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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

3. Would you like to opt out of the Fast Track Process?

◯ **Yes** ✔ **No**

4. Consultation

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

If yes, which groups have you consulted with?	
Who else have you consulted with?	

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

5. Applicant Details

Name/s: Raewyn Louise Simpkin & Edward Paul Simpkin

Email: [redacted]

Phone number:

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

6. Address for Correspondence

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

Name/s: 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: 8 Limelight Lane
Kerikeri

Postcode 0230

8. Application Site Details

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

Name/s:

Site Address/ Location:

8 Limelight Lane

Kerikeri

Postcode 0230

Legal Description: Lot 1 DP 336842 **Val Number:** 00219-79103

Certificate of title: 150720

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.

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.

Proposed subdivision to create three lots (two additional) from an existing Record of Title in the Residential Zone.

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

10. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

- ◯ **Building Consent** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

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

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

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

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

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

13. Assessment of Environmental Effects:

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

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

13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ✔ **Yes** ◯ **No**

14. Billing Details:

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

Name/s: (please write in full) Raewyn Louise Simpkin

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) Raewyn Louise Simpkin

Signature: (signature of bill payer) [redacted] Date 30-Sep-2024

MANDATORY

15. Important Information:

Note to applicant

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

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

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

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full) Natalie Watson

Signature: [redacted] **Date** 30-Sep-2024

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

Checklist (please tick if information is provided)

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

Edward & Raewyn Simpkin

Proposed Subdivision
8 Limelight Lane, Kerikeri

Williams & King, Kerikeri[1]
30 September 2024

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

1.0 Overview

Edward and Raewyn Simpkin own a property located at 8 Limelight Lane in Kerikeri. The subject site is legally described as Lot 1 DP 336842 and is held in the Record of Title 150720. The land area is 2535m².

The primary purpose of the proposal is to create two additional Records of Title. As a result, Lot 3 will contain the existing dwelling and other built development within an area of 1335m² and Lots 1 and 2 will be vacant allotments, each with an area of 600m². All areas are subject to final survey.

Vehicle access to Lot 3 is via an existing vehicle crossing off Limelight Lane. A new double width crossing will be formed at the common boundary to Lots 2 and 3 off Limelight Lane. Beyond the shared vehicle crossing, independent vehicle access will be formed internally for a future dwelling at building consent stage.

The subject site is zoned Residential in the Operative Far North District Plan. The proposed subdivision has been assessed as being a controlled activity.

Under the Proposed Far North District Plan, the site is zoned General Residential and the proposed activity has a controlled activity status. Rules with legal effect relating to any earthworks can be complied with by way of advice notes and consent conditions.

This assessment accompanies the Resource Consent application made by the Applicant and 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.

2.0 Description of Proposal

2.1 Proposed Subdivision

The overarching purpose of the proposal is to enable the creation of two additional Records of Title, which will be used for residential purposes.

The proposed subdivision creates Lots 1 - 3 as follows.

Lot Number	**Gross Area** (Subject to Final Survey)	**Existing Use**
Lot 1	1335m²	Vacant Residential site.
Lot 2	600m²	Vacant Residential site.
Lot 3	600m²	Existing residential use.

Table 1: Summary of lot sizes and existing and proposed land use.

The Scheme Plan is attached in **Appendix 1** and in **Figure 1**. All areas and dimensions are subject to final survey.

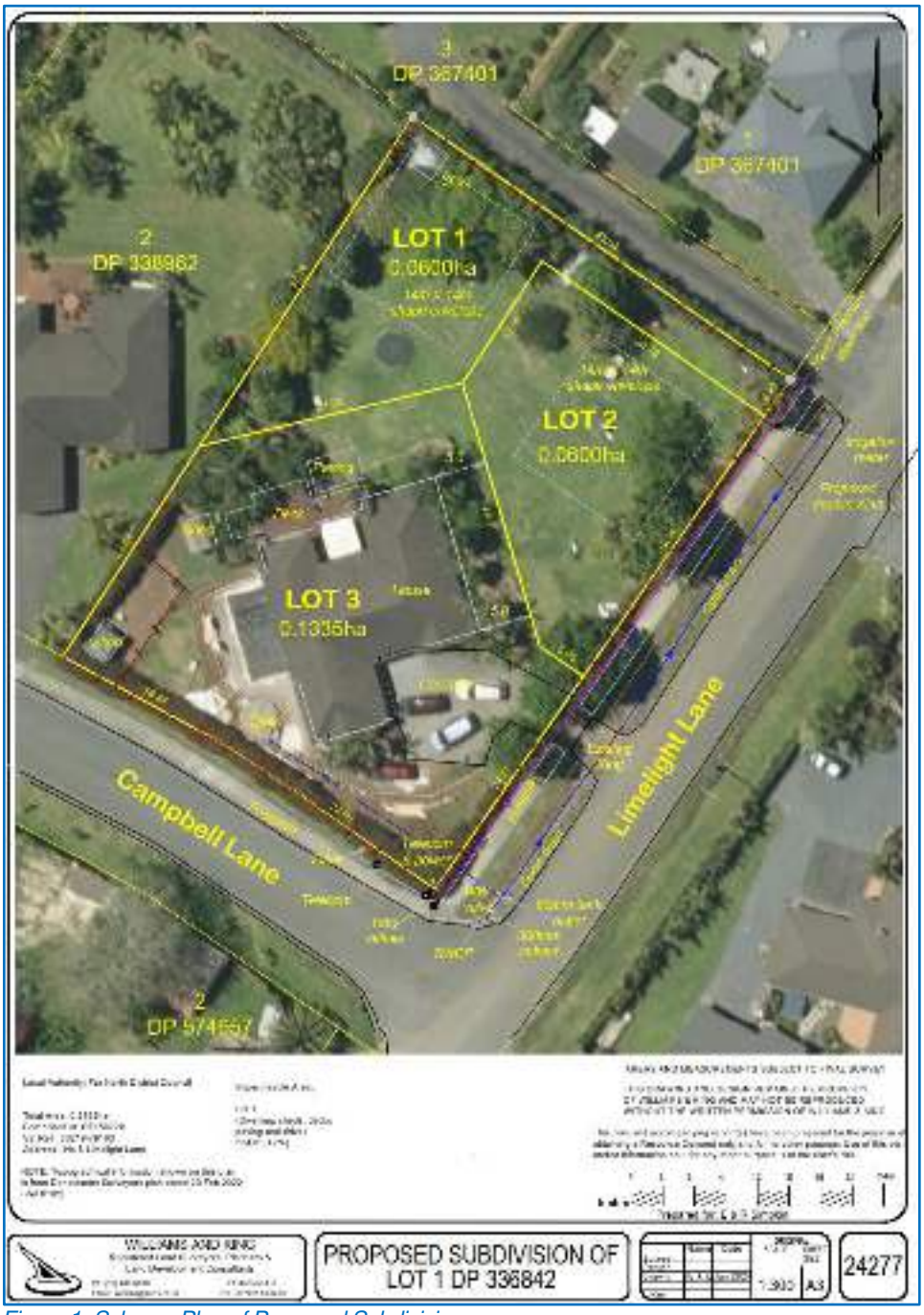


Figure 1: Scheme Plan of Proposed Subdivision.

2.2 Vehicle Access

Lot 3 will retain its existing separate access from Limelight Lane, while a new double width vehicle crossing will be formed at the common boundary of Lots 1 and 2, to the boundary of each of those lots. Refer to **Photograph 1**.

Photograph 1: Subject site's road frontage to Limelight Lane, showing the existing vehicle crossing to Lot 3. The shared vehicle crossing to Lots 1 and 2 will be formed at the northern end of the road frontage at the end of the fence.

2.3 Stormwater Management

Proposed stormwater management on future impermeable areas for Lots 1 and 2, and existing impermeable areas on Lot 3, is described in the ANSED Ltd *Site Suitability Geotechnical and Engineering Report*, which is attached in **Appendix 2**.

This report outlines proposed attenuation for the roof area of the existing dwelling on Lot 3, using a new water storage tank with specified capacity and orifice position and size. This can be completed prior to the issue of a section 224c certificate.

Future development on Lots 1 and 2 will require a refined attenuation design at the building consent stage, and a consent notice condition to that effect can be applied.

2.4 Wastewater Disposal

Lot 3 has an existing connection to the Council's reticulated wastewater system and new connections for Lots 1 and 2 are proposed. This can be included as a condition to be completed prior to the issue of an RMA Section 224(c) certificate.

2.5 Water Supply

The Scheme Plan shows a Kerikeri Irrigation water meter located outside the common boundary of proposed Lots 1 and 2.

Using the same technique as Lot 3, Potable water is intended to be supplied to Lots 1 and 2 using on site water tanks to collect and store rainwater from roof surfaces. The total volume of the tanks will be dependent on the final stormwater attenuation requirements, which are to be confirmed at the building consent stage. Refer to the ANSED Site Suitability report.

2.6 Earthworks

Minor earthworks will be required to provide services to the boundary of each lot and to form a new vehicle crossing, however these will be located within the legal road reserve.

3.0 Application Site Details and Description

3.1 Location

The subject site is located at 8 Limelight Lane in Kerikeri, approximately 1.25km south east of the town centre. The subject land is situated at the northern corner of the intersection between Limelight Lane and Campbell Lane, with direct frontage to those roads on its southeastern and southwestern boundaries, respectively. Refer to the maps in **Figures 2** and **3**.

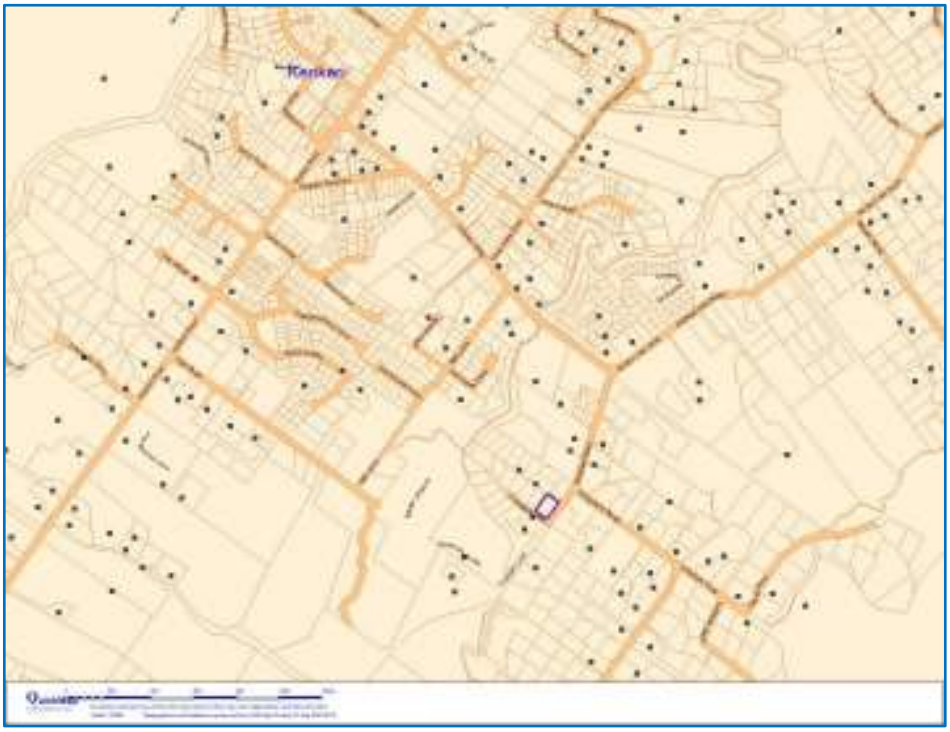


Figure 2: Location Map

Figure 3: Cadastral Map

3.2 Legal Details

Legal details of the subject land are summarised below. The Record of Title is attached in **Appendix 3**.

Record of Title:	150720
Legal Description:	Lot 1 DP 336842
Area:	4881m² more or less.
Relevant Interests:	**A519258** Appurtenant hereto is a right of way.
	D699405.2 Consent Notice pursuant to Section 221(1) of the RMA 1991. *Requires water filtration for water collected from exposed surfaces used for human consumption.*
	5468327.1 Consent Notice pursuant to Section 221 of the RMA 1991. *Repeats the above requirement in D699405.2 with additional wording.*

3.3 Site Conditions

The subject site is developed with an existing dwelling and other associated residential development, including concrete driveway, decking small sheds, water tank, and household landscaping. The area to the north east of the dwelling is in lawn. The property boundaries are defined by fencing and hedging. Refer to the cover photograph and topographic survey detail on the scheme plan.

3.4 Character of the Site and Surrounding Environment

The character of the subject land and its surrounding environment is based on the existing residential pattern of built development.

3.5 Recorded Natural Features

As part of a wider area, the site is mapped as being located within a 'kiwi present' kiwi habitat (indicated by less than five kiwi calls per hour) in Far North Maps "Species Distribution (DoC)" Map.[2]

The mapping related to kiwi habitat is a non-statutory document.

The ANSED Site Suitability Report outlines the mapped geology and describes the results in-field classification of soils and subsoils within Lots 1 and 2. Refer to **Appendix 2**.

[2] A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): Call count monitoring of Northland brown kiwi 2019. Department of Conservation, Whangarei, New Zealand.

4.0 District Plan Assessment

4.1 Far North District Operative District Plan

The application site is zoned Residential. The proposal is assessed against the relevant rules of the Operative District Plan as follows.

4.1.1 Residential Zone

Existing built development and impermeable surfaces are present. This has been assessed in terms of the relevant Residential zone standards below.

Rule	Discussion	Compliance
7.6.5.1 PERMITTED ACTIVITIES		
7.6.5.1.2 Residential Intensity	Residential intensity will not exceed a single residential unit per lot.	Complies
7.6.5.1.5 Sunlight	The relationship between the existing buildings and the new boundaries does not result in any infringements.	Complies
7.6.5.1.7 Stormwater Management	Existing impermeable surface coverage on Lot 3 does not exceed the permitted activity standard (50%).	Complies
7.6.5.1.7 Setback from Boundaries	No issues in terms of the proposed new boundaries to be created by the subdivision.	Complies

4.1.2 Natural & Physical Resources

There are no proposed activities (earthworks, vegetation clearance, new buildings or impermeable surfaces) requiring consent under Chapter 12 of the Operative District Plan.

4.1.3 Subdivision

Rule	Discussion	Compliance
13.6 GENERAL RULES		
13.6.5 Legal Frontage	Each lot has a direct frontage to a legal road.	Complies
13.6.8 Subdivision Consent Before Work Commences	No earthworks (besides provision of an entrance and services within the road reserve) or vegetation clearance are required.	Complies
13.6.12 Suitability for Proposed Land Use	Refer to the Site Suitability Report.	Complies
13.7 CONTROLLED ACTIVITIES		
13.7.2.1 Minimum Area for Vacant New Lots ….	Each lot contains a minimum area of 600m² and complies.	Complies
13.7.2.2 Allotment Dimensions	Each lot includes a dimension of 14 x 14m, plus 1.2m boundary and 3m road setbacks.	Complies
13.7.3 CONTROLLED (SUBDIVISION) ACTIVITIES: OTHER MATTERS TO BE TAKEN INTO ACCOUNT		
13.7.3.1 Property Access	See assessment below.	Complies
13.7.3.2 Natural and Other Hazards	The subject land is not shown as being affected by natural hazards in the GIS database. Refer to the Site Suitability Report	Complies

13.7.3.3 Water Supply	Lot 3 has an existing onsite storage of rainwater; the same method will apply for Lots 1 and 2 when a water requiring activity is established. Note the existing consent notice conditions relating to the filtration of water collected from exposed surfaces for human consumption.	Complies
13.7.3.4 Stormwater Disposal	Refer to the Site Suitability Report.	Complies
13.7.3.5 Sanitary Sewage Disposal	Lot 3 has an existing connection to the Council reticulated sewerage scheme. Connections will be supplied to Lots 1 and 2.	Complies
13.7.3.6 Energy Supply	This rule requires all urban allotments to be provided with the ability to connect to an electrical utility system. Lot 3 has an existing connection located at the southern corner of the property. New connections will be supplied to Lots 1 and 2. Top Energy states that they require that power be made available for the additional lots (see **Appendix 4**).	Complies
13.7.3.7 Telecommunications	This rule requires all urban allotments to be provided with the ability to connect to a telecommunications system at the boundary of the site. Lot 3 has an existing fibre connection near the southern corner (adjacent to Campbell Lane – refer to the Scheme Plan). Connections will be provided to Lots 1 and 2 from Limelight Lane. Chorus have issued a $0 contract for these two new fibre connections.	Complies
13.7.3.8 Easements for Any Purpose	No easements are required.	Complies
13.7.3.9 Preservation of Heritage Resources, Vegetation, Fauna and Landscape ….	The subject land does not include the features listed in this rule.	Complies
13.7.3.11 Land use Compatibility	Existing and future residential development within an existing residential environment is proposed – no effects arising from incompatible land uses.	Complies
13.7.3.12 Proximity to Airports	Not applicable	Not applicable

4.1.4 Financial Contributions

The proposal has no implications in terms of Chapter 14.

4.1.5 Transportation

The proposal has no implication in terms of District Plan rules relating to traffic. Existing car parking spaces are retained on Lot 3 within the garage and upon the concrete drive.

Rule	**Discussion**	**Compliance**
15.1.6C.1 PERMITTED ACTIVITIES		
15.1.6C.1.1 Private Accessway in all Zones	Internal private access will be formed when Lots 1 and 2 are developed. The new vehicle crossing is to a local road, and does not infringe any of the standards listed in (e).	Complies
15.1.6C.1.2 Private Accessways in Urban Zones	No shared private access is proposed beyond the shared vehicle crossing to Lots 1 and 2.	Complies
15.1.6C.1.3 Passing Bays on Private Accessways in all Zones	No passing bays required.	Complies

15.1.6C.1.3 Access Over Footpaths	One new access will be formed over the Limelight Lane footpath in compliance with this rule.	Complies
15.1.6C.1.6 Vehicle crossing standards in Urban Zones	A new crossing to Lots 1 and 2 can be formed to a double width standard.	Complies – conditions required.
15.1.6C.1.7 General Access Standards	Complies – onsite manoeuvring can be designed at the time that Lots 1 and 2 are developed.	Complies
15.1.6C.1.8 Frontage to Existing Roads	There are no legal road encroachments, and Limelight Lane has adequate legal and carriageway width.	Complies

4.1.6 Summary of Activity Status under the Far North Operative District Plan

Overall, the proposal has been assessed as a controlled activity. The relevant considerations specified in Sections 104, 104A and 106 of the Resource Management Act 1991 are addressed in Sections 5 and 6 of this Report.

4.2 Far North Proposed District Plan

The application site is zoned General Residential in the Far North Proposed District Plan.

Rules relating to earthworks and the discovery of suspected sensitive material, and earthworks and erosion and sediment control (EW-R12 and EW-R13) and associated standards EW-S3 and EW-S5 can be complied with through advice notes relating to the Heritage New Zealand Accidental Discovery Protocol and the requirement for erosion and sediment control to be implemented in accordance with the specified guideline document for the duration of earthworks. We are not aware of any other applicable rules with immediate legal effect under the Proposed District Plan. Therefore, the proposal is a permitted activity in terms of the Proposed District Plan. Other relevant inoperative rules are assessed below.

4.2.1 Area-Specific Matters – General Residential Zone

Rule	Discussion	Compliance
GRZ-R2 Impermeable Surface Coverage	Existing and anticipated impermeable surface coverage on the lots does not exceed the permitted activity standard (50%).	Complies
GRZ-R3 Residential Activity	Following the subdivision, the number of standalone residential units on each lot will not exceed one.	Complies
GRZ-S2 Height in Relation to Boundary	No infringements.	Complies
GRZ-S3 Setback	No infringements.	Complies
GRZ-S6 Outdoor living space	Outdoor living space in accordance with the permitted standard remains available on Lot 3.	Complies

4.2.2 District-Wide Matters – General District-Wide Matters – Energy, Infrastructure, & Transport - Transport

Rule	Discussion	Compliance
TRAN-R1 Parking	The parking area remains available on Lot 3, and will be designed at the time that Lots 1 and 2 are developed.	Complies

TRAN-R2 Vehicle crossings and access, including private accessways	Access to Lot 3 is existing. A new double width vehicle crossing will be formed to Lots 1 and 2 in accordance with PER-2 – 6, and individual private accessways will be formed beyond the crossing when these lots are developed in accordance with PER-1.	Complies

4.2.3 District Wide Matters – Subdivision

Rule	Discussion	Compliance
SUB-R3 Subdivision of land to create a new allotment.	CON-1 • Each lot includes a 14 x 14m dimension, plus 1.2m boundary / 3m road setbacks. • Existing onsite water storage for Lot 3. Onsite storage can be provided for future residential use on Lots 1 and 2. • Stormwater management is reported on within the Site Suitability Report. • Wastewater disposal to the Council Sewerage Scheme for each lot. • Power and telecommunications connections are existing for Lot 3, and will be supplied to 1 and 2. • No easements are required. CON-2 • Controlled activity minimum allotment size is achieved. • No esplanade reserve requirements.	Complies – controlled activity.

4.2.4 Summary of Activity Status under the Far North Proposed District Plan

Overall, the proposal has been assessed as a permitted activity in terms of the relevant rules of the Proposed District Plan with immediate legal effect.

5.0 Assessment of Environmental Effects

Section 104(1)(a) and (ab) 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.

Section 104(2) indicates that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan.

5.1 Property Access

As detailed in Section 4.1.5 of this report, property access to the subdivision will comply with the relevant permitted activity requirements. As the proposed subdivision and future additional traffic generated can be catered for by permitted activity property access provisions, it is considered that the proposal avoids adverse effects in this regard.

5.2 Natural and Other Hazards

The site is not subject to any mapped hazards as shown on the Northland Regional Council 'Natural Hazard' mapping.

The Site Suitability Report includes a description of geotechnical investigations, and notes that they consider the risk of soil instability to be minimal.

A Preliminary Site Investigation has been prepared by NZ Environmental Management, which shows that "it *is highly unlikely that there will be a risk to human health if the proposed subdivision is carried out with continued and/or future residential land use*". Refer to **Appendix 6**.

As such, it is considered that the proposed subdivision avoids adverse effects with regards to natural hazards.

5.3 Water Supply

The property is not within the area of benefit for water reticulation, and an existing water tank collects and stores rainwater for domestic and potable use on Lot 3. The same method will be used when Lots 1 and 2 are developed for residential use. The Site Suitability Report notes that "*The property will require an on site water supply. The installation of 2 x 25,000 lt water tanks per Lot will provide 32,000 lt for household use plus attenuation requirements".*

No adverse effects with respect to water supply are anticipated.

5.4 Stormwater Disposal

The Site Suitability Report includes an assessment of the required attenuation volume as outlined in Section 2.3 of this Report. The proposed attenuation measures will offset the reduced lot size surrounding the existing dwelling to form proposed Lot 3, and will mean that there will be no/minor increase in the rate of stormwater entering the local overland flow paths, as stated in the 'Recommendations' section of the Site Suitability report.

Therefore, the potential adverse effects of stormwater runoff can be avoided and no adverse stormwater effects to the adjoining properties will arise.

5.5 Sanitary Sewage Disposal

The existing dwelling on Lot 3 has a connection to the reticulated sewer network, and connections to Lots 1 and 2 will be supplied. The Site Suitability report notes that there is an existing FNDC 75mm diameter PE pressure sewer line outside the site along Limelight Lane, and that the new lots will connect into this. Therefore, besides the minor and temporary disturbance required to provide the connection, it is considered that sanitary sewage disposal can be achieved in such a way that avoids and mitigates adverse environmental effects, such that they will be less than minor. The final design will be submitted as part of a 'Residential Wastewater Connection' application.

5.6 Energy & Telecommunications Supply

Lot 3 has an existing power and telecommunications supply. Correspondence received from Top Energy (see **Appendix 4**) confirms that they require that power be made available for the additional lots (Lots 1 and 2). This can be completed and required via conditions of consent.

Likewise, new connections to the Chorus fibre network can be supplied for lots 1 and 2. Refer to **Appendix 5**.

As each lot will have a power and telecommunications connection, adverse effects relating to servicing with these facilities will be avoided.

5.7 Earthworks

Negligible earthworks are required to complete the subdivision, involving minor work to provide service connections and a new double width crossing to Lots 1 and 2; these being generally located within the legal road reserve.

5.8 Heritage Resources

The site does not contain any known or mapped heritage resources or archaeological sites or sites of cultural significance. There are no scheduled heritage resources in the Operative or Proposed District Plan Maps. The standard Accidental Discovery Protocol advice note can be applied to the consent, outlining the procedures to be followed should any archaeological site be inadvertently uncovered, in order to avoid adverse effects on heritage resources.

5.9 Ecological Resources

As noted, the property is not within any within a protected natural area that has been mapped by the Department of Conservation and is part of a wider 'kiwi present' North Island brown kiwi habitat. Given that the site is within a developed residential environment, it is considered that the proposal will not generate any direct or indirect adverse effects on ecological values.

5.10 Land Use Incompatibility

The proposed subdivision provides for further residential activity within an existing residential area. The proposal is therefore considered to avoid adverse effects associated with incompatible land use and reverse sensitivity, such that the existing uses of the lots and surrounding land can be accommodated.

6.0 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 proceeding 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*
- *Resource Management (National Environmental Standards for Freshwater) Regulations 2020*
- *Regional Policy Statement for Northland*
- *Operative Far North District Plan*
- *Proposed Far North District Plan*
- *Proposed Regional Plan for Northland*

6.1 National Environmental Standards

6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ("NESCS")

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.[3]

Review of historic aerial photography using Retrolens, and more recent aerial and satellite photography indicates that the property was developed for residential use by 2009, but that there was a horticultural use in 2003 and 1979.

A Preliminary Site Investigation has been prepared by NZ Environmental Management, which shows that "it *is highly unlikely that there will be a risk to human health if the proposed subdivision is carried out with continued and/or future residential land use*". In terms of soil disturbance, it notes that earthworks volume to construct access to Lot 3 would be within the permissible volume of soil disturbance for the existing Lot 1 DP 336842, however , it would exceed the proposed Lot 3 (post-subdivision) permissible volume if the soil is to be removed from the property. Overall, in terms of the current proposed activities, "*it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land*" and "*the application may therefore be assessed as a permitted activity*. Refer to **Appendix 6**.

6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

The Northland Regional Council Biodiversity Wetlands mapping does not record any wetlands within 100m of the subject site. The proposed subdivision does not involve any vegetation clearance, earthworks, or taking, use, damming, diversion or discharge of water. Therefore, the proposal is not considered to have any implications in terms of the above regulations.

[3] Northland Regional Council (n.d.): *Selected Land-use Register Map.* Retrieved 5 August 2024 from https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21

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 relevant policy from the RPS is addressed below.

Policy 5.1.1 – Planned and coordinated development, requires co-ordinated location, design and building or subdivision, use and development. Relevant matters are listed under (a), (c), (e), (g) and (h). These matters have been considered in preceding sections of this report. In particular:

- Servicing with the necessary infrastructure is already established, or will be provided for each lot.
- The proposed lots are not near any significant mineral resources.
- The proposal does not result in incompatible land use activities and avoids reverse sensitivity.
- The proposal does not generate any new adverse effects on landscape or natural character values, historic or cultural heritage values, or transport corridors.
- The proposal does not affect any significant ecological areas or species.
- Adverse effects associated with natural hazards and downstream flooding are not exacerbated by the proposal. Existing and anticipated future impermeable surface coverage has been assessed.
- The subject land does not contain highly versatile soils and is not in a primary production zone.
- The existing and future residential use of the lots is consistent within the predominant land use and subdivision development in the surrounding environment. The character of the surrounding environment can be retained.
- The proposal has no implications on matters such as renewable energy, sustainable design technologies.

6.3 Objectives and Policies – Far North Operative District Plan

The objectives and policies of the Operative District Plan are met by the proposal, given that a controlled activity status has been assessed.

6.4 Objectives and Policies - Far North Proposed District Plan

The objectives and policies of the Proposed District Plan are met by the proposal, given that a controlled activity status has been assessed.

6.5 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to the relevant purpose and principles of Part 2 of the Resource Management Act 1991 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:

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

(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 creating two additional Records of Title at a density and of a layout that meet the controlled activity subdivision standard. There are no relevant matters of national importance, and other matters, as specified in Section 7, are met as the proposal is an efficient use of land, and can occur without detriment to amenity values, or the overall quality of the environment. The proposal has no known implications in terms of the Treaty of Waitangi. The proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991.

6.6 Regional Plans

Proposed Regional Plan for Northland - February 2024

The proposed subdivision does not involve any works that would require consent under the Proposed Regional Plan.

7.0 Consultation & Notification Assessment

7.1 Public Notification

Step 1: Public notification is not required in terms of the criteria listed in 95A(3).

Step 2: Public notification is precluded in terms of 95A(5)(b)(i).

Step 3: Not applicable, as public notification is precluded.

Step 4: No special circumstances are considered to exist that warrant the application being publicly notified in terms of 95A(9).

7.2 Limited Notification

Step 1: There are no affected customary rights groups in terms of Section 95B(2)(a). The proposed activity is not on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement in terms of Section 95B(3)(a).

Step 2: Limited notification is not precluded in terms of Section 95B(6) as the application is for subdivision of land.

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, and (b), where they must, if the activity is a controlled activity or a restricted discretionary activity, disregard adverse effects on the person if the effect does not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion.

There is no permitted baseline for subdivision that needs to be considered as part of this assessment. The relevant controlled activity matters that the Council has reserved control over are listed in Rule 13.7.3 of the Operative District Plan, and where relevant, these matters have been addressed within Section 5.0 of this report. Taking into account those matters, it is considered that no offsite adverse effects will arise, and that no person will be an affected person.

As summarised above, it is considered that no person will be an adversely affected person, and that limited notification is not required.

Step 4: There are no special circumstances that warrant notification of the application to any other person.

7.3 Summary of Notification Assessment

As outlined above, it is considered that the proposal achieves the statutory criteria to be processed on a non-notified basis.

8.0 Conclusion

In terms of section 104 and 104A of the Resource Management Act 1991, we consider that:

- the adverse effects of the activity on the environment resulting from the proposed activity will be less than minor; and
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.
- The proposal is not contrary to the Regional Policy Statement for Northland.

We also note that:

- The proposal has been assessed as satisfying the statutory requirements to proceed without notification.

Signed ..... Date *30 September 2024*

Natalie Watson,
Resource Planner

WILLIAMS & KING
Kerikeri

9.0 Appendices

Appendix 1 Scheme Plan

Appendix 2 ANSED Ltd Site Suitability Report

Appendix 3 Record of Title

Appendix 4 Top Energy Correspondence

Appendix 5 Chorus Contract

Appendix 6 NZ Environmental Management Preliminary Site Investigation

Local Authority: Far North District Council

Total Area: 0.2535ha
Comprised in: RT150720
Val Ref : 00219-79103
Address : No 8 Limelight Lane

NOTE: Topographical information shown on this plan is from Donaldsons Surveyors plan dated 20 Feb 2022 (Ref 8102)

Impermeable Area.

Lot 1
(Dwelling, sheds, decks paving and drive)
564m² (42%)

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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

0 3 6 9 12 15 18 21 24m

Prepared for: E & R Simpkin

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030
Email: kerikeri@saps.co.nz
27 Hobson Ave
PO Box 937 Kerikeri

PROPOSED SUBDIVISION OF LOT 1 DP 336842

	Name	Date
Survey		
Design		
Drawn	W & K	Jan 2024
Rev		

ORIGINAL
SCALE 1:300
SHEET SIZE A3

24277

SITE SUITABILITY GEOTECHNICAL AND ENGINEERING REPORT FOR A 3 LOT DEVELOPMENT AT 8 LIMELIGHT LANE, KERIKERI

for

SITESCOPE LTD

ANSED Ltd

Dated 7/6/24

5 Ngunguru Road
RD 3
WHANGAREI

Phone [64] (09) 459-5009
021-1002597

ansed@xtra.co.nz

TABLE OF CONTENTS

Please note that this report should be seen as a reasonable attempt to identify any significant details and design aspects related to the setting of any Resource Consent Conditions by the Far North District Council (FNDC) for the proposed 3 Lot subdivision of this property.

BRIEF

ANSED Ltd have been engaged by the property owners to provide a site suitability geotechnical & engineering report for the proposed 3 Lot subdivision at 8 Limelight Lane, Kerikeri.

This geotechnical & engineering report undertakes to;

1. Describe the existing layout of the property.
2. Review the existing stability of the site.
3. Note pertinent geotechnical features that may impact on any building development.
4. Stormwater & Wastewater management.
5. If necessary, make recommendations regarding further investigations.
6. Provide guidelines compatible with the FNDC Consent requirements.

The findings of this report may be used to achieve approval of the FNDC for the proposed 3 Lot subdivision.

BACKGROUND

The resource consent application (which is the basis for the FNDC RC evaluation) requires a specific, site suitability geotechnical & engineering report covering the underlying soil features and associated parameters which will form the basis of likely design & specifications required to meet any FNDC RC conditions, along with recommendations for stormwater & wastewater management.

1. RELEVANT DOCUMENTATION

AS 2870:2011 – Construction of residential slabs and footings

NZS 3604:2011 – Timber framed buildings

NZS 4229:2013 -- Concrete masonry buildings not requiring specific engineering design

NZS 4402:1986 -- Methods of soil testing for civil engineering purposes

NZS 4404:2004 – Code of Practise for Urban Land Subdivision

NZS 4431:1989 – New Zealand Standard Code of Practise for Earthfill for Residential Development

NZ Building Code – B1/VM4

Good ground

means any soil or rock capable of permanently withstanding an ultimate bearing pressure of 300 kPa (i.e. an allowable bearing pressure of 100 kPa using a factor of safety of 3.0), but excludes:

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

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

and

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

2. SITE DESCRIPTION

DESCRIPTION

The property is legally described as Lot 1 DP 336842 and is located at 8 Limelight Lane, Kerikeri, in the Far North District.

The 2,535m^2 site is located within the Residential Zone under the Far North District Plan.

2.1 TOPOGRAPHY

The property has a nearly level terrain contour, slightly downwards towards the North-East, surrounded with houses and a small number of trees on the property. The additional proposed subdivision Lots (600m^2, refer to appendix) are on the North-East side of the existing house.

The balance Lot surrounds an existing house and access driveway and has a natural separation from the new Lots. The outlook of this house is towards the South & West and protected during all winds.

The 1,335m^2 balance Lot has 5 sides, on the corner of Limelight & Campbell Lane.

2.2 GEOGRAPHY

The region of Kerikeri is dominated by friable clay and loam soils.

On this site the NRC soil maps identify the property and list the soil as follows;

Property: Fee Simple, 1/1, Lot 1 Deposited Plan 336842, 2,535 m2

There is one soil type on this property: - Soil type: KE covers 0.25ha. Relevant factsheet: 8.1.2

On this site the NRC soil maps list the soil as KE, Kerikeri Friable Clay.

Kerikeri Friable Clay (NRC KE) is classed as *"Well drained"*

The soils are part of the Kirapaka Suite; Basement roack: volcanic basalt lava flows.

The building sites are located within the NRC KE zone.

The existing houses/buildings and main access are located within the NRC KE zone.

The soil within the site is assessed as CLASS 3 expansiveness in terms of AS2870:1996 and can be classed as sensitive.

2.3 GEOTECHNICAL

No obvious instability features or other major features of concern were found on the property.

3. SITE SUITABILITY GEOTECHNICAL INVESTIGATIONS

Site testing was carried out on the 4/6/2024.

The data was then processed and the analysis results (refer to appendix) provided the foundation for the recommendations of this report.

3.1 FIELD INVESTIGATIONS

The weather was fine & dry.

There had been showers over previous days.

The subsurface soil conditions near the proposed building platform areas were investigated by the completion of (Test locations are approximate) ,

Test 1;

A Scala Penetrometer test to 0.7m deep with associated in-situ hand undrained shear vane tests.

The test site was located,

- In the centre of the proposed Lot 1 area.

Test 2;

A Scala Penetrometer test to 0.7m deep with associated in-situ hand undrained shear vane tests.

The test site was located,

- In the centre of the proposed Lot 2 area.

The purpose of the testing was to provide guidance as to the general subsurface soil profile together with the variability and relative density of soils close to the existing building areas. The results of the testing has indicated that the actual conditions are reasonably consistent throughout the area of the Lot.

In-field classification of the soils and subsoils was carried out in accordance with the Field Description of Soil and Rock, NZ Geotechnical Society, December 2005.

This result placed the soil type as free draining and sensitive material.

3.2 SCALA PENETROMETER TESTS

Scala penetrometer tests were undertaken at the locations to obtain a profile of strength at depth.

Scala penetration tests were carried out to a depth of 0.7m below ground level. The blow counts for each 100mm penetrated were recorded.

3.3 UNDRAINED SHEAR STRENGTHS

Shear vane tests were undertaken at depths of 0.15m & 0.85m.

The test method was in accordance with the "New Zealand Geotechnical Society Guidelines for Hand Held Shear Vane Testing" dated August 2001.

The in-situ corrected vane shear strength of the soil in this location varied from 112kPa @ 0.15m deep, to in excess of 225kPa. An average value for the corrected in-situ undrained vane shear strength (for all depths) of >>168.3kPa was obtained & for 0.85m deep >>224.9kPa.

This soil can be classed as "Good Ground" in terms of NZS3604.

3.4 GROUNDWATER CONDITIONS

The lower portion of the test holes were found to be dry.

Groundwater table elevations are unlikely to change significantly during wet winter conditions and/or following periods of heavy or prolonged rainfall.

3.5 SITE STABILITY, INCLUDING STORMWATER AFFECTS

The 2 new Lots house sites (closer to Sheperd road) are located on a nearly level North-Easterly slope.

There was no sign of movement of the slope.

There should not be any stability issues associated with these locations (and any driveways improved) provided;

- Any overland flows are controlled and directed away from the houses.
- The need for subsurface drainage trenches is evaluated after foundation excavations of any building, as well as sloping the surface away from the buildings, to minimise the surface and underground water flows affecting the foundations.

Provided that the recommendations of this report are followed we consider that the risk of soil instability to be minimal.

3.6 FOUNDATION RECOMMENDATIONS

Foundation Design Based on Bearing Capacity

The bearing capacity of the soil dictates whether the foundations of the proposed house & shed should be based on an allowable bearing capacity of 100kPa.

The following bearing capacity values are considered appropriate for the purposes of foundation design.

Ultimate Bearing Capacity	300kPa
Allowable Bearing Capacity (F.O.S =3)	100kPa
Dependable Bearing Capacity (Φ=0.5)	150kPa

On the basis of this assessment (including the analysis of the penetrometer testing results, refer to appendix), the soils on site can be classed as good ground with consistent values >140kPa below 200mm. From 500mm to 700mm (where the test stopped in both holes) there was only one 100mm section with <184kPa. This was test 1 at 700mm deep (141kPa).

A depth of >500mm provides an appropriate foundation design embedment depth & the required soil strength.

As per NZS 3604:2011 3.3.7 Ultimate bearing capacity.

The results show good ground from 100mm depth. The results were consistent across the site, apart from what is though to be a small "air pocket" between 400 & 500mm deep. The owner stated that some work had been previously been carried out in this area.

The penetrometer results were consistent with depth.

The results indicate this is “good ground” and ordinary foundations & poles (house & any retaining walls) will be more than adequate.

There will be no difficulty with building on this site.

4. GEOLOGY

Geological maps show this site are part of the Kiripaka Suite; Basement rock: volcanic basalt lava flows.

Site investigation confirms the description – see attached photos and the NRC soil information in the appendix.

5. STORMWATER AND DRAINAGE

All basalt volcanic soils are generally free draining, requiring few drainage structure improvements.

Currently the stormwater from the existing house is collected and piped to outlet into the roadside drain running along Limelight Lane. The driveway SW disperses along the driveway edge to soak into the drain below.

The estimated size of the original Lot house & driveway impermeable areas are;

House area 317m^2

Shed area 37m^2

Driveway area 157m^2

Footpath & paved areas 53m^2

A total of 564m^2

The estimated size of the new Lot 1 & Lot 2 house & driveway impermeable areas are;

House & garage area 196m^2

Driveway area 130m^2

A total of 2 x 326m^2 = 652m^2

Due to the change in use/land area it is proposed to attenuate part of the original impermeable area within the original Lot (there is no attenuation currently).

The area between the existing driveway & where the new Lots are proposed currently contributes soakage to part of the surface driveway flows.

The majority of the impermeable surfaces currently (eg. the existing house roof collection pipeline) is outlet into the roadside swale/drain.

As there is little/no area for secondary flow to disperse, 100yr flows need to be attenuated.

The new houses/buildings will require spouting & pipes sized to collect & control roof SW from 100yr events.

This leaves the roof area of the original house requiring attenuation.

The volume to be attenuated for the original house roof (317m^2) is calculated (for a 100yr event) to be 24,000lt^3 (see appendix).

To attenuate this volume a new tank is to be installed between the original garage and Campbell lane. All of the SW from the original house roof is piped to this tank.

The tank has a 25,000 lt capacity with a diameter of 3.7m and is 2.8m tall.

To provide for 2yr, 10yr & 100yr events 2 orifices are to be installed (refer to appendix).

The size & position of these orifices are, the lowest orifice is 13mm dia. & has an invert 150mm from the bottom of the tank.

The second orifice has an invert 996mm above the lower invert (1146mm from the bottom of the tank) and is 10mm dia.

The attenuation required for the example new house (196m^2) & driveway(130m^2) has been calculated to be 18.3m^3 (see appendix).

The new houses/buildings will require spouting & pipes sized to collect & control roof SW from 100yr events.

The example tank has a 25,000 lt capacity with a diameter of 3.7m and is 2.8m tall.

To provide for 2yr, 10yr & 100yr events 2 orifices are to be installed (refer to appendix).

The size & position of these orifices are, the lowest orifice is 12mm dia. & has an invert 150mm from the bottom of the tank.

The second orifice has an invert 766mm above the lower invert (916mm from the bottom of the tank) and is 10mm dia.

The finalized specifications are to be set as part of the house design stage.

Summary.

Stormwater from these new house roofs should be collected into sealed pipes and discharged into a tank for attenuation & water supply. The overflow from the attenuation tank storage volumes is controlled by orifices and connected with a >100mm uPVC pipeline to discharge into the SW collection drain at the front of the new Lots.

The attenuation of the original house will offset the change/increase in impermeable areas.

The combination of these mitigation measures will ensure there is only a minor change, if any.

6. WATER RECOMMENDATIONS

The property will require an on site water supply. The installation of 2 x 25,000 lt water tanks per Lot will provide 32,000 lt for household use plus attenuation requirements.

This volume is normally adequate for the usage of a 3 bedroom house through summer.

Water storage tanks can be above ground or underground. They can be made of galvanised steel, zinc/aluminium alloy-coated steel (only if not in ground contact), fibreglass, plastic or concrete. Some materials may affect water taste when they are new. A galvanised steel tank may initially cause a metallic taste. A new concrete tank may release lime that increases the pH of the water and cause a slightly bitter taste.

Roofs, pipework and tanks must meet the requirements of AS/NZS 4020:2005 Testing of products for use in contact with drinking water.

It is good practice in New Zealand rainwater harvesting systems to include with water tanks, the associated line filters to achieve a reasonable water quality.

There are a number of “Best practises” that accompany the correct installation of these systems.

Some of these are,

- The correct approved roofing materials & painting.
- Install mesh leaf guards in the roof gutters and leaf screens in the downpipes.
- Install a first-flush diverter to divert the first volume of rainwater (which carries a lot of dirt and debris) away from the water storage tank.
- Install a floating pump intake pipe.

A minimum of a 2 stage filter system positioned between the tank and house connections.

7. WASTEWATER RECOMMENDATIONS

There is an existing FNDC 75mm dia. PE pressure sewer.

It is proposed that the new lots connect into this FNDC waste water line.

8. VEHICLE ENTRANCES

The existing entrance is off Limelight Lane.

This is a low speed environment.

There is currently a road drain alongside Limelight Lane.

This is a residential area & requires an appropriate entrance crossing to each lot.

As part of the subdivision conditions a new, culverted entranceway to each Lot will be constructed complying with the FNDC EES formation and sealing requirements.

There are no concerns about safe access or pedestrian safety.

9. RECOMMENDATIONS

Based on the results of our investigations, we make the following Conclusions and Recommendations;

1. The design of the proposed Lots will provide a suitable outcome.
2. Attenuation storage of 18.3m^3 to be provided for each of the example new houses & driveways plus 24.0m^3 in a new tank on the original Lot, to offset the reduced Lot size surrounding the original house.
3. There will be no/minor increase in the rate of stormwater entering the local overland flow paths.
4. Neighbouring properties will not be detrimentally impacted by the creation of these 3 Lots.
5. That a chartered engineer familiar with this report inspect the foundations at the time of construction.

LIMITATIONS

This report has been prepared for Sitescope Ltd as our Client with respect to the brief noted. It is not to be relied upon for any other purpose without reference to ANSED Ltd. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Recommendations and opinions in this report are based on data obtained from the investigations and site observations as detailed in this report.

It is essential that this office be contacted if there is any variation in conditions from those described in this report as it may affect the recommendations.

If there are any questions arising from the above please contact this office.

Signed for ANSED Ltd,

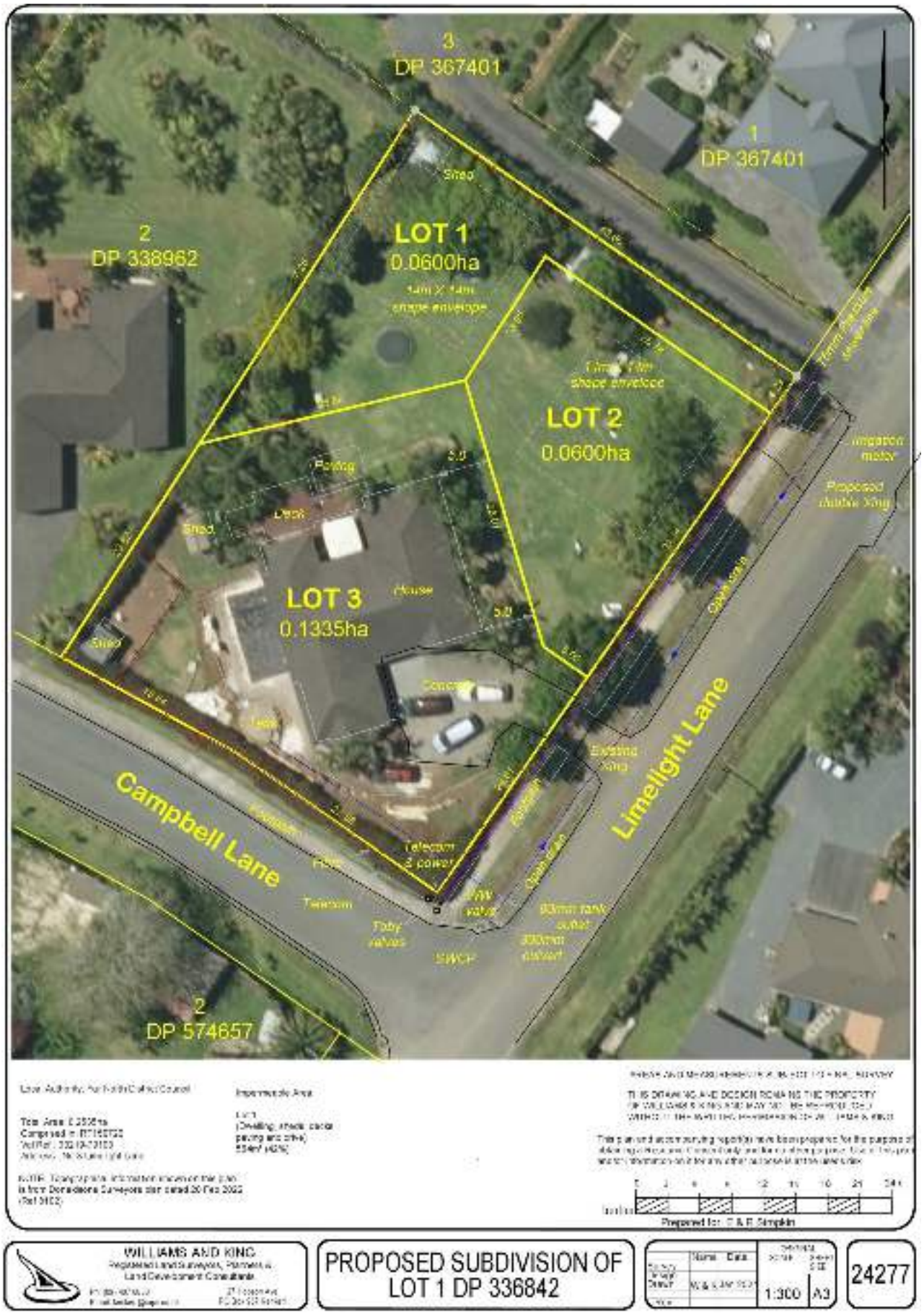
Steven Smith, CPEng 1018935

ANSED Ltd
5 Ngunguru road
Whangarei

Cell:0211002597
Email:ansed@xtra.co.nz

10. APPENDIX

The current Scheme Plan.



FNDC services and contour maps.

Results from Penetrometer & Shear Vane testing

Input data

	Location	8 Limelight lane , Kerikeri			Date	04/06/24	Weather	Fine, dry
	Penotrometer blows			Formula	Penotrometer blows			Formula
Distance	Test 1	mm/blow	CBR	kPa	Test 2	mm/blow	CBR	kPa
0								
100	7	14.3	14.8	203	3	33.3	5.9	108
200	10	10.0	23.1	255	6	16.7	12.6	184
300	9	11.1	20.6	238	5	20.0	10.4	164
400	5	20.0	10.4	164	4	25.0	8.1	141
500	2	50.0	3.8	69	3	33.3	5.9	108
600	4	25.0	8.1	141	4	25.0	8.1	141
700	5	20.0	10.4	164	7	14.3	14.8	203
800	0	#DIV/0!	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	#DIV/0!
900	0	#DIV/0!	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	#DIV/0!
1000	0	#DIV/0!	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	#DIV/0!
1100	0	#DIV/0!	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	#DIV/0!
1200	0	#DIV/0!	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	#DIV/0!
1300	0	#DIV/0!	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	#DIV/0!
1400	0	#DIV/0!	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	#DIV/0!
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1600	0	#DIV/0!	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	#DIV/0!
1700	0	#DIV/0!	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	#DIV/0!
1800	0	#DIV/0!	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	#DIV/0!

Shear vane results

	Test 1	Test 1		Test 2	Test 2	
Ratio	0.1 deep	0.7m deep		0.1 deep	0.7m deep	
1.595	130.0	141.0	Greater than	138.0	141.0	Greater than
	207.4	224.9		220.1	224.9	219.3
	Disturbed soil					Average
Remould	20	24		34	42	30.0
Divide orig.	6.5	5.9		4.1	3.3	4.9

Note, any readings entered as 141 mean >140 as shear vane scale stops at 140

Good Ground		Top soil depth
	CBR =>6	Similar to sub-soil
		Medium/coarse grained, Dark - Brown
Borderline		
	CBR >5.5,<6	Sub soil
		Medium grained, Dark to Red – Brown, dry
Damp soil		Consistent to with changes in depth

NRC Typical soil type description.

Mature basalt volcanic soils

Soil types in this group

- Kerikeri friable clay – (KE)
- Kerikeri friable clay with large boulders – (KEb)
- Matarau friable clay – (MC, MCH*)
- Matarau friable clay with large boulders - (MCb)
- Ruatangata friable clay - (RT)
- Ruatangata friable clay with large boulders – (RTb)
- Tikipunga friable clay – (TG)
- Waiotu friable clay - (YO,YOH*)
- Waiotu friable clay with large boulders – (YOb)

This fact sheet uses NZ Soil Bureau map series soil type names and abbreviations.

The H* denotes the hill variant of this soil type, which occurs on slopes over 20° and has a shallower profile.

Kerikeri friable clay (KE) soil profile

Features of mature Basalt volcanic soils.

These soils formed on basalt lava low in silica and rich in iron and aluminium

They are part of the Kiripaka soil suite

Also known as brown loams they appear around the edges of the older lava flows and on steeper slopes

They are classic volcanic soils suitable to both orchards and market gardening

All mature basalt volcanic soils are generally free draining, requiring few drainage structure improvements

Some soils have boulders created as a result of long periods of erosion on the edges of old basalt flows, causing them to fracture and become rounded due to weathering processes.

These soils are moderately to strongly weathered and are moderately to strongly leached

Drainage classes

Soil symbol	Full name	Drainage class
KIRIPAKA SUITE Basement rock: volcanic basalt lava flows		
MCb	Matarau friable clay with large boulders	5⇌4 - Somewhat excessively to well drained
TG	Tikipunga friable clay	5⇌1 - Somewhat excessively to poorly drained
YOb	Waiotu friable clay with large boulders	4 - Well drained
MC, MCH	Matarau friable clay	4 - Well drained
KE	Kerikeri friable clay	4 - Well drained
KEb	Kerikeri friable clay with large boulders	4 - Well drained
YO, YOH	Waiotu friable clay	4⇌3 - Well to moderately drained
RT	Ruatangata friable clay	4⇌3 - Well to moderately drained
RTb	Ruatangata friable clay with large boulders	4⇌3 - Well to moderately drained

Photo of the roadside area of the proposed sites.

Typical photos of the test sites

Test site one & two

Site test data.

Sheet2

Location Andrew **Date** 4th June

Penotrometer blows

Distance	Test 1	Test 2	Test 3	Test 4	Test 5
0	3				
100	7	3			
200	10	6			
300	9	5			
400	5	5			
500	2	4			
600	4	3			
700	5	4			
800		7			
900					
1000					
1100					
1200					
1300					
1400					
1500					
1600					
1700					
1800					

Shear vane results

Ratio	700 Test 1	700 Deep Test 2	Test 3	Test 4	Test 5
1.595	140 +	140 +			
	0.0	42 0.0	0.0	0.0	0.0

24

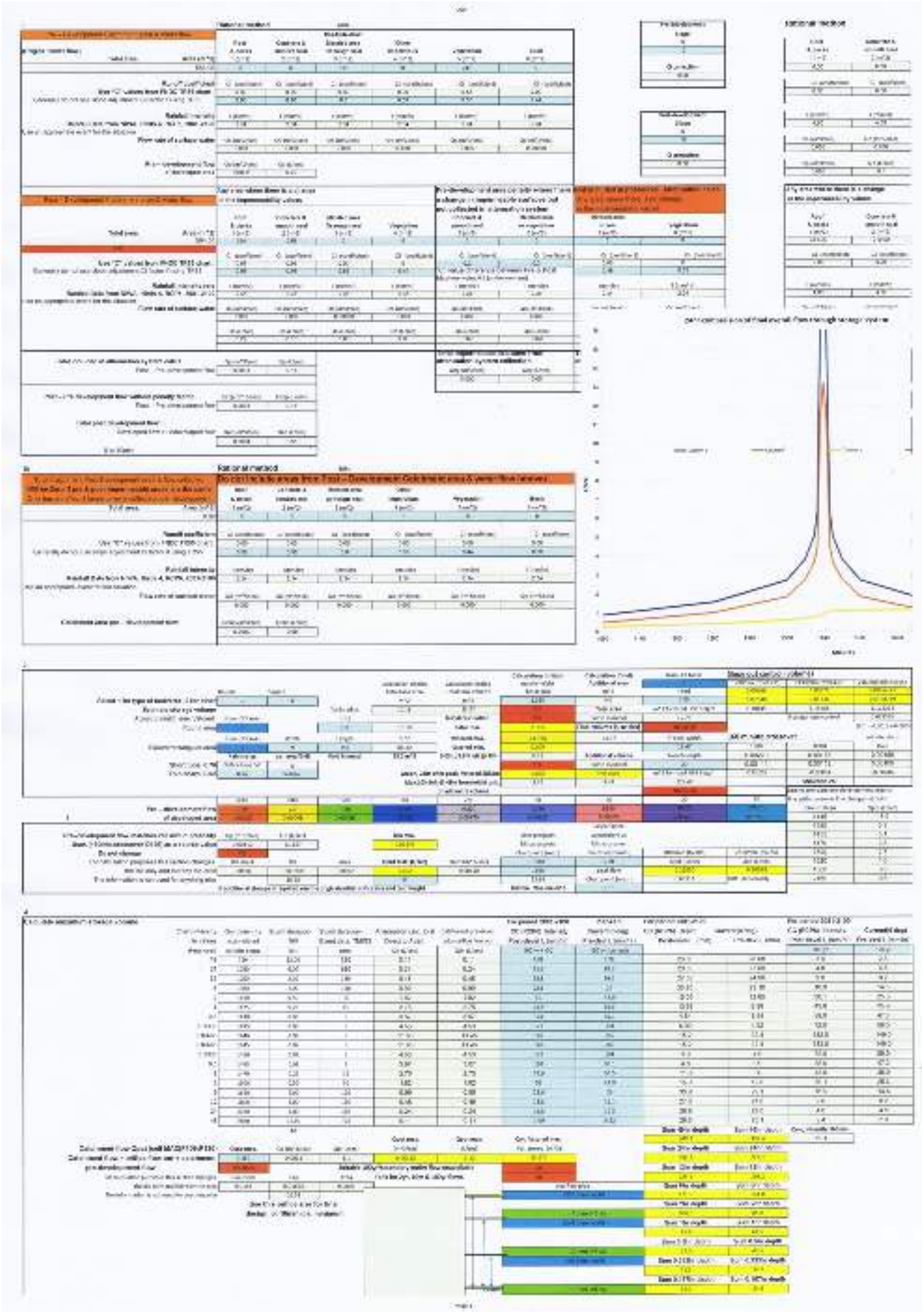
Test 6	100 Deep Test 7	Test 8	Test 9	Test 10
130	138			
20 0.0	34 0.0	0.0	0.0	0.0

Page 1

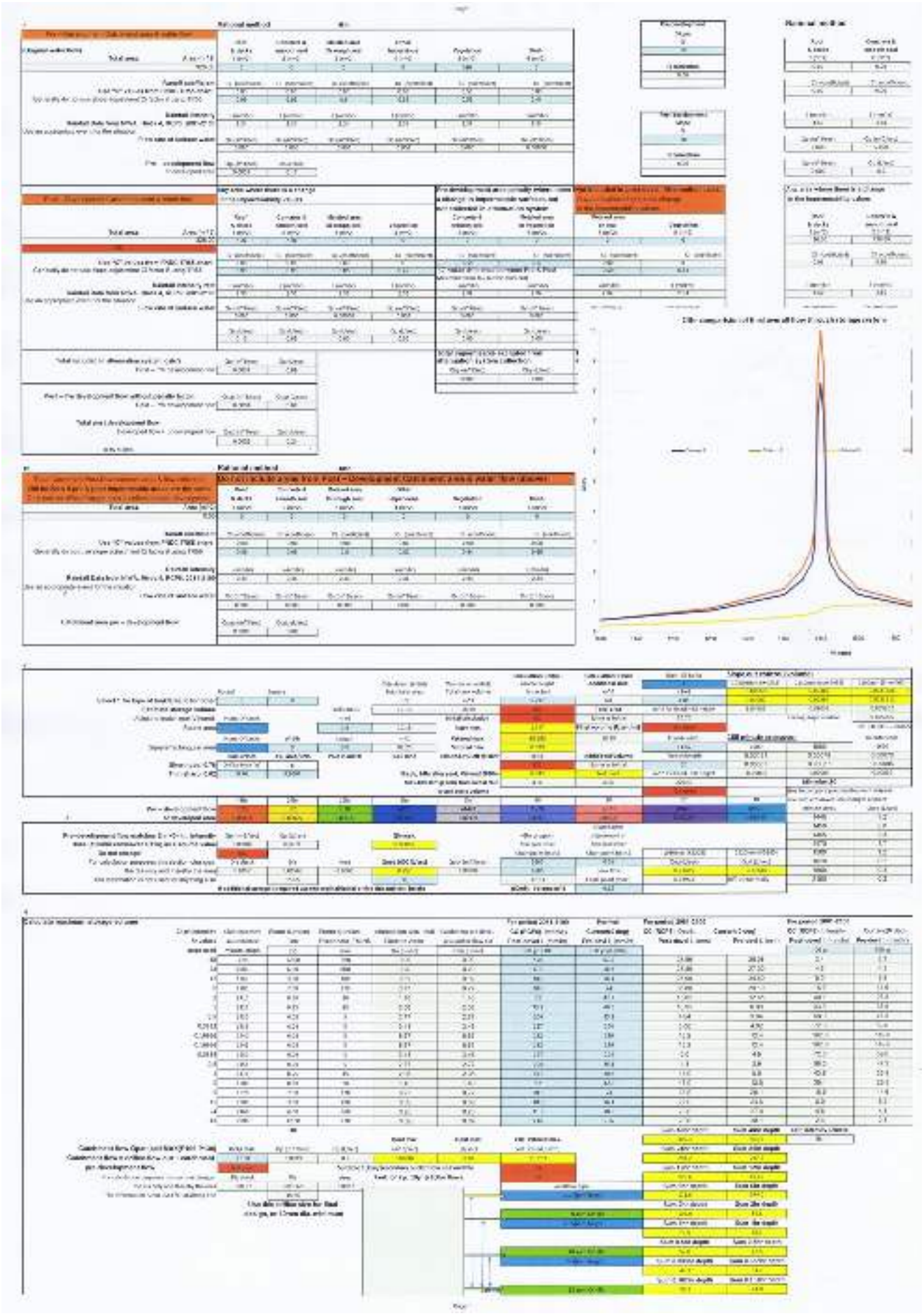
NRC soil map

NRC flood & contour map

Attenuation of existing house.



Attenuation of new example house & driveway.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**150720**
Land Registration District	**North Auckland**
Date Issued	27 July 2004

Prior References
58010

Estate	Fee Simple
Area	2535 square metres more or less
Legal Description	Lot 1 Deposited Plan 336842

Registered Owners
Edward Paul Simpkin and Raewyn Louise Simpkin

Interests

Appurtenant hereto is a right of way created by Transfer A519258

D699405.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 16.4.2002 at 10.32 am

5468327.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.1.2003 at 9:00 am

9788389.2 Mortgage to Bank of New Zealand - 25.7.2014 at 2:41 pm

D699405.2 COND

FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2010196
The subdivision of
Lot 1 DP 149521
Certificate of Title 89A/335
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 appropriate new titles for Lots 1 & 2 DP 209943.

SCHEDULE

1. The operation of agricultural and horticultural equipment including sprays and chemicals is a permitted activity in the area (subject to compliance with any relevant legislation). The occupiers are to install an approved water filtration system for water collected from exposed surfaces used for human consumption.

SIGNED: _____

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

DATED at **KAIKOHE** this 29th day of October 2001

RC 2010196
SRM\CERT\3simpson221

McLeod & Ptnrs

(1) C221

$38

89A-335

89A/335

FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2030006
The subdivision of Lots 1 & 2 DP 209943

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 DP 314676.

SCHEDULE

The operation of agricultural and horticultural equipment including sprays and chemicals (subject to compliance with any relevant legislation) may be a permitted activity. Accordingly, where rainwater is collected from exposed surfaces for human consumption in connection with any residential development on site, the occupiers of any such dwellings shall install an approved water filtration system. The water quality system is to meet the guidelines contained in the Ministry of Health Publication dated 1995 entitled " Guidelines for Drinking Water Quality Management for NZ and any subsequent amendments".

SIGNED: P.J. Killalea

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

DATED at **KAIKOHE** this 5th day of November 2002

RC 2030006
SRM\CERT\simpson221

Top Energy Limited
Level 2, John Butler Centre
60 Kerikeri Road
P O Box 43
Kerikeri 0245
New Zealand
PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611
www.topenergy.co.nz

18 December 2023

Andrew Abercrombie
Site Scope

Email: andrew@sitecscope.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION – E & R Simpkin 8 Limelight Lane, Kerikeri. Lot 1 DP 336842.

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

Top Energy's requirement is that power be made available for the additional lots.
Top Energy advises that proposed Lot 1 has an existing power supply. Design and costs to provide a power supply to proposed Lot 2 and 3 would be provided after application and an on-site survey have been completed.
Link to application: Top Energy | Top Energy

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

Yours sincerely

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz

New Property Development Contract

Development location (Site)	Lot: 1, Deposited Plan: 336842, North Auckland		
Your project reference	NA		
Stage of development to which this contract applies	Not staged	Number of connections in the development/stage	2
Chorus reference ID	10700395	Charges (incl GST)	$ 0.00
Included products	Fibre network		

DEVELOPER :	
Name	Andrew Abercrombie
Address	88 Riverview Road, Kerikeri 0230

I confirm that I have read the Terms and Conditions of Chorus' NPD Contract and the related Policies, and that I agree to enter a binding contract with Chorus on those terms, in electronic form.

Agreed for and on behalf of Andrew Abercrombie by its authorised signatory:

Contact name	Andrew Abercrombie
Phone number	0212216500
Email address	*andrew@sitescope.co.nz*

Date of acceptance: **19/12/2023**

Terms and Conditions

This New Property Development Contract ("NPD Contract") comprises of the cover page, these terms and conditions and the Policies and, other than those provisions expressed to survive expiry or termination, will expire 12 months after completion of the Services by Chorus. Terms used but not defined in this NPD Contract will have the meanings contained in the Policies.

Ordering Portal

1. A quote will be generated based on the information you supply in the portal relating to your development ("Development Scope"). You are solely responsible for any errors or omissions relating to the Development Scope. Chorus accepts no liability for any additional activities or services outside of the Development Scope.

2. Chorus will provide a quote based on the Development Scope for all design work, installation work and record updates Chorus will provide to you ("Services").

Quote

3. Any quote will be valid for 90 days from the date it is issued ("Quotation Period"). Upon expiry of the Quotation Period without acceptance by you and payment of the Charges, the quote will expire and be incapable of acceptance.

4. Prior to your acceptance of the quote, Chorus may alter the quote at any time if circumstances change such as where you change the Development Scope or there are technical issues with the portal. If you wish to change the Development Scope after your acceptance of a quote, the amendment process described in clause 8 below will apply.

Acceptance

5. If you wish to accept a quote you must communicate acceptance via the portal and pay the Charges within the Quotation Period. Once you have accepted the quote and paid the Charges within the Quotation Period, Chorus will proceed with your order ("Order"). If you do not pay the Charges within the Quotation Period your NPD Contract may be cancelled by us at our discretion. To restart the process you will need to begin the quotation process and accept the NPD Contract again.

6. Once created an Order can only be terminated in accordance with the terms of this NPD Contract.

7. If you are placing an Order on behalf of another party, you warrant that you are authorised to bind the relevant party to the terms of this NPD Contract and have all necessary authorities, powers and consents to act and contract with Chorus for the Services on behalf of that party.

Amendment to Order

8. Once an Order has been created, if you wish to amend the Order you must submit a written request to Chorus. Chorus will consider your request and respond with any changes to the current Order and may put your current Order on hold. If you accept these changes and pay any required Charges within 30 days, the Order will be amended. If you do not accept the amendment and pay any required Charges within the 30-day period, then the Development Scope will remain unchanged, the amendment may be cancelled by us at our discretion, and/or you may exercise any agreed termination rights under clause 24.

9. Chorus may amend an Order if:

a. You have not started to install the materials within 12 months of acceptance of the quote;

b. There is a change in any plans you provide or the Development Scope or there is a change in legal ownership of the Site;

c. Any additional services or costs are incurred for the relocation of any Chorus network equipment or infrastructure;

d. There are additional third-party requirements to complete the Services that were not known at the time the Order was processed or there are any other errors in the Order; and/or

e. There are any third-party objections which prevent or hinder the delivery of the Services or the withholding of third-party consents required to deliver the Services, that cannot be resolved within a reasonable time.

Alternatively, where Chorus has a right to exercise its amendment rights under this clause, it may instead terminate this NPD Contract on 30 days' notice provided Chorus is not in breach of this NPD Contract.

Payment of Chorus charges

10. Payment of the Charges set out in a quote (and confirmed in the personalised cover page of your NPD Contract) in full is required before Chorus commences the Services.

11. All Charges are exclusive of GST and any other tax or levies unless otherwise stated.

Policies

12. You will comply with all procedures and requirements contained in https://www.chorus.co.nz/develop-with-chorus/docs/npd-policy ("Policies"). The Policies protect Chorus' legitimate business interests and are a material term of this NPD Contract which you must follow. The Policies may be updated by Chorus from time to time, as follows:

a. without further notice to you where Chorus considers, acting reasonably, the update(s) not to be to your detriment; and/or

b. on at least 30 days' written notice to you where Chorus considers the update(s) to be to your detriment, unless an update to the Policies without such notice is reasonably necessary in order to protect Chorus' legitimate interests.

Initial Activities

13. You agree to provide us with any plans and documents prescribed in the Policies prior to commencement of the Services.

14. After you have accepted the terms and Chorus has received both full payment of the Charges and the plans we require from you, Chorus will provide confirmation as to whether you will be required to install any infrastructure at the Site.

15. Where the Policies require you to undertake certain work and activities you warrant that you will attend to these promptly. You acknowledge that Chorus will be relieved of its obligations to provide the Services to the extent Chorus is reliant on you carrying out work and activities that you have not done.

16. You must let Chorus know immediately if you become aware of something which might give rise to a change in any of your plans and/or the Development Scope (such as changes in the number of Connections, changes to boundaries or changes to road layouts) or any potential non-compliance with the Network Specifications or any other procedures or requirements contained in the Policies.

Materials

17. Chorus will supply some of the materials that are required for you to install related to any communal infrastructure. Chorus supplied materials ("Materials") are as itemised and defined in the Policies. You will be responsible for supplying any additional materials not itemised in the Policies.

18. You will be responsible for any loss or damage to any Materials while they are in your possession including when the Materials are at the Site. Title in the Materials will remain with Chorus at all times and you will ensure all Materials are clearly identified as Chorus property. You authorise us to enter onto any premises where the Materials are stored and collect any Materials that have not been installed.

Installation

19. Other than specific installation services included in your Order, you are responsible for installing the Materials in accordance with the Policies. You will promptly remedy any non-compliant or defective installations in accordance with the Policies or the defects may be remedied by us in accordance with the Policies and paid for by you. Where you or your agent carry out the installation works, you warrant you will carry out the installation using the degree of skill expected of a competent installer of telecommunications networks. Installation in line with the Policies and Network Specifications will meet this standard.

20. Chorus will:

a. Build the network to the exterior boundary of the Site; and

b. Undertake any additional works so that the Site can be linked to the Chorus network including jointing, testing, and commissioning works as prescribed in the Policies; and

c. As part of Pre-Built Fibre, Chorus will also install relevant End User Infrastructure to the relevant premises as defined in the Policies. You agree to grant to Chorus all access rights to the Site and the relevant premises that we require in order to install and maintain any End User Infrastructure.

21. If you have ordered specific installation services from us then you will complete the “pre-installation work” detailed in the Policies before we perform those installation services.

22. Chorus will issue a clearance letter and link the Site to our network when all the pre-requisites stated in the Policies have been met. Chorus may rescind any clearance letter if it becomes aware that your installation does not meet the Policies, applicable law or regulation and Chorus reserves the right to advise the relevant authority of any revocation or rescission of the clearance letter.

Termination

23. Either party may on written notice terminate this NPD Contract if the other party:

a. Has materially breached its obligations under this NPD Contract and if capable of remedy, has not remedied the breach within 30 days of being notified of the breach;

b. Purports to assign or otherwise goes into liquidation, has a receiver, administrator, statutory manager, or similar officer appointed; or

c. Becomes insolvent, ceases to carry on their business, makes any composition or arrangement with its creditors, or is deemed or perceived unable to pay its debts when they fall due.

24. You may terminate this NPD Contract at any time for any reason (including under clause 8) on 30 days’ notice and you must return any Materials in your possession that have not been installed at the date of termination.

25. If this NPD Contract is terminated by Chorus under clauses 9 or 23, or by you under clause 24, we will retain a proportion of the Charges paid by you in order to reimburse Chorus for the following costs it incurs up to the date of termination **(**“Termination Costs”**)**:

a. Any costs paid or payable to third parties;

b. A fixed cost to recover Chorus’ internal costs. The fixed costs will be calculated as follows:

i. $250 if termination occurs prior to completion of the design plan (as defined in the Policies);

ii. $350 if termination occurs after completion of the design plan but before commencement of any Chorus build work; or

iii. $600 if termination occurs after commencement of any Chorus build work; and

c. The costs of any Materials that have not been installed at the date of termination and that are not returned to Chorus within 10 days of termination or are returned in a condition which does not allow for the Materials to be reused by Chorus.

26. Termination Costs will not exceed the Charges payable under this NPD Contract but are without prejudice to Chorus' right to recover from you any other amounts you may owe us under this NPD Contract.

Liability

27. Other than liability arising under clause 30, each party's liability for any loss of income, profits, revenue or savings (whether direct or indirect), or any indirect or consequential loss or damages, is excluded.

28. Subject to clause 29, each party's total liability for all losses or damages arising out of or in connection with this NPD Contract, whether in contract, tort (including negligence), equity, or otherwise, will be limited to the greater of $100,000 or the Charges paid under this NPD Contract.

29. The limitations in clause 28 will not apply to any liability of a party arising out of:

a. a breach of confidentiality or a party's health and safety obligations;

a. the fraud or wilful breach of this NPD Contract by a party;

c. your indemnification obligations under clause 30; or

d. a failure to pay any amount due and owing under this NPD Contract.

30. You will indemnify and hold harmless Chorus from any loss arising in relation to your failure to comply with clause 19 or 21 of this NPD Contract or any damage you cause to our network. We may put your Order on hold until payment is received for any network damage you cause and/or terminate this NPD Contract under clause 23 in the event of non-payment by you.

Force Majeure

31. Non-performance by either party of its obligations due to an event beyond that party's reasonable control will be excused to the extent that performance is delayed or prevented by that force majeure event. If a force majeure event lasts for more than 60 days Chorus may terminate this NPD Contract.

Insurance

32. You will maintain during the term of this NPD Contract public liability insurance for an amount of not less than $1,000,000 and Chorus will maintain public liability insurance for an amount of not less than $10,000,000.

Confidentiality

33. Each party will keep confidential, secure, and not misuse any information received from the other in connection with this NPD Contract (including the contract itself). The disclosure and use of confidential information by either of us is permitted to the extent required by law or to comply with a party's obligations under this NPD Contract. Where required to disclose a party will where practical give prior written notice before disclosure. No written notice is required where confidential information is being disclosed by you to any contractor installing the Materials on your behalf, to any councils or other utilities companies solely for the purposes of consents and planning utilities corridors or by Chorus to our service companies.

Disputes

34. Any dispute or difference arising out of or in connection with this contract, or the subject matter of this contract, including any question about its existence, validity, or termination, shall be referred to mediation in the first instance and if not resolved, referred to arbitration in accordance with the Arbitration Act 1996. This will not prevent either party from seeking urgent interlocutory or injunctive relief from a Court.

Assignment

35. You may not assign or novate any of your rights or obligations under this NPD Contract without Chorus' prior written consent (not being unreasonably withheld).

Precedence

36. In the event of conflict or inconsistency between any plans you prepare and provide us and the Chorus Design Plan (as defined in the Policies), the Chorus Design Plan will take precedence. In the event of any conflict or inconsistency between this NPD Contract and the Policies, this NPD Contract will take precedence.

General

37. Each notice or other communication will be made in writing and brought to the attention of the other party. No notice or communication will be effective until received.

38. In the event that any personal information (as that term is defined in the Privacy Act 2020) about you is disclosed to Chorus under or in relation to this NPD Contract, the use, disclosure and security of, and your access to, that information, will be as set out in our Privacy Policy, which can be found at https://www.chorus.co.nz/terms-and-conditions/our-privacy-policy.

39. You warrant you are acquiring the Services as a business in the course of trade and represent you are not a consumer.

40. Other than updates to the Policies as per clause 12 above, any amendment to this NPD Contract must be agreed by both parties and recorded in writing.

41. Clauses 7, 12, 18, 19, 22, 25 to 33 and 45 and the NPD Policies will survive termination or expiry of this NPD Contract.

42. No term or condition of the NPD Contract will be deemed to have been waived in part or in full and no delay, breach or default will be deemed to have been excused in part or in full unless the waiver or excuse is in writing and signed by an authorised representative of the relevant party.

43. Unless you have entered into a separate developer partnership agreement which refers to and incorporates the terms of this NPD Contract, this NPD Contract represents the entire agreement between the parties for the Services and supersedes all prior negotiations, representations, and agreements whether written or oral.

44. Each term in this NPD Contract is separately binding. If for any reason either of us cannot rely on any term then all the other terms remain binding.

45. This NPD Contract is governed by the laws of New Zealand. We both submit to the non-exclusive jurisdiction of the Courts of New Zealand.

NZ Environmental Management

8 LIMELIGHT LANE

LOT 1 DP 336842

PRELIMINARY SITE INVESTIGATION

Job number 2023 85

Consultation

HAIL Reports

Ecological Assessments

Resource Consent Applications

Compliance Monitoring

Water Quality Monitoring

Environmental Management

Pest Reduction Advice

Enrichment Planting

Restoration Advice

Prepared for

E & R SIMPKIN

NZE Quality System:

Document Reference	:	HAIL Projects/ 2024/ 2023 85 8 Limelight Lane
Report Revision	:	
Report Status	:	Final
Prepared by	:	R Bell (BSc/LLB) & H Windsor (BSc, CEnvP)
Reviewed by	:	D Richards (MSc)
Approved by	:	H Windsor (CEnvP)
Date Created	:	22 August 2024
Date Issued	:	12 September 2024

460 Kerikeri Road, Kerikeri 0230
021 075 1959 • 09 407 3938 • www.nzenvironmental.co.nz

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Appendix J: **Statement of Qualification as a SQEP**

EXECUTIVE SUMMARY

The property is located at 8 Limelight Lane, Kerikeri and has the legal description of Lot 1 DP 336842.

The property has a land use history of pastoral farming, market gardening, and longer-term citrus orcharding. All of the property would be assessed as the 'Piece of Land'.

The HAIL category considered applicable was:

> *A 10 - Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds*.

This report goes to inform a subdivision application and to inform subsequent building or earthworks consent requirements.

Judgemental sampling was carried out across the entire Piece of Land including targeted sampling undertaken in the vicinity of a historic shed (no longer present on site). Sampling was undertaken on all three proposed Lots.

Minimal earthworks will be required for the subdivision.

A review of conceptual site model shows the source – pathway – receptor linkages to be incomplete as no source contamination was identified.

The results of the PSI indicate that it is highly unlikely there will be a risk to human health if the proposed subdivision is carried out with continued and/or future residential land use.

1. INTRODUCTION

1.1 INVESTIGATION OBJECTIVES

NZ Environmental Management Ltd (NZEM) was engaged by the landowner to undertake a Preliminary Site Investigation (PSI) on Lot 1 DP 336842 located at 8 Limelight Lane, Kerikeri. The PSI was undertaken in accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, 2011 (NESCS). The investigation serves to inform a subdivision by assessing whether there is any risk to human health on the property. The PSI provides information on:

a) Site information (history and use),

b) Any likely contaminants from current and historical chemical use, and

c) Information concerning the location, nature, level and extent of any contamination (i.e. site characterisation).

Information gathered as part of this PSI found that Lot 1 DP 336842 comprises a 2535 m^2 site, listed by the FNDC as having Residential zoning.

The property has a history of market garden and orchard use. The HAIL activities considered were:

> *A10 - Chemical manufacture, application, and bulk storage – Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds.*

1.2 SITE IDENTIFICATION

Lot 1 DP 336842 is located at 8 Limelight Lane, Kerikeri (35°14'15.12"S 173°57'19.37"E) and hereafter is referred to as the Site.

The Site is located on the west side of Limelight Lane.

Aerial photographs are included in Appendix C.

The Certificate of Title is given in Appendix H.

1.3 PROPOSED SITE USE

It is proposed to subdivide the existing residential lot into three new lots. Proposed Lot 1, Proposed Lot 2, and Proposed Lot 3 (Appendix A 1).

Proposed Lot 1 (1334 m^2) is the location of the existing residential dwelling, water collection tank, concrete driveway and residential gardens. This proposed Lot is the site of a historic shed (the location of the existing chicken run), and the site of a historic market garden (short term only) and historic citrus orchard. All of this proposed Lot would be considered the Piece of Land.

Proposed Lot 2 (600 m^2) is residential lawn and garden with two small residential potting sheds and a disturbed soil bike jump area. This proposed Lot is the site of a historic market garden (short term only) and historic citrus orchard. All of this proposed Lot would be considered the Piece of Land.

Proposed Lot 3 (600 m^2) is residential lawn or garden and is the site of a historic market garden (short term only) and historic citrus orchard. All of this proposed Lot would be considered the Piece of Land.

2. SITE DESCRIPTION

2.1 ENVIRONMENTAL SETTING

2.1.1 Site Inspection

A Site inspection (walkover) was carried out by Heather Windsor on 14 August 2024. Weather conditions at the time of inspection were fine. Photographs were taken and shown in Appendix D.

An aerial photo showing the contemporary site layout is given in Appendix C 7.

2.1.2 Site Condition and Surrounding Environment

The property is a well-maintained residential lot (Appendix D 1 to D 6).

No staining or odour was noted during the site visit.

Surrounding land use is mixed with residential and an area of pasture to the southeast of the property. According to NRC maps the land is not erosion prone[1].

2.1.3 Geology and Hydrology

Soil onsite is an Orthic Oxidic[2] soil which is mapped as Kerikeri friable clay 3[3]. These soils form over basalt lava (Kerikeri Volcanic Group Late Miocene basalt of Kaikohe - Bay of Islands Volcanic Field[4]). They are friable and granular on top with clay at depth. They are brittle and easily destroyed by over cultivation. Kerikeri friable clay soils are well drained and consequently are drought prone (NRC Soil Fact sheets 8.1.2).

The area of investigation is predominantly flat, with surface drainage patterns over the Lot shown in Appendix C 8. There is a minor raised land area on the Campbell Lane (southern) boundary of the property, while elsewhere the property is flat with a very gentle fall towards Limelight Lane.

Drinking water is derived from rainwater.

The property is located over the Wairoa aquifer[5] in the Bay of Islands Coast catchment. The nearest groundwater bore is located 217 m to the north-east (LOC.201159). This bore was drilled in 1974 to 18 m depth. At that time, the static water level was 4.2 m bgl. Five other bores are located within 1 km (LOC.201156, LOC.201158, LOC.201161 & LOC.201162, LOC.201164) of the property.[6]

Of the registered boreholes, only two have information on groundwater level recorded at the time of drilling. Borehole LOC.201156 was drilled in 1965 to a depth of 59.4 m and at that time the static water level was 4.9 m bgl. Borehole LOC.201161 was drilled in 1963 to depth of 16.1m and at that time the static water level was 5.2 m bgl.

The Wairoa Stream is located on the western boundary of the property approximately 100m southwest of the Area of Investigation. According to the NRC and FNDC flood maps, the Site would not be impacted by a 1:100 flood event[7].

[1] https://localmaps.nrc.govt.nz/localmapsviewer/?map=79f54a18dcae4fbd9e1cf774aa2de871#
[2] https://soils-maps.landcareresearch.co.nz/
[3] https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=fd6bac88893049e1beae97c3467408a9
[4] https://data.gns.cri.nz/geology/
[5] https://localmaps.nrc.govt.nz/localmapsviewer/?map=b1bce4c2e2f940288c1f7f679b2ac7b7
[6] https://localmaps.nrc.govt.nz/localmapsviewer/?map=79f54a18dcae4fbd9e1cf774aa2de871#
[7] https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=81b958563a2c40ec89f2f60efc99b13b

2.1.4 Site Layout

Lot 1 DP 336842 is a regular shaped, rectangular property, with the Area of Investigation occupying the entire Lot (Appendix A 1). The existing residential dwelling is located on the southern half of the property.

It is planned to install a secondary double-size accessway from Limelight Lane near the northeastern corner of the Site.

2.1.5 Current Site Uses

The property is currently residential use.

3. HISTORICAL SITE USE

3.1 SUMMARY OF SITE HISTORY

The history of the land was obtained by reviewing council property files, aerial photographs, title information and from reviewing historic information about the area.

Information regarding the title information is summarised in Appendix E 1.

Aerial photographs are provided in Appendix C.

Prior to 1979 the property was part of a wider pastoral area with a driveway and an apparent vehicle garage or implement shed being located near the western boundary of the Area of Investigation. For a brief period between 1979 and 1981 it appears that there has been market gardening on the property. The property was then converted to a citrus orchard in the early 1980's and operated through to the subdivision of the current Lot 1 DP 336842 in 2004. Post 2004, the Site has been in residential land use.

A shed was located on the area of investigation between 1979 and 2003/2004.

A summary of land use is provided in Appendix E 2.

The Site is not listed on the NRC selected land use register. The NRC notes aerial images showing the presence of horticultural activity and therefore HAIL Activity A10 *Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds* may apply. NRC records show one environmental incident for the property in 2008, which was related to a smoke nuisance emanating from a neighbouring property. There was no evidence noted of burning on the Site. No other incidents were lodged against the Site in the property files (Appendix F).

3.2 REVIEW OF OTHER INFORMATION

Previous or nearby NESCS assessments included a Preliminary Site Investigation at 16 Limelight Lane, Lot 1 DP 345789 issued by NZ Environmental Management on 6 July 2022. That property is located approximately 100 m to the southwest with the two Lots sharing a common landowner prior to 2003. The report concluded "*that it is highly unlikely there will be a risk to human health if the proposed subdivision is carried out*".[8]

[8] NZ Environmental Management, 2022. Preliminary Site Investigation: 16 Limelight Lane, Lot 1 DP 345789. Report number 2022527. Pg 5.

4. SAMPLING

4.1 SAMPLING DESIGN PLAN

The 'Piece of Land' identified in this investigation includes all of Lot 1 DP 336842, that being the full area of proposed Lots 1, 2, and 3 (Appendix A 1).

Targeted sampling was carried out in the historic orchard area and around the historic shed location. Sampling was carried out over all three proposed Lots.

Sampling and analysis (of the identified contaminants of concern) was undertaken as part of the PSI. The aim of the sampling is to:

- determine the presence of and/or general extent of any soil contamination and the potential adverse impact of such contamination on human health, and
- obtain sufficient information to make an estimate of risk posed by contamination to human health.

As per NESCS 2012 requirements, standards only need to be developed for the contaminants of interest (COI) for the piece of land, given the activities and industries that have occurred or likely to have occurred. Based on the land use summary, the following NESCS priority contaminants were considered as potential COI for 8 Limelight Lane (Lot 1 DP 336842):

- Metals (including arsenic, cadmium and copper)
- Pesticides (such as organochlorines (OCP's))

There were no indications of likely fuel storage in or around the lot and as such hydrocarbons were not considered contaminants of interest (COI).[9]

NZEM utilise a qualitative screening approach to the selection of the COI that although does not guarantee that other hazardous substances are not present in the land, it does indicate a lower probability that those contaminants will occur in the soil (MfE 2011).

The land-use history obtained as part of this investigation indicates that potential contaminants would likely be homogeneous in distribution and confined to the area of use.

- Judgemental sampling was utilised to inform the conceptual site model and the risk assessment.
- The Soil Investigation Design Plan is shown in Appendix I.
- Sampling was carried out using a stainless-steel spade (grab technique).
- Samples were collected from a depth of between 0-150 mm.
- Field screening techniques were not utilised.
- Background samples were not collected.

[9] Other potential COI such as BaP, dioxins and PCP were not considered applicable as orchards are not considered as one of the hazardous activities or industries (such as timber treatment, coal fired power generation, chemical manufacture etc) that are more normally associated with BaP, dioxins and PCP.

4.2 FIELD AND LABORATORY QUALITY ASSURANCE/ QUALITY CONTROL

To avoid cross contamination, disposable nitrile gloves were worn during sampling and changed between every sample. Sampling equipment was cleaned between each sample as per section 5.3 of MfE 2021, Contaminated Land Management Guidelines No 5.

The labelled samples were couriered to Hill Laboratories under chain of custody documentation (Appendix G). As per the contaminants of interest identified as part of the PSI, the laboratory was instructed, where applicable, to analyse the sample for heavy metals and OCP's.

- Eight of the field samples were composited into four samples by the laboratory for analysis of heavy metals.

- Three samples were composited and analysed for OCP's to inform the conceptual site model. More OCP samples were not collected due to the low risk[10] and high cost of the analysis.

All samples are kept in storage for two months by the laboratory in case re-analysis of the samples is required.

Laboratory testing was carried out by Hills Laboratories Ltd. The lab is an NZS/ISO/IEC 17025:2005 accredited laboratory which incorporates the aspects of ISO 9000 relevant to testing laboratories. Original laboratory transcripts are attached to this report (Appendix G).

No duplicates were collected as part of this PSI.

[10] Since the inception of the NESCS (2011) NZ Environmental has undertaken more than 650 tests for OCP's in Northland on a variety of land uses including pastoral, orchards, stock yards, market gardens and around farm sheds. Only one of those tests returned concentration of OCP above guideline values and very few were above laboratory detection limits. The one elevated result for OCP's was confined to doorway area of a chemical storage shed located on land with a long-term market gardening land use history.

5. SAMPLING RESULTS

5.1 SOIL SAMPLING

A total of eight samples were collected over the site. Samples were collected by Heather Windsor on the 14 August 2024.

- Samples were collected as targeted samples, as per the Soil Investigation Design Plan (Appendix I). Minor variations from the sampling plan were required during field sampling due to obstacles encountered on the site and updated GPS sampling locations are provided in Appendix A 2.

- Sampling data including soil descriptions is given in Appendix E 3.

5.2 FIELD OBSERVATIONS

A table showing the GPS location and log of sampled soils is shown in Appendix E 3.

5.3 BASIS FOR GUIDELINE VALUES

The laboratory results are compared to the Soil Contaminant Standards, ($SCSs_{health}$), at which exposure is judged to be acceptable because any adverse effects on human health for most people are likely to be no more than minor. The $SCSs_{health}$, have been calculated for five generic land-use exposure types to reflect different land use scenarios.

The scenario used for assessing $SCSs_{health}$ in this PSI was: Residential - Standard residential lot, for single dwelling sites with gardens, including homegrown produce consumption (10 per cent). (NESCS 2012).

$SCSs_{(health)}$, have two functions:

1) Health-based trigger values - $SCSs_{health}$, represent a human health risk threshold above which:

   a) The effects on human health may be unacceptable over time; and

   b) Further assessment of a site is required to be undertaken.

2) Remediation targets - $SCSs_{health}$, represent the maximum concentrations of contaminants at or beneath which land is considered 'safe for human use' and the risk to people is considered to be acceptable.

5.4 BACKGROUND CONCENTRATIONS

Predicted Background Concentration (PBC) estimates of the background concentration (mg/kg) of arsenic, cadmium, chromium, copper, lead, nickel and zinc across New Zealand are available by Landcare Research on the Land Resource Information Systems portal NZ[11]. The effective median, and 95th quantile is calculated based on geological unit classification. For Northland, however the numbers of samples these values are based on are limited and the FNDC do not accept these background figures at this time.

More statistically robust background concentrations are available for volcanic soils for the Auckland region, and these are shown in Appendix A 3 and Table 1.

[11] https://lris.scinfo.org.nz/layer/48470-pbc-predicted-background-soil-concentrations-new-zealand/

5.5 RESULTS

The laboratory tests undertaken show the concentrations of the selected NESCS analytes. The results are summarised in Table 1. All values are mg/kg dry weight. The laboratory report is given in Appendix G.

Date: 16/08/2024	Total Recoverable Arsenic	Total Recoverable Cadmium	Total Recoverable Chromium	Total Recoverable Copper	Total Recoverable Lead	Dieldrin	Total Reported DDT Isomers
	As	Cd	Cr	Cu	Pb	PBT	DDT
All values reported as dry weight	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Detection limit	2	0.1	0.4	2	0.4	0.10	0.05
composite 8501, 8502	4	0.26	32	22	14.3		
composite 8503, 8504	3	0.27	49	38	14.3		
composite 8505, 8506	5	0.29	35	45	14.9		
composite 8507, 8508	6	0.28	21	34	16.3		
composite 8501, 8504, 8506	-	-	-	-	-	<0.014	<0.09
NES Soil Guideline Values April 2012							
Residential 10% produce	20	3.00	460	>10000	210	2.0	70
Background Auckland Volcanic Soils	0.4 - 12	<0.1 - 0.65	3 - 123	20 - 90	<1.5 - 65		

Table 1 Summary of laboratory results

The laboratory results were compared to the NESCS 2012 soil contaminant standard values, at which exposure is judged to be acceptable because any adverse effects on human health for most people are likely to be no more than minor.

- A total of eight samples were collected across the 'Piece of Land'. Eight samples were analysed for heavy metals and three for OCP's.
- The land use scenario applicable to this site was conservatively selected and compared to the NESCS applicable standards (NESCS 2012) for Residential - Standard residential lot, for single dwelling sites with gardens, including homegrown produce consumption (10 per cent). (NESCS 2012).
- Soil chemistry showed all values for metal COI well below the applicable guideline values.
- Soil chemistry showed all values for metal organochlorine pesticides returned results below laboratory detection limits.
- As a relative indication of risk, the reported soil chemistry was within the range given for background levels in volcanic soils of the Auckland region.

6. SOIL DISTURBANCE

Soil Regulation 8(3) of the NESCS does allow for relatively small-scale soil disturbance that may occur on land, such as minor landscaping, foundation excavations, and replacement of underground services, to occur without the need for resource consent (MfE 2011). Providing the requirements around controlling exposure and disposal are met, the disturbance and removal of lower volumes of soil is considered a low-risk activity.

The NESCS requirements include:

a) Controls are in place to minimise people's contact (for example, in dust or water) with the soil and kept in place until soil is reinstated.

b) Soil reinstated to erosion resistant state within 1 month (for example, foundations laid, access metalled, grass sown or garden mulched).

c) Integrity of soil containing structures are not compromised.

d) Soil disturbed is less than 25 m^3 (in-situ volume), per 500 m^2 of land, per year (not including samples for lab testing).

e) Soil removed is less than 5 m^3 (in-situ volume), per 500 m^2 of land, per year

f) Activity duration less than 2 months.

g) Any soil removed from site must be disposed of at a facility authorised to receive soil of that kind (regulation 8(3 e)), the closest is Puwera Landfill.

For this Site:

- Minimal earthworks would be required for the subdivision.
- Town sewer reticulation is available to the property.
- Future earthworks requirements are unknown for future build, driveway, or installation of services. Appendix E 4 outlines annual permissible soil disturbance volumes.
- Possible future earthworks may include driveway excavation to access proposed Lot 3. Earthworks for this example may be in the order of 7.7 m^3. This volume would be within the permissible volume of earthworks (soil disturbance) in regulation 8(3) for the existing Lot 1 DP 336842, however, it would exceed the proposed Lot 3 (post-subdivision) permissible volume if the soil is to be *removed* from the property.

7. RISK ASSESSMENT

The NESCS identifies contaminants as a problem when the contaminants are at a concentration and a place where they have, or are reasonably likely to have, an adverse effect on human health and the environment (NESCS 2012). The NESCS 2012 further states that a key decider under the NESCS is whether, under the intended land-use, the exposure to soil is reasonably likely to harm human health.

7.1 CONCEPTUAL SITE MODEL

A Conceptual Site Model (CSM) was developed and shown in Appendix B.

The CSM for 8 Limelight Lane, Kerikeri was based on a review of available title information, aerial photographs, the site history, council records, a site inspection and soil sampling results.

Land use at 8 Limelight Lane, Kerikeri comprises:

a)	Pre ~ 1979	Pastoral farming and garage	-	consider fertiliser and pesticide use A10 and I.
b)	1979 - 1981	Potential market gardening, pastoral farming and shed	-	consider fertiliser and pesticide use A10 and I.
c)	1981 - 2003	Citrus orchard and shed	-	consider fertiliser and pesticides A10 and I.
d)	2003 - present	Residential	-	NA

The potential pathways considered are outlined in Section 7.3 and Appendix B.

No priority pathways were identified.

7.2 CONTAMINANT PROBABILITY

This PSI was undertaken to ascertain if there is any potential contamination from past HAIL land use in the soil on the three proposed Lots.

The likelihood that the contaminant poses a risk to any receptor is low.

7.3 CHARACTERISATION OF POTENTIAL PATHWAYS

- Pathway considered is direct dermal contact with chemicals in soil through play or contact with soil during maintenance.
- Pathway considered is crop uptake of chemicals from soil leading to ingestion.

- Pathway considered is accidental ingestion of chemicals in soil during play or maintenance.
- Pathway considered is dust inhalation associated with earthworks which is considered low risk.
- No priority pathways such as drains, or buried pipes were identified.

7.4 RISK SUMMARY

The risk to human health on 8 Limelight Lane, Kerikeri is assessed in the context of the proposed site use: that of residential living

- Soils disturbance volumes as part of subdivision would be minimal.
- The concentrations of COI were well below the applicable Residential 10% produce land use scenario.
- Additionally, as an indication of risk, the concentrations of COI were within background concentrations expected in Auckland volcanic soils.
- A review of the Conceptual Site Model shows the source – pathway – receptor linkage to be incomplete as no source contamination is present.
- The soil samples collected were considered to adequately represent the soils present to adequately inform to the CSM.

8. DISCUSSION & CONCLUSION

This PSI was undertaken to determine if soil on the Area of Investigation on Lot DP 336842 is contaminated, and information contained within this report is considered appropriate to the nature of the proposed activity, the level of certainty and availability of information about the past use of the land, the contaminants present (or potentially present), and the level of risk posed.

The information collated in this PSI indicates the following results:

- The land has a history of pastoral farming, market gardening and citrus orcharding.
- The site is not listed on NRC Selected Land Use Register.
- The HAIL category in the Area of Interest were identified as *A10 - Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds*.
- The piece of land Identified as HAIL site under categories: A10 comprises all the property (2535 m^2). As such 126.7 m^3 of soil disturbance, and 25.3 m^3 of soil removal is permitted per year to meet the requirements of Section 6 above (regulation 8(3)).
- Earth works disturbance volumes for the subdivision will be minimal. Soil is unlikely to be removed from site to facilitate the proposed subdivision, however, we note that post-subdivision earthwork volumes on the proposed Lots have potential to exceed permissible volumes for the individual proposed Lots.
- A total of eight samples were collected in soils at the Site. As per the identified contaminants of interest, metals and pesticides were analysed by Hill Laboratories.
- The applicable standard is Residential - Standard residential Lot, for single dwelling sites with gardens, including homegrown produce consumption (10 per cent).
- The soil chemistry shows all results below the applicable standards.
- A review of the conceptual site model following this investigation shows that the source – exposure – receptor linkages are incomplete, with no source contamination identified.
- Pursuant to regulation 8(4)(b) - *it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land*.
- The application may therefore be assessed as a permitted activity.

9. REPORT LIMITATIONS

The report was based on evidence gathered during a site walkover, by indicative soil sampling, by studying council and historic records and by interviews with present landowners. The information in this document is based on publicly available documents which were assumed to be accurate.

Judgemental soil sampling of surface soils was carried out to inform the conceptual site model. Sub surface sampling was not carried out as surface soils were found to be uncontaminated.

The laboratory test results are subject to the limitations inherent to the laboratory techniques used.

With time the site conditions and applicable environmental standards may change and as such the report conclusions may not apply at a future date.

NZ Environmental Management will not be held liable for any future discovery of isolated hot spots or discharge unknown at the time of sampling, such as buried drums of chemicals.

10. SQEP CERTIFICATE OF REPORT

PRELIMINARY SITE INVESTIGATION CERTIFYING STATEMENT

I, Heather Windsor of NZ Environmental Management Ltd, certify that:

This preliminary site investigation meets the requirements of the Resource Management (National Environmental Standard for assessing and managing contaminants in soil to protect human health) Regulations 2011 because it has been:

a) done by a suitably qualified and experienced practitioner, and

b) reported on in accordance with the current edition of Contaminated land management guidelines No 1 – Reporting on contaminated sites in New Zealand, and

c) the report is certified by a suitably qualified and experienced practitioner.

The activity to be undertaken as defined in R 5(5) & R5(6) is described on page four of this preliminary site investigation.

Evidence of the qualifications and experience of the suitably qualified and experienced practitioner(s) who have done this investigation and have certified this report is appended to the preliminary site investigation report.

Signed and dated:  12/9/2024

11. BIBLIOGRAPHY & REFERENCES

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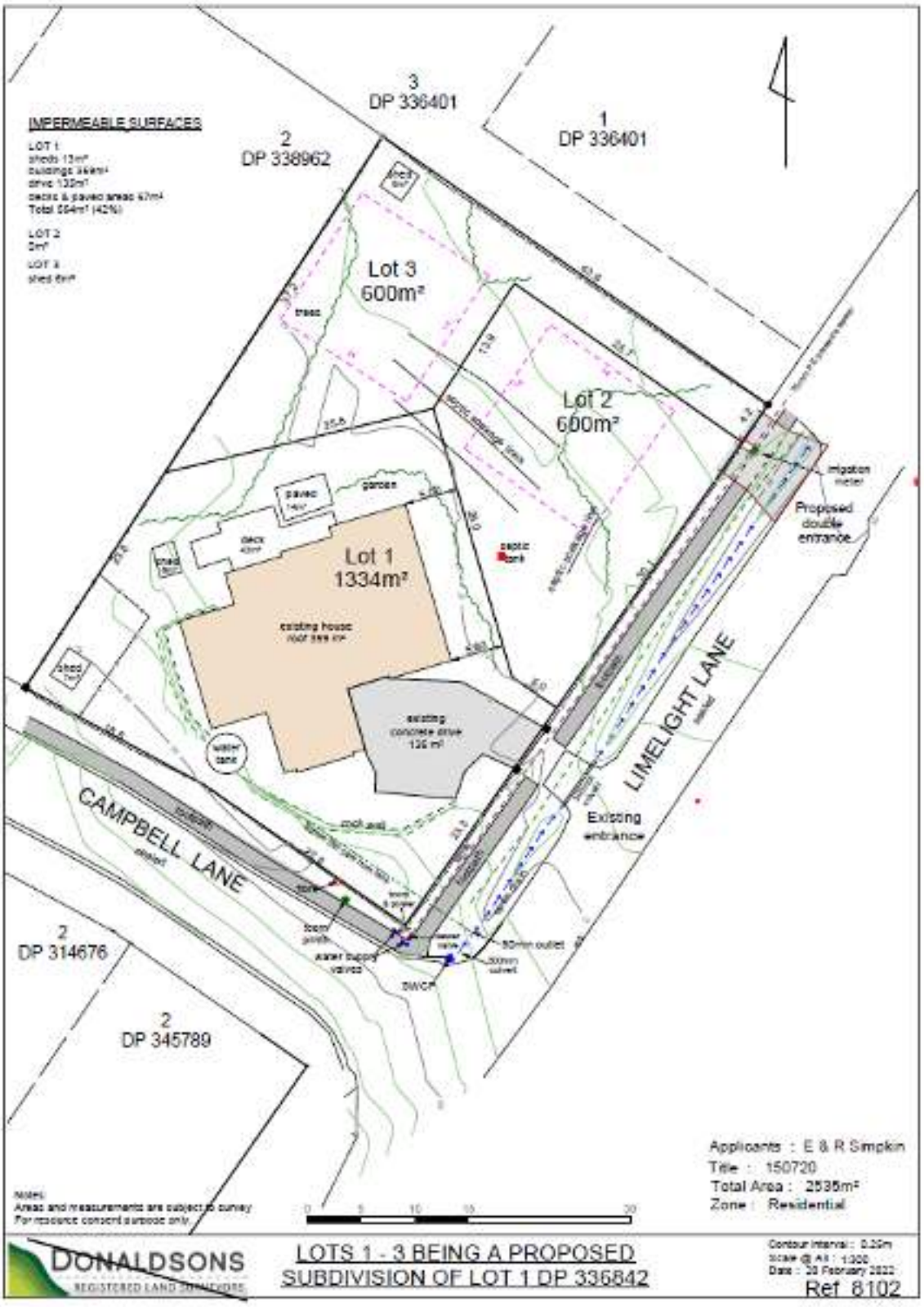
12. GLOSSARY

Area of Interest	An area or target within the piece of land identified as having hazardous substances on or in it at elevated levels or above background. Reported concentrations are below the soil contaminant standards for the applicable land use scenario with in-situ soils unlikely to pose a risk to human health. May require further investigation, management, or remediation for more conservative land use scenarios (largely applicable to soil removal offsite).
Area of Investigation	Location within a Piece of Land upon which there is a proposed change in land use.
Control Area	An investigated and defined area of contaminated soil on a piece of land, with hazardous substances in or on it that are above the soil contaminant standards for the applicable land use scenario and where the contaminants are reasonably likely to have adverse effects on the human health. The control area is reported as an area requiring remediation or management.
COI	Contaminants of Interest
CSM	Conceptual Site Model
DSI	Detailed Site Investigation
FNDC	Far North District Council
HAIL	Hazardous Activities and Industries List
mg/kg	Milligrams per kilogram
NES	National Environmental Standard
NESCS	The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
NZMS	New Zealand Map Series
NRC	Northland Regional Council
OCP	Organochlorine Pesticides
Piece of Land	The NESCS applies to any "piece of land" on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken (see regulation 5(7)).
PSI	Preliminary Site Investigation
RAP	Remediation Action Plan
SVR	Site Validation Report
Target Area	An area or target within the piece of land identified as potentially having hazardous activities or industries resulting in contaminants to be present at elevated levels or above background.
UCL	Upper Confidence Limit

APPENDIX A
Figures



A 1 Site plan showing proposed subdivision

A 2 GPS locations of soil sampling within the piece of land (the Site)

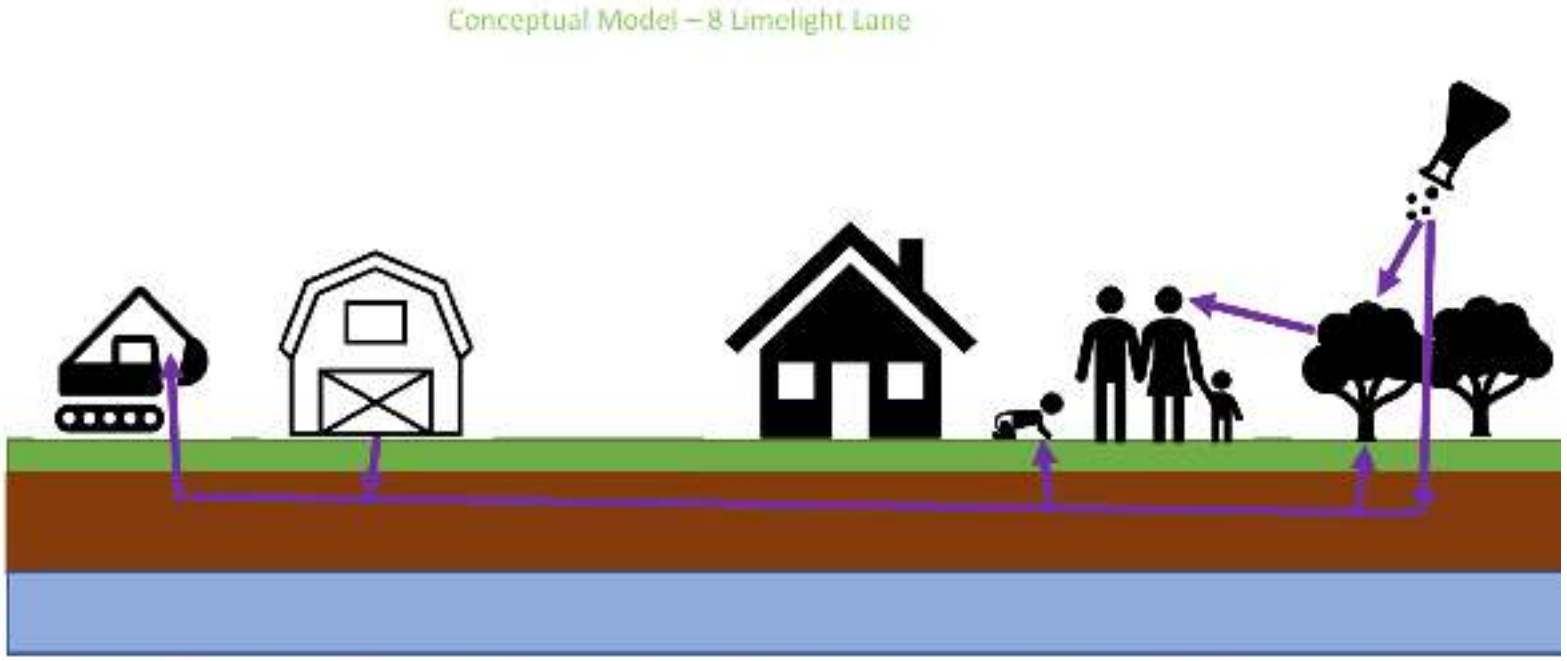
Element (Total Recoverable)	Non-Volcanic Range	Volcanic Range
Arsenic (As)	0.4 – 12	
Barium (Ba)	8 – 350	
Boron (B)	2 - 45	<2 – 260
Cadmium (Cd)	< 0.1 – 0.65	
Chromium (Cr)	2 – 55	3 – 125*
Cobalt (Co)	0.2 – 35	10 – 170
Copper (Cu)	1 – 45	20 – 90
Lead (Pb)	< 1.5 – 65*	
Magnesium (Mg)	470 – 10,300	190 – 76,600
Manganese (Mn)	10 – 2,500*	
Mercury (Hg)	<0.03 – 0.45	
Nickel (Ni)	0.9 – 35	4 – 320
Nitrogen (total, N)	300 – 8,500	
Phosphorus (P)	75 – 1,220	245 – 3,730
Potassium (K)	220 – 3,660	
Sulphur (S)	85 – 2,300	
Tin (Sn)	< 0.7 – 4*	
Vanadium (V)	8 – 160*	15 – 370
Zinc (Zn)	9 – 180	54 – 1,160
Total Organic Carbon (TOC)	0.6 – 14%	

Notes:

1. Background ranges for major elements (N, P, S, TOC) include statistical outlier and extreme values outside the non-outlier volcanic soil range. All other elements do not include values obtained that were statistical outliers or extremes outside the non-outlier volcanic soil range.
2. *Work suggests special cases have been found to apply for Ti Point Basalts (Cr), Mt Smart Volcanics (Pb, Sn), Franklin Basalts (Sn), and Awhitu-type Mineral Sands (Mn, V) and as such these lithologies need to be considered individually.

A 3 – Background Soil Concentrations – Volcanic Soil in Auckland Region (Table 3 from ARC technical publication No. 153, October 2001).

APPENDIX B Conceptual Site Model



APPENDIX C
Aerial Photographs and Documentation

C 1 Aerial photograph taken in 1953 showing approximate location of Lot (Source: Retrolens)

C 2 Aerial photograph taken in 1968 showing approximate location of Lot (Source: Retrolens)

C 3 Aerial photograph taken in 1979 showing approximate location of Lot. Shed and possible market garden visible (Source: Retrolens)

C 4 Aerial photograph taken in 1981 showing approximate location of Lot. Shed and possible crop rows or small orchard trees visible (Source: Retrolens)

C5 Aerial photograph taken in 2003 showing approximate location of Lot. Shed and small orchard trees visible (Source: Google Earth)

C6 Aerial photograph taken in 2009 showing approximate location of Lot. Post subdivision and house construction (Source: Google Earth)

C7 Aerial photograph taken in 2014-15 showing approximate location of Lot. Contemporary use (Source: FNDC Maps)

C8 Aerial photograph taken in 2022 showing approximate location of Lot. Drainage patterns indicated (Source: Google Earth)

APPENDIX D
Contemporary Site Photographs

Plate no. D1	Date: 14/08/24
Description: Looking west; showing existing residence.	

Plate no. D2	Date: 14/08/24
Description: Looking northwest; showing grassed area and approximate location of proposed new Lots.	

Plate no. D3	Date: 14/08/24
Description: Looking north; showing grassed area and approximate location of proposed new Lots.	

Plate no. D4	Date: 14/08/24
Description: Looking south - showing chook run and approximate location of historic shed.	

Plate no. D5	Date: 14/08/24
Description: Looking southwest; showing grassed area and approximate location of proposed new Lots.	

Plate no. D6	Date: 14/08/24
Description: Looking northwest; showing soil disturbance from bike jumps on northern property boundary within the approximate location of proposed new Lots.	

APPENDIX E
Supporting Tables & Documents

Certificate of Title	From (Date Title Issued)	Registered Owners	Occupation	Area
109/19	9/5/1952	Earl Leslie Vivian & Agnes Joyce Vivian		44.7326 ha
160/741	14/09/1970	Earl Leslie Vivian & Agnes Joyce Vivian	Farmer and wife	7.904 ha
	11/12/1970	Brian Sidney Simpson and Rosalie Marjorie Simpson	Dairy Proprietor and wife	
86A/885	23/11/1982	Brian Sidney Simpson and Rosalie Marjorie Simpson	Orchardist and wife	4.2880 ha
NA135D/663	18/04/2002	Brian Sidney Simpson and Rosalie Marjorie Simpson		3.8496 ha
Lot 1 Deposited Plan 314676	24/01/2003	Brian Sidney Simpson and Rosalie Marjorie Simpson		3.8609 ha
	11/03/2003	Cameron John Bell, Vicki Marianne Bell and BDI Taxation Trustee Company Limited		
Lot 1 Deposited Plan 336842	27/07/2004	Edward Paul Simpkin and Roselyn Louise Simpkin		0.2686 ha

E 1 Landowner summary

Site History	
Land use history	**Pre 1970** - Pastoral **1979 - 1981** - Possible market garden and then pastoral, shed in south west corner **1981 - 2003** - Citrus orchard, shed in southwest corner **2003 - present** - Residential
Known incidents	None known
Management practices	Residential section care
	Domestic lawnmower. Potential edge/spot herbicide use.
Waste disposal	Unknown. 2003 to present - municipal waste disposal.
Chemical storage practices	None known. Potential storage of chemicals in historic shed (no longer present on site) of unknown building construction.
Chemicals used on the site	Potential glyphosate
Certificates of title	Appendix H
Proposed sewage disposal (if any)	Currently on site disposal field, town system available
Location of surface water drains and stormwater drainage channels	See Appendix C 8. Proposed subdivision includes stormwater catch pit on south east corner of site with road-edge open drain running parallel to eastern boundary
Information on fill material	Fill material observed on site (location of soil samples 8504 and 8506), localised soil disturbance associated with landscaping and bike jumps
Potable drinking water source	Rain water

E 2 Land use history summary

PSI			NZTM	
Site	Location	Description	East	North
BS01	East side chook run, old shed location	Dark brown silty CLAY topsoil	1686909	6100188
BS02	Outside shed & chook run, old shed location	Dark brown silty CLAY topsoil	1686905	6100178
BS03	West side lounge window 1 m out from stone garden edge	Dark brown silty CLAY topsoil	1686929	6100198
BS04	Grassed area end of house, 4 m from hedge	Disturbed yellowish brown CLAY (compacted)	1686945	6100183
BS05	Grassed area adjacent to trampoline	Dark brown silty CLAY topsoil	1686922	6100212
BS06	Clear earth area beside shed and jump ramp	Dark brown silty CLAY topsoil, with 5% small subangular gravels - granular	1686934	6100221
BS07	In pasture by septic field	Dark brown silty CLAY topsoil	1686939	6100204
BS08	Beside soil bike jump #2 (soil excavated from site with ditch adjacent)	Dark brown silty CLAY topsoil	1686951	6100202

E 3 Sample location and description

Lot Number	Size of Lots (m^2)	Approximate Area of Piece of Land (m^2)	Earthworks disturbance volumes not requiring consent (annual) m^3	Earthworks removal volumes not requiring consent (annual) m^3
Existing Lot 1 336842	2535	2535	126.75	25.35
Proposed Lot 1	1334	1334	66.7	13.34
Proposed Lot 2	600	600	30	6
Proposed Lot 3	600	600	30	6

E 4 Earthworks volumes as per regulation 8(3)

APPENDIX F
Selected Land Use Register

From: Contaminated Land Management Team <contamination@nrc.govt.nz>
Sent: Thursday, August [illegible], 2024 [illegible] PM
To: Heather Windsor <heather@nzem.co.nz>
Subject: RE: property file check (NRC reference: [illegible])

Regarding your site query for 8 Limelight Lane, Kerikeri (Lot 1 DP 336842).

The property that you have enquired about is not listed on the NRC Selected Land-use Register (SLR) for any current or historical Hazardous Activities and Industries List (HAIL) activities. Please note that the SLR is not a comprehensive list of all sites that have a HAIL land use history; it is a live record and therefore continually being updated.

It is noted that aerial images show the presence of horticultural activity and therefore HAIL Activity A10: *Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds* may apply.

There is 1 environmental incident recorded on the property as detailed below. If you require any further information, please let me know.

Reference number	Date	Subject	Description	Further information from file
[illegible]	[illegible]	Burning and smoke nuisance	Neighbours burning plastics	Suspected burning of plastic causing bad odour and smoke in the surrounding area.

There are no current resource consents recorded on the property.

NRC has aerial images of the site for the following years that can be provided upon request: 1970, 2000, 2007, 2009, 2014, 2017 & 2023.

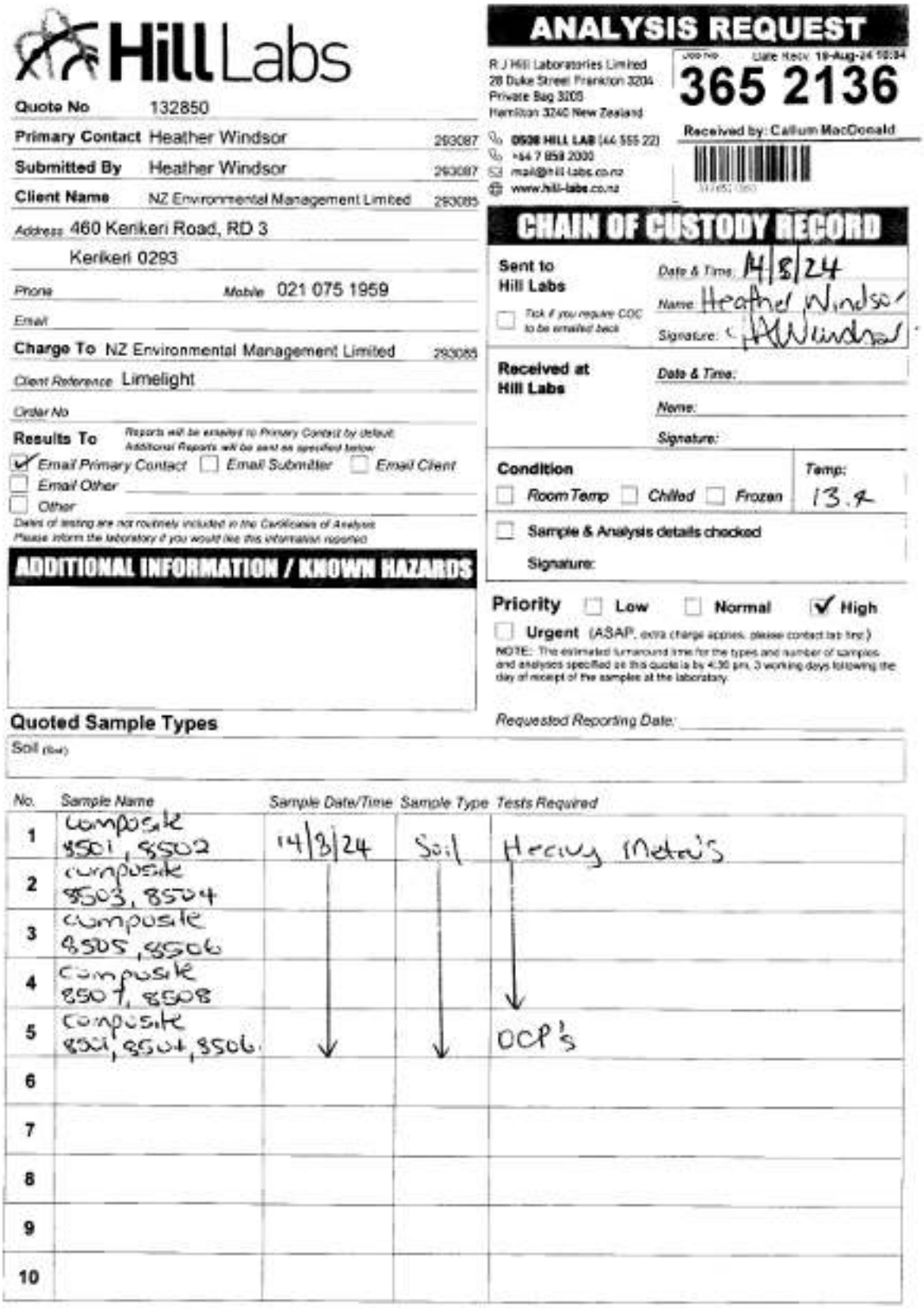
Please note, as per Rule C.8.8.1 of the Proposed Regional Plan for Northland, copies of site investigation reports, where land disturbance has occurred, must be provided to the regional council within three months of completion of the investigation.

Reports can be sent to contamination@nrc.govt.nz

If I can be of any further assistance, please do not hesitate to contact me.

Regards

APPENDIX G
Laboratory Results and Chain of Custody Documentation



Hill Labs

ANALYSIS REQUEST

R J Hill Laboratories Limited
28 Duke Street Frankton 3204
Private Bag 3205
Hamilton 3240 New Zealand

0508 HILL LAB (44 555 22)
+64 7 858 2000
mail@hill-labs.co.nz
www.hill-labs.co.nz

Job No: 365 2136
Date Recv: 19-Aug-24 10:34
Received by: Callum MacDonald

Quote No 132850

Primary Contact Heather Windsor 293087

Submitted By Heather Windsor 293087

Client Name NZ Environmental Management Limited 293085

Address 460 Kerikeri Road, RD 3
Kerikeri 0293

Phone Mobile 021 075 1959

Email

Charge To NZ Environmental Management Limited 293085

Client Reference Limelight

Order No

Results To Reports will be emailed to Primary Contact by default. Additional Reports will be sent as specified below.
☑ Email Primary Contact ☐ Email Submitter ☐ Email Client
☐ Email Other
☐ Other
Dates of testing are not routinely included in the Certificates of Analysis. Please inform the laboratory if you would like this information reported.

CHAIN OF CUSTODY RECORD

Sent to Hill Labs
Date & Time: 14/8/24
Name: Heather Windsor
Signature: H Windsor
☐ Tick if you require COC to be emailed back

Received at Hill Labs
Date & Time:
Name:
Signature:

Condition ☐ Room Temp ☐ Chilled ☐ Frozen
Temp: 13.4

☐ Sample & Analysis details checked
Signature:

ADDITIONAL INFORMATION / KNOWN HAZARDS

Priority ☐ Low ☐ Normal ☑ High
☐ Urgent (ASAP, extra charge applies, please contact lab first)
NOTE: The estimated turnaround time for the types and number of samples and analyses specified on this quote is by 4.30 pm, 3 working days following the day of receipt of the samples at the laboratory.

Requested Reporting Date:

Quoted Sample Types

Soil (5w)

No.	Sample Name	Sample Date/Time	Sample Type	Tests Required
1	composite S501, S502	14/8/24	Soil	Heavy Metals
2	composite S503, S504			
3	composite S505, S506			
4	composite S507, S508			
5	composite S501, S504, S506			OCP's
6				
7				
8				
9				
10				

Hill Labs

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Private Bag 3205
Hamilton 3240 New Zealand

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www.hill-labs.co.nz

Job Information Summary

Client:	NZ Environmental Management Limited	**Lab No:**	3852136
Contact:	Heather Windsor	**Date Registered:**	19-Aug-2024 10:52 am
	C/- NZ Environmental Management Limited	**Priority:**	High
	460 Kerikeri Road	**Quote No:**	132860
	RD 3	**Order No:**	
	Kerikeri 0293	**Client Reference:**	Limelight
		Add. Client Ref:	
		Submitted By:	Heather Windsor
		Charge To:	NZ Environmental Management Limited
		Target Date:	22-Aug-2024 4.30 pm

Samples

No	Sample Name	Sample Type	Containers	Tests Requested
1	8501 14-Aug-2024	Soil	GSoil300, PSoil250	
2	8502 14-Aug-2024	Soil	PSoil250	
3	8503 14-Aug-2024	Soil	PSoil250	
4	8504 14-Aug-2024	Soil	GSoil300, PSoil250	
5	8505 14-Aug-2024	Soil	PSoil250	
6	8506 14-Aug-2024	Soil	GSoil300, PSoil250	
7	8507 14-Aug-2024	Soil	PSoil250	
8	8508 14-Aug-2024	Soil	PSoil250	
9	Composite of 8501 & 8502 14-Aug-2024	Soil	OrgComp	Heavy Metals, Screen Level
10	Composite of 8503 & 8504 14-Aug-2024	Soil	OrgComp	Heavy Metals, Screen Level
11	Composite of 8505 & 8506 14-Aug-2024	Soil	OrgComp	Heavy Metals, Screen Level
12	Composite of 8507 & 8508 14-Aug-2024	Soil	OrgComp	Heavy Metals, Screen Level
13	Composite of 8501, 8504 & 8506 14-Aug-2024	Soil	OrgComp	Organochlorine Pesticides Screening in Soil

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Labs, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Soil

Test	Method Description	Default Detection Limit	Sample No
Environmental Solids Sample Drying	Air dried at 35°C Used for sample preparation. May contain a residual moisture content of 2-5%. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed).	-	9-12
Heavy Metals, Screen Level	Dried sample, < 2mm fraction. Nitric/Hydrochloric acid digestion US EPA 200.2. Complies with NES Regulations. ICP-MS screen level, interference removal by Kinetic Energy Discrimination if required.	0.10 - 4 mg/kg dry wt	9-12
Organochlorine Pesticides Screening in Soil	Sonication extraction, GC-ECD analysis. Tested on as received sample. In-house based on US EPA 8081.	0.010 - 0.06 mg/kg dry wt	13
Dry Matter	Dried at 103°C for 4-22hr (removes 3-5% more water than air dry) , gravimetry. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed). US EPA 3550.	0.10 g/100g as rcvd	13
Composite Environmental Solid Samples	Individual sample fractions mixed together to form a composite fraction.	-	1-8

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Certificate of Analysis

Client:	NZ Environmental Management Limited	**Lab No:**	3652136 SPv1
Contact:	Heather Windsor	**Date Received:**	19-Aug-2024
	C/- NZ Environmental Management Limited	**Date Reported:**	21-Aug-2024
	460 Kerikeri Road	**Quote No:**	132850
	RD 3	**Order No:**	
	Kerikeri 0293	**Client Reference:**	Limelight
		Submitted By:	Heather Windsor

Sample Type: Soil

Sample Name:		Composite of 8501 & 8502 14-Aug-2024	Composite of 8503 & 8504 14-Aug-2024	Composite of 8505 & 8506 14-Aug-2024	Composite of 8507 & 8508 14-Aug-2024	Composite of 8501, 8504 & 8506 14-Aug-2024
Lab Number:		3652135.9	3652135.10	3652135.11	3652135.12	3652135.13
Individual Tests						
Dry Matter	g/100g as rcvd	-	-	-	-	72
Heavy Metals, Screen Level						
Total Recoverable Arsenic	mg/kg dry wt	4	3	5	6	-
Total Recoverable Cadmium	mg/kg dry wt	0.26	0.27	0.29	0.28	-
Total Recoverable Chromium	mg/kg dry wt	32	49	25	24	-
Total Recoverable Copper	mg/kg dry wt	22	38	45	34	-
Total Recoverable Lead	mg/kg dry wt	14.3	14.3	14.9	16.3	-
Total Recoverable Nickel	mg/kg dry wt	9	40	8	8	-
Total Recoverable Zinc	mg/kg dry wt	73	43	51	54	-
Organochlorine Pesticides Screening in Soil						
Aldrin	mg/kg dry wt	-	-	-	-	< 0.014
alpha-BHC	mg/kg dry wt	-	-	-	-	< 0.014
beta-BHC	mg/kg dry wt	-	-	-	-	< 0.014
delta-BHC	mg/kg dry wt	-	-	-	-	< 0.014
gamma-BHC (Lindane)	mg/kg dry wt	-	-	-	-	< 0.014
cis-Chlordane	mg/kg dry wt	-	-	-	-	< 0.014
trans-Chlordane	mg/kg dry wt	-	-	-	-	< 0.014
2,4'-DDD	mg/kg dry wt	-	-	-	-	< 0.014
4,4'-DDD	mg/kg dry wt	-	-	-	-	< 0.014
2,4'-DDE	mg/kg dry wt	-	-	-	-	< 0.014
4,4' DDE	mg/kg dry wt	-	-	-	-	< 0.014
2,4'-DDT	mg/kg dry wt	-	-	-	-	< 0.014
4,4'-DDT	mg/kg dry wt	-	-	-	-	< 0.014
Total DDT Isomers	mg/kg dry wt	-	-	-	-	< 0.09
Dieldrin	mg/kg dry wt	-	-	-	-	< 0.014
Endosulfan I	mg/kg dry wt	-	-	-	-	< 0.014
Endosulfan II	mg/kg dry wt	-	-	-	-	< 0.014
Endosulfan sulphate	mg/kg dry wt	-	-	-	-	< 0.014
Endrin	mg/kg dry wt	-	-	-	-	< 0.014
Endrin aldehyde	mg/kg dry wt	-	-	-	-	< 0.014
Endrin ketone	mg/kg dry wt	-	-	-	-	< 0.014
Heptachlor	mg/kg dry wt	-	-	-	-	< 0.014
Heptachlor epoxide	mg/kg dry wt	-	-	-	-	< 0.014
Hexachlorobenzene	mg/kg dry wt	-	-	-	-	< 0.014
Methoxychlor	mg/kg dry wt	-	-	-	-	< 0.014

This laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised.
The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked * or any comments and interpretations, which are not accredited.

Summary of Methods

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Composite Environmental Solid Samples*	Individual sample fractions mixed together to form a composite fraction.	-	1-8

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed between 19-Aug-2024 and 21-Aug-2024. For completion dates of individual analyses please contact the laboratory.

Samples are held at the laboratory after reporting for a length of time based on the stability of the samples and analytes being tested (considering any preservation used), and the storage space available. Once the storage period is completed, the samples are discarded unless otherwise agreed with the customer. Extended storage times may incur additional charges.

Ara Heron BSc (Tech)
Client Services Manager - Environmental

APPENDIX H
Property Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General of Land

Identifier	**150720**
Land Registration District	**North Auckland**
Date Issued	27 July 2004

Prior References
58010

Estate	Fee Simple
Area	2535 square metres more or less
Legal Description	Lot 1 Deposited Plan 336842
Registered Owners	

Edward Paul Simpkin and Raewyn Louise Simpkin

Interests

Appurtenant hereto is a right of way created by Transfer A519258

D699405.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 16.4.2002 at 10.32 am

5468327.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.1.2003 at 9:00 am

9788389.2 Mortgage to Bank of New Zealand - 25.7.2014 at 2:41 pm

Transaction ID 372782
Client Reference

Search Copy Dated 22/08/24 8:40 am, Page 1 of 2
Register Only


LOTS 1, 2 AND 14 BEING A
SUBDIVISION OF LOT 1 DP 314676
DP 336842
SHEPHERD ROAD
DIAGRAM A
1:500
DIAGRAM B
1:500
LOT 2
3.0120 Ha
LOT 1
2575m²
LOT 14
880 m²
1
DP 26578
1
DP 24892
2
DP 314676
1
DP 314676
2
DP 149528
1
DP 173449
Total Area 3.3545 Ha
MEMORANDUM OF EASEMENTS
MEMORANDUM OF EASEMENTS IN GROSS
SCHEDULE OF EXISTING EASEMENTS
LOCAL AUTHORITY: Far North District
APRIL 2004

APPENDIX I
Soil Investigation Design Plan

Sampling and Analysis Plan - Job # 202385			Date: 14 August 2024
Site Location:	Address:		Grid Reference:
	8 Limelight Lane, Kerikeri		-35.237795 173.955404
Objectives:	Investigation Objectives: To identify if any contaminant of concern at present on site and characterise. Assess site as to disposal of soil from site re landfill acceptance criteria.		
	Sampling Objectives: Identify distribution of any COI across the site		
Site History:	Pastoral, citrus orchard, possible market garden		
Current Landuse:	Residential		
Intended Landuse:	Residential		
CSM Summary: Refer CSM:	Source	Pathway	Receptor
	Chemical used on past market garden or orchard landuse , accidental contamination from buildings	Accidental ingestion, produce ingestion, dermal through work or play	Adult and child resident
Media investgated:	Soil		
Analytes:	HM, OCP's (aweness for asbestos in old shed area)		
Reference Background Concentration:	Cavanagh, J E, 2016. User Guide: Background soil concentrations and soil guidelinevalues for the protection of ecological receptors (Eco-SGVs) –Consultation Draft		
	https://lris.scinfo.org.nz/layer/48470-pbc-predicted-background-soil-concentrations-new-zealand/		
Sampling Pattern:	Judgemental		
Sample Depths:	Surface samples (0 - 0.15 m bgl)		
Composites:	4 x 2 comps for HM, 1 x 3 comp for OCP's		
Quality Assurance/Quality Control:	N/A		
Sampling Method & Equipment:	Shovel		
	Additional detail:		
Decontamination:	Spade/auger/trowel:	As per section 5.3 Contaminated land management guidelines No 5, 2021	

Soil Investigation Design Plan:				
Sampling preferred order:	Reverse numbering			
Lab Details:	Name of Lab: Hills	Containers required: PSoil250, Glass 300	Analysis required: HM, OCP	Other:
Courier Details:	Name of Courier: Aramex	Date sent: 14/08/24	Container used: Polybox	Track Number:

APPENDIX J
Statement of Qualification as a SQEP

As per the NESCS User Guide Suitably Qualified and Experienced Practitioner requirements Heather Windsor holds a Bachelor of Science degree. She has over 10 years experience investigating and reporting on contaminated land and is a Certified Environmental Practioner (CEnvP).

Pay a bill

Success! Your payment has been processed

Receipt

From account:	38-9012-0804111-00 Business Edge
To account:	FAR NORTH DISTRICT COUNCIL - DEBTORS (has been added to your payees list)
When sent:	30 September 2024
Processing time:	We send payments to other banks every hour between 9am and midnight every day. Payments submitted after midnight will be sent after 9am.
Frequency	One-off payment
Amount:	$2,967.00

Statement details	Particulars	Code	Reference
On your statement	council	subdiision	-
On their statement	Simpki	8 Limelight	RC

Make another transaction