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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

Application for 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 discussion

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?
◯ **Yes** ☑ **No** ☑ **N/A**

Have you consulted Council's Infrastructure Officer regarding infrastructure capacity to service the development?
◯ **Yes** ☑ **No** ☑ **N/A**

Have you consulted the Roading Officer regarding any road to vest or departure from District Plan / Engineering standards?
◯ **Yes** ☑ **No** ☑ **N/A**

**Contact details of who and how to engage in pre lodgement discussions can be found on the Resource Consent pages of the FNDC website.*

2. Type of consent being applied for

(more than one circle can be ticked):

- ☑ **Land Use**
- ◯ **Fast Track (Land Use - Controlled Activity)**
- ◯ **Change of Consent Notice (s.221(3))**
- ◯ **Certificate of Compliance (s.139)**
- ◯ **Extension of time (s.125)**
- ◯ **Discharge:** Total voume = _____ m³
  Note; volumes >3m³ requires NRC Consent 3m³
- ◯ **Subdivision**
- ◯ **Existing Use Certificate (s.139A)**
- ◯ **Consent under National Environmental Standard**
  (e.g. Assessing and Managing Contaminants in Soil)
- ◯ **Other (please specify)** _____

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

◯ **Yes** ☑ **No**

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s: Leighton & Emily Scott

Email: [redacted]

Phone number:

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

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

If yes, please provide details:

6. Address for correspondence

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

Name/s: Williams & King, Attention: Natalie Watson

Email: [redacted]

Phone number:

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

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

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

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

Name/s: As per applicant details.

Property address/ location:

Postcode

8. Application site details

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

Name/s:

Site address/ location: 33 The Lakes Drive
Kerikeri
Postcode 0230

Legal description: Lot 6 DP 606519 **Val Number:** 00213-27946

Certificate of title: 1194607

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 phone applicant to arrange a site visit.

9. Description of the proposal

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

Earthworks to prepare cut platform for buildings. The excavation has been completed, stock piles to be re-spread on the subject site.

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

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

○ **2009** ☑ **2023**

10. Would you like to request public notification?

○ **Yes** ☑ **No**

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

(more than one circle can be ticked):

- [x] **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**
- [x] **Disturbing, removing or sampling soil**
- [ ] **Changing the use of a piece of land**
- [ ] **Removing or replacing a fuel storage system**

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

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

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

- [ ] **Flooding**
- [ ] **Landslips**
- [ ] **Coastal Erosion**
- [ ] **Coastal Inundation**
- [ ] **Active Faults**
- [ ] **Liquefaction**
- [ ] **Tsunami**

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

14. Assessment of environmental effects:

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

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

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full) Leighton Scott & Emily Scott

Email: [redacted]

Phone number: [redacted]

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

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

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

Name: (please write in full) Leighton Scott & Emily Scott

Signature:
(signature of bill payer) [redacted] Date 03/11/2026

MANDATORY

17. Important Information:

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

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

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

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

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

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

18. Declaration

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

Name (please write in full) Leighton Scott & Emily Scott

Signature [redacted] Date 03/11/2026

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

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

- ◯ 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

Leighton & Emily Scott

Proposed Earthworks

33 The Lakes Drive, Kerikeri

Williams & King, Kerikeri[1]
23 November 2026

1. Overview

Leighton and Emily Scott are seeking land use consent for earthworks at 33 The Lakes Drive, Kerikeri, which have been undertaken and require further work for completion. Therefore, the application is for a retrospective land use consent to facilitate the legalisation of completed earthworks, as well as the further earthworks required to spread stockpiled earth and back fill trenches where required.

The earthworks have been completed to prepare a building platform for a residential dwelling and shed and access to those buildings, and recontour (level) surrounding land. Stockpiled material is to be re-spread. The earthworks are within 3m of the site boundary, and exceed an volume of 300m³.

The subject site is a rural residential property legally described as Lot 6 DP 606519 and held in the Record of Title 1194607.

Under the Far North Proposed District Plan – Appeals Version, the site is zoned Rural Residential, and the proposal meets the restricted discretionary activity standard. A relevant provision relating to maximum earthworks thresholds (EW-S1) is subject to an appeal, and the proposal has therefore been considered in terms of the equivalent Far North Operative District Plan provisions, under which the proposal is a discretionary activity.

This assessment is provided in accordance with Schedule 4 of the Resource Management Act 1991. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

---

[1] Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitaia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

2. Description of Proposal

2.1 Earthworks (implemented works and further works for completion)

The purpose of the earthworks is to prepare a level site for rural residential development, including the existing shed, proposed dwelling and metalled driveway. Refer to the Plans in **Appendix 1**. The earthworks extent, based on survey data from October 2026, is shown on the Earthworks Site Plan in **Figure 1**.

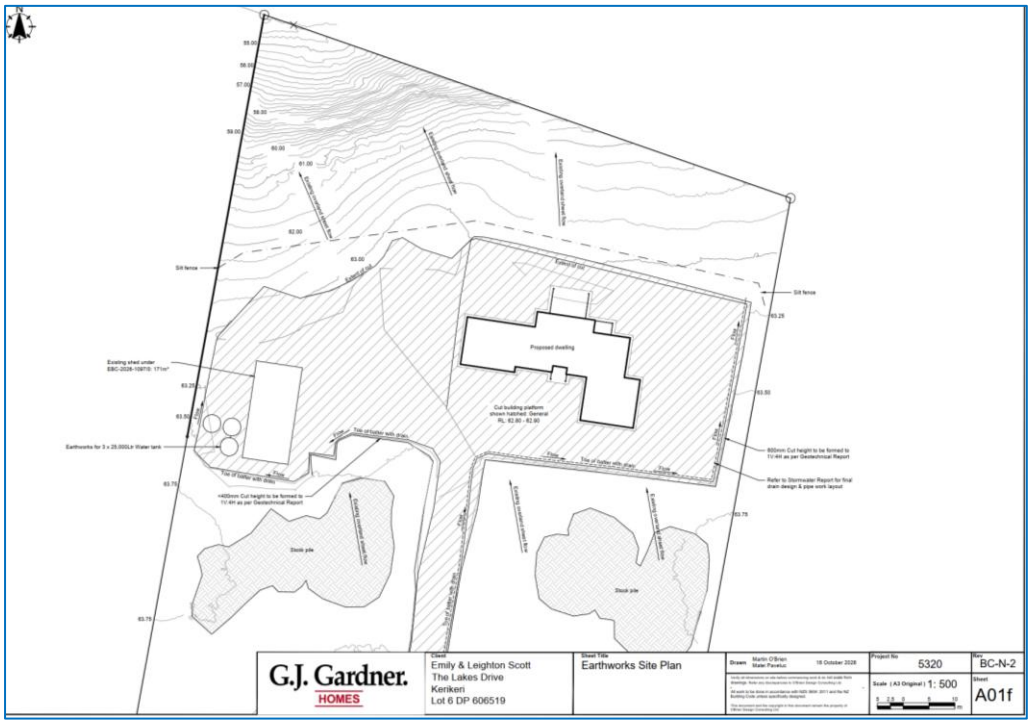


Figure 1: Earthworks Site Plan (Source: G.J. Gardner. Homes)

Excavation has been completed, and cut material is being stored in temporary stock piles, which will be re-spread over the site – top soil will be placed for gardens and landscaping around the dwelling and shed, while the remainder will be spread to the east and west of the driveway. A 1V:4H batter has been formed at the southern and eastern edge of the cut platform.

Based on a volume of 1,730m³ of excavation, and an equal area of fill, the total volume will be 3,460m³. The area of earthworks amounts to 4,390m². Maximum cut depth is 600mm as shown in **Figure 1**.

Erosion and Sediment Control has comprised the use of cut off drains at the upslope perimeter of the cut platform. A proposed silt fence is shown below. In addition, stabilisation of the building pad with compacted hardfill and driveway with aggregate has been completed. Beyond the earthworks and stockpile areas, surrounding grass cover has been retained. Erosion and sediment control measures are shown in **Figure 1**. The continued effectiveness of erosion and sediment control measures will be monitored by the Head Contractor and additional checks prior to and following

heavy or persistent rainfall and can be in accordance with the Guide for Land Disturbance Activities in the Auckland Region 2016, Guideline Document 2016/005.

Further standard construction management techniques will be implemented to avoid, remedy and mitigate adverse environmental effects. These will also be implemented and monitored by the Head Contractor responsible for overseeing the earthworks, and include the following principles.

- All noise generating activities during the period of site works for this project will be managed on site as far as is reasonably practicable to meet New Zealand Standard NZS 6803:1999 Acoustics - Construction Noise. In addition, all persons undertaking day to day management of construction activities on the site will wherever possible adopt the best practical option at all times to ensure the emission of noise from the site does not exceed a reasonable level in accordance with Section 16 of the Resource Management Act 1991.
- Construction traffic must prevent sediment from being tracked onto adjacent public roads.
- A copy of the Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol (ADP) shall be made available to all contractors working on site.

3. Application Site Details and Description

3.1 Location

The subject site is located at 33 The Lakes Drive in Kerikeri. Refer to the maps in **Figures 2** and **3**.

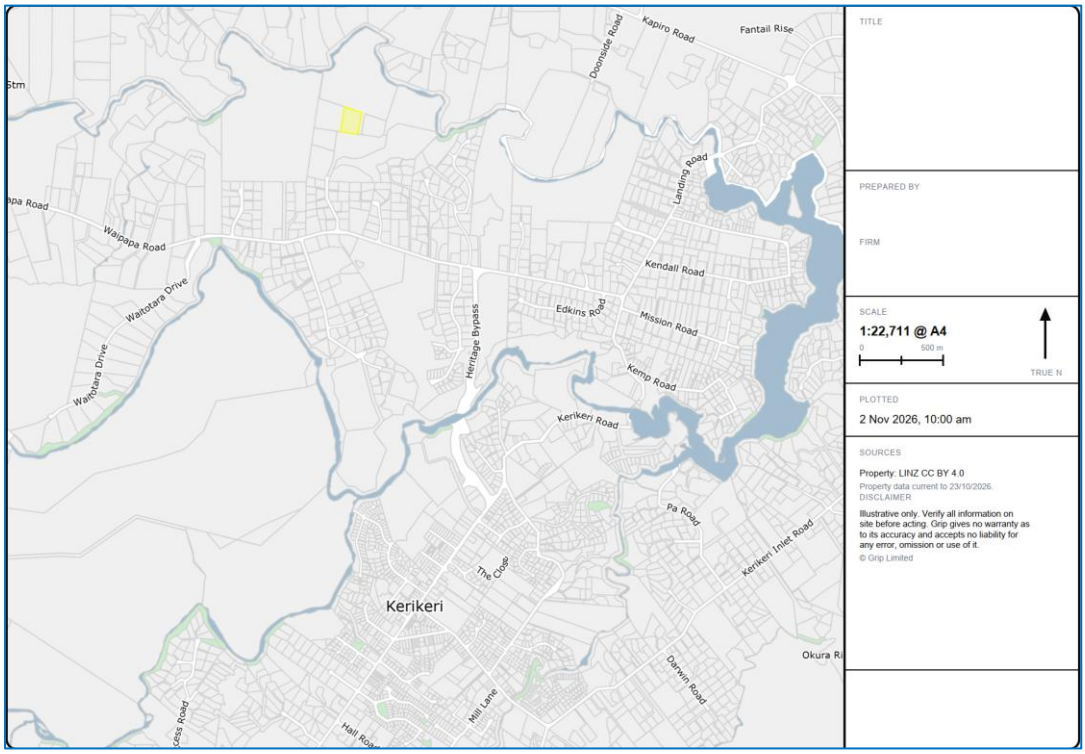


Figure 2: Location Map (Source: GRIP Map)



Figure 3: Cadastral Map (Source: GRIP Map)

3.2 Legal Details

3.2.1 Record of title details and interests

Legal details of the application site are listed in Table 1. The record of title is attached in **Appendix 2**.

Table 1: Summary of Record of Title

RECORD OF TITLE	APPELLATION	TITLE AREA
1194607	Lot 6 DP 606519	1.5010ha more or less

The Record of Title records the following relevant interests:

- 5818002.2 Consent Notice pursuant to Section 221 Resource Management Act 1991
- 12849505.4 Consent Notice pursuant to Section 221 Resource Management Act 1991
- Land Covenant in Covenant Instrument 12849505.6 (Limited as to duration)
- 13248369.3 Consent Notice pursuant to Section 221 Resource Management Act 1991
- Appurtenant hereto is a right of way, a right to drain water, a right to convey electricity, telecommunications and water created by Easement Instrument 13248369.5
- The easements created by Easement Instrument 13248369.5 are subject to Section 243 (a) Resource Management Act 1991
- Appurtenant hereto is a right to drain water created by Easement Instrument 13248369.6
- The easements created by Easement Instrument 13248369.6 are subject to Section 243 (a) Resource Management Act 1991
- Appurtenant hereto is a pedestrian right of way created by Easement Instrument 13248369.7
- The easements created by Easement Instrument 13248369.7 are subject to Section 243 (a) Resource Management Act 1991
- Land Covenant in Covenant Instrument 13248369.11 (Limited as to duration)
- Land Covenant in Covenant Instrument 13248369.12 (Limited as to duration)

3.2.2 Assessment of Relevant Consent Notices

Record of title 1194607 records three consent notices as interests. Some of the conditions are not applicable to the subject land, and the most recent consent notice (13248369.3) replicates earlier conditions.

A summary of the relevant consent notice conditions and compliance in relation to the earthworks activity that is the subject of this consent is provided in Table 2. The full consent notices are available within **Appendix 2**.

Table 2: Summary of Relevant Consent Notice Conditions

Consent Notice instrument	Date Registered	Relevant Condition/s	Comments
5818002.2	28.11.2003	The property may contain archaeological remains. In the event that unrecorded archaeological remains are uncovered during development of the property earthworks are to cease immediately and the New Zealand Historic Places Trust are to be notified.	This condition applies to a parent allotment. There are no recorded archaeological sites on the subject land, and we are advised that there was no discovery of any archaeological remains during the course of the excavation activity.
12849505.4	27.11.2024	(Applicable conditions are those for Lot 2 DP 570305 – parent allotment of current Lot 6 DP 606519)	Refer to the assessment in Section 6.1.2 of this Report, in relation to the National

		Lot 2 DP 570305 *(ix). The owner shall preserve the wetlands identified as Areas A – I on the plan approved by Northland Regional Council [as indicated on the plan labelled "Wetlands on Lot 4 DP 513347" prepared by Donaldson's Surveyors, dated June 2021 and shall not without the prior written consent of both Northland Regional Council and/or the Far North District Council and then only in strict compliance with any conditions imposed by the Councils damage, take, use dam, divert or discharge of water within the wetlands or within a 100m setback from the wetland.* *(x). The wetlands identified as Areas A – I on the plan labelled "Wetlands on Lot 4 DP 513347", prepared by Donaldson's Surveyors, dated June 2021 are subject to the National Environmental Standard for Freshwater Regulation's 2020 and any works within the wetlands or with a 100m setback from the wetland including future restoration, may require approval or at minimum discussion with Northland Regional Council.*	Environmental Standards for Freshwater.
13248369.3	10.12.2025	*<u>Lots 3, 5, 6, 7 & 8 DP 606519</u>* *<u>ii. National Environmental Standard for Freshwater Regulations 2020</u>* *Wetland/s were identified within the lot subject to the above legislation. Any development within 100m of the wetlands identified on the approved plan referenced: Indicative Stormwater Diversion on Proposed Lots 9 & 10, Stormwater diversion in breach NES Freshwater 2020, dated July 2021 (attached), and the plan: Wetlands On Lot 4 DP 513347 approved by Northland Regional Council (attached) may require consent from Regional Council. Activities covered by the regulations include the taking, use, damming, diversion, or discharge of water outside, but within a 100m setback from, a natural wetland.*	Refer to the assessment in Section 6.1.2 of this Report, in relation to the National Environmental Standards for Freshwater.

3.3 Site Conditions

The subject site is a rural residential property containing a shed under completion. A building platform has been excavated in the location of the shed and for a proposed dwelling, where a metalled building pad has been prepared. In addition, an unsealed driveway has been formed through the centre of the property. Drains around the upslope perimeter of the cut plat form have been formed. Stockpiles of cut material are located to the east and west of the driveway, with topsoil separated from the remainder of the cut earth.

Refer to **Photographs 1** – **8** below**.**

Geology is described as Kerikeri Volcanic Group, with topsoil generally between 0.2m – 0.25m below ground level. The site, prior to development is near level to gently sloping. Soils are mapped as Pungaere gravelly friable clay.



Photograph 1: Existing Shed (Building Consent EBC-2026-1097/0)



Photograph 3: Building Pad for Proposed Dwelling on Cut Building Platform.



Photograph 2: South Eastern Corner of Cut Platform.



Photograph 4: Drainage Trench to West of Building Pad.



Photograph 5: View West over Metalled Driveway Towards Western Stockpile.



Photograph 7: View North East Over Eastern Stockpile.



Photograph 6: View from Edge of Building Platform to Eastern Stockpile.



Photograph 8: View North Over Eastern Stockpile.

4. District Plan Assessment

4.1 Far North Proposed District Plan – Appeals Version

The subject site is zoned Rural Residential.

4.1.1 District-Wide Matters – General District-Wide Matters – Earthworks

Rule	Discussion	Compliance
EW-R1 Earthworks	EW-S1: Earthworks volumes will exceed 300m³ EW-S2: Cut depth for excavation and filling will not exceed 3m. EW-S3: Accidental discovery protocol will be followed. EW-S4: Site reinstatement is proposed within 6 months. EW-S5: Control of earthworks in accordance with this rule has and will be completed.	Does not comply with EW-S1 & S6 – restricted discretionary activity.

	EW-S6: The excavated platform is within 3m of the western site boundary. EW-S7: Stability will be maintained at or beyond the boundary. EW-S8: Fill material will comply with this – condition can be included. EW-S9: Not applicable	
NATC-R2 Earthworks or indigenous vegetation clearance	The earthworks are not within 30m of a lake or a river greater than 3m average width. In terms of wetlands, the plan referenced 'Wetlands on Lot 4 DP 513347' in the Annexure Schedule Page 5 of 5 of Consent Notice 13248369_3 shows that there are no wetlands within 30m of the application site.	Not applicable.

4.1.2 Summary of Activity Status under Proposed Far North District Plan

The application is a restricted discretionary activity under the Far North Proposed District Plan – Appeals Version.

4.2 Far North Operative District Plan ("ODP")

The only relevant provision of the Far North Proposed District Plan – Appeals Version that has been appealed is Standard EW-S1 Maximum earthworks thresholds. The proposal is therefore assessed against the equivalent rule of the ODP as follows.

4.2.1 District Wide Provisions – Natural and Physical Resources

Rule	Discussion	Compliance
12.3.6.1.1 PERMITTED ACTIVITIES		
12.3.6.1.3 Excavation and/or filling … in the Rural Living … Zones	The volume of the completed and proposed earthworks exceeds the permitted standard.	Does not comply.
12.3.6.2 RESTRICTED DISCRETIONARY ACTIVITIES		
12.3.6.2.1 Excavation and/or filling … in the Rural Living … Zones	The volume of the completed and proposed earthworks exceeds the restricted discretionary activity standard.	Does not comply.
12.3.6.3 DISCRETIONARY ACTIVITIES		
12.3.6.3 Discretionary Activities	The earthworks activity is a discretionary activity.	Complies

4.2.2 Summary of Activity Status

The proposal is a discretionary activity under the relevant provisions of the ODP.

5. Assessment of Environmental Effects

Section 104(1)(a) and (ab) of the Resource Management Act 1991 ("RMA") require the consent authority, subject to Part 2 of the Act, to have regard to any actual and potential effects on the environment of allowing the activity and any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity. The following assessment considers only the relevant matters of discretion that are listed in Rule NH-R5 Wild fire – extensions and alterations to buildings used for a vulnerable activity (excluding accessory buildings) that increase the GFA and EW-R1 Earthworks.

5.1 Earthworks

The location, scale and volume of earthworks

Section 2.1 outlines the extent and volume of the earthworks, which includes a large cut platform with a shallow depth. Also refer to **Photographs 1** – **8**.

Depth and height of cut and fill

The depths associated with the proposed earthworks is within the permitted activity limits of the Operative and Proposed District Plans.

The nature of filling material and whether it is compacted

Excavated material will be retained on site. The temporary stockpiles of soil will be re-spread within the site, with measures to ensure no more than 5% vegetation composition, top soil and the grass layer has been separated within the stockpiles.

The extent of exposed surfaces or stockpiling of fill

The exposed area is approximately 4,390m². Stockpiles of cut material have been placed to the east and west of the driveway.

Erosion, dust and sediment controls

The Earthworks Plans demonstrate the location of cut off drains and a proposed silt fence and include a list of standard erosion and sediment control measures. The building platform and driveway have been stabilised with aggregate, and a grassed perimeter has been retained. Once stockpile material has been spread, undeveloped areas will be re-grassed or otherwise stabilised.

The risks of natural hazards, particularly flood events

The completed and future earthworks are elevated above any area of mapped river flood hazard area.

Stormwater controls

Existing onsite drains provide for stormwater drainage.

Flood storage, overland flow paths and drainage patterns

The completed and earthworks do not affect any overland flow paths or existing open drains. Beyond the cut platform, natural contours are retained.

The stability of land, buildings and infrastructure

An excavation less than 1m deep with 1:4 battered bank has been formed within three metres of the property boundary. No loss of stability of land, buildings or infrastructure is anticipated.

Natural character, landscape, natural features, historic heritage, spiritual and cultural values

The subject site is not within an area of high or outstanding natural character and does not contain an outstanding landscape or natural features. There are no known or recorded heritage, spiritual or cultural values.

The life-supporting capacity of soils

The subject site is an existing rural residential property, and the earthworks are for the purpose of rural residential development of this vacant site. Top soil has and will be retained on the site to support soil conservation, and erosion control has been established to prevent loss of soil from the site. As such, the life supporting capacity of soils is maintained to a suitable extent.

The location and use of infrastructure

Underground infrastructure is unaffected by the completed and proposed earthworks.

Temporary or permanent nature of any adverse effect

Temporary adverse effects have and will be remedied through the placement of foundation and driveway aggregate and re-grassing of exposed surfaces. Permanent adverse effects related to the recontoured land surface will be negligible.

Traffic and noise effects

There is sufficient space on the subject lot for construction vehicles to park on the site. There are no existing residential dwellings in close proximity to the earthworks location. The works can be completed with normal traffic and construction noise associated with a rural residential development being generated.

Time of year earthworks will be carried out and duration of the activity

The earthworks are generally completed, with re-spreading of top soil and covering in of trenches to be completed. This can be completed in this construction season and over a short duration.

Impact on visual and amenity values

The earthworks prepare a driveway and building platform on a rural residential site. Visual and amenity effects will be temporary and will quickly be remedied once the disturbed land is re-grassed. Some of the existing exposed surfaces have been covered with driveway aggregate and compacted hardfill.

6. Statutory Assessment

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the following Sections 6.1 – 6.5 of this Report. This is followed by an assessment of Part 2 of the Act.

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *Regional Policy Statement for Northland*
- *Far North Proposed District Plan – Appeals Version*
- *Far North Operative District Plan*
- *Proposed Regional Plan for Northland*

6.1 National Environmental Standards

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

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment's Hazardous Activities and Industries List ("HAIL").[2]

The Far North Maps Land cover and land use map confirms the land use on Lots 1 and 2 as being high producing exotic grassland in 1996, 2001, 2008 and 2018.

Therefore, using Method 6(2), the subject site is not considered to be a 'piece of land', and the above regulations do not apply to the proposed activity.

[2] Northland Regional Council. Retrieved 29 October 2026 from https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21

6.1.2 National Environmental Standard for Freshwater 2020

The two most recent consent notices (12849505.4 and 13248369.3) include conditions related to the above national environmental standards. These are copied below:

Consent Notice 12849505_4

(ix). The owner shall preserve the wetlands identified as Areas A – I on the plan approved by Northland Regional Council [as indicated on the plan labelled "Wetlands on Lot 4 DP 513347" prepared by Donaldson's Surveyors, dated June 2021 and shall not without the prior written consent of both Northland Regional Council and/or the Far North District Council and then only in strict compliance with any conditions imposed by the Councils damage, take, use dam, divert or discharge of water within the wetlands or within a 100m setback from the wetland.

(x). The wetlands identified as Areas A – I on the plan labelled "Wetlands on Lot 4 DP 513347", prepared by Donaldson's Surveyors, dated June 2021 are subject to the National Environmental Standard for Freshwater Regulation's 2020 and any works within the wetlands or with a 100m setback from the wetland including future restoration, may require approval or at minimum discussion with Northland Regional Council.

Consent Notice 13248369_3

ii. National Environmental Standard for Freshwater Regulations 2020

Wetland/s were identified within the lot subject to the above legislation. Any development within 100m of the wetlands identified on the approved plan referenced: Indicative Stormwater Diversion on Proposed Lots 9 & 10, Stormwater diversion in breach NES Freshwater 2020, dated July 2021 (attached), and the plan: Wetlands On Lot 4 DP 513347 approved by Northland Regional Council (attached) may require consent from Regional Council. Activities covered by the regulations include the taking, use, damming, diversion, or discharge of water outside, but within a 100m setback from, a natural wetland.

The subject site does not include any of the wetlands identified as Areas A – I, as specified in consent notice 12849505_4(ix), but is within 100m of those areas. Earthworks and associated stormwater diversion and discharge have also been undertaken within 100m of those areas. A Site Plan with the 100m wetland setback line has been overlaid onto the Earthworks Plan, as shown in **Figure 4** below. This shows that only the northern portion of the cut platform is within 100m of natural inland wetland, and stormwater discharge from the new drains is generally beyond 100m.

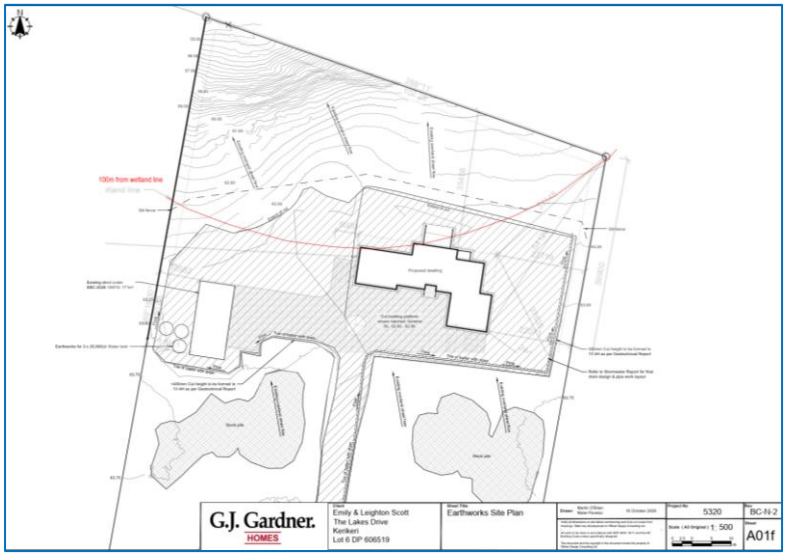


Figure 4: Earthworks Site Plan Overlaid with 100m Wetland Setback Line

Regulation 52 specifies non-complying activities resulting in drainage of a natural inland wetland:

(1) Earthworks outside, but within a 100 m setback from, a natural inland wetland is a non-complying activity if it—
(a) results, or is likely to result, in the complete or partial drainage of all or part of a natural inland wetland; and
(b) does not have another status under any of regulations 38 to 51.
(2) The taking, use, damming, or diversion of water outside, but within a 100 m setback from, a natural inland wetland is a non-complying activity if it—
(a) results, or is likely to result, in the complete or partial drainage of all or part of a natural inland wetland; and
(b) does not have another status under any of regulations 38 to 51.

The earthworks and stormwater works within 100m of mapped natural inland wetland are located above the wetland, and are not likely to divert or lower the water table away from the wetland catchment.

Regulation 54 specifies other non-complying activities:

The following activities are non-complying activities if they do not have another status under this subpart:
(a) vegetation clearance within, or within a 10 m setback from, a natural inland wetland:
(b) earthworks within, or within a 10 m setback from, a natural inland wetland:
(c) the taking, use, damming, or diversion of water within, or within a 100 m setback from, a natural inland wetland if—
(i) there is a hydrological connection between the taking, use, damming, or diversion and the wetland; and
(ii) the taking, use, damming, or diversion will change, or is likely to change, the water level range or hydrological function of the wetland:
(d) the discharge of water into water within, or within a 100 m setback from, a natural inland wetland if—
(i) there is a hydrological connection between the discharge and the wetland; and
(ii) the discharge will enter the wetland; and
(iii) the discharge will change, or is likely to change, the water level range or hydrological function of the wetland.

The earthworks are not within 10m of a natural inland wetland. Stormwater diversion and discharge associated with the earthworks is generally located outside of the 100m setback, including drains at the toe of the driveway and cut platform batters. The portion of the cut platform that is within the 100m setback is most shallow at that end, as the cut tapers out to meet the natural ground. Beyond here, the overland sheet flow will resume, and it is not likely that there will be any change to the water level range or hydrological function of the wetland.

The general conditions specified in regulation 55 related to water quality and movement (3) and earthworks, land disturbance, and vegetation clearance (8) are met.

As discussed above, it is considered that consent is not required under the national Environmental Standards for Freshwater.

6.2 Regional Policy Statement for Northland ("RPS")

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region.

The subject site is not in the coastal environment, does not include any outstanding natural landscapes or features and does not include any areas of high or outstanding natural character.

The relevant policy from the RPS is 5.1.1 – Planned and coordinated development - which requires co-ordinated location, design and building or subdivision, use and development. The earthworks supports the development of an existing rural residential site for residential use, in accordance with its intended purpose, with avoidance of effects on landscape or natural character values, historic or cultural heritage values, significant ecological areas or species, or transport corridors achieved.

6.3 Far North Proposed District Plan – Appeals Version

The proposed activity is a restricted discretionary activity and the matters over which discretion is restricted to are adequately covered in Section 5 of this report.

6.4 Far North Operative District Plan

Equivalent Operative District Plan rules of appealed Proposed District Plan provisions have been considered, and the proposal is a discretionary activity in terms of those provisions. The relevant objectives and policies of the Operative District Plan are assessed below.

Soils and Minerals
12.3.3 OBJECTIVES
12.3.3.2 To maintain the life supporting capacity of the soils of the District.
12.3.3.3 To avoid, remedy or mitigate adverse effects associated with soil excavation or filling.
12.3.4 POLICIES
12.3.4.1 That the adverse effects of soil erosion are avoided, remedied or mitigated.
12.3.4.2 That the development of buildings or impermeable surfaces in rural areas be managed so as to minimise adverse effects on the life supporting capacity of the soil.
12.3.4.4 That soil excavation and filling, and mineral extraction activities be designed, constructed and operated to avoid, remedy or mitigate adverse effects on people and the environment.
12.3.4.5 That soil conservation be promoted.

The earthworks have been undertaken on a rural residential site which is not used for primary production. Top soil will be retained on site, and erosion prevention measures, including cut off drains, and other sediment control measures have been implemented in order to promote soil conservation and avoid off site effects, including on water quality. The proposed earthworks activity is consistent with the relevant objectives and policies listed above.

6.5 Regional Plan for Northland

The permitted activity threshold for earthworks specified in Rule C.8.3.1 of the Regional Plan (5,000m² in Other Areas) is not exceeded. No consents are necessary under the Regional Plan for this proposal.

6.6 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to Part 2 of the Act is given below.

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

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

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

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

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

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

6 Matters of national importance

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

(h) the management of significant risks from natural hazards.

7 Other matters

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

(b) The efficient use and development of natural and physical resources;

(c) The maintenance and enhancement of amenity values;

(f) Maintenance and enhancement of the quality of the environment;

8 Treaty of Waitangi

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

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by enabling the rural residential use of the subject site in accordance with its intended purpose as per the zoning under the Proposed District Plan.

The development is of an existing rural residential site, and will not compromise any significant natural values. The proposal will not detract from amenity, character or landscape values. The earthworks achieve suitable setbacks from water bodies and are not within river flood hazard areas.

The proposal has regard to Section 7 Matters and represents an efficient and anticipated use of the land, which will retain existing amenity values and maintain the quality of the environment. The proposed activity has no known implications in terms of the Treaty of Waitangi in terms of Section 8.

Overall, the proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991.

7. Consultation & Notification Assessment

7.1 Public Notification Assessment

Step 1: Public notification is not requested. Section 95A(3)(b) and (c) do not apply.

Step 2: Public notification is not precluded.

Step 3: There are no relevant rules that require public notification. Section 95A(8)(b) requires Council to assess, in accordance with section 95D, whether the activity will have or is likely to have adverse effects on the environment that are more than minor. Section 95D directs Council, among other things, to disregard any effects on persons who own or occupy the application site and any adjacent land; and allows adverse effects of activities permitted by a rule or national environmental standard to be disregarded.

As outlined in Section 5 of this report, it is assessed that the adverse effects associated with the proposed activity will be avoided, remedied and mitigated so that they are not more than minor. The application can therefore proceed without being publicly notified.

Step 4: No special circumstances exist to warrant public notification.

7.2 Limited Notification Assessment

Step 1: The site is not in the marine and coastal area or common marine and coastal area. There are no affected protected customary rights groups or affected customary marine title groups, the land is not subject to a statutory acknowledgement.

Step 2: Limited notification is not precluded.

Step 3: In terms of 95B(8) an assessment has been undertaken in accordance with section 95E. Section 95E(1) specifies that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Section 95E(2) provides further guidance as to how a consent authority should assess an activity's adverse effects on a person for the purposes of Section 95E, including clause (a), where they may disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect.

The anticipated adverse effects of the completed and proposed are expected to be less than minor, and will not result in adverse effects that are minor or greater on any person for the following reasons:

- Stormwater drains have been installed at the toe of the batters; these discharge within the site and not onto adjacent properties.
- A grassed perimeter has been retained around the exposed area.
- The changes to the natural topography are minor, with a shallow depth of excavation having been undertaken.
- The cut batters are in accordance with Geotechnical Report recommendations so as to maintain stability.
- The immediately adjacent sites are vacant, and not used for residential activities; dust, noise and vibration from earthworks activities is unlikely to have been an issue.

Accordingly, it is considered that no person will be an affected person in terms of Section 95E.

Step 4: There are no special circumstances to warrant notification to any person.

7.3 Summary of Notification Assessment

As outlined above we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

8. Conclusion

In terms of sections 104 and 104B of the Resource Management Act 1991, we consider that:

- The actual and potential adverse effects of the proposal have and will be avoided, mitigated and remedied so as to be less than minor.
- The proposal is consistent with the relevant objectives and policies of the Operative District Plan.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- It has been assessed that the proposal meets the statutory criteria to be processed as non-notified.

For these reasons, it is requested that this application be considered on a non-notified basis and that Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed .....
Natalie Watson,
Resource Planner

Date: 23 November 2026
WILLIAMS & KING
Kerikeri

9. Appendices

Appendix 1: G.J. Gardner Earthworks Site Plan
Appendix 2: Record of Title

N

Existing overland sheet flow

Existing overland sheet flow

Existing overland sheet flow

63.75

63.75

G.J. Gardner.
HOMES

Client
Emily & Leighton Scott
The Lakes Drive
Kerikeri
Lot 6 DP 606519

Sheet Title
Existing Site Plan
For Earthworks

Drawn Martin O'Brien
Matei Paveluc
16 October 2026

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.
-
All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
-

This document and the copyright in this document remain the property of OBrien Design Consulting Ltd.

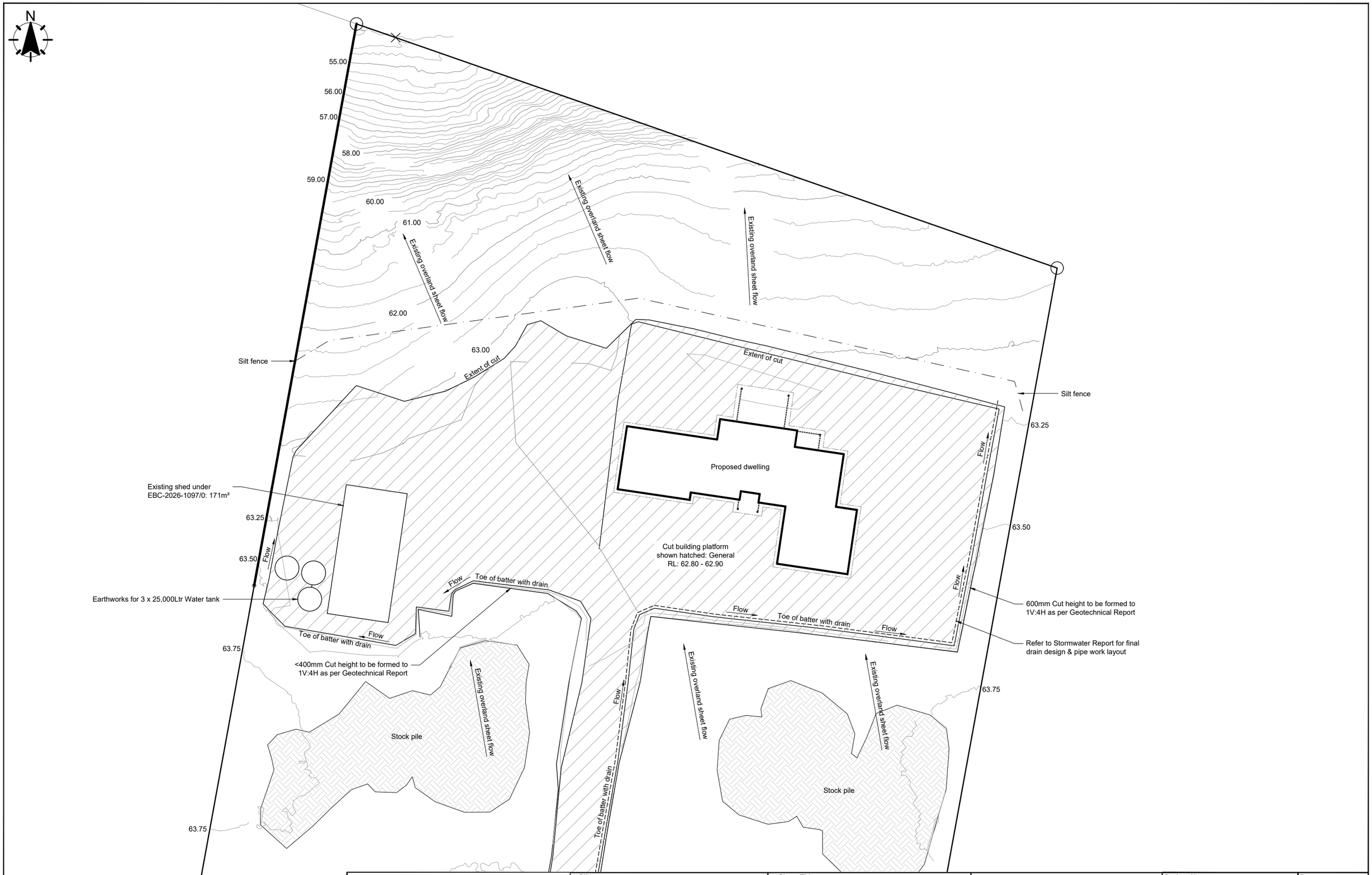
Project No 5320

Rev BC-N-2

Scale (A3 Original) 1: 500

5 2.5 0 5 10 m

Sheet A01e



G.J. Gardner. HOMES

Client
Emily & Leighton Scott
The Lakes Drive
Kerikeri
Lot 6 DP 606519

Sheet Title
Earthworks Site Plan

Drawn Martin O'Brien, Matei Paveluc — 16 October 2026

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.
-
All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of OBrien Design Consulting Ltd.

Project No 5320

Rev BC-N-2

Scale (A3 Original) 1: 500

5 2.5 0 5 10 m

Sheet A01f

KEY TO SITE DIAGRAM

1. Minimise exposed areas

The best way to minimise erosion and control sediment discharge is by disturbing as little soil as possible at anyone time and maintaining as much vegetative cover as possible. This needs planning - stage disturbance and stabilise exposed areas as soon as possible using straw mulch, aggregate or other materials such as a geotextile.

Preventative measures reduce cost and effort - unexposed soil can't erode and doesn't need capture in sediment control measures.

2. Silt fences

Silt fences are useful for small, disturbed areas or sloping areas. For steep slopes, use more than one silt fence and decrease the spacing between fences as slope increases.

3. Earthbunds

Constructed across slopes and near the edges of the site, earthbunds control and detain runoff, allowing sediment to settle out. The bund can be constructed from clay or topsoil from the site. Channels formed by bunds can also be used to divert clean water away from disturbed areas.

4. Stabilised entranceway

The stabilised entranceway should be the first works to occur on site, as soil transferred to the roadway by vehicles will be washed into stormwater systems. All vehicles should use it for site entry and exit. An entranceway constructed from a generous spread of metal aggregate will be sufficient on small sites. A wheel wash may be needed for larger sites. Wooden planks can offer protection to footpath, grass berm and kerb, and reduce reinstatement costs. Keep all traffic off grass berms, and stabilise disturbed berms immediately - during winter significant volumes of sediment can wash off them.

5. Clean water diversion

Separation of clean and dirty water will greatly reduce the effort needed to prevent sediment runoff. Divert all upstream runoff away from the site with a bund or diversion channel. Channels will need to be stabilised when gradients exceed 2%. During construction, roof runoff may be diverted to the kerb by connecting a non-perforated pipe to the downpipe outlet.

6. Haybales

Haybales can impound sediment-laden water at points of discharge, but will only be successful if installed correctly. They need to be trenched into the ground and securely staked together, with bale strings positioned on the sides.

7. Stabilising disturbed ground

After soil is disturbed, stabilise as soon as possible with straw or hay mulch or hardfill. Where appropriate grass should be sown as soon as works are completed.

8. On site works

Concrete washings, water blasting, equipment washing, concrete and tile cutting - these works can all pollute waterways unless care is taken. These products cause problems as they can be highly alkaline, or can contain oxides, heavy metals (copper drill lubricants), or petroleum products.

- If washing fines, make sure the wash water is confined, filtered (for instance, across grass or through silt fence or haybales), or diverted to a soak area. If discharge is necessary, do so to the sanitary sewer, not the stormwater system.
- Don't wash vehicles and equipment on site unless there is a designated wash out area where wash water soaks into the ground, or is treated before discharging from the site.
- Settle drill slurry (See Directional Drilling, below).
- When water blasting, contain dirty waste runoff. Chemical additives must not be discharged to stormwater drains. Carefully filter out paint flakes and dirt using filter cloth, bunds or similar before discharge to stormwater drains.

9. Trenching/stockpiles

Material from trenching and excavation should be stockpiled away from low points, runoff channels or kerbs. Ideally stockpiles should be covered immediately or stabilised with mulch or vegetation. Any runoff from stockpiles needs to be directed to suitable sediment control measures such as silt fences, earthbunds or properly installed haybales.

10. Garden tanks

The inclusion of a garden tank to collect roof rainwater can reduce the amount of stormwater runoff from the site in the short and long term. During construction it may reduce the volume of clean water runoff from the site and provide onsite water for construction activities. Long-term, it can provide free non-potable water for the property owner.

Cesspit protection

Filter cloth across cesspits may be used on a temporary basis as a last resort to capture sediment. However this is not an effective control measure, as filters block up rapidly and are difficult to install and maintain. Sediment is better managed on the site, using measures described in this guideline. When temporarily using cesspit protection, the filter cloth must fully cover the cesspit grate and inlet at the back.

Pumping water from the site

Untreated water from trenches or waterlogged areas on the site must never be pumped directly to the kerb or cesspit. If water needs to be removed from the site, wait for suspended sediment to settle out. Never pump from the bottom of the trench or impoundment area - filter the pumped water across a grassed area or into a sediment control device before discharging to a cesspit or waterway.

In short, unless it is clean, don't discharge to a cesspit or waterway.

Directional drilling

Slurry from directional drilling must be allowed to settle, with the water soaking to ground, or being disposed to sewer (with local council approval) or by a waste contractor. Settle slurry using a small excavated impoundment area on site; a silt fence corral; or pump to a settling tank. In certain situations slurry may need to be taken off site for appropriate disposal.

This information is reproduced with the permission of the Auckland Regional Council.

NORTHLAND REGIONAL COUNCIL

CALL YOUR LOCAL NORTHLAND REGIONAL COUNCIL OFFICE ON:
WHANGAREI: Phone (09) 438 4639 **DARGAVILLE:** Phone (09) 439 3300
KAITAIA: Phone (09) 408 6600 **OPUA:** Phone (09) 402 7516
or Environmental Hotline 0800 504 639 for 24 hour response to Environmental Pollution.

CARING FOR NORTHLAND AND ITS ENVIRONMENT



EROSION AND SEDIMENT CONTROL ON CONSTRUCTION SITES

SITE MANAGEMENT FOR PERMITTED ACTIVITIES

This guideline outlines a range of measures suitable to use on small sites to minimise the effects of erosion and sediment discharge.

Sediment is the single most significant contaminant of our streams, lakes and coastal waters. The cumulative effect of sediment discharge from Northland's many individual building and earthworks sites can have a major detrimental effects on waterways, degrading their ecology and reducing recreational and economic value.

Earthworks not requiring a Resource Consent are termed Permitted Activities.

Large earthworks sites require Resource Consents from Northland Regional Council and must comply with consent conditions to minimise contamination of waterways by sediment. Smaller earthworks are termed Permitted Activities as they do not require a consent from Northland Regional Council. However these works still need to minimise sediment contamination, and may need a permit or consent from the local District Council.

Penalties for not putting protection measures in place range from abatement notices and instant fines, through to prosecution.

Northland Regional Council encourages landowners, contractors and developers to use the measures outlined in this guideline. These groups have a legal responsibility under the Resource Management Act (1991) to make sure any person disturbing soil uses appropriate measures to minimise the impact of these works. It is important to recognise this responsibility includes Permitted Activities.

Failure to put appropriate protection measures in place can lead to the serving of an abatement notice, an instant fine or prosecution. Significant damage to the environment can result in very large fines and court costs or jail.

Need more information?

This guideline provides a brief outline of measures that should be used to control erosion and sediment control on smaller sites and for permitted activities.

More information on measures suitable for both large and small sites is outlined in Auckland Regional Council's Technical Publication No. 90 ***"Erosion and Sediment Control Guidelines for Land Disturbing Activities"***.

Call the Northland Regional Council office on: **(09) 438 4639** or
Environmental Hotline 0800 504 639
for 24 hour response to Environmental Pollution.

NORTHLAND REGIONAL COUNCIL

CARING FOR NORTHLAND AND ITS ENVIRONMENT

G.J. Gardner. HOMES

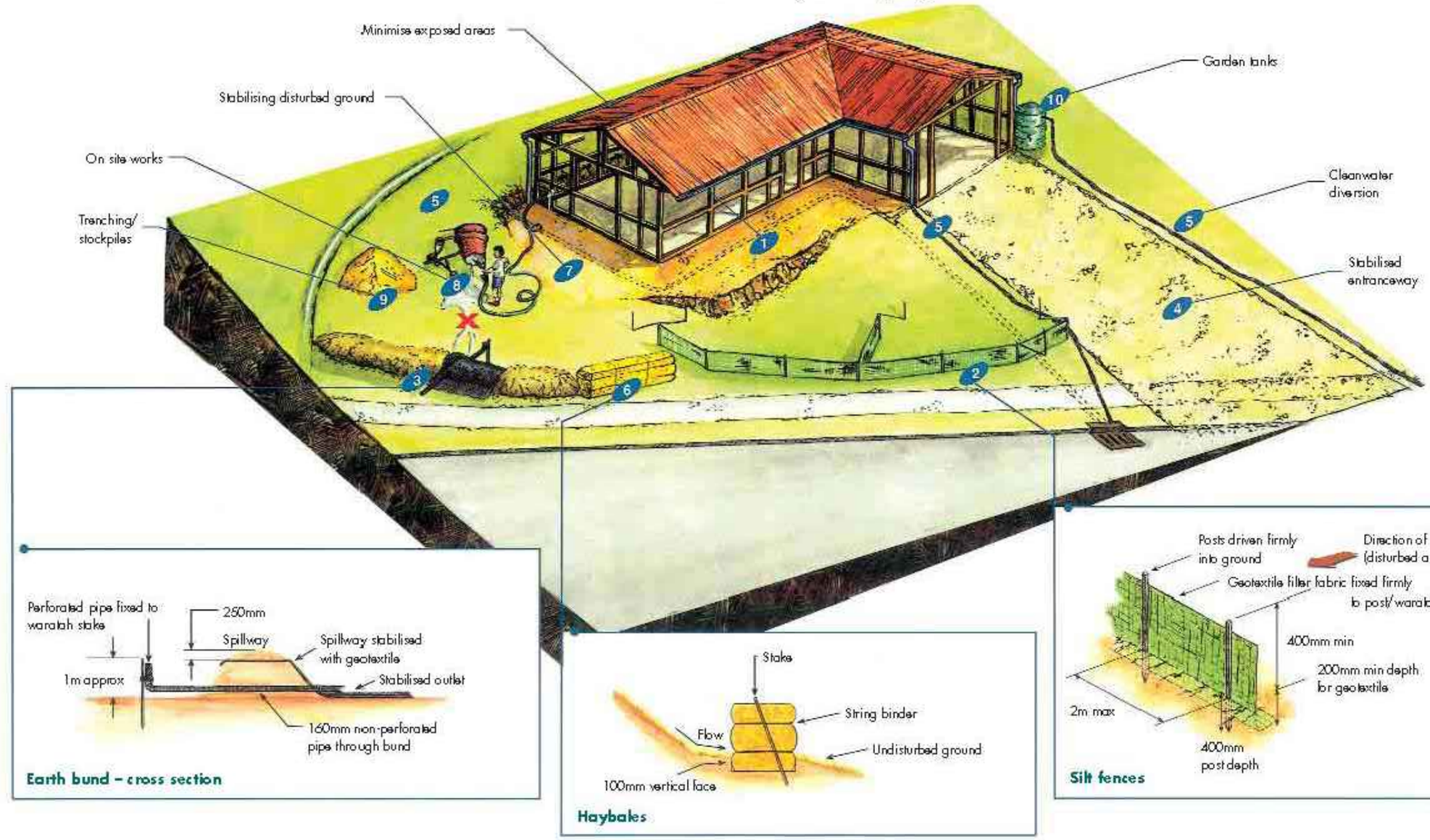
Client	Emily & Leighton Scott The Lakes Drive Kerikeri Lot 6 DP 606519
Sheet Title	Earthworks Erosion & Sediment Control
Drawn	Martin O'Brien Matei Paveluc 16 October 2026
Project No	5320
Rev	BC-N-2
Scale (A3 Original)	1: 500 5 2.5 0 5 10 m
Sheet	A01g

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.
All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of OBrien Design Consulting Ltd.

Here's what you can do to reduce erosion and sediment discharge from your site

Refer to number key over page



Earth bund – cross section

Haybales

Silt fences

G.J. Gardner. HOMES

Client
Emily & Leighton Scott
The Lakes Drive
Kerikeri
Lot 6 DP 606519

Sheet Title
Earthworks Erosion & Sediment Control

Drawn Martin O'Brien, Matei Paveluc — 16 October 2026

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of OBrien Design Consulting Ltd.

Project No 5320

Rev BC-N-2

Scale (A3 Original) 1: 500

5 2.5 0 5 10 m

Sheet A01h

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **1194607**
Land Registration District **North Auckland**
Date Issued 10 December 2025

Prior References
1030053

Estate Fee Simple
Area 1.5010 hectares more or less
Legal Description Lot 6 Deposited Plan 606519
Registered Owners
Leighton Innes Scott and Emily-Louise Scott

Interests

5818002.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.11.2003 at 9:00 am

12849505.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.11.2024 at 3:12 pm

Land Covenant in Covenant Instrument 12849505.6 - 27.11.2024 at 3:12 pm (Limited as to duration)

13248369.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.12.2025 at 10:38 am

Appurtenant hereto is a right of way, a right to drain water, a right to convey electricity, telecommunications and water created by Easement Instrument 13248369.5 - 10.12.2025 at 10:38 am

The easements created by Easement Instrument 13248369.5 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to drain water created by Easement Instrument 13248369.6 - 10.12.2025 at 10:38 am

The easements created by Easement Instrument 13248369.6 are subject to Section 243 (a) Resource Management Act 1991

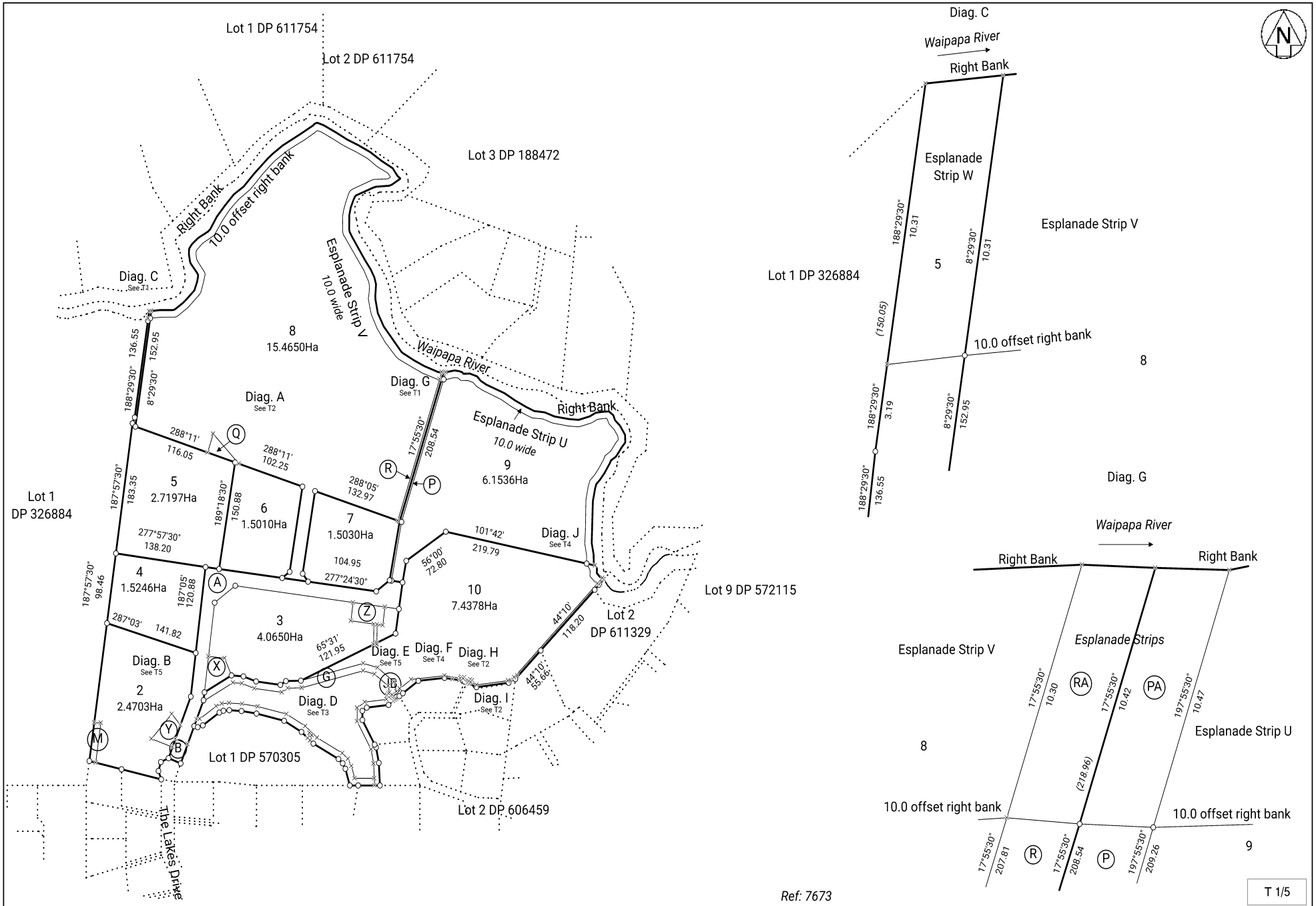
Appurtenant hereto is a pedestrian right of way created by Easement Instrument 13248369.7 - 10.12.2025 at 10:38 am

The easements created by Easement Instrument 13248369.7 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 13248369.11 - 10.12.2025 at 10:38 am (Limited as to duration)

Land Covenant in Covenant Instrument 13248369.12 - 10.12.2025 at 10:38 am (Limited as to duration)

13543020.2 Mortgage to ANZ Bank New Zealand Limited - 14.4.2026 at 12:36 pm



Ref: 7673

T 1/5

Land District: North Auckland Digitally Generated Plan Generated on: 06/10/2025 07:55am Page 5 of 9	Lots 2 - 10 being subdivision of Lot 2 DP 570305	Surveyor: Robert John Donaldson Firm: Donaldsons	Title Plan LT 606519 Approved on: 6/10/2025

FAR NORTH DISTRICT COUNCIL

CONO 5818002.2 Cons
Cpy - 01/01, Pgs - 001, 28/11/03, 10:29
DocID: 311174384

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2030872

The subdivision of Pt Lots 1 & 2 DP 14987
and Pts Section 38 Blk XI Kerikeri SD
North Auckland Registry.

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

SCHEDULE

The property may contain archaeological remains. In the event that unrecorded archaeological remains are uncovered during development of the property earthworks are to cease immediately and the New Zealand Historic Places Trust are to be notified.

Prior to the issue of a building consent a formed, culverted and sealed entrance is to be provided to the Council standard FNDC/S/06B.

SIGNED: P J Killalea

by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this 7th day of November 2003.

RC
SRM\CERT\3221

View Instrument Details

Instrument No	12849505.4
Status	Registered
Lodged By	Kelly, Sarah Jane
Date & Time Lodged	27 Nov 2024 15:12
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	**Land District**
1030052	North Auckland
1030053	North Auckland

Annexure Schedule	Contains 13 Pages

Signature

Signed by Sophia Louise Waller as Territorial Authority Representative on 26/11/2024 12:35 PM

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

© Copyright: Land Information New Zealand

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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC-2300451-RMASUB**
Being the Subdivision of Lot 4 DP 513347
North Auckland Registry

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

SCHEDULE

Stage 1

Lots 1 & 2 DP 570305

(i). In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and is to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

(ii). At the time of lodging an application for building consent for a building and/or retaining on the Lot, the Lot owner is to provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, sets out the specific design of the building's foundations and retaining all with reference to the engineering report from PK Engineering entitled "Proposed Subdivision of Lot 4 DP 513347 into Lots 1-10, For John Mason at Waipapa," ref: Job No:20-081 and dated March 2021. and indicates the programme of supervision of the foundation construction submitted with RC 2300451-RMACOM.

(iii). The allotment contains areas subject to a flooding hazard. All habitable buildings intended to be undertaken within these areas may require a suitably qualified and experienced engineer's report to be lodged to identify a suitable floor level above a 1% AEP storm event including a suitable allowance for climate change. The report shall reference PK Engineering entitled "Proposed Subdivision of LOT 4 DP 513347 into Lots 1-10, For John Mason at Waipapa," ref: Job No: 20-081and dated March 2021 submitted with RC 2300451-RMACOM.

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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

(iv). In conjunction with the construction of any building requiring a wastewater disposal system, the Lot owner shall submit with the application for Building Consent an Onsite Wastewater report from a Council approved writer or Charted Professional Engineer and reference the report prepared by PK Engineering entitled "Proposed Subdivision of LOT 4 DP 513347 into Lots 1-10, For John Mason at Waipapa," ref: Job No: 20-081and dated March 2021 and submitted with RC 2300451-RMACOM.

(v). Without the prior approval of the Council by way of resource consent, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary/ overland (Q_{100}) flow path and as shown on the as-built drawing (attached).

(vi). The site is identified as being within a kiwi present zone. Any cats and/or dogs kept onsite should be kept inside and/or tied up at night to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs.

Lot 1 DP 570305

(vii). In conjunction with the construction of any building > 110m2 or site combined impermeable surfaces > 600m2, the Lot owner shall submit in conjunction with obtaining building consent for the approval of Council a report prepared by a suitably qualified practitioner, detailing appropriate stormwater mitigation measures that will limit the stormwater flows from the allotment to the pre-development level for rainfall events up to those with a 10% and 1% AEP including an allowance for climate change and a minimum storm period of 80 minutes. New roof areas, tank overflows, paved areas and the grassed areas above any compacted hardfill will need to be collected and piped or drained directly to drainage easement.

(viii). Vehicle access to the lot shall be off The Lakes Drive from the vehicles crossing that has been constructed (see condition 3(b)(ii) and 4(a)(ii) of RC 2300451-RMACOM.

Lot 2 DP 570305

(ix). The owner shall preserve the wetlands identified as Areas A – I on the plan approved by Northland Regional Council [as indicated on the plan labelled "Wetlands on Lot 4 DP 513347" prepared by Donaldson's Surveyors, dated June 2021 and shall not without the prior written consent of both Northland Regional Council and/or the Far North District Council and then only in strict compliance with any conditions imposed by the Councils damage, take, use dam, divert or discharge of water within the wetlands or within a 100m setback from the wetland.

(x). The wetlands identified as Areas A – I on the plan labelled "Wetlands on Lot 4 DP 513347", prepared by Donaldson's Surveyors, dated June 2021 are subject to the National Environmental Standard for Freshwater Regulation's 2020 and any works within the wetlands or with a 100m setback from the wetland including future restoration, may require approval or at minimum discussion with Northland Regional Council.

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

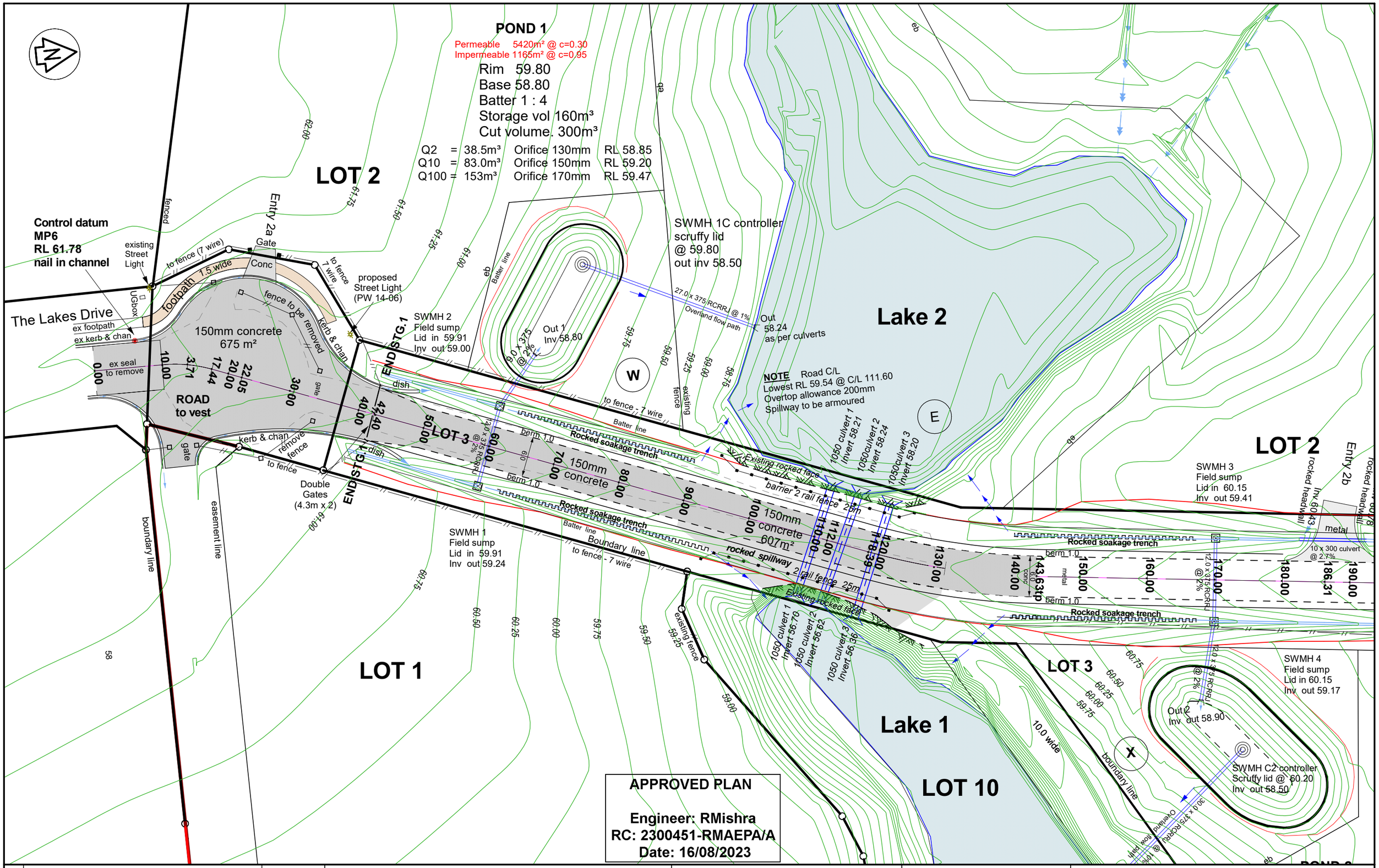
HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

SIGNED:

Ms Patricia (Trish) Routley - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
MANAGER – RESOURCE CONSENTS

DATED at **KERIKERI** this 15th day of April 2024.



No.	Revision: fence & street light added 27/6/23	
	SWMHs replaced with field sumps	8/8/23
		Date Approved

DONALDSONS
REGISTERED LAND SURVEYORS

Copyright - This drawing must not be copied or reproduced by any means without written permission of Donaldsons surveyors.

Do not scale drawing
Nominal scale shown are @ A3
Check all dimensions on site before construction

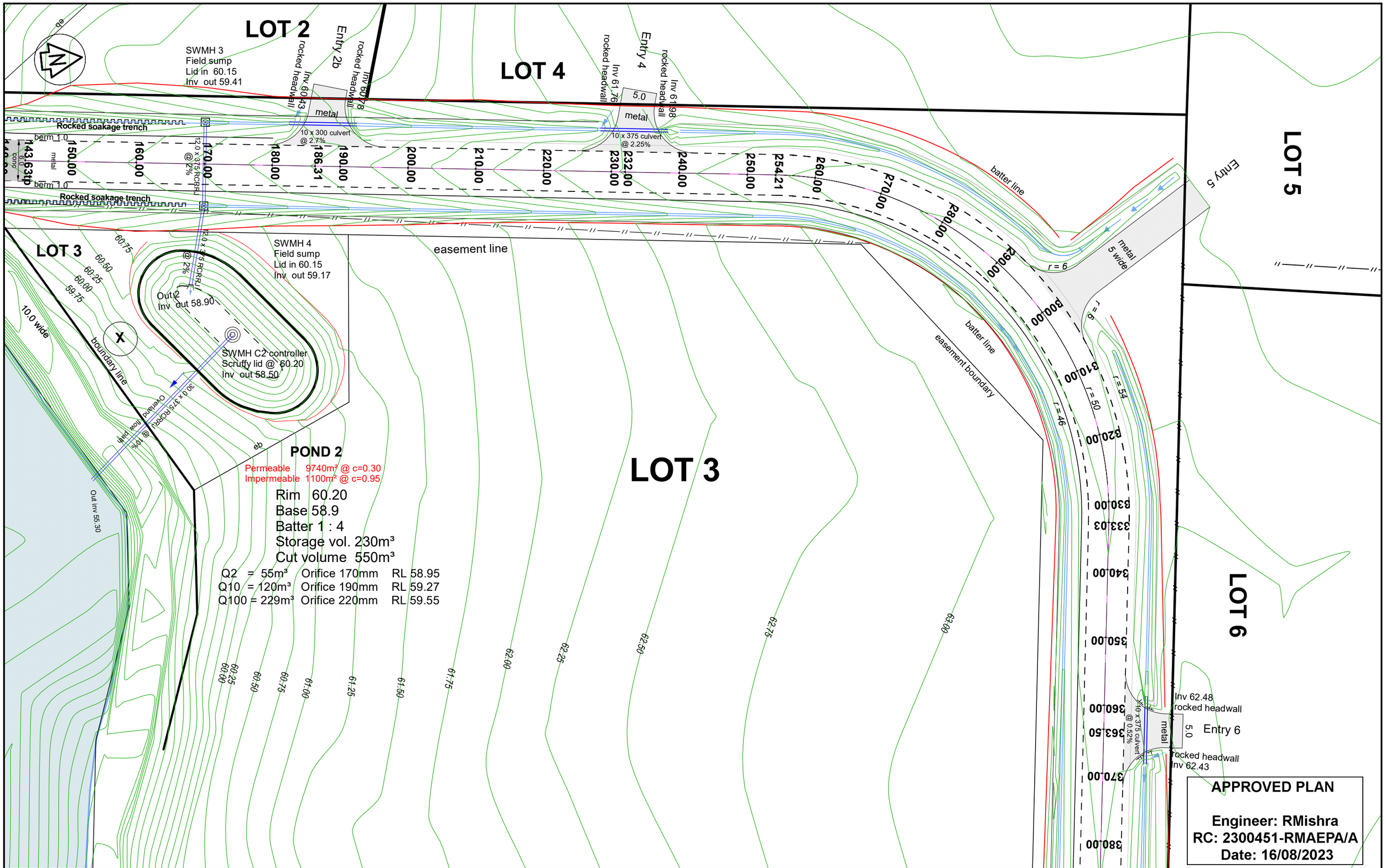
		Checked	Date
Surveyed			
Designed	rjd		
Drawn	rjd		3/3/23
Approved		variation	8/8/23

THE LAKES DRIVE

File 7673 Roading v12.mjo

Sheet No. 1a
1 : 500 @ A3
Ref 7673

Cadastral / engineering surveyors, development planners, resource consent managers - ANZ bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - email: info@donaldsons.net.nz - phone:09 4079182



No.	Revision	Date Approved
	SWMHs replaced with field sumps	8/8/23

DONALDSONS
REGISTERED LAND SURVEYORS

Copyright - This drawing must not be copied or reproduced by any means without written permission of Donaldsons surveyors.

Do not scale drawing
Nominal scale shown are @ A3
Check all dimensions on site before construction

		Checked	Date
Surveyed			
Designed	rjd		
Drawn	rjd		15/12/22
Approved		variation	8/8/23

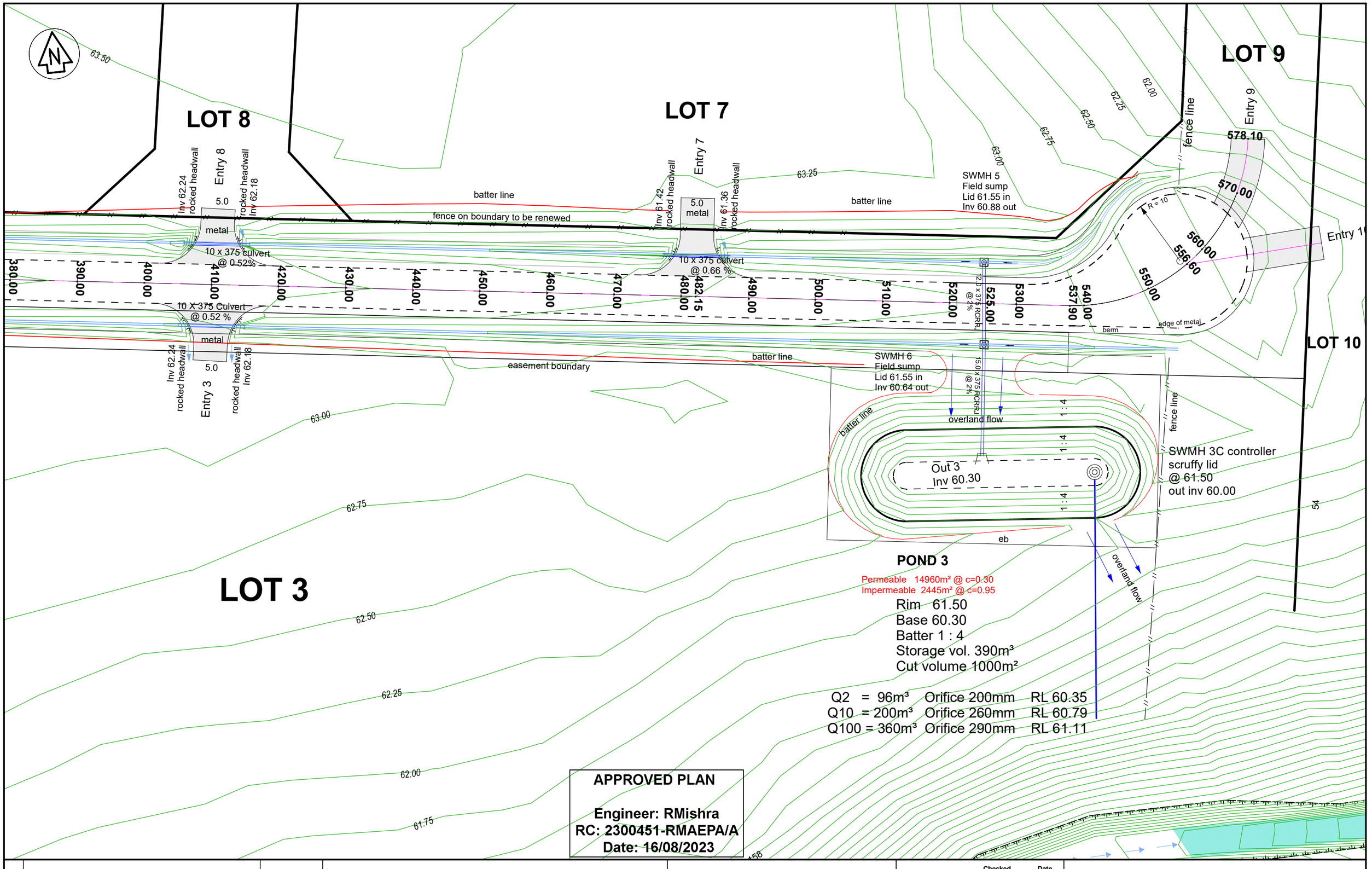
THE LAKES DRIVE

Sheet No. 2a

Scale: 1 : 500 @ A3

file 7673 Roading v12.mjo

Ref 7673



POND 3

Permeable 14960m² @ c=0.30
Impermeable 2445m² @ c=0.95

Rim 61.50
Base 60.30
Batter 1 : 4
Storage vol. 390m³
Cut volume 1000m²

Q2 = 96m³ Orifice 200mm RL 60.35
Q10 = 200m³ Orifice 260mm RL 60.79
Q100 = 360m³ Orifice 290mm RL 61.11

APPROVED PLAN

Engineer: RMishra
RC: 2300451-RMAEPA/A
Date: 16/08/2023

No.	Revision	Date Approved
	SWMHs replaced with field sumps	8/8/23

DONALDSONS
REGISTERED LAND SURVEYORS

Copyright - This drawing must not be copied or reproduced by any means without written permission of Donaldsons surveyors.

Do not scale drawing
Nominal scale shown are @ A3
Check all dimensions on site before construction

		Checked	Date
Surveyed			
Designed	rjd		
Drawn	rjd		15/12/22
Approved		variation	8/8/23

THE LAKES DRIVE

1 : 500 @ A3

file 7673 Roading v12

Sheet No. 3a

Ref 7673

Rim 59.80
Base 58.80
Batter 1 : 4
Storage vol 160m³
Cut volume. 300m³

Q2 = 38.5m³ Orifice 130mm RL 58.85
Q10 = 83.0m³ Orifice 150mm RL 59.20
Q100 = 153m³ Orifice 170mm RL 59.47

LOT 2

LOT 3

BASIN 1

RL 59.80

1 : 4

Batter line

eb

SWMH 1C controller
scruffy lid
@ 59.80
out inv 58.50

Lake 2

27.0 x 375 RCRRJ @ 1%

Overland flow path

Out
58.24
as per culverts

Out 1
Inv 58.80

9.0 x 375 @ 2%

59.75

59.50

59.25

59.00

58.75

W

END STG.1

dish

trav.headwall

2.0 x 375 RCRRJ @ 2%

Batter line

berm 1.0

Rocked soakage trench

to fence
7 wire

to be removed

kerb & chan

gate

30.00

40.00

42.40

50.00

60.00

remove fence

APPROVED PLAN

Engineer: RMishra
RC: 2300451-RMAEPA/A
Date: 9/08/2023

No.	Revision:	
		Date Approved

DONALDSONS
REGISTERED LAND SURVEYORS

Copyright - This drawing must not be copied or reproduced by any means without written permission of Donaldsons Surveyors.

Do not scale drawing
Nominal scale shown are @ A3
Check all dimensions on site before construction
Locate all underground services

		Checked	Date
Surveyed			
Designed	rjd		
Drawn	rjd		3/3/23
Approved			

THE LAKES DRIVE
Detention Basin 1

Sheet No. 1
1 : 200 @ A3

File 7673 stormwater basin design.mjo

Ref 7673

berm 1.0

Rocked soakage trench

trav.headwall

SWMH 4
Lid 60.65
Inv in 60.15
Inv out 59.17

easement line

60.75

LOT 3

60.50

60.25

60.00

59.75

12.0 x 375 RCRRJ @ 2%

Out 2
Inv out 58.90

RL 58.90

RL 60.20

BASIN 2

covenant line

LOT 3

10.0 wide

boundary line

SWMH C2 controller
Scruffy lid @ 60.20
Inv out 58.50

Overland flow path
30.0 x 375 RCRRJ @ 10%

LOT 10

eb

Out inv 55.30

Rim 60.20
Base 58.9
Batter 1 : 4
Storage vol. 230m³
Cut volume 550m³

Q2 = 55m³ Orifice 170mm RL 58.95
Q10 = 120m³ Orifice 190mm RL 59.27
Q100 = 229m³ Orifice 220mm RL 59.55

Permeable 9740m² @ c=0.30
Impermeable 1100m² @ c=0.95

APPROVED PLAN

Engineer: RMishra
RC: 2300451-RMAEPA/A
Date: 9/08/2023

No.	Revision	Date Approved

DONALDSONS
REGISTERED LAND SURVEYORS

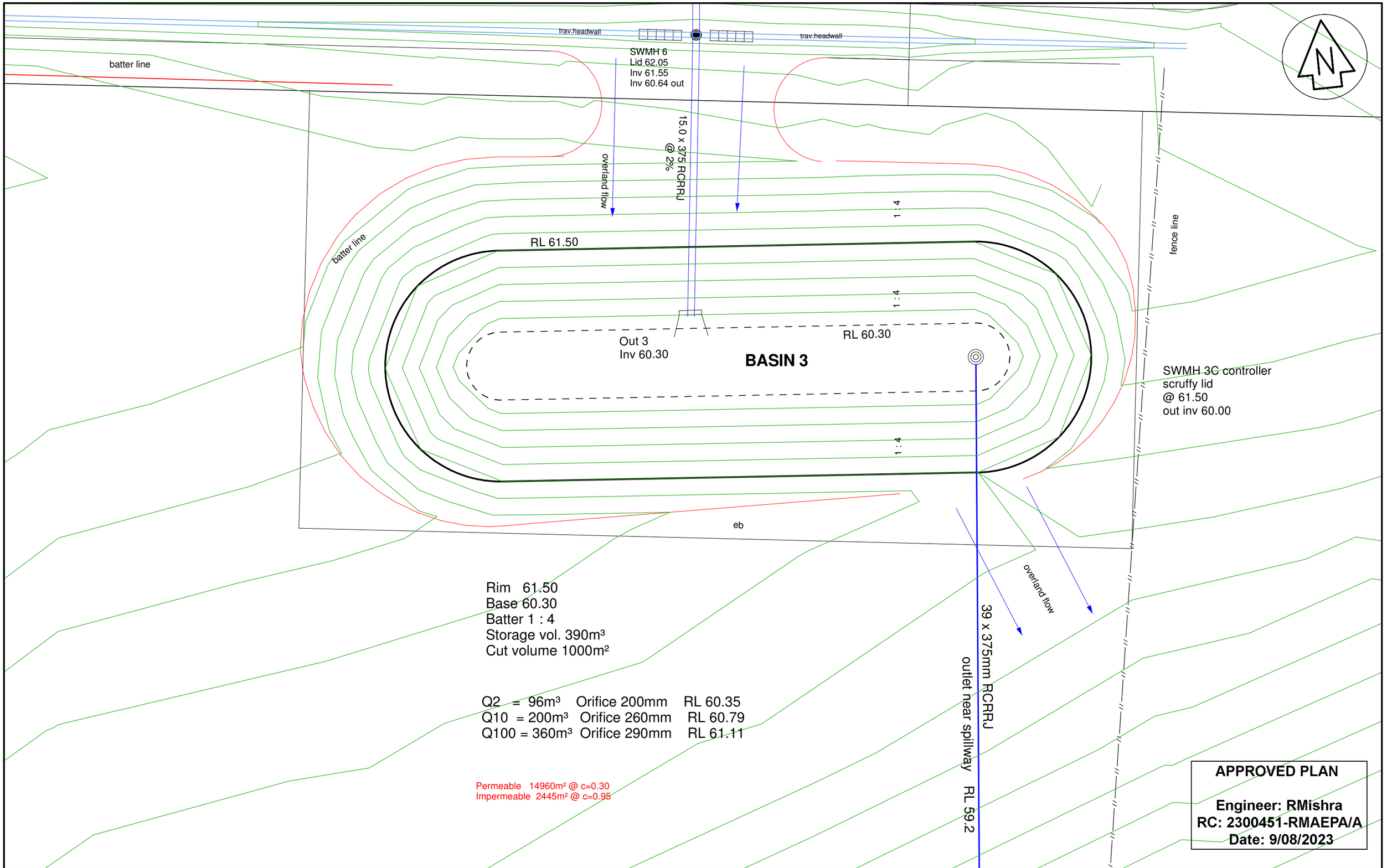
Copyright - This drawing must not be copied or reproduced by any means without written permission of Donaldsons Surveyors.

Do not scale drawing
Nominal scale shown are @ A3
Check all dimensions on site before construction
Locate all underground services

		Checked	Date
Surveyed			
Designed	rjd		
Drawn	rjd		3/3/23
Approved			

THE LAKES DRIVE
Detention Basin 2
Scale: 1 : 200 @ A3
File 7673 stormwater basin design.mjo

Sheet No. 2
Ref 7673



No.	Revision	Date Approved

DONALDSONS
REGISTERED LAND SURVEYORS

Copyright - This drawing must not be copied or reproduced by any means without written permission of Donaldsons Surveyors.

Do not scale drawing
Nominal scale shown are @ A3
Check all dimensions on site before construction
Locate all underground services

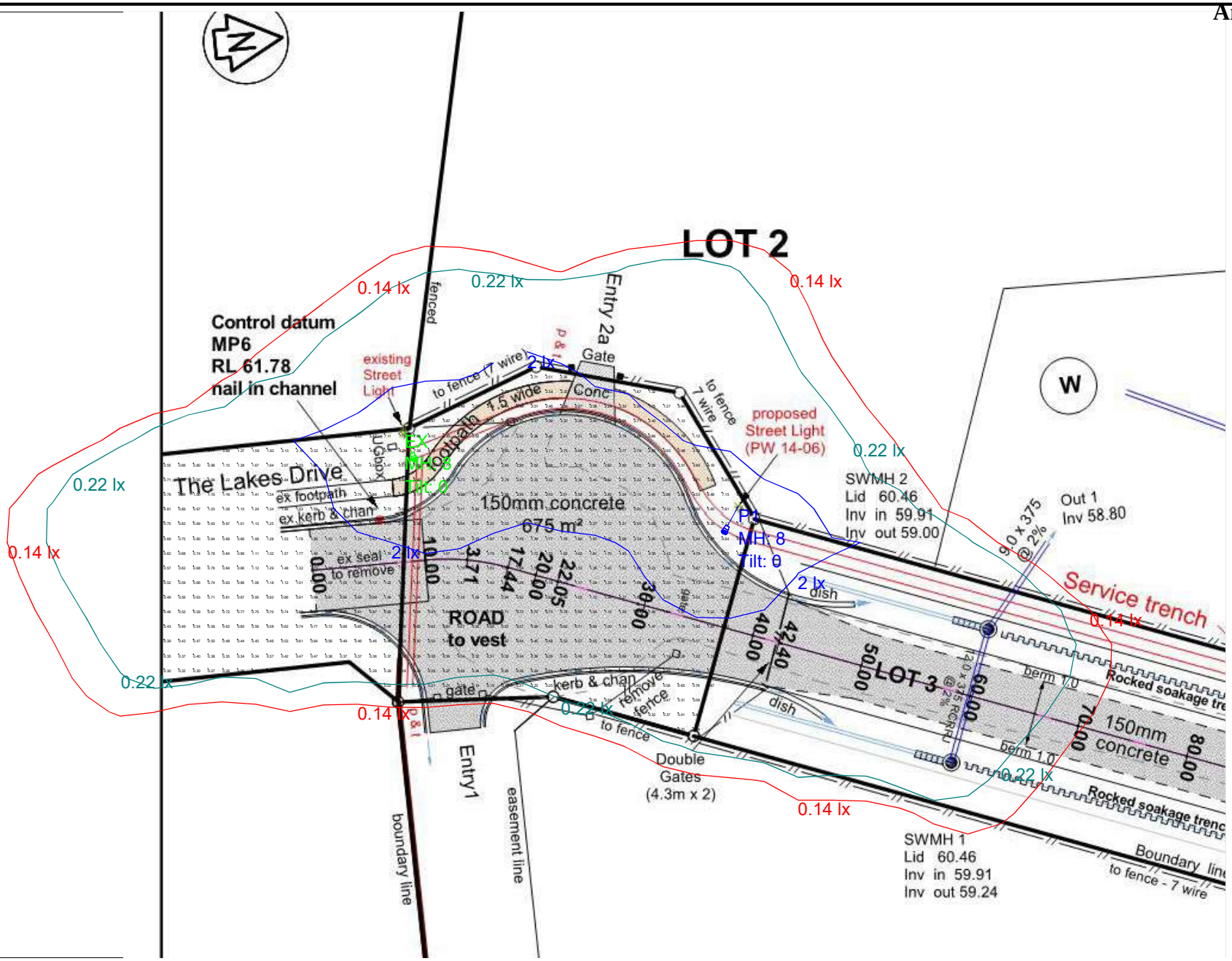
		Checked	Date
Surveyed			
Designed	rjd		
Drawn	rjd		3/3/23
Approved			

THE LAKES DRIVE
Detention Basin 3
1 : 200 @ A3

Sheet No. 3

File 7673 stormwater basin design.mjo **Ref 7673**

Cadastral / engineering surveyors, development planners, resource consent managers - ANZ bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - email: info@donaldsons.net.nz - phone:09 4079182



GENERAL NOTES:

1. Lighting calculations have been completed in accordance with NTA and AS/NZS 1158.3.1:2020 for lighting subcategory PR5.

2. Initial lamp lumens & maintenance have been derived from the manufacturer's TM-21 data with a design maintenance factor applied & derived in accordance with AS/NZS 1158 and BS5489 as shown below.

3. Isolux lines show illuminance values (lux) at grade.

4. Luminaires are mounted at the heights & tilts as indicated on the drawing.

MAINTENANCE FACTOR (MF):

Lamp Lumen Maintenance Factor (LLMF)
- Philips Luxeon M LED lamp lumen depreciation after 100,000 hrs of operation equivalent to 23.5 years of operation based on an estimated annual operational hours of 4,250 hours.
- AEC/Philips data in accordance with IESNA TM-21-11 & LM-80-08, has been used for 15°C average night time ambient temperature.

Luminaire Maintenance Factor (LMF)
- Luminaire IP66 Rating
- Medium pollution category
- Luminaire cleaning cycle of every 48 months in accordance with AS/NZS 1158.1:2005 Table E1.
- All luminaires placed using a maintenance factor of 0.800.

APPROVED PLAN

Engineer: RMishra
RC: 2300451-RMAEPA/A
Date: 9/08/2023



Calculation Summary			
Label	**Min**	**Avg**	**Max/Avg**
The Lakes Drive Extension	0.19	1.90	4.21

Luminaire Schedule

Symbol	Label	Qty	Arrangement	LLF	Description	Lum. Watts
	P1	1	Single	0.800	PROPOSED NEW AEC I-TRON Zero 0C6 STA1 4.5-2M VEX LED Street Light Mounted onto NEW 8.0m High Ground Planted Column with 1.0m Outreach Arm, 0-deg Tilt	21
	EX	1	Single	0.800	1 x EXISTING AEC I-TRON Zero 0C6 STA1 4.5-2M VEX Street Light Mounted onto Existing 8.0m High Ground Planted Column with 1.0m Outreach Arm, 0-deg Tilt	21

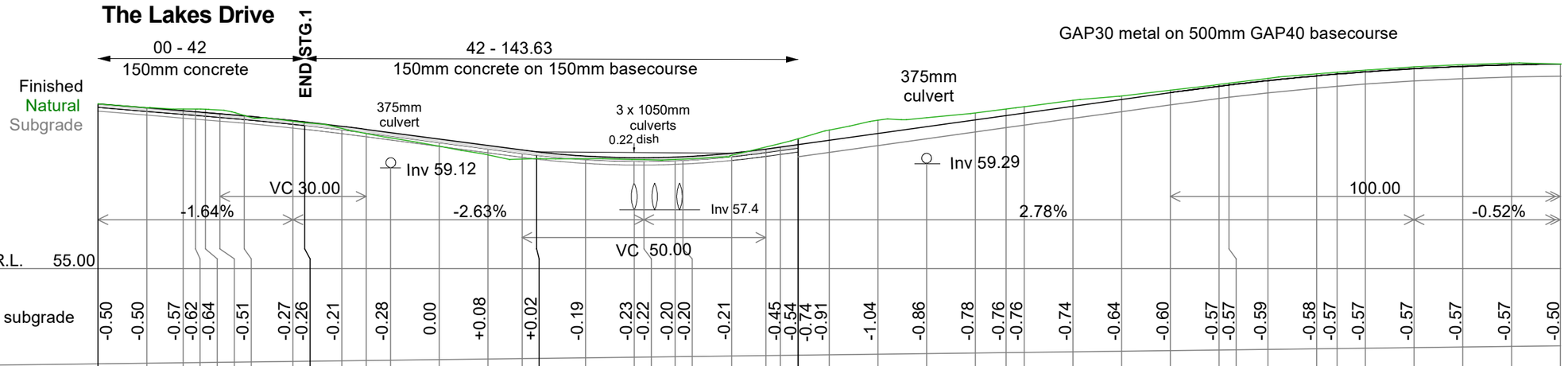
THE LAKES ROAD EXTENSION
KERIKERI

LIGHTING DESIGN OVERVIEW
CLIENT: DONALDSON CONSULTING

Designed By:	P Abrahamse TechIES
Checked By:	T SUE TechIES
Date:	27-06-23
Scale:	N.T.S.

Revision	No.	Date	Description
	1.	11-07-23	For Co-ordination Only

TECHLIGHT



Chainage	Cut/fill to subgrade	Finished	Subgrade	Natural
0.00	-0.50	61.75	61.25	61.75
10.00	-0.50	61.59	61.09	61.59
17.44	-0.57	61.46	60.96	61.53
20.00	-0.62	61.42	60.92	61.54
22.05	-0.64	61.39	60.89	61.53
25.00	-0.51	61.34		
30.00	-0.27	61.26	60.76	61.27
40.00	-0.26	61.06	60.76	61.03
42.40	-0.21	61.01	60.71	60.97
50.00	-0.28	60.83	60.53	60.74
55.00	0.00	60.70		
60.00	+0.08	60.57	60.27	60.35
70.00	+0.02	60.31	60.01	60.01
80.00	-0.19	60.04	59.74	59.66
87.00	-0.23	59.86	59.48	59.50
90.00	-0.22	59.78		
100.00	-0.20	59.61	59.31	59.50
110.00	-0.20	59.54	59.24	59.47
112.00	-0.21	59.54	59.24	59.46
118.39	-0.45	59.57	59.27	59.47
120.00	-0.54	59.58	59.28	59.48
130.00	-0.74	59.73	59.43	59.64
137.00	-0.91	59.90	59.68	60.13
140.00	-1.04	59.98	59.78	60.32
143.63tp	-0.86	60.08		
150.00	-0.78	60.26	59.76	60.67
160.00	-0.76	60.54	60.04	61.08
170.00	-0.76	60.82	60.32	61.18
180.00	-0.74	61.09	60.59	61.37
186.31	-0.64	61.27	60.77	61.53
190.00	-0.60	61.37	60.87	61.63
200.00	-0.57	61.65	61.15	61.89
210.00	-0.57	61.93	61.43	62.07
220.00	-0.59	62.21	61.71	62.30
230.00	-0.58	62.47	61.97	62.54
232.03	-0.57	62.52	62.02	62.59
240.00	-0.57	62.70	62.20	62.79
250.00	-0.57	62.89	62.39	62.97
254.21	-0.57	62.97	62.47	63.04
260.00	-0.57	63.06	62.56	63.13
270.00	-0.57	63.19	62.69	63.26
280.00	-0.57	63.28	62.78	63.36
290.00	-0.57	63.35	62.85	63.41
300.00	-0.50	63.38	62.88	63.38

Scale Horizontal 1:1000 Vertical 1:200

ROAD LONGSECTION 00 - 300

APPROVED PLAN

Engineer: RMishra
RC: 2300451-RMAEPA/A
Date: 9/08/2023

No.	Revision	Date Approved

DONALDSONS
REGISTERED LAND SURVEYORS

Copyright - This drawing must not be copied or reproduced by any means without written permission of Donaldsons surveyors.

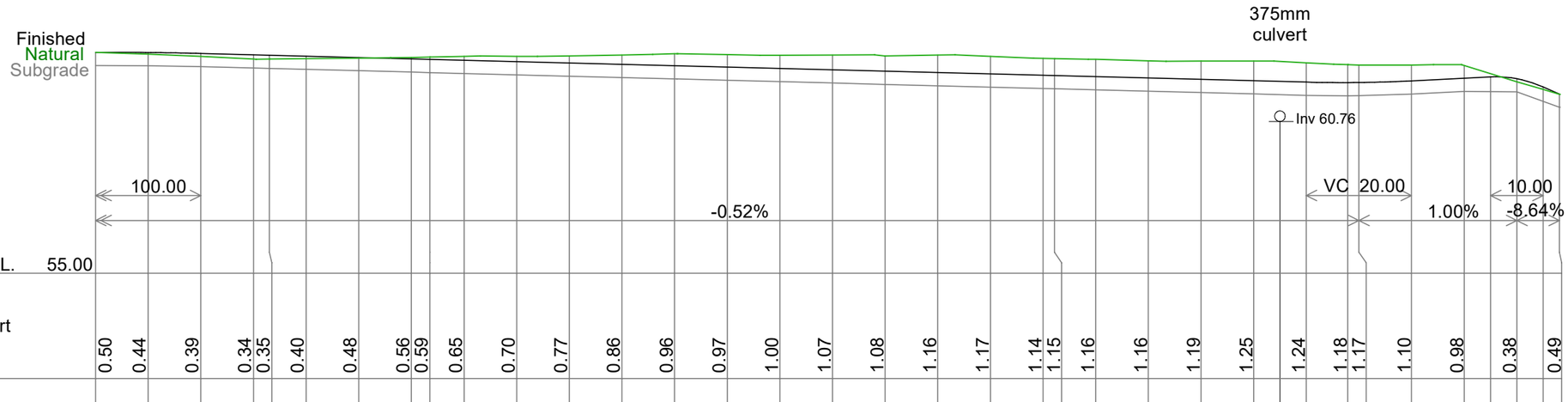
Do not scale drawing
Nominal scale shown are @ A3
Check all dimensions on site before construction

		Checked	Date
Surveyed			
Designed	rjd		
Drawn	rjd		3/3/23
Approved			

THE LAKES DRIVE

Sheet No. 4
Scale: As Shown
Ref 7673

file 7673 Roading v12.mjo



Chainage	Cut to invert	Finished	Subgrade	Natural
300.00	0.50	63.38	62.88	63.38
310.00	0.44	63.38	62.88	63.31
320.00	0.39	63.34	62.84	63.23
330.00	0.34	63.29	62.79	63.13
333.03	0.35	63.27	62.77	63.13
340.00	0.40	63.24	62.74	63.14
350.00	0.48	63.19	62.69	63.16
360.00	0.56	63.13	62.63	63.19
363.50	0.59	63.12	62.62	63.21
370.00	0.65	63.08	62.58	63.23
380.00	0.70	63.03	62.53	63.23
390.00	0.77	62.98	62.48	63.25
400.00	0.86	62.93	62.43	63.28
410.00	0.96	62.87	62.37	63.33
420.00	0.97	62.82	62.32	63.30
430.00	1.00	62.77	62.27	63.27
440.00	1.07	62.72	62.22	63.28
450.00	1.08	62.67	62.17	63.24
460.00	1.16	62.61	62.11	63.28
470.00	1.17	62.56	62.06	63.23
480.00	1.14	62.51	62.01	63.15
482.16	1.15	62.50	62.00	63.15
490.00	1.16	62.46	61.96	63.12
500.00	1.16	62.41	61.91	63.06
510.00	1.19	62.36	61.86	63.05
520.00	1.25	62.30	61.80	63.05
525.00				
530.00	1.24	62.25	61.75	62.99
537.90	1.18	62.23	61.73	62.91
540.00	1.17	62.24	61.74	62.90
550.00	1.10	62.30	61.80	62.90
560.00	0.98	62.40	61.90	62.88
565.00		62.45		
570.00	0.38	62.38	61.88	62.26
575.00		62.07		
578.10	0.49	61.80	61.30	61.79

Scale Horizontal 1:1000 Vertical 1:200

ROAD LONGSECTION 300 - 578

APPROVED PLAN

Engineer: RMishra
RC: 2300451-RMAEPA/A
Date: 9/08/2023

No.	Revision	Date Approved

DONALDSONS
REGISTERED LAND SURVEYORS

Copyright - This drawing must not be copied or reproduced by any means without written permission of Donaldsons surveyors.

Do not scale drawing
Nominal scale shown are @ A3
Check all dimensions on site before construction

		Checked	Date
Surveyed			
Designed	rjd		
Drawn	rjd		15/12/22
Approved			

THE LAKES DRIVE

File 7673 Roading v12.mjo

Sheet No. 5
Scale: As Shown
Ref 7673

Donaldson's Surveyors Limited

90 Kerikeri Road - PO Box 211
Kerikeri 0245 - Northland - New Zealand

P 09 407 9182
F 09 407 7366
E info@donaldsons.net.nz
W www.donaldsons.net.nz

DONALDSONS
REGISTERED LAND SURVEYORS

CERTIFICATION OF DESIGN FOR LAND DEVELOPMENT WORK

PRODUCER STATEMENT CIVIL DESIGN (PS1)

Issued by: Bob Donaldson
(Registered Professional Surveyor)

To: Mason Waipapa 2021 Limited
(Landowner carrying out the subdivision/development)

At: The Lakes Drive, Kerikeri
(Site Address)

Donaldsons Surveyors Ltd *(Consultant)* has been engaged by Mason Waipapa 2021 Limited *(Landowner carrying out subdivision/development)*

To provide construction design to Council Engineering standards and Guidelines, on reasonable grounds that the design satisfies all relevant resource consent conditions approved by the Far North District Council.
I have sighted the Far North District Council Resource Consent 2300451-RMASUB and conditions of consent relating to the works.

As an independent professional holding current Registered Surveyor qualification described below, I undertake on behalf of the company named below, not to be construed as a guarantee, that I or personnel directly under my supervision have carried out periodic reviews of the land development / subdivisional design work appropriate to the nature of the work.

My practice holds professional indemnity insurance to the amount of $1m and includes run-off cover.

..... (Signature of Surveyor)

Dated : 10/3/23.

Registered Professional Surveyor
(Professional Qualification)

CSNZ & NZIS
(Member)

On behalf of: Donaldson's Surveyors Ltd

Address: 90 Kerikeri Road, Kerikeri

View Instrument Details

Instrument No	12849505.6
Status	Registered
Lodged By	Kelly, Sarah Jane
Date & Time Lodged	27 Nov 2024 15:12
Instrument Type	Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Affected Records of Title	**Land District**
1030052	North Auckland
1030053	North Auckland

Annexure Schedule	Contains 3 Pages

Covenantor Certifications

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

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

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

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

Signature

Signed by Sophia Louise Waller as Covenantor Representative on 02/08/2024 10:35 AM

Covenantee Certifications

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

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

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

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

Signature

Signed by Sophia Louise Waller as Covenantee Representative on 02/08/2024 10:35 AM

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

© Copyright: Land Information New Zealand

Approved for ADLS by Registrar-General of Land under No. 2018/6263

COVENANT INSTRUMENT TO NOTE LAND COVENANT

Sections 116(1)(a) & (b) Land Transfer Act 2017



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

John Rodney MASON

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

John Rodney MASON

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

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

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant	**DP 570305**	**Lot 1 DP 570305 (RT 1030052)**	**Lot 2 DP 570305 (RT 1030053)**

Covenant rights and powers (including terms, covenants and conditions)

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 209 of the Land Transfer Act 2017.]~~

[Annexure Schedule].

REF: 7200 – © AUCKLAND DISTRICT LAW SOCIETY INC. 2018

ANNEXURE SCHEDULE

1. Restrictions on use

The Covenantor covenants with the Covenantee the benefit of which is intended to be annexed to the Benefited Land that the Covenantor as registered owner of the Burdened Land will:

1.1 Not place or erect on the Burdened Land any building or dwelling other than a new building or dwelling and minor household unit and usual appurtenances without the express written consent of the Covenantee. For the purposes of this covenant a new dwelling shall include and mean any new transportable dwelling (but excluding any second hand/used dwelling) transported to and properly sited on the Burdened Land.

1.2 Not erect or permit to be erected or placed on the Burdened Land any dwelling having a closed in floor area of less than 180m^2 (the floor area measurements shall be exclusive of garage, carports, decking breezeways and roof overhang). This restriction as to the minimum floor area of the dwelling shall apply to the main dwelling only and shall not apply in respect of any minor household unit.

1.3 Not place any second hand, relocated or relocatable dwelling on the Burdened Land without the express written consent of the Covenantee.

1.4 Not use or permit to be used in any building on the Burdened Land, any second-hand material for outer sheathing of any such building (including corrugated iron, flat fibrolite or flat asbestos cement).

1.5 Complete the construction of any dwelling on the Burdened Land or any other building or structure and the landscaping thereof within a period of thirty-six (36) months from commencement of construction.

1.6 Not permit the occupation of any dwelling constructed on the Burdened Land until such dwelling has been substantially completed and a Building Consent and Code Compliance Certificate issued by the local territorial authority.

1.7 Not permit any rubbish to accumulate or to be placed upon the Burdened Land nor to otherwise allow the Burdened Land to become unsightly.

1.8 At all times keep the Burdened Land clear of all noxious weeds, including but not limited to gorse and thistles.

1.9 Not use the Burdened Land or any building, dwelling or ancillary structure or permit the same to be used for trading, industrial or commercial (excluding home office usage) purposes including (without limitation) use as a brothel, storage facility, boarding house, transport yard, contractors yard, piggery, cattery, boarding kennels for dogs or other animals or for commercial poultry purposes or for any other purpose which shall prove noxious or offensive to the owner of the Benefited Land.

1.10 Not object to any farming activities and to any adverse effects which may arise from such activities carried out on the Benefited Land.

1.11 Not bring onto or allow to remain on the Burdened Land or any carriageway used for access in the subdivision, any temporary building, recreation vehicles which includes any caravan, motorhomes, van/truck campers, shipping container, trade vehicles or other equipment and materials or machinery unless garaged or screened from the carriageway/road and the neighbouring properties so as to preserve the amenities of the neighbourhood.

1.12 Not erect or allow to erect any fence constructed of roofing iron, flat fibrolite or second hand materials.

2 Subdivision of Benefited Land

The Covenantor acknowledges that the Covenantee may further subdivide the Benefited Land. Without limiting the generality of anything else herein contained, the Covenantor agrees that they will:

2.1 Not make, lodge or be a part of or contribute to the cost of any submission or objection.

2.2 Not permit nor suffer any agent or servant or any other representative of the Covenantor howsoever to submit in opposition (including but not limited to any appeal or application for an injunction) to any application by the Covenantee for any consent or amendments to any existing consents form any relevant Authority that relates to the subdivision of the Benefited Land.

2.3 As requested by the Covenantee, consent to and support all applications for consents made by or on behalf of the Covenantee to any relevant authority that relates to the subdivision of the Benefited Land

3. Land to vest

3.1 The covenants in this instrument will cease to apply to any land that is intended to vest in the Crown or Council as a road or reserve, upon any survey plan relating to such vesting being approved as to survey and being accepted for deposit by Land Information New Zealand.

4. Remedies for breach

If there shall be any breach or non-observance of any of the covenants then, without prejudice to any other right:

4.1 The Covenantor shall upon demand pay to the Covenantee as liquidated damages, the sum of $100.00 per day for each day that such breach or non-observance continues unremedied for ten (10) days after the date upon which written demand to remedy such breach or non-observance has been made; and

4.2 Remove or cause to be removed from the Burdened Land any improvement or structure or part of a structure or chattels, machinery, recreation vehicles, materials, equipment, livestock erected, placed or located on the Burdened Land in breach or non-observance of the covenants.

5. Expiry of covenants

The covenants shall remain in effect for a period of twenty (20) years from the date of registration of this instrument. On expiry of the twenty (20) year period, the covenants contained in this instrument shall expire and be extinguished and be of no further effect.

View Instrument Details

Instrument No	13248369.3
Status	Registered
Lodged By	Kelly, Sarah Jane
Date & Time Lodged	10 Dec 2025 10:38
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	**Land District**
1194603	North Auckland
1194604	North Auckland
1194605	North Auckland
1194606	North Auckland
1194607	North Auckland
1194608	North Auckland
1194609	North Auckland
1194610	North Auckland
1194611	North Auckland

Annexure Schedule	Contains 5 Pages

Signature

Signed by Sophia Louise Waller as Territorial Authority Representative on 09/12/2025 08:41 AM

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

© Copyright: Land Information New Zealand

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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **CER-2300451-CER224/B (Stage 2)**
Being the Subdivision of Lot 2 DP 570305
North Auckland Registry

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

SCHEDULE

Lots 9 & 10 DP 606519

i. National Environmental Standard for Freshwater Regulations 2020
Wetland/s were identified within the lot subject to the above legislation. Any development outside the areas identified on the approved plan referenced: Indicative Stormwater Diversion on Proposed Lots 9 & 10, Stormwater diversion in breach NES Freshwater 2020, dated July 2021, approved by Northland Regional Council (attached) may require additional consent from Regional Council if it is within 100m of the identified wetlands. Activities covered by the regulations include the taking, use, damming, diversion, or discharge of water outside, but within a 100m setback from, a natural wetland.

Lots 3, 5, 6, 7 & 8 DP 606519

ii. National Environmental Standard for Freshwater Regulations 2020
Wetland/s were identified within the lot subject to the above legislation. Any development within 100m of the wetlands identified on the approved plan referenced: Indicative Stormwater Diversion on Proposed Lots 9 & 10, Stormwater diversion in breach NES Freshwater 2020, dated July 2021 (attached), and the plan: Wetlands On Lot 4 DP 513347 approved by Northland Regional Council (attached) may require consent from Regional Council. Activities covered by the regulations include the taking, use, damming, diversion, or discharge of water outside, but within a 100m setback from, a natural wetland.

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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

Lots 2-7 DP 606519

iii. In conjunction with the construction of any building > 110m2 or site combined impermeable surfaces > 600m2, the Lot owner shall submit in conjunction with obtaining building consent for the approval of Council a report prepared by a suitably qualified practitioner, detailing appropriate stormwater mitigation measures that will limit the stormwater flows from the allotment to the pre development level for rainfall events up to those with a 10% and 1% AEP including an allowance for climate change and a minimum storm period of 80 minutes. New roof areas, tank overflows, paved areas and the grassed areas above any compacted hardfill will need to be collected and piped or drained in a dispersive manner.

Lots 2, 8, 9 & 10 DP 606519

iv. Allotment contains areas subject to a flood hazard. All habitable buildings intended to be undertaken within these areas may require a suitably qualified and experienced engineer's report to be lodged to identify a suitable floor level above a 1% AEP storm event including a suitable allowance for climate change. The report shall reference PK Engineering entitled "Proposed Subdivision of LOT 4 DP 513347 into Lots 1-10, For John Mason at Waipapa," ref: Job No: 20-081 and dated March 2021 submitted with RC2300451 – RMACOM.

Lots 2-10 DP 606519

v. The Far North District Council has identified that the private access to this development is subject to flooding during storm events. Vehicle or pedestrian access at these times maybe restricted or impassable.

vi. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and is to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

Lots 2 & 3 DP 606519

vii. The landowners shall maintain on an ongoing basis the Stormwater mitigation and management measures located on Lots 2, 3, easement A and B, identified as areas 'X', 'Y' and 'Z' on the survey plan, to a reasonable and operational standard, as per the legal document approved under consent condition 3(f) and 4(r) of RC2300451 - RMACOM. The detention device and any swale drains shall not be modified without council approval.

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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

viii. If maintenance of stormwater system as required by consent notice (vii) above is not maintained to a reasonable and operational standard, works can be completed by council and costs recovered from the individual owners respectively.

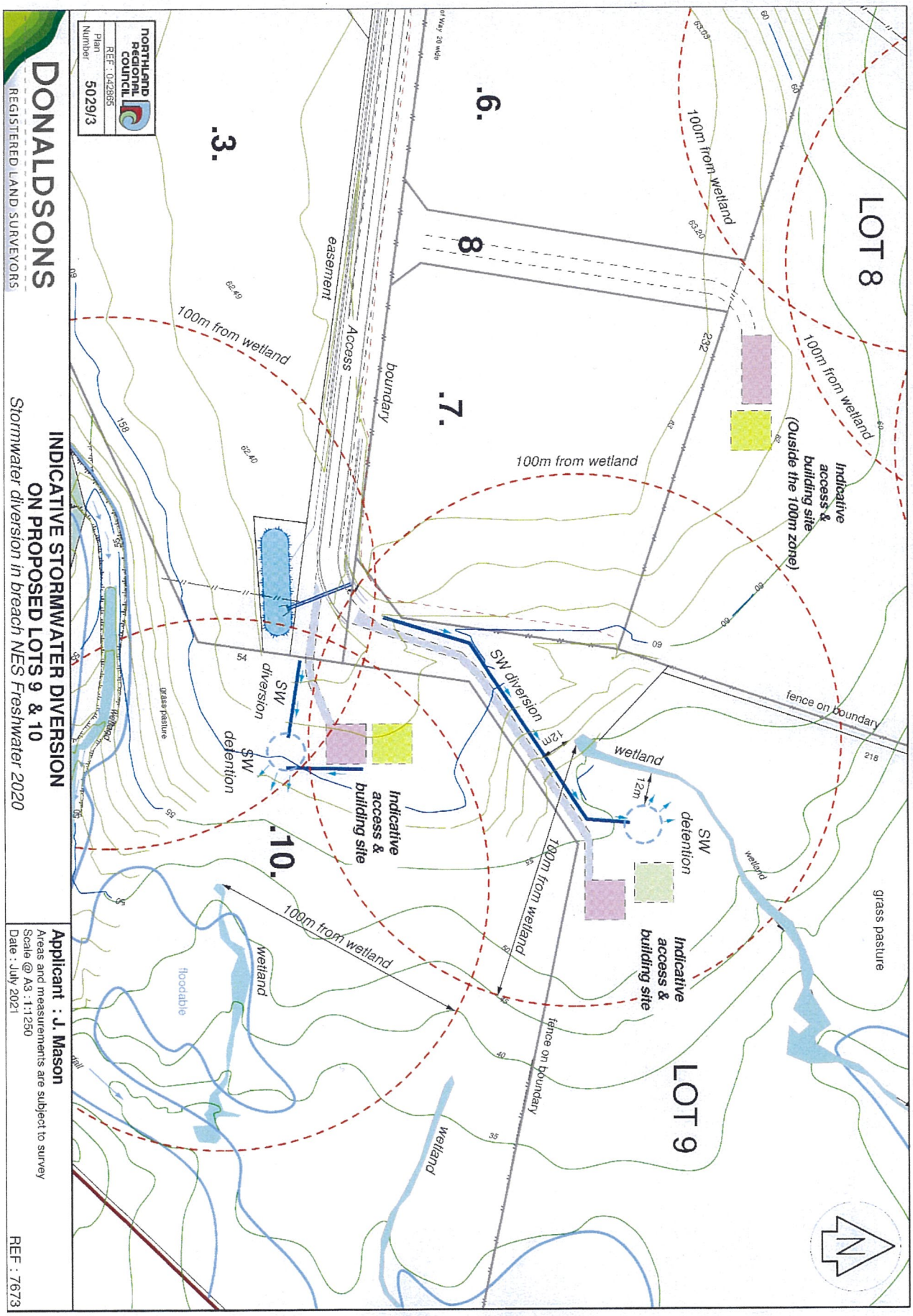
Lot 2 DP 606519

ix. Vehicle access to any future dwelling(s) on the lot shall be off The Lakes Drive from the vehicle crossing on the cul-de-sac turning head. Vehicle access off ROWs 'A' and 'B' shall be for farming and maintenance purposes unless approved by the Council.

SIGNED:

Ms Nicola Cowley - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE CONSENTS

DATED at **KERIKERI** this 28th day of November 2025



NORTHLAND REGIONAL COUNCIL
REF : 042865
Plan Number 5029/3

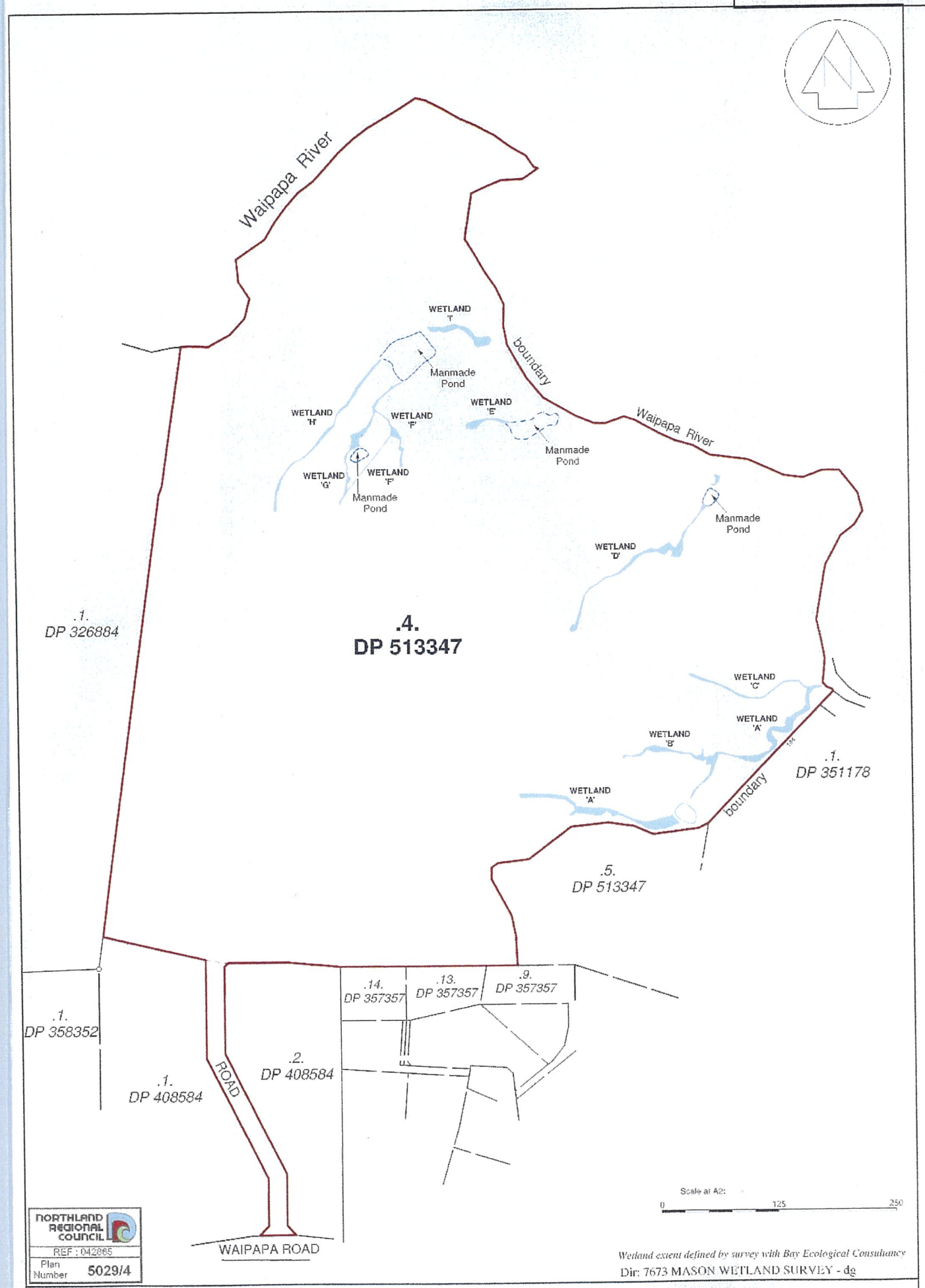
DONALDSONS
REGISTERED LAND SURVEYORS

INDICATIVE STORMWATER DIVERSION
ON PROPOSED LOTS 9 & 10
Stormwater diversion in breach NES Freshwater 2020

Applicant : J. Mason
Areas and measurements are subject to survey
Scale @ A3 : 1:1250
Date : July 2021

REF : 7673

Planner: troutley
RC: 2300451
Date: 20/10/2021



View Instrument Details

Instrument No	13248369.5
Status	Registered
Lodged By	Kelly, Sarah Jane
Date & Time Lodged	10 Dec 2025 10:38
Instrument Type	Easement Instrument

Affected Records of Title	**Land District**
1194603	North Auckland
1194604	North Auckland
1194605	North Auckland
1194606	North Auckland
1194607	North Auckland
1194608	North Auckland
1194609	North Auckland
1194610	North Auckland
1194611	North Auckland

Annexure Schedule	Contains 2 Pages

Grantor Certifications

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

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

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

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

Signature

Signed by Sophia Louise Waller as Grantor Representative on 09/12/2025 09:02 AM

Grantee Certifications

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

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

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

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

Signature

Signed by Sophia Louise Waller as Grantee Representative on 09/12/2025 09:02 AM

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

© Copyright: Land Information New Zealand

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

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

John Rodney MASON

Grantee

John Rodney MASON

Grant of Easement or *Profit à prendre*

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

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

Purpose of Easement, or *profit*	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of Way, Right to Drain Water and Right to Convey Electricity, Telecommunications and Water	Marked A and B on DP 606519	Lot 3 DP 606519 (RT 1194604)	Lot 2 DP 606519 (RT 1194603) Lot 4 DP 606519 (RT 1194605) Lot 5 DP 606519 (RT 1194606) Lot 6 DP 606519 (RT 1194607) Lot 7 DP 606519 (RT 1194608) Lot 8 DP 606519 (RT 1194609) Lot 9 DP 606519 (RT 1194610) Lot 10 DP 606519 (RT 1194611)

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

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

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

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

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

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

[the provisions set out in Annexure Schedule B]

Annexure Schedule B

1. It is acknowledged by the Grantor and the Grantee that it is intended that an automated entranceway gate is to be installed approximately six (6) metres in from the boundary of where the Right of Way marked B on DP 606519 meets The Lakes Drive cul-de-sac ("Automated Gate"). The purpose of the Automated Gate is for security purposes and is for the benefit of the Grantor and the Grantee.

2. Notwithstanding the rights and powers implied in this easement by the Land Transfer Regulations 2018 and Schedule 5 of the Property Law Act 2007, it is acknowledged and agreed by the Grantor and Grantee that the Automated Gate is expressly permitted and does not constitute an unreasonable impediment to the use and enjoyment of the easement facility.

View Instrument Details

Instrument No	13248369.6
Status	Registered
Lodged By	Kelly, Sarah Jane
Date & Time Lodged	10 Dec 2025 10:38
Instrument Type	Easement Instrument

Affected Records of Title	**Land District**
1194604	North Auckland
1194606	North Auckland
1194607	North Auckland
1194608	North Auckland
1194609	North Auckland
1194611	North Auckland

Annexure Schedule	Contains 2 Pages

Grantor Certifications

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

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

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

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

Signature

Signed by Sophia Louise Waller as Grantor Representative on 09/12/2025 09:15 AM

Grantee Certifications

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

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

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

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

Signature

Signed by Sophia Louise Waller as Grantee Representative on 09/12/2025 09:15 AM

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

© Copyright: Land Information New Zealand

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

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

John Rodney MASON

Grantee

John Rodney MASON

Grant of Easement or *Profit à prendre*

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

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

Purpose of Easement, or *profit*	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to Drain Water	Marked Q on DP 606519	Lot 8 DP 606519 (RT 1194609)	Lot 5 DP 606519 (RT 1194606) Lot 6 DP 606519 (RT 1194607)
	Marked R and RA on DP 606519	Lot 8 DP 606519 (RT 1194609)	Lot 7 DP 606519 (RT 1194608)
	Marked G and S on DP 606519	Lot 10 DP 606519 (RT 1194611)	Lot 3 DP 606519 (RT 1194604)

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

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

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

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

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

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

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

View Instrument Details

Instrument No	13248369.7
Status	Registered
Lodged By	Kelly, Sarah Jane
Date & Time Lodged	10 Dec 2025 10:38
Instrument Type	Easement Instrument

Affected Records of Title	**Land District**
1194603	North Auckland
1194604	North Auckland
1194605	North Auckland
1194606	North Auckland
1194607	North Auckland
1194608	North Auckland
1194609	North Auckland
1194610	North Auckland
1194611	North Auckland

Annexure Schedule	Contains 3 Pages

Grantor Certifications

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

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

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

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

Signature

Signed by Sophia Louise Waller as Grantor Representative on 09/12/2025 02:57 PM

Grantee Certifications

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

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

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

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

Signature

Signed by Sophia Louise Waller as Grantee Representative on 09/12/2025 02:57 PM

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

© Copyright: Land Information New Zealand

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

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

John Rodney MASON

Grantee

John Rodney MASON

Grant of Easement or *Profit à prendre*

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

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

Purpose of Easement, or *profit*	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Pedestrian Right of Way	Marked P and PA on DP 606519	Lot 9 DP 606519 (RT 1194610)	Lot 2 DP 606519 (RT 1194603) Lot 3 DP 606519 (RT 1194604) Lot 4 DP 606519 (RT 1194605) Lot 5 DP 606519 (RT 1194606) Lot 6 DP 606519 (RT 1194607) Lot 7 DP 606519 (RT 1194608) Lot 8 DP 606519 (RT 1194609) Lot 10 DP 606519 (RT 1194611)

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

Pedestrian Right of Way	Marked C, D, E, F, FA, G, H, HA, J, JA, K, L, N, NA and O on DP 606519	Lot 10 DP 606519 (RT 1194611)	Lot 2 DP 606519 (RT 1194603) Lot 3 DP 606519 (RT 1194604) Lot 4 DP 606519 (RT 1194605) Lot 5 DP 606519 (RT 1194606) Lot 6 DP 606519 (RT 1194607) Lot 7 DP 606519 (RT 1194608) Lot 8 DP 606519 (RT 1194609) Lot 9 DP 606519 (RT 1194610)

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

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

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

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

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

the provisions set out in Annexure Schedule 1

Annexure Schedule 1

1. Schedule Five of the Property Law Act 2007 is not to be implied.

2. Clause 6 of the Land Transfer Regulations 2002 is not to be implied and is to be replaced and substituted with the following clause:

   (1) For the purposes of this easement the reference to "right of way" means pedestrian right of way only and the reference to "easement facility" includes any footpath.
   (2) A pedestrian right of way includes the right for the grantee in common with the grantor and other persons to whom the grantor may grant similar rights, at all times, to go over and along the easement facility.
   (3) The right of the grantee to go over and along the easement facility is limited to pedestrian access only with the exception of a disabled persons mobility device such as, but not limited to, a motorised wheelchair or mobility scooter which devices are expressly permitted, the pedestrian right of way is not to be used by any form of motorised vehicle.
   (4) The grantee shall not go over and along the easement facility with any domestic or farm animal. For the avoidance of doubt, dogs are not permitted on the easement facility.
   (5) The pedestrian right of way is closed to the grantee for the purpose of access at the following times:
      (a) 8pm to 7am during daylight saving hours;
      (b) 7pm to 7am during non-daylight savings hours.

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

3. The pedestrian right of way includes:

   (1) The right to establish a footpath, the repair and maintenance of the footpath and to alter the state of the land over which the easement is granted for the purpose of establishing and maintaining the footpath; and
   (2) The right to have the easement facility kept clear of obstructions at all times and to use the enjoyment of the footpath.

View Instrument Details

Instrument No	13248369.11
Status	Registered
Lodged By	Kelly, Sarah Jane
Date & Time Lodged	10 Dec 2025 10:38
Instrument Type	Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Affected Records of Title	**Land District**
1194603	North Auckland
1194604	North Auckland
1194605	North Auckland
1194606	North Auckland
1194607	North Auckland
1194608	North Auckland
1194609	North Auckland
1194610	North Auckland
1194611	North Auckland

Annexure Schedule	Contains 3 Pages

Covenantor Certifications

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

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

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

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

Signature

Signed by Sophia Louise Waller as Covenantor Representative on 09/12/2025 10:09 AM

Covenantee Certifications

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

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

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

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

Signature

Signed by Sophia Louise Waller as Covenantee Representative on 09/12/2025 10:09 AM

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

© Copyright: Land Information New Zealand

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

Form 26

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

John Rodney MASON

Covenantee

John Rodney MASON

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

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

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant	DP 606519	Lot 2 DP 606519 (RT 1194603) Lot 3 DP 606519 (RT 1194604) Lot 4 DP 606519 (RT 1194605) Lot 5 DP 606519 (RT 1194606) Lot 6 DP 606519 (RT 1194607) Lot 7 DP 606519 (RT 1194608) Lot 8 DP 606519 (RT 1194609) Lot 9 DP 606519 (RT 1194610) Lot 10 DP 606519 (RT 1194611)	Lot 2 DP 606519 (RT 1194603) Lot 3 DP 606519 (RT 1194604) Lot 4 DP 606519 (RT 1194605) Lot 5 DP 606519 (RT 1194606) Lot 6 DP 606519 (RT 1194607) Lot 7 DP 606519 (RT 1194608) Lot 8 DP 606519 (RT 1194609) Lot 9 DP 606519 (RT 1194610) Lot 10 DP 606519 (RT 1194611)

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

Covenant rights and powers (including terms, covenants and conditions)

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

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

[Annexure Schedule].

ANNEXURE SCHEDULE

1. Restrictions on use

The Covenantor covenants with the Covenantee the benefit of which is intended to be annexed to the Benefited Land that the Covenantor as registered owner of the Burdened Land will:

1.1 Not place or erect on the Burdened Land any building or dwelling other than a new building or dwelling and minor household unit and usual appurtenances without the express written consent of the Covenantee.

1.2 Not erect or permit to be erected or placed on the Burdened Land any dwelling having a closed in floor area of less than 180m^2 (the floor area measurements shall be exclusive of garage, carports, decking breezeways and roof overhang). This restriction as to the minimum floor area of the dwelling shall apply to the main dwelling only and shall not apply in respect of any minor household unit.

1.3 Not place any second hand, relocated or relocatable dwelling on the Burdened Land without the express written consent of the Covenantee.

1.4 Not use or permit to be used in any building on the Burdened Land, any second-hand material for outer sheathing of any such building (including corrugated iron, flat fibrolite or flat asbestos cement).

1.5 Complete the construction of any dwelling on the Burdened Land or any other building or structure and the landscaping thereof within a period of thirty-six (36) months from commencement of construction.

1.6 Not permit the occupation of any dwelling constructed on the Burdened Land until such dwelling has been substantially completed and a Building Consent and Code Compliance Certificate issued by the local territorial authority.

1.7 Not permit the use and occupation of any shed, barn or other building placed or erected on the Burdened Land for accommodation purposes (except for any dwelling and/or minor household unit which is expressly permitted to be used for accommodation purposes), unless the property also contains a dwelling or the use and occupation is temporary in nature to provide accommodation during the construction of a dwelling on the Burdened Land. It being acknowledged that should the Burdened Land contain a dwelling then the Covenantor is permitted to use and occupy any shed, barn or other building for accommodation purposes provided that it is compliant with any Council requirements and that the relevant consent(s) have been obtained and a Code Compliance Certificate issued.

1.8 Not permit any rubbish to accumulate or to be placed upon the Burdened Land nor to otherwise allow the Burdened Land to become unsightly.

1.9 At all times keep the Burdened Land clear of all noxious weeds, including but not limited to gorse and thistles.

1.10 Not use the Burdened Land or any building, dwelling or ancillary structure or permit the same to be used for trading, industrial or commercial (excluding home office usage) purposes including (without limitation) use as a brothel, storage facility, boarding house, transport yard, contractors yard, piggery, cattery, boarding kennels for dogs or other animals or for commercial poultry purposes or for any other purpose which shall prove noxious or offensive to the owner of the Benefited Land. The keeping of cattle for drystock purposes and equestrian animals is permitted.

1.11 Not object to any farming activities and to any adverse effects which may arise from such activities carried out on the Benefited Land.

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

1.12 Not bring onto or allow to remain on the Burdened Land or any carriageway used for access in the subdivision, any temporary building, recreation vehicles which includes any caravan, motorhomes, van/truck campers, shipping container, trade vehicles or other equipment and materials or machinery unless garaged or screened from the carriageway/road and the neighbouring properties so as to preserve the amenities of the neighbourhood.

1.13 Not erect or allow to erect any fence constructed of roofing iron, flat fibrolite or second hand materials.

2 Subdivision of Benefited Land

The Covenantor acknowledges that the Covenantee may further subdivide the Benefited Land. Without limiting the generality of anything else herein contained, the Covenantor agrees that they will:

2.1 Not make, lodge or be a part of or contribute to the cost of any submission or objection.

2.2 Not permit nor suffer any agent or servant or any other representative of the Covenantor howsoever to submit in opposition (including but not limited to any appeal or application for an injunction) to any application by the Covenantee for any consent or amendments to any existing consents form any relevant Authority that relates to the subdivision of the Benefited Land.

2.3 As requested by the Covenantee, consent to and support all applications for consents made by or on behalf of the Covenantee to any relevant authority that relates to the subdivision of the Benefited Land.

3. Land to vest

3.1 The covenants in this instrument will cease to apply to any land that is intended to vest in the Crown or Council as a road or reserve, upon any survey plan relating to such vesting being approved as to survey and being accepted for deposit by Land Information New Zealand.

4. Remedies for breach

If there shall be any breach or non-observance of any of the covenants then, without prejudice to any other right:

4.1 The Covenantor shall upon demand pay to the Covenantee as liquidated damages, the sum of $100.00 per day for each day that such breach or non-observance continues unremedied for ten (10) days after the date upon which written demand to remedy such breach or non-observance has been made; and

4.2 Remove or cause to be removed from the Burdened Land any improvement or structure or part of a structure or chattels, machinery, recreation vehicles, materials, equipment, livestock erected, placed or located on the Burdened Land in breach or non-observance of the covenants.

5. Expiry of covenants

The covenants shall remain in effect for a period of twenty (20) years from the date of registration of this instrument. On expiry of the twenty (20) year period, the covenants contained in this instrument shall expire and be extinguished and be of no further effect.

View Instrument Details

Instrument No	13248369.12
Status	Registered
Lodged By	Kelly, Sarah Jane
Date & Time Lodged	10 Dec 2025 10:38
Instrument Type	Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Affected Records of Title	**Land District**
1194603	North Auckland
1194604	North Auckland
1194605	North Auckland
1194606	North Auckland
1194607	North Auckland
1194608	North Auckland
1194609	North Auckland
1194610	North Auckland
1194611	North Auckland

Annexure Schedule	Contains 15 Pages

Covenantor Certifications

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

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

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

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

Signature

Signed by Sophia Louise Waller as Covenantor Representative on 09/12/2025 03:06 PM

Covenantee Certifications

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

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

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

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

Signature

Signed by Sophia Louise Waller as Covenantee Representative on 09/12/2025 03:06 PM

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

© Copyright: Land Information New Zealand

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

Toitū Te Whenua Land Information New Zealand

Form 26

Covenant instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

John Rodney MASON

Covenantee

John Rodney MASON

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

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

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant	A, B, X and Z on DP 606519	Lot 3 DP 606519 (RT 1194604)	Lot 2 DP 606519 (RT 1194603) Lot 3 DP 606519 (RT 1194604) Lot 4 DP 606519 (RT 1194605) Lot 5 DP 606519 (RT 1194606) Lot 6 DP 606519 (RT 1194607) Lot 7 DP 606519 (RT 1194608) Lot 8 DP 606519 (RT 1194609) Lot 9 DP 606519 (RT 1194610) Lot 10 DP 606519 (RT 1194611)
	Y on DP 606519	Lot 2 DP 606519 (RT 1194603)	

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

Toitū Te Whenua Land Information New Zealand

Covenant rights and powers (including terms, covenants and conditions)

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

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

[Annexure Schedule 1].

ANNEXURE SCHEDULE 1

1. DEFINITIONS AND INTERPRETATION

In this instrument unless the context indicates otherwise:

1.1 Definitions

Council means Far Noth District Council incorporated under the Northland Regional Council and Far North District Council Vesting and Empowering Act 1992, and includes its successors in title;

Covenant Area means the areas shown as A, B, X, Y and Z on Deposited Plan 606519;

Covenantee means the registered owner of the Benefited Land specified in Schedule A in relation to the relevant Covenant Area;

Covenantor means the registered owner of the Burdened Land specified in Schedule A in relation to the relevant Covenant Area;

Resource Consent means the subdivision consent for the development of the Benefited Land as granted by the Council under resource consent number 2300451-RMASUB dated 20 October 2021;

Stormwater Infrastructure means the common private stormwater system which is made up of ground detention basins, swale drains, overland flow drains, lines, manholes, pipes and culverts, and any other stormwater management device or asset located within the Covenant Area on the Burdened Land which collects stormwater from the Burdened Land and redirects it to the lake located on Lot 3 DP 606519 as shown on the Asbuilt Plans referenced 7673 Sheets 1-3 and attached to Annexure Schedule 3 of this Instrument;

Stormwater Management Plan means the operation, inspection and maintenance guidelines for the Stormwater Infrastructure attached to this instrument as Annexure Schedule 2, prepared by Donaldson's Surveyors Limited called "Stormwater Management Plan";

Subdivision has the same meaning as described in Section 218 Resource Management Act 1991 for "Subdivision of Land";

1.2 Expressions defined in the body of this instrument have the defined meaning in the whole of this instrument.

1.3 Words importing one gender include all other genders.

1.4 Section, clause and other headings are for ease of reference only and will not affect this instrument's interpretation.

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

Toitū Te Whenua Land Information New Zealand

1.5 All covenants are joint and several.

1.6 Any obligations not to do anything includes an obligation not to suffer, permit or cause that thing to be done.

1.7 References to parties are references to parties in this instrument.

1.8 References to persons include references to individuals, companies, corporations, partnerships, firms, joint ventures, associations, trusts, organisations, governmental or other regulatory bodies or authorities or other entities in each case whether or not having separate legal personality.

1.9 Words importing the singular number will include the plural and vice versa.

1.10 The Schedules in this instrument and the provisions and conditions contained in those Schedules have the same effect as if set out in the body of this instrument.

1.11 References to sections, clauses and schedules includes references to this instrument's sections, clauses and schedules.

1.12 References to any statutory provision includes any statutory provision which amends or replaces it, and any subordinate legislation made under it.

1.13 To the extent which they are inconsistent, the rights, powers and obligations expressed or implied by this instrument shall take precedence over the rights, powers and obligations relating to the use of the Covenant Area which are implied by Schedule 5 of the Property Law Act 2007.

2. COVENANT

2.1 The Covenantor covenants and agrees, with the intention to bind itself and future owners of the Burdened Land for the benefit of the Covenantee and future owners of the Benefited Land, that the Covenantor will at all times observe and perform the obligations set out in this instrument in respect of the Covenant Area to the intent that each of the obligations will be forever appurtenant to the Benefited Land.

3. LIMITED LIABILITY

3.1 The Covenantor and Covenantee and its successors in title will only be liable for breaches of the restrictions which occur while they are registered as owners of the Burdened Land.

4. RESOLUTION OF DISPUTES

4.1 Disputes: If any dispute, difference or question arises between the parties about:

a. **Interpretation:** the interpretation of this instrument;

b. **Matters Arising:** anything contained in or arising out of this instrument;

c. **Rights, Liabilities or Duties:** the rights, liabilities or duties of the Covenantor or the Covenantee; or

d. **Other Matters:** anything else relating to the relationship of the Covenantor and the Covenantee under this instrument (including claims in tort as well as in contract),

4.2 **Appointment of Mediator:** The parties must try to agree on the mediator, who must be a senior solicitor or barrister practicing in either Auckland or Northland. If they cannot agree, the President

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

Toitū Te Whenua Land Information New Zealand

of the New Zealand Law Society (or his, her or their nominee) will nominate the mediator on any party's application. The mediator's decision will be final and binding on all parties.

4.3 **Arbitration:** If the parties do not agree to refer the dispute, difference or question to mediation under clause 4.1 of this Annexure Schedule 1 within 14 days of that dispute, difference or question arising, then it will be referred to the arbitration of a single arbitrator under the Arbitration Act 1996.

4.4 **Appointment of Arbitrator:** The parties must try to agree on the arbitrator. If the parties cannot agree, the President of the New Zealand Law Society (or his, her or their nominee) will appoint the arbitrator on either party's application.

4.5 **Action at Law:** The parties must go to arbitration under this clause before they can begin any action at law (other than an application for injunctive relief).

5. NOTICES

5.1 **Services of Notices:** Any notice or document required or authorised to be given under this instrument may be delivered or sent as follows:

a. **Property Law Act:** in any manner mentioned in sections 353 to 359 of the Property Law Act 2007; or

b. **Courier postal service:** by track and trace courier service addressed to the last known postal address of the party intended to be served.

5.2 **Time of Service:** Any notice or other document will be treated as given or served and received by the other party:

a. **Delivery:** when delivered by hand to that other party; or

b. **Courier postal service:** at the time of delivery to the last known postal address of the party intended to be served.

5.3 **Signature of Notices:** Any notice or document required or authorised to be served or given under this instrument may be signed by any attorney, officer, employee or solicitor for the party serving or giving the notice or by any other person authorised by that party.

5.4 **Address for Notices:** For the purposes of this clause, and subject to subsequent amendment by any party by written notice to the other parties, the address for service of notices of each party is the residential address of each of the respective Benefited Land.

6. COSTS

6.1 The Covenantor and Covenantee agree to equally pay all costs directly or indirectly attributable to the enforcement and discharge of this Covenant.

7. MODIFICATION OR EXTINGUISHMENT

7.1 The Covenantor and Covenantee agree not to vary or revoke this instrument without the prior written consent of the Council.

7.2 Subject to clause 7.1, the covenants in this instrument will cease to apply to any land that is intended to vest in the Crown or Council as a road or reserve, upon any survey plan relating to such vesting being approved as to survey and being accepted for deposit by Land Information New Zealand.

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

Toitū Te Whenua Land Information New Zealand

FIRST SCHEDULE

1. COVENANTS

The Covenantor and the Covenantee will:

1.1 ensure ongoing maintenance and repair of the Stormwater Infrastructure in accordance with the requirements of the Resource Consent and the Stormwater Management Plan;

1.2 not do anything or commit any act, omission or default whereby the use of the Stormwater Infrastructure is in any way impeded or obstructed; and

1.3 keep the Covenant Area clean, tidy and in good repair, free from rubbish or other unsightly material.

SECOND SCHEDULE

1. The cost of maintaining and repairing the Stormwater Infrastructure will be borne by the Covenantees in equal shares, but where the need for maintenance, repair or replacement is directly attributable to the action of one or more of the Covenantees, the costs will, in that case, be borne wholly by that Covenantee or if more than one by those Covenantees equally among them and in the event of any dispute or disagreement as to such maintenance, repair or reinstatement or any need thereof such dispute will be referred to mediation or arbitration in accordance with the provisions of clause 4 of this instrument.

ANNEXURE SCHEDULE 2 – STORMWATER MANAGEMENT PLAN

STORMWATER MANAGEMENT PLAN

1. Overview and Purpose

- **Overview:** This stormwater management plan provides the basis of a legal document in accordance with condition 3(f) of Resource Consent 2300451-RMASUB which is to apportion future maintenance of the owner-maintained stormwater system. Furthermore this requirement is secured by way of a Consent Notice condition issued under Section 221 of the Resource Management Act 1991 and registered against the titles of Lots 2 and 3 DP 606519 and states that "*the landowners shall maintain on an ongoing basis the stormwater mitigation and management measures located on Lots 2 and 3, easements A and B, and covenants X, Y and Z".* However in the event that all, or any part of rights of way A or B, should ever be vested as a public Road then this Consent Notice condition could be reviewed

- **Purpose:** This stormwater management plan aims to effectively maintain the private stormwater infrastructures servicing Right of Ways 'A' and 'B' on DP 606519 which utilises ground detention basins, overflow swales, and overland flow drains located within areas labelled 'X', 'Y' and 'Z' on DP 606519, hereon referred to as 'the sites'. Additionally, it serves to ensure that there is adequate maintenance of the catchpit manholes that are located within the drainage channels on both sides of the access formation within the said Right of Ways 'A' and 'B', but **does not include the maintenance of individual entranceways**.

- **Location:** The ground detention basins and open drains are strategically located to control overland flow and manage stormwater within the designated areas, and the catch pits are located within the shared private access formations, all in accordance with the stormwater design approved by the Far North District Council reference RC-2300451.

2. Description of the stormwater devices

- **Reference should made to Asbuilt Plans referenced 7673 sheets 1 – 3 and attached as Annexure Schedule 2**

Basin 1, located within area '**Y**' on Lot 2 DP 606519

- Dimensions: 30m long x 15m wide x 1.19m deep (water depth), sides slope 1 : 4.
- Capacity: 174m³

Structures : Single 1050mm diameter upstanding concrete manhole with outlet pipework to discharge point into lake

Basin 2, located within area '**X**' on Lot 3 DP 606519

- Dimensions: 34m long x 15m wide x 1.35m deep (water depth), sides slope 1 : 4.
- Capacity: 288m³

Structures : Single 1050mm diameter upstanding concrete manhole with outlet pipework to discharge point into lake.

Basin 3, located within area '**Z**' on Lot 3 DP 606519

- Dimensions: 34m long x 42m wide x 1.33m deep (water depth), sides slope 1 : 4.
- Capacity: 336m³

Structures: Single 1050mm diameter upstanding concrete manhole with outlet pipework to rock lined ground spreader.

Stormwater channel drains and catchpits within rights of way A and B on Lot 3 DP 606519

- Dimensions: Roadside drain length is 242m both sides of access formation, total 484m
- Catchpits: 6 x 1050mm in-ground concrete manholes, each topped with scruffy dome

3. Maintenance Objectives

- **Objective:** To ensure that the three detention basins operate to their designed capacity, and the main open drains control stormwater during a 1 in 100 year event, including during detention failure, to manage and minimise the effects on downstream infrastructure, and maintain environmental compliance in accordance with the Resource Consent. Furthermore, to ensure that the six catchpits connected to the detention system are maintained.
- **Performance Standards:** The three detention basin manholes each have 3 outlet orifices designed for 1% AEP, 10% AEP, and 50% AEP storm events including an allowance for climate change [RCP6.0 2081-2100].

  The detention basin overflows, and the main open drain, are all designed for 1% AEP storm event including an allowance for climate change [RCP6.0 2081-2100].

4. Inspection and Maintenance Schedule

- In general accordance with the attached Inspection Check list shown on pages 4-6.
- Ensure that planting, weed infestation, building, or recent excavation work (particularly involving sediment control), within all affected lots does not impede the function of overland flow paths, swale drains, or detention devices within 'the sites'.
- Assess surrounding area slopes and berms for erosion or instability.
- Catchpit grates are clear of debris, and sediment is removed from the sediment chamber.
- The Inspection / repair records shall be completed by a certified drainlayer.

Inspection Access

Access to the detention basins and overland flow open drains must always remain unobstructed to ensure safe and practical vehicle access.

5. Emergency Response Plan

- **Response Procedures:** Contact a certified drainlayer familiar with the stormwater system and inform RC Monitoring to assist when emergency overflows are running.

FNDC emergency line 0800 920 029.

6. Record Keeping

- **Documentation:** Maintain detailed records of inspections, maintenance activities, and repairs (including photographs) and submit to FNDC RCMonitoring@fndc.govt.nz every two years.

7. Environmental Compliance

- **Regulatory Requirements:** Ensure compliance with local stormwater management regulations and environmental permits.
- **Best Management Practices (BMPs):** Implement BMPs to enhance stormwater quality and minimise environmental impact.

8. Communication

- **Communication:** Establish clear communication channels among stakeholders, contractors, and maintenance personnel.

9. Budget and Resources

- **Resource Allocation:** Allocate sufficient budget and resources for routine maintenance and emergency repairs.

10. Summary

This stormwater management plan outlines procedures for effectively managing the private stormwater attenuation system affecting the approved subdivision, the associated catchpits, and the overland flow open drain. By adhering to this plan, conducting regular inspections, and implementing necessary maintenance, the integrity and functionality of the stormwater detention system, and surrounding infrastructure will be preserved. This approach ensures compliance with environmental standards and minimises risks associated with storm events, safeguarding downstream areas.

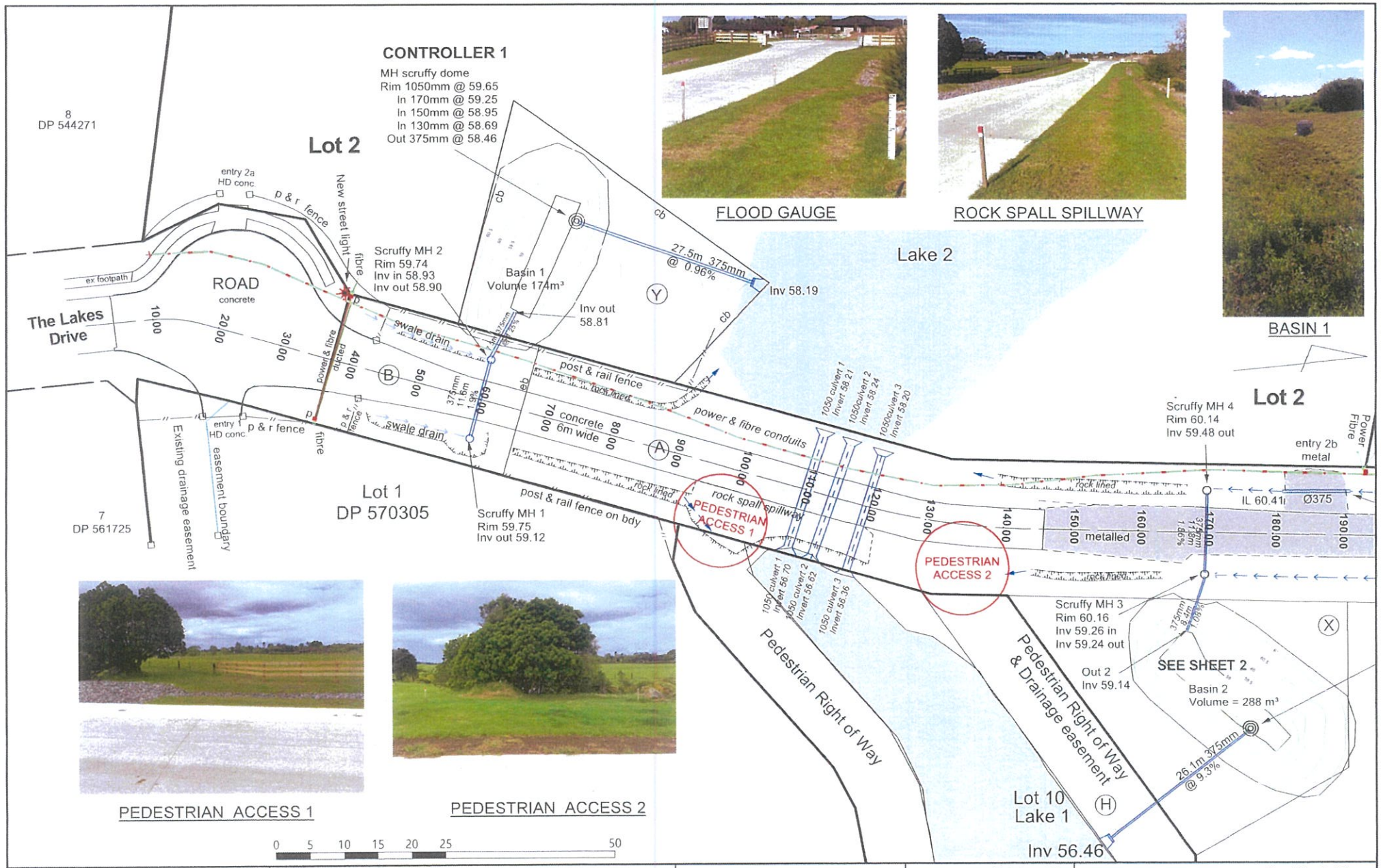
Inspection Checklist

Detention Basins, Open Drain, Overflow Swales and Inlet & Outlet Structures

Component	Recommended Action	2 Monthly	6 Monthly	Two yearly	After Storm Event
Catchpits in channel drains	Inspect and clear debris over cesspit grate to ensure the free flow of water. Inspect and remove sediment build up in the sediment chamber.	√			√
Inlet pipes & control orifices.	Inspect for clogging and build up, remove debris and rubbish from stormwater inflow points. Inflow energy dissipation (rock rip rap) should be in good condition. Compile photographic evidence & Field log sheet.	√			√
Manholes, scruffy domes & outlet pipe	Inspect control structures, orifices, outfall pipes for leaks and blockages from vegetation growth, debris, and litter. Vegetation, litter, and other floating debris are to be removed and disposed of offsite. Inspect for evidence of leaky joints or erosion (washout, scouring) around outflow pipes can be caused by water flowing from the pond and out along the outside of pipe, which can lead to bank failure. In this case, the anti-seep collar around the outflow pipe may need to be repaired or replaced. Inspect outfall and water discharge areas for erosion. Restore eroded areas and stabilise as necessary. Check to make sure energy dissipaters are adequate. Compile photographic evidence & Field log sheet.		√		√

Basin sediment level	Accumulated sediments need to be removed from the central low point where sediment levels reach the lowest outlet orifice. Remove sediment build-up greater than 50mm in the base of detention basins, overflow swales, and open drain. Of the three outlet orifices, the lowest should be used as a marker for sediment maintenance to ensure there is 50mm clearance between the base and that outlet. Compile photographic evidence & Field log sheet. The basin dimensions are as described above in 2.0 Description of the stormwater devices Design and Capacity.			√	√
Open drain sediment level	Accumulated sediments and excessive weed infestation need to be removed from the open drain. Remove sediment build-up greater than 100mm. The open drain dimensions are as described above in 2.0 Description of the stormwater devices Design and Capacity.		√		√
Landscaping	Banks and surrounding areas need to be mowed regularly, cleared of weeds, and plants pruned. Control of invasive vegetation may be done manually or with herbicide. Schedules may vary with growth rates and seasons. Compile photographic evidence & Field log sheet.	√			

ANNEXURE SCHEDULE 3 – AS-BUILT PLANS



FLOOD GAUGE

ROCK SPALL SPILLWAY

BASIN 1

PEDESTRIAN ACCESS 1

PEDESTRIAN ACCESS 2

DONALDSONS
REGISTERED LAND SURVEYORS

THE LAKES DRIVE
Stage 2 As Built Plan
RC 2300451-RMASUB

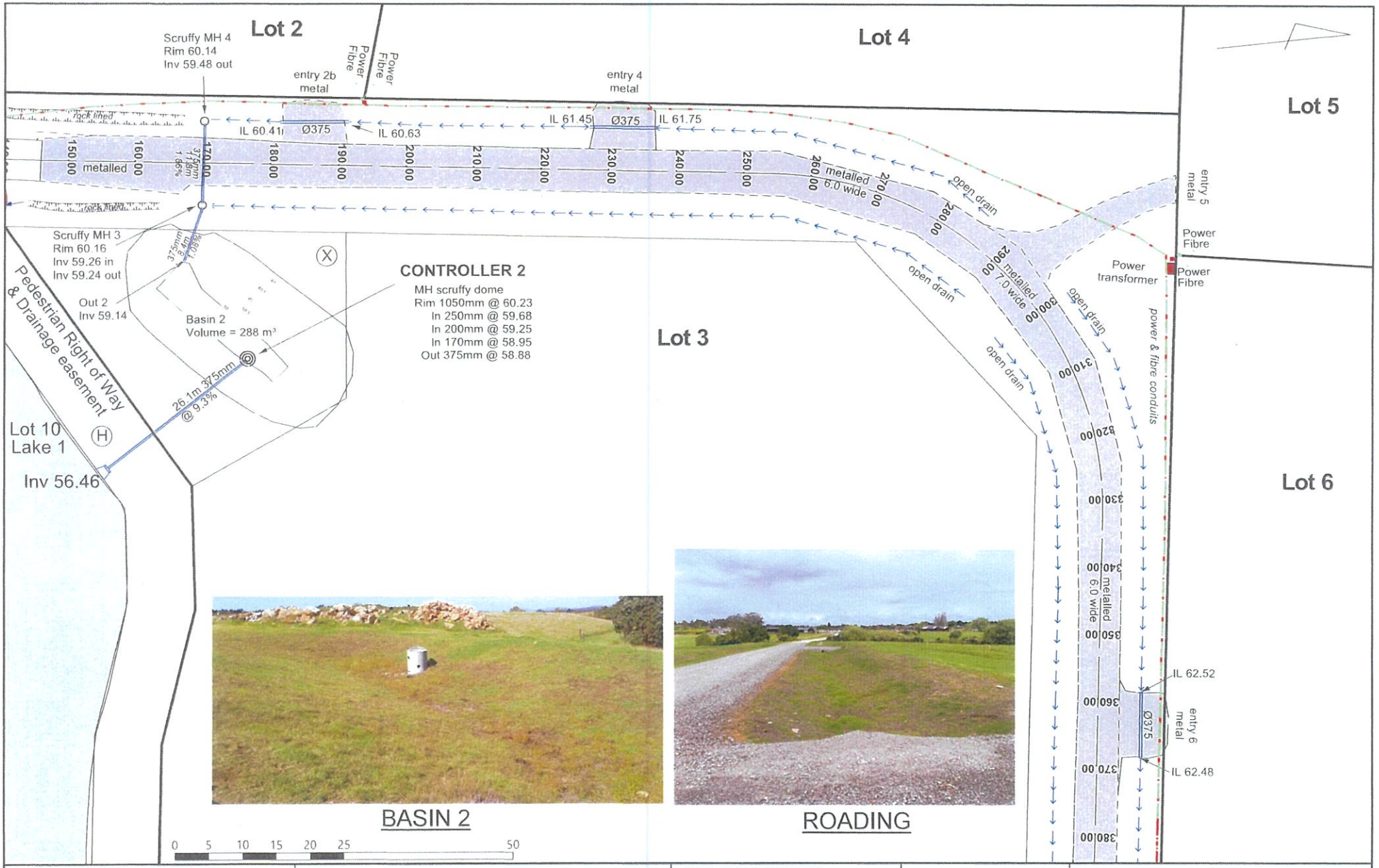
Copyright - This drawing must not be copied or reproduced by any means without written permission of Donaldsons surveyors.
Do not scale drawing
Nominal scale shown are @ A3
Coordinates are in terms of NZGD Mt Eden 2000
Heights are in terms of NZVD 2016
Origin of heights RM34 SO 55463 RL 65.70

		Checked	Date
Surveyed	MN		
Designed	RD		
Drawn	RD		
Approved	RD		

The Lakes Drive
Scale:1:500 @ A3
Date: 29/08/2024

Sheet No. 1 of 3
Ref 7673

Cadastral / engineering surveyors, development planners, resource consent managers - ANZ bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - email: info@donaldsons.net.nz - phone:09 4079182



DONALDSONS
REGISTERED LAND SURVEYORS

THE LAKES DRIVE
Stage 2 - As Built Plan
RC 2300451 - RMASUB

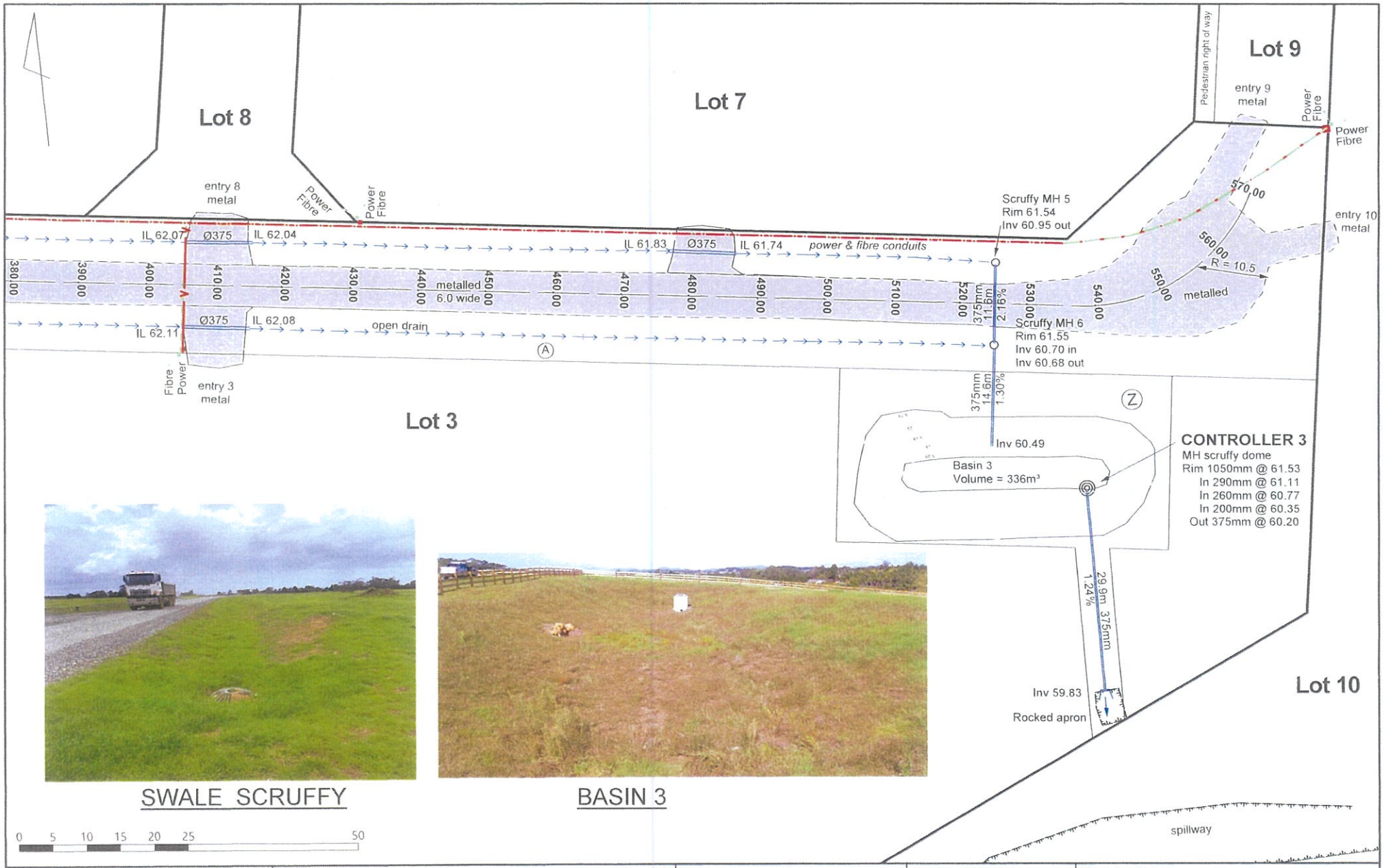
Copyright - This drawing must not be copied or reproduced by any means without written permission of Donaldsons surveyors.
Do not scale drawing.
Nominal scale shown are @ A3.
Coordinates are in terms of NZGD Mt Eden 2000
Heights are in terms of NZVD 2016
Origin of heights RM34 SO 55463 RL 65.70

		Checked	Date
Surveyed	MN		
Designed	RD		
Drawn	RD		
Approved	RD		

The Lakes Drive
Scale:1:500 @ A3
Date: 29/08/2024

Sheet No. 2 of 3
Ref 7673

Cadastral / engineering surveyors, development planners, resource consent managers - ANZ bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - email: info@donaldsons.net.nz - phone:09 4079182



SWALE SCRUFFY

BASIN 3

DONALDSONS
REGISTERED LAND SURVEYORS

THE LAKES DRIVE
Stage 2 As Built Plan
RC 2300451-RMASUB

Copyright - This drawing must not be copied or reproduced by any means without written permission of Donaldsons surveyors.
Do not scale drawing
Nominal scale shown are @ A3
Coordinates are in terms of NZGD Mt Eden 2000
Heights are in terms of NZVD 2016
Origin of heights RM34 SO 55463 RL 65.70

		Checked	Date
Surveyed	MN		
Designed	RD		
Drawn	RD		
Approved	RD		

The Lakes Drive
Stage 2-ASBUILT
Scale:1:500 @ A3
Date: 10/10/2024
Sheet No. 3 of 3
Ref 7673

Cadastral / engineering surveyors, development planners, resource consent managers - ANZ bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - email: info@donaldsons.net.nz - phone:09 4079182