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)** (N/A)

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: WARRICK HYLAND

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: LMD PLANNING CONSULTANCY (ATTEN: LEONARD DISSANAYAKE)

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: Warrick Douglas Hyland, Gregory Phillip Worsfold Stevens and Eric Holt Pedersen

Property Address/ Location:
195, LODORE ROAD, RD1
OKAIHAU

Postcode 0475

8. Application Site Details

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

Name/s:

Site Address/ Location: 483A & 483B, KERIKERI ROAD
KERIKERI

Postcode 0293

Legal Description: LOTS 1 & 2 DP 460448 **Val Number:** 00219-73402 & 00219-73401

Certificate of title: 603989 & 603990

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

Site visit requirements:

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

Is there a dog on the property? ◯ **Yes** ✔ **No**

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

PLEASE CONTACT JUDY HYLAND - PH: 027 430 5240 BEFORE ANY SITE VISIT

9. Description of the Proposal:

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

SUBDIVISION OF LOT 1 AND LOT 2 DP 460448 BY WAY OF BOUNDARY ADJUSTMENT AS A CONTROLLED ACTIVITY IN THE RURAL PRODUCTION 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) JUDY HYLAND

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) JUDY HYLAND

Signature:
(signature of bill payer) [see attached signed document] Date

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)** LEONARD DISSANAYAKE (AGENT)

Signature: Date 26-Jun-2025

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
- [x] Written Approvals / correspondence from consulted parties
- [x] Reports from technical experts (if required)
- [x] Copies of other relevant consents associated with this application
- [x] 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.

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) JUDY HYLAND

Email: [redacted]

Phone number:

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

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

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Name: (please write in full) JUDY HYLAND

Signature: [redacted] Date 14/5/25
(signature of bill payer) **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.
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Proposed Boundary Adjustment Subdivision

at

483A & 483B, Kerikeri Road
Kerikeri

Planning Report
including
Assessment of Environmental Effects
for
Resource Consent Application
by
Warrick Hyland Trust

LMD Planning Consultancy
9 Campbell Lane, Kerikeri
Ph: 027 712 2280
E-mail: lmdpc@xtra.co.nz
Website: www.lmdplanning.co.nz

June 2025

1.0 INTRODUCTION

The applicant, Warrick Hyland Trust, proposes to carry out a boundary adjustment between two properties located at 483A & 483B Kerikeri Road in Kerikeri.

These sites are zoned Rural Production in the Far North Operative District Plan and Horticulture in the Proposed District Plan. The subdivision proposal is considered a 'controlled activity'. Therefore, on behalf of the applicant, I apply for resource consent from the Council to undertake the proposed activity.

In this report, I intend to provide the necessary information in sufficient detail as required in Schedule 4 of the Resource Management Act 1991 (RMA), including an 'Assessment of Environmental Effects' (AEE) of the proposed activity.

2.0 DESCRIPTION OF THE SITE

As mentioned above, the application site comprising two lots is located at 483A and 483B off Kerikeri Road, approximately 2 kilometres from Kerikeri town centre, as shown on **Fig. 1** below.

Fig. 1: Site Location Map (*Source - Far North Maps)*

These two lots and the adjoining lot at 483C were created as a result of the subdivision consent (RC 2071006) approved by the Council on 11/12/2007.

Title Details

The site is legally described as Lot 1 and Lot 2 DP 460448. The area of Lot 1 and Lot 2 is 8426 m2 and 5004 m2, respectively. Copies of the Record of Titles (603989 and 603990, dated 1 September 2014) are attached in **Appendix 1**.

Among the 'Interests' registered on the title is a consent Notice (No. 9812680.2), a copy of which is also attached for reference in **Appendix 1.**

Vehicle Access

The site gains legal access from Kerikeri Road through a 16m wide right-of-way over Lot 3 DP 460448. The site has an alternative access from Kerikeri Road via the adjacent Lot 1 DP 463586 to the south, which is also owned by the Applicant.

Existing Activities

Lot 1 consists of a legally established dwelling and a garage. The council's property file indicates that the building permits had been issued for these structures, as noted below.

BP – 3018837:	Addition to dwelling (Lounge); 04.03.1971
BP – 569173:	Garage; 10.05.1973
BP – 1049494:	Dwelling addition and garage; 02.10.1981

Lot 2 is a vacant site.

The subject properties are part of a larger area encompassing five different titles owned by the applicant, including the Old Packhouse Market at 505 Kerikeri Road.

The grassy areas of Lots 1 and 2 have been utilised for parking during specific days and times for activities related to the Old Packhouse Market. This includes events such as the Saturday Market, Sunday Market, Twilight Market, and various special events. These uses are subject to several resource consents that were previously approved.

According to the most recent land use consent RC 2300274 issued in 2021, that superseded all previous consents, the landowners of the Old Packhouse Market are required to provide parking on both the existing Lot 1 and Lot 2 DP 460448, as indicated in the approved Car Parking Plan (prepared by Thomson Survey Ltd) associated with that consent.

This parking plan indicates a total capacity of 304 parking spaces in the grassy areas of Lot 1 and Lot 2. A scaled-down version of this plan is illustrated in **Fig. 2** below.

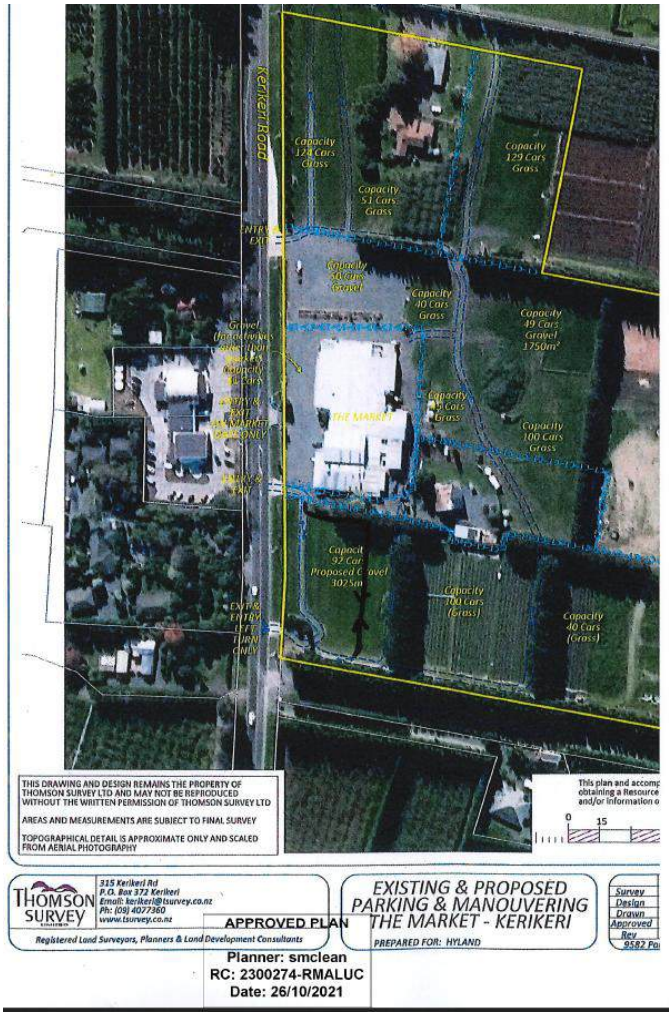


Fig. 2: RC 2300274 Approved Parking Plan

Accordingly, the parking and manoeuvring activity within Lot 1 and Lot 2 associated with the Old Packhouse Market consent under RC 2300274 is now considered a permitted activity and is part of the 'existing environment'.

Other Site Features

The site is generally flat. The entire length of the road boundary of Lot 1 is landscaped with a hedge and palm trees. There are bamboo trees in some parts along the southern boundary. There are mature trees on the western side of the existing dwelling.

According to the FNDC's Land Cover and Land Use maps, the site contains the soil type of 2s 1.

The immediate surroundings of the site comprise a blend of residential, lifestyle, horticulture, and commercial activities.

3.0 DESCRIPTION OF THE PROPOSAL

The applicant proposes to subdivide Lots 1 & 2 DP 460448 by way of boundary adjustment to create two lots as shown in the scheme plan in **Appendix 2**.

The purpose of the boundary adjustment is to create a separate lot designated for grass parking spaces, as required under RC 2300027. The other lot will encompass the existing residential development, which is intended for sale.

The proposed lot sizes are as follows;

- Lot 1 - 8426 m2 (Parking lot)
- Lot 2 - 5004 m2 (Residential lot)

After the boundary adjustment, the areas of Lot 1 and Lot 2 DP 460448 will remain unchanged.

According to the scheme plan, Lot 1 can provide up to 323 parking spaces for cars. This is an increase compared to the 304 parking spaces currently available in Lots 1 and 2, as indicated in the parking plan approved under RC 2030074.

Lot 1 is created exclusively for parking and manoeuvring related to the Packhouse Market and is not intended for any other land use activities. It will remain under the ownership of the applicant and be part of the Old Packhouse Market sites, allowing the continuation of activities approved by RC 2300027.

4.0 ACTIVITY STATUS

4.1 ASSESSMENT UNDER THE OPERATIVE DISTRICT PLAN (ODP)

The site is located within the Rural Production Zone. There are no resource overlay maps or resource features affecting the site.

4.1.1 SUBDIVISION RULES

Rule 13.7.1 provides for boundary adjustment subdivisions as a controlled activity subject to certain performance standards as listed below.

13.7.1 BOUNDARY ADJUSTMENTS: ALL ZONES EXCEPT THE RECREATIONAL ACTIVITIES AND CONSERVATION ZONES

Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:

(a) there is no change in the number and location of any access to the lots involved; and

(b) there is no increase in the number of certificates of title; and

(c) the area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer Table 13.7.2.1); except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased as a result of the boundary adjustment; and

(d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots; and

(e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal); and

(f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.

Applications under this rule will not be notified but where these conditions cannot be met the application will be considered under the relevant zone rules set out in Rules 13.7.2 to 13.7.10.

The assessment of the proposal against the performance standards mentioned above is provided below.

(a) There is no change in the number and location of any access to the proposed Lots 1 and Lot 2. Access to each lot will be via the existing right-of-way over Lot 3 DP 460448 using the existing entrance from Kerikeri Road.
(b) There is no increase in the number of certificates of title.
(c) The proposed lot sizes do not comply with the minimum lot sizes specified for a controlled activity in the Rural Production zone. However, this proposal meets the exception provision in this performance standard because each adjusted lot has the same lot size as existing (Lot 1 – 8426m2 & Lot 2 – 5004m2) after the boundary adjustment. Therefore, the degree of non-compliance relating to lot size does not arise.
(d) The area affected by the boundary adjustment is contiguous with the area of the original lots.
(e) Proposed Lot 1 is a vacant site. The existing residential development on the proposed Lot 2 is capable of complying with all relevant zone rules and district-wide rules. In particular, the dwelling has a minimum setback of 10m from new site boundaries, and the shed has an existing use right relating to the setback from the existing ROW boundary (as approved under Land Use Consent part of RC 2071006). Lot 2 also complies with the Stormwater Management rule because the impermeable surface area of the site is 14.5%, which is less than the permitted limit of 15%.
(f) The existing on-site drainage system within the proposed Lot 2 is contained within its boundary.

Summary
Based on the above assessment, the proposed boundary adjustment is a 'controlled activity'

4.2 ASSESSMENT UNDER THE PROPOSED DISTRICT PLAN (PDP)

The subject properties are zoned Horticulture under the PDP.

At the time of writing this report, there are no rules relating to boundary adjustments in the PDP that have any legal effect. The only applicable rules, which have immediate legal effect, relate to Rules EW-R12 Earthworks and the discovery of suspected sensitive material, and EW-R13 Earthworks and erosion and sediment control. In this instance, the proposed boundary adjustment does not involve any earthworks activities.

Therefore, no further assessment is required to determine the activity status of the proposal under the PDP. The controlled activity status under the ODP remains unchanged.

5.0 STATUTORY ASSESSMENT

Section 104 of the RMA establishes the statutory framework within which the Council is required to consider an application for a resource consent.

Section 104(1) outlines that, when considering an application for a resource consent, the consent authority must, subject to Part 2, have regard to –

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

(ab) 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; and

(b) any relevant provisions of—

(i) a national environmental standard:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal policy statement:

(v) a regional policy statement or proposed regional policy statement:

(vi) a plan or proposed plan; and

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

Notwithstanding the foregoing, Section 104A states as follows;

104A Determination of applications for controlled activities

After considering an application for a resource consent for a controlled activity, a consent authority—

(a) must grant the resource consent, unless it has insufficient information to determine whether or not the activity is a controlled activity; and

(b) may impose conditions on the consent under section 108 only for those matters—

(i) over which control is reserved in national environmental standards or other regulations; or

(ii) over which it has reserved its control in its plan or proposed plan.

Regarding the assessment required under Section 104(1)(a), I will concentrate on evaluating environmental effects based solely on the assessment criteria specified for controlled subdivision activities in Rule 13.7.3 of the Operative District Plan.

Among the statutory documents listed in Section 104(1)(b), the most relevant provisions to consider in this case are the objectives and policies of both the Operative District Plan and the Proposed District Plan, along with the applicable national environmental standards.

Given the nature and scale of the proposal, as well as its classification as a controlled activity, a detailed assessment against higher-order documents, such as national and regional policy statements, is deemed unnecessary.

However, for the sake of thoroughness, a brief assessment of the proposal against other relevant planning documents will be included in the following sections.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

[s 104(1)(a) Assessment]

As required in Rule 13.7.3 of the PDP, the proposal is assessed against the matters to be taken into account as follows.

13.7.3.1 Property Access

Proposed Lot 1 and Lot 2 have access from Kerikeri Road through an existing right of way (ROW) over Lot 3 DP 460448. See **Fig. 3** below.

Fig. 3 – Right-of-way entrance from Kerikeri Road

The legal width of this ROW is 16 metres. It has a metalled driveway and is in good condition. The width of the driveway is 5m up to the entrance to the dwelling on the proposed Lot 2. Beyond that point, the driveway (with a minimum width of 3m) provides access to an existing dwelling and a minor residential unit on Lot 3. The Packhouse Market customer vehicle entry through the ROW is prevented by the existing 'No Entry' sign at the entrance.

Proposed Lot 1 can also be accessed from Kerikeri Road via the main entry and exit point to the Old Packhouse Market sites and through Lot 1 DP 463586. See **Fig. 4** below.

Fig. 4. Main entrance from Kerikeri Road to the Market sites.

No additional lot is created off the existing ROW by this proposal. The existing private accessway and the lawfully established access point from Kerikeri Road comply with all relevant permitted activity rules in Chapter 15, namely Rules 15.1.6C.1.1 - 15.1.6C.1.11.

Therefore, the environmental effects of the proposed subdivision relating to property access are considered to be minor.

13.7.3.2 Natural And Other Hazards

The online maps of Northland Regional Council and Far North District Council do not indicate that the site is affected by any natural hazards, especially concerning river flood risks.

The soil contamination aspect is separately addressed in this report in the assessment under NES -CS.

Regarding fire hazard, Proposed Lot 2 already contains an existing dwelling. Lot 1 is not intended to be developed for residential activities.

13.7.3.3 Water Supply

An established domestic water supply system for rainwater collection and storage exists within the proposed Lot 2. Lot 1 is designated solely for parking and will not be developed for any other land use activities.

13.7.3.4 Stormwater Disposal

The current residential development within proposed Lot 2 has an established stormwater disposal system. The impermeable surface area of Lot 2 is less than 15% of the site area, which complies with the stormwater management rule.

13.7.3.5 Sanitary Sewage Disposal

An established on-site wastewater system for the residential unit is available on the proposed Lot 2. It is located on the eastern side of the dwelling and to the north of the existing water tanks.

13.7.3.6 Energy Supply

Proposed Lot 2 has an existing connection to a power supply.

Although a reticulated power connection is not a requirement for rural subdivision, Top Energy has been consulted, and it has advised that its requirement for Lot 1 (identified for parking only) is nil. See their letter in **Appendix 3.**

In addition, Top Energy has recommended that a private reciprocal easement be created for the existing service mains cable from the roadside to lot 2 as it crosses over proposed lot 1. This requirement will be complied with at the time of submitting the survey plan for the s223 certificate.

13.7.3.7 Telecommunications

Lot 2 has an existing connection to telecom facilities.

This is a subdivision within the Rural Production Zone. While Lot 1 is intended solely for parking facilities, the Council may include its standard Consent Notice condition specifying that the telecommunication connection to Lot 1 remains the responsibility of the lot owner.

13.7.3.6 Easements For Any Purpose

There are existing easements, including the right of way, right to drain water, right to convey water, electricity and telecommunications created by Easement Instruments 9812680.3 benefiting the proposed lots.

As advised by Top Energy, an additional private reciprocal easement for electricity will be created.

13.7.3.9 Preservation Of Heritage Resources, Vegetation, Fauna And Landscape, And Land Set Aside For Conservation Purposes

There are no heritage resources on the site. The site is not affected by any Protected Natural Area (PNA). No vegetation clearance is required to implement the subdivision proposal. The site is not located within an 'outstanding landscape' as defined in the District Plan, and it does not contain any significant landscape value.

The boundary adjustment does not affect any significant fauna, although the site is located within an area identified as 'kiwi present' (not high density) in the relevant Far North Maps.

There is no statutory requirement to set aside land for conservation purposes from this proposal.

It is considered that the subdivision proposal will not cause any adverse effects in respect of the above matters.

13.7.3.10 Access To Waterbodies

Not applicable as the site does not adjoin any waterbody.

13.7.3.11 Land Use Incompatibility

The surrounding area consists of a mixture of rural living, horticulture and commercial activities. The existing activities (residential and parking) will be reinstated within the newly defined boundaries of Lots 1 & 2. No additional reverse sensitivity issues are expected to arise, given that there is no increase in the number of titles.

13.10.17 Proximity To Airports

Not applicable. The site is not located within 500m of a boundary of an airport.

POSITIVE EFFECTS [S104(1)(ab) assessment]

The proposal would enable the creation of an independent title for the proposed Lot 2 with no encumbrances through this boundary adjustment subdivision. It will provide a lifestyle choice for people wanting to own and live in this environment.

Overall Summary
Based on the above analysis, the actual and potential adverse effects of the proposal on the wider environment are no more than minor. Any adverse effects can be avoided or mitigated through suitable conditions of consent to a degree that is less than minor.

7.0 NATIONAL ENVIRONMENTAL STANDARDS
[s 104(1)(b) (i) & (ii) Assessment]

7.1 National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (Resource Management Regulations 2011) - (NES-CS).

The site has historically been in horticultural use.

Previous investigations have been conducted under the NES-CS for limited sections of the site and adjacent sites, as part of a boundary adjustment proposal that was never implemented.

LDE Ltd has carried out soil investigations and prepared an updated PSI report for this boundary adjustment proposal, which is attached in **Appendix 4**.

The report concludes that `*As per Regulation 5(9), this investigation demonstrates that contaminants in or on the piece of land are at, or below, background concentrations. As a result, LDE consider that the NESCS Regulations do not apply to this site.*

Therefore, no consent is required under NES-CS for this proposal.

7.2 National Environmental Standards for Freshwater Regulations 2020 (NES-F)

These regulations do not apply to this application because the site is not located adjacent to any water body or wetlands. In particular, no vegetation clearance and earthworks within a 10m setback, and discharge of water within a 100m setback from the stream will be undertaken in this proposal.

8.0 NATIONAL POLICY STATEMENTS/ NZ COASTAL POLICY STATEMENT
[s 104(b)(iii)&(iv) Assessment]

8.1 National Policy Statement for Highly Productive Land [NPS – HPL]

Among the National Policy Statements in place, the NPS-HPL applies to this application because of the presence of Class 2 soils on the site, as shown on the map in Fig. 5 below.

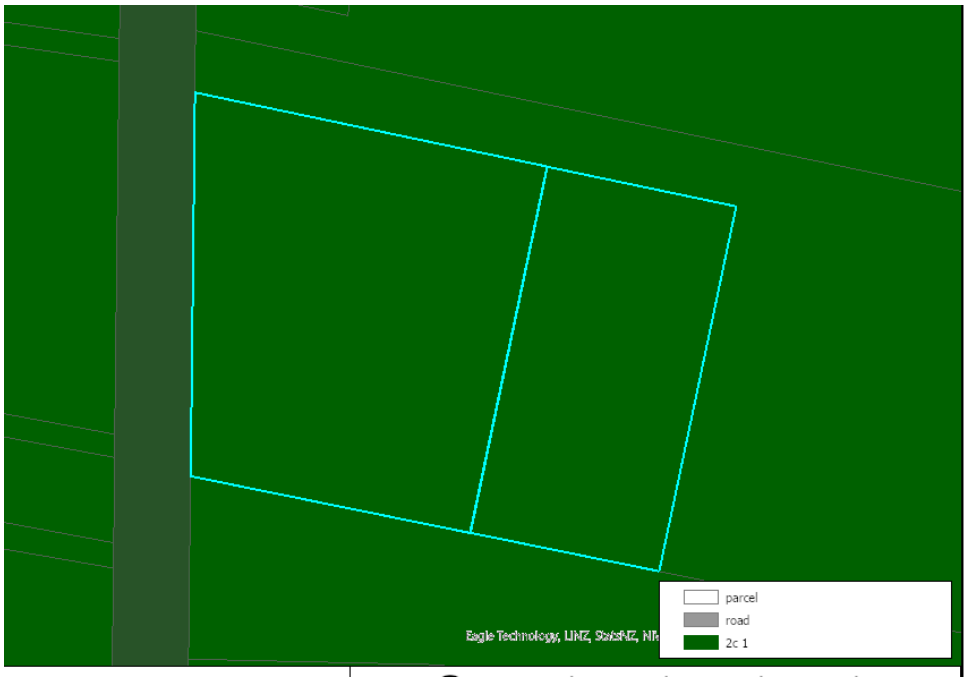


Fig. 5: Soil Type (*Source: Far North Maps*)

The Class 2 land meets the definition of 'highly productive land' in the NPS-HPL

While the subject site is zoned Rural Production under the Operative District Plan and Horticulture under the Proposed District Plan, I consider that a detailed assessment of the proposal against the provisions of NPS-HPL is not necessary, given that the Council does not have control over matters of a national policy statement in determining a controlled activity application, such as this, under Section 104A (b) of the Act.

Further, the productive capacity of soil is not included as a matter over which the Council has restricted the exercise of its discretion under the relevant assessment criteria for a controlled activity subdivision.

Nevertheless, I wish to comment that the proposed boundary adjustment complies with the single objective and relevant policies of the NPS-HPL in that this boundary adjustment is not *removing* any land from productive use. It is simply altering a 'boundary' between two properties that have potential productive use. Proposed Lot 2 already supports residential living, and its future owners can use the vacant land for productive uses if they wish to. Proposed Lot 1 is intended to be used for the already approved activity.

The future use of each lot is considered to be compatible with the subdivision and land use patterns surrounding the site, and no adverse land use incompatibility or reverse sensitivity effects are anticipated.

8.2 New Zealand Coastal Policy Statement

The NZ Coastal Policy Statement is not relevant for this application as the property is outside the coastal environment.

9.0 REGIONAL POLICY STATEMENT FOR NORTHLAND (RPS)

[s 104(1)(b)(v) Assessment]

The RPS maps do not identify the site as having any Outstanding Natural Landscapes or Features or Outstanding or High Natural Character areas. The site is not within the Coastal Environment. No issues of significance to tangata whenua, historic heritage or natural hazards have been identified as affecting the site.

RPS contains objectives and policies related to infrastructure and regional form, and economic development. These are enabling in promoting sustainable management in a way that is attractive for business and investment (Objective 3.5). It also focuses on ensuring that productive land is not subject to fragmentation and/or sterilisation, and that reverse sensitivity effects are avoided, remedied or mitigated (Objective 3.6).

It is believed that the proposal adheres to the principles of sustainable management, providing investment opportunities and enhancing economic wellbeing for both the applicant and the community through the sale of the residential title to the local property market.

The proposed boundary adjustment does not change any land use potential and does not fragment land by creating any additional lots. There will be no issues relating to reverse sensitivity.

Based on the assessments carried out and detailed previously, the development is deemed to achieve the environmental outcomes anticipated by the RPS objectives and policies.

10.0 REGIONAL PLANS

[s 104(1)(b) (vi) Assessment]

The proposal aligns with the relevant objectives, policies, and rules outlined in the operative Regional Water and Soil Plan, as well as the Proposed Regional Plan for Northland.

11.0 DISTRICT PLANS

11.1 OPERATIVE DISTRICT PLAN OBJECTIVES AND POLICIES

In addition to the relevant objectives and policies in Chapter 13 (Subdivision), those in Chapter 8 (Rural Environment) and Chapter 8.6 (Rural Production Zone) are also deemed pertinent to this application. However, given the controlled activity status of this boundary adjustment subdivision, the objectives and policies of the Rural Environment have not been considered in the following assessment.

The proposal is assessed against the relevant objectives and policies of the Subdivision and the Rural Production Zone below.

Subdivision

13.3 Objectives

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities; and

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

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

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

13.4 Policies

13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:
(a) natural character, particularly of the coastal environment;
(b) ecological values;
(c) landscape values;
(d) amenity values;
(e) cultural values;
(f) heritage values; and
(g) existing land uses.

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

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

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

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

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

Comments

The subdivision is in the form of a boundary adjustment that does not create any additional lots or titles. The subdivision is considered to represent sustainable management, having minimal adverse effects on natural and physical resources. (Objective 13.3.1)

The proposed boundary adjustment can be implemented appropriately without compromising the soil's life-supporting capacity. Reverse sensitivity effects are not caused by this subdivision. Proposed Lot 2 is already developed for residential use. Lot 1 is being created to enable the continuation of activity associated with an approved resource consent. (Objective 13.3.2).

Lot 2 already has an established water storage facility, on-site wastewater treatment and disposal system, and satisfactory stormwater management within the adjusted boundary. (Objective 13.3.5, Policy 13.4.8)

Lot 2 is connected to the electricity supply. Electricity easement is available if and when power supply is required for Lot 1. (Objective 13.3.8)

The proposed lot sizes have the same area as the existing ones. They are in keeping with the existing rural character, amenity values and land uses. (Policy 13.4.1).

Vehicle access to both lots exists. (Policy 13.4.5)

The objectives and policies of the Rural Production zone and relevant parts of Part 3 of the Plan have been taken into account in this proposal. (Policy 13.4.14)

Rural Production Zone

8.6.3 Objectives

8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.

8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.

8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone..

8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.

8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.

8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.

8.6.4 Policies

8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.

8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.

8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities

8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

Comments

The proposed boundary adjustment promotes the sustainable management of natural and physical resources and is an efficient use and development of the Rural Production Zone. It would achieve the purpose of the zone, which is to ensure its ongoing rural productive purpose that encompasses a wide range of compatible land use activities, including rural lifestyle and already established land uses, in a manner that avoids, remedies or mitigates adverse effects. The proposal enables the applicant to provide for the people for their social and economic wellbeing while avoiding any effects on the natural and physical resources of the site and wider environment. (Objectives 8.6.3.1, 8.6.3.2, Policies 8.6.4.1, 8.6.4.5)

The density level proposed fits within the parameters of a controlled activity subdivision. The proposal promotes the maintenance and enhancement of the amenity values of the zone to a level that is consistent with the productive intent of the zone. (Objective 8.6.3.3, Policy 8.6.4.4).

As a result of previous land use consents, the entire length of the western boundary of Lot 1 is already landscaped to protect and enhance the special amenity values of the frontage to Kerikeri Road. (Objective 8.6.3.5, Policy 8.6.4.6)

The proposal is not considered incompatible with existing land uses and will not create any adverse reverse sensitivity effects. (Objective 8.6.3.6, 8.6.3.7, Policy 8.6.4.7). Therefore, Policies 8.6.4.8 and 8.6.4.9 do not apply to the proposed activity.

Summary

Overall, it is considered that the proposal achieves the objectives and policies for the Subdivision and Rural Production Zone because -

- it promotes sustainable management;
- it does not compromise the life supporting capacity of soils;
- it avoids, remedies or mitigates adverse effects;
- it is an efficient development;
- it is compatible with, and has no adverse effects on, the existing amenity and character of the area; and
- it does not unduly increase the risk of land use incompatibility.

10.2 PROPOSED DISTRICT PLAN OBJECTIVES AND POLICIES

The site is located in the Horticulture Zone as a Special Purpose Zone. Relevant objectives and policies are set out under the chapters 'Horticulture Zone' and 'Subdivision'. The proposal is assessed against them as follows.

Horticulture Zone

Objectives

HZ-O1 The Horticulture zone is managed to ensure its long-term availability for horticultural activities and its long-term protection for the benefit of current and future generations.

The horticulture potential of the land will remain unchanged.

HZ-O2 The Horticulture zone enables horticultural and ancillary activities, while managing adverse environmental effects on site.

The boundary adjustment will redefine the areas of approved existing uses while managing adverse effects on the proposed lots.

HZ-O3 Land use and subdivision in the Horticulture zone:
a. avoids land sterilisation that reduces the potential for highly productive land to be used for a horticulture activity;
b. avoids land fragmentation that comprises the use of land for horticultural activities;
c. avoids any reverse sensitivity effects that may constrain the effective and efficient operation of primary production activities;
d. does not exacerbate any natural hazards;
e. maintains the rural character and amenity of the zone;
f. is able to be serviced by onsite infrastructure.

The proposal satisfies all of the above requirements. Proposed Lot 2 can still be used for horticulture if the future owners choose to.

Policies

HZ-P1 Identify a Horticulture Zone in the Kerikeri / Waipapa area using the following criteria:
a. presence of highly productive land suitable for horticultural use;
b. access to a water source, such as an irrigation scheme or dam able to support horticultural use; and
c. infrastructure available to support horticultural use

This is a matter to be done by the Council

HZ-P2 Avoid land use that:
a. is incompatible with the purpose, function and character of the Horticulture Zone;
b. will result in the loss of productive capacity of highly productive land;
c. compromises the use of highly productive land for horticultural activities in the Horticulture Zone; and
d. does not have a functional need to be located in the Horticultural Zone and is more appropriately located in another zone.

The proposed lots will continue to be used for the same activities already established on the site. Highly productive land associated with the site will not be compromised or lost due to this boundary adjustment subdivision.

HZ-P3 Enable horticulture and associated ancillary activities that support the function of the Horticulture zone, where:
a. adverse effects are contained on site to the extent practicable; and
b. they are able to be serviced by onsite infrastructure.

Not applicable as this proposal is not to establish any land use activity.

HZ-P4 Ensure residential activities are designed and located to avoid, or otherwise mitigate, reverse sensitivity effects on horticulture activities, including adverse effects associated with dust, noise, spray drift and potable water collection.

Proposed Lot 2 will contain an existing residential activity. The reserve sensitivity effects are not anticipated.

HZ-P5 Manage the subdivision of land in the Horticulture zone to:
a. avoid fragmentation that results in loss of highly productive land for use by horticulture and other farming activities;

b. ensure the long-term viability of the highly productive land resource to undertake a range of horticulture uses;
c. enable a suitable building platform for a future residential unit; and
d. ensure there is provision of appropriate onsite infrastructure.

The proposal will not result in the loss of highly productive land. Lot 2 area is already occupied by a residential unit and has the necessary on-site infrastructure.

HZ-P6 Encourage the amalgamation or boundary adjustments of Horticulture zoned land where this will help to make horticultural activities more viable on the land.

The proposal involves a boundary adjustment which will make Lot 2 more viable for horticultural activities.

HZ-P7 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:
a. whether the proposal will increase production potential in the zone;
b. whether the activity relies on the productive nature of the soil;
c. consistency with the scale and character of the rural environment;
d. location, scale and design of buildings or structures;
e. for subdivision or non-primary production activities:
i. scale and compatibility with rural activities;
ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
iii. the potential for loss of highly productive land, land sterilisation or fragmentation
f. at zone interfaces:
i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
g. the capacity of the site to cater for onsite infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;
h. the adequacy of roading infrastructure to service the proposed activity;
i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TWP6.

The matters mentioned above are addressed within this report.

Subdivision

Objectives

SUB-O1 Subdivision results in the efficient use of land, which:
a. achieves the objectives of each relevant zone, overlays and district wide provisions;
b. contributes to the local character and sense of place;
c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;
d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;
e. does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and
f. manages adverse effects on the environment.

The proposed boundary adjustment is consistent with SUB-O1. As a controlled activity, new lot sizes can achieve the objectives of the Horticulture zone, overlays and district-wide provisions.

No additional titles are being created. New lots will still contribute to the local character and sense of place while avoiding reverse sensitivity issues. The existing land use will be maintained after the boundary adjustment. The proposal will not increase the risk of any natural hazard.

SUB-O2 Subdivision provides for the:
a. Protection of highly productive land; and
b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.

Highly productive land will be maintained with the boundary adjustment. All matters mentioned under (b) do not apply to this proposal.

SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:
a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and
b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.

Necessary infrastructure facilities are already available. On-site infrastructure will be utilised for wastewater, stormwater and potable water supply on Lot 2.

SUB-O4 Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:
a. public open spaces;
b. esplanade where land adjoins the coastal marine area; and
c. esplanade where land adjoins other qualifying waterbodies.

These facilities are not available in the vicinity.

Policies

SUB-P1 Enable boundary adjustments that:
a. do not alter:
i. the degree of non compliance with District Plan rules and standards;
ii. the number and location of any access; and
iii. the number of certificates of title; and
b. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.

The proposal is consistent with the above policy as it complies with all the requirements under (a).

The minimum lot sizes do not apply in this instance, as the new lots satisfy the criteria for a controlled activity boundary adjustment.

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

Not applicable.

SUB-P3 Provide for subdivision where it results in allotments that:
a. are consistent with the purpose, characteristics and qualities of the zone;
b. comply with the minimum allotment sizes for each zone;

c. have an adequate size and appropriate shape to contain a building platform; and
d. have legal and physical access.

The resulting allotments are consistent with the purpose, characteristics and qualities of the proposed Horticulture Zone. There will be no change to the area of allotment sizes after the boundary adjustment. Both lots have legal and physical access to the adjacent ROW.

SUB-P4 Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan

The boundary adjustment is consistent with this policy.

SUB-P5 Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:
a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network;
b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections;
c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;
d. contributing to a well connected transport network that safeguards future roading connections; and
e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.

Not applicable. The site is in the Horticulture zone.

SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:
a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and
b. ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.

All relevant infrastructure facilities are available for the intended purpose of the proposed lots.

SUB-P7 Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.

Not applicable.

SUB-P8 Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:
a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and
b. will not result in the loss of versatile soils for primary production activities.

SUB-P9 Avoid subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.

The two policies mentioned above are not applicable. The lots are created in the proposed Horticulture zone.

SUB-P10 To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.

Not applicable.

SUB-P11 Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:

a. consistency with the scale, density, design and character of the environment and purpose of the zone;

b. the location, scale and design of buildings and structures;

c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for onsite infrastructure associated with the proposed activity;

d. managing natural hazards;

e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and

f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

The relevant matters are addressed in this report.

10.3 WEIGHTING OF DISTRICT PLANS

The Proposed Far North District Plan (PDP) was notified on 27 July 2022. The Hearings on the submissions are underway. According to the PDP timeline, the Council's decision is to be released in May 2026. It is considered that PDP has not gone through a sufficient process to allow a considered view of the objectives and policies for the Horticulture Zone.

Nevertheless, the outcomes sought under the operative and the proposed plan frameworks were found to be the same. Therefore, no weighting is necessary.

11.0 OTHER MATTERS

[s 104(1)(C) Assessment

As mentioned in Section 2 of this report, the subject properties form part of the 'site' described in the resource consent RC 2300274-RMALUC approved for the current activities of the Old Packhouse Market. A copy of this consent, including approved plans, is attached in **Appendix 5.**

The council's decision includes an 'Advice Note' stating the following:

3. This consent relies on five subject sites, being that land held in the records of title referenced NA-68C/272, 613861, 613862, 603990 and 603989. Should any of these titles be sold conditions of this consent may no longer be complied with and a variation to this consent will need to be attained prior to the sale of the allotment.

I discussed the implications of this advice note on the proposed boundary adjustment and the intended sale of the proposed Lot 2 with the Resource Consent Manager (Trish Routley) and Senior Planner (Liz Searl) at a meeting held on 5 February 2025. Their advice was to obtain a legal opinion on this matter.

Accordingly, Jo Bagely of Atlas Legal was instructed to look into this and provide her legal advice. She has advised as follows;

"….. The sale of the resulting Lot 2 would not result in non-compliance of the conditions of the land use consent for the market. Therefore, no variation application will be required."

A copy of the Atlas Legal letter dated 21.03.2025 is attached in **Appendix 6.**

(Note: When consulting Atlas Legal, the scheme plan indicated that proposed Lot 1 would be amalgamated with Lot 1 DP 453586 as mentioned in that letter. However, the applicant has decided not to proceed with that amalgamation, so it is not reflected in the updated scheme plan submitted with this application. This change is not considered to bear any significance on her advice regarding the future sale of Lot 2.)

Additionally, I have also assessed whether the removal of the proposed Lot 2 area from the site's description in RC 2300274 would have any effect on any of the consent conditions or the activity status of that application as described below.

Stormwater Management aspect

The areas of the five property titles mentioned in Advice Note 3 are shown in the map in **Fig. 6** below. (Note that CT-613861 includes Lots 1 & 2 DP 463586)

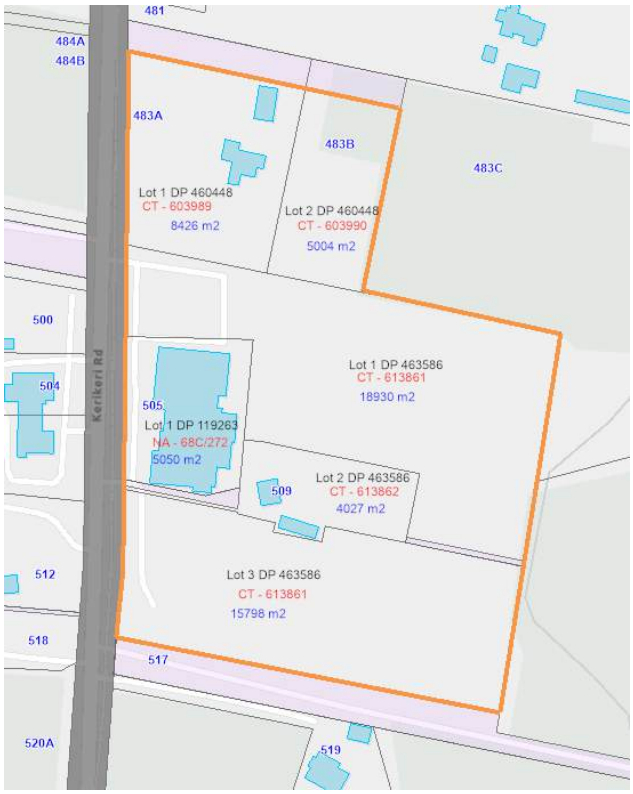


Fig. 6 – Subject Sites described in RC 2300274

The total area of the whole site is 5.7235 hectares (or 57,235 m2).

The RC 2300274 decision confirms that the following rules were breached in that land use consent application.

8.6.5.1.3 Stormwater Management
8.6.5.1.7 Noise
8.6.5.1.11 Scale of Activities
15.1.6A.21 Traffic Intensity
15.1.6C.1.1 Private Accessway in all zones

The proposed boundary adjustment of Lots 1 & 2 has no relevance to the rule breaches mentioned above, except for the Stormwater Management rule, as the activity status of any activity under that rule is determined based on the area of the site.

RC 2300274 decision notes that the total impermeable surface area of that application was 19% of the total site area and has been assessed as a 'controlled activity' under the Stormwater Management Rule. The planner's report in the application or the decision report does not indicate the exact figure of the total impermeable area in square metres. Therefore, for my assessment, I have calculated the total impermeable area as 10,875 m2.; i.e. 19% of the site area (57,235m2).

In this context, if the proposed Lot 2, which measures 5,004 m², is excluded from the total site extent as a result of this proposal, the total site area of the remaining lots would be 5, 2231m2. (5,7235m2-5004m2)

At the same time, if the impermeable surfaces area of the proposed Lot 2 (Approx. 725m²) is deducted from the original impermeable surfaces area, the remaining lots would have a total impermeable surfaces area of 10,150m2 (10,875m2 – 725m2)

This will equate to 19.43% of impermeable surfaces within the reduced area of the site (5.2231 ha). This is still within the controlled activity limit, so there would be no change in the activity status under the Stormwater Management rule.

On the other hand, a stormwater attenuation system has been installed in the Packhouse Market site as required under Conditions 25 & 26 of RC 2300274, based on the recommendations of the 'Stormwater Management Design Report', produced by GWE Consulting Engineers. A review of this Design Report confirms that the impermeable surface area of the existing residential development on Lot 1 DP 460448 had not been taken into account for stormwater attenuation design purposes, as it is understood that this residential area already had an established stormwater disposal system in place.

Copies of the relevant pages of the 'Stormwater Management Design Report' that include a detailed map of the Proposed Stormwater Plan and the catchment area identified for attenuation purposes in the 'Stormwater Management Plan' are attached in **Appendix 7.** This confirms that the existing residential area on the site did not influence the design of stormwater attenuation system installed on the Packhouse Market site.

Car Parking aspect

Condition 14 is the only condition in RC 2300274 that directly relates to the subject site. It requires the consent holder to provide unsurfaced car parks for overflow parking for the duration of activities as indicated on the approved car parking plan.

This requirement will still be met within the redefined boundary of proposed Lot 1 with more parking capacity as indicated in the scheme plan.

Summary

The proposed boundary adjustment will not result in any change to the activity status of RC 2300274, particularly under the stormwater management rule. It will accommodate the requirement of Condition 14 by providing parking within the proposed Lot 1, which will be under the ownership of the applicant. No changes are required for all other existing conditions of RC 2300274.

Therefore, in the event of the proposed Lot 2 being sold, no variation application to RC 2300274 will be required.

12.0 EFFECTS ON NEIGHBOURS

In terms of s95B and s95E of the Act, the site adjoins only two private properties, namely Lot 1 DP 463586 and Lot 3 DP 460448.

The applicant owns Lot 1 DP 463586.

The owner of Lot 3 DP 460448 at 238C, Kerikeri Road, has given written approval for this proposal, a copy of which is attached in **Appendix 8.**

13.0 PART 2 ASSESSMENT

Part 2 of the Act contains sections 5-8. The purpose of the Act (as stated in Section 5) is to promote the sustainable management of natural and physical resources. The proposed boundary adjustment will enable the utilisation of the existing site more appropriately and efficiently, and will achieve the intended purpose of the applicant. It will benefit the applicant and the wider community in a way that protects the existing environment and will not compromise the life-supporting capacity of the soil and ecosystems. It will also not result in any adverse effects on the receiving environment.

There are no relevant matters to be recognised and provided under Section 6 (Matters of National Importance).

In terms of relevant parts (b, c and f) of Section 7 (Other Matters), the proposed development is considered to be an efficient use of the land and exciting uses. It will maintain and enhance the amenity values and the quality of this rural environment. It is at a density level specified and intended by the District Plan.

It is considered that Section 8 (Treaty of Waitangi) has no direct relevance to this proposal.

In summary, it is considered that the proposal achieves the sustainable management purpose of the Act.

14.0 NOTIFICATION

In terms of s95A and s95D of the Act, it is believed that public notification of this application is not necessary. The actual and potential adverse effects of the proposal on the wider environment will not be more than minor. There are no relevant rules or national environmental standards requiring public notification, and no special circumstances exist. Further, the applicant does not request public notification.

In terms of s95E of the Act, the adverse effects of the proposal are considered to be 'less than minor' on the environment. The adjacent property owner has given his written approval for this proposal. Therefore, the application does not require 'limited notification'.

15.0 CONCLUSION

The application is a 'controlled' activity. The effects of the proposed boundary adjustment on the environment are considered to be minor or less. Any potential adverse effects can be mitigated to a minor level.

The proposal is consistent with the objectives and policies of the Far North Operative District Plan and Proposed District Plan, and relevant assessment criteria.

It is consistent with the relevant National Environment Standards, National Policy Statement and the Regional Policy Statement for Northland.

The proposal does not contravene any provisions in Part 2 of the Resource Management Act.

No person is considered to be affected by this proposal.

For these reasons, I request the Council to approve this application on a non-notified basis, subject to appropriate conditions.

I would appreciate it if the draft conditions were forwarded for my review and comments.

Leonard Dissanayake; MNZPI
Principal Planner
LMD Planning Consultancy

26 June 2025

.....

Appendices

Appendix 1	-	Record of Titles and Consent Notice
Appendix 2	-	Scheme Plan
Appendix 3	-	Letter from Top Energy
Appendix 4	-	Preliminary Site Investigation Report by LDE Ltd
Appendix 5	-	Copy of RC 2300274-RMALUC Decision
Appendix 6	-	Letter from Atlas Legal
Appendix 7	-	Extracts from 'Stormwater Management Design Report' submitted for RC 2300274
Appendix 8	-	Written Approval

APPENDIX 1

RECORD OF TITLE

AND

CONSENT NOTICE

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**603989**
Land Registration District	**North Auckland**
Date Issued	01 September 2014

Prior References
NA83D/401

Estate	Fee Simple
Area	8426 square metres more or less
Legal Description	Lot 1 Deposited Plan 460448
Registered Owners	

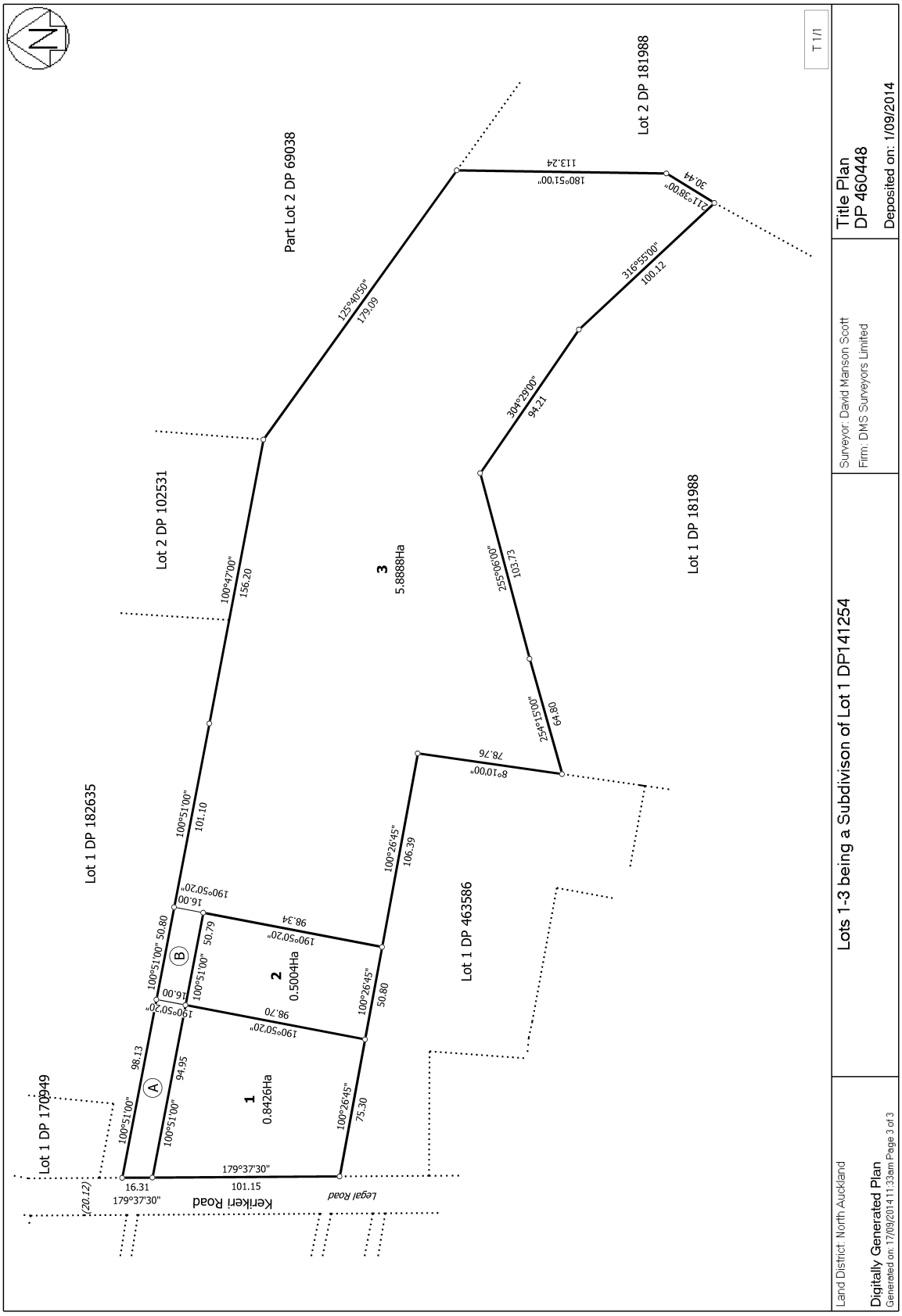
Warrick Douglas Hyland, Gregory Phillip Worsfold Stevens and Eric Holt Pedersen

Interests

9812680.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.9.2014 at 1:42 pm

Appurtenant hereto is a right of way, a right to drain water and a right to convey water, electricity and telecommunications created by Easement Instrument 9812680.3 - 1.9.2014 at 1:42 pm

Some of the easements created by Easement Instrument 9812680.3 are subject to Section 243 (a) Resource Management Act 1991 (see DP 460448)


Lot 2 DP 181988
Part Lot 2 DP 69038
Lot 2 DP 102531
Lot 1 DP 182635
Lot 1 DP 170949
Lot 1 DP 181988
Lot 1 DP 463586
Kerikeri Road
Legal Road
1
0.8426Ha
2
0.5004Ha
3
5.8888Ha
A
B
179°37'30"
16.31
101.15
(20.12)
98.13
94.95
75.30
98.70
50.80
16.00
98.34
50.79
101.10
156.20
179.09
106.39
78.76
64.80
103.73
94.21
100.12
30.44
113.24
Lots 1-3 being a Subdivison of Lot 1 DP141254
Title Plan
DP 460448
Deposited on: 1/09/2014
Surveyor: David Manson Scott
Firm: DMS Surveyors Limited
Land District: North Auckland
Digitally Generated Plan
Generated on: 17/09/2014 11:33am Page 3 of 3
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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **603990**

Land Registration District **North Auckland**

Date Issued 01 September 2014

Prior References
NA83D/401

Estate Fee Simple

Area 5004 square metres more or less

Legal Description Lot 2 Deposited Plan 460448

Registered Owners

Warrick Douglas Hyland, Eric Holt Pedersen and Gregory Phillip Worsfold Stevens

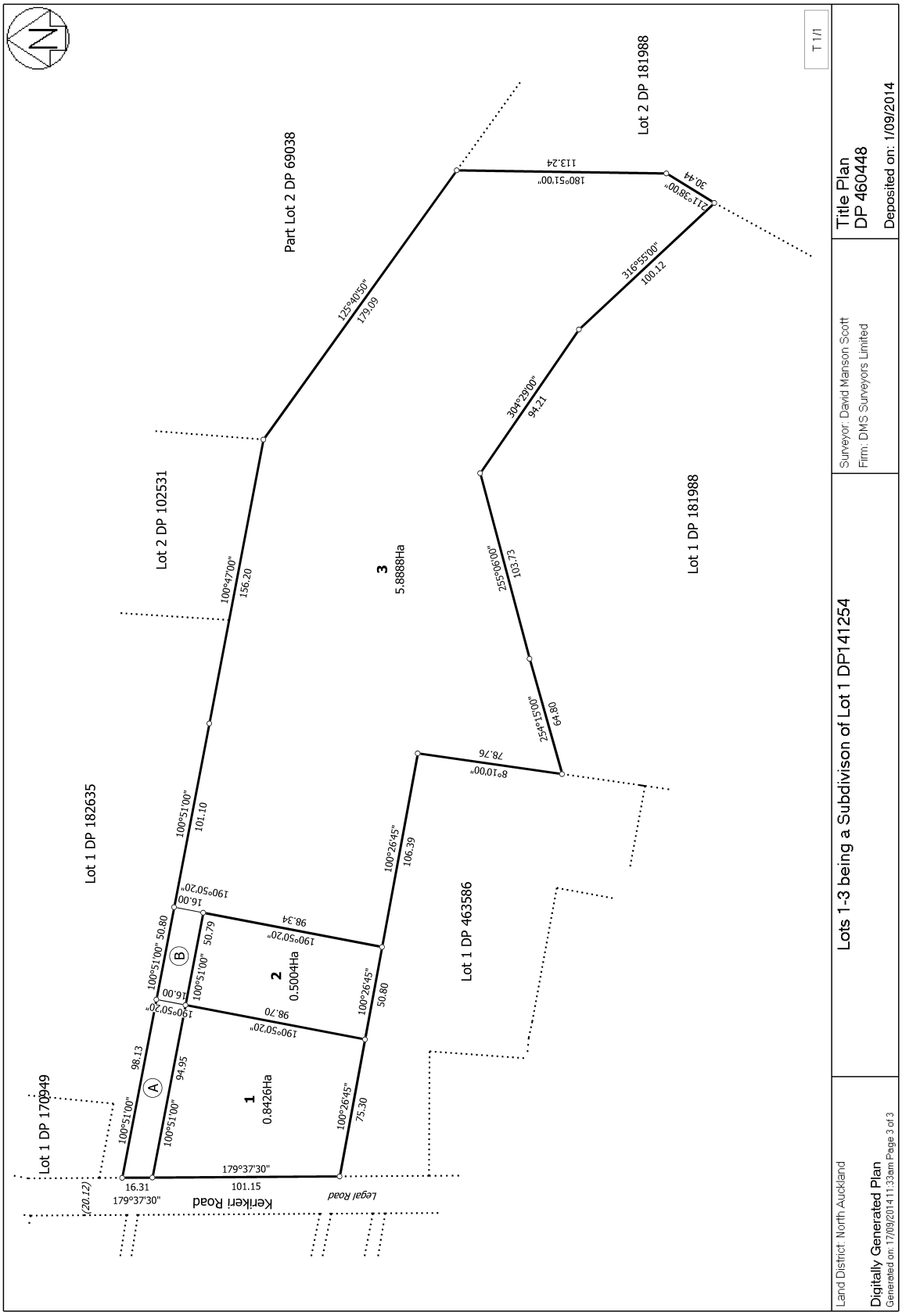
---

Interests

9812680.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.9.2014 at 1:42 pm

Appurtenant hereto is a right of way, a right to drain water and a right to convey water, electricity and telecommunications created by Easement Instrument 9812680.3 - 1.9.2014 at 1:42 pm

Some of the easements created by Easement Instrument 9812680.3 are subject to Section 243 (a) Resource Management Act 1991 (see DP 460448)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Lot 2 DP 102531
Lot 1 DP 182635
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Digitally Generated Plan
Generated on: 17/09/2014 11:33am Page 3 of 3
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Far North District Council

Private Bag 752, Memorial Ave
Kaitaia 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC **2071006**

the Subdivision of Lot 1 DP 141254
North Auckland Registry

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

SCHEDULE

Lots 1, 2 & 3 DP 460448

(i) 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 the site, the occupiers of any such dwelling shall install an approved water filtration system consistent with the New Zealand Drinking Standards 1995 and any amendment thereto; and including the use of a designed sludge trap with a minimum volume of 100 litres.

(ii) Properties within the vicinity of this allotment are engaged in horticultural and industrial activities where the use of sprays and other related activities will occur. As a result of being adjacent to these operations, noise, spray drift and associated effects could occur.

Lot 3 DP 460448

(iii) The existing shelter belts along the southern boundary of Lot 3 where it bounds Lot 1 DP 181988 shall be maintained at a minimum height of 5 metres and shall not without prior written consent of the council and then in strict compliance with any conditions imposed by the council, cut down, damage or destroy the shelter belt. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.

Far North District Council

Private Bag 752, Memorial Ave
Kaitaia 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

Lots 2 & 3 DP 460448

(iv) That upon construction of any habitable building sufficient water volume, pressure and flows be provided in accordance with the NZFS Fire Fighting Water Suppliers Code of Practice SNZ PAS 4509 2003 and that this water supply be accessible for fire fighting purposes.

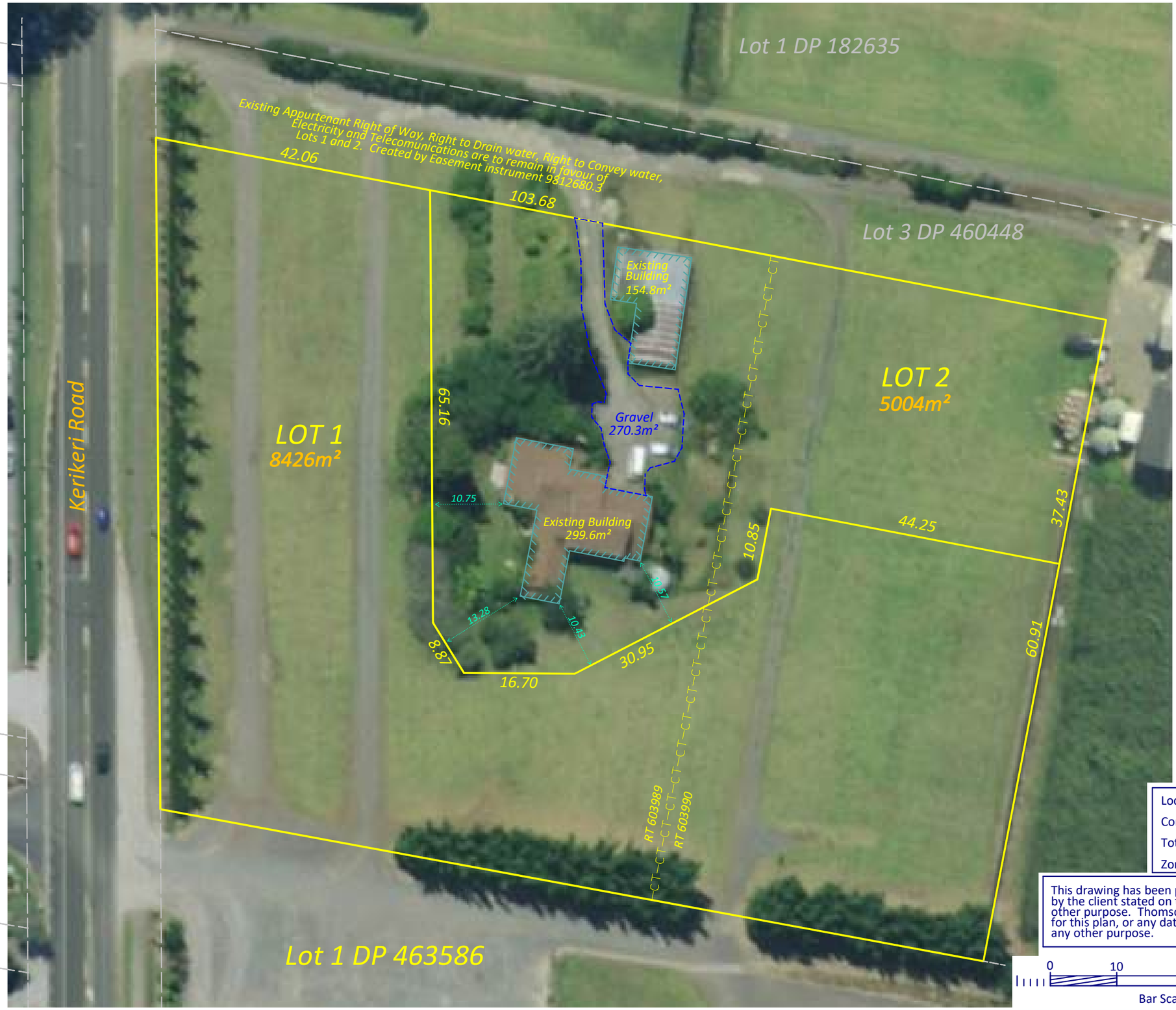
That if water supply is to be provided by way of tank storage this must be located a safe distance away from any habitable dwelling in accordance with the NZFS Fire Fighting Water Suppliers Code of Practice SNZ PAS 4509 2003.

SIGNED: P.J. Killalea Mr Patrick Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 15th day of August 2014

APPENDIX 2

SUBDIVISION SCHEME PLAN



Impermeable surface calculation of Lot 2:
724.7m² = 14.5%

323 Car park capacity in Lot 1

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council

Comprised in: 603989 & 603990

Total Area: 1.3430 Ha

Zoning: Rural Production

0 10 50m

Bar Scale 1:600 @ A3

THOMSON SURVEY LIMITED
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360
www.tsurvey.co.nz
REGISTERED SURVEYORS, PLANNERS & LAND DEVELOPMENT CONSULTANTS

PROPOSED BOUNDARY ADJUSTMENT OF LOTS 1 & 2 DP 460448

483A Kerikeri Road, Kerikeri

PREPARED FOR: Hyland

	Name	Date
Survey		
Design		
Drawn	EM	25.02.25
Approved		
Rev	SL	12.06.25

ORIGINAL
SCALE 1:600
SHEET SIZE A3

10738 SCHEME 25.02.25

Surveyors Ref. No: 10738

APPENDIX 3

LETTER FROM TOP ENERGY

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

9 May 2025

Leonard Dissanayake
LMD Planning Consultancy

Email: lmdpc@xtra.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION / BOUNDARY ADJUSTMENT
W Hyland – 483A & 483B Kerikeri Road, Kerikeri. Lots 1 & 2 460448.

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

Top Energy's requirement for this subdivision/boundary adjustment, based upon the land use consent being for parking only, is nil.
Design and costs to provide a power supply could be provided after application and an on-site survey have been completed.
Link to application: Top Energy | Top Energy

In addition, Top Energy recommends that a private reciprocal easement is created for the existing service mains cable from the roadside to lot 2 as it crosses over proposed lot 1.

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

APPENDIX 4

PRELIMINARY SITE INVESTIGATION REPORT

BY LDE LTD

Warrick Hyland Trust

ADDENDUM TO PRELIMINARY SITE INVESTIGATION (PSI)

483 A&B Kerikeri Road, Kerikeri

Project Reference: 28540
May 7, 2025

DOCUMENT CONTROL

Version	Date	Comments
A	06/05/2025	Issued for Information
B	07/05/2025	Minor edits

Version	Issued For	Prepared By	Reviewed & Authorised By
B	Issued for Information	**Erin Gasston** Environmental Scientist	**James Gladwin** Environmental Group Manager *SQEP*

EXECUTIVE SUMMARY

A preliminary site investigation (PSI) addendum has been conducted for part of the site located at 483 A&B Kerikeri Road, Kerikeri. This PSI addendum should be read in conjunction with the Preliminary Site Investigation (PSI) prepared for the wider site area (FarNorth Enviro Lab Ltd (2015; Appendix A). LDE understands that the site is to undergo a boundary adjustment that may not meet the permitted activity conditions (Regulation 8) of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

This addendum is therefore required to identify if there are or were any current or historical land-use activities post-2015 that could have caused soil contamination that is a risk to human health in order to determine if the NESCS applies to the land, and whether further investigation is required to accompany the consent application for the proposed development.

Evidence from the PSI and site history review, indicates **HAIL A10**: '*Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds'* is more than likely to have occurred on site. Provisional soil testing was therefore undertaken to supplement soil testing completed in 2015 (FarNorth Enviro Lab Ltd) to confirm the risk to human health.

Provisional soil sample results support those completed in the wider site area (FarNorth Enviro Lab Ltd, 2015) and indicate concentrations of heavy metals are at or below background ranges. No OCPs were detected.

As per Regulation 5(9), this investigation demonstrates that contaminants in or on the piece of land are at, or below, background concentrations. As a result, LDE consider that the NESCS Regulations do not apply to this site. As per Regulation 8 (4)(d) the regulatory authority must be provided a copy of this report.

CONTENTS

1 INTRODUCTION

LDE has been engaged by Warrick Hyland Trust to prepare an addendum to the existing Preliminary Site Investigation (PSI) (prepared by FarNorth Enviro Lab Ltd (2015; Appendix A), to cover an approximate 2,000 m^2 previously untested area which will form part of the residential Lot 2 following the proposed boundary adjustment. LDE understands that the site is to undergo a boundary adjustment of Lots 1 & 2 DP 460448, located at 483A&B Kerikeri Road, Kerikeri (refer Figure 1). Proposed Lot 1 is to continue to be used for car parking for the existing Old Packhouse markets. Proposed Lot 2 will be residential, with an existing residential dwelling and shed to be retained on site, which is to be sold following the boundary adjustment.

This PSI addendum should be read in conjunction with the Preliminary Site Investigation (PSI) (prepared by FarNorth Enviro Lab Ltd (2015; Appendix A).

This site investigation has been prepared in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2021. It has been managed by a suitably qualified and experienced practitioner (SQEP); carried out in general accordance with the Contaminated Land Management Guidelines No.1- Reporting on Contaminated Sites in New Zealand (revised 2021) and Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils (revised 2021).

Figure 1. Proposed scheme plan for Lot 1 and Lot 2 DP 460448. Proposed boundary adjustment shown in the scheme plan provided by the Clients representative, dated 25/02/2025. The investigation area is outlined in red, being the approximate 2,000 m^2 area previously untested, which is to be amalgamated into the rural residential land use.

1.1 Investigation Objectives

The objectives of the investigation are to:

- Assess whether there has been (or there is more likely than not to have been) a potentially contaminating land use since 2015.
- Assess the nature and source of potential or likely contaminants.
- Identify the possible locations of contamination.
- Identify known or potential exposure pathways by which identified receptors could be exposed to the contaminants whilst undertaking the current or proposed future land use.
- Identify known or potential human and ecological receptors that could be exposed to contaminants.
- Undertake provisional soil testing in the 2,000 m^2 area which was previously untested.
- Assess if the project is covered by the NESCS Regulations.

2 SITE DESCRIPTION

2.1 Environmental Setting

The site environmental setting is described in FarNorth Enviro Lab Ltd (2015) Appendix A.

2.2 Site Inspection

A walkover assessment was undertaken at the site on 30 April 2025. The site is generally flat and well grassed. There is no evidence of fill material or stressed vegetation. A gravel hardstand runs through the western portion of the investigation area.

Figure 2. Investigation area, looking south. Gravel accessway seen to the left of the image.

Figure 3. Investigation area, looking east. The buildings visible are part of the adjacent lot.

Figure 4. Investigation area, looking south east.

3 HISTORIC SITE USE

The following information was reviewed in order to establish the history of the site:

- Existing Investigation Reports

- Council Records
- Historical aerial photographs
- Site walkover/visual assessment

3.1 Existing Investigation Reports

3.1.1 Preliminary Site Investigation – FarNorth Enviro Lab Ltd

FarNorth Enviro Lab Ltd completed a draft Preliminary Site Investigation (PSI) for part of the subject site in 2015 (Appendix A), for the purposes of a boundary adjustment which was subsequently not undertaken. The PSI included a desktop review and preliminary soil sampling investigation. The desktop review indicates the site was utilised as an orchard since at least 1950, until 2003 when the residential dwelling and associated shed were present on site. No further change in land use was noted since this time.

Soil sampling was undertaken surrounding the residential dwelling, identified to be the highest risk area of contaminant exposure for site users. All analysed samples reported concentrations below the applicable SCS for a 'Rural Residential/Lifestyle Block 25% Produce' land use scenario. Trace levels of DDT-isomers were recorded, at concentrations marginally above the laboratory limit of reporting.

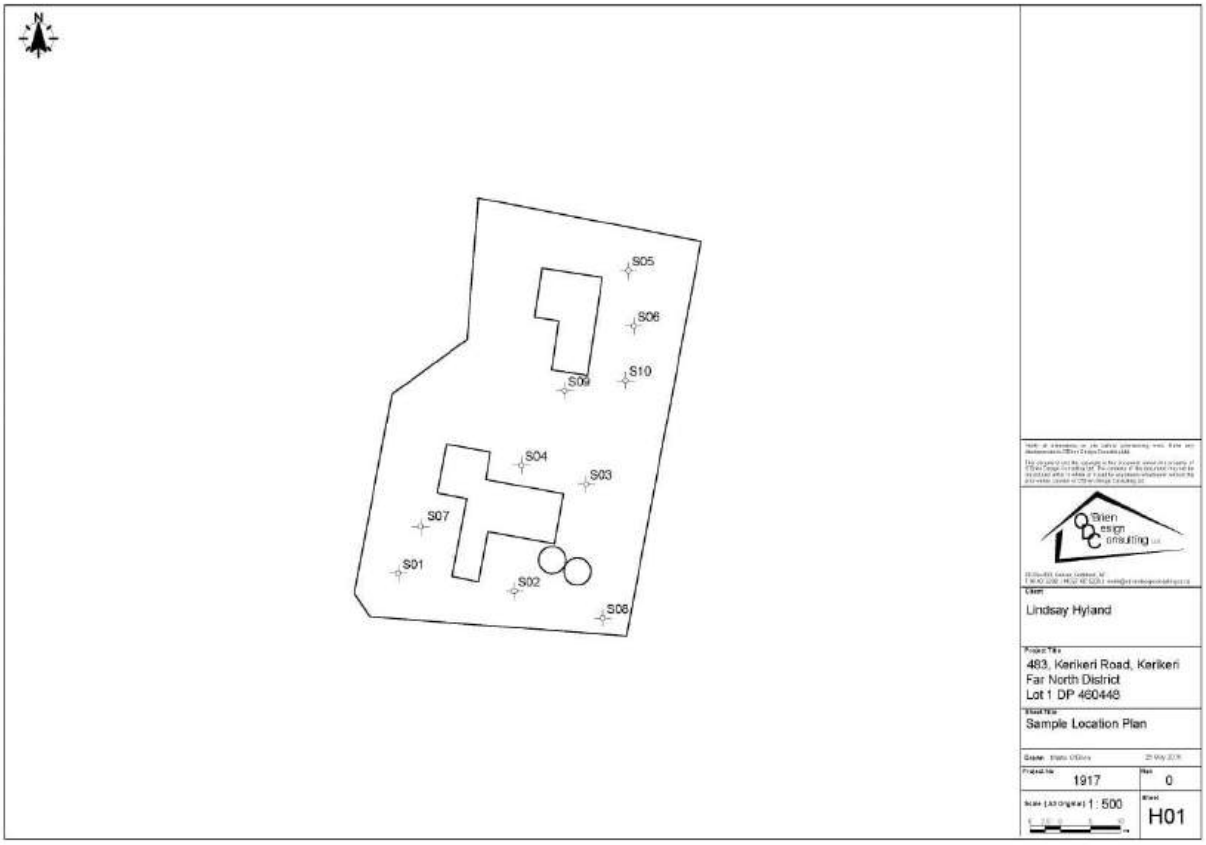


Figure 5. Location of soil samples taken as part of the PSI investigation (FarNorth Enviro Lab Ltd, 2015).

3.1.2 Preliminary and Detailed Site Investigation (PSI/DSI) – Haigh Workman

A PSI and DSI site investigation has been undertaken for Lot 3 DP 463586 and Lot 3 DP 460448 for another boundary adjustment subdivision proposal, as shown on Figure 6 below. Testing undertaken on Lot 3 DP 460448 immediately east of the current investigation area (Figure 7) indicates heavy metal concentrations below the applicable SCS. No organochlorine, organonitro or phosphorus pesticides were reported above the laboratory limit of detection.

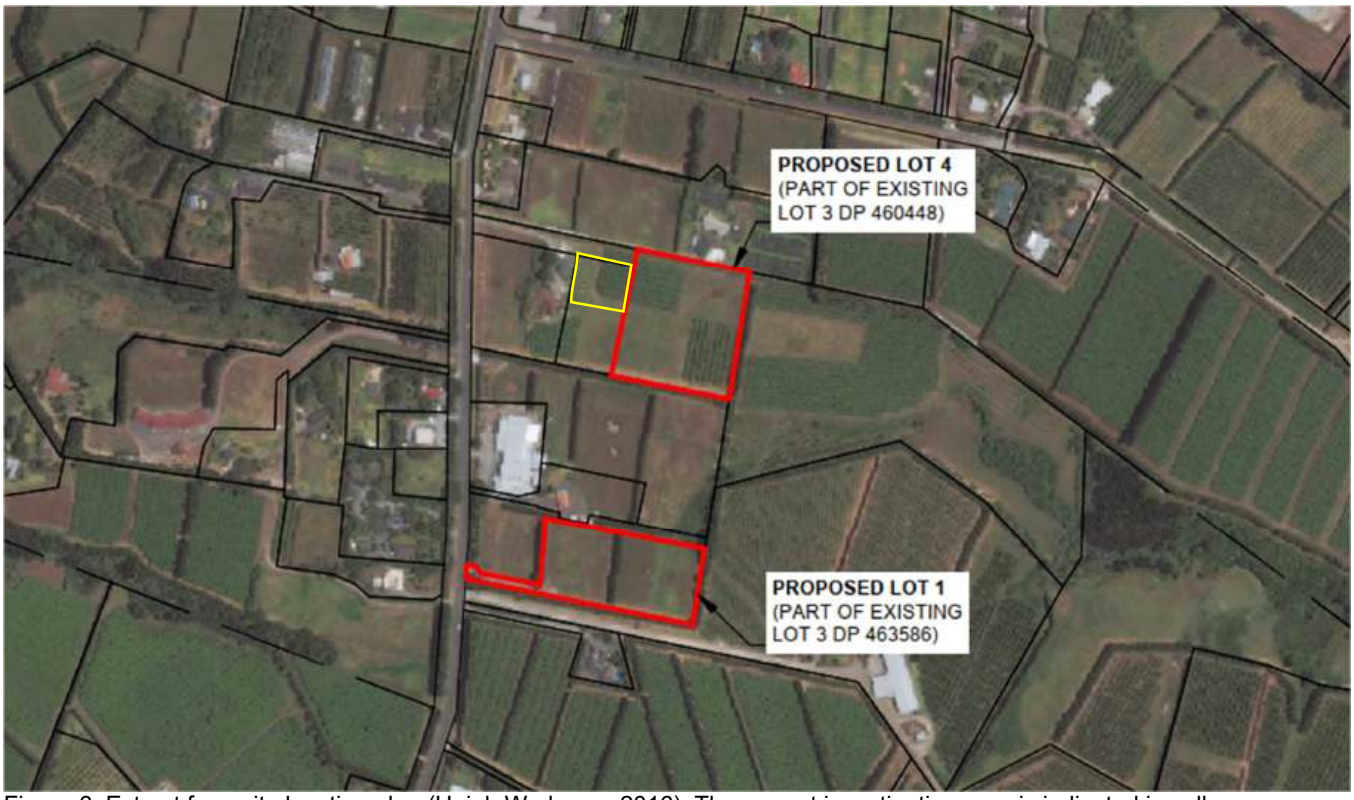


Figure 6. Extract from site location plan (Haigh Workman, 2016). The current investigation area is indicated in yellow.

Figure 7. Extract from sampling location plan from Haigh Workman (2015), showing the location of soil testing undertaken on Lot 3 DP 460448.

3.2 Council Information

3.2.1 Northland Regional Council

The Northland Regional Council (NRC) HAIL database was reviewed on 23 April 2025. 483A Kerikeri Road is currently listed as a HAIL site, under HAIL A10: Persistent pesticide bulk storage or use. It is classified as an unverified HAIL. 483B Kerikeri Road is not currently listed as a HAIL site. To the east, 483C Kerikeri Road is also listed as an unverified HAIL site, under HAIL A10.

3.2.2 Far North District Council

LDE were supplied the property file for the site from FNDC on 22 April 2025. The property file was reviewed with a focus on information post-2015. The following pertinent points are noted:

04/12/2015	RC 2170034 - Proposed subdivision (boundary adjustment) of Lots 1 & 2 DP 460448, Lots 1-3 DP 463586 and Lot 1 DP 119263. This application included the PSI in Section 3.1.1 and PSI/DSI in Section 3.1.2.
27/08/2018	RC 2190133 - Consent application for land use consent for additional market activities (night market), and variation to existing consents for the Saturday and Sunday markets.

3.3 Historical Aerial Imagery

Historic aerial images were reviewed as part of the FarNorth Enviro Lab Ltd (2015) PSI. Aerial images post-2015 have been reviewed for completeness below.

2016: The residential dwelling and shed appear as per the present-day configuration. A portion of orchard planting is seen in the northern section of Lot 2.

Figure 8. Aerial imagery 2016. Sourced from LINZ (annotated image). Approximate site boundary shown in yellow.

2017: Removal of orchards has been undertaken in the north in Lot 2 and south in Lot 1, and in the adjacent lot to the east.

Figure 9. Aerial imagery 2017. Sourced from Google Earth (annotated image). Approximate site boundary shown in yellow.

2018: No change is noted. The southern portion of Lot 2 and western and southern portion of Lot 1 are utilised as car parking for the adjacent markets to the south. New planting is visible immediately to the east of Lot 2.

Figure 10. Aerial imagery 2018. Sourced from Google Earth (annotated image). Approximate site boundary shown in yellow.

2020: No change is noted. Two buildings have been constructed immediately east of Lot 2.

Figure 11. Aerial imagery 2022. Sourced from Google Earth (annotated image). Approximate site boundary shown in yellow.

2025: No change is noted.

Figure 12. Aerial imagery 2025. Sourced from Google Earth (annotated image). Approximate site boundary shown in yellow.

4 PROVISIONAL SOIL TESTING

Based on the findings of the PSI, provisional soil testing was undertaken to provide an indication of residual contamination at the site, if any, to inform the PSI conceptual site model (CSM). Taking into consideration the methodology for deriving soil contaminant standards (SCS) and the proposed development at the site, our investigation was designed to establish if site soils exhibit contaminant concentrations exceeding the soils contaminant standards applicable to the '*Rural Residential 25% Produce'* land-use scenario.

4.1 Sampling and analysis plan

The field investigation was undertaken on 17 April 2025 by an LDE contaminated land scientist. Four-part composite samples (4x samples per composite) from locations S1 to S4 were collected across the investigation area. All samples were tested for heavy metals, and one composite sample was also tested for organochlorine pesticides (OCPs). The sample locations and details are shown in Figure 13 and Table 1.

Figure 13. Soil sampling site plan. The approximate composite sample quadrants are shown in green. Source: Google Earth (annotated image).

Table 1. Sample Details.

Test Pit / Borehole	Depth (m)	Description	Sample(s)	Analysis	Rational
S1-S4	0 to 0.1	Topsoil	S1 – S4 0-100	Heavy metals	Check for contaminants associated with former orchard.
Comp1	0 to 0.1	Topsoil	Comp1	OCPs	Check for contaminants associated with former orchard.

4.2 Quality Assurance and Quality Control

4.2.1 Field QA/QC

The following procedures were adopted during soil investigation works:

- All fieldwork was carried out in compliance with a project specific Health and Safety Plan prepared for the site works.
- All works were conducted by trained LDE staff with precautions including implementation of procedures for the appropriate handling of potentially contaminated material.
- Prior to sampling, and between sample locations, equipment used to retrieve samples was cleaned by washing with potable water to minimise the chance of cross contamination.
- Soil samples were collected using a hand trowel / hand auger.
- A clean pair of nitrile gloves was also used for each sample location. All samples were placed into labelled laboratory supplied sample containers.

- Additional laboratory containers were taken to the site as a contingency for grab samples (one-off samples of material or soil that are of interest and observed by the sampler during a site inspection or sampling event) including soil stains, burn patches or pits, filled areas, and treated timber stockpiles.
- Following collection, all samples were transported, under standard chain of custody procedures, to an IANZ accredited laboratory (Hills) for analysis. The chain of custody documentation is attached in Appendix B.

4.2.2 Laboratory QA/QC

Laboratory reports from Hills have been included in Appendix B. These include the analytical methods and detection limits used by the laboratory and the laboratory accreditation for analytical methods used.

All Laboratory Analysis was completed through Hills. Hills are 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.

4.3 Background Concentrations, Soil Contaminant Standards (SCSs) and Guideline Values (SGVs)

4.3.1 Human Health

The NESCS references the Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health (MfE, 2011). This is a national risk-based methodology for deriving soil contaminant concentrations protective of human health. Soil Contaminant Standards (SCS) and Soil Guideline Values (SGVs) have been selected in accordance with regulation 7.

Regulation 7 states that if the contaminant of concern is a priority contaminant[1] and the land use fits within an exposure scenario adopted in the Methodology[2], the applicable standard is the soil contaminant standard for the priority contaminant. If the contaminant of concern is a priority contaminant and the land use does not fit within an exposure scenario adopted in the Methodology, the applicable standard is whichever of the following is more appropriate in the circumstances:

a) the guideline value derived in accordance with the methods and guidance on site-specific risk assessment provided in the Methodology:

b) the soil contaminant standard for the priority contaminant of the exposure scenario adopted in the Methodology with greater assumed exposure than the actual exposure.

[1] a contaminant for which the Methodology derives a soil contaminant standard.
[2] The current edition of the Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health.

If the contaminant of concern is not a priority contaminant, the applicable standard is whichever of the following is more appropriate in the circumstances:

a) the guideline value derived in accordance with the methods and guidance on site-specific risk assessment provided in the Methodology:

b) a guideline value for the protection of human health that is chosen in accordance with the current edition of Contaminated Land Management Guidelines No. 2–Hierarchy and Application in New Zealand of Environmental Guideline.

Following the guidance, the Soil Contaminant Standards (SCS) for selected priority contaminants and for non-priority contaminants guidelines values were selected following Regulation 7 and the Contaminated Land Management Guidelines No. 2: Hierarchy and Application in New Zealand of Environmental Guideline Values (Revised 2021) as screening criteria for the risk to humans at the site and to inform on-site management actions. If exceeded, further investigation and a Tier 2 assessment would be considered.

No applicable New Zealand guideline criteria exist for some of the tested metals (i.e., nickel and zinc) and therefore Health Investigation Level (HIL) values from the Australian Guideline on the Investigation Levels for Soil and Groundwater have been used under the residential land-use scenario as outlined in the MfE document.

The soil samples were tested at the laboratory for total chromium. However, the methodology document distinguishes between the stable chromium III and the potentially toxic and less stable chromium VI. For the purposes of this analysis all total chromium results have been conservatively compared to the chromium VI.

4.3.2 Environmental

All results are compared against the Predicted Background Soil Concentrations (Landcare Research Limited)[3] to determine if soil concentrations are anthropologically affected and the applicability of the NESCS. Given the site is underlain by Basalt, results are also compared against the Auckland Council TP153: 2001 *Background Concentrations of Inorganic Elements in Soils from the Auckland Region* for volcanic soils.

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

4.4 Results

4.4.1 Heavy Metals

Table 2 summarises the laboratory results of soil samples tested for heavy metals.

- All soil samples report concentrations of heavy metals below the NES SCS for a '*rural residential/lifestyle block 25% produce'* land use scenario.
- Two soil samples (S1 and S3) report concentrations of arsenic marginally above the Predicted Background Soil Concentrations. These concentrations are however within the range of arsenic for volcanic soils (AC TP153:2001).
- All other samples report concentrations of heavy metals below the Predicted Background Soil Concentrations and the volcanic soils range.

The full lab results are included in Appendix B.

Table 2. Laboratory tests (heavy metal) compared against the soil contaminant standard (SCS) for a 'Rural Residential / Lifestyle Block 25% Produce land-use.

Sample ID	Depth (mm)	Sample Description	Arsenic	Cadmium	Chromium	Copper	Lead	Nickel	Zinc
S1 0-100	0-100	Topsoil	**12**	0.5	38	67	15.5	8	65
S2 0-100	0-100	Topsoil	7	0.48	37	58	14.8	8	66
S3 0-100	0-100	Topsoil	**10**	0.43	37	66	25	7	129
S4 0-100	0-100	Topsoil	6	0.41	33	55	17.6	6	74
Rural residential / lifestyle block 25% produce[1]			**17**	**0.8**	**290**	**10000**	**160**	**400**	**7400**
Background soil concentrations[2]			**8.87**	**0.51**	**128.5**	**108.3**	**56.34**	**77.43**	**295.8**
Auckland Volcanic Soils range[3]			12	0.65	125	90	65	320	1160

Notes: All results and standard values are presented in mg/kg (dry weight). All metals tested for 'Total Recoverable' at screen level. Depths are mm below ground level.

1 Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health. Ministry for the Environment, 2011.

2 Predicted Background Soil Concentrations, New Zealand, Landcare Research Limited.

3 Table 3, TP153:2001 Background Concentrations of Inorganic Elements in Soils from the Auckland Region, volcanic range.

4.4.2 Organochlorine Pesticide Results

Table 3 summarises the organochlorine pesticide (OCP) results. No OCPs were detected above the laboratory limit of reporting.

The laboratory transcripts are appended (Appendix B).

Table 3. Laboratory test results for OCPs compared against the soil contaminant standard (SCS) for a 'Rural Residential/Lifestyle Block 25% Produce' land-use.

Sample ID	Depth	Description	Total DDT	Dieldrin	Aldrin	Aldrin+Dieldrin
Comp1	0-100	Sandy silt	<0.09	<0.015	<0.015	<0.03
Rural residential / lifestyle block 25% produce[1]			**45**	**1.1**	**1.1**	**1.1**

Notes: All results and standard values are presented in mg/kg (dry weight). Depths are mm below ground level.
Total DDT = sum of DDT, DDD, and DDE.
DDT = dichlorodiphenyltrichloroethane.
DDD = dichlorodiphenyldichloroethane.
DDE = dichlorodiphenyldichloroethylene.

1 Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health. Ministry for the Environment, 2011.

5 RISK ASSESSMENT

This section uses a Conceptual Site Model (CSM) to assess the currently available information presented in this report to determine:

- whether there has been (or there is more likely than not to have been) a potentially contaminating land use.
- the nature and source of potential or likely contaminants.
- the possible locations of contamination.
- known or potential exposure pathways by which identified receptors could be exposed to the contaminants whilst undertaking the current or proposed future land use.
- known or potential human and ecological receptors that could be exposed to contaminants.

5.1 Conceptual Site Model

The preliminary site CSM is provided in Table 4. A human health risk can only occur where there is a complete pathway between contaminant source and a receptor. Building floors and paved or sealed areas will largely or completely prevent contact with underlying soils and therefore, direct exposure pathways are or will be incomplete for such areas.

Table 4. Conceptual Site Model at the PSI stage.

HAIL, Potential Contaminants and Location	Receptors	Potential Pathways
HAIL A10 – Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds. Heavy metals, pesticides.	Construction workers	Incomplete – No complete pathways identified. Soil testing indicates heavy metal concentrations are at or below background ranges. No OCPs were detected.
	Future site users	
	Workers at off-site soil disposal sites	
	Ecological receptors	

As per Regulation 6 (3) it is considered that it is more likely than not an activity or industry described in the HAIL has been undertaken on the piece of land (HAIL A10). The likelihood that the soil is contaminated and is a risk to human health as a result of activity or industry occurring is considered to be highly unlikely. As per Regulation 8(4)(b), LDE considers that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land.

5.1.1 NESCS Application

As per Regulation 5(9), this investigation demonstrates that contaminants in or on the piece of land are at, or below, background concentrations. As a result, LDE consider that the NESCS Regulations do not apply to this site.

6 CONCLUSIONS AND RECOMMENDATIONS

Activities on the MfE HAIL were identified at the site. These included **HAIL A10:** '*Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds.'*

Provisional soil sampling and analysis was therefore undertaken to identify if these activities have contributed to soil contamination that would be unacceptable for the proposed development. Soil sample results support those completed in the wider site area (FarNorth Enviro Lab Ltd, 2015) and indicate concentrations of heavy metals are at or below background ranges. No OCPs were detected.

As per Regulation 5(9), this investigation demonstrates that contaminants in or on the piece of land are at, or below, background concentrations. As a result, LDE consider that the NESCS Regulations do not apply to this site. As per Regulation 8 (4)(d) the regulatory authority must be provided a copy of this report.

APPENDIX A

FARNORTH ENVIRO LAB LTD (2015) PRELIMINARY SITE INVESTIGATION

Far North Envirolab Ltd

Preliminary Site Investigation
Change of Use

Lindsay Hyland
483, Kerikeri Road, Kerikeri
Far North District
Lot 1 DP 460448

Prepared by: Nicola O'Brien

Reviewed by: Andreas Kurmann

Approved by: Andreas Kurmann

Date: 26/05/2015

Job No: 1917

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Contents

1.0 Summary Contaminated Sites Report Checklist

Indicate the reports contained in this document					
Report section(s) and information to be presented	PSI	SIR	RAP	SVR	MMP
Executive summary	R √	R	R	R	R
Scope of work	R √	R	R	R	R
Site identification	R √	R	R	R	R
Site history	R √	S	S	S	S
Site condition and surrounding environment	R √	S	S	S	S
Geology and hydrology	A √	R	S	S	S
Sampling and analysis plan and sampling methodology	A √	R	X	R	R
Field quality assurance and quality control (QA/QC)	N √	R	X	R	S
Laboratory QA/QC	N √	R	X	R	X
QA/QC data evaluation	N √	R	X	R	X
Basis for guideline values	R √	R	R	R	R
Results	A √	R	R	R	S
Site characterisation	R √	R	R	R	R
Remedial actions	X	X	R	S	S
Validation	X	X	X	R	S
Site management plan	X	X	R	S	S
Ongoing site monitoring	X	X	X	N	R
Conclusions and recommendations	R √	R	R	R	R

This report has been prepared for Lindsay Hyland by Far North Envirolab Ltd. No liability is accepted by this company or any employee or sub-consultant of this company with respect to its use by any other parties.

2.0 Executive Summary

2.1 Background

The objective of a Preliminary Site Investigation (PSI) report is to research historical and current information about a site, and then establish if the land is a risk to human health due to previous hazardous activities and industries. Thus, it establishes the status of an activity carried out on a piece of land. A PSI report is required for Lot 1, DP 460448, 483 Kerikeri Road, Kerikeri as a permitted activity due to a boundary adjustment. A boundary adjustment is an activity similar to those outlined in Section 8.4 of Resource Management Regulations, (2011).

The report specifies information about the site history, its characteristics, current condition and the surrounding environment and includes relevant information on the geology and hydrology. Soil sampling has been undertaken due to evidence showing previous use of the property for horticultural purposes and incomplete site history. Orchards are listed as a HAIL activity in the Ministry for the Environments Hazardous Activities and Industries (2011).

Lot 1 is a 2913m^2 area comprising primarily of a house, shed, garden and associated amenities. Spray is likely to have been used on the adjacent orchards but not directly on the house and immediate land. Soil contamination is still a possibility due to the close vicinity of past orchards and could occur via surface water run-off or airborne migration of horticultural sprays. The shed is a potential 'hotspot' for the mixing off or storage of chemicals as its history is 'unknown'.

Following thorough review of the site investigation and soil sample results a conclusion and recommendations are given in accordance with the National Environmental Standard.

2.2 Scope of Work

The following work has been undertaken:

- Site Inspection & related field work
- Collection of soil samples
- Desk study including site evaluation, history, geology and hydrology
- Soil analysis & results
- Conclusion & recommendations

2.3 Available Information

- Certificates of Title from 1911 to present day
- Aerial photography

2.4 Summary of conclusions and recommendations

On review of the the site history, its characteristics, current condition, surrounding environment, geology and hydrology and soil sample results, it is highly unlikely that there will be a risk to human health due to a boundary adjustment on this piece of land. Therefore, the boundary adjustment is classified as a permitted activity.

3.0 Site Identification

3.1 Appellation

Clients Name: Lindsay Hyland

Site Address: 483, Kerikeri Road, Kerikeri

Lot & DP: Lot 1, DP 460448

District Plan: Rural Production

Coordinates: FNDC Maps Default 2193 – X: 1,685,275.50, Y: 6,099,381.61

3.2 Site Description

The 2913m^2 site was located at the end of a metal drive way off 483 Kerikeri Road. The lot consists of a house, shed, garden and associated amenities. The proposed boundary adjustment and specific location of Lot 1 can be seen in Appendix I.

4.0 Site Characteristics, Condition and Surrounding Environment

Access was gained to the property via a metal driveway. Photograph one was taken inside Lot 1 as indicated by the boundary peg. The citrus trees and mown grass are on the neighboring lot which is presently used as parking for the Pack house markets.

Photograph one showing view to the west, access, citrus and boundary peg.

The western boundary of Lot 1 was lined with established gardens, mature trees and small areas of maintained lawn. Photograph two shows proximity of the gardens and the proposed boundary adjustment to the house.

Photograph two showing mature trees, boundary peg and the house.

Located to the north of the property is a shed currently used to store timber. The house is located behind the shed to the south. This can be seen in photograph three.

Photograph three showing the shed and house, metal driveway and parking areas.

The lot consisted primarily of small areas of lawn and gardens as shown in Photograph four. Two water tanks, a small shed and septic system serviced the site.


Photograph four: View of the back of the house with lawn and gardens.

Behind the house to the south of the property were established kiwifruit vines as shown in Photograph five. A small area of kiwifruit vine encroached onto the southern boundary of Lot 1. This was shown by the location of boundary pegs underneath the vines and the boundary adjustment scheme shown in Appendix I.


Photograph five showing the proximity of the Kiwifruit orchards to the house.

An established Kiwifruit orchard is located to the east of the property as shown in Photograph six.


Photograph six showing established Kiwifruit orchard and the slope towards the north.

The topography of the lot was flat with a slight cross fall from south to north. The flat topography can be seen in all photographs and the gentle slope can be seen in photograph seven above. FNDC maps show the property is at a height of 115m above sea level and is not prone to flooding. No surface water was seen during inspection. Due to the topography of the lot, surface water run-off and leaching would come from the residential land from the south rather than the properties to the north.

There were no visible signs of contamination such as identifiable waste products, fire pits or other suspect 'hot spots' identified on site during the investigation. An exception to this was an area of dead grass that had been sprayed with round up (photograph seven). The chemicals in round up can potentially affect human health detrimentally with continued use. However, this chemical is not listed as contaminating soils. The shed to the north of the property could also be considered a hot spot but this is dependent on its historic use. There were no other signs of plant stress on-site or along the boundaries. No petrol stations or other hazardous activities are located in the immediate area. Currently some kiwifruit vines remain and aerial photography shows greater areas which have since been removed. Orchards are listed as a HAIL activity in the Ministry for the Environments Hazardous Activities and Industries (2011).


Photograph seven showing the view towards the northwest, house, shed and sprayed area for future vegetable garden.

Adjacent to the property is the Pack house market building (south) and grass carpark area (west) and a residential property with pasture to the north. Aerial photographs show land further afield is currently used for horticultural purposes.

5.0 Geology and Hydrology

FNDC maps show the catchment area surrounding Lot 1. Kerikeri Road directs water into curb and channel drains then to catch pits at low points. This means that surface water runoff from western properties will be directed into drains and not onto Lot 1. The Pack house markets and associated amenities directly south of Lot 1 will direct water offsite rather than onto the property. Lot 1 and immediate area have a slight slope towards the north and east. Thus there is minimal surface water runoff directed onto Lot 1 from surrounding areas. Minimal surface water runoff onto the lot means that contaminants are unlikely to have been deposited from a wide area.

Geological Map Reference Number: NZMS 290 Sheet P04/05 describes the soils as Kerikeri Friable Clay (KE) with well drained soils of the rolling and hill land (Appendix II). The nature of the soil in relation to contaminant leaching would be a tendency for contaminants to remain within the upper sub grade layers, with a slow rate of leaching to greater depths. Kerikeri Friable Clay is volcanic clay with moderate to slow drainage characteristics. In comparison soils that are gravely, sandy and coarse would leach at a faster rate to a greater depth. Therefore, soil sampling is taken from 0-75mm which is commonly used to represent the direct human exposure pathway.

There were no springs, wells, bores or pits on the property. There was no imported fill identified on site.

6.0 Site History

6.1 Chronological list of ownership:

Appendix III shows all Certificates of Title (CT) from 1911 to present day

Identifier: 183 81, date issued 9th November, 1911: The property including Lot 1, was owned by Harold Bull. Occupation not listed. Transferred to Sydney Gerald Worsp and Harry Earnest Worsp on the 19th November, 1920.

Identifier: 329 279, date issued 19th May, 1921: Sydney Gerald Worsp and Harry Earnest Worsp purchased the property from Bull. On the 19th of November, 1920, they are referred to as farmers in the document.

Identifier: 616/38, date issued 4th August, 1930: Sydney Gerald Worsp and Harry Earnest Worsp still listed as owners. Passion fruit plantations mentioned in the document.

Identifier: 665/155, date issued 19th July, 1935: Gordon Morris listed as the new owner. Occupation; 'electrician' referred to. Transfer to Murray Charles Ferris of Kerikeri 'orchardist' and Pauline Upton Ferris his wife on 7th of October 1981. Transfer to Richard John Clarke of Kerikeri 'orchardist' and Melva Joy Clarke his wife on the 7th April, 1988.

Identifier: 83D/401, date issued 20th November, 1990: Richard John Clarke and Melva Joy Clarke have owned the land including current Lot 1 since 17th since April, 1988. Occupation as 'orchardist' noted. Transfer to Allan Robert Gordon and Patricia Maureen Gordon on the 10th of January, 2000.

Identifier: NA83D/401, date issued 20th November 1990: Allan Robert Gordon and Patricia Maureen Gordon owners since 10th of January, 2000 transfer the property to Murray James Wright and Julia Margaret Wright on the 19th December, 2003.

Identifier: 603990, date issued 1st September, 2014: Julie Margaret Wright and Murray James Wright. Transfer to Lindsay Robert Hyland, Murray Craig Gentil and LR Hyland Trustee Limited on 27th March 2015.

Identifier: 603991, date issued 1st Spetember, 2014. Current owners are Lindsay Robert Hyland, Murray Craig Gentil and LR Hyland Trustee Limited. Lot 1 boundary adjustment proposed.

6.2 Site history research

Numerous phone calls and emails were made to previous owners in order to gain first-hand knowledge about Lot 1 and the surrounding properties. An email was sent to Murray Wright (previous owner) on the 10th of May and a phone message left on the 14th. M. Wright did not reply to either. Warrick Hyland (current owner of the pack house) was telephoned on the 14th of May. He knew little about the history of the property and surrounding area and suggested calling Murray Wright. He stated he knew a lady at the market who was very knowledgeable about the area and he would ask her a few questions and call back after the weekend. Pauline Ferris (previous owner of Dundee Orchards) was called on the 14th of May and a message was left. P. Ferris did not reply to the message.

As far as can be ascertained there had been no storage of materials, disposal of chemicals, above or below ground storage tanks, and associated spills or discharge on the site. No industrial activities were or had taken place on the site. There was no history of any sewerage being deposited on the site. Council's data base did not have any information on the dangerous goods register for Lot 1.

Lot 1 is within an area of Kerikeri well known to have a history of orchards in the past. Therefore, there is a possibility of contamination via previous existing orchard, surface water runoff and airborne migration of chemicals. The property is listed on the Northland Regional Council Hazardous Activities and Industries List.

6.2 Aerial Photography

Refer to Appendix V with shows aerial photographs from 1960's to 2013.

Aerial photograph, A01 1960 – The land area appears to be in orchard. However, it is difficult to tell.

Aerial photograph, A01 1972 – The land area is surrounded by shelter belts and appears to be in orchard.

Aerial photograph, A0 2003 – The house and shed are shown in the photograph. Citrus orchards are shown to the west of the house and also a smaller area to the east. Beyond the citrus to the east are Kiwifruit orchards. Additional Kiwifruit orchards are located to the south of the house. The northern property is pasture with shelter belts. Orchards are common in the surrounding area.

Aerial photograph, A0 2007 –There is no significant change to the house, shed and surrounding area since the 2003 aerial photograph.

Aerial photograph, A0 2009 – The orchards have matured and the small area of citrus to the east of the shed has been removed. Additional areas of Kiwifruit have been removed such as an area further away from the house to the east and to the north east of the pack house.

Aerial photograph, A0 2013 – The citrus to the north west of the house has been removed. Further orchard removal around the Pack house has occurred. A change of land use has occurred further north.

6.3 Summary of site history and recommendations

Aerial photographs show that the area of land including 483 Kerikeri Road has been used historically for horticultural purposes (Citrus and Kiwifruit orchard). There is no evidence for any other HAIL activities taking place on this piece of land. Soil sampling is required due to incomplete site history, for example information about spray regimes and chemicals used could not be identified, and historic use of the shed could not be ascertained from previous owners. Lot 1 is considered 'low-moderate risk' primarily because the house and immediate area are unlikely to have been sprayed directly. Therefore, soil contamination would occur due to surface water runoff from a small area to the south of the property or from airborne migration of chemicals rather than direct spray. So far the majority of results gained from sites previously used as orchards, in Kerikeri, have been below NES guidelines (approximately 95% have been below SCS_{health} values according to councils list of public records of reports received as of 16th of October 2014). Therefore, we hypothesize that contaminants on Lot 1 will also be below NES guidelines.

7.0 Site characterisation

Lot 1 is zoned as Rural Production and like other areas in Kerikeri the most likely HAIL activity would be contamination due to horticultural chemicals, primarily pesticides, (HAIL Code: A10 Pesticide use in orchards). For example chemicals such as arsenic may still persist in the soil due to the use of the arsenate based pesticides (prior to the 1970's). In orchards there is a tendency for fertilisers, pesticides etc. to be spread over a large area (for example via spreader and spray units) and be relatively evenly distributed rather than concentrated in 'hotspots'. Specific sprays commonly used on kiwifruit are listed in Appendix V. The shed to the north of the property was recognized as a potential 'hotspot' due to the possibility it could have been used to mix or store chemicals. In this particular case Lot 1 is a small area with a house, garden and associated amenities. Spray would not be used directly on the house and surrounding area but there is the possibility for indirect contamination via airborne migration and surface water run-off directing contaminants onto Lot 1 from the adjacent orchards.

It is important that high use recreational areas are tested and clear of contaminants that are detrimental to human health. This is because high use areas will increase the frequency of exposure. Areas surrounding the house site are likely to be high use areas and thus it is important that soil samples are taken from this area. Exposure routes to contaminants include ingestion of the soil. Young children are particularly at risk due to their small size and higher likelihood of ingesting soil particles. Secondary pathways include the uptake of contaminants via edible crops (particularly root vegetables) and the uptake of contaminants via ruminants and poultry. Exposure to contaminants can also occur due to inhalation of dust particles and absorption via the skin. Ministry for the Environment (2011) outlines detailed, specific exposure routes, intake values and health effects of priority contaminants in soils.

8.0 Sampling Method & QA/QC

8.1 Field Methodology & QA/QC

The site was inspected by Andreas Kurmann on the 7th of May 2015.

The selection of the sample points and the number of sub-samples taken were based according to a thorough inspection of the site during our field investigation. The drainage of surface water, subsoil flow, soil type and geology of the site were investigated. Land use, the site history (including available aerial photographs) was considered.

The soil samples were collected by Nicola O'Brien on the 12th of May 5, 2015 from 4-5 pm. The weather on the day of the inspection was overcast with light rain. Each sample was collected using a 75mm long x 40mm wide core sampler and transported in clearly labelled individual plastic sample bags. The sample points are marked on the attached site plan shown in Appendix I.

A pH sample was taken from both composite samples. This is because acceptable cadmium levels are related to the pH of the soil.

Decontamination procedures of equipment were undertaken between each sample by rinsing equipment with potable water then drilling the core sampler twice into new soil at each sample site. This ensures the previous soil from the last sample does not contaminate that of the new.

8.2 Rationale for soil sample sites and sub sample number

All soil samples for this site were taken at a depth of 0-75mm. This depth is appropriate because the top soil will regularly come into contact with people, plants and animals (direct exposure).

Refer to Appendix VII for the location of all soil samples taken:

Soil samples 1-6 were tested for a wide range of heavy metals and organic compounds whilst samples 7-10 were tested for arsenic only. Arsenic was used in pesticides such as lead arsenate and for timber treatment. Arsenic and cadmium are the most common heavy metals shown to be elevated in Northland soils.

Sample 1 (S1) was taken on the lawn behind the house towards the southern boundary. S2 was also taken towards the southern boundary near established kiwifruit vines and an additional proposed vegetable garden considered by the current tenants. S1 and S2 were mixed to form a composite. S3 and 4 were taken in the front of the house from lawn

and garden areas and were mixed to form a composite. S7 was taken towards the western boundary whilst S8 was taken to the south eastern boundary near the chicken coop.

S5 was taken towards the entrance of the shed and S6 on the grass to the east. Soil samples could only be taken to the eastern side of the shed because the western and northern sides were in gravel for parking and the drive way. S9 and 10 were random samples taken on lawn areas around the shed.

The number and location of samples are sufficient to indicate if contaminants are present. Further sampling is recommended if the results show contaminants are above the NES guidelines.

8.3 Laboratory QA/QC

The soil samples preservation methods are applied to the recognised protocols of US EPA SW846 (1992)
The remaining samples will be stored after reporting for a period of 6 month. After the storage period is completed the samples are discarded unless otherwise advised by the customer.

8.4 Laboratory Methodology

The method used for the National Environment Standards for heavy metals and organic compounds in soil samples are shown in Hills Methods Description.

9.0 Sample Analysis & Results

9.1 Basis for Guideline Values

All values used are consistent with the principles of the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health.

Refer to the results table for specific guideline values.

9.2 Results

Date sample received: 13/05/2015

Customer ID: 1425389

Samples 1 and 2: Sample No: 1425389.1

	Units	NES Soil Standard mg/kg dry wt for Rural residential/ Lifestyle block 25% produce	Adjusted guideline value = Guideline value No of subsample in composite (2)	Your value	Compliance of Composite (2) With Adjusted Guideline Value
Soil density	g/ml			0.74	
Dry Weight	g/100g			67	
pH				5.9	
National Environmental Standards Heavy Metals					
Total recoverable Copper	mg/kg dry wt	<10000	5000	75	yes
Total recoverable Boron	mg/kg dry wt	<10000	5000	<20	yes
Total recoverable Arsenic	mg/kg dry wt	17	8.5	3	yes
Total recoverable Cadmium	mg/kg dry wt	0.8(pH5) / 1.4(pH5.5)[1]	.70	0.44	yes
Total recoverable Lead	mg/kg dry wt	160	80	41	yes
Total recoverable Mercury	mg/kg dry wt	200	100	0.22	yes
Trivalent Chromium	mg/kg dry wt	<10000	5000	33	yes
Chromium hexavalent	mg/kg dry wt	290	145	<0.4	yes
National Environment Standards Organic Compounds (Pesticide residue)					
Dieldrin	mg/kg dry wt	1.1	0.55	<0.17	yes
Pentachlorophenol (PCP)	mg/kg dry wt	55	27.5	<6	yes
Benzo(a)pyrene Toxic Equivalence	mg/kg dry wt	6	3	<0.4	yes
Total DDT Isomers NES	mg/kg dry wt	45	22.5	0.03	yes

Note: The cadmium level at pH 5.0 is 0.8, at pH 5.5 is 1:4, at pH 6.0 is 2.3

The level of the pH could be lifted with the application of Lime, however that lift would last only as long as the Carbonates (CO_3) are available in the lime; as soon as the carbonates are used up by the hydrogen in the soil , the pH drops back to the old level before the lime was applied. Only an addition of all the necessary cations in the right ratio would permanently solve and increase the pH to the natural level in a specific soil type.

Samples 3 and 4: Sample No: 1425389.2

	Units	NES Soil Standard mg/kg dry wt for Rural residential/ Lifestyle block 25% produce	Adjusted guideline value = Guideline value No of subsample in composite (2)	Your value	Compliance of Composite (2) With Adjusted Guideline Value
Soil density	g/ml			0.72	
Dry Weight	g/100g			69	
pH				5.58	
National Environmental Standards (Heavy Metals)					
Total recoverable Copper	mg/kg dry wt	<10000	5000	37	yes
Total recoverable Boron	mg/kg dry wt	<10000	5000	<20	yes
Total recoverable Arsenic	mg/kg dry wt	17	8.5	6	yes
Total recoverable Cadmium	mg/kg dry wt	0.8(pH5) / 1.4(pH5.5)[1]	.70	0.16	yes
Total recoverable Lead	mg/kg dry wt	160	80	30	yes
Total recoverable Mercury	mg/kg dry wt	200	100	0.34	yes
Trivalent Chromium	mg/kg dry wt	<10000	5000	31	yes
Chromium hexavalent	mg/kg dry wt	290	145	<0.4	yes
National Environment Standards Organic Compounds (Pesticide residue)					
Dieldrin	mg/kg dry wt	1.1	0.55	<0.16	yes
Pentachlorophenol (PCP)	mg/kg dry wt	55	27.5	<6	yes
Benzo(a)pyrene Toxic Equivalence	mg/kg dry wt	6	3	<0.4	yes
Total DDT Isomers NES	mg/kg dry wt	45	22.5	0.03	yes

Note: The cadmium level at pH 5.0 is 0.8, at pH 5.5 is 1:4, at pH 6.0 is 2.3

The level of the pH could be lifted with the application of Lime, however that lift would last only as long as the Carbonates (CO_3) are available in the lime; as soon as the carbonates are used up by the hydrogen in the soil , the pH drops back to the old level before the lime was applied. Only an addition of all the necessary cations in the right ratio would permanently solve and increase the pH to the natural level in a specific soil type.

Samples 5 and 6: Sample No: 1425389.3

	Units	NES Soil Standard mg/kg dry wt for Rural residential/ Lifestyle block 25% produce	Adjusted guideline value = Guideline value No of subsample in composite (2)	Your value	Compliance of Composite (2) With Adjusted Guideline Value
Soil density	g/ml			.75	
Dry Weight	g/100g			67	
pH				5.77	
National Environmental Standards (Heavy Metals)					
Total recoverable Copper	mg/kg dry wt	<10000	5000	121	yes
Total recoverable Boron	mg/kg dry wt	<10000	5000	<20	yes
Total recoverable Arsenic	mg/kg dry wt	17	8.5	8	yes
Total recoverable Cadmium	mg/kg dry wt	0.8(pH5) / 1.4(pH5.5)[1]	.70	0.53	yes
Total recoverable Lead	mg/kg dry wt	160	80	28	yes
Total recoverable Mercury	mg/kg dry wt	200	100	0.20	yes
Trivalent Chromium	mg/kg dry wt	<10000	5000	40	yes
Chromium hexavalent	mg/kg dry wt	290	145	<0.4	yes
National Environment Standards Organic Compounds (Pesticide residue)					
Dieldrin	mg/kg dry wt	1.1	.55	<0.16	yes
Pentachlorophenol (PCP)	mg/kg dry wt	55	27.5	<6	yes
Benzo(a)pyrene Toxic Equivalence	mg/kg dry wt	6	3	<0.4	yes
Total DDT Isomers NES	mg/kg dry wt	45	22.5	0.03	yes

Note: The cadmium level at pH 5.0 is 0.8, at pH 5.5 is 1:4, at pH 6.0 is 2.3

The level of the pH could be lifted with the application of Lime, however that lift would last only as long as the Carbonates (CO_3) are available in the lime; as soon as the carbonates are used up by the hydrogen in the soil , the pH drops back to the old level before the lime was applied. Only an addition of all the necessary cations in the right ratio would permanently solve and increase the pH to the natural level in a specific soil type.

Sample 7: Sample No: 1425389.4

	Units	NES Soil Standard mg/kg dry wt for Rural residential/ lifestyle block 25% produce	Adjusted guideline value = Guideline value No of subsample in composite (1)	Your value	Compliance of Composite (1) With Adjusted Guideline Value
National Environmental Standards (Heavy Metals)					
Total recoverable Arsenic	mg/kg dry wt	17	17	3	yes

Sample 8: Sample No: 1425389.5

	Units	NES Soil Standard mg/kg dry wt for Rural residential/ Lifestyle block 25% produce	Adjusted guideline value = Guideline value No of subsample in composite (1)	Your value	Compliance of Composite (1) With Adjusted Guideline Value
National Environmental Standards (Heavy Metals)					
Total recoverable Arsenic	mg/kg dry wt	17	17	4	yes

Sample 9: Sample No: 1425389.6

	Units	NES Soil Standard mg/kg dry wt for Rural residential/ Lifestyle block 25% produce	Adjusted guideline value = Guideline value No of subsample in composite (1)	Your value	Compliance of Composite (1) With Adjusted Guideline Value
National Environmental Standards (Heavy Metals)					
Total recoverable Arsenic	mg/kg dry wt	17	17	3	yes

Sample 10: Sample No: 1425389.7

	Units	NES Soil Standard mg/kg dry wt for Rural residential/ Lifestyle block 25% produce	Adjusted guideline value = Guideline value No of subsample in composite (1)	Your value	Compliance of Composite (1) With Adjusted Guideline Value
National Environmental Standards (Heavy Metals)					
Total recoverable Arsenic	mg/kg dry wt	17	17	5	yes

9.3 Comments

All organic compounds and heavy metals tested are below SCS $_{health}$ values for Rural Production.

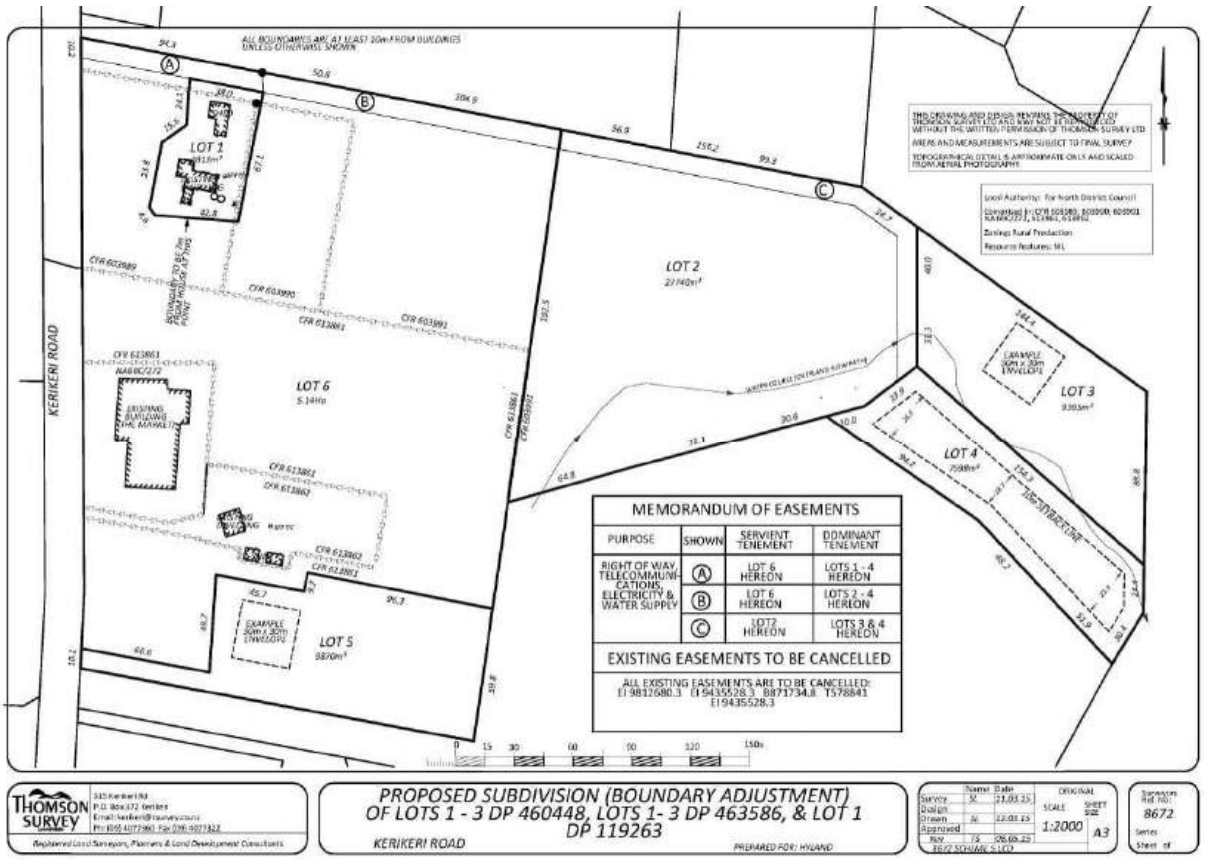
10.0 Conclusion and Recommendations

Lot 1, DP 460448, 483 Kerikeri Road, Kerikeri and surrounding land have historically been used as orchards (predominantly Kiwifruit and Citrus). Therefore, the site is a potential HAIL site requiring a PSI. The desk study thoroughly researched the site history, its characteristics, current condition and the surrounding environment and included relevant information on the geology and hydrology. Soil sampling was undertaken due to evidence showing previous use of the property for horticultural purposes and incomplete site history. The site was deemed 'low-moderate risk'; however, ten soil samples were taken to ensure contaminants were below SCS $_{health}$ values. All priority contaminants tested in the ten samples taken were below SCS $_{health}$ values for Rural Production. Therefore, it is highly unlikely that there will be a risk to human health due to a subdivision taking place on this piece of land. The boundary adjustment is classified as a permitted activity.

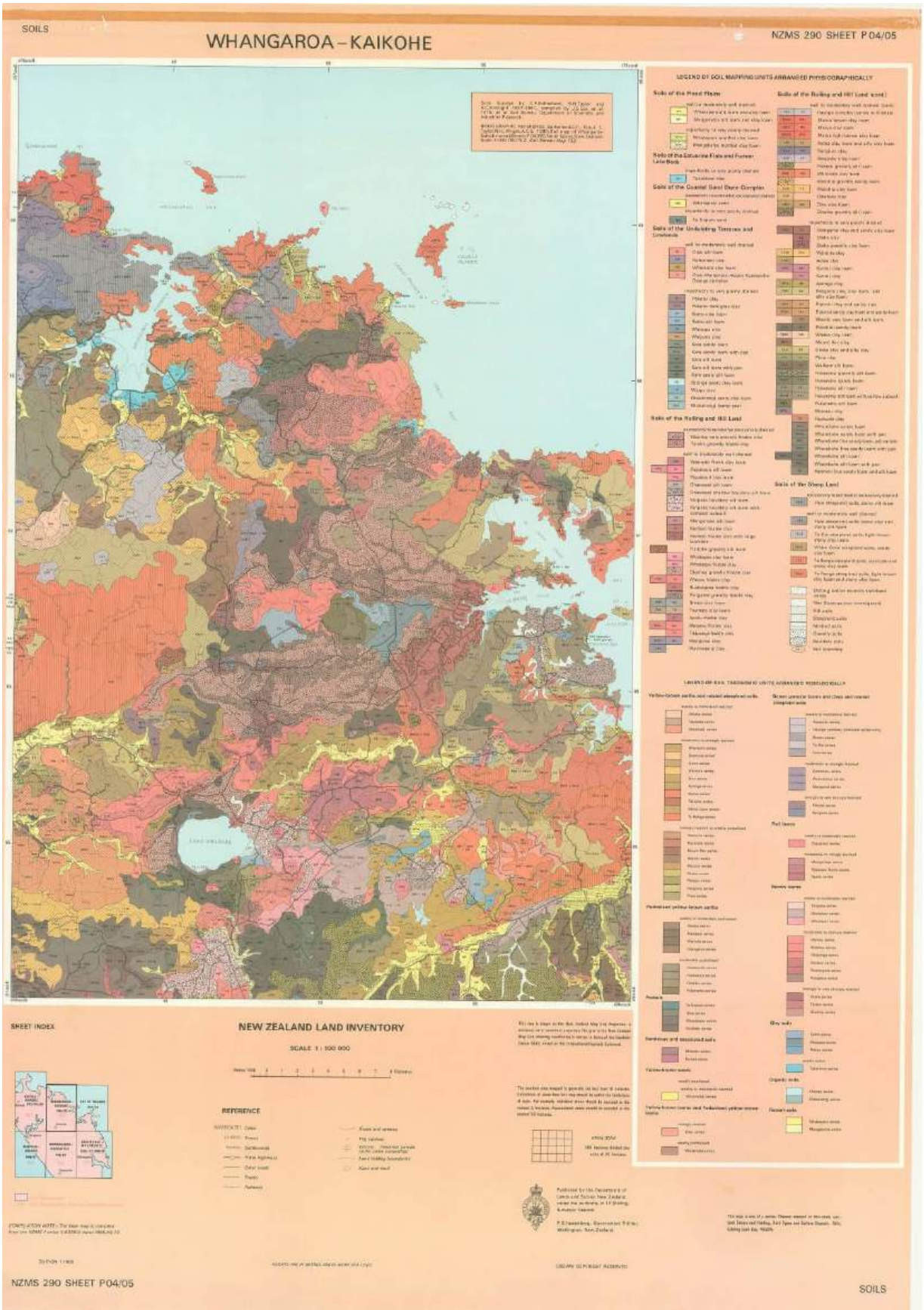
Andreas Kurmann
Scientist M.Sc.
Far North Envirolab

Nicola O'Brien
B.Sc.
O'Brien Design Consulting

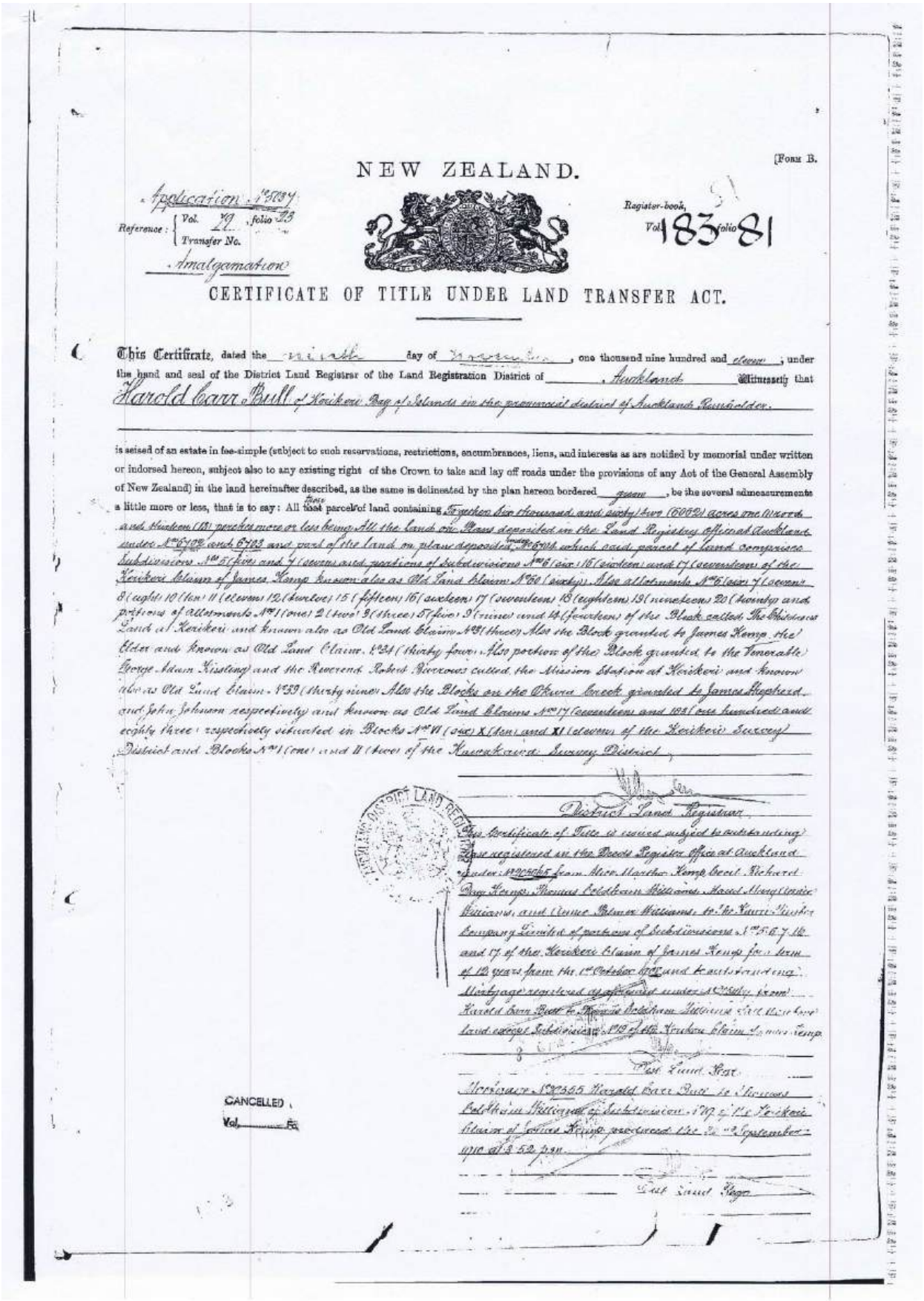
APPENDIX I Proposed Boundary Adjustment



APPENDIX II Soil Map



APPENDIX III Certificate of Titles



[Form B.

NEW ZEALAND.

Application No. 5034

Reference: Vol. 29, folio 23
Transfer No.

Amalgamation

Register-book, Vol. 183 folio 81

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the [illegible] day of [illegible], one thousand nine hundred and eleven, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland witnesseth that Harold Carr Bull of Kerikeri Bay of Islands in the provincial district of Auckland Farmer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing Three hundred and sixty two (6062) acres one rood and thirteen (13) perches more or less being All the Lands on Plans deposited in the Land Registry Office at Auckland under Nos 6702 and 6703 and part of the land on plans deposited under No 6704 which said parcel of land comprises Subdivisions Nos 5 (five) and 7 (seven) and portions of subdivisions Nos 6 (six) 16 (sixteen) and 17 (seventeen) of the Kerikeri Claim of James Kemp known also as Old Land Claim No 50 (fifty) Also allotments Nos 5 (five) 7 (seven) 8 (eight) 10 (ten) 11 (eleven) 12 (twelve) 15 (fifteen) 16 (sixteen) 17 (seventeen) 18 (eighteen) 19 (nineteen) 20 (twenty) and portions of allotments Nos 1 (one) 2 (two) 3 (three) 5 (five) 9 (nine) and 14 (fourteen) of the Block called The Christian Land at Kerikeri and known also as Old Land Claim No 31 (three) Also the Block granted to James Kemp the Elder and known as Old Land Claim No 34 (thirty four) Also portion of the Block granted to the Venerable George Adam Kissling and the Reverend Robert Burrows called the Mission Station at Kerikeri and known also as Old Land Claim No 39 (thirty nine) Also the Blocks on the Waiare Creek granted to James Shepherd and John Johnson respectively and known as Old Land Claims No 17 (seventeen) and 1021 one hundred and eighty three respectively situated in Blocks No VI (six) X (ten) and XI (eleven of the Kerikeri Survey District and Blocks No I (one) and II (two) of the Kawakawa Survey District

District Land Registrar

This Certificate of Title is issued subject to and including those registered in the Deeds Register Office at Auckland under No 205685 from Mere Marsha Kemp Cecil Richard Day Kemp Thomas Coldbreath Williams Harold Montgomerie Williams and Eunice Palmer Williams to The Kauri Timber Company Limited of portions of Subdivisions Nos 5 6 7 16 and 17 of the Kerikeri Claim of James Kemp for a term of 12 years from the 1st October 1907 and transferring Mortgage registered as aforesaid under No 205685 from Harold Carr Bull to Thomas Coldbreath Williams over the said land except Subdivisions Nos 5 6 7 16 & 17 of the Kerikeri Claim of James Kemp

Asst Land Regr

Memorial No 27555 Harold Carr Bull to Thomas Coldbreath Williams of Subdivision No 17 of the Kerikeri Claim of James Kemp produced 1st day of September 1910 at 3.52 p.m.

Asst Land Regr

CANCELLED

Vol. Fo.

Mortgage No 52969 Harold Carr Bull to Fraser McMillan produced 20th March 1913 at 11.13 am

Mortgage No 52970 Harold Carr Bull to Kathleen Lilian Bull produced 20th March 1913 at 11.14 am

Sub Mortgage No 59072 of Mortgage No 305469 Thomas Coldham Williams to The Union Bank of Australia Limited produced the 30th March 1914 at 10 5 am

Z 9120 The abovenamed Thomas Coldham Williams died on the 19th May 1912 and Probate of his will was granted to Fannie Bridmore Milligan of Wellington Widow Hugh George Williams of Masterton Settler Guy Coldham Williams of Te Puke Settler Algernon Temple Williams of Wellington Sharebroker Maud Mary Annie Burge wife of George Ashford Burge of England Gentleman Mildred Temple Williams of Wellington Spinster and Ethel Alice Russell wife of Arthur Russell of Palmerston North Settler on the 13th June 1912 Entered the 30th March 1914 at 10 6 am

Mortgage 60233 Book of Jean Bull to Charles Lockman McMillan produced 8th June 1914 at 1.35 pm

Transfer No 83236 Harold Carr Bull to George Riddell of Sydney Gentleman produced the 20th November 1914 at 1.30 pm

Mortgage No 63219 George Riddell to Harold Carr Bull produced the 20th November 1914 at 2.9 pm

Memorandum No 5127 George Riddell to the Education Board of the District of Waikohu of Lot 1 on Plan 477 x 5 together with a right of way over Lot 2 Discharged from Mortgage No 63219 Produced the 23rd March 1915 at 4.38 pm

Sub-Mortgage No 76219 of Mortgage No 60233 Charles Lockman McMillan to The New Zealand Insurance Company Limited produced the 19th April 1917 at 3 pm

Memorandum of Discharge of Sub-Mortgage No 76219 produced the 4th May 1917 at 3 pm (Mtge 60233)

Transfer No 110821 of 2nd Mortgage No 60233 Charles Lockman McMillan to The New Zealand Insurance Company Limited produced the 23rd December 1918 at 11.37 am

Mortgage No 100029 George Riddell to the Bank of Australasia produced 13th August 1920 at 10.17 am (of the whole)

CERTIFICATE OF TITLE,

Vol. , folio

Discharge of Mortgage No 100029 as to part CT 173/91 and 475 all or 14664

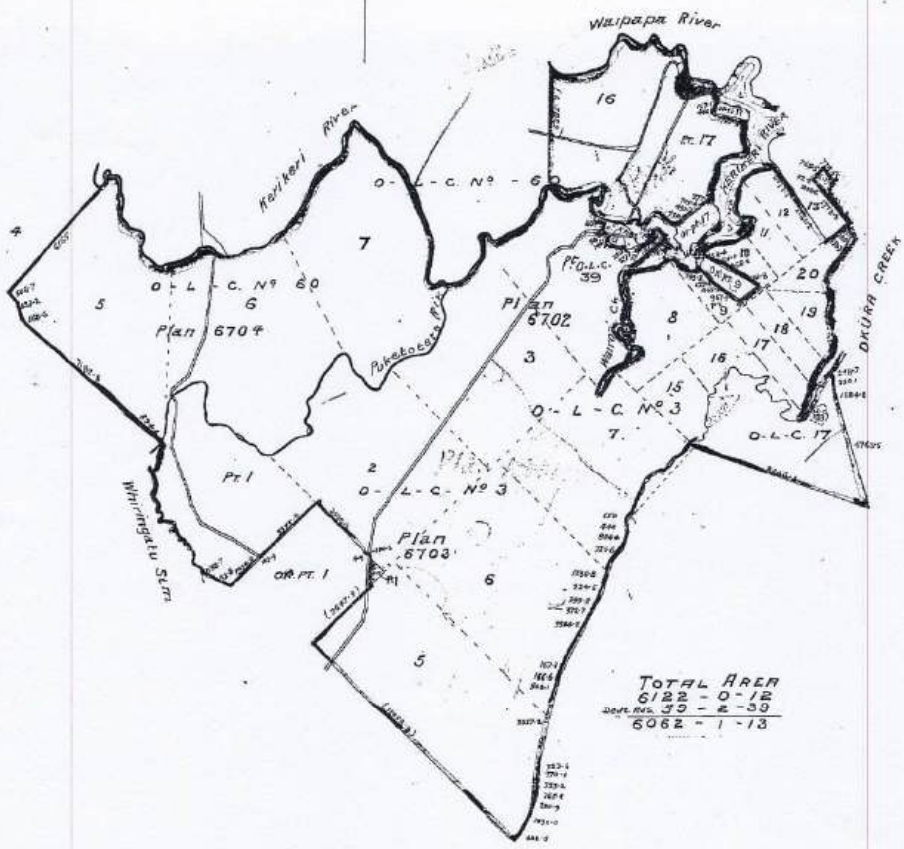
Transfer No 114000 George Riddell to Sydney Harold Worsp and Harry Ernest Worsp of all land on Plan 14664 as tenants in Common in equal shares produced the 19th May 1921 at 9.30 am

NEW ZEALAND.

[CERTIFICATE OF TITLE.]

Register Book,

Vol 183 Folio 81



Scale 40 Chains to an inch

[Land and Deeds—4.

[Form B.

Vol. 1 Folio 15.
Vol. 183, Folio 81
Reference: Transfer No. 1144098
Application No.
Order for N/C No.

NEW ZEALAND.

Register-book. Vol. 329 Folio 279

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

DISTRICT LAND REGISTRAR AUCKLAND, NEW ZEALAND. CANCELLED

This Certificate, dated the nineteenth day of May, one thousand nine hundred and twenty-one under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that Sydney Gerald Worsp and Harry Ernest Worsp both of Whangarei in the Provincial District of Auckland Farmers are seised as tenants in common in equal shares

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing two thousand two hundred and thirty-seven (2237) acres and fifteen (15) perches more or less being all the land on the plan deposited in the Land Registry Office at Auckland under No. 1166 which said parcel of land is portion of the block situated in the Kerikeri and Kawakawa Survey District called Old Land Claim No. 3

Image Quality due to Condition of Original

Asst Land Regr.

District Land Registrar.

Covenant in respect of fencing contained in Transfer No. 1144098

Mortgage No. 111012 Sydney Gerald Worsp and Harry Ernest Worsp to George Riddell produced 19th May 1921 at 10.15 am

Asst. Land Regr.

Sub-mortgage No. 117969 George Riddell to Ann Frances Macfarlane Seymour Thorne George and Samuel Hesketh produced 17th December 1921 at 10.42 am

Asst. Land Regr.

Transmission No. 19248 of Mortgage No. 117969 to Ann Frances Macfarlane Widow and Samuel Hesketh Solicitor both of Auckland entered 26th July 1924 at 10.30 am

Asst. Land Regr.

Transfer No. 167806 of Mortgage No. 117969 Ann Frances Macfarlane and Samuel Hesketh to James Hugh Buchanan Coates of Auckland Knight and the said Ann Frances Macfarlane and Samuel Hesketh produced 5th June 1925 at 2.45 pm

Asst. Land Regr.

CANCELLED

CANCELLED.

Transfer No 114391 Sydney Gerald Worsp and Harry Ernest Worsp to Robert Samuel Cleave of the land on plan 17402 discharged from Mortgages Nos 111012 and 117969 produced 15/6/28 at 11.15 am

Distd Regr

Transmission No 25353 of mortgage No 111012 to Public Trustee Registered 14/1/29 at 2.50 pm

Variation of terms of mortgage No 111012 produced 22.11.28 at 2.20 pm

Asst to R

Transfer No 23622 Sydney Gerald Worsp and Harry Ernest Worsp to John Basil Gaisford of lots 1 and 2 plan 22710 discharged from Mortgage No 111012 produced 19-11-29 at 2.10 pm

Asst R

[Land and Deeds—4.

[Form B.

NEW ZEALAND. REGISTER 616/38

Reference: Vol. 329, Folio 279 / Transfer No. / Application No. / Order for N/C No. C.11253

Register-book, Vol. 616, folio 38

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the fourth day of August one thousand nine hundred and thirty under the hand and seal of the District Land Registrar of the Land-Registration District of AUCKLAND witnesseth that SYDNEY GERALD WORSP and HARRY ERNEST WORSP both of Tauranga Farmers are seised of an estate in fee simple as tenants in common in equal shares

~~is seised of an estate in fee-simple~~ (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one thousand three hundred and sixty acres more or less being all the land on a plan deposited in the Land Registry Office at Auckland as No. 23181 and being portion of Old Land Claim No. 3 situated in Block XI of the Tauhei Survey District and Blocks I and II of the Tauhara Survey District.

C 15015 5.12.1935 Cancelled as to the residue except the land in Transfer No. 263470 and Certificate of Title issued Vol. 670 Fol. 149

Assistant ~~District~~ Land Registrar.

Agreement as to fencing contained in Transfer No. 164098

Asst. Land Regr.

Mortgage No. 111012 [illegible] Gerald Worsp and Harry Ernest Worsp to George [illegible] Wrightson Ltd. May 1931 at 10.15 a.m. DISCHARGE Produced

Asst. Land Regr.

Transmission No. 25353 of Mortgage No. 111012 to The Public Trustee Entered 17th August 1937 at 2.50 p.m.

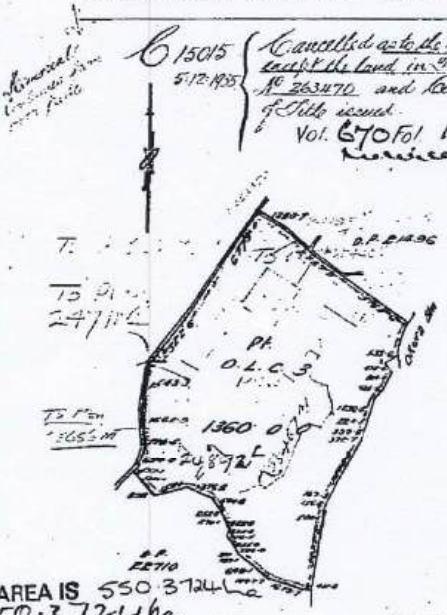
Asst. Land Regr.

Variation of terms of Mortgage No. 111012 Produced 22nd November 1938 at 2.20 p.m.

Asst. Land Regr.

Transfer No. 250910 Sydney Gerald Worsp and Harry Ernest Worsp to Passion Fruit Plantations Limited at Auckland produced 9.1.32 at 10.3 a.m.

Mortgage No. 214035 Passion Fruit Plantations Limited to Harry Ernest Worsp and Sydney Gerald Worsp as tenants in common in equal shares produced 9.1.32 at 10.7 a.m.



METRIC AREA IS 550.3724 ha

550.3724 ha

Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = .2012 metres

Scale: 40 Chs to an Inch

REGISTER

Transfer No 250911 of Mortgage No 217035 Harry Ernest Worsp and Sydney Gerald Worsp to the Public Trustee produced 9.1.32 at 10.10 am
[illegible]

K13940 [illegible] of [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]
DISCHARGE Produced 9/12/1932
[illegible]

Discharge of Mortgage No 217035 as to the land on plan 24472 produced 9/12/1932 at 2.15 pm
[illegible]

6159/66 / 11/12/34 — Cancelled as to the land on plan [illegible] and C.T. issued Vol 640 Fol 33
[illegible]

Transfer No 255988 of part discharge from Mortgage No 217035 Passion Fruit Plantations Limited to David Law Duncan produced 12/12/1932 at 2.5 pm
640/34
[illegible]

Mortgage No 221330 of [illegible] Passion Fruit Plantations Limited to Alfred Langham Foster produced 20/2/1933 at 2.41 pm
[illegible]

Transfer No 258861 of Lot 8 plan 24711 in exercise of power of sale in Mortgage No 217035 The Public Trustee to Cyril Arthur [illegible] produced 1/8/33 at 2.25 pm
646/11
[illegible]

Discharge of mortgage No 221330 as to the land coloured pink on plan 24892 and thereon marked road to be dedicated produced 18/4/34 at 10.50 am
W Johnston

Transfer No 263470 Passion Fruit Plantations Limited to His Majesty the King of the land coloured pink on plan 24892 and thereon marked road to be dedicated discharged from mortgage No 217035 used for a public road produced 3/6/34 at 10.40 am and entered 18/4/34 at 10.50 am
W Johnston

Transfer No 265009 of Lots 11 and 48 plan 24892 In exercise of power of sale contained in mortgage No 217035 the Public Trustee to Redvers Clarey produced 31/8/34 at 10.30 am
656/124
[illegible]

Transfer No 265010 of Lots 7 and 46 plan 24892 In exercise of power of sale contained in mortgage No 217035 the Public Trustee to Bay of Islands Development Company Limited produced 31/8/34 at 10.35 am
656/125
[illegible]

Transfer No 265024 of Lots 10 and 47 plan 24892 In exercise of power of sale contained in mortgage No 217035 the Public Trustee to [illegible] Richardson produced 31/8/34 at 11.55 am
656/126
[illegible]

Transfer No 265053 of the land on plan 25110 In exercise of power of sale contained in mortgage No 217035 the Public Trustee to [illegible] (Incorporated) produced 3/4/34 at 12 noon and entered 4/12/34 at 10.0
659/175
[illegible]

Transfer No 267558 of Lot 52 plan 24892 In exercise of power of sale contained in mortgage No 217035 the Public Trustee to Gwendolyn Edna [illegible] produced 7/2/35 at 11.45 am
661/50
[illegible]

Transfer No 269815 of Lot 1 plan 24892 In exercise of power of sale contained in mortgage No 217035 the Public Trustee to Alexander Riddell produced 18/4/1935 at 3 pm
662/162
[illegible]

Transfer No 271533 of Lot 1 plan 25751 in exercise of the powers of sale contained in Mortgage No 217035 the Public Trustee to Gordon [illegible] Morris — produced 19.7.1935 at 2.25 pm
665/155
[illegible]

[illegible] No 272554 of the land on plan 25686 in exercise of the power of sale contained in Mortgage [illegible] The Public Trustee to [illegible] Hyde produced 1.8.1935 at 12.50 pm
665/274
[illegible]

Transfer No 277761 of Lot 13 plan 24892 in exercise of the powers of sale contained in Mortgage No 217035 the Public Trustee to Beatrice [illegible] [illegible] — produced 22.10.1935 at 11.35 am
669/47
[illegible]

Transfer No 278871 of Lot 1 plan 25979 in exercise of the powers of sale contained in Mortgage No 217035 the Public Trustee to [illegible] Alexander — produced 19.11.1935 at 12.50 pm
670/6
[illegible]

Transfer No 278872 of Lots 2 and 3 plan 25979 In exercise of the powers of sale contained in Mortgage No 217035 the Public Trustee to Kermit Montgomery Alexander — produced 19.11.1935 at 12.51 pm
670/7
Memorial [illegible] on front of [illegible]
[illegible]

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
L. Osterman
D.L.R.

REGISTER

[Land and Deeds—4.
[Form B.

NEW ZEALAND.

Reference: Vol. 616, Folio 38; Transfer No. 270533; Application No.; Order for N.C. No.

Register-book, Vol. 665, folio 155

96/155

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the nineteenth day of July, one thousand nine hundred and thirty five under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that

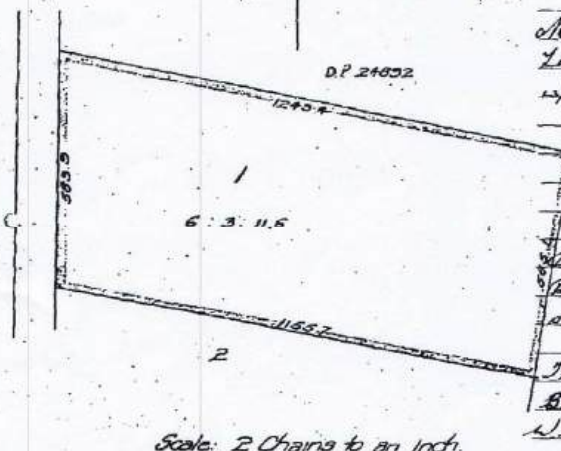
GORDON MORRIS of Nauru Island, electrician

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing six acres three roods eleven perches and six tenths of a perch more or less situated in Block II of the Kaipara Survey District being Lot One (1) on a plan deposited in the Land Registry Office at Auckland as No. 25751 and being part of Old Land Claim No. 3

AUCKLAND DISTRICT LAND REGISTRY

A.W. Nicolaus
Assistant ~~District Land Registrar~~.

2.7594 ha
METRIC AREA IS
2.7594 hectares
Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = .2012 metres



Scale: 2 Chains to an Inch.

Mortgage 46824 Gordon Morris to Alexander King DISCHARGE Northcroft Stanley Arthur Bell produced 19/9/1947 Original 2.10 p.m. A.R.P.

Mortgage 300666 Gordon Morris to The Bank of DISCHARGE New Zealand Produced 18/9/1947 at 2.52 p.m. A.R.P.

T. 61091 Transmission to Edith Morris of Herikeri widow, as administratrix. Entered 18.9.1947 at 2.52 p.m. A.R.P.

Transfer 436924 Edith Morris & William Walker Blair of Herikeri orchardist Produced 11.5.1948 at 10.10 a.m. A.R.P.

Transfer 444689 William Walker Blair to Ford Ives Rowe of Wellington clerk produced 21.10.1948 at 11 a.m. A.R.P.

Mortgage 329163 Ford Ives Rowe to Fredrick William DISCHARGE Produced 21.10.1948 at 11.50 a.m. A.R.P.

Over

OVER

REGISTER

665/155

Increase of principal sum of Mortgage No 329265 produced 20.6.1949 at 11.55 oc

Transmission 75785 to Elizabeth Louisa Rowe of Wellington, widow, produced 17.6.1955 at 3 pm

Transfer 529554 Elizabeth Louisa Rowe to Cecil Burleigh Balfour of Tauhara farmer – produced 17.6.1955 at 3 pm.

Transmission 75784 of Mortgage 329265 to Eric Augustus Wallace Rowe and Eileen Toake executors – Entered 17.6.1955 at 3 pm

Mortgage 387994 Cecil Burleigh Balfour to Bank of New Zealand produced 23-9-1953 ... A.L.R.

DISCHARGE

Transfer 556397 Cecil Burleigh Balfour to William Thomson of Paihia company director Produced 5.4.1955 at 10.7 oc

DISCHARGE

Mortgage 430989 to Auckland Co-operative Terminating Building Society, produced 24/8/1956 at 2.44 oc

DISCHARGE

Appurtenant hereto is a ... water easement created by Transfer 578840

Mortgage 487057 ... produced 14.6.1960 at ...

DISCHARGE

A31968 ...

DISCHARGE

A31969 Memorandum of priority making Mortgage No A31968 a first Mortgage and Mortgage No 487057 a second Mortgage produced 11.9.1968 at 2.05

Transfer A 409523 to Tiga Orchards Limited of Keri Keri 28.7.1969 at 1.5 pm

514264.1 Mortgage to Rural Banking and Finance Corporation of New Zealand – 8.7.1976 at 2.35 oc

DISCHARGED

for A.L.R.

882880.1 Mortgage to ANZ Banking Group (New Zealand) Limited – 23.6.1981 at 9.04 oc

DISCHARGED

A.L.R.

998264.3 Transfer to Murray Charles Ferris of Kerikeri orchardist and Pauline Upton Ferris his wife – 7.10.1981 at 9.00 oc.

A.L.R.

998264.4 Mortgage to Myles Smith and Beryl Ngaire Smith (jointly) and to Llewelyn Arnold and Diedre Ann Rikys in shares 7.10.1981 at 9.00 oc.

DISCHARGED 14 MAR 1984

A.L.R.

998264.5 Mortgage to Bank of New South Wales Savings Bank (N.Z.) Limited – 7.10.1981 at 9.00

DISCHARGED

A.L.R.

B006624.1 Notice pursuant to Section 25 Public Works Amendment Act 1975 of the constitution of the Kerikeri Irrigation District – 23.11.1981 at 12.00 o'c

A.L.R.

B.033086.1 Statutory Land Charge under the Rural Housing Act 1939 – 15.2.1982 at 9.00 o'c

DISCHARGED

A.L.R.

B.051383.1 Mortgage to The Rural Banking and Finance Corporation of New Zealand – 6.4.1982 at 9.05 o'c

Discharge B.656797 28.4.1987

A.L.R.

B.086094.1 Variation of Mortgage 998264.4 – 19.7.1982 at 9.00 o'c.

A.L.R.

B.270977.2 Mortgage to Llewelyn Arnold and to Deidre Ann Rikys and to Myles Smith and Beryl Ngaire Smith in shares 14.3.1984 at 1.40 o'c

DISCHARGED

A.L.R.

B.270977.3 Variation of terms of Mortgage B.270977.2 – 14.3.1984 at 1.40 o'c

A.L.R.

over.......

B.270977.4 Memorandum of Priority making Statutory Land Charge B.033086.1 a first charge, Mortgage B.270977.2 a second mortgage, Mortgage 998264.5 a third mortgage and Mortgage B.051383.1 a fourth mortgage - 14.3.1984 at 1.40 o'c

A.L.R.

B.360780.2 Mortgage to Westpac Banking Corporation - 11.[illegible].1984 at 11.20 o'c

A.L.R.

B.812374.1 Mortgage to The Rural Banking Corporation of New Zealand - 7.4.1988 at 9.45 o'c

A.L.R.

B.812374.2 Memorandum of Priority making Mortgage B.812374.1 a second mortgage and Mortgage B.360780.2 a third mortgage - 7.4.1988 at 9.45 o'c

A.L.R.

C.021960.4 Transfer to Richard John Clarke of Kerikeri orchardist and Melva Joy Clarke his wife - 27.7.1989 at 2.32 o'c

A.L.R.

Plan 141254 [illegible]

C.213874.1 Certificate of Compliance under Section 306 (1) (f) (i) Local Government Act 1974 (affects Plan 141254) - 20.11.1990 at 2.44 o'c

A.L.R

C.213874.4) Cancelled as to Part Lot 1
O.N.C.T) Plan 141254 and a new CT
20.11.1990) issued: 83D/401

A.L.R

CANCELLED
DUPLICATE DESTROYED

References
Prior C/T 665/155 and 64A/865

Transfer No.
N/C. Order No. C.213874.4

Land and Deeds 69

No. 830/401

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 20th day of November one thousand nine hundred and ninety under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that RICHARD JOHN CLARKE and MELVA JOY CLARKE both of Kerikeri ~~orchardists~~ Richardists

are

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 7.2330 hectares more or less being Lot 1 Deposited Plan 141254 and being part Old Land Claim No.3

Assistant District Land Registrar

B.006624.1 Notice pursuant to Section 25 Public Works Amendment Act 1975 of the constitution of the Kerikeri Irrigation District - 23.11.1981 at 10.54

Release
09 11 1995
C918547.3
A.L.R.

C.382960.1 Mortgage to Public Nominees Limited - 8.5.1992 at 2.56 pm

DISCHARGED
10/12/96
FOR RGL
A.L.R.

D477510.2 Transfer to Allan Robert Gordon and Patricia Maureen Gordon

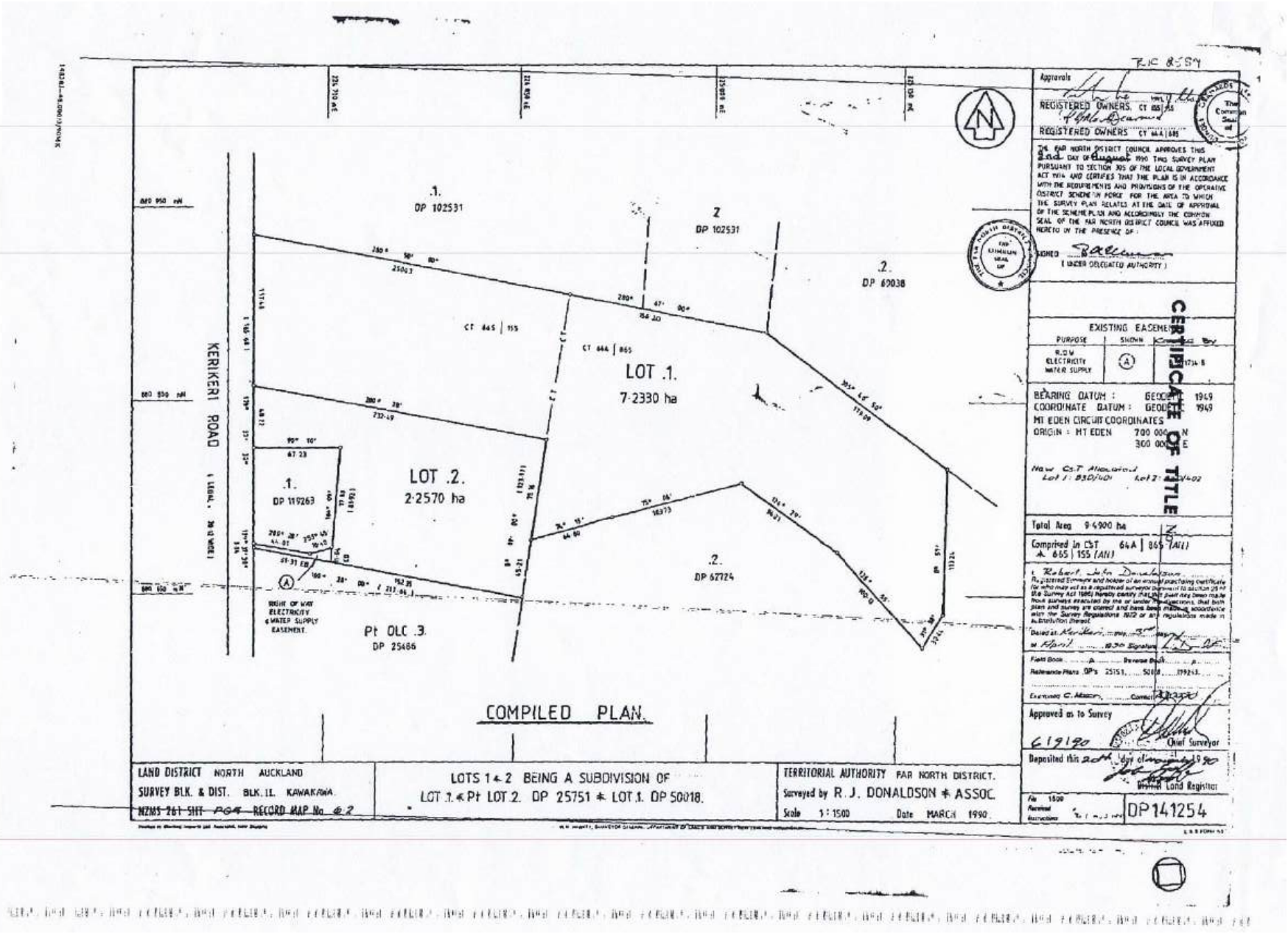
D477510.3 Mortgage to ANZ Banking Group (New Zealand) Limited

All 10.2.2000 at 2.07

for RGL

No. 830/401

Measurements are Metric


KERIKERI ROAD
.1.
DP 102531
2
DP 102531
.2.
DP 60038
LOT .1.
7·2330 ha
LOT .2.
2·2570 ha
.1.
DP 119263
.2.
DP 67724
Pt OLC .3.
DP 25486
RIGHT OF WAY ELECTRICITY & WATER SUPPLY EASEMENT
CT 665 | 155
CT 664 | 865
COMPILED PLAN
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. BLK. II. KAWAKAWA
NZMS 261 SHT PO4 RECORD MAP No. 6.2
LOTS 1 & 2 BEING A SUBDIVISION OF LOT 1 & Pt LOT 2. DP 25751 & LOT 1. DP 50018.
TERRITORIAL AUTHORITY FAR NORTH DISTRICT.
Surveyed by R. J. DONALDSON & ASSOC.
Scale 1:1500 Date MARCH 1990.
Approvals
REGISTERED OWNERS CT 665/155
REGISTERED OWNERS CT 664/865
THE FAR NORTH DISTRICT COUNCIL APPROVES THIS 2nd DAY OF August 1990 THIS SURVEY PLAN PURSUANT TO SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 AND CERTIFIES THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME IN FORCE FOR THE AREA TO WHICH THE SURVEY PLAN RELATES AT THE DATE OF APPROVAL OF THE SCHEME PLAN AND ACCORDINGLY THE COMMON SEAL OF THE FAR NORTH DISTRICT COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF :
SIGNED (UNDER DELEGATED AUTHORITY)
EXISTING EASEMENTS
PURPOSE | SHOWN | Created By
R.O.W ELECTRICITY WATER SUPPLY | A | 1734 B
BEARING DATUM : GEODETIC 1949
COORDINATE DATUM : GEODETIC 1949
MT EDEN CIRCUIT COORDINATES
ORIGIN : MT EDEN 700 000 N
300 000 E
Now CT Allocated
Lot 1 : 830/401 Lot 2 : 830/402
Total Area 9·4900 ha
Comprised in CST 664 | 865 (All)
& 665 | 155 (All)
I, Robert John Donaldson
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 29 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my supervision, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Kerikeri this 30th day of April 1990 Signature
Field Book A Reverse Book A
Reference Plans DP's 25751, 50018, 119263
Examined C. Mason, Correct
Approved as to Survey
6/19/90 Chief Surveyor
Deposited this 20th day of July 1990
District Land Registrar
File 1800
Received
Instructions
DP 141254

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA83D/401**	**Cancelled**
Land Registration District	**North Auckland**	
Date Issued	20 November 1990	

Prior References
NA64A/865 NA665/155

Estate	Fee Simple
Area	7.2330 hectares more or less
Legal Description	Lot 1 Deposited Plan 141254

Original Proprietors
Allan Robert Gordon and Patricia Maureen Gordon

Interests

D477510.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 10.2.2000 at 2.07 pm
5846656.1 Discharge of Mortgage D477510.3 - 19.12.2003 at 9:00 am
5846656.2 Transfer to Murray James Wright, Julie Margaret Wright and Colleen Flora McNab - 19.12.2003 at 9:00 am
7737596.1 Transmission to Julie Margaret Wright and Murray James Wright - 5.3.2008 at 9:00 am
9812680.1 CTs issued - 1.9.2014 at 1:42 pm

Legal Description	**Title**
Lot 1 Deposited Plan 460448	603989
Lot 2 Deposited Plan 460448	603990
Lot 3 Deposited Plan 460448	603991

CANCELLED

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**603990**
Land Registration District	**North Auckland**
Date Issued	01 September 2014

Prior References
NA83D/401

Estate	Fee Simple
Area	5004 square metres more or less
Legal Description	Lot 2 Deposited Plan 460448

Original Proprietors
Julie Margaret Wright and Murray James Wright

Interests

9812680.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.9.2014 at 1:42 pm

Appurtenant hereto is a right of way, a right to drain water and a right to convey water, electricity and telecommunications created by Easement Instrument 9812680.3 - 1.9.2014 at 1:42 pm

Some of the easements created by Easement Instrument 9812680.3 are subject to Section 243 (a) Resource Management Act 1991 (see DP 460448)

9991245.1 Transfer to Lindsay Robert Hyland, Murray Craig Gentil and L R Hyland Trustee Limited - 27.3.2015 at 10:35 am

Appendix 7

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**603991**
Land Registration District	**North Auckland**
Date Issued	01 September 2014

Prior References
NA83D/401

Estate	Fee Simple
Area	5.8888 hectares more or less
Legal Description	Lot 3 Deposited Plan 460448

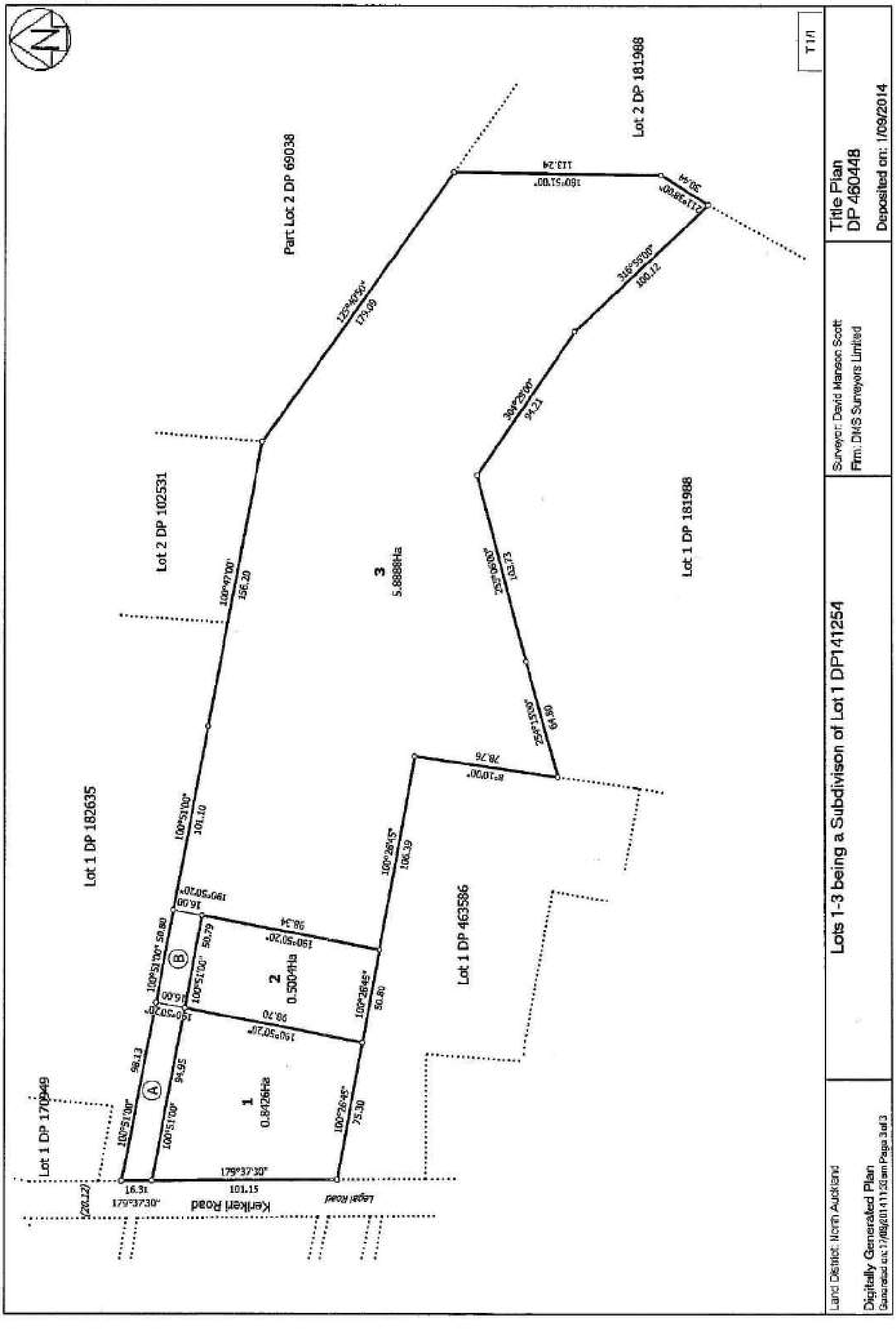
Proprietors
Lindsay Robert Hyland, Murray Craig Gentil and L R Hyland Trustee Limited

Interests

9812680.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.9.2014 at 1:42 pm

Subject to a right of way, a right to drain water and a right to convey water, electricity and telecommunications over part marked A and B on DP 460448 created by Easement Instrument 9812680.3 - 1.9.2014 at 1:42 pm

Some of the easements created by Easement Instrument 9812680.3 are subject to Section 243 (a) Resource Management Act 1991 (see DP 460448)



Title Plan
DP 460448
Deposited on: 1/09/2014
Lots 1-3 being a Subdivison of Lot 1 DP141254
Surveyor: David Manson Scott
Firm: DMS Surveyors Limited
Land District: North Auckland
Digitally Generated Plan
T1/1
Part Lot 2 DP 69038
Lot 2 DP 181988
Lot 1 DP 181988
Lot 2 DP 102531
Lot 1 DP 182635
Lot 1 DP 170949
Lot 1 DP 463586
3
5.8888Ha
2
0.5004Ha
1
0.8426Ha
Kerikeri Road
Legal Road

APPENDIX IV Aerial Photos

Aerial Photograph A01 1960's

Aerial Photograph A02 1972

Aerial Photograph A0 2003

Aerial photograph A0 2007

Aerial Photograph A0 2009

Aerial Photograph A0 2012

Aerial Photograph A0 2013

APPENDIX V Sprays used on citrus and kiwifruit

Product	Weed spectrum	Weed stage
Versatill	Californian thistle, yarrow, other	post-emergence

INSECT CONTROL

Product	Insect pest
Chlorpyrifos	aphids
Counter 20G	grass grub (at planting)
Diazinon	aphids
Dichlorvos	aphids, army caterpillar, beetles, mining insects
Disyston Ten	aphids (at planting)
Ekatin	aphids
Fenitrothion	army caterpillar
Folimat	aphids
Lannate L	aphids, army caterpillar, cutworm
Mesurol Snail Bait	slugs and snails
Metasystox (i)	aphids
Perfekthion S	aphids
Phorate	aphids, grass grub (at planting)
Phosdrin 400	aphids
Pirimor 50	aphids
Rogor E & Rogor 20 W	aphids

DISEASE CONTROL

Product	Disease
Bavistin FL	*Wheat:* eyespot *Barley:* scald *Cereous wheat:* stripe rust, leaf rust, powdery mildew, speckled leaf blotch
Benlate	*Wheat:* eyespot, powdery mildew
Calixin	*Wheat, Barley:* powdery mildew
Cereous	*Wheat:* stripe rust, leaf rusts, powdery mildew, speckled leaf blotch *Barley:* leaf rust, scald *Oats:* crown rust
Delsene 50 DF	*Wheat:* eyespot *Barley:* scald
Fenpropimorph	*Wheat:* powdery mildew, stripe rust *Barley:* leaf rust, powdery mildew, scald
Impact	*Wheat:* stripe rust, leaf rust, powdery mildew *Barley:* net blotch, leaf rust, scald
Sportak 45EC	*Wheat:* eyespot, glume blotch, speckled leaf blotch, ear diseases *Barley:* eyespot, leaf scald, net blotch, spot blotch, glume blotch, ear diseases
Tilt 250EC	*Wheat:* speckled leaf blotch, stripe rust, leaf rust *Barley:* leaf scald, net blotch, spot blotch, leaf rust *Oats:* crown rust

SEED TREATMENTS

Product	Use
Baytan IM	wide range of diseases
Benlate	loose smut
Vincit	wide range of diseases
Vitaflo 200	wide range of diseases

OTHER

Product	Use
Atlas Chlormequat 700 *(Wheat and oats)*	stem shortener and to strengthen straw and reduce lodging and stem break
Cycocel (Wheat and Oats)	stem shortener and to strengthen straw and reduce lodging and stem break
Terpal	a growth regulator to improve the resistance of barley, ryecorn and triticale to lodging, straw and neck break and also act as a straw shortener

CHIVES

WEED CONTROL

Product	Weed spectrum	Weed stage
Alicep	broadleafs	post-emergence

CITRUS

WEED CONTROL

Product	Weed spectrum	Comment
Asulox	docks	knockdown
Buster	broadleafs and grasses	knockdown
Caragard 500FW	broadleafs and grasses	residual
Fusilade	grasses	knockdown
Gallant	grasses	knockdown
Gramoxone	broadleafs and grasses	knockdown
Hyvar X	broadleafs and grasses	residual
Krovar 1	broadleafs and grasses	residual
Preeglone	broadleafs and grasses	knockdown
Roundup	broadleafs and grasses	knockdown
Simazine	broadleafs and grasses	residual
Stomp	broadleafs and grasses	residual
Strel	broadleafs and grasses	knockdown

INSECT CONTROL

Product	Insect pest
Apollo 50SC	mites
Attack	aphids, leafroller, mealy bug, scale
Azinphos-methyl	leafroller, scale, thrips
Bacillus thuringiensis	leafroller
Chlorpyrifos	aphids, leafroller, mealy bug, scale, thrips
Diazinon	aphids, mealy bug, leafroller, scale
Ekatin	aphids
Folidol M50	aphids, caterpillars, mites, scale, thrips
Folimat	aphids, leaf hopper, mealy bug, mites, scale
Gusathion M-35	leafroller, scale, thrips
Imidan	leafroller, mealy bug, scale
Kethane 35	mites
Lannate L	mealy bug
Maldison	aphids, mealy bug, scale
Metasystox (i)	aphids, leaf hopper, mites
Nissorun	mites
Peropal	mites
Phosdrin 400	mealy bug, mites, scale
Omite 30W	mites
Orthene 75	aphids, leafroller, mealy bug
Rogor 25W	leaf hoppers, leaf miners, mealy bug, scale, thrips, whitefly
Sex Pheromone Traps	leafroller
Sunspray	aphids, mites, scale, thrips
Supracide 40EC	aphids, leafroller, mealy bug, scale, thrips

Product	Weed spectrum	Comment
Amitrole	broadleafs and grasses	knockdown
Asulox	docks	specific
Buster	broadleafs and grasses	knockdown
Caragard 500FW	broadleafs and grasses	residual
Cohort	broadleafs and grasses	residual
Diuron	broadleafs and grasses	residual
Fusilade	grasses	knockdown
Foresite	broadleafs and grasses	residual
Goal	broadleafs	residual
Gramoxone	broadleafs and grasses	knockdown
Preeglone	broadleafs and grasses	knockdown
Roundup	broadleafs and grasses	knockdown
Simazine	broadleafs and grasses	residual
Strel	broadleafs and grasses	knockdown
Stomp	broadleafs and grasses	residual
Surflan Flo	broadleafs and grasses	residual
Trifluralin	broadleafs and grasses	inter-row (incorporated)

INSECT CONTROL

Product	Insect pest
Apollo 50SC	mites (glasshouse)
Attack	leafroller, mealy bug
Bacillus thuringiensis	leafroller
Chlorpyrifos EC	aphids, leafroller, mealy bug, thrips, scale
Chlorpyrifos WP	aphids, grape vine weevil, leafroller, mealy bug, scale, thrips
D-C Tron	oil to assist insecticide penetration
Decis	grass grub beetles (pre-flower)
Diazinon	mealy bug
Folidol M50	aphids, caterpillars, mites
Folimat	mealy bug
Furadan	mealy bug
Imidan	mealy bug, grape vine moth, leafroller, thrips
Kethane 35	mites
Lannate L	leafroller, mealy bug
Lime sulphur	mites, scale
Maldison	mealy bug, thrips
Mesurol 75WP	leafroller, mealy bug, grape vine moth
Omite 30W	mites
Peropal	mites
Phosdrin 400	mealy bug
Ripcord	grass grub beetle (non bearing crops only)
Sex Pheremone Traps	leafroller
Sunspray Oil	mealy bug, mites
Tokuthion 500EC	mealy bug
Turners Orchard Oil	scale

DISEASE CONTROL

Product	Disease
Benlate	botrytis
Bayleton 5DF	powdery mildew
Botron 75WP	rhizopus rot
Bravo 500F	black spot, botrytis, downy mildew, powdery mildew
Captan	black spot, deadarm, botrytis
Chinosol W	botrytis (grafts)
Copper oxychloride	black spot, downy mildew
Cupric hydroxide	downy mildew
Euparen DF	black spot, botrytis, downy mildew
Lime sulphur,	powdery mildew, black spot
Mancozeb	black spot, downy mildew, deadarm
Maneb	black spot, downy mildew
Phaltan 50W	anthracnose, deadarm, downy mildew
Polyram DF	black spot, downy mildew
Ridomil MZ 72WP	downy mildew
Ronilan FL	botrytis
Rovral WP and Rovral Flo	botrytis
Rubigan 12EC & Rubigan Flo	powdery mildew
Saprol	powdery mildew
Serinal 40FL	botrytis
Shirlan	botrytis, downy mildew
Sulphur	powdery mildew
Sumisclex 25	botrytis
Systhane 125	powdery mildew
Thiram	black spot, botrytis, downy mildew
Topas 100EC	powdery mildew
Topsin M-4A	black spot, botrytis

OTHER

Product	Use
Grocel	seedless grapes

HOPS

WEED CONTROL

Product	Weed spectrum	Comment
Gramoxone	broadleafs and grasses	knockdown
Preeglone	broadleafs and grasses	knockdown
Simazine	broadleafs and grasses	residual

OTHERS

Product	Use
Dygall	Crown gall (pre plant)

KIWIFRUIT

WEED CONTROL

Product	Weed spectrum	Comment
Activated amitrole	broadleafs and grasses	knockdown
Amitrole	broadleafs and grasses	knockdown

Product	Weed spectrum	Comment
Asulox	docks	specific
Buster	broadleafs and grasses	knockdown
Caragard 500FW	broadleafs and grasses	residual
Diuron	broadleafs and grasses	residual
Fusilade	grasses	knockdown
Gramoxone	broadleafs and grasses	knockdown
Preeglone	broadleafs and grasses	knockdown
Roundup	broadleafs and grasses	knockdown
Simazine	broadleafs and grasses	residual
Surflan Flo	broadleafs and grasses	residual

INSECT CONTROL

Product	Insect pest
Attack	greedy scale, leafroller, passion vine hopper
Averte 525EC	greedy scale, leafroller, passion vine hopper
Azinphos-methyl	greedy scale, leafroller
Bacillus thuringienses	leafroller
Chlorpyrifos	greedy scale, leafroller
Decis	grass grub beetle (pre-flower)
Diazinon	greedy scale, leafroller, passion vine hopper
Ekamet 50EC	greedy scale
Gusathion M-35	greedy scale, leafroller
Imidan	greedy scale, leafroller
Lime sulphur	scale, lichen
Nemacur 400EC	root knot nematode (at planting)
Ripcord (non bearing)	grass grub beetle
Sex Pheremone Traps	leafroller

DISEASE CONTROL

Product	Disease
Aliette	phytophthora
Cupric hydroxide	leaf spot, botryosphaeria
Dygall	crown gall (pre plant)
Graphic	lichens on vines and structures
Ronilan FL	botrytis and sclerotinia
Rovral WP and Rovral Flo	botrytis and sclerotinia

OTHER

Alar-85	to delay male flowering
Citric acid	water stain
Hi-Cane	improve bud break and manipulate flowering
Wuxal Calcium	maintain calcium levels

KUMARA

WEED CONTROL

Product	Weed spectrum	Weed stage
Alachlor	grasses and some broadleafs	pre-emergence
Enide 50W	broadleafs and grasses	pre-emergence
Fusilade	grasses	post-emergence

INSECT CONTROL

Product	Insect pest
Nemacur 400EC	root knot nemotode (at planting)

DISEASE CONTROL

Product	Disease
Botran 75WP	rhizopus rot (dip)
Benlate	scurf (dip)
Topsin M-4A	scurf (dip)

LEEKS

WEED CONTROL

Product	Weed spectrum	Weed stage
Alicep	broadleafs and some grasses	pre-emergence
Chloro-ipc	broadleafs and grasses	pre-emergence
Linuron	broadleafs and grasses	post-emergence
Tribunil	broadleafs	post-emergence

DISEASE CONTROL

Product	Disease
Copper oxychloride	downy mildew

LENTILS

WEED CONTROL

Product	Weed spectrum	Weed stage
Metribuzin	broadleafs and grasses	pre-emergence
Zero	grasses	post-emergence

DISEASE CONTROL

Product	Disease
Aliette Super	downy mildew, ascochyta, damping-off (seed treatment)

LETTUCE

WEED CONTROL

Product	Weed spectrum	Weed stage
Chloro-ipc	broadleafs and grasses	pre-emergence
Kerb Flo	broadleafs and grasses	pre- post-emergence
Stomp	broadleafs and grasses	pre-emergence
Zero	grasses	post-emergence

INSECT CONTROL

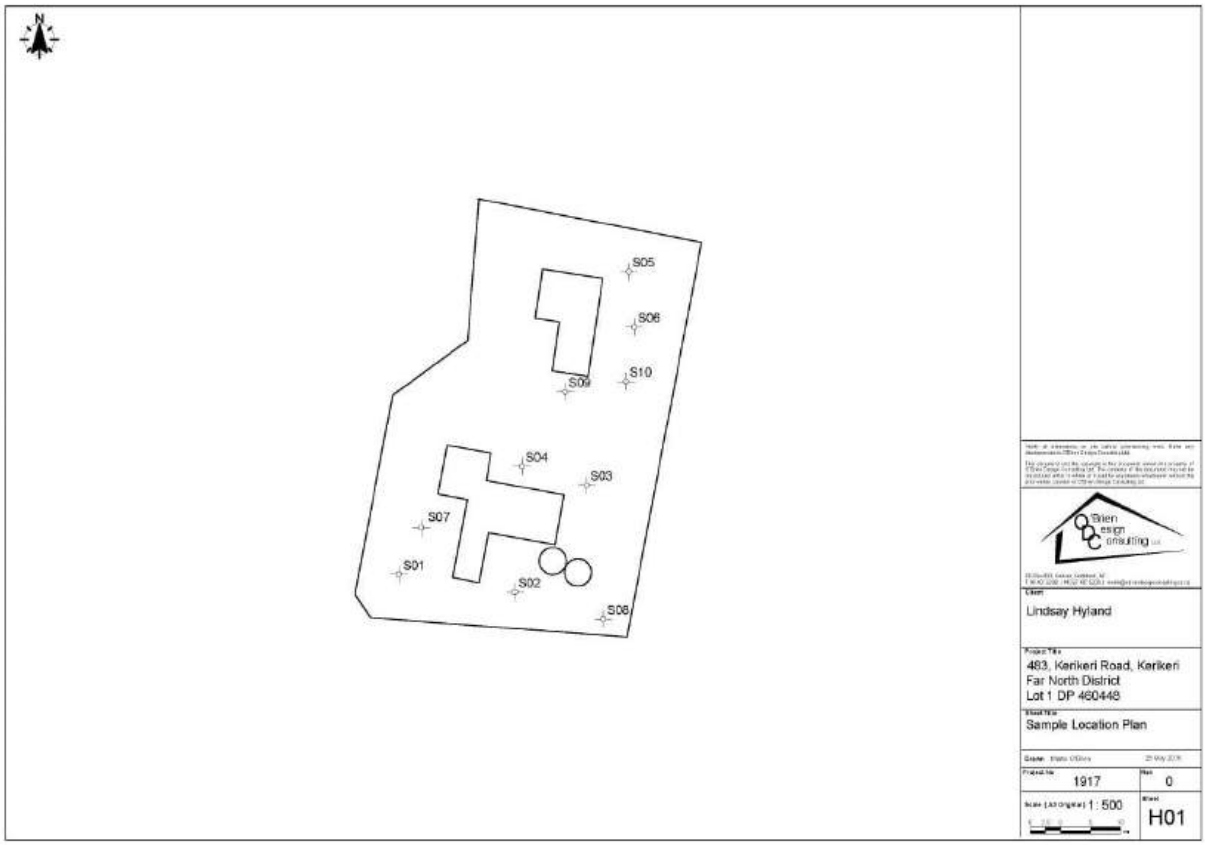
Product	Insect pest
Dibrom 870	aphids, caterpillars, mites
Dichlorvos	aphids, caterpillars, mites, thrips
Folidol M50	aphids, caterpillars, plant bugs, sucking insects, thrips
Lannate L	looper caterpillar, aphids
Mesurol Snail Bait	slugs and snails
Orthene 75	aphids and caterpillars
Phosdrin 400	aphids, caterpillars, leaf hopper, vegetable bug
Pirimor 50	aphids

DISEASE CONTROL

Product	Disease
Bavistan FL & WP	sclerotinia
Benlate	sclerotinia

▶

APPENDIX VI Soil Sample Points



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Fax +64 7 858 2001
Email mail@hill-labs.co.nz
Web www.hill-labs.co.nz

ANALYSIS REPORT

Client:	O'Brien Design Consulting Limited	**Lab No:**	1425389	SPv2
Contact:	A Kurmann	**Date Registered:**	13-May-2015	
	C/- Far North Envirolab Limited	**Date Reported:**	21-May-2015	
	49 Taipa Heights Drive	**Quote No:**		
	TAIPA 0420	**Order No:**		
	Far North	**Client Reference:**	Hyland	
		Submitted By:	A Kurmann	

Sample Type: Soil

		Sample Name:	Sample 1 & 2 11-May-2015	Sample 3 & 4 11-May-2015	Sample 5 & 6 11-May-2015	Sample 7 11-May-2015	Sample 8 11-May-2015
		Lab Number:	1425389.1	1425389.2	1425389.3	1425389.4	1425389.5
Individual Tests							
Dry Matter	g/100g as rcvd		67	69	67	-	-
Total Recoverable Arsenic	mg/kg dry wt		-	-	-	3	4
Total Recoverable Chromium	mg/kg dry wt		33	31	41	-	-
National Environmental Standards Metals							
Total Recoverable Arsenic	mg/kg dry wt		3	6	8	-	-
Total Recoverable Boron	mg/kg dry wt		< 20	< 20	< 20	-	-
Total Recoverable Cadmium	mg/kg dry wt		0.44	0.16	0.53	-	-
Trivalent Chromium*	mg/kg dry wt		33	31	40	-	-
Chromium (hexavalent)*	mg/kg dry wt		< 0.4	< 0.4	< 0.4	-	-
Total Recoverable Copper	mg/kg dry wt		75	37	121	-	-
Total Recoverable Lead	mg/kg dry wt		41	30	28	-	-
Total Recoverable Mercury	mg/kg dry wt		0.22	0.34	0.20	-	-
National Environmental standards Organic Compounds							
Benzo[a]anthracene	mg/kg dry wt		< 0.10	< 0.10	< 0.10	-	-
Benzo[a]pyrene (BAP)	mg/kg dry wt		< 0.17	< 0.16	< 0.16	-	-
Benzo[b]fluoranthene + Benzo[j] fluoranthene	mg/kg dry wt		< 0.17	< 0.16	< 0.16	-	-
Benzo[k]fluoranthene	mg/kg dry wt		< 0.17	< 0.16	< 0.16	-	-
Chrysene	mg/kg dry wt		< 0.10	< 0.10	< 0.10	-	-
2,4'-DDD	mg/kg dry wt		< 0.005	< 0.005	< 0.005	-	-
4,4'-DDD	mg/kg dry wt		< 0.005	< 0.005	< 0.005	-	-
2,4'-DDE	mg/kg dry wt		< 0.005	< 0.005	< 0.005	-	-
4,4'-DDE	mg/kg dry wt		0.019	< 0.005	0.019	-	-
2,4'-DDT	mg/kg dry wt		< 0.005	< 0.005	< 0.005	-	-
4,4'-DDT	mg/kg dry wt		0.007	< 0.005	< 0.005	-	-
Dibenzo[a,h]anthracene	mg/kg dry wt		< 0.17	< 0.16	< 0.16	-	-
Dieldrin	mg/kg dry wt		< 0.17	< 0.16	< 0.16	-	-
Fluoranthene	mg/kg dry wt		< 0.10	< 0.10	< 0.10	-	-
Indeno(1,2,3-c,d)pyrene	mg/kg dry wt		< 0.17	< 0.16	< 0.16	-	-
Pentachlorophenol (PCP)	mg/kg dry wt		< 6	< 6	< 6	-	-
Benzo[a]pyrene Potency Equivalency Factor (PEF) NES	mg/kg dry wt		< 0.4	< 0.4	< 0.4	-	-
Total Reported DDT Isomers	mg/kg dry wt		< 0.03	< 0.03	< 0.03	-	-

		Sample Name:	Sample 9 11-May-2015	Sample 10 11-May-2015			
		Lab Number:	1425389.6	1425389.7			
Individual Tests							
Total Recoverable Arsenic	mg/kg dry wt		3	5	-	-	-

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 *, which are not accredited.

Analyst's Comments

Samples 1-3 Comment:
It should be noted that the results reported for lead and mercury are total recoverable, not inorganic as specified by the NES standards. This should be kept in mind when interpreting these results.

Samples 1-3 Comment:
It should be noted that the NES organic profile does not include the results for Dioxin (TCDD and Dioxin-like PCBs).

SUMMARY OF METHODS

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Sample Type: Soil

Test	Method Description	Default Detection Limit	Sample No
Environmental Solids Sample Preparation	Air dried at 35°C and sieved, <2mm fraction. Used for sample preparation. May contain a residual moisture content of 2-5%.	-	1-7
National Environmental Standards Metals*		0 - 20 mg/kg dry wt	1-3
National Environmental standards Organic Compounds		0.002 - 6 mg/kg dry wt	1-3
SMC Compounds Trace in SVOC Soil Samples by GC-MS	Sonication extraction, GPC cleanup, GC-MS FS analysis. Tested on as received sample	-	1-3
Dry Matter (Env)	Dried at 103°C for 4-22hr (removes 3-5% more water than air dry) , gravimetry. US EPA 3550. (Free water removed before analysis).	0.10 g/100g as rcvd	1-3
Extraction of Hexavalent Chromium in Environmental Solids*	0.01M KH_2PO_4 Extraction.	-	1-3
Total Recoverable digestion	Nitric / hydrochloric acid digestion. US EPA 200.2.	-	1-7
Total Recoverable Arsenic	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	2 mg/kg dry wt	1-7
Total Recoverable Boron	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	20 mg/kg dry wt	1-3
Total Recoverable Cadmium	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	0.10 mg/kg dry wt	1-3
Trivalent Chromium*	Calculation Total Chromium - Hexavalent Chromium.	0 mg/kg dry wt	1-3
Hexavalent Chromium in Environmental Solids*	Phosphate buffer extraction, colorimetry.	0.4 mg/kg dry wt	1-3
Total Recoverable Chromium	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	2 mg/kg dry wt	1-3
Total Recoverable Copper	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	2 mg/kg dry wt	1-3
Total Recoverable Lead	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	0.4 mg/kg dry wt	1-3
Total Recoverable Mercury	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	0.10 mg/kg dry wt	1-3
Benzo[a]anthracene	Sonication extraction, GPC cleanup, GC-MS FS analysis. US EPA 3540, 3550, 3640 & 8270.	0.10 mg/kg dry wt	1-3
Benzo[a]pyrene (BAP)	Sonication extraction, GPC cleanup, GC-MS FS analysis. US EPA 3540, 3550, 3640 & 8270.	0.10 mg/kg dry wt	1-3
Benzo[b]fluoranthene + Benzo[j] fluoranthene	Sonication extraction, GPC cleanup, GC-MS FS analysis. US EPA 3540, 3550, 3640 & 8270.	0.10 mg/kg dry wt	1-3
Benzo[k]fluoranthene	Sonication extraction, GPC cleanup, GC-MS FS analysis. US EPA 3540, 3550, 3640 & 8270.	0.10 mg/kg dry wt	1-3
Chrysene	Sonication extraction, GPC cleanup, GC-MS FS analysis. US EPA 3540, 3550, 3640 & 8270.	0.10 mg/kg dry wt	1-3
2,4'-DDD	Sonication extraction, Florisil cleanup, GC-ECD analysis.	0.005 mg/kg dry wt	1-3
4,4'-DDD	Sonication extraction, Florisil cleanup, GC-ECD analysis.	0.005 mg/kg dry wt	1-3
2,4'-DDE	Sonication extraction, Florisil cleanup, GC-ECD analysis.	0.005 mg/kg dry wt	1-3
4,4'-DDE	Sonication extraction, Florisil cleanup, GC-ECD analysis.	0.005 mg/kg dry wt	1-3
2,4'-DDT	Sonication extraction, Florisil cleanup, GC-ECD analysis.	0.005 mg/kg dry wt	1-3
4,4'-DDT	Sonication extraction, Florisil cleanup, GC-ECD analysis.	0.005 mg/kg dry wt	1-3

Sample Type: Soil			
Test	**Method Description**	**Default Detection Limit**	**Sample No**
Dibenzo[a,h]anthracene	Sonication extraction, GPC cleanup, GC-MS FS analysis. US EPA 3540, 3550, 3640 & 8270.	0.10 mg/kg dry wt	1-3
Dieldrin	Sonication extraction, GPC cleanup, GC-MS FS analysis. US EPA 3540, 3550, 3640 & 8270.	0.10 mg/kg dry wt	1-3
Fluoranthene	Sonication extraction, GPC cleanup, GC-MS FS analysis. US EPA 3540, 3550, 3640 & 8270.	0.10 mg/kg dry wt	1-3
Indeno(1,2,3-c,d)pyrene	Sonication extraction, GPC cleanup, GC-MS FS analysis. US EPA 3540, 3550, 3640 & 8270.	0.10 mg/kg dry wt	1-3
Pentachlorophenol (PCP)	Sonication extraction, GPC cleanup, GC-MS FS analysis. US EPA 3540, 3550, 3640 & 8277.	6 mg/kg dry wt	1-3
Benzo[a]pyrene Potency Equivalency Factor (PEF) NES	BaP Potency Equivalence calculated from Benz(a)anthracene x 0.1 + Benzo(b)fluoranthene x 0.1 + Benzo(j)fluoranthene x 0.1 + Benzo(k)fluoranthene x 0.1 + Benzo(a)pyrene x 1 + Chrysene x 0.01 + Dibenz(a,h)anthracene x 1 + Fluoranthene x 0.01 + Indeno(1,2,3-c,d)pyrene x 0.1. Ministry for the Environment. 2011. Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health. Wellington: Ministry for the Environment.	0.002 mg/kg dry wt	1-3
Total DDT Isomers NES	Sonication extraction, Florisil cleanup, GC-ECD analysis.	0.03 mg/kg dry wt	1-3

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

Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the client.

Ara Heron BSc (Tech)
Client Services Manager - Environmental Division

References

Mateparae, J. 2011. *Resource Management Regulations (National Environmental Standards for Assessment and Managing Contaminants in Soils to Protect Human Health).* http://www.legislation.govt.nz/regulation/public/2011/0361/latest/DLM4052228.html?search=ts_regulation_contaminants_resel&p=1&sr=1

Ministry for the Environment. 2011. *Hazardous Activities and Industries List (HAIL).* http://www.mfe.govt.nz/land/risks-contaminated-land/my-land-contaminated/hazardous-activities-and-industries-list-hail#hail-web

Ministry for the Environment. 2011. *Toxicological Intake Values for Priority Contaminants in Soil*. Wellington: Ministry for the Environment.

APPENDIX B

LABORATORY RESULTS AND CHAIN OF CUSTODY DOCUMENTATION

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

Certificate of Analysis

Client:	LDE Limited	**Lab No:**	3874267 SPv1
Contact:	Erin Gasston C/- LDE Limited 27 Hobson Avenue Kerikeri 0230	**Date Received:**	01-May-2025
		Date Reported:	05-May-2025
		Quote No:	115238
		Order No:	28540 Kerikeri Road
		Client Reference:	28540 Kerikeri Road
		Submitted By:	Erin Gasston

Sample Type: Soil

Sample Name:		S1 0-100 30-Apr-2025	S2 0-100 30-Apr-2025	S3 0-100 30-Apr-2025	S4 0-100 30-Apr-2025	Comp 1 30-Apr-2025
Lab Number:		3874267.1	3874267.2	3874267.3	3874267.4	3874267.5
Individual Tests						
Dry Matter	g/100g as rcvd	-	-	-	-	66
Heavy Metals, Screen Level						
Total Recoverable Arsenic	mg/kg dry wt	12	7	10	6	-
Total Recoverable Cadmium	mg/kg dry wt	0.50	0.48	0.43	0.41	-
Total Recoverable Chromium	mg/kg dry wt	38	37	37	33	-
Total Recoverable Copper	mg/kg dry wt	67	58	66	55	-
Total Recoverable Lead	mg/kg dry wt	15.5	14.8	25	17.6	-
Total Recoverable Nickel	mg/kg dry wt	8	8	7	6	-
Total Recoverable Zinc	mg/kg dry wt	65	66	129	74	-
Organochlorine Pesticides Screening in Soil						
Aldrin	mg/kg dry wt	-	-	-	-	< 0.015
alpha-BHC	mg/kg dry wt	-	-	-	-	< 0.015
beta-BHC	mg/kg dry wt	-	-	-	-	< 0.015
delta-BHC	mg/kg dry wt	-	-	-	-	< 0.015
gamma-BHC (Lindane)	mg/kg dry wt	-	-	-	-	< 0.015
cis-Chlordane	mg/kg dry wt	-	-	-	-	< 0.015
trans-Chlordane	mg/kg dry wt	-	-	-	-	< 0.015
2,4'-DDD	mg/kg dry wt	-	-	-	-	< 0.015
4,4'-DDD	mg/kg dry wt	-	-	-	-	< 0.015
2,4'-DDE	mg/kg dry wt	-	-	-	-	< 0.015
4,4'-DDE	mg/kg dry wt	-	-	-	-	< 0.015
2,4'-DDT	mg/kg dry wt	-	-	-	-	< 0.015
4,4'-DDT	mg/kg dry wt	-	-	-	-	< 0.015
Total DDT Isomers	mg/kg dry wt	-	-	-	-	< 0.09
Dieldrin	mg/kg dry wt	-	-	-	-	< 0.015
Endosulfan I	mg/kg dry wt	-	-	-	-	< 0.015
Endosulfan II	mg/kg dry wt	-	-	-	-	< 0.015
Endosulfan sulphate	mg/kg dry wt	-	-	-	-	< 0.015
Endrin	mg/kg dry wt	-	-	-	-	< 0.015
Endrin aldehyde	mg/kg dry wt	-	-	-	-	< 0.015
Endrin ketone	mg/kg dry wt	-	-	-	-	< 0.015
Heptachlor	mg/kg dry wt	-	-	-	-	< 0.015
Heptachlor epoxide	mg/kg dry wt	-	-	-	-	< 0.015
Hexachlorobenzene	mg/kg dry wt	-	-	-	-	< 0.015
Methoxychlor	mg/kg dry wt	-	-	-	-	< 0.015

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).	-	1-4
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	1-4
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	5
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	5

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

Testing was completed between 01-May-2025 and 05-May-2025. 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

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

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mail@hill-labs.co.nz
www.**hill-labs**.co.nz

Job Information Summary

Client:	LDE Limited	**Lab No:**	3874267
Contact:	Erin Gasston	**Date Registered:**	01-May-2025 10:34 am
	C/- LDE Limited	**Priority:**	High
	27 Hobson Avenue	**Quote No:**	115238
	Kerikeri 0230	**Order No:**	28540 Kerikeri Road
		Client Reference:	28540 Kerikeri Road
		Add. Client Ref:	
		Submitted By:	Erin Gasston
		Charge To:	LDE Limited
		Target Date:	05-May-2025 4:30 pm

Samples

No	Sample Name	Sample Type	Containers	Tests Requested
1	S1 0-100 30-Apr-2025	Soil	cpBag	Heavy Metals, Screen Level
2	S2 0-100 30-Apr-2025	Soil	cpBag	Heavy Metals, Screen Level
3	S3 0-100 30-Apr-2025	Soil	cpBag	Heavy Metals, Screen Level
4	S4 0-100 30-Apr-2025	Soil	cpBag	Heavy Metals, Screen Level
5	Comp 1 30-Apr-2025	Soil	GSoil300	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).	-	1-4
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	1-4
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	5
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	5

APPENDIX 5

COPY OF RC 2300274-RMALUC DECISION

FAR NORTH DISTRICT COUNCIL

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

Resource Consent Number: 2300274-RMALUC

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

The Old Packhouse Market and Warrick Douglas Hyland

The activity to which this decision relates:
To issue a single consent to cover all existing activities at the site and to approve the use of the Packhouse Market Site for additional activities including an additional cafe, retail and Conference Centre. This includes:

Market Activities:

Events	Frequency	Opening Hours	Restrictions
Saturday Market	Weekly	6am setup, 8am-2pm open	Maximum 100 stalls
Sunday Market	Weekly	7am Setup, pam-3pm	Maximum 100 stalls
Twilight Markets	Up to 24 per annum as described in the application documents.	2pm open for setup, 4m-9pm open and all stall holders off site by 10pm	Maximum 70 stalls
Special Markets / events	Up to four per year.	2pm open for setup, 4m-9pm open and all stall holders off site by 10pm	Maximum 100 stalls if a market, up to two of these events involving stage based amplified music between 11am and 9pm for no more than 7 hours.

Retail Activities:
A 206m^2 retail space within the building and the continuation of the existing retail space of approximately 170m^2 open 8am to 6pm 7 days a week.

Coffee Takeaway Outlet
To operate a coffee outlet as shown on the submitted plans both during market activities and on weekdays from 6.30am to 2pm.

Café Activities

Two cafés with a combined floor area of 390m^2 on the site as shown on the provided plans, an additional 69m^2 second kitchen area which will operate 7 days a week and alfresco dining areas totalling to 272m^2.

Functions
The use of a 517m^2 internal area for functions for up to 250 persons on the site operating between 8am and 10pm on weekdays and 3pm and 10pm on weekends. One night a week, up to 26 nights per year the function space will be enabled to operate until midnight with no two late functions occurring on consecutive nights.

Subject Site Details

Address:	505 Kerikeri Road, Kerikeri 0293, Lot 1, Kerikeri Road, Kerikeri 0293, 509 Kerikeri Road, Kerikeri 0293, 483B Kerikeri Road, Kerikeri 0293, 483A Kerikeri Road, Kerikeri 0293
Legal Description:	LOT 1 DP 119263 BLK KAWAKAWA SD, Lots 1 & 3 DP 463586, Lot 2 DP 463586, Lot 2 DP 460448, Lot 1 DP 460448
Certificate of Title reference:	NA-68C/272, CT-613861, CT-613862, CT-603990, CT-603989

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

1. The development shall be carried out in accordance with the provided plan referenced "Alterations to Building Hylands Ancient Kauri Ltd" Prepared by Total Design Building and Landscape Design, Project No: 1629 and dated 29/10/2020 which is attached to this consent with the council's approved plan stamp affixed.

   Where conditions of this consent differ from detail shown in the approved plan the conditions shall take precedence.

Noise:

2. Unless otherwise specified in this consent, the sound (rating) level and maximum sound level arising from any activity on site measured at or within the boundary of any other site in the Rural Production Zone, or at or within the notional boundary of any dwelling in any other rural zone must not exceed the following limits:

Time	Noise Limit	
7am-10pm	65 dB L_{A10}	
10pm – 7am	45 dB L_{A10}	70 dB L_{AMAX}

   Measurement and assessment shall be in accordance with the requirements of the NZS 6801:2008 Acoustics – Measurement of environmental sound and NZS 6802:2008 Acoustics - Environmental Noise.

3. Prior to commencing extended café operations or functions on site, an operational noise management plan shall be prepared and submitted to FNDC for approval prior to the commencement of activity on site. This operational noise management plan

shall set out the management measures necessary to ensure that noise emissions from the site shall comply with the noise limits and shall be reasonable. The noise management plan shall focus on ensuring that amplified music on site during functions complies with the District Plan night-time noise limits and shall also detail other operational restrictions necessary to ensure compliance
with condition 2 above or to minimise the exceedance of the noise limits (as per condition 6 and 13 below). This shall include, but not be limited to:

a) hours of operation
b) curfews including a specification that
c) required standards of behaviour
d) schedule of activities that can occur in each location
e) internal noise limits
f) a list of DJ and band responsibilities
g) detail of noise limiters
h) a copy of the agreement that will be signed between the DJ / band and venue operator and any other measures as discussed in the "Old Packhouse Market Development Environmental Noise Assessment", prepared by Marshall Day Acoustics, dated 19 December 2019

The plan shall be a living document and shall be updated by the operator as necessary.

Markets:

4. The approved market activities shall adhere to the following parameters for the duration of this consent:

Market	**Frequency**	**Opening Hours**	**Additional Parameters**
Saturday Market	Weekly	6am setup, 8am-2pm open	Maximum 100 stalls
Sunday Market	Weekly	7am Setup, 9am-3pm	Maximum 100 stalls
Twilight Markets	Up to 24 per annum as described in the application documents.	2pm open for setup, 4m-9pm open to custom with all stall holders off site by 10pm	Maximum 70 stalls
Special Markets / events	Up to four per year.	Consistent with any other opening period specified in this table.	Maximum 100 stalls if a market, up to two of these events involving stage based amplified music between 11am and 9pm for no more than 7 hours.

Noise conditions for special markets and events with amplified music:

5. Amplified music performances should not exceed 65 dB LA10 (15 min) when measured at the following measurement positions over any 15-minute period and when unadjusted for duration correction or special audible character:
    a) At the site boundary of 500 Kerikeri Road (at a position immediately west of the dwelling)
    b) At the site boundary of 519 Kerikeri Road (at a position immediately north of the dwelling)
    c) At the site boundary of 481 Kerikeri Road (at a position immediately south of the dwelling)

    Note: the provision of specific monitoring locations is given to avoid internal boundaries that are owned by the applicant being applied to the noise limit. The provision of specific monitoring locations also simplifies the assessment.

6. During two special market events per year, for a period of up to seven hours total, music may be played on outdoor stages as described in Section 6.4 of the Marshall Day Acoustics report accompanying this application. During those special markets, noise may exceed the noise limits in Condition 2 above between 11am and 9pm at the adjacent site boundaries, provided a noise limit of 65 dB LA10 (15 min) is complied with at the following locations:
    a) At the site boundary of 500 Kerikeri Road (at a position immediately east of the dwelling)
    b) At the site boundary of 519 Kerikeri Road (at a position immediately north of the dwelling)
    c) At the site boundary of 481 Kerikeri Road (at a position immediately south of the dwelling)

7. On the weeks that special markets involving stage-based amplified music occur, no functions involving amplified music for the purposes of dancing should occur as part of condition 13 below.

    Advice note; performers playing at normal market events or inside the building at other times are not included in this condition. Those activities are subject to conditions 2 and 4 above.

8. Stage-based amplified music performances as part of special markets shall not begin before 11:00am and shall cease by 9:00pm. Amplified music shall not occur for a total duration of more than 7 hours in this period.

9. During the first special market event involving amplified music, noise monitoring shall occur over a representative period during the music performance. The measurements shall be carried out by a suitably qualified person as determined by Council or a member of the Acoustic Society of New Zealand. A report shall be provided to Council within 15 working days of the monitoring being carried out. If an exceedance of the noise limit is identified, the report shall provide recommendations for reducing the noise limit to within the noise limits.

Café and retail Activities:

10. The approved market activities shall adhere to the following parameters for the duration of this consent:

Activity	**Days of operation**	**Opening Hours**
Retail activities	Mon – Sun inclusive	8am to 6pm

Café 1 (southern)	Mon-Wed Thurs-Sun	7am to 6pm 6am to 9pm
Café 2 Eastern	Mon-Wed Thurs-Sun	7am to 6pm 6am to 9pm Note: This café facility is also approved to be open during functions utilising the conference area.

Functions:

11. For the duration of the activity the consent holder shall maintain a rolling one-year record of all functions held on the site. The record shall include the date, time, duration and number of attendees. No more than 250 persons shall be allowed to attend any given function on the site. The consent holder shall make this record available to council on request.

12. All functions shall comply with the following hours of operation:
    a. Weekdays – 8am to 10pm
    b. Weekends – 3pm to 10pm
    c. Except that one day of each week (being Sunday through Saturday) the consent holder may host up to one event operating until midnight.
    d. No function shall be held concurrently with a market event.

13. On the weeks that special markets involving amplified music occur, the consent holder shall not permit functions involving amplified music for the purposes of dancing. Up to 26 functions may occur year where amplified music for the purposes of dancing may be played within the proposed function rooms within the old packhouse market building provided no functions occur on consecutive nights. During those functions, function noise (including patron noise) may exceed the noise limits in Condition 2 above between 10pm and midnight at the adjacent site boundaries, provided a noise limit of 45 dB LAeq is complied with at the following locations:
    a) At the site boundary of 500 Kerikeri Road (at a position immediately east of the dwelling)
    b) At the site boundary of 519 Kerikeri Road (at a position immediately north of the dwelling)
    c) At the site boundary of 481 Kerikeri Road (at a position immediately south of the dwelling)

    Unless as part of these functions, amplified music shall not occur on site between 10pm and 7am hours.

Conditions Relating to Traffic, Parking and Access

14. For the duration of activities approved under this consent, the consent holder shall ensure that surfaced car parks are used as a priority during markets and other activities on the site. Unsurfaced car parks should be utilised for overflow parking only.

15. Until such time as a formal review of the speed limit for Kerikeri Road is completed and in effect, or otherwise instructed by Council's roading engineers, the consent holder shall operate a temporary speed limit reduction to 50kph along the road frontage of the site. This speed reduction shall be approved by Council's roading engineers and renewed every 12 months.

    Note: enforcing a temporary speed limit on roads may require additional approvals under other legislation. Should the Council resolve not to reduce the speed on Kerikeri road or this temporary reduction not be approved this consent will need to be varied and a reassessment of the traffic effects provided.

16. Prior to commencing road works, provide to the Council's resource consents monitoring officer detailed engineering drawings prepared by chartered professional engineer, selection of the contractor and Construction Management Plan for road works associated with this development, which have been approved by Council's roading engineers. The Drawing shall be generally in accordance with the report "proposed expansion 505 Kerikeri road, Kerikeri Report, Date: 24 Oct 2019, produced by Engineering Outcomes, limited."

    In particular the plans and details shall show:

    a) The road carriageway widened to provide a wide formation extending for the full length of the road.
    b) The provision of a central turning bay at the second crossing from the south
    c) The widened section sealed with coats.
    d) Road markings, speed limits and signs on the roads.
    e) The widening of "crossing place 2" as shown in the aforementioned report in accordance with Council's urban commercial Standard for two-way crossings.
    f) The location and details of the pedestrian refuge and pram crossing as noted in the s92 response received in processing of the application for this consent.
    g) Signage and marking for the commercial vehicle crossing over the shared path in accordance with the "Cycle Network Guidance - NZTA".

    Following approval of the plans and selection of the contractor, provide to Council;

    a) Details of the successful contractor
    b) Details of the planned date and duration of the contract
    c) Details of the supervising engineer
    d) A traffic management plan.

    The construction management plan shall contain information for the following:

    a) The timing of the construction works, including hours of work, key project and site management personnel.
    b) The transportation of demolition and construction materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
    c) The excavation works, and any necessary dewatering facilities, prepared by a suitably qualified geotechnical engineer.
    d) Control of dust and noise on-site and any necessary avoidance or remedial measures.
    e) Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.

f) Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road.
g) Erosion and sediment control measures to be in place for the duration of the works.

All construction works on the site are to be undertaken in accordance with the approved drawings and construction management plan.

17. Prior to commencing extended retail activities or the opening of the function centre or second café on the site, the consent holder shall complete the works detailed in the engineering drawings approved in compliance with condition 15 above. Upon completion of the works specified above, provide certification of the work from a Chartered Professional Engineer (CPEng) that all work has been completed in accordance with the approved plans. In addition, the consent holder shall install no entry signs on "crossing 1" as shown in the "proposed expansion 505 Kerikeri road, Kerikeri Report, Date: 24 Oct 2019, produced by Engineering Outcomes, limited."
18. Prior to commencing extended retail activities or the opening of the function centre or second café on the site on the site, the consent holder shall provide the two all-weather gravel parking areas for 92 cars and 49 cars as annotated on the plan referenced "existing and proposed parking and manoeuvring the market – Kerikeri" Surveyors ref. No: 9582 which is attached to this consent with the council's approved stamp affixed.
19. Prior to the installation of the stormwater attenuation and mitigation system required by condition 25 below, the consent holder shall provide a solicitors undertaking that drainage easements for the transportation of the attenuated stormwater over title boundaries to the rip rap dispersal area will be registered on the affected titles.
20. The consent holder shall be responsible for ongoing repairs to the road carriageway and berms for any damage caused by construction traffic. Any debris deposited on the public or private road as a result of the development shall be removed by or at the expense of the consent holder.
21. The consent holder is responsible for any repairs and reinstatement required of the Kerikeri Road carriageway and roadside drain damaged as a result of the development. Such works, where required, will be completed to the satisfaction of the Northland Transport Alliance.
22. Prior to commencing earthworks on site to install the car parking areas the consent holder shall install and maintain on site Erosion & sediment control measurement (in accordance with the requirements detailed in Auckland Council document GD05) to avoid any erosion towards the road and neighbouring property and to remove silt & debris from Stormwater runoff prior to its discharge.
23. The consent holder shall prior to the commencement of earthworks construction, provide a stabilized construction entrance to minimize the tracking of spoil and debris onto public road surfaces. The stabilized construction entrance shall be constructed in accordance with GD05 and be maintained throughout the duration of the earthwork operations. A wheel wash maybe required if excessive debris or spoil is tracked onto roads.
24. The consent holder shall Install and maintain for the duration of the earthworks construction period a perimeter silt fence (in accordance with the requirements of

GD05) to avoid any erosion towards the neighbouring property and to remove silt and debris from Stormwater runoff prior to its discharge.

25. In conjunction with the construction of the car parking area, the consent holder shall install and maintain on an ongoing basis the stormwater attenuation and management system in general accordance with the "Stormwater Management Design Report, Version: V3, Job Number: J3123, Date: September 2021, produced by GWE Consulting Engineers." The consent holder shall ensure that all the car park is sloped to divert the runoff towards the swale drain.
26. On completion of the install of the stormwater attenuation system, provide evidence and as-built from a suitably qualified person to the Council's Consents Engineer or designate that the stormwater attenuation and management system in general accordance with "Stormwater Management Design Report, Version: V3, Job Number: J3123, Date: September 2021, produced by GWE Consulting Engineers."
27. In accordance with section 128 of the Act, the Far North District Council may serve notice on the consent holder of its intention to review the effectiveness of the control of dust, dirt, spoil, and debris onto the Kerikeri road from the use of the unsealed parking on lot 1 DP 460448. The review may be initiated within 12 months of the consent being given effect to and annually thereafter. The review may be initiated if it is found to be insufficient for managing adverse effects and the impact is more than minor then the consent holder must provide the gravel parking and engineered stormwater effect and attenuation from that parking.

Miscellaneous Conditions:

28. For the duration of the activity the consent holder shall maintain all landscaping on the Kerikeri Road Boundary which has been planted in accordance with resource consent 2150235-RMALUC and subsequent variations except where the vegetation has been removed to provide for crossing places as required by this consent.

29. As offered in the application for consent, Hylands Ancient Kauri / The Old Packhouse Market, will not have on display nor sell from the permanent retail space, any turned Kauri products; and will not allow any stallholders (or any other retailers except Hylands Ancient Kauri / The Old Packhouse Market and the Kauri Workshop) with Kauri turned products, to sell from the premises on days other than market days.

Advice Notes

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

2. The existing slip lane on Kerikeri Road has been identified as potentially creating a safety hazard by encouraging a high-speed environment at the entrance to the site. The council's roading engineers have advised that this slip lane may be removed in future works should it be determined that this is preferable for the purpose of traffic safety in the area.

3. This consent relies on five subject sites, being that land held in the records of title referenced NA-68C/272, 613861, 613862, 603990 and 603989. Should any of these titles be sold conditions of this consent may no longer be complied with and a variation to this consent will need to be attained prior to the sale of the allotment.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.

2. District Plan Rules Affected:

Rule # & Name	Non-Compliance Aspect
8.6.5.1.3 Stormwater management	Additional car parking will bring total site coverage to 19%. The permitted threshold for the zone is 15% cover.
8.6.5.1.7 Noise	The proposed activity is likely to breach the permitted noise levels when hosting functions and special events with live music.
8.6.5.1.11 Scale of Activities	The proposed activity will alter the nature of the use of the site and increase the frequency with which the site will be used. This creates a breach of the scale of activities rule as the existing consented activities are being altered.
15.1.6A.2.1 Traffic intensity	The proposed activity will create in excess of 200 traffic movements. The permitted threshold is 60 and Restricted discretionary threshold is 200.
15.1.6C.1.1 Private Accessway in all zones	Clause (c) requires that a private accessway may serve a maximum of 8 household equivalents or 80 traffic movements. Given the proposal will generate more than 200 movements this is breached

Adverse effects will be minor:
It is considered the relevant and potential effects have been addressed within the assessment of effects above, and it has been concluded that the adverse effects will be less than minor.

Positive effects of the proposal:
Under s104(1)(a) the positive and potential effects of the proposal are:

a. The provision of additional retail space and function space to a growing enterprise.
b. The upgrading of Kerikeri road to address increases in traffic volumes and pedestrian safety.
c. The expansion of the market activity which supports small producers in the area

Objectives and policies of the District Plan:
The consent application includes a suitable assessment of the objectives and policies of the District Plan. The assessment conclude that the activity is consistent with the relevant objectives and policies, being those relating to the rural environment and

rural production zone found in chapter 8 of the District Plan and the traffic rules in chapter 15. I adopt this conclusion noting the following:

a) The proposal creates a wide range of activities which are contained within a single building. This limits the potential effects of the activity on the environment. No natural or physical resources will be notably impacted by the proposal.
b) The proposal is an expansion of the existing commercial use of the activity and does not create reverse sensitivity effects. This does not require additional built development. The existing commercial activities and those proposed are not considered incompatible with the rural nature of the area which has already been given over to commercial activities.
c) The proposed level of development will result in impacts on traffic on Kerikeri road but proposed mitigation will result improve traffic safety and result in positive effects.
d) The frontage to Kerikeri road will be maintained as an attractive, landscaped frontage an contribute to the visual amenity of the entry to Kerikeri.

3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents.

a) The Northland Regional Policy Statement 2018
b) Northland Regional Plan 2019
c) The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

4. In accordance with an assessment under s104(1)(c) of the RMA no other non – statutory documents were considered relevant in making this decision.

5. Other matters considered in relevant in making this decision:

a. All immediately adjacent landowners have provided written approval to the application.
b. The council's roading team have engaged with the application and agree with the proposed measures to mitigate adverse effects on the road network.

6. Part 2 Matters
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

7. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

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

P J Killalea.

Pat Killalea, Principal Planner

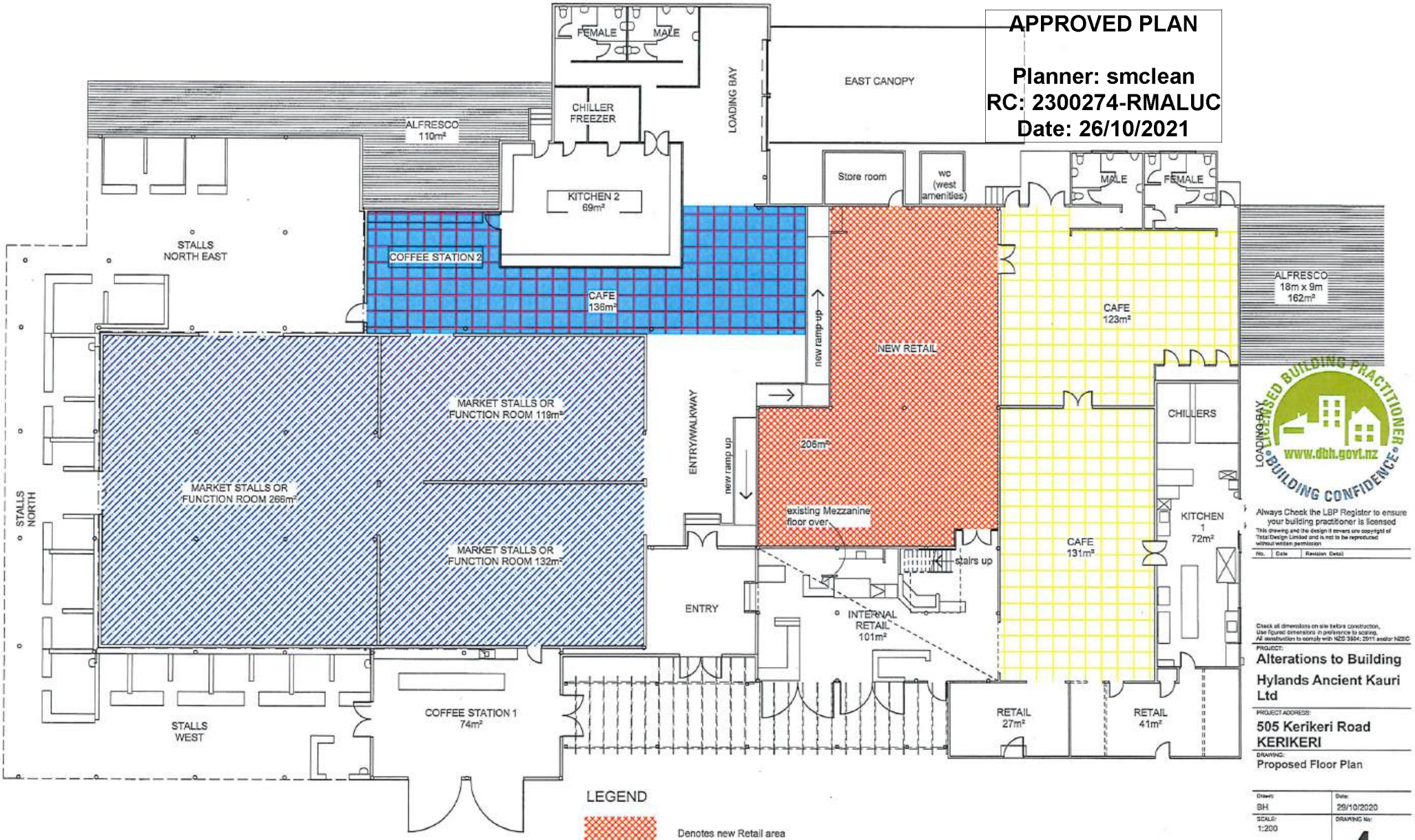
Date 26th October 2021

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

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

The consent is given effect to; or

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



APPROVED PLAN

Planner: smclean
RC: 2300274-RMALUC
Date: 26/10/2021

LEGEND

- Denotes new Retail area
- Denotes combined Cafe seating, 7 days a week café & Northland Artisan Store
- Denotes Market stalls/Retail/ Function Room
- Denotes new Cafe space (7 day trading)

1 Proposed Floor Plan 1:200

LICENSED BUILDING PRACTITIONER
www.dbh.govt.nz
BUILDING CONFIDENCE

Always Check the LBP Register to ensure your building practitioner is licensed

No.	Date	Revision Detail

Check all dimensions on site before construction. Use figured dimensions in preference to scaling. All construction to comply with NZS 3604: 2011 and/or NZBC

PROJECT:
Alterations to Building
Hylands Ancient Kauri Ltd

PROJECT ADDRESS:
505 Kerikeri Road
KERIKERI

DRAWING:
Proposed Floor Plan

Drawn: BH	Date: 29/10/2020
SCALE: 1:200	DRAWING No: 4 of 4
PROJECT No: 1629	

Total Design BUILDING & LANDSCAPE DESIGN
National Bank Building, 90 Kerikeri road, P.O Box 515, KERIKERI 0245
Tel. (09) 407 7649, Fax. (09) 407 7045, Mobile. (021) 261 9870, Email. tdesign@xtra.co.nz

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

This plan and accomp
obtaining a Resource
and/or information o

THOMSON SURVEY LIMITED
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360
www.tsurvey.co.nz
Registered Land Surveyors, Planners & Land Development Consultants

EXISTING & PROPOSED PARKING & MANOUVERING THE MARKET - KERIKERI

PREPARED FOR: HYLAND

Survey	
Design	
Drawn	
Approved	
Rev	
9582 Pa	

APPROVED PLAN

Planner: smclean
RC: 2300274-RMALUC
Date: 26/10/2021

Accidental Discovery Protocol (ADP)

From Heritage New Zealand Pouhere Taonga

Prior to the commencement of any works, a copy of this ADP should be made available to all contractors working on site.

Under the *Heritage New Zealand Pouhere Taonga Act 2014* an archaeological site is defined as a place associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand. Over 12,000 archaeological sites have been recorded in Northland, and more are identified on a regular basis.

For Maori sites (the most common site types in Northland), the largest and most obvious site types are pa, pits and terraces. However, evidence may be of a smaller nature, in the form of bones, shells, charcoal, burnt stone etc; a midden is an archaeological rubbish tip, in which many of these items can be found consolidated together. Evidence of disturbance of a midden can be a scattering of shell across a wide area; this can be confusing if it is near a beach. Pieces of obsidian or chert, together with stone tools, may also be recovered.

In later sites of European origin artefacts such as bottle glass, iron/metal, crockery etc. may be found, or evidence of old foundations, wells, drains or similar structures.

Burials/koiwi tangata may be found from any period.

Some examples:

Shell midden

Historic bottle

Animal bone

Archaeological stratigraphy

A flight of pits in forest

Shell midden uncovered in road scraping

In the event of an "accidental discovery" of archaeological material the following steps must be taken:

1. All work on the site will cease immediately. The contractor/works supervisor will shut down all equipment and activity.
2. The contractor/works supervisor/owner will take immediate steps to secure the site (tape it off) to ensure the archaeological remains are undisturbed and the site is safe in terms of health and safety requirements. Work may continue outside of the site area.
3. The contractor/works supervisor/owner will notify the Area Archaeologist of Heritage New Zealand – Pouhere Taonga (Northland Office), tangata whenua and any required statutory agencies[1] if this has not already occurred.
4. Heritage New Zealand – Pouhere Taonga advise the use of a qualified archaeologist who will confirm the nature of the accidentally discovered material.
5. If the material is confirmed as being archaeological, under the terms of the *Heritage New Zealand Pouhere Taonga Act* 2014, the landowner will ensure that an archaeological assessment is carried out by a qualified archaeologist, and if appropriate, an archaeological authority is obtained from Heritage New Zealand – Pouhere Taonga before work resumes.
6. If burials, human remains/koiwi tangata are uncovered, steps 1 to 3 above must be taken and the Area Archaeologist of Heritage New Zealand – Pouhere Taonga, the New Zealand Police and the Iwi representative for the area must be contacted immediately. The area must be treated with discretion and respect and the koiwi tangata/human remains dealt with according to law and tikanga.
7. Works at the site area shall not recommence until an archaeological assessment has been made, all archaeological material has been dealt with appropriately, and statutory requirements met. All parties will work towards work recommencement in the shortest possible timeframe while ensuring that archaeological and cultural requirements are complied with.

ADVICE TO ALL CONTRACTORS/SITE WORKERS/OWNERS:-

IF IN DOUBT, STOP AND ASK; TAKE A PHOTO AND SEND IT TO THE AREA ARCHAEOLOGIST

Contact details for the Area Archaeologist in Northland is:

Dr James Robinson, Archaeologist
Heritage New Zealand – Pouhere Taonga
PO Box 836, Kerikeri 0245
PH: (64 9) 407 0470 - DDI. (64 9) 407 0473 - MOBILE 027 249 0864
jrobinson@heritage.org.nz

[1] For example, the New Zealand Police in the event that human remains are found.

APPENDIX 6

LETTER FROM ATLAS LEGAL

21 March 2025

ATLAS LEGAL

Barrister & Solicitor

Hyland Trust
KERIKERI

Attn: J and W Hyland: info@theoldpackhouse.co.nz

C/-: LMD Planning Consultancy: lmdpc@xtra.co.nz

PROPOSED BOUNDARY ADJUSTMENT – "ADVICE NOTE" IN RC 2300274-RMALUC

1. You have instructed me to advise you on the meaning and effect of "*Advice Note 3*" which appears in the above Land Use Consent for the Old Packhouse Market. The Advice Note reads:

   "3. This consent relies on five subject sites, being that land held in the records of title referenced NA-68C/272, 613861, 613862, 603990 and 603989. Should any of these titles be sold conditions of this consent may no longer be complied with and a variation of this consent will need to be attained prior to the sale of the allotment."

2. We understand that you are intending to apply to Council for a boundary adjustment at 483A Kerikeri Road, as shown on the **attached** Scheme Plan 10738. The affected titles in the boundary adjustment include Lots 1 and 2 DP 460448.

3. It is proposed to create a new title on Proposed Lot 2 which can be sold. The remaining land on the proposed Lot 1 will then be amalgamated with the southern Lot 1 DP463586. This latter lot is one of the lots forming the site of the Old Packhouse market and associated carparking. There will be no change to the carparking availability for the Old Packhouse market caused by the boundary adjustment. Scheme plan 10738 contains a note that there is "*304 car park capacity in Lot 1*".

4. An Advice Note in a resource consent application is not a condition of consent. It is there for information purposes only. In this case, the purpose of Advice Note 3 is to alert the consent holder to potential need for a variation of the land use consent for the Old Packhouse market, *if the sale of one of the titles results in the conditions of consent not being complied with*.

5. In this application for a boundary adjustment, the sale of the resulting lot 2 would **not** result in non-compliance of the conditions of the land use consent for the market. Therefore, no variation application will be required.

PO Box 144, Kerikeri, 0230 | p: 09 401 6537 | m: 027 245 8144 | e: jo@atlaslegal.co.nz | w: atlaslegal.co.nz

Yours faithfully
ATLAS LEGAL LIMITED

Jo Baguley
Director

APPENDIX 7

EXTRACTS FROM 'STORMWATER MANAGEMENT DESIGN REPORT' SUBMITTED FOR RC 2300274

GWE
CONSULTING ENGINEERS

STORMWATER MANAGEMENT DESIGN REPORT

The Old Packhouse, 505 Kerikeri Road Kerikeri

HYLANDS ANCIENT KAURI LTD

September 2021 | V3

Creative Thinking | Better Environments

gwe.co.nz

1 INTRODUCTION

This report was prepared by GWE Consulting Ltd (GWE) for our client Hylands Ancient Kauri Ltd in accordance with our standard Terms and Conditions of engagement dated 09 June 2021.

The purpose of this report was to assess the hydrological conditions at the subject site, and to provide a suitable design for the discharge of stormwater from recently constructed and new proposed metalled parking areas.

2 SITE DESCRIPTION

The subject site is at The Old Packhouse, 505 Kerikeri Road, Kerikeri and is legally formed across multiple titles[1] with a total land area of 57,229 m^2.

The site is irregular in shape and can be accessed from the west off Kerikeri road. It is surrounded by similar lifestyle properties and farmlands. Areas along the western site boundary gently slopes towards Kerikeri Road, and the rest of the site gently slopes towards the east. An overland flow path is identified on Far North District Map GIS to flow through the eastern portion of the site and towards the east. Refer to Figure 1 for the site locality.

Figure 1: Site Location Plan –The Old Packhouse, 505 Kerikeri Road, Kerikeri

Source: https://fndc.maps.arcgis.com/apps/webappviewer/index.html?id=06922e6ff50e45bc98aef82dc539fc53

[1] *Described as Lot 1, DP 119263; Lot 1, DP 463586; Lot 2, DP 463586; Lot 3, DP 463586; Lot 1, DP 460448; and Lot 2, DP 460448*

2.1 Existing site features and stormwater management:

- An existing market shed is located on the western portion of the site (within Lot 1, DP: 119263) which is used for market events. Runoff from the existing market shed roof area is collected by 2 x 25,000 L rainwater tanks at its rear.
- An existing dwelling is located on the south-east side of the market shed (within Lot 2, DP: 463586). The runoff from the existing dwelling roof area is collected by another 2 x 25,000 L rainwater tanks located to the rear of the dwelling.
- An approx. 3,000 m^2 metalled parking area is located on the north-western side of the market shed (within Lot 1, DP 463586), which slopes in a westerly direction towards Kerikeri Road. The stormwater management for the 3,000 m^2 metalled parking has been addressed via earlier consents.
- An approx. 600 m^2 metalled access for parking is located within the grassed area near north-western site corner (within Lot 1, DP 460448). The grassed area is generally flat. Runoff from the existing 600 m^2 metalled access area currently sheetflows to the roadside drain along Kerikeri Road. It is understood that Council has accepted this area as discharging minor flows to the roadside drainage network and has not been further assessed.
- An approx. 600 m^2 metalled paving located on the north-eastern side of the market shed (within Lot 1, DP 463586). Runoff from the paving area currently sheetflows onto the the surrounding grassed area. Runoff from this area will be compensated for by further attenuation of runoff from the proposed metalled parking area within the proposed rainwater tank. Refer to Section 5.3.4 and Section 5.3.6 of this report for more detail.

Refer to Figure 2 for a schematic of the above.

Figure 2: Existing Site Features –The Old Packhouse, 505 Kerikeri Road, Kerikeri

Source: https://fndc.maps.arcgis.com/apps/webappviewer/index.html?id=06922e6ff50e45bc98aef82dc539fc53

3 PROPOSED DEVELOPMENT

GWE has been provided with a site plan prepared by Thomson Survey Ltd which identify the location and extents of the proposed development (Job No.8671, Dated 11/10/2016). Refer to Appendix A for details.

Based on this plan we understand the existing market shed, dwelling, the 3,000 m^2 metalled parking area on the eastern side of Kerikeri Road, the 600 m^2 metalled access at the north-western site corner, and the 600 m^2 metalled paving on the north-eastern side of the market shed will remain unchanged under the scope of this development.

It is proposed to construct two additional parking areas onsite which include a 3,025 m^2 metalled parking area at the south-western site corner (within Lot 3 DP 436586), and a 1,075 m^2 metalled parking area on the north-eastern side of the existing market shed (on Lot 1 DP 463586). Refer to Figure 3, Figure 4 below and in Appendix B for the proposed development.

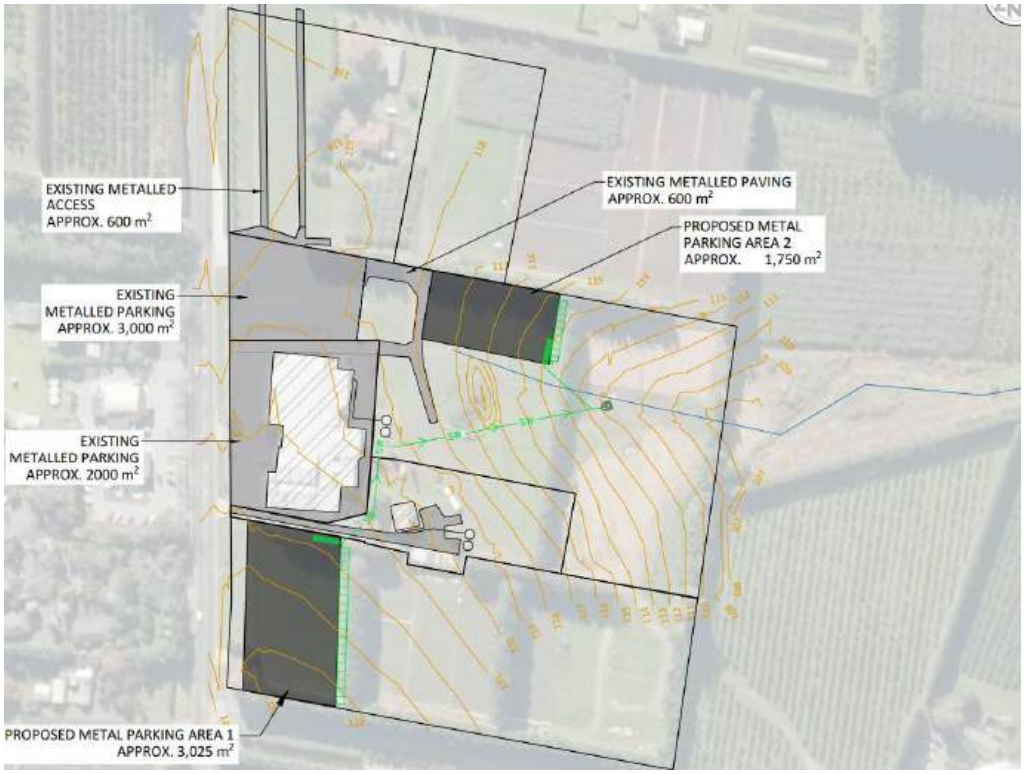


Figure 3: Proposed Development and Stormwater Plan

GWE Drawing No. J3123-400

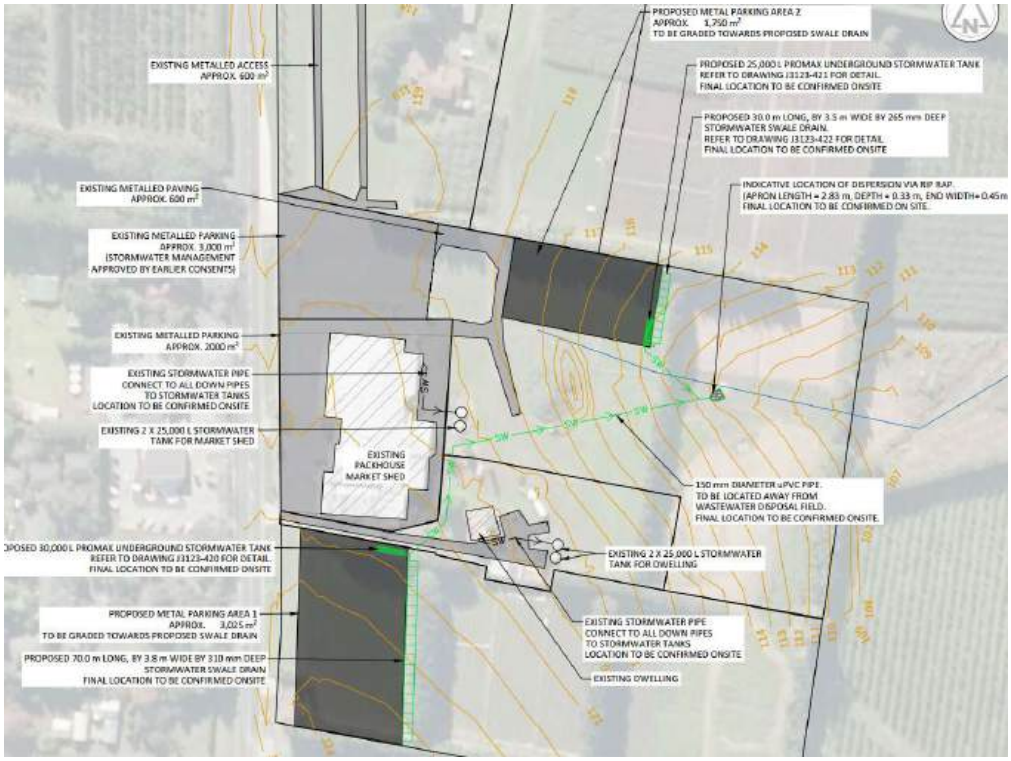


Figure 4: Proposed Development and Stormwater Plan-Enlarged

GWE Drawing No. J3123-401

Refer to Table 1 for the existing and proposed parking and access area for the site.

Table 1: Existing and Proposed Impervious Parking/Access Areas

	EXISTING	PROPOSED	DIFFERENCE
Existing impervious surfaces			
Existing metalled access	600 m^2	600 m^2	-
Existing metalled parking [3]	3,000 m^2	3,000 m^2	-
Existing metalled parking	2,000 m^2	2,000 m^2	-
Existing metalled paving	600 m^2	600 m^2	-
Proposed impervious surfaces			
Proposed metal parking area 1	0 m^2	3,025 m^2	3,025 m^2
Proposed metal parking area 2	0 m^2	1,750 m^2	1,750 m^2
Total pervious area	6,200 m^2	10,975 m^2	4,775 m^2
Total site area	57,229 m^2	57,229 m^2	-

Note:

1. Areas are taken from drawings by Thomson Survey Ltd, Ref: 8671, Dated 11 October 2016)

2. Runoff from the existing roof areas is managed separately, therefore not include in Table 1.

3. Stormwater management for the 3,000 m^2 existing metaled parking area has been addressed under earlier consents.

4 STATUTORY ASSESSMENT ON STORMWATER MANAGEMEMNT

According to the Northland Regional Plan (NRP), the diversion and discharge of stormwater into water or onto or into land where it may enter water from an impervious area or by way of a stormwater collection system is a **Permitted Activity** subject that it meets the general standards set out under rule C.6.4.2. Refer to Section 6.1 of this report for details.

As per Section 8.6.5.1.3 of the Far North District Council Operative District Plan (FNDC Operative District Plan). Buildings and other impermeable surfaces cover less than 15% of the gross site area within a Rural Production Zone is a **Permitted Activity.** Refer to Section 6.2 of this report for details.

5 STORMWATER MANAGEMENT

5.1 Reference Documentation

The following documentation was referenced in the stormwater management design for the development:

- Compliance Document for New Zealand Building Code Clause E1 Surface Water
- FNDC Operative District Plan
- NRC Proposed Regional Plan for Northland, Appeals Version, August 2020

5.2 Design Considerations

5.2.1 Requirements for Stormwater Attenuation

In accordance with NRP Rule C.6.4.2 (2) and the FNDC Operative District Plan the stormwater design for the proposed development will include peak flow attenuation up to and including the 10 % AEP rainfall event to reduce scour and erosion at the discharge location and avoid exacerbating downstream flooding.

5.3 Collection and Runoff from Impervious Areas

5.3.1 Existing Stormwater Management

Runoff from the existing market shed roof area is collected by 2 x 25,000 L rainwater tanks. The runoff from the existing dwelling roof area is collected by another 2 x 25,000 L rainwater tanks. The stormwater management for the 3,000 m^2 metalled parking has been addressed via earlier consents. Runoff from the existing 600 m^2 metalled access area and the 600 m^2 metalled paving area currently sheetflows onto the the surrounding grassed area. It is understood that Council has accepted this area as discharging minor flows to the roadside drainage network and has not been further assessed.

No physical change is proposed to the market shed, dwelling and the above metalled areas under the scope of this development, hence the stormwater management method for these areas remains unchanged.

5.3.2 Proposed Metalled Parking Area 1 (3,025 m^2)

Runoff from the 3,025 m^2 metalled parking area at near the south-western site corner (within Lot 3, DP 463586) will be collected and conveyed by a vegetated swale drain. Table 2 summarises the dimension details of the proposed swale drain for this area. Refert to Appendic C for swale calculation details.

Table 2 Vegetated Swale Drain - Proposed Metalled Paking Area 1

PARAMETER	VALUE
Length	70.0 m
Top width	3.8 m
Base width	2.0 m
Side slope	1V : 3H
Swale depth	310 mm
Total footprint (width x length)	269 m^2

Note:

1. Swale depth includes 150mm of freeboard.

2. Check Dams are not required for this swale.

The proposed swale drain will be placed along the lowest edge of the metalled area and will direct the runoff into a 30,000 L Promax underground rainwater tank, or similar approved. Refer to Appendix D for product details. This tank is to be used for stormwater mitigation by attenuating flows to predevelopment levels. The peak discharge flow from the tank will be controlled through orifice outlets. Discharge from this tank will be directed to the discharge location to the east. Refer to Drawing No. J3123-401 in Appendix B for tank location.

5.3.3 Proposed Metalled Parking Area 2 (1,750 m^2)

Runoff from the 1,750 m^2 metalled parking area at north-eastern side of the market shed (within Lot 1, DP 463586) will be collected and conveyed by a vegetated swale drain. Table 3 summarises the dimension details of the proposed swale drain for this area. Refer to Appendic C for swale calculation details.

Table 3 Vegetated Swale Drain - Proposed Metalled Paking Area 2

PARAMETER	VALUE
Length	30.0 m
Top width	3.5 m
Base width	1.9 m
Side slope	1V : 3H
Swale depth	265 mm
Check dam height	90 mm
No. of check dams	20
Length between check dams	1.5 m
Total footprint (width x length)	104 m^2

Note:
1. Swale depth includes 150 mm of freeboard.
2. A Check Dam will be located at every 1.5 m along the swale length. In total, 20 Check Dams are required.

The proposed swale drain will be placed along the lowest edge of the metalled area and will direct the runoff into a 25,000 L Promax underground rainwater tank, or similar approved. Refer to Appendix D for product details. This tank is to be used for stormwater mitigation by attenuating flows to predevelopment levels. The peak discharge flow from the tank will be controlled through orifice outlets. Discharge from this tank will be directed to the discharge location to the east. Refer to Drawing No. J3123-401 in Appendix B for tank location.

5.3.4 Existing Metalled Paving Area (600 m^2)

The existing 600 m^2 metalled paving area at the north-eastern side of the market shed (within Lot 1, DP 463586) will be compensated for by further attenuation of runoff from the proposed 1,750 m^2 metalled parking area within the 25,000 L rainwater tank. Refer to Appendix C for calculation details. Refer to Drawing No. J3123-401 in Appendix B for tank location.

5.3.5 Collection

Loading

All drainage fittings (lids, chambers, frames, grates, covers etc) to be supplied to meet the following loading classes as a minimum:

- AS3996 Class B (Light Duty) or EN 1433 Class B has been anticipated for areas outside of metalled areas which may include farm traffic such as light tractors.
- AS3996 Class C (Heavy Duty) or EN 1433 Class C in metalled/ parking areas unless specified otherwise.

Catchpits

Catchpits should be constructed to NZBC E1/AS1 Figure 8 (Type-one Surface Water Sump) or Figure 9 (Type-two Surface Water Sump) with the appropriate lid, frame and grate to match the application.

Paved Areas

Sealed and compacted gravel driveways, and parking areas are to be constructed with a minimum 2% crossfall towards catchpits, drains and channels to provide adequate drainage and to reduce potential for ponding.

Pipework

All pipework shall be minimum 80 mm uPVC diameter with sealed joints unless specified otherwise. All pipework shall be installed per manufacturers recommendations and to meet NZBC E1 Acceptable Solutions. The general arrangement and location of the pipework is shown on the site plan but should be confirmed onsite once finished levels have been confirmed.

Subsoil Drains

All subsoil drains are to be directed to silt traps prior to discharge. Subsoil drains shall be punched, corrugated polyethylene, 110 nominal diameter Novaflo pipe wrapped in geofabric sock or similar approved.

5.3.6 Stormwater Attenuation

The stormwater design will include peak flow attenuation up to 10-Year ARI to avoid exacerbating downstream flooding. The design rainfall depths were obtained from NIWA's High Intensity Rainfall Data System (HIRDS).

The Rational Method has been used (refer to Appendix C) and the pre-development conditions and post-development assessment was undertaken. The runoff volumes and required orifice sizes and locations are recorded in the Tables below.

The peak flows for the pre-developed conditions and post-developed conditions (with stormwater attenuation), the detention storage and the orifice height below overflow for the rainwater tanks, are detailed in Table 4 and Table 5 below.

Table 4: Detention Storage and Elevation – Proposed Metalled Parking Area 1 (3,025 m²)

SITE AREA DEVELOPMENT	10 YEAR ARI				
	Peak Flow	Storage	Orifice Height Below Overflow	Tank	Orifice Diameter
Pre-Development Conditions	38.59L/s	-	-	-	-
Post-Development Conditions	38.59 33.11L/s through tank.	29.85 m^3	1.90 m	30,000 L Promax Underground Tank	115 mm

Note:

1. The 10-Year ARI orifice to be installed at the invert of tank to avoid standing water within the tank.

2. Pre-Development Peak Flow is calculated based on the existing grassed area onsite (3,025 m^2).

3. Post-Development Peak Flow is calculated based on the proposed metalled parking area 1 (3,025m^2).

Table 5 Detention Storage and Elevation – Proposed Metalled Parking Area 2 (1,750 m²)

SITE AREA DEVELOPMENT	10 YEAR ARI				
	Peak Flow	Storage	Orifice Height Below Overflow	Tank	Orifice Diameter
Pre-Development Conditions	29.98 L/s	-	-	-	-
Post-Development Conditions	29.98 L/s through tank.	23,75 m^3	1.9 m	25,000 L Promax Underground Tank	103 mm

1. The 10-Year ARI orifice to be installed at the invert of tank to avoid standing water within the tank.

2. Pre-Development Peak Flow is calculated based on the existing grassed area onsite (2,350 m^2).

3. Post-Development Peak Flow is calculated based on the proposed metalled parking area 2 (1,750 m^2), and the existing metalled paving area (600 m^2).

Based on the results from Table 4 and 5, with the proposed attenuation, there will be no increase in peak flows discharging to land during 10-year ARI events for both proposed parking areas.

5.4 Water Treatment

The key contaminant risks for the site are:

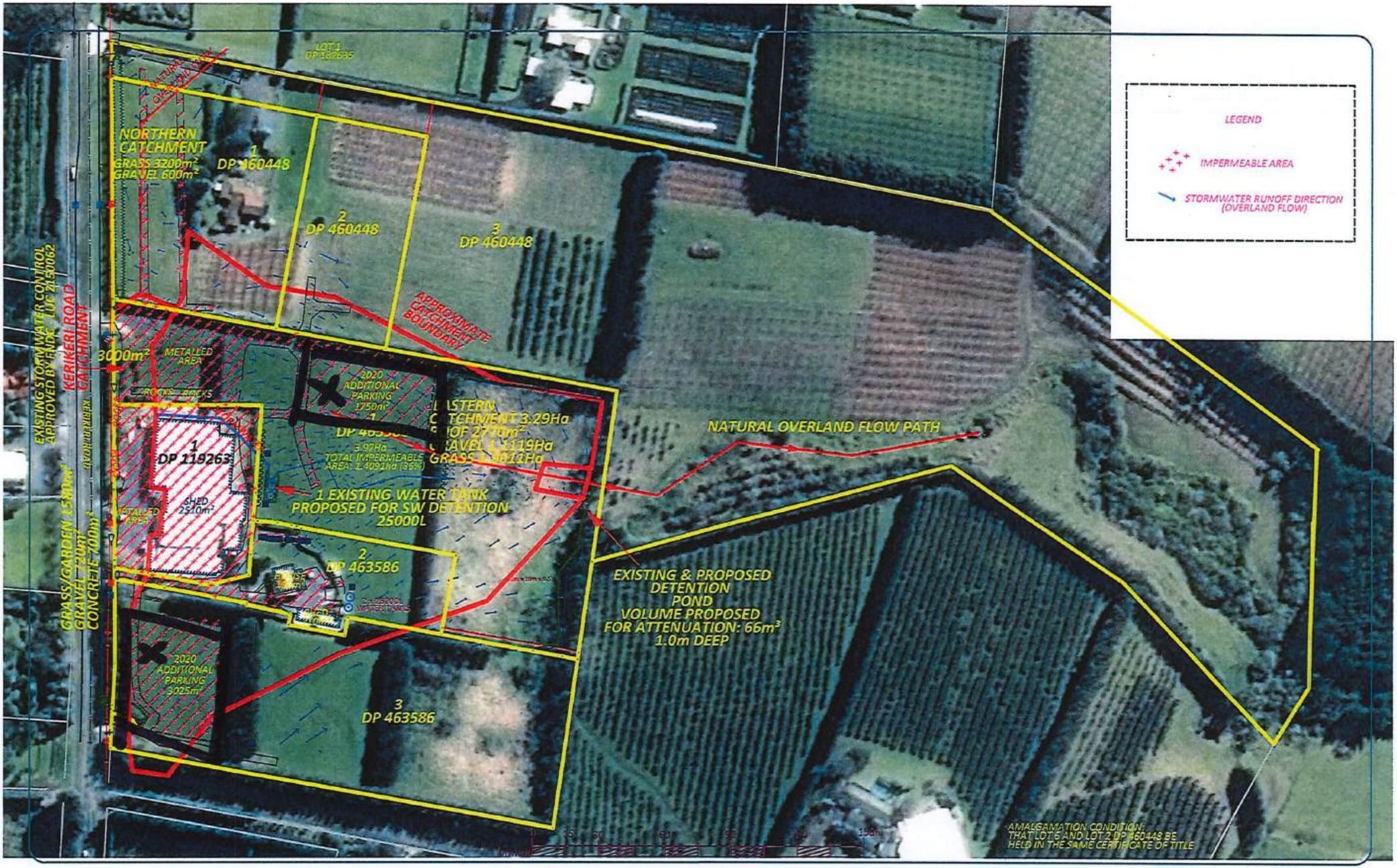
- Leaf matter and other organic debris.

Stormwater treatment onsite will include:

- Sedimentation in the detention tank.
- Collection of runoff from impervious areas in vegetated swales prior to discharge

The risk of other contaminants being discharged in the stormwater system (hydrocarbons, metals etc) that will affect downstream water quality is considered low.

APPENDIX A
PROVIDED SITE PLAN



THOMSON SURVEY
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360 Fax (09) 4077322
Registered Land Surveyors, Planners & Land Development Consultants

STORMWATER MANAGEMENT PLAN
PACKHOUSE MARKET KERIKERI

KERIKERI ROAD

PREPARED FOR: HYLAND

	Name	Date
Survey	TS	2016
Design		
Drawn	SL	11.10.16
Approved		
Rev A	TW	24.09.20

ORIGINAL
SCALE 1:1500
SHEET SIZE A3
8671 20200924 SW MGMT PLAN.LCD

Surveyors Ref. No: 8671
Series
Sheet of

APPENDIX 8

WRITTEN APPROVAL

Far North District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Warrick Hyland Trust
Address of proposed activity:	483A and 483B, Kerikeri Road, Kerikeri
Legal description:	Lot 1 and Lot 2 DP 460448
Description of the proposal (including why you need resource consent):	Proposed boundary adjustment subdivision of Lots 1 & 2 DP 460448 in the Rural Production Zone.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	1. Scheme plan prepared by Thomon Survey Ltd. 2. _____ 3. _____ 4. _____ 5. _____ 6. _____

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

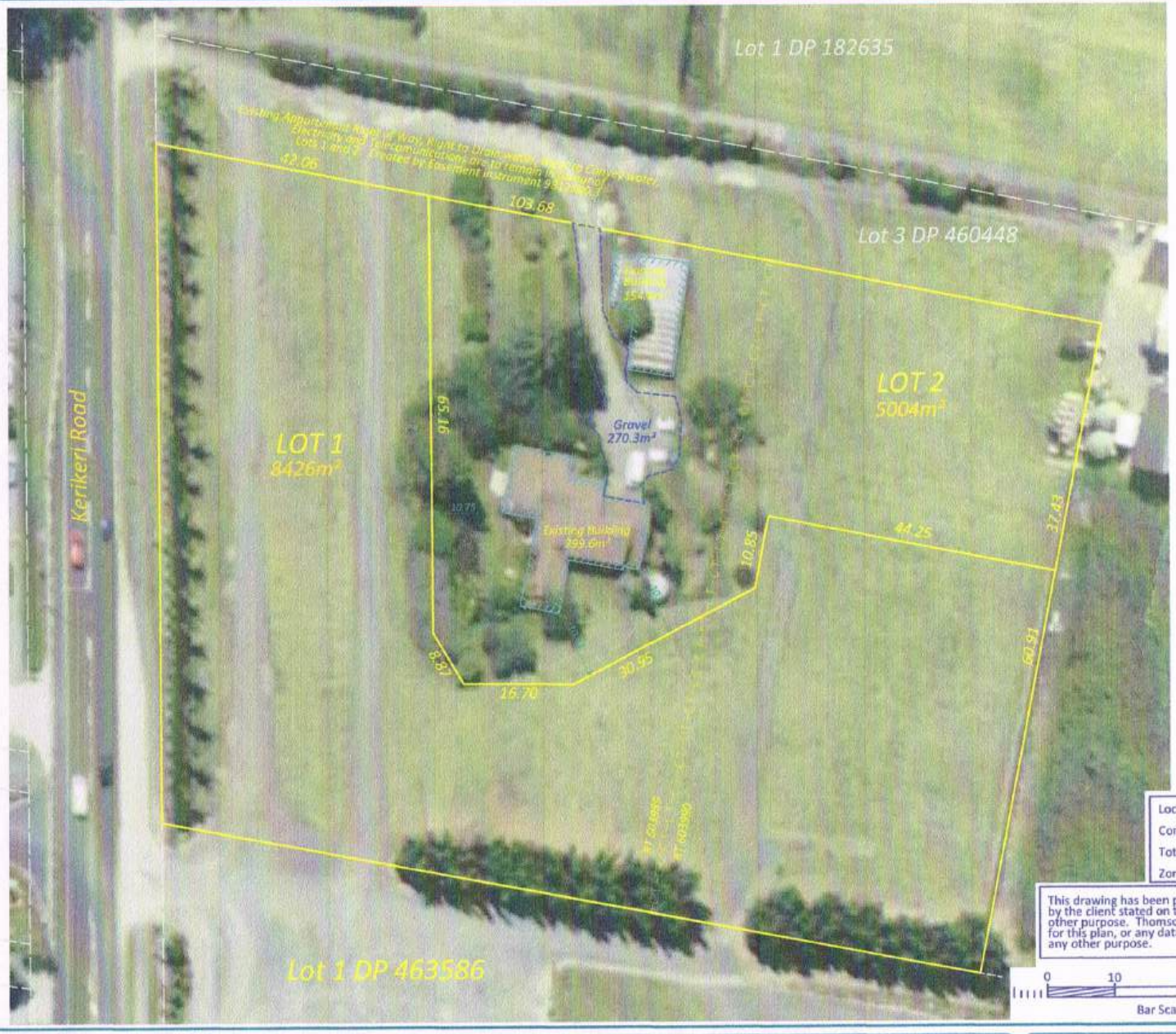
Full name/s of party giving approval:	Rajwinder Barring
Address of affected property including legal description	483C Kerikeri Road, Kerikeri Lot 3 DP 460448
Contact Phone Number/s and email address	Daytime: 0212525119 email: barring@me.com

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature	R K Barring	Date	24.6.25
Signature		Date	
Signature		Date	
Signature		Date	



Impermeable surface calculation of Lot 2: 724.7m² = 14.5%

323 Car park capacity in Lot 1

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council

Comprised in: 603989 & 603990

Total Area: 1.3430 Ha

Zoning: Rural Production

0 10 50m

Bar Scale 1:600 @ A3

THOMSON SURVEY LIMITED
315 Kerikeri Rd
P.O. Box 372 Kerikeri
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Ph: (09) 4077360
www.tsurvey.co.nz
REGISTERED SURVEYORS, PLANNERS & LAND DEVELOPMENT CONSULTANTS

PROPOSED BOUNDARY ADJUSTMENT OF LOTS 1 & 2 DP 460448

483A Kerikeri Road, Kerikeri

PREPARED FOR: Hyland

	Name	Date	ORIGINAL SCALE	ORIGINAL SHEET SIZE
Survey				
Design				
Drawn	EM	25.02.25	1:600	A3
Approved				
Rev	SL	12.06.25		

10738 SCHEME 25.02.25

Surveyors Ref. No: 10738