; cuts should be made efficiently in conjunction with the construction of retaining walls.

Where site-won fill is proposed to be used as hard FILL material, this material must be approved for use by a suitably qualified geotechnical engineer.

6. Construction Monitoring

It is recommended that a Cook Costello engineer observes the excavations to confirm whether the ground conditions encountered are as assumed during the preparation of this report. In the case that the actual ground conditions deviate from the ground conditions presented in this report, Cook Costello would be in a position to recommend appropriate design and/or construction modifications that suit the actual ground conditions. Inspections may be required depending on the chosen foundation solution and this should be confirmed in consultation with the structural engineer once the final foundation solution has been chosen. Inspections should be undertaken by a suitably qualified engineer.

7. Conclusions

Geotechnical investigations indicate that the site is presently stable, and the subsoil properties have adequate strength parameters necessary for the proposed development, provided that the recommendations made in this report are followed.

The development will need to be carried out in accordance with proper engineering practice and the following guidelines:

1. Soils are assessed to be Highly Expansive, Class H soils as per NZ Building Code Clause B1. This means that the encountered clays may be prone to moderate volume changes (swelling and shrinking) that are directly related to changes in water content. Shrinkable soils are a significant risk to foundations. Expansive soils fall outside the definition of "good ground" according to NZS 3604:2011, therefore, specific foundation design is required for the site.
2. The site meets the definition of Class C – Shallow soil sites as per NZS1170.5.
3. Slope stability results provided satisfactory factors of safety across all modelled scenarios.
4. Scala penetrometer testing shows the >200kPa uncorrected ultimate bearing capacity is generally available from the existing ground level to 0.4 mbgl across the site.
5. Scala penetrometer testing shows the >300kPa uncorrected ultimate bearing capacity is generally available below 1.0 mbgl across the site.
6. Shallow foundations
    a. Shallow foundations are a suitable option for the proposed development. If shallow foundations are chosen a retaining wall will be needed in the building concent process.
    b. Shallow foundations can be designed for an UBC of 200 kPa or 300 kPa if founded at a minimum of 0.4 m and 1.0 m, respectively, below the existing ground level and any topsoil.
    c. The shallow foundations such as a stiffened concrete slab (e.g. RibRaft) specifically designed in accordance with NZ Building Code Clause B1 for Class 'H' soils for a characteristic surface movement of 78 mm are suitable and recommended for the proposed lot.
7. Pile Foundation Recommendations
    a. Specifically designed timber piles embedded to a minimum depth of 1.5 mbgl is a suitable foundation option for the site and will mitigate the effects of expansive soils.
    b. The lateral and shaft capacity of the upper 0.75 mbgl should not be relied upon to provide resistance due to the presence of expansive soils.
8. Any earthworks conducted at the site should be undertaken and tested in accordance with NZS4431:2022. Compacted hardfill beneath the building platform exceeding a depth of 300mm will require testing and certification by a suitably qualified engineer.

All work should be carried out under the guidance of a Chartered Professional Engineer with relevant geotechnical experience.

8. Limitations

This report has been prepared for the benefit of Craig Sterrritt as our client(s) with respect to an investigation of the proposed development and the Far North District Council's approval of the proposal as defined in the brief. It shall not be relied upon for any other purpose. The reliance by other parties on the information or opinions contained in this report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Opinions and judgments expressed herein are based on our understanding and interpretation of current regulatory standards and should not be construed as legal opinions. Where opinions or judgments are to be relied on, they should be independently verified with appropriate legal advice. Any recommendations, opinions, or guidance provided by Cook Costello in this report are limited to technical engineering requirements and are not made under the Financial Advisers Act 2008.

Recommendations and opinions in this report are based on data from testing and observations undertaken on-site. The nature and continuity of subsoil conditions away from the tests are inferred and it must be appreciated that actual conditions could vary considerably from the assumed model.

During excavation and construction, the site should be examined by a Cook Costello Engineer or Engineering Geologist to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based. It is possible that the nature of the exposed subsoil may require further investigation and modification of the design based on this report. In any event, it is essential that the firm is notified if there is any variation in subsoil conditions from those described in the report as it may affect the design parameters recommended in the report.

Cook Costello has performed the services for this project in accordance with the standard agreement for consulting services and current professional standards for environmental site assessment. No guarantees are either expressed or implied.

There is no investigation that is thorough enough to preclude the presence of materials at the site which presently, or in the future, may be considered hazardous. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable now may in the future become subject to different regulatory standards which cause them to become unacceptable and require further remediation for this site to be suitable for the existing or proposed land use activities.

Appendix 1: Site Investigation Plan

Legend

- HA and SP
- Contours

NOT FOR CONSTRUCTION

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REV.	REVISION DETAILS	DRAWN	APP.
C			
B			
A	FIRST ISSUE	30/07/2025 JM	PC

PROJECT DETAILS:
17797- 103 Long Beach Road

TITLE:
SITE TESTING PLAN

DATE CREATED	DRAWN	DESIGNED	APPROVED
30/07/2025	JM		PC

CCL REF NO	SCALE	STATUS
17797	1:600	FOR INFORMATION

DWG NUMBER	REVISION
DWG_17797_01	01

Appendix 2: Site Investigation Results

Hand Auger Borehole Log

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Method: 50 mm Hand Auger

Test Name: HA01/SP01
Project. No.: 17797
Page No.: 1 of 1

Client: Crag Sterritt
Project: 103 Long Beach Road, Russell
Location: 103 Long Beach Road, Russell

Coordinates: Northing:
Easting:
System: Geographic
Elevation:

Test Date: 2025-07-30
Logged By: ET
Review By: ET

Depth (m)	Soil Type	Lithologic Description	Geology	Groundwater table (m)	Dynamic Cone Penetration Test (DCPT) Blow/100 mm	Corrected Shear Vane test, Su (kPa)	Peak/Residual Undrained Shear Strength (kPa)
		Ground Surface at m.			5 10 15	Su_rs 40 80 120 160 Su_Pk 40 80 120 160	
0		TOPSOIL(Clayey SILT), with some organics and traces of coarse sands, dark brown, soft, moist, high plasticity			0 0 1 1 3 4 4 4 4 4 4 3		
1		CLAY with traces of gravels increasing with depth, grey orange, very stiff, moist, high plasticity Gravels: subangular, orange grey, very weak			7 6 5 6 6 6 6 6 6 8	△ ●	119/44
2		Test Hole HA01/SP01 terminated at 1.2 m mbgl due to too stiff. No shear vanes were undertaken at other depths due due to encounter of gravels.			14 12 16 20		
3							

Remarks:

Start: 2025-07-30 10:00:00
End: 2025-07-30 12:00:00
Weather Condition: Sunny and dry
Groundwater table during drilling: Not Encounted
Shear strength readings were corrected based on calibration factors of the shear vane used.

Hand Auger Borehole Log

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Method: 50 mm Hand Auger

Test Name: HA02/SP02
Project. No.: 17797
Page No.: 1 of 1

Client: Crag Sterritt
Project: 103 Long Beach Road, Russell
Location: 103 Long Beach Road, Russell

Coordinates: Northing:
Easting:
System: Geographic
Elevation:

Test Date: 2025-07-30
Logged By: ET
Review By: ET

Depth (m)	Soil Type	Lithologic Description	Geology	Groundwater table (m)	Dynamic Cone Penetration Test (DCPT) Blow/100 mm	Corrected Shear Vane test, Su (kPa)	Peak/Residual Undrained Shear Strength (kPa)
		Ground Surface at			5 10 15	Su_rs 40 80 120 160 Su_Pk 40 80 120 160	
0		TOPSOIL(Clayey), with some organics and traces of course sands, dark brown, soft, moist, high plasticity		0	0 1 3 3 3 3 3 2 3 2 3		
		CLAY with traces of gravels, grey orange, very stiff, moist, high plasticity Gravels: subangular, orange grey, very weak					128/40
1		Test Hole HA02/SP02 terminated at 0.9 m due to hole being too stiff.		1	3 4 5 5 5 4 5 5 6 5		
2				2	6 6 7 7 9 7 8 9 10		
3				3			

Remarks:

Start: 2025-07-30 18:13:00
End: 2025-07-30 18:13:00
Weather Condition: Sunny and dry.
Groundwater table during drilling: Not Encounted
Shear strength readings were corrected based on calibration factors of the shear vane used.

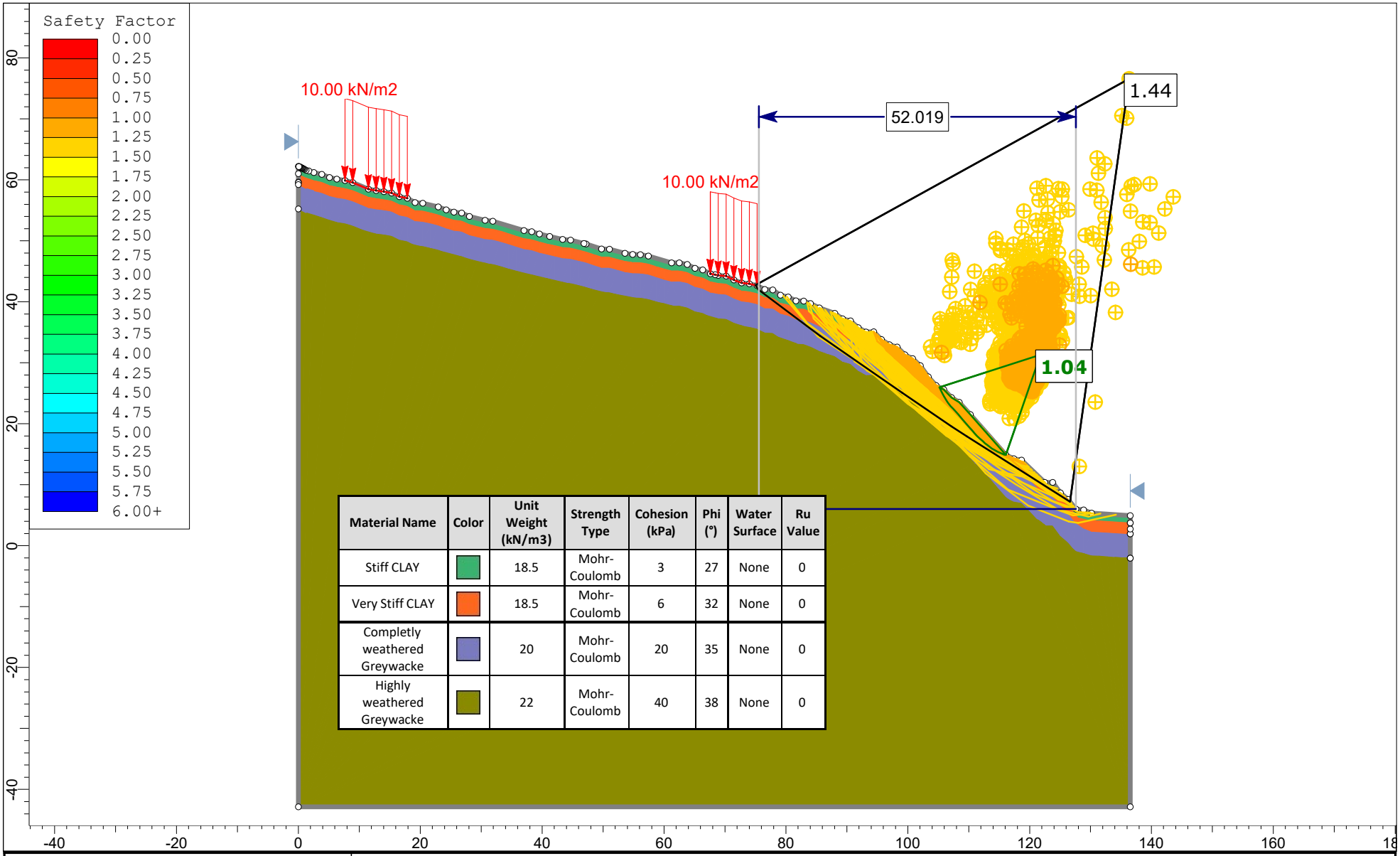
Appendix 3: Site Photographs

Photo1: Image of the site looking southwest

Photo 2: site vegetation and ground conditions

Photo 3: soils found onsite (Hand Auger)

Appendix 4: Slope Stability



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Ru Value
Stiff CLAY		18.5	Mohr-Coulomb	3	27	None	0
Very Stiff CLAY		18.5	Mohr-Coulomb	6	32	None	0
Completly weathered Greywacke		20	Mohr-Coulomb	20	35	None	0
Highly weathered Greywacke		22	Mohr-Coulomb	40	38	None	0

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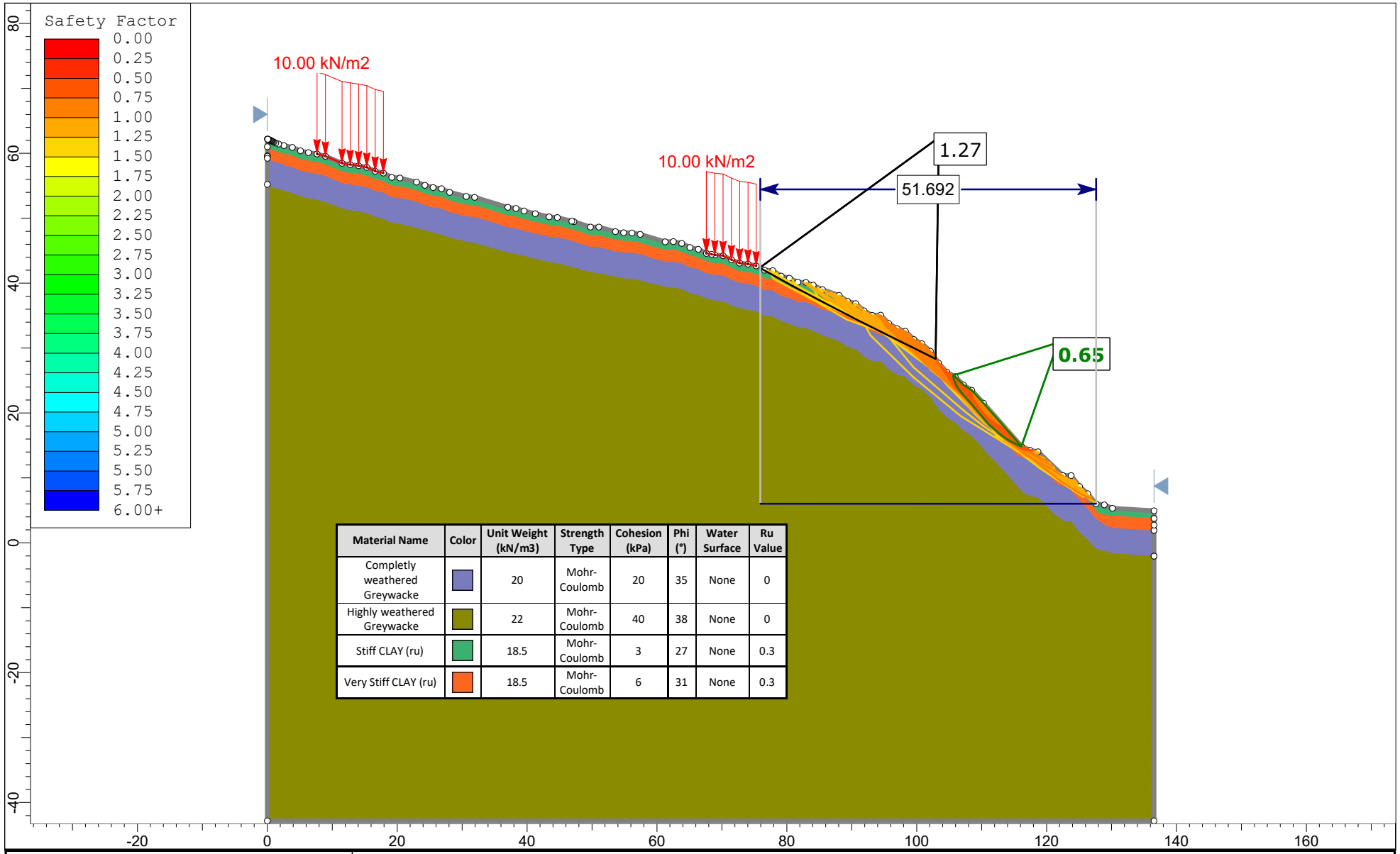
SLIDEINTERPRET 9.038

Project	17797- 103 Long Beach Road, Russell		
	Master Scenario		
Drawn By	JM/ET	*Company*	Cook Costello Limited
Date	1/08/2025, 3:49:11 pm	*Cross section*	A-A'



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Ru Value
Completly weathered Greywacke		20	Mohr-Coulomb	20	35	None	0
Highly weathered Greywacke		22	Mohr-Coulomb	40	38	None	0
Stiff CLAY (ru)		18.5	Mohr-Coulomb	3	27	None	0.3
Very Stiff CLAY (ru)		18.5	Mohr-Coulomb	6	31	None	0.3

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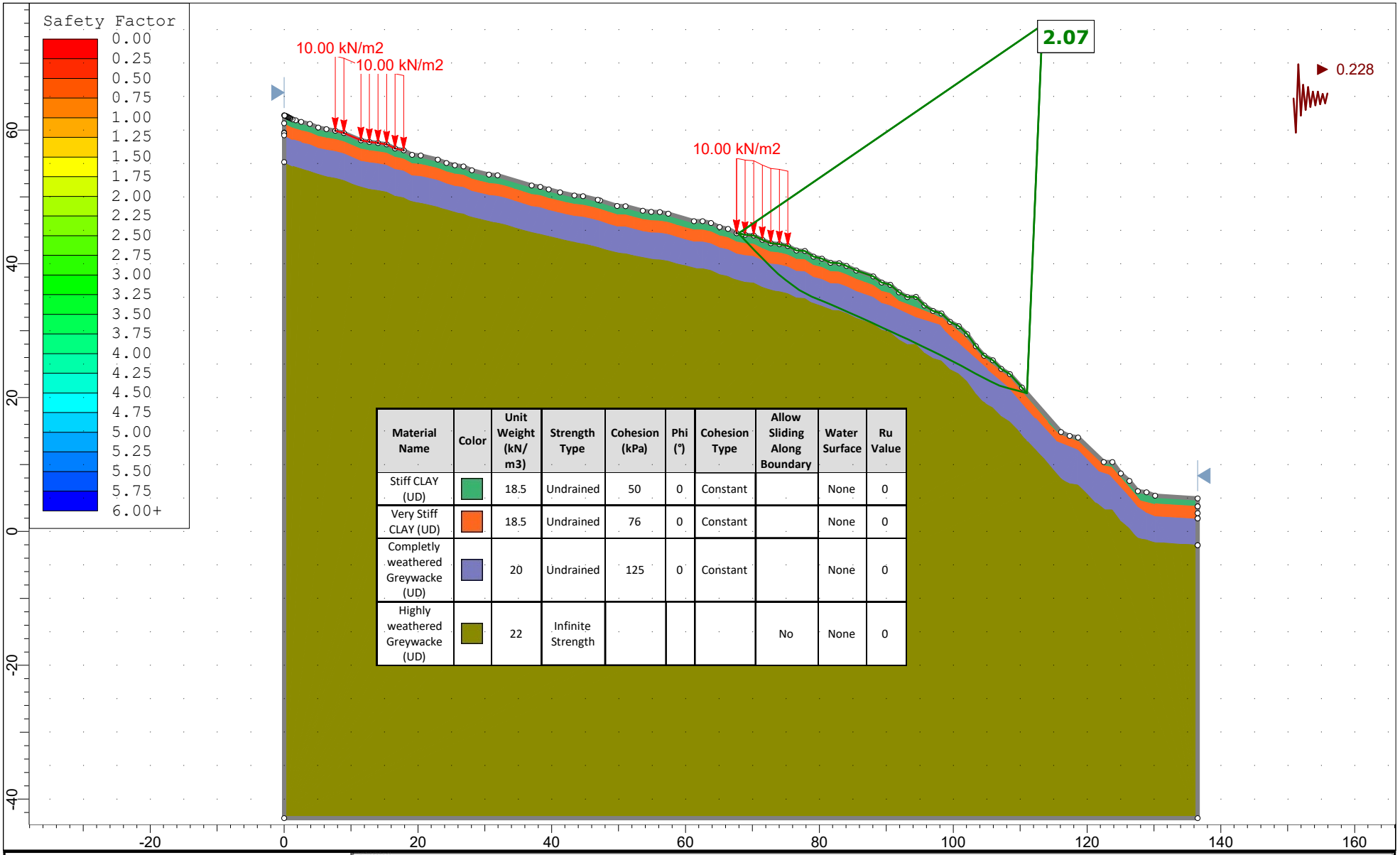
SLIDEINTERPRET 9.038

Project	17797- 103 Long Beach Road, Russell		
	RGW		
Drawn By	JM/ET	*Company*	Cook Costello Limited
Date	1/08/2025, 3:49:11 pm	*Cross section*	A-A'



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Cohesion Type	Allow Sliding Along Boundary	Water Surface	Ru Value
Stiff CLAY (UD)		18.5	Undrained	50	0	Constant		None	0
Very Stiff CLAY (UD)		18.5	Undrained	76	0	Constant		None	0
Completly weathered Greywacke (UD)		20	Undrained	125	0	Constant		None	0
Highly weathered Greywacke (UD)		22	Infinite Strength				No	None	0

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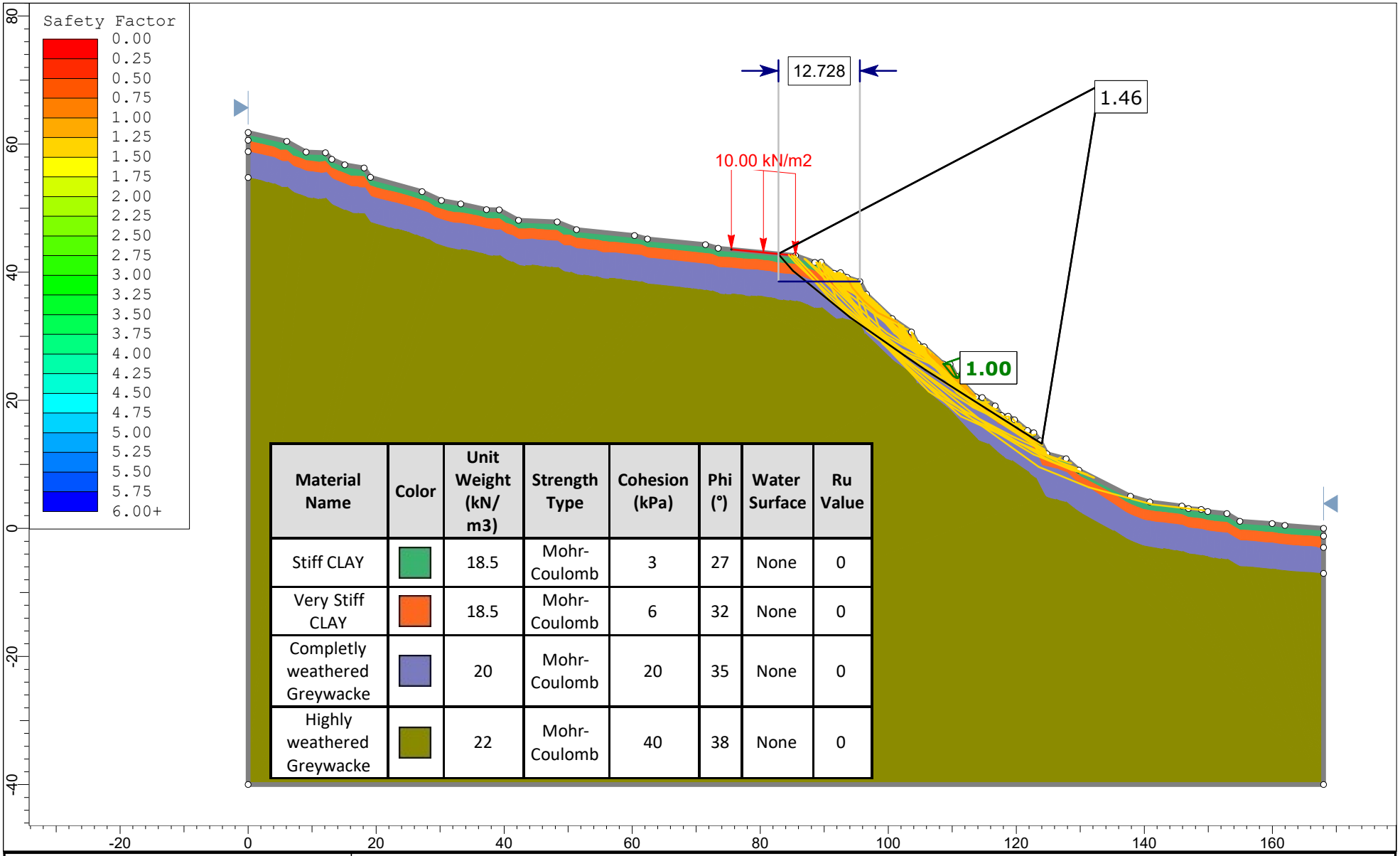
SLIDEINTERPRET 9.039

Project	17797- 103 Long Beach Road, Russell		
	seismic		
Drawn By	JM/ET	Company	Cook Costello Limited
Date	1/08/2025, 3:49:11 pm	Cross section	A-A'



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Ru Value
Stiff CLAY		18.5	Mohr-Coulomb	3	27	None	0
Very Stiff CLAY		18.5	Mohr-Coulomb	6	32	None	0
Completly weathered Greywacke		20	Mohr-Coulomb	20	35	None	0
Highly weathered Greywacke		22	Mohr-Coulomb	40	38	None	0

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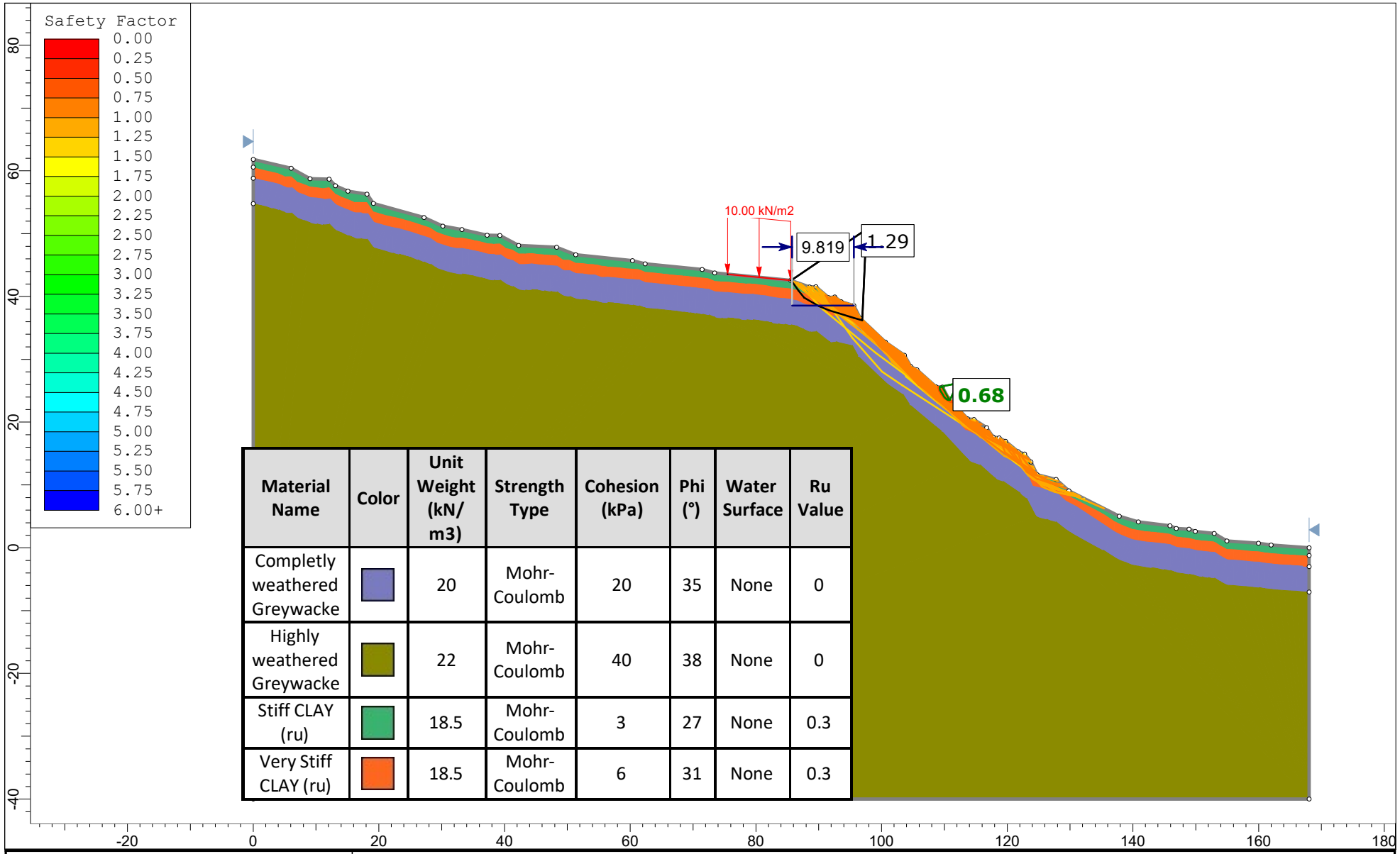
SLIDEINTERPRET 9.038

Project	17797- 103 Long Beach Road, Russell		
	Master Scenario		
Drawn By	JM/ET	*Company*	Cook Costello Limited
Date	1/08/2025, 3:49:11 pm	*Cross section*	B-B'



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Ru Value
Completly weathered Greywacke		20	Mohr-Coulomb	20	35	None	0
Highly weathered Greywacke		22	Mohr-Coulomb	40	38	None	0
Stiff CLAY (ru)		18.5	Mohr-Coulomb	3	27	None	0.3
Very Stiff CLAY (ru)		18.5	Mohr-Coulomb	6	31	None	0.3

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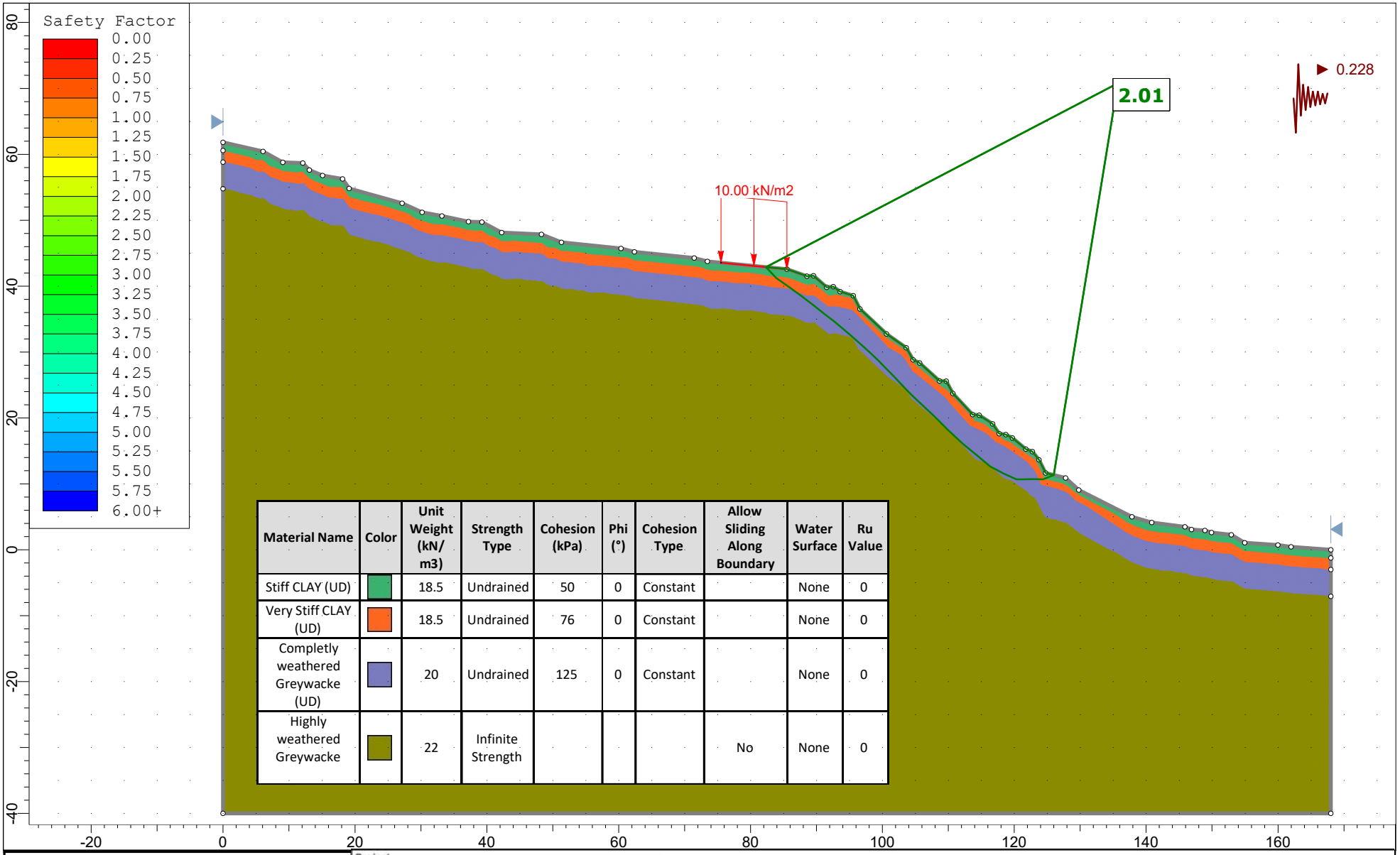
SLIDEINTERPRET 9.038

Project	17797- 103 Long Beach Road, Russell		
	Raised GroundWater		
Drawn By	JM/ET	*Company*	Cook Costello Limited
Date	1/08/2025, 3:49:11 pm	*Cross section*	B-B'



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Cohesion Type	Allow Sliding Along Boundary	Water Surface	Ru Value
Stiff CLAY (UD)		18.5	Undrained	50	0	Constant		None	0
Very Stiff CLAY (UD)		18.5	Undrained	76	0	Constant		None	0
Completly weathered Greywacke (UD)		20	Undrained	125	0	Constant		None	0
Highly weathered Greywacke		22	Infinite Strength				No	None	0

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SLIDEINTERPRET 9.039

Project	17797- 103 Long Beach Road, Russell		
	Seismic		
Drawn By	JM/ET	Company	Cook Costello Limited
Date	1/08/2025, 3:49:11 pm	Cross section	B-B'

Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application for New and Existing Residential Dwellings and Sub-Divisions

Applicant Information

Applicants Information	
Name:	Craig Sterritt
Address:	103 Long Beach Road, Russell
Contact Details:	Click or tap here to enter text.
Return Email Address:	sterrittcraig@gmail.com

Property Details

Property Details	
Address of Property:	103 Long Beach Road, Russell
Lot Number/s:	Lot 49 DP 19294
Dwelling Size: (Area = Length & Width)	Less than 200m2
Number of levels: (Single / Multiple)	Unknown

Contents

Firefighting Water Supplies and Vegetation Risk Reduction Waiver

"Fire and Emergency New Zealand strongly recommends the installation of automatic fire detection system devices such as smoke alarms for early warning of a fire and fire suppression systems such as sprinklers in buildings (irrespective of the water supply) to provide maximum protection to life and property".

Waiver Explanation Intent

Fire and Emergency New Zealand [FENZ] use the New Zealand Fire Service [NZFS] Code of Practice for firefighting water supplies (SNZ PAS 5409:2008) (The Code) as a tool to establish the quantity of water required for firefighting purposes in relation to a specific hazard (Dwelling, Building) based on its fire hazard classification regardless if they are located within urban fire districts with a reticulated water supply or a non-reticulated water supply in rural areas. The code has been adopted by the Territorial Authorities and Water Supply Authorities. The code can be used by developers and property owners to assess the adequacy of the firefighting water supply for new or existing buildings.

The Community Risk Manager under the delegated authority of the Fire Region Manager and District Manager is responsible for approving applications in relation to firefighting water supplies. The Community Risk Manager may accept a variation or reduction in the amount of water required for firefighting for example; a single level dwelling measuring 200^{m2} requires 45,000L of firefighter water under the code, however the Community Risk Manager in Northland will except a reduction to 10,000L.

This application form is used for the assessment of proposed water supplies for firefighting in non-reticulated areas only and is referenced from (Appendix B – Alternative Firefighting Water Sources) of the code. This application also provides fire risk reduction guidance in relation to vegetation and the 20-metre dripline rule under the Territorial Authority's District Plan. Fire and Emergency New Zealand are not a consenting authority and the final determination rests with the Territorial Authority.

For more information in relation to the code of practice for Firefighting Water supplies, Emergency Vehicle Access requirements, Home Fire Safety advice and Vegetation Risk Reduction Strategies visit www.fireandemergency.nz

1. Fire Appliance Access to alternative firefighting water sources - Expected Parking Place & Turning circle

Fire and Emergency have specific requirements for fire appliance access to buildings and the firefighting water supply. This area is termed the hard stand. The roading gradient should not exceed 16%. The roading surface should be sealed, able to take the weight of a 14 to 20-tonne truck and trafficable at all times. The minimum roading width should not be less than 4 m and the property entrance no less 3.5 metres wide. The height clearance along access ways must exceed 4 metres with no obstructions for example; trees, hanging cables, and overhanging eaves.

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	☐YES ☐NO
Is the access at least 4 metres wide?	☐YES ☒NO
Is the surface designed to support a 20-tonne truck?	☐YES ☐NO
Are the gradients less than 16%	☐YES ☒NO
Fire Appliance parking distance from the proposed water supply is 90m metres	

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

If access to the proposed firefighting water supply is not achievable using a fire appliance, firefighters will need to use portable fire pumps. Firefighters will require at least a one-metre wide clear path / walkway to carry equipment to the water supply, and a working area of two metres by two metres for firefighting equipment to be set up and operated.

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? ☒YES ☐ NO
Comments: Assess will be available via a driveway for the 2 lots. The vehicle existing crossing is 80m long and services multiple lots. It goes up to a 25% grade and is sealed. The proposal is to place a tank at the top of the hill within 90m of both proposed dwelling areas

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

What are you proposing to use as your firefighting water supply?

2 (a) Water Supply Single Dwelling	
Tank	☐ Concrete Tank ☐ Plastic Tank ☐ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500 mm above ground) ☐ Fully Buried (access through filler spout) Volume of dedicated firefighting water Click or tap here to enter text.litres

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2 (b) Water Supply Multi-Title Subdivision Lots / Communal Supply	
Tank Farm	☐ Concrete Tank ☒ Plastic Tank ☒ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500mm above ground) ☐ Fully Buried (access through filler spout) Number of tanks provided 1 Number of Tank Farms provided 0 Water volume at each Tank Farm Click or tap here to enter text. Litres Volume of dedicated firefighting water 20000 litres

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2 (c) Alternative Water Supply	
Pond:	Volume of water: Click or tap here to enter text.
Pool:	Volume of water: Click or tap here to enter text.
Other:	Specify: Click or tap here to enter text.
	Volume of water: Click or tap here to enter text.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3. Water Supply Location

The code requires the available water supply to be at least 6 metres from a building for firefighter safety, with a maximum distance of 90 metres from any building. This is the same for a single dwelling or a Multi-Lot residential subdivision. Is the proposed water supply within these requirements?

3 (a) Water Supply Location	
Minimum Distance:	*Is your water supply at least 6 metres from the building?* ☒YES ☐ NO
Maximum Distance	*Is your water supply no more than 90 metres from the building?* ☒YES ☐ NO

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3 (b) Visibility
How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.
Comments: Visible from top of access + a small sign if need be

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: Pad lock or similar will be placed to prevent access to the tank

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

4. Adequacy of Supply

The volume of storage that is reserved for firefighting purposes must not be used for normal operational requirements. Additional storage must be provided to balance diurnal peak demand, seasonal peak demand and normal system failures, for instance power outages. The intent is that there should always be sufficient volumes of water available for firefighting, except during Civil Défense emergencies or by prior arrangement with the Fire Region Manager.

4 (a) Adequacy of Water supply
Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*
Comments: Manual refilling after use and bi-yearly maintenance of making sure it is topped up from the house water supply

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

If Table 1 + 2 from the Code of Practice is not being used for the calculation of the Firefighting Water Supply, a competent person using appendix H and J from the Code of Practice can propose an alternative method to determine firefighting water supply adequacy.

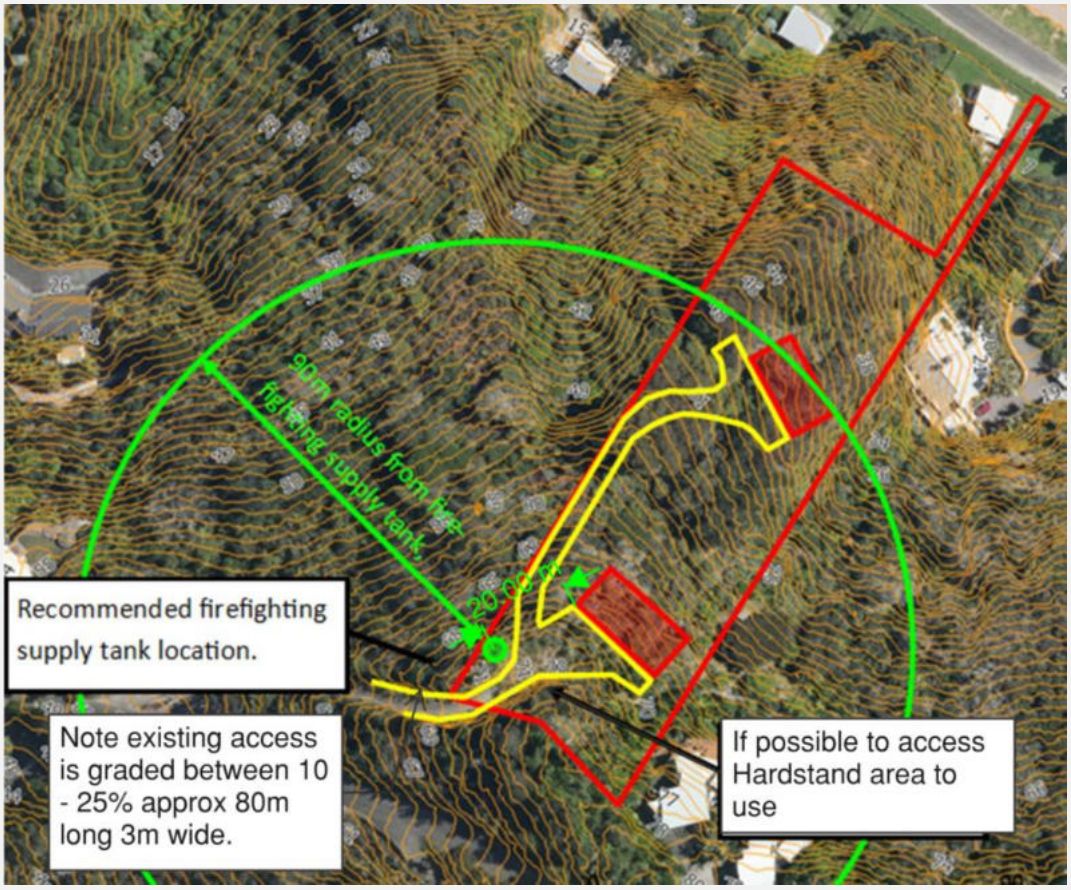
Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

5 (a) Alternative Method Appendix H & J	
If an alternative method of determining the FFWS has been proposed, who proposed it? Name: Click or tap here to enter text.	
Contact Details: Click or tap here to enter text.	
Proposed volume of storage?	Litres: Click or tap here to enter text.
Comments: Click or tap here to enter text. ** Please provide a copy of the calculations for consideration.*	

Internal FENZ Risk Reduction comments only: Click or tap here to enter text.

6. Diagram

Please provide a diagram identifying the location of the dwelling/s, the proposed firefighting water supply and the attendance point of the fire appliance to support your application.



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

7. Vegetation Risk Reduction - Fire + Fuel = Why Homes Burn

Properties that are residential, industrial or agricultural, are on the urban–rural interface if they are next to vegetation, whether it is forest, scrubland, or in a rural setting. Properties in these areas are at greater risk of wildfire due to the increased presence of nearby vegetation.

In order to mitigate the risk of fire spread from surrounding vegetation to the proposed building and vice-versa, Fire Emergency New Zealand recommends the following;

I. Fire safe construction

Spouting and gutters – Clear regularly and consider screening with metal mesh. Embers can easily ignite dry material that collects in gutters.

Roof – Use fire resistant material such as steel or tile. Avoid butanol and rubber compounds.

Cladding – Stucco, metal sidings, brick, concrete, and fibre cement cladding are more fire resistant than wood or vinyl cladding.

II. Establish Safety Zones around your home.

Safety Zone 1 is your most import line of defence and requires the most consideration. Safety Zone 1 extends to 10 metres from your home, you should;

- *a) Mow lawn and plant low-growing fire-resistant plants; and*
- *b) Thin and prune trees and shrubs; and*
- *c) Avoid tall trees close to the house; and*
- *d) Use gravel or decorative crushed rock instead of bark or wood chip mulch; and*
- *e) Remove flammable debris like twigs, pine needles and dead leaves from the roof and around and under the house and decks; and*
- *f) Remove dead plant material along the fence lines and keep the grass short; and*
- *g) Remove over hanging branches near powerlines in both Zone 1 and 2.*

III. Safety Zone 2 extends from 10 – 30 metres of your home.

- *a) Remove scrub and dead or dying plants and trees; and*
- *b) Thin excess trees; and*
- *c) Evenly space remaining trees so the crowns are separated by 3-6 metres; and*
- *d) Avoid planting clusters of highly flammable trees and shrubs*
- *e) Prune tree branches to a height of 2 metres from the ground.*

IV. Choose Fire Resistant Plants

Fire resistant plants aren't fire proof, but they do not readily ignite. Most deciduous trees and shrubs are fire resistant. Some of these include: poplar, maple, ash, birch and willow. Install domestic sprinklers on the exterior of the sides of the building that are less 20 metres from the vegetation. Examples of highly flammable plants are: pine, cypress, cedar, fir, larch, redwood, spruce, kanuka, manuka.

For more information please go to https://www.fireandemergency.nz/at-home/the-threat-of-rural-fire/

If your building or dwelling is next to vegetation, whether it is forest, scrubland, or in a rural setting, please detail below what Risk Reduction measures you will take to mitigate the risk of fire development and spread involving vegetation?

7 (a) Vegetation Risk Reduction Strategy
Please see landscaping plan attached

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
☒	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
☒	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Emily Thompson Dated: 17/11/2025

Contact No.: 021656367

Email: emily@coco.co.nz

Signature: Click or tap here to enter text.

9. Approval

In reviewing the information that you have provided in relation to your application being approximately a Click or tap here to enter text. *square metre,* Choose an item. *dwelling/sub division, and non-sprinkler protected.*

The Community Risk Manager of Fire and Emergency New Zealand under delegated authority from the Fire Region Manager, Te Hiku, and the District Manager has assessed the proposal in relation to firefighting water supplies and the vegetation risk strategy. The Community Risk Manager Choose an item. *agree with the proposed alternate method of Fire Fighting Water Supplies. Furthermore, the Community Risk Manager agrees with the Vegetation Risk Reduction strategies proposed by the applicant.*

Name: Click or tap here to enter text.

Signature: Click or a date.

P.P on behalf of the

Fire and Emergency New Zealand
Te Tai Tokerau / Northland District

APPROVED
By GoffinJ at 10:59 am, Dec 02, 2025

Jason Goffin- Advisor Risk Reduction

DESK-BASED ARCHAEOLOGICAL ASSESSMENT OF 103 LONG BEACH ROAD (LOT 49 DP 19294), ONEROA, BAY OF ISLANDS

HORIZON ARCHAEOLOGY

DESK-BASED ARCHAEOLOGICAL ASSESSMENT OF 103 LONG BEACH ROAD (LOT 49 DP19294), ONEROA, BAY OF ISLANDS

Date: 22 August 2025

Prepared for: Craig Sterritt

Prepared by: Dr Andy Brown
Horizon Archaeology Ltd

HORIZON ARCHAEOLOGY

Contents

Figures

1. Introduction

The Sterritt family are planning to subdivide their property at 103 Long Beach Road, Oneroa, Russell (Lot 49 DP 19294; Figure 1). The subdivision will involve the establishment of two new lots within the current extent of Lot 49 DP 19294. No house sites or further building is proposed at present, although this may occur later. Horizon Archaeology Ltd were commissioned to carry out a desk-based assessment of the property to determine the location and extent of any recorded sites on the property, to locate any unrecorded archaeological sites and to assess the impact of the planned subdivision on the site(s). This report provides an assessment of archaeological site values and effects. It is concerned with physical evidence of past human activity, advice about Māori cultural values should be sought from mana whenua.

Figure 1 *– Location of the planned subdivision, Oneroa, Rusell, Bay of Islands (Source: LINZ).*

2. Statutory Requirements

Heritage New Zealand administers the *Heritage New Zealand Pouhere Taonga Act* 2014. The Act makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. Any work that may affect an archaeological site requires an authority from Heritage New Zealand before commencement.

This process applies regardless of whether the land on which the site is located is designated, or the activity is permitted under the District or Regional Plan or a resource or building consent has been granted. The Act provides for substantial penalties for unauthorised destruction or modification.

An archaeological site is defined in the *Heritage New Zealand Pouhere Taonga Act* 2014 as any place in New Zealand (including buildings, structures or shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods.

The archaeological authority process applies to all sites that fit the legal definition, regardless of whether:

- The site is recorded in the NZ Archaeological Association Site Recording Scheme or recorded on the New Zealand Heritage List
- The site is not recorded and only becomes obvious because of ground disturbance
- The activity is permitted under a district or regional plan, or a resource or building consent has been granted.

An archaeological authority is required for any work that may affect any sites identified within the project area. Authorities can be applied for under a general authority, in respect to a particular site or sites, or for all sites that may be present within a specific area.

The Resource Management Act 1991 requires City, District and Regional Councils to manage the use, development, and protection of natural and physical resources in a way that provides for the wellbeing of today's communities while safeguarding the options of future generations. The protection of historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance. Where resource consent is required for any activity, the assessment of effects is required to address historic heritage.

Historic heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities. Historic heritage includes:

- Historic sites, structures, places, and areas
- Archaeological sites
- Sites of significance to Māori, including wahi tapu
- Surroundings associated with the natural and physical resources (RMA section 2).

The primary means by which councils meet the requirements of the RMA is via Regional, District or City Plans. Plans may include inventories of heritage items, rules and incentives for the protection of heritage.

3. Methodology

Archaeological assessment involved analysis of ArchSite (New Zealand Archaeological Association Archaeological Site Recording Scheme) to understand site distribution in the wider region around the project area and the location of recorded sites. High-quality modern aerial photographs (LINZ) and historical aerials (Retrolens) together with historical maps (Quickmap) and LiDAR models were

examined to identify the extent of known sites and to determine the presence or absence of unrecorded archaeological features on the property.

LiDAR-derived models (hillshade and slope) were created using data provided by LINZ. Relevant previous archaeological reports and other documentary sources were also consulted.

Due to nature of the proposed changes (i.e., changes to lot boundaries) and the absence of plans for construction it was deemed that a field survey was unnecessary. Instead, it was recommended to Mr Sterritt that such a survey be conducted when areas that will be affected by ground disturbance associated with construction activity are more clearly defined. This will allow for a more accurate assessment of effects.

4. Background

4.1 Physical Setting

The property is located on steep country between Russell Heights and Long Beach Road, Oneroa (Figure 2). The soil in the area consists of a mature greywacke, which is unstable and prone to slips (NRC Factsheet 3.4.2). The property is predominantly in regenerating native scrub. There are no buildings on the property, an access track and small platform have been cut onto the upper (southern) sections of the property from Russell Heights.

Figure 2 *– The Sterritt property (red polygon) with 1m contour lines shown (LINZ).*

4.2 General Historical Background

The Bay of Islands has been a focus of human occupation for centuries. Early Māori were drawn to the area by the mild climate, favourable topography, including sheltered bays easily accessible by watercraft, and abundant resources, such as favourable soils for horticulture and a variety fish and shellfish species. Despite its favourability for settlement, evidence of this early phase of occupation is relatively scarce in the Bay of Islands. However, such evidence exists at Mangahawea Bay, Moturoa Island, where settlement was nearly continuous throughout the pre-contact sequence (Robinson et al. 2019). Most archaeological sites in the Bay of Islands relate to later Māori activity. These include pā and storage pits/terrace sites on higher points in the landscape, and midden generally nearer the coast. The number and density of these sites in the Bay of Islands is indicative of a sizeable Māori population, as remarked upon by both James Cook and Marion de Fresne in the eighteenth century (Salmond 1991). Extensive Māori occupation of the 'numerous coves' around the Bay of Islands was also remarked upon by later visitors to the area.

Kororāreka and other settlements in the Bay of Islands grew rapidly with the arrival of European traders, whalers and merchants (Stirling 2016). Over time, Kororāreka became the commercial centre of the Bay of Islands. Its increasing importance led to the establishment of the Catholic Mission near the township and a continued pressure on land acquisition from local Māori. In 1845 Kororāreka was razed by Hone Heke (except for the ecclesiastical buildings). The settlement was rebuilt relatively quickly, but it never gained the commercial importance of earlier times.

4.3 Previous Archaeological Work

Archaeological sites were first recorded along the Russell Heights ridge by Glenis Nevin as part of a broader study of the Bay of Islands (Nevin 1984). The recording of Q05/816 and 817 (both regarded as pā) was carried out using aerial photographs.

Several archaeological surveys of the Russell Heights area have been conducted in association with the upgrade of the track to the telecommunication tower and residential subdivision (e.g., Nevin 1998, 1999; Johnson 2000). These surveys have resulted in the recording of several smaller sites along the main ridgeline and an adjacent spur, as well as the lower northern slopes. The site recorders point out that these sites probably represent components of a single occupation area.

Archaeological investigations have been conducted in association with the construction of houses at 43, 45 and 47 Russell Heights, 80-160m east of the Sterritt property (Johnson 2001, 2002; Callaghan 2012). These investigations have recovered evidence of Māori occupation dating from c. AD 1450-1550 (1σ; Callaghan 2012). This included cockle (*Austrovenus stutchburyi*) shell midden, which appears to have been processed on the ridgetop living areas and discarded downslope, and kūmara storage pits. Soil samples suggest kumara and taro cultivation may have been occurring nearby (Callaghan 2012).

A small-scale excavation has also been conducted on the beach front to the c. 220m northwest of the property (Robinson 2024). This excavation was carried out to recover kōiwi from an eroding dune face.

5. Desk-based Research

The desk-based archaeological review involved the inspection of the New Zealand Archaeological Association Site Recording Scheme via the ArchSite platform, historic and modern aerial photographs, survey plans and LiDAR to identify recorded and unrecorded archaeological sites.

5.1 ArchSite

The New Zealand Archaeological Association records a series of sites along the Russell Heights ridge between the telecommunications tower and Oneroa Road. Two further sites are recorded down slope of the ridge towards Oneroa Bay, and another site is recorded on the beach front (Figure 3).

The site at the high point of the ridge (Q05/817), where the telecommunication tower is located, is recorded as 'Oneroa pah' on an early survey plan (Figure 5). It seems likely that other sites recorded on the ridge to the northwest of Q05/817, and on the lower spur to the west, are extensions of the pā. The western-most of these sites is Q05/1392, a midden recorded in 2006 by Leigh Johnson. The site was identified in a cutting made for access onto the Sterritt property and consisted of a very sparse area of cockle (*Austrovenus stutchburyi*) shell and charcoal. Johnson records that the midden probably derives from activities undertaken on a relatively flat area above (southeast) the midden. This spur is mostly contained on the property to the south but does extend into the Sterritt property (Figure 4).

Figure 3 *– Recorded archaeological sites (red polygons) in the vicinity of the Sterritt property (LINZ, ArchSite).*

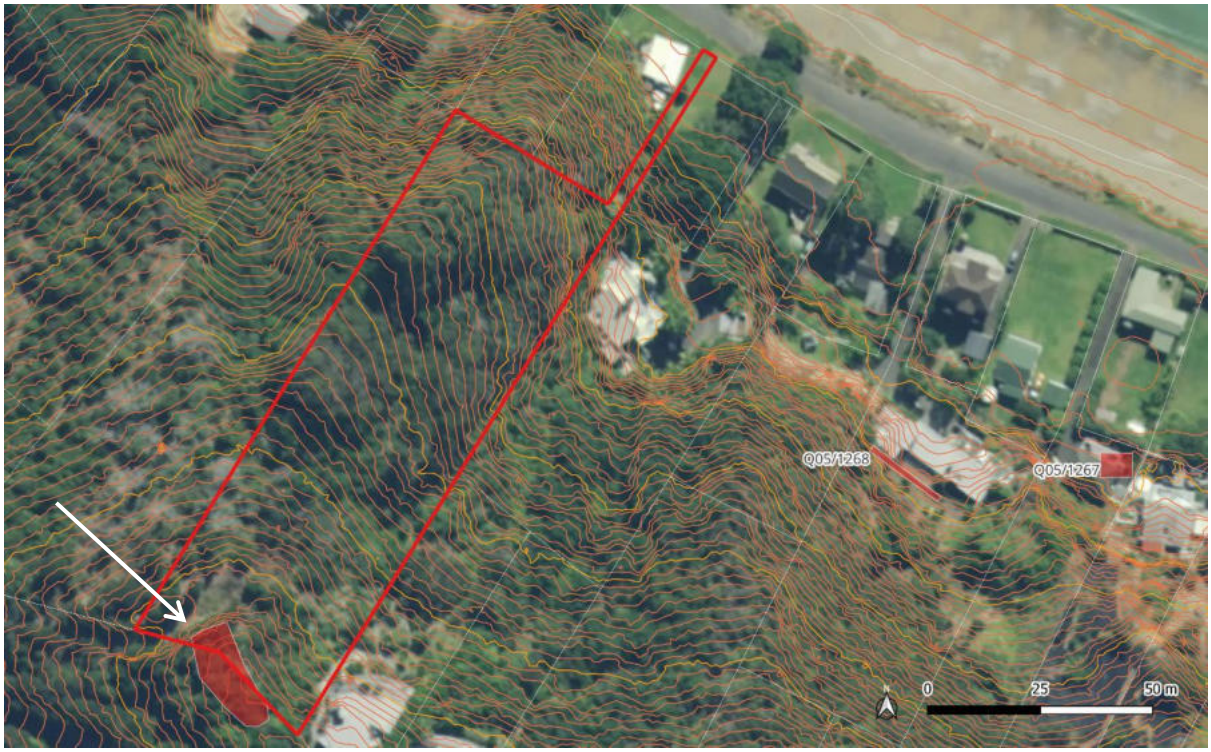


Figure 4 *– The Sterritt property (red polygon) with the extent of Q05/1392 shown as a red polygon with associated white arrow (LINZ, ArchSite).*

5.2 Old Maps and Plans

Historical survey plans show early European land divisions, including the large Brind land claim (OLC 128; Figure 5) south of the Sterritt property and Section 1, Block 1 of the Russell Survey District (Figure 6). The latter block was subdivided in 1925 (Figure 7), at which point Lot 49 (the Sterritt property) was created. Aside from the reference to Oneroa pā, these plans do not record any archaeological features.

A 1928 geological survey map records a pā to the west of the area where Oneroa pā is located, (Figure 8). Georeferencing this image shows the location of the pā to be approximately at the junction of Oneroa Road and Russell Heights. No pā is recorded in this location, and it may be that the geological map notation relates to the formerly clear features of sites Q05/816, 1261.

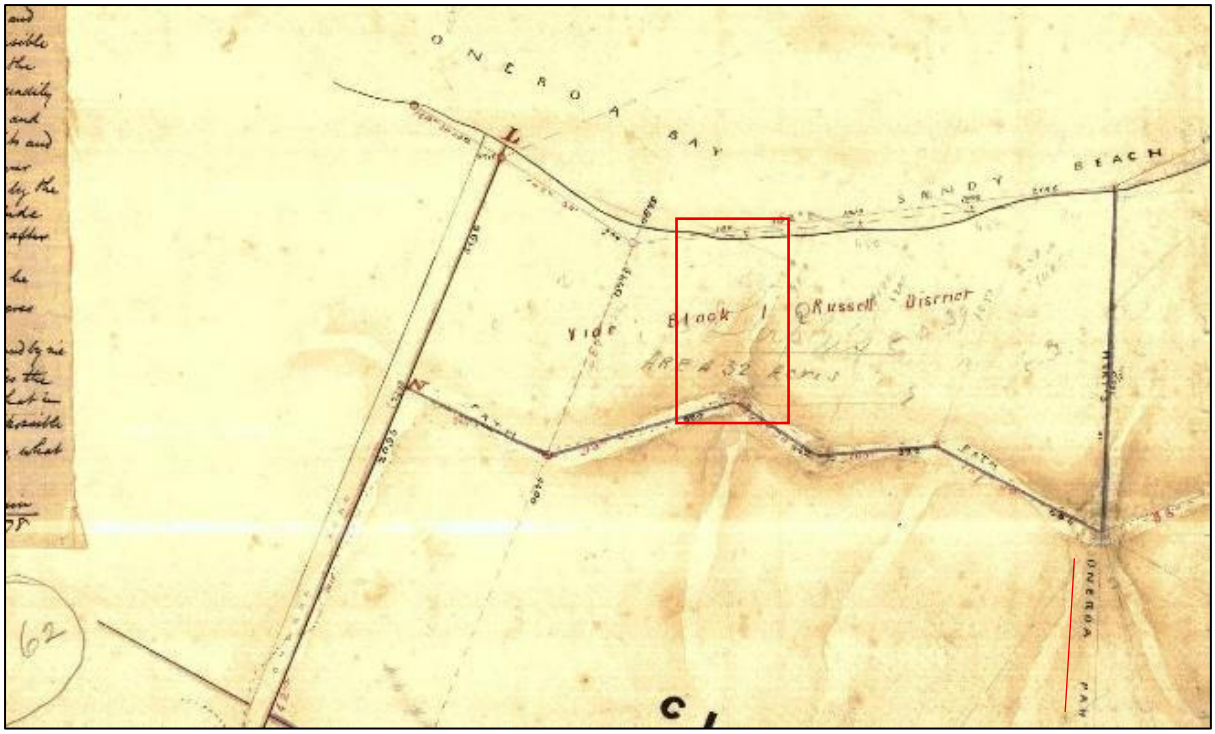


Figure 5 – Detail of Old Land Claim 128 (1878) showing an area of land excluded from the Brind land claim (OLC 128). This section of land includes the subject property, which is located within the red rectangle. Note the labelled 'Oneroa pah' to the east of the Sterritt property where the telecommunications tower is located.

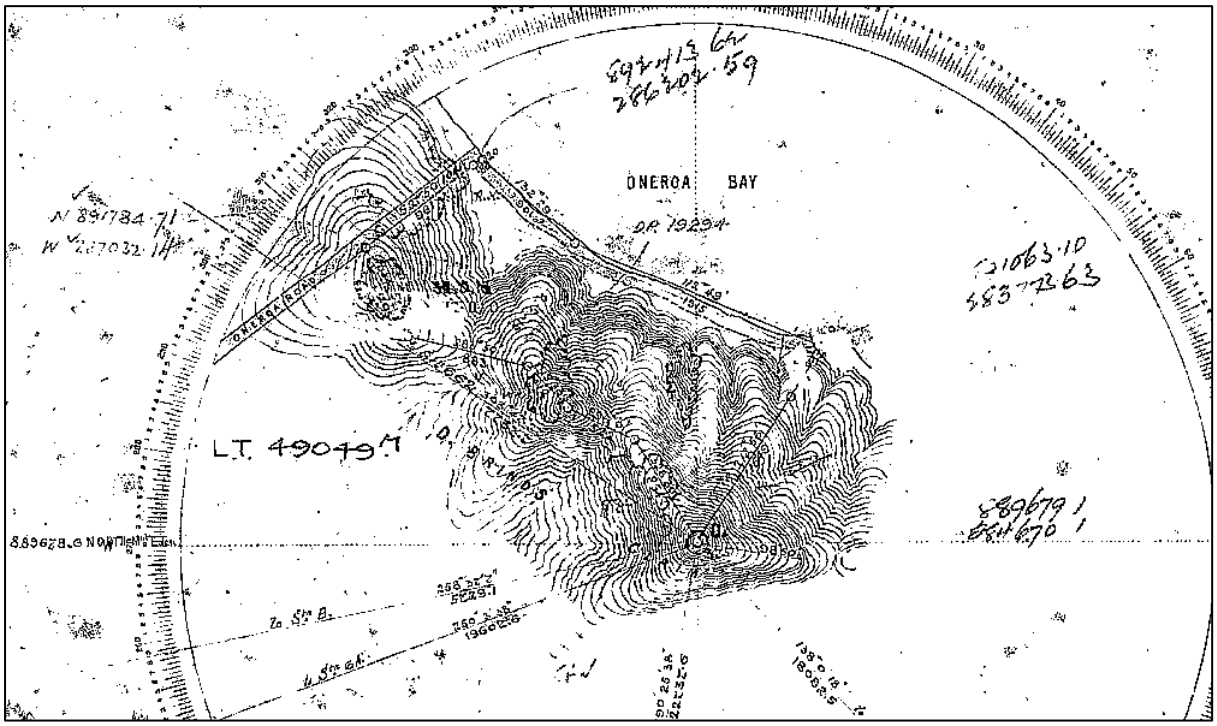


Figure 6 – SO 2230 (1880), an early plan of the land block (Section 1, Block 1 RSD) bordering Oneroa Bay (north) and OLC 128 (south), which includes the subject property (Premise).

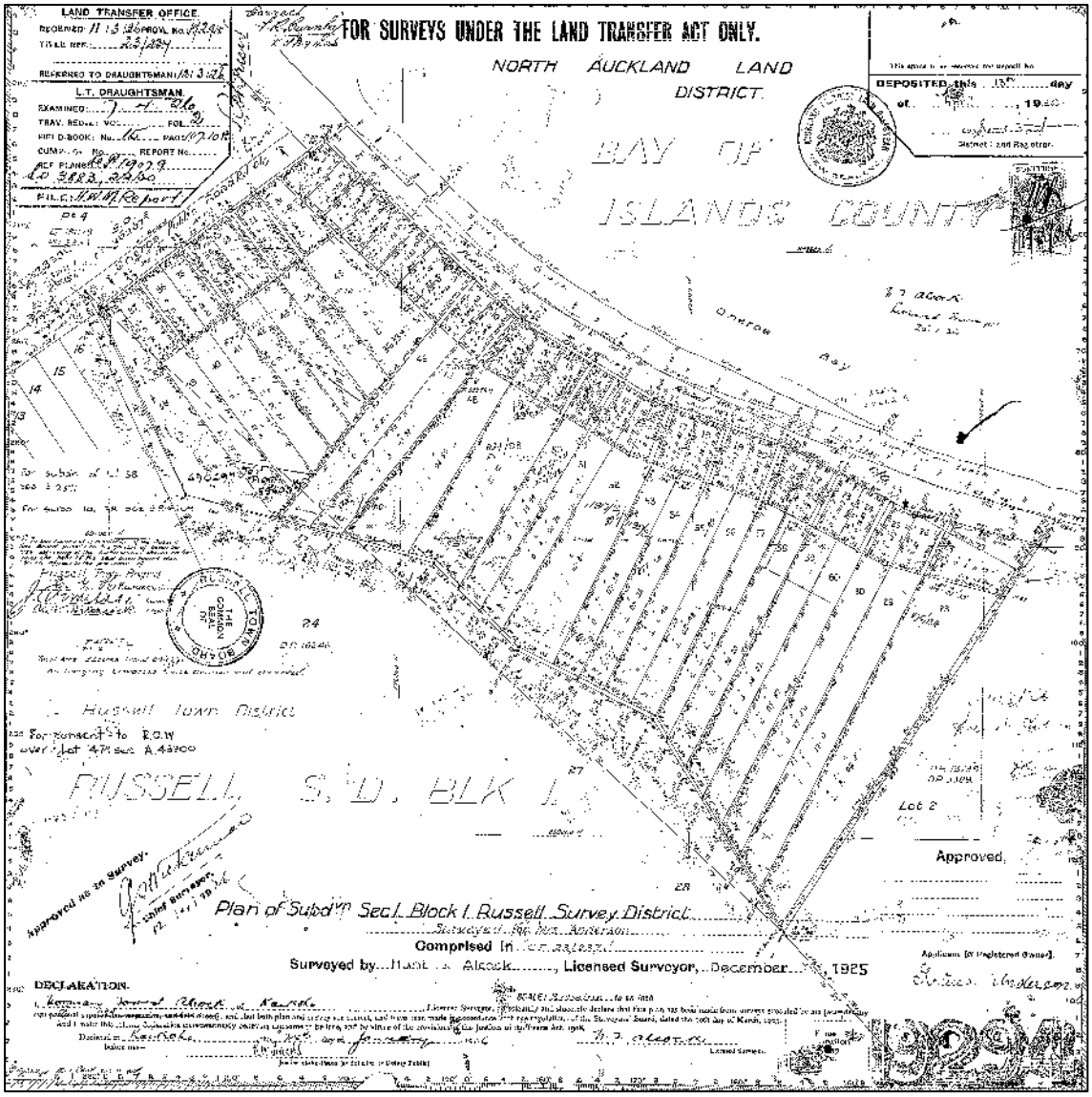


Figure 7 – DP 19294, an early subdivision of the Section 1, Block 1, Russell Survey District (1925). The Sterritt property (Lot 49) is shown in red (Source: Premise).

5.3 Aerial Photographs and LiDAR

Historical and modern aerial photography provided no evidence of unrecorded archaeological sites.

Manual searching of hillshade and slope models derived from LiDAR also did not identify any unrecorded archaeological sites. However, these models were used to determine the probable extent of Q05/1392 and the area of previous disturbance (an accessway and small platform).

5.4 Listing

The project area contains no heritage sites recorded on the Far North District Plan or the Heritage New Zealand List/Rārangi Kōrero.

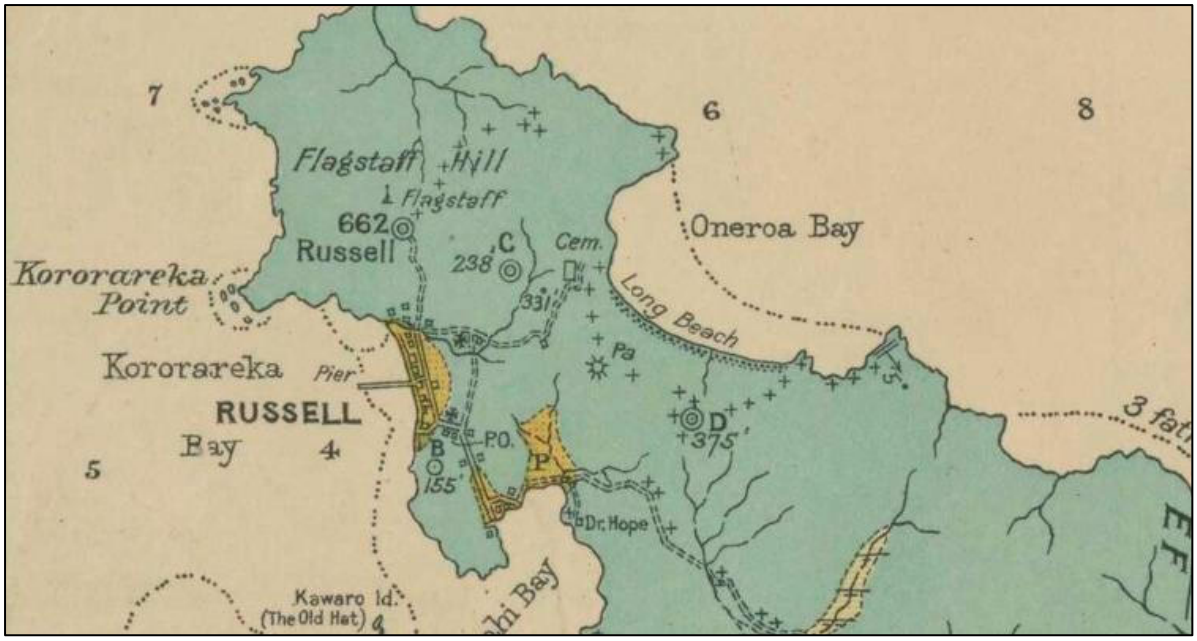


Figure 8 – Extract from a geological survey of the Russell Survey District by Harris (1928), showing a 'pā' between Kororāreka and Oneroa Bay near the project area.

6. Archaeological Values

Archaeological values relate to the potential of a place to provide evidence of the history of New Zealand (Gumbley 1995). This potential is framed within the existing body of archaeological knowledge, and current research themes and questions relating to understanding New Zealand's past (Walton 2002). The value of site Q05/1392 (the recorded site in the project area) can be developed through a consideration of the following factors.

Table 1 – Assessment of archaeological values associated with Q05/1392.

Factors	Value
Condition	Unknown. However, midden spread was said to be very sparse at the time of recording. It is likely that the sites condition remains poor.
Rarity	Low. Midden are ubiquitous in the Bay of Islands.
Contextual Value	Medium. The site is probably part of the Oneroa pā complex.
Information Potential	Medium/Low. Based on the patten observed elsewhere on the ridge, it is likely that substantive evidence of Māori occupation is limited to the main ridgeline. Elsewhere midden discarded down hill may be present. Much of the flat ridge is contained in the adjacent property.
Amenity Value	The site is on private land and has limited amenity value.
Cultural Association	Māori

7. Assessment of Effects

The current plan involves the creation of two new lots from Lot 49 DP 19294. This will involve no in-ground works and, as such, it has no direct effect on the archaeological values of the recorded site.

Building on the property may lead to effects to heritage values. However, the risk of this is mitigated by the presence of an existing accessway onto the site, which limits the need for further earthworks associated with access. Moreover, effects can be further mitigated by avoiding the area of the known archaeological site. If this cannot be achieved the modification of the site can be managed through the Heritage New Zealand Legislation.

8. Conclusions and Recommendations

- One previously recorded archaeological site is present on the Lot 49 19294. This is NZAA site Q05/1392, which is a recorded shell midden.
- No heritage places in the Far North District Plan or Rārangi Kōrero are present on the property.
- No previously unrecorded archaeological sites were identified via desk-based assessment.
- The subdivision plan will result in the establishment of two new lots within the current extent of Lot 49 DP 19294. This will involve no ground disturbance and therefore will have no direct effect on the recorded site; accordingly, no archaeological authority from Heritage New Zealand Pouhere Taonga is required for the planned subdivision.
- All archaeological sites are subject to the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. No construction is planned on the property; however, if construction plans are developed, they should be subject to a further archaeological assessment, which may involve field survey. The results of this archaeological advice will determine the effects (if any) of building and the appropriate mitigation through the Heritage New Zealand Act.

9. References

Callaghan, E. 2012. Archaeological Monitoring of the Earthworks Associated with A Residential Development, Lot 3 DP 326416, Russell Heights Road, Oneroa, Bay of Islands (Authority No. 2012/668).

Gumbley, W. 1995. Guidelines for the provision of archaeological information and assessment for authority applications under section 11 or 12 of the Historic Places Act 1993. *Archaeology in New Zealand* 38(2): 100-105.

Johnson, L. 2000 Archaeological Survey and Assessment of a Proposed Subdivision and Residential Development, Russell Heights Road, Russell Bay of Islands. Unpublished Client Report, Northern Archaeological Research. Auckland.

Johnson, L. 2001. Archaeological Monitoring of Part of the Winslow Group Ltd subdivision, Russell Heights Road, Russell. Unpublished Client Report. Auckland: Northern Archaeological Research.

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Nevin, D. 1999. Archaeological Survey. Winslow Group Ltd,, Russell Heights Road, Russell. Unpublished Client Report, Whangarei.

Nevin, G. 1984. Bay of Islands Harbour Study, Archaeology. Unpublished Report Bay of Islands Harbour Study, Northland Harbour Board

Northland Regional Council Factsheet 3.4.2 – Mature Greywacke Soils.

Robinson, J., Blanchard, A., Clendon, M., Maxwell, J., Sutton, N., and Walter, R. 2019. Mangahawea Bay Revisited: a reconsideration of the stratigraphy and chronology of site Q05/682. *Journal of Pacific Archaeology,* 10 (1): 45-55.

Robinson, J. 2024. Final Report on the Archaeological Investigation at Oneroa Beach Road Reserve where Kōiwi Burials had been Exposed in 2020 and 2021. Final Report to Heritage New Zealand.

Salmond, A. 1991. Two Worlds: First meeting between Māori and Europeans 1642-1772. Auckland: Viking.

Stirling, B. 2016. Historical Report of Taumarere River, Opua, Okiato, Pomare Bay and Kororāreka; Church Missionary Society pre-Treaty land transactions and the Kawakawa and Ruapekapeka Crown Purchases, Wai 1040 #W8.

Walton, T. 2002. Assessing archaeological value. *Archaeology in New Zealand* 45(3):220-236.

10. Site Record Forms

Site Record Form

ARCHSITE archaeological site recording scheme

NZAA Site Number:	Q05/1392	**Site Coordinates (NZTM)**	
Imperial Site Number:		**Easting:**	1703012
Site Type:	Midden/Oven	**Northing:**	6097408
Site Name(s):		**Source:**	On Screen

Finding Aids to the Location of the Site:

Located on the southern boundary of 103 Long Beach Road, approx. 18m north of Russell Heights

Brief Description:

Shell midden exposed at top of steep bank

Condition of Site when last visited:

No Recent Info

Site Periods:

Indigenous pre-1769

Ethnicity:

Maori

Site Features:

Midden

Associated Sites:

Q05/816

Description:

Updated 20/08/2025 (Other), submitted by: HRZA_AndrewBrown_ArchSite

As per original SRF.

Condition Notes:

Updated 20/08/2025 (Other), submitted by: HRZA_AndrewBrown_ArchSite

Site location update based on description in original SRF and remote sensing.

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD FORM (METRIC)

Metric map number: Q05
Metric map name: BAY OF ISLANDS
Metric map edition: Edition 1 1983

NZAA METRIC SITE NUMBER: Q05/1392
DATE VISITED: 7. 6. 06.

SITE TYPE: Midden.
SITE NAME: MAORI: -
OTHER:

Grid Ref GPS Easting | 2 | 6 | 1 | 3 | 8 | 5 | 0 | Northing | 6 | 6 | 5 | 9 | 2 | 8 | 3 |

1. Aids to relocation of site (*attach a sketch map*): The site is located on the boundary of the Donny Charitable Trust property at Russell in the Bay of Islands. The property extends from the main ridge separating Russell from Long Beach (to the east) to the upper bend in Florance Ave and covers the upper steep part of the Matauwhi Bay catchment. The site occurs on a small level spur on the main ridge separating Russell from Long Beach and is the next small spur some 80m to the north-west of Q05/816. The site is approximately 80m above sea level.

2. State of site and possible future damage: The site is in reasonable condition. Under regenerating coastal scrub. In area of property proposed for subdivision.

3. Description of site (*Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here*):

A small, sparse, shell midden is exposed at the top of a steep bank cut for access to a building platform on an immediately adjacent property to the north. The midden is exposed in the 20cm deep topsoil for a distance of 0.5m and is scattered down slope for a similar distance. Contents are entirely cockle (*Austrovenus stutchburyi*) with charcoal fragments and a small quantity of small beach pebbles. These remains are almost certainly derived from activities on the end of the spur immediately above to the south-east by a few metres that will contain subsurface archaeological remains.

4. Owner: Donny Charitable Trust
Address:

Tenant/Manager:
Address:

5. Nature of information (*hearsay, brief or extended visit, etc.*): Brief visit.
Photographs (*reference numbers*):
Aerial photographs (*reference numbers and clarity of site*):

6. Reported by: Leigh Johnson
Address: Northern Archaeological Research
67 Church St,
Devonport
Auckland

Filekeeper:
Date: 27/6/06

7. New Zealand Historic Places Trust (for office use)

H	A
A	E

Type of site

Local environment today

Land classification

A	C
M	A

Present condition and future danger of destruction

Local Body