

Office Use Only Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT
(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))
 (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a Council Resource 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 Discharge
- Extension of time (s.125) Change of conditions (s.127) Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) _____

**The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.*

3. Would you like to opt out of the Fast Track Process? Yes No

4. Applicant Details:

Name/s: Carrington Estate Jade LP

Electronic Address for Service (E-mail): _____

Phone Numbers: _____

Postal Address: _____
(or alternative method of service under section 352 of the Act)

5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s: Bay of Islands Planning - Jeff Kemp

Electronic Address for Service (E-mail): _____

Phone Numbers: _____

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.

6. 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: Carrington Estate Jade LP

Property Address/
Location: _____

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/
Location: Doubtless Bay Drive, Matai Bay Road, Whatuwhiwhi

Legal Description: Pt Lot 1 DP 67692 and Part of Lot 6 DP 417562 Val Number: _____

Certificate of Title: NA115D/665 and 467768
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.**

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

To create 140 residential allotments plus 3 Lots as Road to vest and 2 pedestrian walkways
in 2 stages.

The applicant also seeks land use consent for Fire Risk to Residential units to enable the development
of each site where this may contain or adjoin vegetation.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification

Yes No

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

- Building Consent (BC ref # if known) Regional Council Consent (ref # if known)
- National Environmental Standard consent Other (please specify)

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). 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

12. 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.

Please attach your AEE to this application.

13. 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 all names in full)

Carrington Estate Jade LP

Email:

Postal Address:

Phone Numbers:

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: William Tan (please print)

Signature:

(signature of bill payer – **mandatory**)

Date: 02/09/2021

14. 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.

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

Name: William Tan (please print)

Signature:  (signature)

Date: 02/09/2021

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

Checklist (please tick if information is provided)

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

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

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

Form 9

APPLICATION FOR RESOURCE CONSENT

Section 88, Resource Management Act 1991

To Far North District Council:

We, **Carrington Estate Jade LP**, apply for the following type of resource consent:

Subdivision: To subdivide Pt Lot 1 DP 67692 and part of Lot 6 DP 417562 to create 140 residential allotments plus 3 lots as Road To Vest and 2 Pedestrian Walkways. The subdivision will be undertaken in two stages:

Stage 3 - Lots 1 to 36 ranging from 602m² to 2611m²

Stage 4 - Lots 1 to 104 ranging from 600m² to 2016m²

Land Use: The applicant also seeks land use consent for Fire Risk to Residential Units to enable the development of each site where this may contain or adjoin vegetation.

The location of the proposed activity is as follows:

The property is located on Doubtless Bay Drive and Matai Bay Road, Whatuwhiwhi, and is legally described as **Pt Lot 1 DP 67692 (ROT NA115D/665)** and **part of Lot 6 DP 417562 (ROT 467768)**.

No additional resource consents are needed for the proposed activity.

We attach, in accordance with the Fourth Schedule of the Resource Management Act 1991, an assessment of environmental effects that corresponds with the scale and significance of the effects that the proposed activity may have on the environment. [see below]

We attach any information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act, as listed below:

- Planning Report, including Assessment of Environmental Effects, prepared by Bay of Islands Planning Limited;
- Subdivision Scheme Plan – Von Sturmers;
- Certificate of Title and relevant interests – Prover;
- Engineering Suitability Reports - Cook Costello Limited;
- Previous Far North District Council RC approvals (RC 2100195- RMASUB);
- Existing Northland Regional Council RC Approvals.



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Sep-21

Date: 2 September 2021

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Jeff Kemp
Director
on behalf of Carrington Estate Jade LP

Address for service: Bay of Islands Planning Limited, PO Box 795 , Kerikeri 0230
Mobile: 0274 457136
Email: info@bayplan.co.nz

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BAY OF ISLANDS PLANNING LIMITED

2 Cochrane Drive, Kerikeri
127 Commerce Street, Kaitaia
PO Box 795
Kerikeri



Phone [09] 4075253; Email – info@bayplan.co.nz ; www : bayplan.co.nz

District Services
Far North District Council
John Butler Centre
Kerikeri

Attention: Trish Routley

2 September 2021

Re: Proposed subdivision and land use component – Doubtless Bay Drive and Matai Bay Road, Whatuwhiwhi (Pt Lot 1 DP 67692 and Pt Lot 1 DP 417562)

Dear Trish,

Please find attached supporting information on behalf of our clients, Carrington Estate Jade LP [the applicants] to undertake a 140-lot subdivision with new roads and pedestrian walkways in the Residential Zone. The application also seeks consent for a land use activity to allow residential development within 20.0m of vegetation which is located within or adjoining the particular property.

The application site is legally described as part of Pt Lot 1 DP 67692 and part of Lot 6 DP 417562, held within two ROT's (NA115D/665 & 467768). The development area involves some 22.4ha and will be developed in two stages [3 and 4] . The proposal is essentially the reapproval of the two stages approved by RC 2100195 - RMASUB. That approval lapsed in August 2015 and has not been given effect to. The application completes the consenting process of a four stage subdivision package undertaken by a previous land owner – Edgewater Developers Limited. The first two stages [1 and 2] have already been given effect to and residential development is taking place on these lots.

The site is zoned **Residential** under the Operative Far North District Plan. The proposed development density meets the minimum lot size standards provided for in the zone and requires resource consent as a **Controlled Activity**. The reduction in the fire separation distance is to be assessed as a **Discretionary Activity**. While in the normal course the reasons for resource consent are bundled it is considered appropriate that these activities (subdivision and land use) are assessed separately. This approach has been taken by reason the District Plan permits the clearance of 500m² of vegetation on each site without requiring a resource consent and the existing consent granted by the Northland

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Sep-21



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Regional Council allows all vegetation on the application area to be removed. It is appropriate to assess applications separately where the only activity with a more stringent activity status has effects which do not overlap with other parts of that proposal, and where that activity is ancillary to the principal element of the proposal (which here is subdivision).¹ The effects of the subdivision are distinct from the effects of the fire separation distance rule. The fire separation distance instead overlaps with the proposed residential development of the site.

The application is therefore presented in accordance with the following proposed activities:

Subdivision (Controlled Activity):

Stage 3:

Lot number	Purpose
Lots 1-36	Residential sites
Lot 37	Road to Vest

Stage 4:

Lot numbers	Purpose
Lot 1 - 104	Residential sites
Lots 105, 106	Public Accessway
Lots 110, 112	Road to Vest

Land Use (Discretionary Activity):

To remove the requirement to comply with the 20.0m setback between a residential unit and vegetation.

A 10-year consent lapse period is sought for the subdivision and land use consent.

As required under Schedule 4 of the Resource Management Act, an assessment of effects on the environment has been undertaken. To determine the degree of potential adverse effects arising from the proposal and proposed mitigation, various specialist reports are provided with the application. These are referred to in the AEE and are listed as follows:

Appendix A - Certificate of Title;

Appendix B – Subdivision Scheme Plan

Appendix C - Engineering Suitability Reports – Cook Costello Limited

Appendix D - Previous RC approvals (2100195 RMASUB)

Appendix E – Existing Northland Regional Council approvals

Appendix F – Consultation and Correspondence- ESNZ

¹ *Ahuareka Trustees (No 2) Ltd v Auckland Council* [2017] NZEnvC 205 at [21]-[24].

Overall, the AEE concludes that any potential adverse effects would be no more than minor and can be appropriately mitigated through conditions of consent.

We seek that all correspondence on this project is via email or phone (as has been provided). There are no locked gates or dogs on site which would impede a site visit by a Council officer however please contact this office before making any site visit.

Thank you,



Jeff Kemp
Director

CARRINGTON ESTATE JADE LP SUBDIVISION (STAGES 3 & 4)



Application for Resource Consent And Assessment of Effects on the Environment

Prepared by:

Bay of Islands Planning Limited in association with :
Cook Costello Limited ; and
Von Sturmers Limited.

September 2021

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Sep-21



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1. INTRODUCTION

1. Carrington Estate Jade LP [the applicant] is seeking a combined subdivision and land use consent to develop the balance of its land on Doubtless Bay Drive and Matai Bay Road , Whatuwhiwhi. The application site is legally described as part of Pt Lot 1 DP 67692 and part of Lot 6 DP 417562, held within two ROT's (NA115D/665 & 467768). The development area involves some 22.4ha and will be developed in two stages and is essentially the reapproval of the two stages approved by RC 2100195. The activity will be an extension of the adjacent residential development within the locality.
2. The proposed subdivision will provide an additional 140 residential lots of varying sizes, plus roads to vest and pedestrian accessways. Land use consent is also sought to allow for the placement of residential units within 20.0m of vegetation. This is further discussed in the District Plan assessment below.
3. The proposed subdivision would occupy an area of some 22.4ha of land which forms part of the two underlying appellations.
4. The location of the application site is shown in **Figure 1 & 2** below.

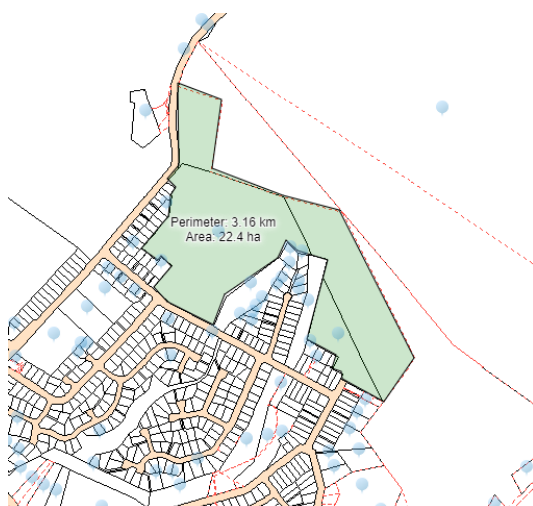


Figure 1 – Application Area



Figure 2 – Application Area - Aerial

[Application area (green shade) (Source: Prover Maps)]

5. The application site being the combination of four parcels of land as shown in **Figure 3** below –

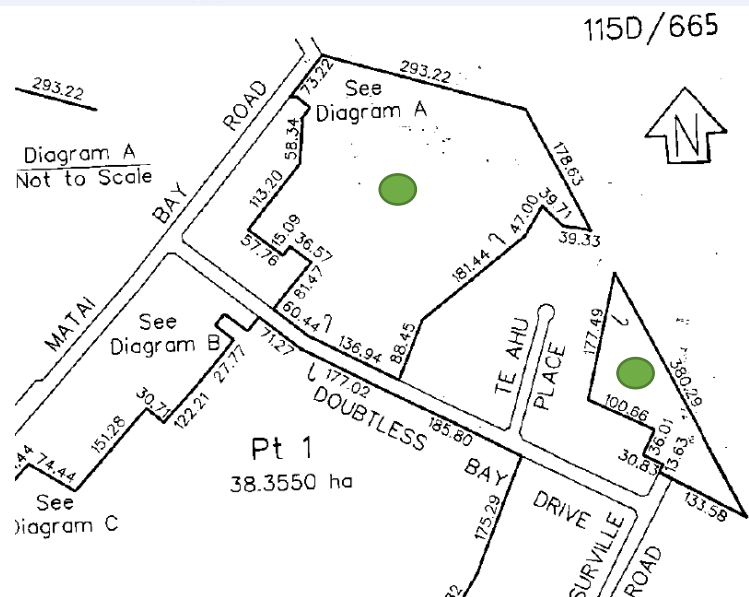


Figure 3: Location map showing application site areas from underlying appellations (green circles)

6. As shown in **Figure 4** below, the proposed development will be undertaken within the **Residential Zone** with the creation of two new access roads and an extension of De Surville Road.

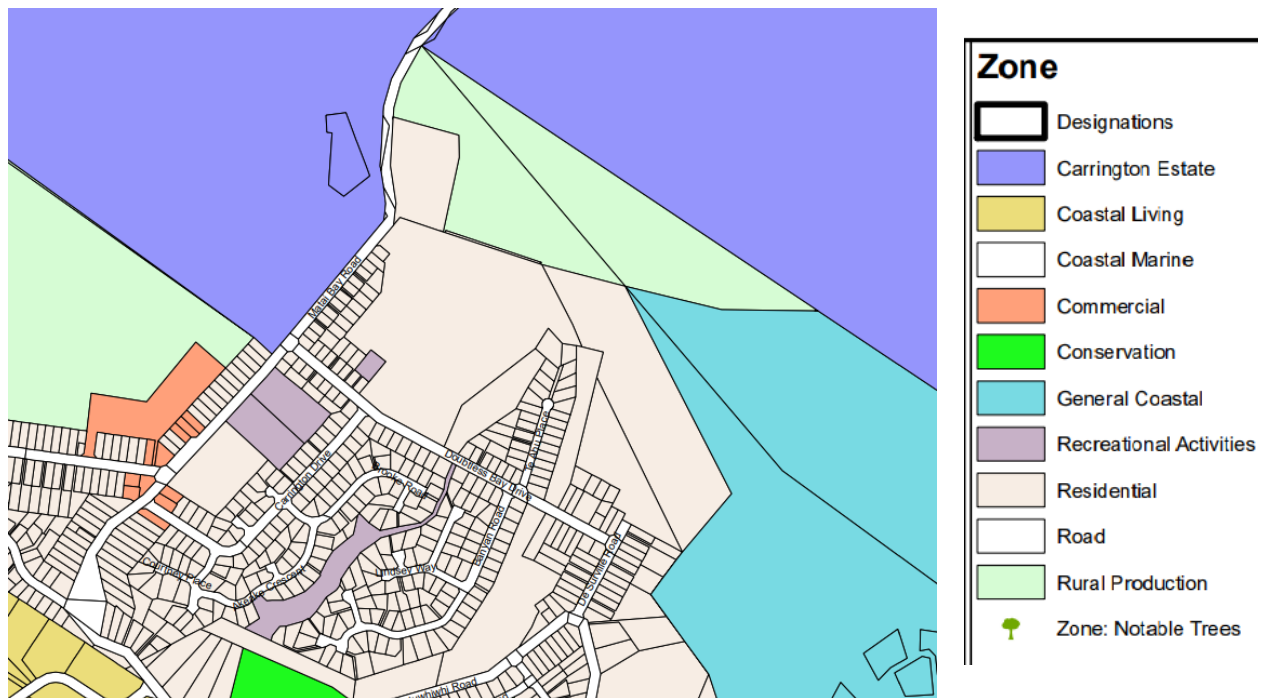


Figure 4: Map showing current zoning (Far North Maps)

2. BACKGROUND TO THE APPLICATION

7. As previously noted, this application is effectively a reapproval of a lapsed subdivision consent (RC 2100195). The previous property owner [Edgewater Developers Limited] being granted resource consent in 2010 for a Controlled Activity - 140 lot subdivision as follows –

EDGEWATER DEVELOPERS LIMITED

The activity to which this decision relates: New approval of Stages 3 & 4 of a residential subdivision, previously consented to under RC’s 1980582 and RC 2070716

Subject Site Details

Address: Doubtless Bay Drive, Karikari Peninsula
 Legal Description: Pt Lot 1 DP 67692, Pt Lot 1 DP 67692
 Certificate of Title reference: NA-115D/665

8. This approval allowed the following subdivision design **Figure 5** –

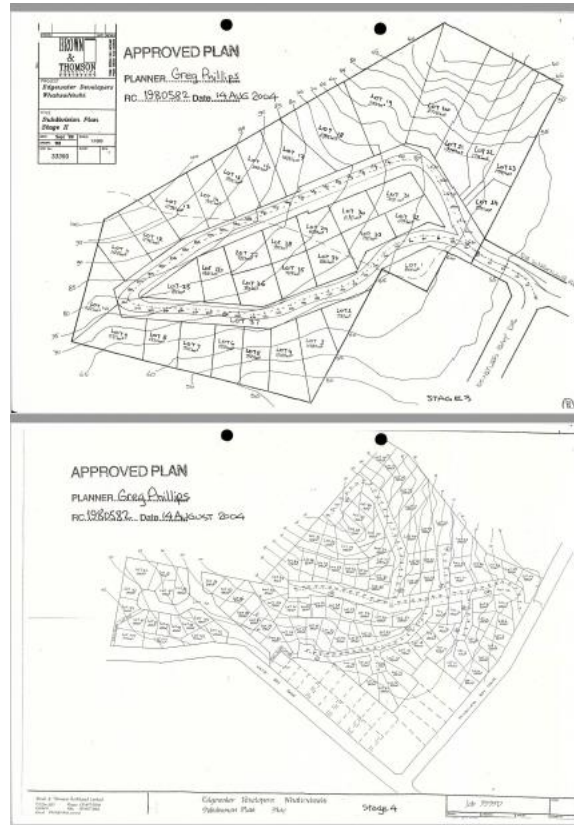


Figure 5: Approved scheme plan for 2100195 RMASUB (FNDC)

9. Edgewater Developers had previously sought and was granted consent for earlier applications - Stages 1 and 2, on the southern side of Doubtless Bay Drive. These two stages have been fully implemented with residential development taking place over many of these approved sites.
10. In addition, Edgewater Developers Limited secured consent from the Northland Regional Council [NRC] in November 2012 to undertake the following (CON20120828006) –

EDGEWATER DEVELOPERS LIMITED, MATAI BAY ROAD, RD 3, KAITAIA 0483

To carry out the following activities associated with the development of Stages 3 and 4 of a proposed 140 lot subdivision located at Doubtless Drive and Matai Bay Road, Whatuwhiwi, within the catchments of Te Kopuaorangiri and Waitamatau (Whatuwhiwi) Creeks, and the unnamed tributary of Parakerake Bay on Part Lot 1 DP 67692 and Part Lot 1 DP 202051 at or about location co-ordinates 1635538E 6141347N (Stage 3) and 1635171E 6141624N (Stage 4).

Note: All location co-ordinates in this document refer to Geodetic Datum 2000, New Zealand Transverse Mercator Projection.

- (06) **Land Use Consent:** To carry out earthworks for the development of subdivision roading and associated activities.
- (07) **Discharge Permit:** To discharge stormwater from land disturbance activities to land.
- (08) **Water Permit:** To divert stormwater.
- (09) **Discharge Permit:** To divert and discharge stormwater from impervious surfaces following subdivision development.
- (10) **Land Use Consent:** To clear vegetation from erosion prone land for subdivision development.

11. This NRC approval expires on 30 November 2022 and is yet to be given effect. The Consents and Permits issued by the NRC create the existing environment and allows for the earthworks, stormwater management and the removal of vegetation on the application site. This is because existing environment includes the future state of the environment, as it might be modified by resource consents which have been granted, and which have been implemented or are likely to be implemented.² As it is likely that the NRC consents and permit will be implemented, this application must be assessed in the context that the activities authorised by the NRC consents and permit have been completed.

12. Copies of both these approvals are attached as **Appendix D and E**.

3. DESCRIPTION OF THE SITE AND SURROUNDS

Site Description

13. The application site is located on Doubtless Bay Drive and Matai Bay Road. While the application site involves two appellations, these are contiguous and have a homogenous appearance covered in vegetation. There are no buildings on the application site.

14. As shown in **Figure 3** above, the application site is zoned **Residential**. The site is not subject to any other **Resource Map** overlays. It is in part located in the *Coastal Environment* as identified in

² *Queenstown Lakes District Council v Hawthorn Estate Ltd* (2006) 12 ELRNZ 299 (CA) at [84].
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the Northland Regional Policy Statement as shown on **Figure 6** below -

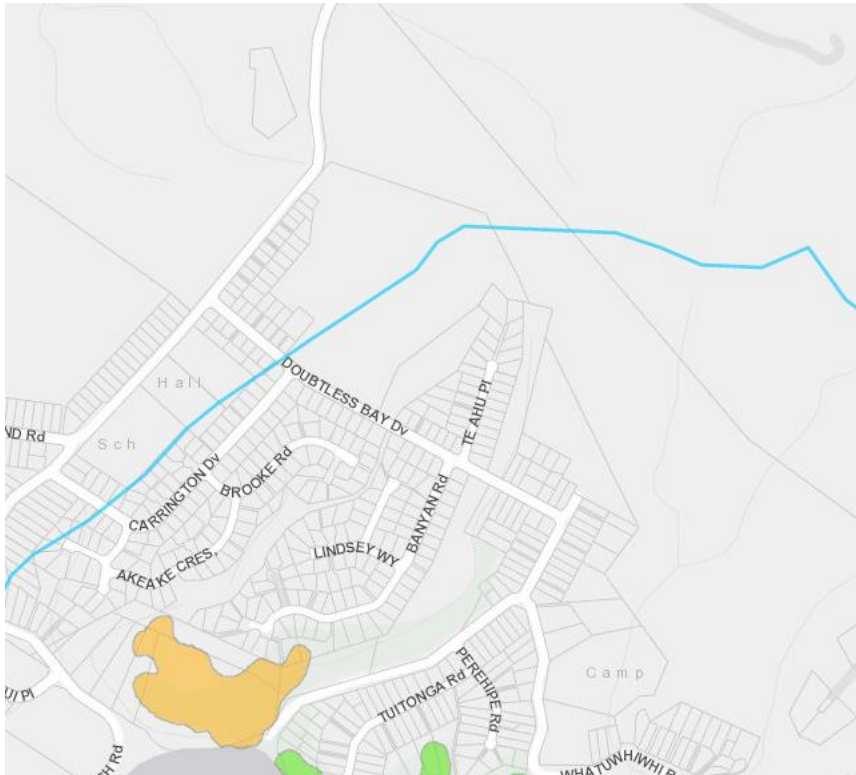


Figure 6: Map showing extent of coastal environment (NRC RPS Maps)

15. The site has frontage to both Matai Bay Road and Doubtless Bay Drive along with an extension of De Surville Drive. The site is covered in a range of coastal vegetation, including Manuka and Hakea.
16. As shown in **Figure 7** below, the site adjoins the Council’s reticulated stormwater and wastewater network to which it is proposed to connect. The stormwater system was designed and constructed by Edgewater Developers to allow for these two stages.

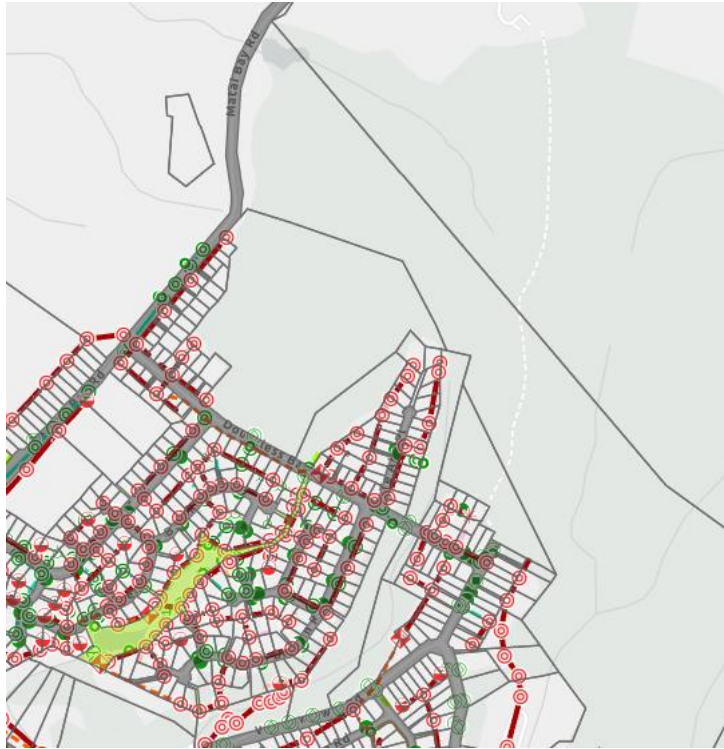


Figure 7: Map showing location of services (Far North Maps) [Reticulated waste water and storm water]

17. The site consists of steep sided slopes covered in vegetation with some parts being identified as Erosion Prone Land in terms of the NRC Hazard Maps –

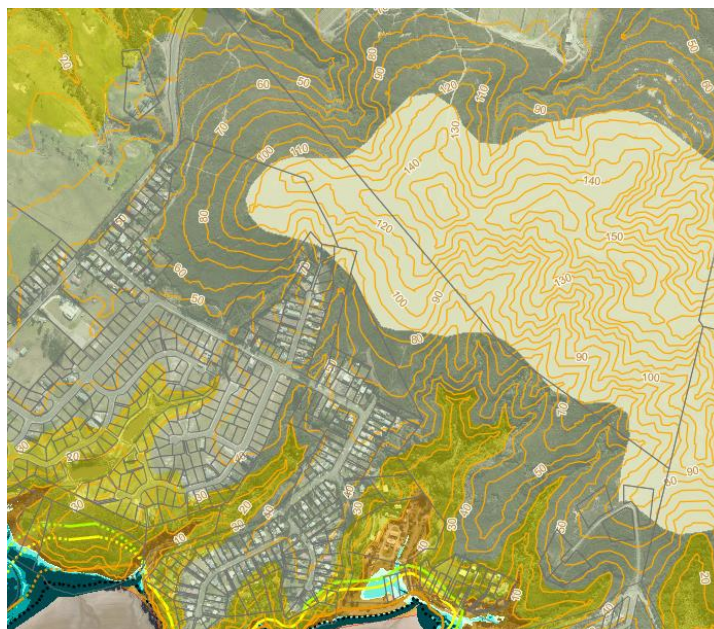


Figure 8: Map showing hazards (Northland Regional Council Hazard Maps)

18. The GNS Science online geology map defines the underlying geology of both subdivision sites as Rangiwahia Volcanics (Houhora Complex) of the Northland Allochthon, comprising pillowed and massive flows of basalt and basaltic andesite, interbedded with rhyolitic tuff and tuff-breccia. The soil type for the entire site has been mapped by the Northland Regional Council's Managing Northland Soils factsheet Viewer. Stage 3 is mapped as predominantly Pukekaro clay loam steep land soil (POS) and Te Kopuru sand (TEK). Stage 4 is mapped as predominantly Pukekaro clay loam steep land slope (POS). All of these soils are mature volcanic soils that can be prone to severe slip, sheet and gully erosion.
19. The application site is located on the northern fringe of the Whatuwhiwhi settlement.
20. The aerial image in **Figure 9** below provides a broad indication of the surrounding land uses which has been rapidly changing over the past 18 months with considerable development of a large number of vacant residential sites. As shown in the image below, properties to the north are retained in vegetation and those areas that are being developed for residential purposes. The proposed subdivision is part of the prescribed extension of the existing Residential Zone activity taking place in Whatuwhiwhi, being undertaken in a logical and coordinated fashion.

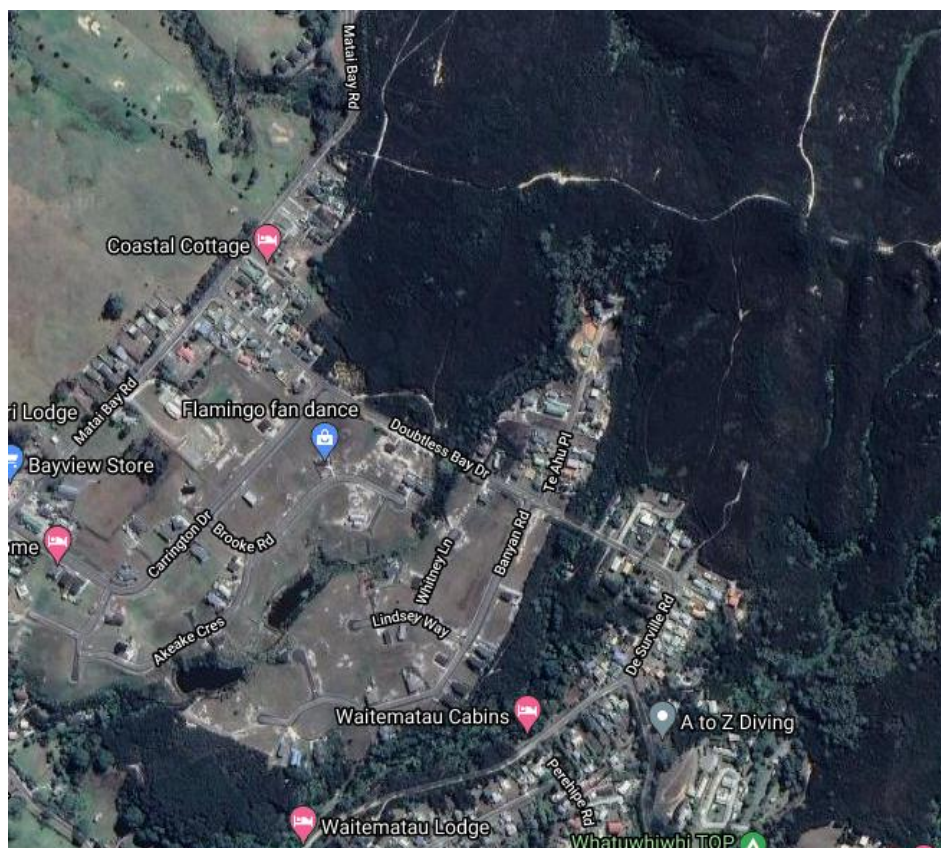


Figure 9: Aerial map showing surrounding land uses (Far North Maps)

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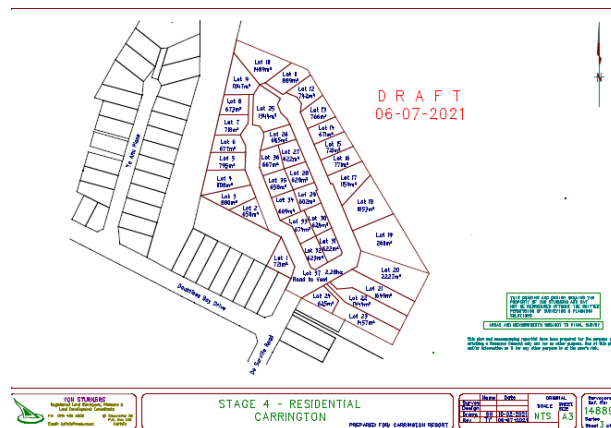
4. DESCRIPTION OF THE PROPOSAL

Subdivision

21. The applicant proposes to create 140 residential lots plus the vesting of land as road and for public accessways. The subdivision will be undertaken in two stages as follows:

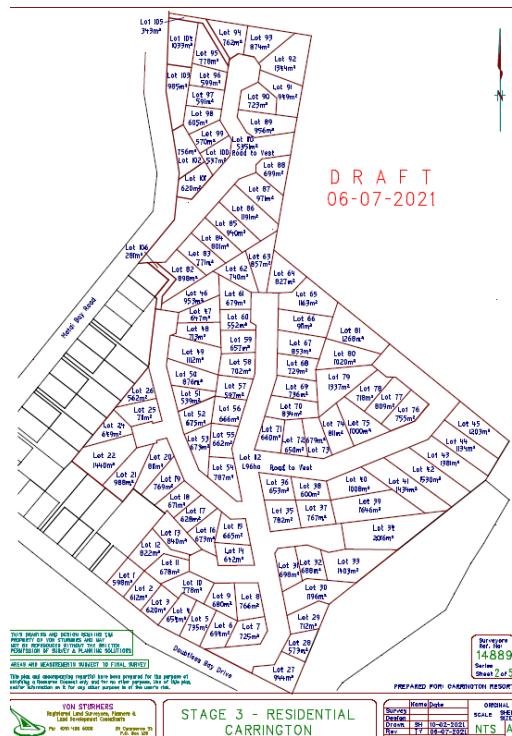
Stage 3:

Lot number	Purpose
Lots 1-36	Residential sites
Lot 37	Road to Vest



Stage 4:

Lot numbers	Purpose
Lot 1 - 104	Residential sites
Lots 105, 106	Public Accessway
Lots 110, 112	Road to Vest



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22. There are a limited number of easements to be created. The overall scheme plan for Stages 3 and 4, prepared by Von Sturmers is within **Appendix B**.
23. To the greatest extent possible, the proposed lots have been configured to reflect the previous approvals connecting to the existing development patterns within the immediate vicinity. The topography of the site has dictated the road and lot alignments. This does result in earthworks as incorporated into the NRC consents.
24. The new sites will connect to the existing Whatuwhiwhi reticulated waste water system and storm water reticulation. There is no reticulated potable water supply requiring each site to accommodate for its own potable supply. Telecom and electricity is available to the properties.
25. Vehicle access to the sites will be via the existing and new roads .
26. The development will require earthworks as discussed in this snip from the engineering report –

4.1. Stage 3

The development of roads and house pads for Stage 3 has been approximated at volume cut of 8000 m³ and fill of 2200 m³. For initial earthworks calculations a topsoil strip of 150 mm and subgrade of 300 mm has been used. The installation of civil infrastructure such as stormwater and wastewater pipes have an approximate trenching earthworks volume of 1300 m³. Total earthworks balance for Stage 3 is estimated at 5800 m³.

4.2. Stage 4

The development of roads and house pads for Stage 4 has been approximated at volume cut of 20350 m³ and fill of 5400 m³. For initial earthworks calculations a topsoil strip of 150 mm and subgrade of 300 mm has been used. The installation of civil infrastructure such as stormwater and wastewater pipes have an approximate trenching earthworks volume of 4300 m³. Total earthworks balance for Stage 3 is estimated at 14950 m³.

Total combined earthwork will be less than 50,000 m³ for both stages. The approximated balance of 21000 m³ can be stockpiled on land also owned by the client, close to the proposed subdivision site.

27. These earthworks are embodied into the subdivision application in terms of Rule 13.6.8 . As noted above, the relevant consents have been obtained from NRC. Therefore these earthworks do not require any separate land use consent approval –

13.6.8 SUBDIVISION CONSENT BEFORE WORK COMMENCES

Except where prior consent has been obtained to excavate or fill land pursuant to rules under **Section 12.3**, or consent to vegetation clearance has been obtained pursuant to rules under **Sections 12.1** or **12.2**, and/or relevant consents have been obtained from the Regional Council, no work, other than investigatory work, involving the disturbance of the land or clearance of vegetation shall be undertaken until a subdivision consent has been obtained.

When the subdivision consent is granted, provided all the necessary calculations and assessment of effects is provided with the application, the subdivision consent application shall be deemed to include consent to excavate or fill land, and clear vegetation to the extent authorised by the consent and subject to any conditions in the consent. Alternatively, an applicant may apply to add a land use consent application to the subdivision consent application, for any excavation/filling work and/or vegetation clearance. This does not exempt a consent holder from also obtaining any relevant resource consent or approvals from the Regional Council or the Heritage New Zealand Pouhere Taonga for earthworks, vegetation clearance or disturbance of an archaeological site.

Land Use Activities (Post Subdivision)

Built Development (Private Lots)- Fire Risk to Residential Units

28. Built development within private lot boundaries would include a single dwelling and associated buildings such as garaging. It is proposed that each lot is approved to allow the placement of a residential unit on a site within 20.0m of vegetation on the same or adjoining site. This avoids the seeking of repetitive resource consents [potentially 140] to dispense with the 20.0m setback. ESNZ has assessed this matter and provided their approval to a Non Reticulated Water Supply system for all of the lots involved. This is attached as **Appendix F**.

5. REASONS FOR CONSENT

29. The policy and rule framework that applies to the proposal includes the Operative Far North District Plan. The proposed subdivision and district level land use resource consent requirements are assessed as follows.

Operative Far North District Plan (FNDP)

30. The site is zoned **Residential** and is not subject to any resource classifications. The Residential Zone forms part of the Far North District Plan (FNDP) Urban Environment policy and rule framework.

31. The FNDP states that the statutory context for the provisions of the coastal environment includes s6(a) of the Act (RMA), the NZ Coastal Policy Statement (NZCPS), the Regional Policy Statement for Northland (Northland RPS), the Regional Coastal Plan and other regional plans. The Northland RPS maps the location of the Coastal Environment in the Northland context . As shown in **Figure 6** above, the application site is in part located within the coastal environment.

Subdivision Activities

32. Rule 13.7.2.1 states that a subdivision shall comply with the minimum standards for the relevant zone as well as those applicable matters within 13.7.3. in order to be assessed as a Controlled Activity. All of the proposed lots meet the minimum lot size and dimensions.


33. The application is also subject to other subdivision performance standards set out in **Table 1 below** which create the applicable matters over which discretion is reserved.

Table 1 – Subdivision performance standards

Chapter 13 – Subdivision				
Rule	Factor	Standard for Permitted Activities	Compliance	Consent Status
Residential Zone				
13.7.2.2	Allotment Dimensions	Minimum allotment dimensions clear of boundary setbacks is a 14m x 14m square building envelope.	The allotment dimensions can be achieved on all lots, clear of the required 3m setback.	Permitted
13.7.2.3	Amalgamation of land in a rural zone with land in an urban or coastal zone		Not applicable	N/A
13.7.2.4	Lots divided by zone boundaries		Not applicable	N/A
13.7.2.5	Sites divided by an outstanding landscape, outstanding feature or outstanding natural feature		Not applicable	N/A
13.7.2.6	Access, Utilities, Roads and Reserves	No minimum allotment areas apply to lots created for access utilities, roads and reserves	The proposal includes areas to be vested as Road.	Controlled
13.7.2.7	Savings as to previous approvals		Not applicable	N/A
13.7.2.8	Proximity to Top Energy Transmission Lines		Not applicable	N/A
13.7.2.9	Proximity to the National Grid		Not applicable	N/A

Chapter 13 – Subdivision				
Rule	Factor	Standard for Permitted Activities	Compliance	Consent Status
13.7.3.1	Property Access	A controlled (subdivision) activity application must comply with the rules for property access in Chapter 15- Refer to assessment of these factors to follow below.	The proposed subdivision has been designed to comply with rules and FNDC Engineering standards for property access – see below.	Controlled
13.7.3.2	Natural and other hazards	Any proposed subdivision shall avoid, remedy or mitigate the listed hazards	The proposal would avoid, remedy or mitigate potential hazards at the site, including erosion , landslip , subsidence and fire hazard as detailed within the engineering report and the approval from ESNZ.	Controlled
13.7.3.3	Water Supply	All new allotments are required to have the ability to connect to a safe potable water supply via an onsite water supply	All proposed lots would have the ability and be required to establish an on-site tank water supply, including supply for fire-fighting purposes.	Controlled
13.7.3.4	Stormwater Disposal	All allotments are to be provided with a means to dispose of collected stormwater to avoid or mitigate downstream adverse effects	All proposed lots would be required to collect and dispose of stormwater from roof areas and impermeable surfaces to be designed for a 10% AEP rainfall event. The subdivision is able to connect to the existing stormwater system which was previously established as part of Stages 1 and 2. This is addressed in the engineering report.	Controlled

Chapter 13 – Subdivision				
Rule	Factor	Standard for Permitted Activities	Compliance	Consent Status
13.7.3.5(b)	Sanitary Sewage Disposal	All allotments within coastal zones with a connection to a reticulated sewage scheme are to be provided with a piped outfall connected to that scheme and shall be laid at least 600mm into the net area of the allotment.	All proposed lots would be connected to Council's reticulated sewage scheme.	Controlled
13.7.3.6	Energy Supply	All urban allotments are to be provided with the ability to connect to an electrical utility system	All proposed lots have the ability to connect to the reticulated system.	N/A
13.7.3.7	Telecommunications	All urban allotments are to be provided with the ability to connect to a telecommunication system at the boundary of the site	All proposed lots have the ability to connect to the reticulated system.	N/A
13.7.3.8	Easements for any purpose	Easements in gross and for private access purposes are required for drainage, electricity and telecommunication supply	Proposed easements for ROW are identified on the subdivision plan.	Controlled

Chapter 13 – Subdivision				
Rule	Factor	Standard for Permitted Activities	Compliance	Consent Status
13.7.3.9	Preservation of Heritage Resources, Vegetation, Fauna and Landscape and Land Set Aside for Conservation Purposes	<p>The application area is part of a PNA identified by the DOC. The application area is also recorded within the Draft District Plan as containing a SNA –</p> 	<p>The PNA was recognised and assessed within the processing of the underlying subdivision approval. The application site has taken into account those intrinsic value areas through the registration of Covenants across the two appellations. These Covenants prohibit the removal of vegetation or future development of the areas and are defined as Areas B, C and D in Figure 3 above. These three Covenant areas have been specifically created to avoid that part of the site zoned Residential.</p>	<p>The presence of the existing NRC permits and consents (including for the removal of vegetation) must be assessed as creating part of the existing environment. This is discussed under a separate heading.</p>
13.7.3.10	Access to Reserves and Waterways	<p>Where appropriate and relevant, public access shall be provided in proposed subdivisions to public reserves, waterways and esplanade reserves.</p>	<p>There are no public reserves, waterways and esplanade reserves which will be affected by the proposed subdivision.</p>	N/A.

Chapter 13 – Subdivision				
Rule	Factor	Standard for Permitted Activities	Compliance	Consent Status
13.7.3.11	Land Use Compatibility	Subdivision shall avoid, remedy or mitigate any adverse effects of incompatible land uses (reverse sensitivity)	Adjacent properties , other than those zoned Residential are owned by the applicants. This land is subject to a restriction not allowing any development to take place. The proposed development is therefore considered to be compatible with land use activities occurring on these properties	Controlled
13.7.3.12	Proximity to Airports	Where applications for subdivision consent relate to land that is situated within 500m of the nearest boundary of land that is used for an airport, the airport operator will be considered by the Council to be an affected party.	Not applicable	N/A

Chapter 15 - Transportation				
Rule		Standard for Permitted Activities	Compliance	Determination of Status
15.1.6C Access				
15.1.6C.1.1 (a)	Private Accessway in all Zones	The construction of private accessway, in addition to rule specifics is to be undertaken in accordance with Appendix 3B-1		The required access would meet this requirement.

Chapter 15 - Transportation				
Rule		Standard for Permitted Activities	Compliance	Determination of Status
15.1.6C.1.1 (b)	Private Accessway in all Zones	Minimum access widths are set out in Appendix 3B-1		The required access would meet this requirement.
15.1.6C.1.1 (c)	Private Accessway in all Zones	A private accessway may serve a maximum of 8 household equivalents		No more than 8 sites are serviced.
15.1.6C.1.1 (d)	Private Accessway in all Zones	Where a subdivision serves 9 or more sites, access shall be by public road.		N/A.
15.1.6C.1.1 (e)	Private Accessway in all Zones	Access shall not be permitted onto an arterial road or a collector road within 90m of its intersection with an arterial or collector road.		N/A.
15.1.6C.1.2(e)	Private Accessways in Urban Zones	Not applicable		N/A.
15.1.6C.1.2	Passing bays on private accessways in all zones	Not applicable		These are no required.
15.1.6C.1.4	Access over footpaths		Complies.	Permitted

Chapter 15 - Transportation				
Rule		Standard for Permitted Activities	Compliance	Determination of Status
15.1.6C.1.6	Vehicle crossing standards in Urban Zones	<p>(a) Private access off streets in the urban zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).</p> <p>(b) Where the vehicle crossing serves two or more properties the vehicle crossing is to be widened to provide a double width vehicle crossing.</p>		The engineering standards will be attained.

Chapter 15 - Transportation				
Rule		Standard for Permitted Activities	Compliance	Determination of Status
15.1.6C.1.7	General Access Standards	<p>(a) Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road.</p> <p>(b) All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle.</p> <p>(c) Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed.</p> <p>(d) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.</p>	<p>Proposal would comply with standards (a) – (c)</p> <p>Runoff from impermeable road surfaces would be discharged in accordance with recommendations made in the Cook Costello report.</p>	Permitted
15.1.6C.1.8	Frontage to existing roads	Compliance with Council's Engineering Standards.	Proposal has been designed to comply with this rule and FNDC engineering standards.	Permitted

Chapter 15 - Transportation				
Rule		Standard for Permitted Activities	Compliance	Determination of Status
15.1.6C.1.9	New roads	Compliance with Councils Engineering Standards	New roads are proposed and would comply with the standards.	Permitted
15.1.6C.1.10	Service lanes, cycle and pedestrian accessways	Compliance with Council's Engineering Standards.	Proposal has been designed to comply with this rule and FNDC engineering standards.	Permitted
15.1.6C.1.11	Road designations			N/A

34. Overall it is considered the subdivision sits within the **Controlled Activity** status.

Land Use Activities

35. Land use approval is not required to undertake the excavation and filling or the vegetation clearance as these activities are already authorised by the NRC permits and consents. The excavation / filling and vegetation removal is therefore sanctioned under Rule 13.6.8 –

13.6.8 SUBDIVISION CONSENT BEFORE WORK COMMENCES

Except where prior consent has been obtained to excavate or fill land pursuant to rules under **Section 12.3**, or consent to vegetation clearance has been obtained pursuant to rules under **Sections 12.1** or **12.2**, and/or relevant consents have been obtained from the Regional Council, no work, other than investigatory work, involving the disturbance of the land or clearance of vegetation shall be undertaken until a subdivision consent has been obtained.

When the subdivision consent is granted, provided all the necessary calculations and assessment of effects is provided with the application, the subdivision consent application shall be deemed to include consent to excavate or fill land, and clear vegetation to the extent authorised by the consent and subject to any conditions in the consent. Alternatively, an applicant may apply to add a land use consent application to the subdivision consent application, for any excavation/filling work and/or vegetation clearance. This does not exempt a consent holder from also obtaining any relevant resource consent or approvals from the Regional Council or the Heritage New Zealand Pouhere Taonga for earthworks, vegetation clearance or disturbance of an archaeological site.

36. This rule only requires the presentation of the calculations and assessment of effects to be included as part of the subdivision component. These two matters are addressed within Paragraph 26 above.

37. The only land use consent required therefore relates to the fire risk setback for residential units. This consent is sought and if granted provides the ability for each future individual lot owner to dispense with the need to secure an individual consent which emanates from placing a residential unit within 20.0m of existing vegetation.

12.4 Natural Hazards				
12.4.6.1.2	Fire Risk to Residential Units	Setback of 20.0m from vegetation required	The application site is covered in vegetation. Vegetation will need to be removed and remaining vegetation and development could breach the setback standard.	Discretionary

38. This aspect of the application is intended to provide greater flexibility for residential development consistent with the adjoining residential development , and existing development within the Whatuwhiwhi locality.
39. The proposed land use activity would be a **Discretionary Activity**.
40. Bundling the two activities together would result in the application being assessed as a Discretionary Activity however as detailed previously the two applications should be assessed separately.

6. STATUTORY CONSIDERATIONS

Resource Management Act 1991 (RMA)

41. The application is subject to the provisions of the RMA and the governing purpose and principles encompassed in Part 2. Section 9 restricts the use of land in a manner that contravenes a national environmental standard, a regional or district rule. Section 11 restricts the subdivision of land in accordance with sub-section (1A). With respect to this application, resource consent for a controlled activity is required in relation to the subdivision and discretionary activity consent is required under the identified Far North District Plan land use rules.

STATUTORY CONSIDERATIONS

42. Sections 104A and 104B of the Resource Management Act (RMA) govern the determination of applications for controlled and discretionary activities:
43. Section 104A of the Resource Management Act (RMA) governs the determination of applications for Controlled activities:

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.

44. With respect to controlled activities, a consent authority must grant the application if sufficient information is provided and may only impose conditions over which control is reserved in an NES or the plan.

45. Turning to the reduction of the setback in terms of the fire risk this is assessed as a Discretionary Activity under Section 104B of the Act.

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

- (a) may grant or refuse the application; and
- (b) if it grants the application, may impose conditions under [section 108](#).

Section 104B: inserted, on 1 August 2003, by [section 44](#) of the Resource Management Amendment Act 2003 (2003 No 23).

46. With respect to discretionary activities, a consent authority is unrestricted in relation to the matters covered. However, in this regard it is considered that discretion is limited to the effects arising from reducing the setback. This is supported by reason the existing environment allows the sites to be cleared and furthermore the subdivision approval is not integrated into the reduction of the fire risk setback. Individual site owners could make separate resource applications to dispense with the setback.

47. Taking these preceding statements into account the consideration of Section 104 follows.

48. Section 104 of the RMA states that when considering an application for a resource consent -

“the consent authority must, subject to Part II, 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 that will or may result from allowing the activity; and;*
- (c) *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*

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

49. With reference to Section 104 the following roadmap eventuates in considering the applicable matters of Section 104.

Assessment of environmental effects

50. Section 104 (1)(a) requires that consent authorities have regard to any actual or potential effects on the environment of allowing the activity. Section 2 of the RMA defines ‘Environment’ as follows:

environment includes—

- (a) ecosystems and their constituent parts, including people and communities; and
- (b) all natural and physical resources; and
- (c) amenity values; and
- (d) the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters

51. Section 3 defines the meaning of ‘effect’ to include:

3 Meaning of effect

In this Act, unless the context otherwise requires, the term **effect** includes—

- (a) any positive or adverse effect; and
- (b) any temporary or permanent effect; and
- (c) any past, present, or future effect; and
- (d) any cumulative effect which arises over time or in combination with other effects—
regardless of the scale, intensity, duration, or frequency of the effect, and also includes—
- (e) any potential effect of high probability; and
- (f) any potential effect of low probability which has a high potential impact.

Section 3: amended, on 7 July 1993, by section 3 of the Resource Management Amendment Act 1993 (1993 No 65).

52. Positive effects arising from the activity relate to the provision of additional housing sites within the community which has been signalled for over 30 years through the Transitional District Plan and the Operative District Plan.

53. The assessment of the effects is derived from the nature and scale of the activity. In addition, recognition of District Plan factors must be assessed.

54. With regard to the subdivision, District Plan Rule 4.2 states the following –

Controlled	Yes	A resource consent application for a controlled activity must be assessed and conditions may be imposed in respect of those matters which the Council has specified and over which it has reserved control in the Plan. A controlled activity application cannot be refused unless it is an application for a subdivision to which s406 applies, and the circumstances described in s106 and s406 of the Act exist. A consent may be subject to conditions.
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55. This is supported by Rule 4.3.11 ... *All resource consent applications must be accompanied by an Assessment of Environmental Effects. For controlled and restricted discretionary activities, the assessment of environmental effects need only address those matters specified in the plan over which the Council has restricted its discretion. Any assessment of environmental effects should be of sufficient detail appropriate to the scale and significance of the actual or potential effects that the activity may have on the environment and must be prepared in accordance with the Fourth Schedule of the Act.*

56. In addition the District Plan states the following -

13.7.3 CONTROLLED (SUBDIVISION) ACTIVITIES: OTHER MATTERS TO BE TAKEN INTO ACCOUNT

Any application for a controlled (subdivision) activity resource consent must also make provision (where relevant) for the matters listed under **Rules 13.7.3.1 to 13.7.3.12** (inclusive), and the Council shall take account of these matters in reaching a decision on the application.

57. These extracts from the District Plan conclude the preceding information in the body of the application demonstrates the subdivision is to be assessed as a Controlled Activity. An activity of this nature is contemplated by the District Plan and no further enquiry of the effects is required.

58. The fire setback has a separate section within the District Plan – Natural Hazards and it has its own Assessment Criteria. These matters are assessed as adequately addressing the effects of the activity.

59. Section 106 of the RMA enables the Council to refuse a subdivision consent, (or grant consent subject to conditions), if it considers that there is a significant risk from natural hazards or insufficient provision listed has been made for legal and physical access to each proposed allotment. There is no identified natural hazard risk at the site that requires mitigation, other than the fire risk. However this aspect is being sought as a matter of completeness and to reduce administrative demand by the possibility of 140 land owners seeking to reduce the setback distance. That being said the Cook Costello report has confirmed that the site is suitable for residential purposes and the associated infrastructure. Geotechnical foundation design for building platforms specific to proposed house designs would be confirmed at building consent stage along with stormwater management. Physical and legal access can be provided to each proposed lot.

Policy documents

National Environmental Standards

60. There are no National Environmental Standards (NES) directly relevant to this application. For completeness, we note the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 [NES Freshwater] are not relevant because the site is not a wetland. In any event, section 43B of the RMA states that water permits, discharge permits and land use permits granted in relation to regional rules prevail over national environmental

standards where the permits are granted before the standards were notified. The existing consents issued by the Northland Regional Council meet this criteria, and prevail over the NES Freshwater.

National Policy Statements

61. There are no National Policy Statements directly relevant to this application. For completeness, we note that there are no relevant objectives and policies in the National Policy Statement on Freshwater Management 2020 that FNDC has to give effect to under s104(1)(b)(iii) of the RMA in assessing the controlled subdivision consent application.

New Zealand Coastal Policy Statement

62. The site is partially located within the coastal environment as mapped by the Northland Regional Council. The site is zoned for residential development and the existing environment allows the removal of the vegetation and the associated earthworks.

Regional Policy Statement for Northland

63. The Northland Regional Policy Statement is the applicable regional statutory document that governs the Northland region. Jurisdiction for land use activities is governed by the Far North District Council. The policy framework for the location of land use activities and the management of potential adverse effects across the district is set out in the Far North District Plan. This Plan is subject to the governing regional policy framework set out in the Northland Regional Policy Statement. In terms of the matters over which the Council has identified in the applicable assessment of environmental effects, it is considered that this proposal is consistent with the anticipated land use outcomes enabled by the Far North District Plan and would therefore not be contrary to any higher order regional policies concerning future urban development or regional form in Northland.

Proposed Regional Plan for Northland

64. The applications were assessed and granted approval under the Operative Water and Soil Plan for Northland. These consents remain valid and as such the applicant holds the necessary consents to undertake the activity.

District Plan Considerations – Objectives and Policies

65. This application is subject to the provisions of the operative Far North District Plan and is not subject to any Proposed Plan. Council has notified a Draft District Plan however this has no statutory basis and is not discussed any further. All of the sites are zoned Residential. As the subdivision application is a Controlled Activity it is contemplated within the zone and as such

attains the objectives and policies in the zone. No further consideration of the zone is therefore required.

66. The reduction of the fire risk setback is however subject to an assessment of the applicable objective and policies. These sit within the District Wide Chapter – Natural Hazards , and are captured on the following table -

Objectives – Natural Hazards	Performance of the application
To reduce the threat of natural hazards to life, property and the environment, thereby to promote the well-being of the community.	The application includes mitigation measures which would be undertaken upon any development of the individual sites. This is to be managed in accordance with the ESNZ report and recommendations.
To ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.	The establishment of the subdivisions may well create the opportunity for fire to be created , however this is being minimised through the clearance of the vegetation on the property along with attaining the ESNZ recommendations.
Policies – Natural Hazards	Performance of the application
That the risk to adjoining vegetation and properties arising from fires be avoided.	Vegetated state of the site and neighbouring sites creates a potential fire risk to be managed in accordance with the recommendations of the ESNZ approval that includes the provision of sufficient dedicated fire-fighting water supply.

District Plan – Assessment Criteria.

67. The applicable Assessment Criteria for a reduction of the fire risk setback are -

- (i) the degree of fire risk to dwellings arising from the proximity of the woodlot or forest and vice versa; and*
- (ii) any mitigation measures proposed to reduce the fire risk; and*
- (iii) the adequacy of the water supply; and (iv) the accessibility of the water supply to fire service vehicles*

68. It is considered the most appropriate authority to address these factors is ESNZ, who have provided the attached Alternative Water Supply approval.

9. SECTION 95 NOTIFICATION

69. S95 of the RMA determines circumstances when public or limited notification of an application may be appropriate. Section 95A sets out a series of steps for determining public notification. These include:

- *Step 1* – Mandatory public notification in certain circumstances. In respect of this application, the applicant is not seeking public notification, nor is it subject to a mandatory notification requirement.
- *Step 2* – Public notification precluded in certain circumstances. The subdivision is a

controlled activity for a residential activity , however the fire setback is a discretionary application. The application is not a boundary activity.

- *Step 3* – Public notification required in certain circumstances. In respect of subsection (8)(a) the application is not subject to a rule or national environmental standard that requires public notification. In respect of subsection (8)(b), this assessment of effects on the environment concludes that any adverse effects would not be more than minor. For these reasons, it is considered that the application can be processed without public notification.
- *Step 4* – Public notification in special circumstances. ‘Special circumstances’ are those that are unusual or exceptional, but they may be less than extraordinary or unique. It is considered that there are no unusual or exceptional circumstances that would warrant notification of this application.

70. Section 95b sets out a series of steps for determining limited notification. These include:

- *Step 1* – certain affected groups and affected persons must be notified. These include affected customary rights groups or marine title groups (of which there are none relating to this application). Affected groups and persons may also include owners of adjacent land subject to statutory acknowledgement if that person is considered to be affected in accordance with s95E. There are no groups or affected persons that must be notified with this application.
- *Step 2* – limited notification is precluded in certain circumstances. These include any rule or national environmental standard that precludes limited notification, or if the activity is solely for a controlled activity (other than a subdivision) or a prescribed activity. These circumstances do not apply to this application.
- *Step 3* – certain other persons must be notified. An affected person is determined in accordance with s95E. A person is affected if the consent authority decides that the activity’s adverse effects on the person are minor or more than minor (but are not less than minor). Adverse effects on a person may be disregarded if a rule or a national environmental standard permits an activity with that effect or is a controlled or restricted discretionary activity with an adverse effect that does not relate to a matter over which a rule or standard reserves control or discretion. Those circumstances apply to this application. S95E(3) states that a person is not affected if the person has given, and not withdrawn their written approval for a proposed activity or a consent authority is satisfied that it is unreasonable in the circumstances for an applicant to seek a person’s written approval.

In respect of this application, an assessment of effects on the environment has concluded the adverse effects assessed above are ‘less than minor’ and do not go beyond the property boundary.

71. As concluded in the assessment of environmental effects above, no other parties are considered to be adversely affected by the proposed subdivision.

11. CONCLUSION

72. This application seeks resource consent for subdivision that would enable a low-density residential development comprising 140 new residential lots, plus vested roads and pedestrian accessway. The application also seeks consent for the reduction of the fire setback requirement. The subdivision application is a Controlled Activity and the fire setback reduction application is a Discretionary Activity.

73. The proposal is assessed as being in accordance with the purpose and principles of the RMA in respect of Part II matters and the provisions of section 104. The potential environmental effects have been assessed as less than minor and the proposal would not be contrary to the objectives or policies of the relevant regional policy statement or district plan.

74. The non-compliance with the Plan rules in respect of the land use applications relates to fire separation. This is lodged as part of the subdivision application to avoid the likelihood of Council receiving 140 applications from individual land owners seeking to build closer to the vegetation on their site. The reduction of the fire setback has been assessed by ESNZ who have provided an alternative water supply approval.

PART II MATTERS

75. An assessment of Part 2 matters is not required unless there are issues of invalidity, incomplete coverage or uncertainty in the planning provisions.³ The District Plan as it relates to this activity would not appear to present factors to suggest the relevant provisions are invalid, incomplete or present uncertainty in making any decision. Whilst no assessment of the application against Part 2 provisions is therefore required it is pertinent to recognise the following.

76. The purpose of the RMA as stated in section 5 of the Act is the sustainable management of natural and physical resources through managing their use, development and protection in a way that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

77. The definition of natural and physical resources encompasses land, water, air, soil, minerals, energy, plants and animals and structures.

³ *RJ Davidson Family Trust v Marlborough District Council* [2018] NZCA 316, [2018] 3 NZLR 283.
CEJLP Stages 3 & 4
Sep-21

78. The proposal is considered to attain the overall purpose described above. The resources of the site are managed to provide for the well-being of people and the community through the provision of residential sites. The demand for residential sites is growing and the application will go some way to meeting this demand.

Matters of National Importance [Section 6]

79. None of the s.6 matters are considered to be relevant to this application given that the site is in an established urban area zoned for urban development and has no significant features or values.

Section 7 Matters

80. The items of relevance in this section of the Act include efficient use and development of natural and physical resources, maintenance and enhancement of amenity values and the overall quality of the environment, all of which are considered to be attained by the proposal.

Treaty of Waitangi [Section 8]

81. The proposed activities are not considered to be incompatible with the principles of the Treaty as implemented through the District Plan objectives.

Summary

82. The above analysis demonstrates how the proposal achieves sustainable management of the land in accordance with the purpose and principles of the Resource Management Act.

CONCLUSIONS

83. This application seeks resource consent for the creation of 140 residential sites in the Whatuwhiwhi community. The potential effects have been assessed as less than minor and it is considered that there are no directly affected parties, save ESNZ who have been consulted on the application.

84. The proposal has been assessed against the relevant statutory factors applicable to a controlled and discretionary activity without identifying any factors which would warrant a refusal of consent. The application is giving effect to the development of the land which has been signalled for over 30 years.

85. Please do not hesitate to contact me should you require any additional information.



**CEJLP Stages 3 & 4
Sep-21**

Jeff Kemp
Director
MNZPI

CEJLP Stages 3 & 4
Sep-21



25 years serving Northland

Appendices:

Appendix A - Certificate of Title ;

Appendix B – Subdivision Scheme Plan;

Appendix C - Engineering Suitability Report, Cook Costello;

Appendix D - Previous RC approvals (RC 2100195 - RMASUB);

Appendix E – Northland Regional Council approvals ; and

Appendix F – Consultation and Correspondence - ESNZ

Appendix A - Certificate of Title

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Appendix B – Subdivision Scheme Plan

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Sep-21



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Appendix C - Engineering Suitability Report, Cook Costello

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Appendix D - Previous RC approvals (RC 2100195 - RMASUB)

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Appendix E – Northland Regional Council Approvals

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Appendix F – Consultation and Correspondence - ESNZ

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Quickmap Title Details



Information last updated as at 27-Jun-2021

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier **467768**

Land Registration District **North Auckland**

Date Issued 27 July 2009

Prior References

58579

Type Fee Simple
Area 41.3432 hectares more or less
Legal Description Lot 6 Deposited Plan 417562

Registered Owners

Carrington Farms Jade LP

Subject to a right of way over parts marked E, F, & G on DP 417562 specified in Easement Certificate C466454.4
 The easements specified in Easement Certificate C466454.4 are subject to Section 243 (a) Resource Management Act 1991
 Subject to a right (in gross) to convey electricity over parts marked F & H on DP 417562 in favour of Top Energy Limited created by Easement Instrument 7987940.1 - 6.11.2008 at 9:00 am
 Subject to Section 8 Coal Mines Amendment Act 1950 (affects part formerly Section 13 Block IV Karikari Survey District)
 8207689.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.7.2009 at 3:20 pm
 Subject to a right (in gross) to convey electricity over parts marked A & I on DP 417562 in favour of Top Energy Limited created by Easement Instrument 8207689.3 - 27.7.2009 at 3:20 pm
 Subject to a right of way, right to convey electricity, right to convey telecommunications and computer media over parts marked A & I on DP 417562 created by Easement Instrument 8207689.4 - 27.7.2009 at 3:20 pm
 The easements created by Easement Instrument 8207689.3 are subject to Section 243 (a) Resource Management Act 1991
 The easements created by Easement Instrument 8207689.4 are subject to Section 243 (a) Resource Management Act 1991

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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **NA115D/665** **Part-Cancelled**
Land Registration District **North Auckland**
Date Issued 09 December 1997

Prior References
NA102D/393

Estate Fee Simple
Area 38.3550 hectares more or less
Legal Description Part Lot 1 Deposited Plan 67692
Registered Owners
Carrington Estate Jade LP

Interests

Subject to Section 59 Land Act 1948 (affects part)
Subject to a water and pipeline right over part coloured yellow on DP 67692 created by Proclamation 14699
6418241.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 348188) - 12.5.2005 at 9:00 am
6418241.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 (affects DP 348188) - 12.5.2005 at 9:00 am
6418241.3 CTs issued - 12.5.2005 at 9:00 am

Legal Description	Title
Lot 1 Deposited Plan 348188	197813
Lot 38 Deposited Plan 348188	197814
Lot 39 Deposited Plan 348188	197815
Lot 40 Deposited Plan 348188	197816
Lot 41 Deposited Plan 348188	197817
Lot 42 Deposited Plan 348188	197818
Lot 43 Deposited Plan 348188	197819
Lot 44 Deposited Plan 348188	197820
Lot 45 Deposited Plan 348188	197821
Lot 46 Deposited Plan 348188	197822
Lot 47 Deposited Plan 348188	197823
Lot 48 Deposited Plan 348188	197824
Lot 49 Deposited Plan 348188	197825
Lot 50 Deposited Plan 348188	197826
Lot 51 Deposited Plan 348188	197827
Lot 52 Deposited Plan 348188	197828
Lot 53 Deposited Plan 348188	197829
Lot 54 Deposited Plan 348188	197830
Lot 55 Deposited Plan 348188	197831

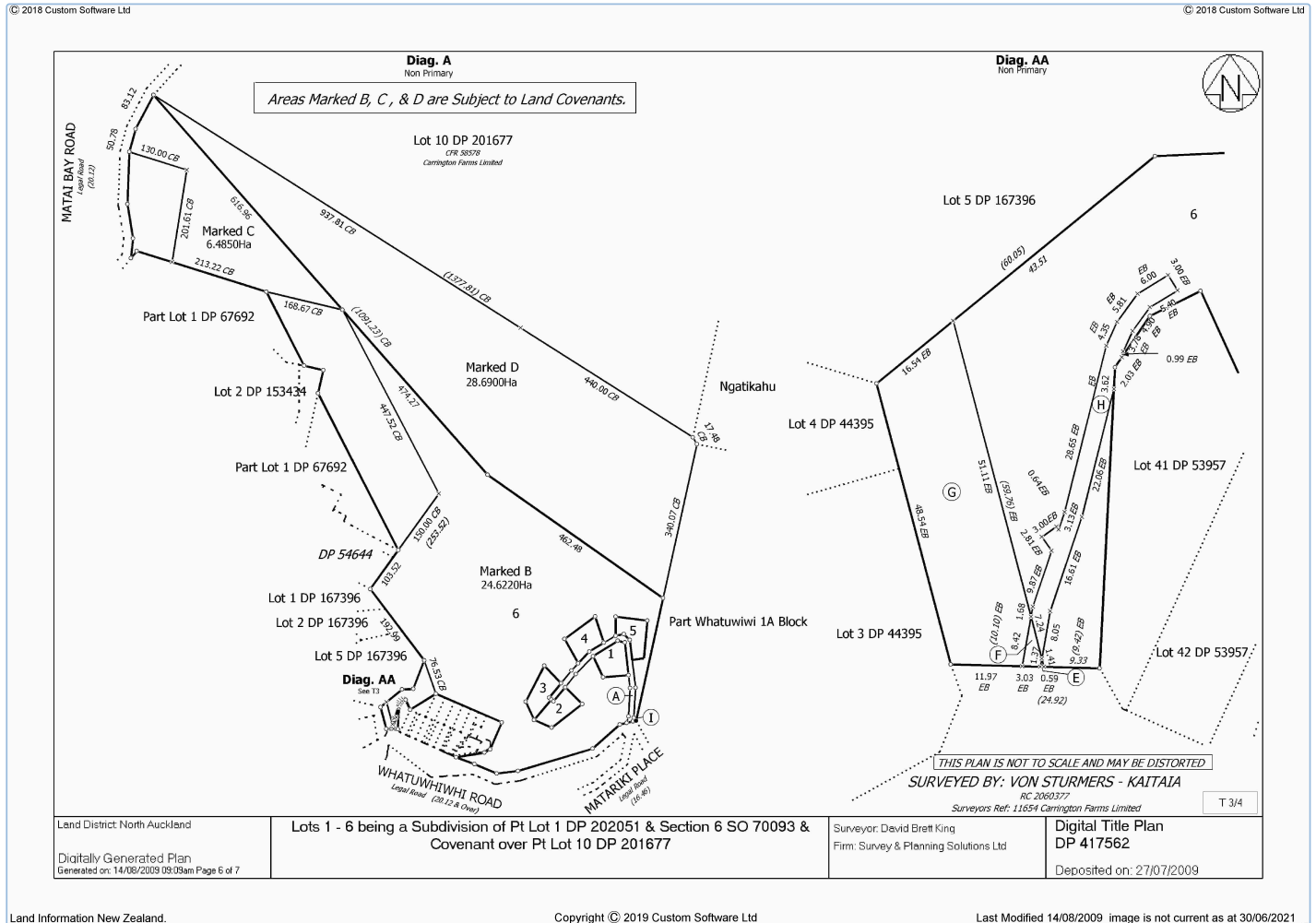
Lot 56 Deposited Plan 348188	197832
Lot 57 Deposited Plan 348188	197833
Lot 58 Deposited Plan 348188	197834
Lot 60 Deposited Plan 348188	197835
Lot 61 Deposited Plan 348188	197836
Lot 62 Deposited Plan 348188	197837
Lot 63 Deposited Plan 348188	197838
Lot 64 Deposited Plan 348188	197839
Lot 65 Deposited Plan 348188	197840
Lot 66 Deposited Plan 348188	197841
Lot 67 Deposited Plan 348188	197842
Lot 68 Deposited Plan 348188	197843
Lot 69 Deposited Plan 348188	197844
Lot 70 Deposited Plan 348188	197845
Lot 71 Deposited Plan 348188	197846
Lot 132 Deposited Plan 348188	197847
Lot 133 Deposited Plan 348188	197848
Lot 134 Deposited Plan 348188	197849
Lot 135 Deposited Plan 348188	197850
Lot 136 Deposited Plan 348188	197851
Lot 137 Deposited Plan 348188	197852
Lot 138 Deposited Plan 348188	197853

PART CANCELLED

DP 417562 North Auckland sheet 6 Title / Survey: Title Work Id: 1630437 image is not current

Survey Date: 05 Mar 2009 Upload Date: 14 Sep 2010 Certified Date: Unknown Registered Date: 14 Aug 2009

Description Lots 1 - 6 being a Subdivision of Pt Lot 1 DP 202





FAR NORTH DISTRICT COUNCIL

CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 224 (c) RESOURCE MANAGEMENT ACT, 1991

C224 6418241.1 Certifi

Cpy - 01/04, Pgs - 002, 12/05/05, 13:08



DocID: 311927339

VALUATION NO :	81-050-01
FILE NUMBER :	RC 2020331
APPLICANT :	EDGEWATER DEVELOPERS LTD

IN THE MATTER OF LAND TRANSFER PLAN NO: 348188

And pursuant to Section 224 (c) (ii) of the Resource Management Act 1991 I hereby certify that some of the conditions shown on or referred to on the approved Subdivision Consent have been complied with to the satisfaction of the FAR NORTH DISTRICT COUNCIL, and that in every respect of such conditions that have not been complied with a Consent Notice has been issued in relation to such of the conditions to which Section 221 applies.

DATED at Kaikohe this *23rd* day of *February* 2005



RESOURCE CONSENTS MANAGER

Landonline UserID: landfononetak

LODGING FIRM Land Info Net Ltd - Auckland

Address: Box 105218 or DX CP22005

AUCKLAND
09 307 6417

Uplifting Box Number 17

ASSOCIATED FIRM

Client Code / Ref: 6363421 BG/02-292-8578 DOUBTLESS BAY VI

HERE WITH

Survey Plan (#)

Title Plan (#)

Traverse sheets (#)

Field Notes (#)

Calc sheets (#)

Survey Report

Dealing / SUD Number:

(LINZ Use only)

Priority Barcode Date Stamp
(LINZ Use only)

Plan Number Pre-Allocated
or to be Deposited:

Rejected Dealing Number 6363421

CLW

C224 6418241.1 Certifi
CPI - 02/04, Pgs - 002, 12/05/05, 13/08
Copies
(inc. original)
DocID: 811927388

Priority Order	CI Ref	Type of Instrument	Name of Parties	DOCUMENT OR SURVEY FEES	MULTITITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION PRIORITY FEE	FEES \$ GST INCLUSIVE
1	115D/665	C224	FAR NORTH DC	50.00							Nil Rep
2	115D/665	CONO	FAR NORTH DC	50.00							Nil Rep
3	115D/665	OCT	EDGEWATER DEVEL LTD	4346.00							Nil Rep
4	197814-197853	EI	EDGEWATER DEVEL TO EDGEWATER DEVEL	50.00							Nil Rep
5	197845 197846	COV	EDGEWATER DEVEL TO THE FAR NORTH DC	50.00							Nil Rep
6		LRF	LINZ RESUBMISSION FEE RELATES TO 2 & 4	40.00							\$40.00
<p>Subtotal (for this page) \$40.00</p> <p>Total for this dealing \$40.00</p> <p>Less Fees Paid on Dealing # \$0.00</p> <p>Please debit my landonline account for \$40.00</p>											

Land Information New Zealand Lodgment Form

Fees Receipt and Tax Invoice

GST Registered Number 17-022-865
LINZ Form P005

Original Signatures ?

1 RCS

41 PR (PHONE TO CHECK)



FAR NORTH DISTRICT COUNCIL

CONO 6418241.2 Cons

Cpy - 01/01, Pgs - 008, 12/06/06, 13:08



DocID: 311927340

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

FILE			
DUFFILL WATTS & KING LTD - KERIKERI			
25 FEB 2005			
DIR	REF	REF	ACT

REGARDING RC 2020331
The subdivision of Pt Lot 1 DP 67692
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the Schedule 1 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 this Notice is to be registered on the new titles, as set out in Schedule 2 herein.

SCHEDULE 1

1. No building shall be erected, nor earthworks undertaken, on proposed Lots 63-65 and ~~66-71~~ without the prior approval of the Council to specific designs for foundations, or the proposed earthworks, prepared by a Registered Engineer with geotechnical expertise.
2. Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any plating or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q₁₀₀) flow path (on the stormwater management plan prepared in Compliance with Condition (3) (c) (i) of the consent), and as shown on the as-built drawing (attached).
3. Without the prior approval of the Council, no building shall be erected, nor any other work, which decreases access to the reticulation under-taken, on an area which is within 2 metres either side of the centreline of any public (ie crossing more than a single title) sewer or stormwater pipe within the subdivision (as shown on the attached as-built drawing).

* 68 to 71.

4. All stormwater from buildings, tank overflows and paved areas (on all allotments, including accessways) is to be piped to the stormwater system connection points.
5. No site access is to be formed along that portion of a corner site frontage which comprises a radius curve or intersection splay (Applies to Lots 38,49,61,67 and 133).
6. Prior to constructing a site access point to Lot 39,50 or 136-138, obtain consent from the Council as to the siting (from a traffic safety point-of-view), earthworks, formation and drainage of such access.
7. If during the course of undertaking the site works there is a discovery made of any archaeological find, or suspected find, the work on that portion of the site should cease immediately and the NZ Historic Places Trust and a representative of the relevant local iwi contacted. Comply in all respects with the requirements and provisions of the Historic Places Act 1993.

SCHEDULE 2

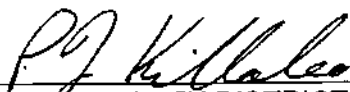
- A. Condition (1) in Schedule (1) refers to Lots 63-65 and 68-71 DP 348188 being contained in CsT 187838-197840 and 187843-197846
- B. Condition (2) in Schedule (1) refers to Lots 58 & 62 DP 348188 contained in CsT 197834 & 197837.
- C. Condition (3) in Schedule (1) refers to Lots 40-43,45-58,60-71 and 132-138 DP 348188 contained in CsT 197816-197819, 197821-197834, 197835-197846 & 197847-197853.

D. Conditions (4) and (7) in Schedule (1) refers to all the Lots on DP 348188.

E. Condition (5) in Schedule (1) refers to Lots 38,49,61,67 and 133 DP 348188 being contained in CsT 197814,197825,197836,197843 and 197848.

F. Condition (6) in Schedule (1) refers to Lots 39,50 and 136-138 DP 348188 contained in CsT 197815,197886 and 197851 – 197853.

SIGNED:

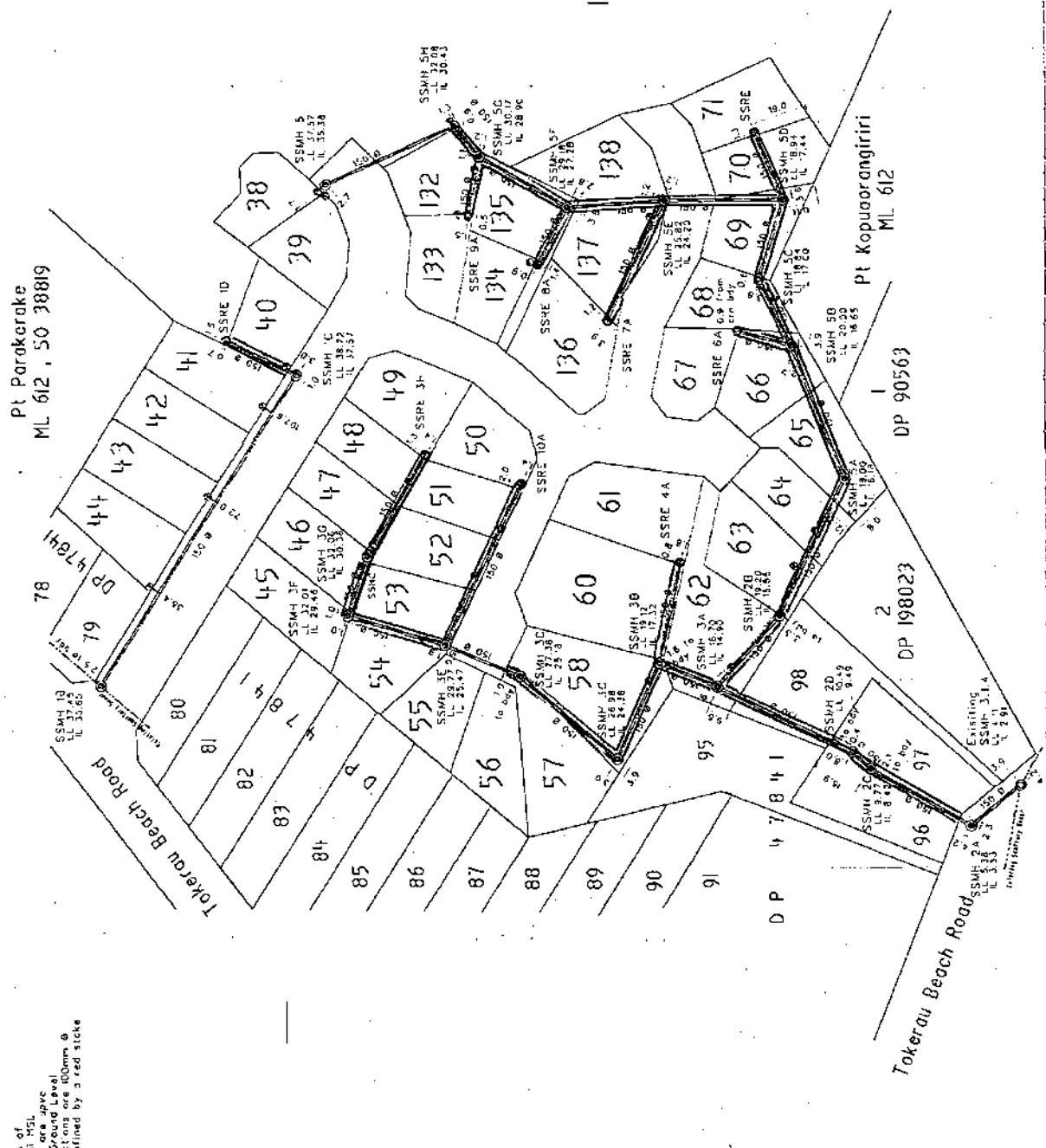

by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this *23rd* day of *February* 2005

RC2020331
Sedgewater221

RC: 2020371

Note: Levels are in terms of
 L & S Datum, Uncl. MSL
 All pipes and connections are above
 All Reading Eyes are at Ground Level
 All Sanitary House Connections are 100mm Ø
 w/c. Their positions defined by a red sticker



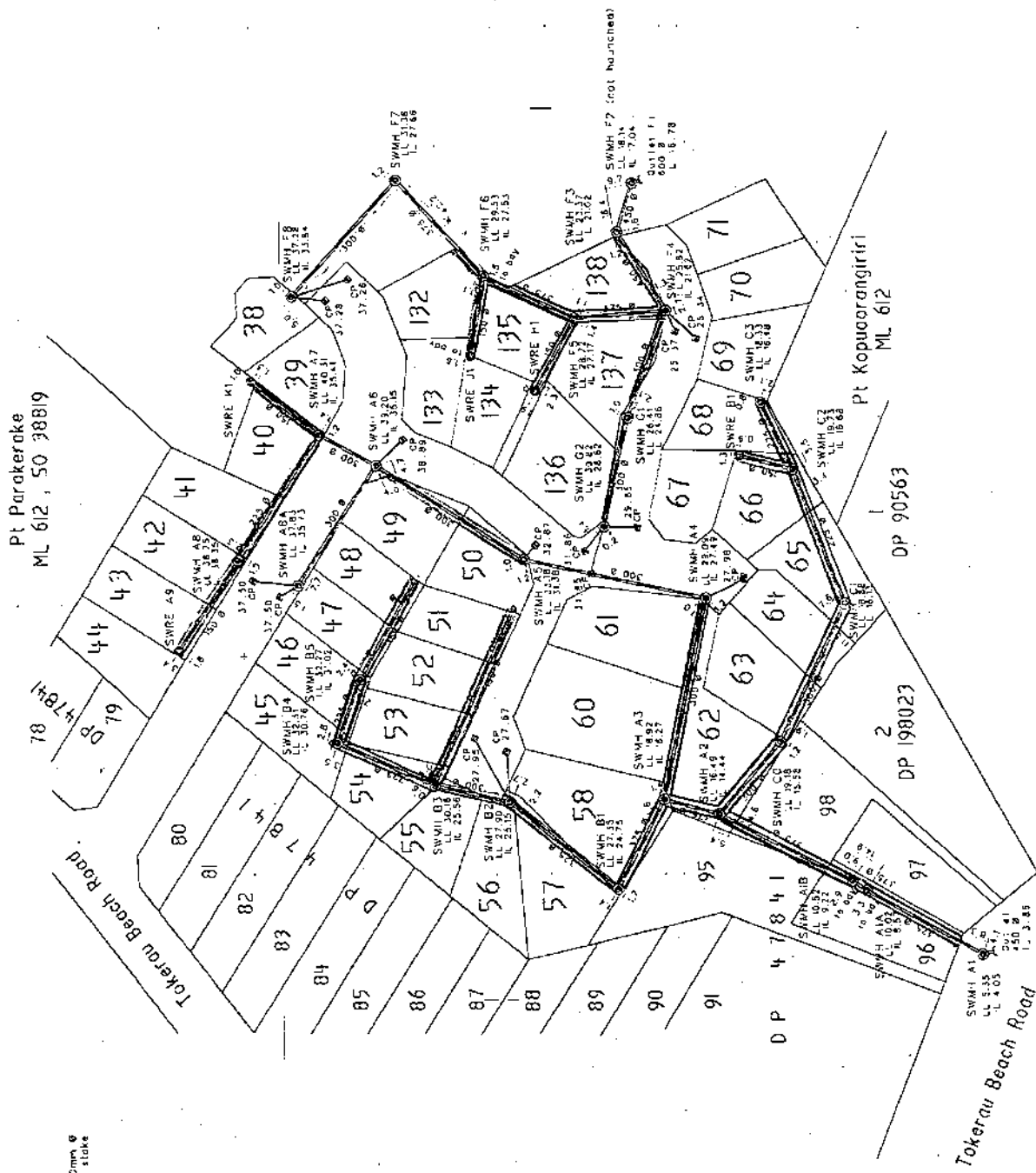
Surveyors No. 10787 (10/04)	ORIGINAL SHEET
Scale	SIZE
1:1000	A2
Drawn	Approved
Rev.	Rev.
Series	Sheet of

As-Built - Sanitary Sewer
Edgewater Developers Limited - Tokerau

VON STURMERS
 Registered Land Surveyors, Planners &
 Land Development Consultants
 117 Commerce St
 P.O. Box 120
 Kaitiaki
 Ph: (09) 408 6000
 Fax: (09) 408 6002
 Email: info@vonsturm.co.nz

BCI 23207X

Note: Levels are in terms of
 L & S datum: Unmtd MSL
 All pipes and connections are upvc
 All Roding Eyes are at Ground Level
 All Stormwater House Connections are 100mm Ø
 with their positions defined by a blue stake



Surveyors
 Ref. No.
 10787/161001
 Series
 Sheet of

NO.	DATE	BY	REVISION
1	10/01/05		Issue for Approval
2			
3			

ORIGINAL SHEET
 SCALE
 SIZE
 1:1000 A2

As-Built - Stormwater Sewer
 Edgewater Developers Limited - Tokerau

VON STURMERS
 Registered Land Surveyors, Planners &
 Land Development Consultants
 P.O. Box 4002
 Kaitiaki
 Email: kaitiaki@vonsturm.co.nz

LEGEND

- BOUNDARY
- CARRIAGEWAY
- CENTRELINE
- STAGE BOUNDARY
- APPROX. FILL EXTENTS

**FLOW PATH
SET-BACKS
(CONSENT NOTICE)**

**100AR1
OVERLAND
SECONDARY
FLOW PATHS**

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1	ISSUE	100	10/10/00
2	ISSUE	101	10/10/00
3	ISSUE	102	10/10/00
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99	ISSUE	198	10/10/00
100	ISSUE	199	10/10/00
101	ISSUE	200	10/10/00

Contract No. 10000-10142800
 Duffell Wollis & King Ltd
 21 Hobson Avenue, PO Box 480, Napier
 Tel: 03 407 8332 Fax: 03 407 7812
 e-mail: enquiries@duffellwollis.com

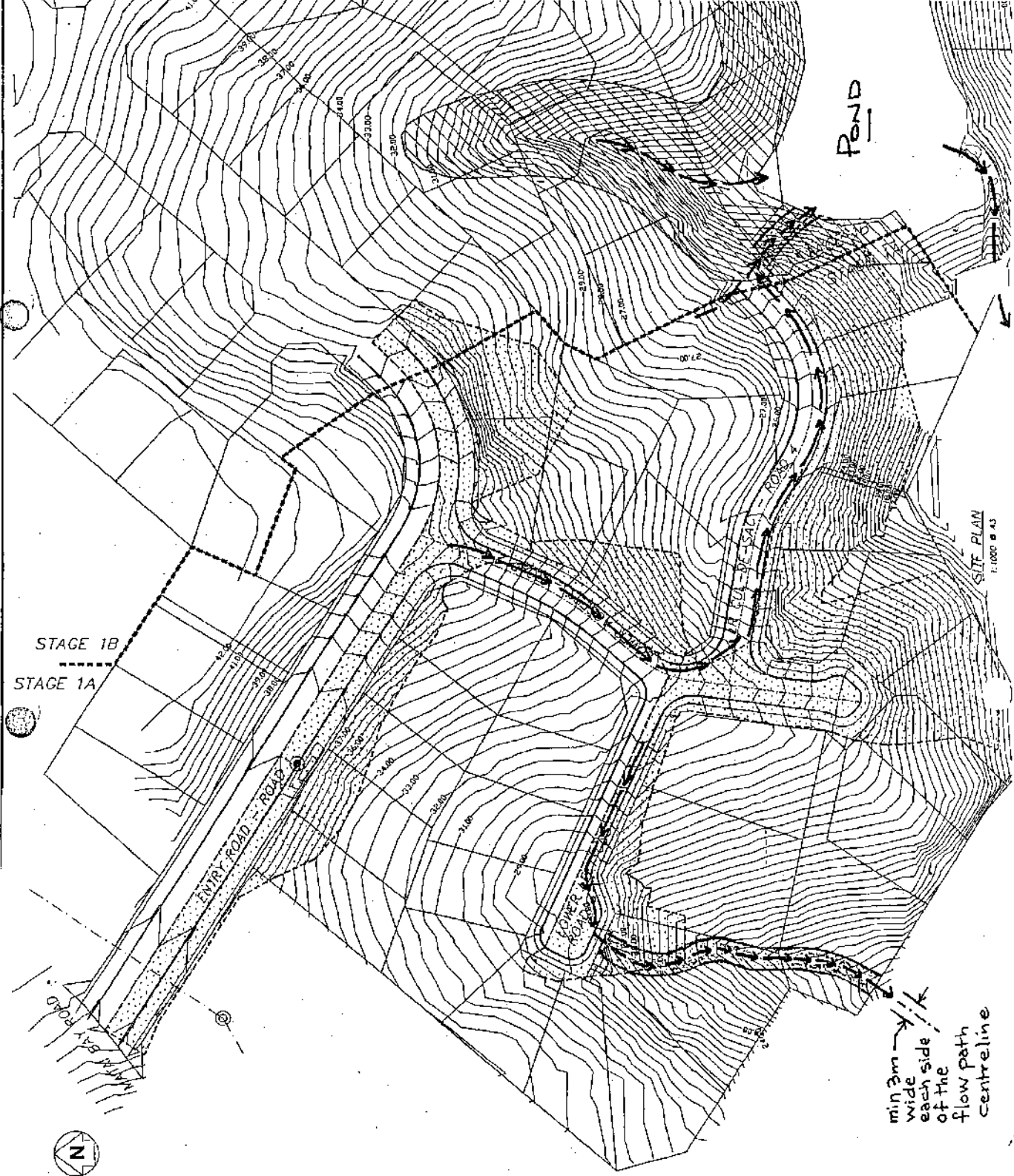
**EDGEWATER DEVELOPERS
LIMITED**

**DOUBTFESS BAY VILLAGE
SUBDIVISION
STAGE 1A
(40 SECTIONS)**

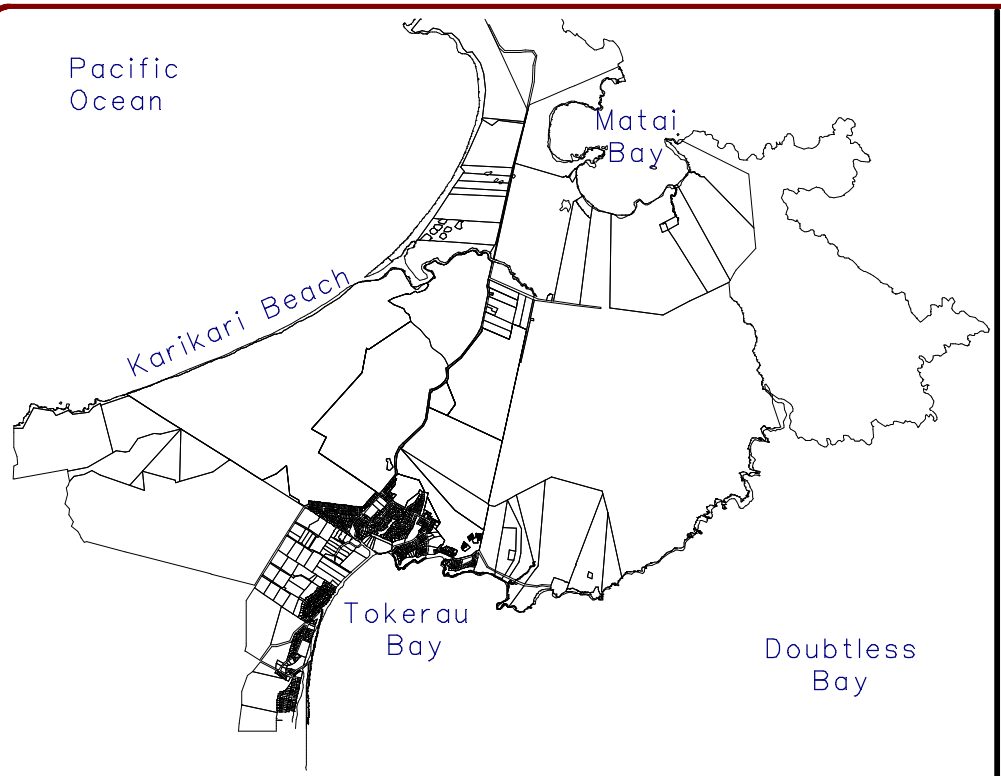
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PLAN NO.	101465
PROJ. NO.	RC3
DATE	0

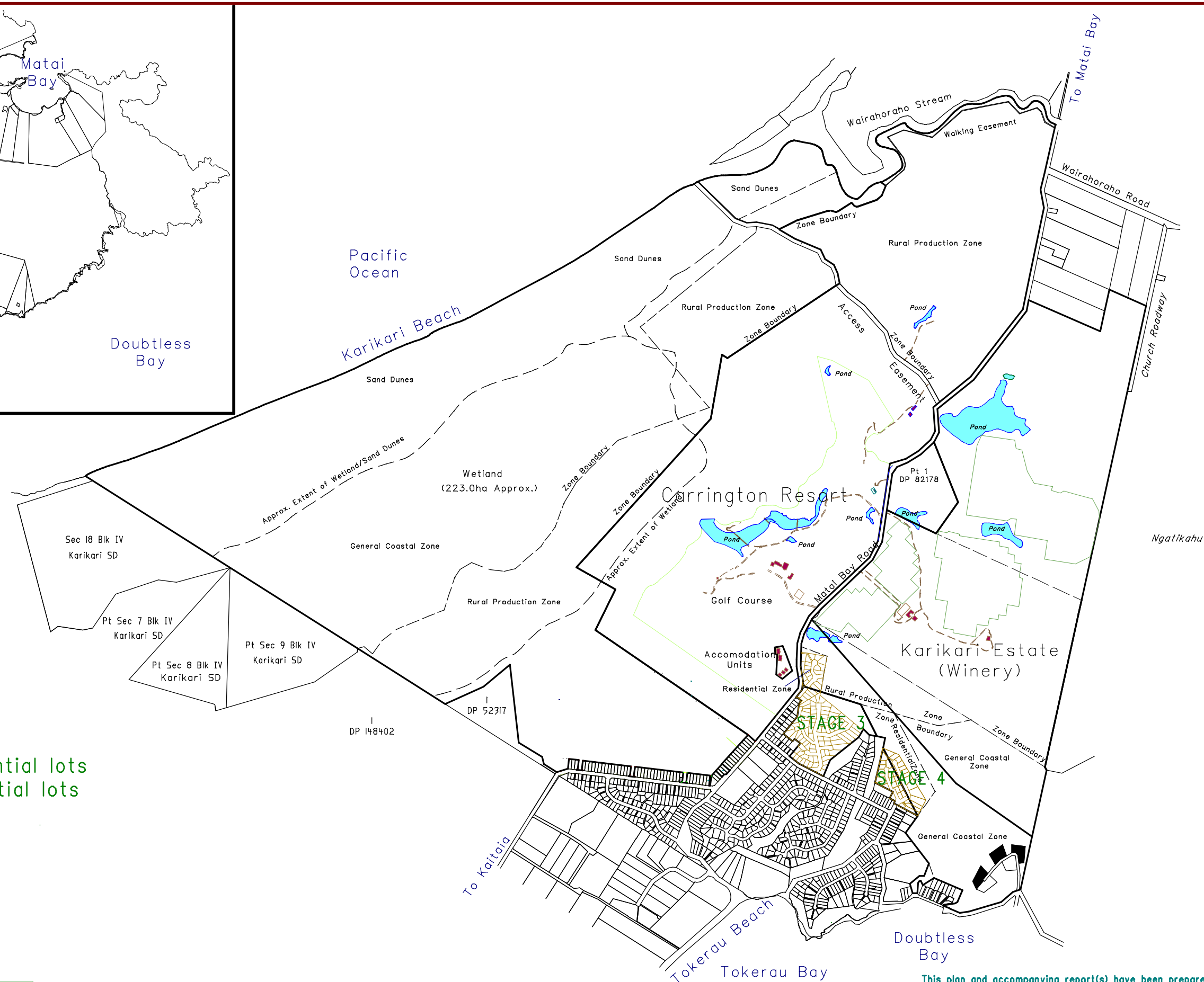
Duffell Wollis & King Ltd
CONSULTING ENGINEERS



SITE PLAN
1:1000 @ A3



Locality Plan
Karikari Peninsula



STAGE 3 - 103 residential lots
STAGE 4 - 36 residential lots

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VON STURMERS
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 408 6000 131 Commerce St
Email: kaitaia@saps.co.nz P.O. Box 128 Kaitaia

PROPOSED AREAS OF DEVELOPMENT STAGES 3 & 4 RESIDENTIAL - CARRINGTON

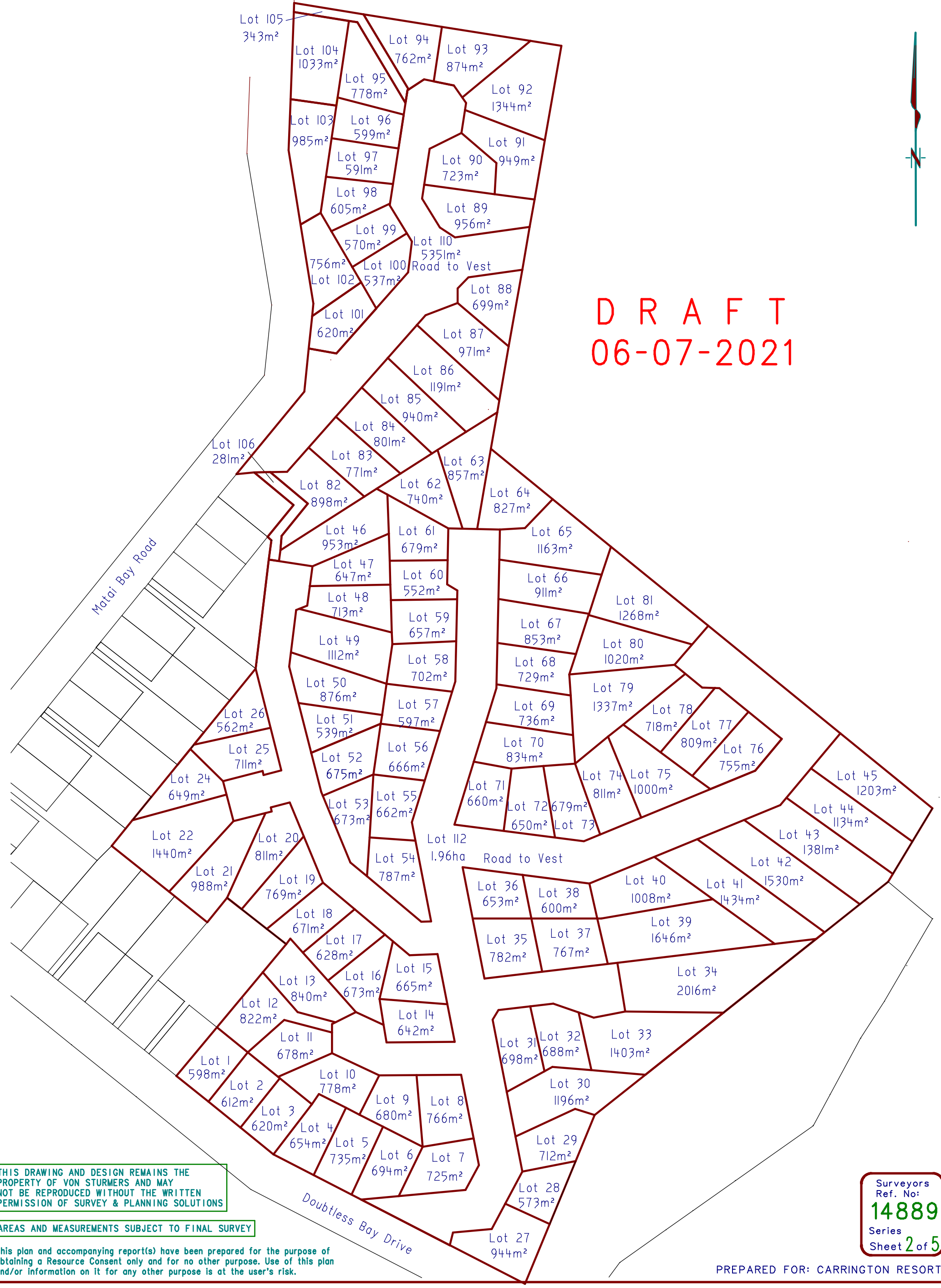
PREPARED FOR: Carrington Resort

Survey	Name	Date	ORIGINAL SCALE 1:20,000	SHEET SIZE A3
Drawn	SH	10-02-2021		
Rev	TY	07-07-2021		
Rev				

Surveyors Ref. No:
14889
Series
Sheet 1 of 5



DRAFT
06-07-2021



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Surveyors Ref. No:
14889
Series
Sheet 2 of 5

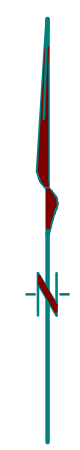
PREPARED FOR: CARRINGTON RESORT

VON STURMERS
Registered Land Surveyors, Planners & Land Development Consultants

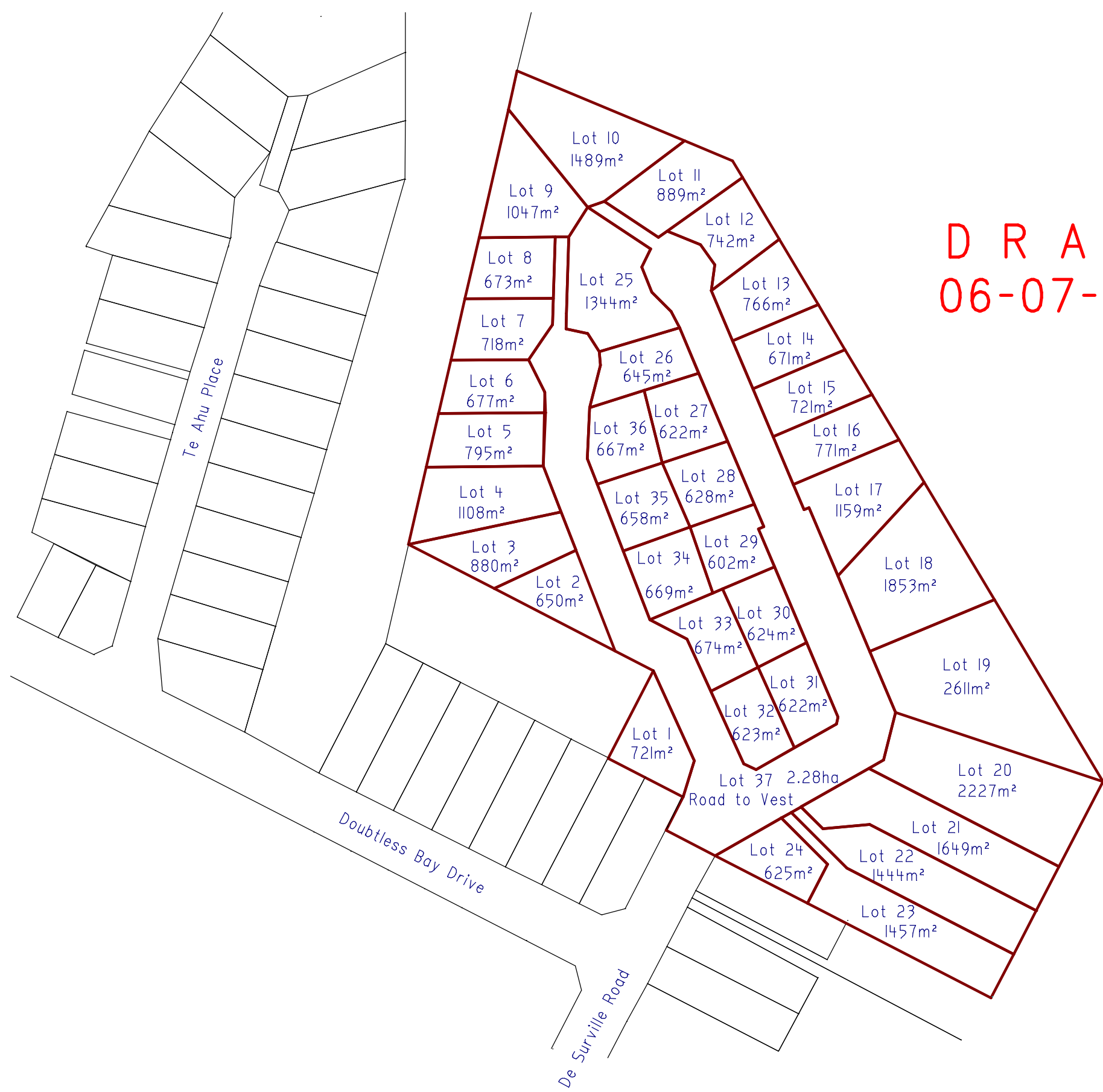
Ph: (09) 408 6000 131 Commerce St
Email: kaitaia@saps.co.nz P.O. Box 128
Kaitaia

STAGE 3 - RESIDENTIAL CARRINGTON

	Name	Date	ORIGINAL
Survey			SCALE SHEET SIZE
Design			NTS A3
Drawn	SH	10-02-2021	
Rev	TY	06-07-2021	



D R A F T
06-07-2021



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VON STURMERS
 Registered Land Surveyors, Planners &
 Land Development Consultants
 Ph: (09) 408 6000 131 Commerce St
 Email: kaitaia@saps.co.nz P.O. Box 128
 Kaitaia

STAGE 4 - RESIDENTIAL CARRINGTON

PREPARED FOR: CARRINGTON RESORT

	Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey			NTS	A3
Design				
Drawn	SH	10-02-2021		
Rev	TY	06-07-2021		

Surveyors Ref. No:
14889
 Series
 Sheet 3 of 5



Preliminary Civil Report – Stages 3 & 4

Carrington Estate

Residential Subdivision of Lot 1 DP 67692 & Lot 6 DP 417562
Carrington Estate, Karikari Peninsula



Project Number: 15813-001

Date: 30/08/2021

DOCUMENT CONTROL RECORD

Client: Carrington Estate

Project description: Civil Report for Stage 3 & 4 Residential Subdivision

Client address: 109 Matai Bay Road, Karikari Peninsula, 0483

Date of issue: Monday, 30 August 2021

Status: Issued for Resource Consent

Originator:

Luke Cody
Graduate Civil Engineer
 BE(Hons)

Reviewed:

Sven McLeman
Civil Engineer
 BE(Hons)

Approved for issue:

Philip Cook
Chartered Professional Engineer
 BE(hons), Dip Ag, CPEng, CMEngNZ, IntPE(NZ), MACENZ, MInstD



Telephone: 09 438 9529

Contact email: ccl@coco.co.nz

Version	Date	Comment	By
1.0	07 July 2021	For review	Luke Cody
2.0	30 August 2021	For Resource Consent	Phil Cook

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Figure 1: Far North Regional Council GIS Maps with Stage 3 & 4 subdivision schemes overlaid. 6

Figure 2: Northland Regional Council GIS Natural Hazards Map. 7

1. Introduction

Cook Costello has been engaged by Carrington Estate to provide a preliminary civil suitability report in support of a resource consent application to the Far North District Council.

It is proposed to develop a 36 Lot and 104 Lot subdivision which will be referred to as Stage 3 and Stage 4, respectively.

Stage 3 & 4 will be part of a larger development being undertaken by Carrington Estate that will be known as Edgewater Estate.

The proposed scheme plans for Stage 3 & 4 are shown in Figure 1 and Appendix 1.

The developments of Edgewater Estate have previously gained Resource Consents with the Far North District Council, but the project has been put on hold in the past. Previous Resource Consents numbers are:

- RC-2100195-RMASUB
- RC-2090139-RMAVAR
- RC-2060756-RMAVAR
- RC-2060032-RMASUB
- RC-2050973-RMASU
- RC-2050976- RMAVAR/A

This report considers the following aspects of site development:

- Access
- Earthworks
- Stormwater
- Wastewater
- Water supply
- Power and Telecommunication

A geotechnical report was completed on the 17/05/2021 titled “15813 – Carrington Estate Geotech Report Stages 3 and 4 which will be referred to as “Geotechnical report” throughout this document.

2. Desktop Study

A desktop study using regional geological maps and other published information has been completed to provide further information about the site. It should be noted these are regional-scale documents and should not be relied on for site-specific acceptance.

2.1. Site Description

Lot 1 DP 67692, which corresponds to the Stage 3 residential subdivision is approximately 4.3 Ha and is located directly north of De Surville Road and Doubtless Bay Drive. The site for Stage 3 is moderately steep and predominantly covered in dense manuka forest and shrubs.

Lot 1 DP 67692 and part of Lot 6 DP 417562, which corresponds to the Stage 4 residential subdivision is approximately 11.2 Ha and is located directly north of the Doubtless Bay Road and east of Matai Bay Road. The site for Stage 4 is moderately steep and predominantly covered in dense Manuka Forest and shrubs.

Stages 3 and 4 are bordered by several existing residential dwellings located to the west and south of the site.

The locations of the proposed subdivisions are shown in Figure 1 and scheme plans are attached as Appendix 1.



Figure 1: Far North Regional Council GIS Maps with Stage 3 & 4 subdivision schemes overlaid.

2.2. Northland Regional Council GIS Hazard Maps

The Northland Regional Council's Natural Hazards Map (Figure 2) indicates that some areas of Stage 3 & 4 subdivisions are located on erosion-prone land. The proposed subdivision sites have not been mapped by the Northland Regional Council as being susceptible to any other natural hazards.

All GIS maps supplied by the Northland Regional Council are regionally scaled documents and should not be relied on for site-specific acceptance.



Figure 2: Northland Regional Council GIS Natural Hazards Map.

2.3. Proposed Development

The proposed development is to create 140 new allotments.

Stage 3 will consist of 36 lots with access through road to vest Lot 37 and will connect to De Surville Road.

Stage 4 will consist of 104 lots with access provided through road to vest Lots 110 and 112 that connect to Mahia Bay Road and Doubtless Bay Drive.

No information has been provided to Cook Costello about the proposed dwellings nor their sizes however, it is expected these will be single and double-storey dwellings.

3. Onsite Investigations

3.1. Site Walkover Observations

A site visits for both Stages 3 & 4 was undertaken on 26 May 2021 by a Cook Costello civil engineer.

The following observations were made during the site walkover:

- The sites are predominantly moderately sloping and covered in Maunka bush.
- There are several cleared paths that form rough vehicle access to the property.
- There were no signs of recent instability present at the site.
- It was observed that the most elevated section of Stage 4 – Lots 67-81, is reasonably steep and may require further discussion on lot size and suitability for access and building pads.

4. Earthworks

Earthworks for Stage 3 and 4 is extensive. The volumes below have been approximated for the development of the roading, infrastructure and approximated house pads only. Lot specific earthworks such as entrance and driveways will be calculated at the lot specific consent stage.

4.1. Stage 3

The development of roads and house pads for Stage 3 has been approximated at volume cut of 8000 m³ and fill of 2200 m³. For initial earthworks calculations a topsoil strip of 150 mm and subgrade of 300 mm has been used. The installation of civil infrastructure such as stormwater and wastewater pipes have an approximate trenching earthworks volume of 1300 m³. Total earthworks balance for Stage 3 is estimated at 5800 m³.

4.2. Stage 4

The development of roads and house pads for Stage 4 has been approximated at volume cut of 20350 m³ and fill of 5400 m³. For initial earthworks calculations a topsoil strip of 150 mm and subgrade of 300 mm has been used. The installation of civil infrastructure such as stormwater and wastewater pipes have an approximate trenching earthworks volume of 4300 m³. Total earthworks balance for Stage 3 is estimated at 14950 m³.

Total combined earthwork will be less than 50,000 m³ for both stages. The approximated balance of 21000 m³ can be stockpiled on land also owned by the client, close to the proposed subdivision site.

5. Access

All roads have been designed as per NZS4404-2010. Both stages are zoned general residential by FNDC district plan maps. FNDC 3.3.12.1 minimum width of all footpaths shall be 1.5 m. Refer to Appendix 6 for road reference numbers.

5.1. Stage 3

The proposed new allotments numbered 1-36 will gain access via Road to Vest Lot 37 from Doubtless Bay Road/De Surville Road to the south, shown on the subdivision scheme. Due to an expected increase in vehicles per day through the De Surville Road and Doubtless Bay Drive intersection. It is recommended that signage and road marking traffic controls to upgrade the intersection be part of the consent. The speed limit is 50 km/h. The sight distance along De Surville Road is compliant. The sight distance along Doubtless Bay Drive is not compliant. There is a sight distance of approximately 90 m before the road goes into a gully where there is a period of approximately 3 seconds where traffic is not visible. There is then visibility beyond 200 m. It may be necessary to instal permeant warning signs such as speed advisory or concealed (As per MOTSAM Part 1 Section 06 – modified PW-26 signs).

The proposed subdivision will comprise of 2 connected roads each terminating with a cul-de-sac turning head. A 1.5 m wide footpath is provided for on one side of each road for pedestrian access. These road accesses are to be two lane sealed carriageway with kerb and channel. The design speed for the proposed roads is 50 km/hr. Provision is to be made for individual entrances to each lot by the formation of a vehicle crossing kerb at each entrance and construction of a 5 m wide metal area to the boundary. New accessways will need to be constructed to service the 36 lots. We recommend a 3.0 m wide concrete drive is provided. Design details should be determined at the engineering design stage.

Approximated road grades and allotment access are as follows:

- RD01 climbs up from the corner of De Surville Road and Doubtless Bay Drive at a grade of between 13.5 and 14% for the first 100m and then traverses across the hillside at a grade of 12% terminating with a cul-de-sac at the summit. RD01 provides access to lots 10-31.
- RD02 connects with RD01 at chainage 30m from the start of RD01 and climbs at 12% across the hillside up to the chicane outside lot 33. From the chicane the road crests and descends to the end terminating at the cul-de-sac to tie in with the existing ground levels. RD02 provides access to lots 1-9 and 32-36.

During detailed design consideration should be given to lowering of the cul-de-sac of RD02, but careful design of drainage levels needs to be considered. The alignment of the cul-de-sac of RD02 both horizontally and vertically along with the reshaping of lot parcels 7-9, 25 and 26 could improve access to these lots. Lowering cul-de-sac RD02 would reduce the retaining wall required for fill on the LHS but increase the height of the retaining wall required on the RHS. Access to lots 35 and 36 would be made more difficult with the lowering of RD02 but a boundary adjustment to create longer lots similar to lot 26 with access from RD01 could be advantageous.

A retaining wall between the boundaries of the easement road to vest 37 and lot 25 would benefit lowering of the ROW giving better gradients to lots 7-9.

Retaining walls will be required around each of the cul-de-sacs to keep the road footprint within the road to vest boundary.

Retaining walls will be required behind lots 18-20 to provide for flat building pads on this steep section of the site.

Retaining walls below lots 6-10 would be required to provide flat areas on this steep area.

The natural slope angle of the site for lots 1-36 is generally steep with a gradient of 1h:7v (15%) up to 1h:1v (50%) in some places and therefore the construction of properties may require careful consideration and engineering.

A 10 m x 10 m building pad has been placed centrally on each lot to show typical cut at 1:1 slope angle and fill at 1:2. A spreadsheet displaying relevant access grades for the proposed Lots in stage 4 has been included in Appendix 2. The main findings are that Lots 1-2, 10-24 and 27-36 can be serviced by accessways with a grade of 20% or less. Lots 3-9 and 25-26 are serviced by accessways with grades between 21 and 35%. Specific engineering design may be required to provide access to lots with access grades greater than 25%.

5.2. Stage 4

The proposed new allotments for Stage 4 will gain access from Doubtless Bay Drive to the south and from Matai Bay Road to the north, shown on the subdivision scheme plan as Lots 112 and 110 Roads to Vest.

The current speed limit at the proposed Doubtless Bay Drive intersection is 50 km/h this requires sight distances of over 110m which are proficient. The current speed limit at the Matai Bay Road intersection is 100 km/h. As per Austroads the minimum sight distance is 170 m. The northern sight distance does not meet this requirement. The intersection of Road to Vest Lot 110 and Matai Bay Road will need a specific engineered design by a suitability qualified engineer.

Stage 4 is accessed by roads RD03-RD10. RD03 is the main arterial road that runs centrally through the subdivision from which RD03-07 branch off. A turnaround area provided for at the end of each road terminating with a cul-de-sac turning head. Lots 1-5 are to be accessed from Doubtless Bay Drive. Lots 102-104 are accessed from Matai Bay Road.

A 1.5 m wide footway is provided for on one side of each road for pedestrian access. These road accesses are to be two lane sealed carriageway with kerb and channel each side. The design speed for the access roads is 50 km/hr. Provision is to be made for individual entrances to each lot by the formation of a vehicle crossing kerb at each entrance and construction of a 5 m wide metal area to the boundary. All internal roads must have a grade not exceeding 1 in 5. Within the first 5 m of any access the grade must not exceed 1 in 8. Through preliminary design stages this has been deemed as practical for all internal roads but will need to be checked in greater detail at the detailed design stage.

For individual lot access, for lots 1-104 the natural slope angle of the site is generally steep with a gradient of up to 1h:2.5v in some places and therefore the construction of properties may require careful consideration and engineering. A spreadsheet displaying relevant access grades for the proposed Lots in Stage 4 has been included in Appendix 2. The main findings are that Lots 1-37, 44, 46, 51, 54-56, 63-65, 71-73 and 76-104 can be serviced by accessways with a grade of 20% or less. Lots 38-45, 47-49, 52-53, 57-62, 66-70 and 73-75 are serviced by accessways with grades between 21 and 46%. Options to be investigated to provide access to these lots are:

Approximated road grades and allotment access are as follows:

- RD03 climbs up from Doubtless Bay Drive at a grade of up to 16% for the first 220m and then climbing at 11% to the road crest outside lot 57 then descending at 8% to the cul-de-sac termination head. RD03 provides access to lots 6-7, 27-30 and 54-71.
- RD04 is a 60m long cul-de-sac with a max grade of 6%. RD04 provides access to lots 8-14.
- RD05 provides access to lots 31-35, 37 and 39.
- RD06 descends at grades between 3 and 12% down to the cul-de-sac turning head and provides access to lots 15-20, 25-26 and 46-53.
- RD07 climbs at grades of 12.1 and 14.4% to the cul-de-sac termination at the summit and provides access to lots 36, 38, 40-45 and 72-81.
- RD08 is a small 20m long cul-de-sac off RD06 descending at 20%. This cul-de-sac provides access to only 3 lots 21,22 and 24 (there is no lot 23 shown on subdivision plan). This could be replaced with a less costly ROW.
- RD09 has a maximum grade of 13% that intersects with Matai Bay Road and provides access to lots 82-101.

Lots 41-45 and 79-81 will require careful design because of the steepness of the ground and access to lots sloping steep downhill to the properties. Appendix 5 displays the steep areas of concern. If we could lower the cul-de-sac of RD07 and put in a retaining wall to the NE boundary to tie-in to the neighboring land would make access onto lots 76-81 easier. Lots 41 to 45 could be serviced with a shared Right of Way (ROW) off RD07 with retaining walls between RD07 and the ROW.

Also included in Appendix 2 is the lot suitability for the formation of a flat building pad. Examples of cut and fill with one cross section example for Stage 4 is displayed in Appendix 3.

The final location of the new dwellings and accessways is to be determined by the purchasers and detailed on their building consent applications.

6. Stormwater

There are three proposed catchment areas to be considered. Catchments 1 & 2 cover Stage 4 while Catchment 3 covers Stage 3.

The proposed development will create impervious areas in the form of roads, driveways, and residential housing.

For the proposed roads, stormwater runoff will be controlled by curb and channel along the road edge leading to sumps and controlled to existing infrastructure via a piped network

It is proposed to include onsite stormwater attenuation for every allotment. This will likely be in the form of individual attenuation tanks. The attenuated stormwater will then enter the proposed stormwater infrastructure in the road boundary.

The attenuated stormwater produced by the proposed allotments will be transported to the proposed stormwater infrastructure via open channels if attenuated stormwater is to be discharged overland via spreader bars (so that greater infiltration can be achieved) or piped directly to the proposed infrastructure from the attenuation tank outlets.

There is also an option to provide onsite stormwater treatment via soakage pits. However, this option may not be practicable due to the expected low soakage rates of the clay soils in the proposed subdivision location.

To attenuate the increase in stormwater runoff produced by the proposed new roads the following two options are proposed:

1. Each allotment will be required to over attenuate stormwater runoff to offset, an area of the road runoff based on a percentage of road area to allotment size.
2. Another option may be to provide stormwater attenuation of the new impervious area by using one of the proposed allotments downstream of the proposed subdivisions and near the entrance to the existing stormwater network as a stormwater attenuation/detention pond. It is proposed allotment 27 for Stage 4 (Catchment 2) and allotment 24 for Stage 3 will be used for these ponds

The attenuated stormwater would then enter the existing stormwater systems in the existing developed areas.

As mentioned previously, stormwater runoff will enter a piped system via sumps along the road. An alternative option to the piped network which can be explored is creating open channel drains along the subdivision's internal roads. The alternative option proposes that stormwater runoff from the proposed lots will drain to the road and enter sumps located in the road curb and channel. These sumps can then outlet via a bubble up type system to open channel stormwater drains. The open channel drains will need to be on the downstream side of the roads. Weirs may be used to improve the open channel storage and reduce flow velocities. These open channel drains will be used to transport stormwater and provide additional soakage capacity and overland flow paths for stormwater.

6.1. Stage 3

6.2.1. Catchment 3

Stormwater attenuation design for each individual allotment will need to be completed at the building consent stage based off the lot specific use. The attenuation tanks from the specified lots that are able to direct stormwater to the road will link into the proposed piped stormwater system within the road boundary. There will be numerous allotments that will require easement to drain stormwater from other lots. Road runoff will be controlled by the following methods. All road to vest lots are to be designed with curb and channel. The curb and channel will collect runoff, directing it to sumps in various low/flat sections of the roads which will then transfer the stormwater via pipes to existing infrastructure.

The stormwater in Stage 3 is captured in Catchment 3 as per Appendix 3. Stormwater runoff from roads and attenuation tanks will be piped under the proposed roads and enter existing infrastructure located on Doubtless Bay Drive and De Surville Road. It is proposed that attenuated stormwater from Catchment 3 will travel to the ocean via the proposed pipe system and existing open channel flow paths. It is not expected that the existing infrastructure will encounter any downstream constraints as it drains directly to the ocean.

Lots 19-23 and 2-9 will drain attenuated stormwater directly into existing stormwater flow paths via spreader bars as it is not possible for these allotments to access the proposed stormwater infrastructure in the proposed road formation. There is only manuka bush below these allotments so the stormwater runoff will not impact any other sections

6.2. Stage 4

Stormwater attenuation design for each individual allotment will need to be completed at the building consent stage based off the lot specific use. The attenuation tanks from the specified lots that are able to direct stormwater to the road will link into the proposed piped stormwater system within the road boundary. There will be numerous allotments that will require easement to drain stormwater from other lots. Road runoff will be controlled by the following methods. All road to vest lots are to be designed with curb and channel. The curb and channel will collect runoff, directing it to sumps in various low/flat sections of the roads which will then transfer the stormwater via pipes to existing infrastructure.

6.1.1. Catchment 1

The northern end of road to vest, Lot 110 and the upstream lots will drain through a piped / open channel via Easement Lot 105. The southern end of Lot 110 and the associated Lots will drain to sumps located at the northern end of the Matai Bay Road, the internal intersection of Lot 110 and at the downstream end of Lot 106. Proposed Lot 106 will provide open channel flow for the remainder of Catchment 1. All stormwater collected from Catchment 1 will then be piped along Matai Bay Road to the proposed stormwater retention pond to the north of the catchment. It is proposed that attenuated stormwater from Catchment 1 will flow north to an existing pond located in the north-west section of Lot 6 DP 417562. The suitability and capacity of the pond will need to be investigated further and upgraded if necessary.

Proposed road 8 will need to be redesigned as a possible shared accessway for proposed Lots 21, 22, and 24. This is due to there being no existing path to control stormwater runoff from proposed road 8 except for onsite attenuation / soakage in the downstream Lots. There is an opportunity to install stormwater infrastructure to service these lots in proposed Lot 22. There is an existing wastewater main that currently terminated in proposed Lot 22 and follows the boundary of 9 Doubtless Bay Drive (Lot 18 DP 69243). The proposed stormwater infrastructure could follow the same path as the existing wastewater infrastructure.

Another option is to install stormwater infrastructure along the boundary of 48 Matai Bay Road (Lot 26 DP 69243). This section is currently vacant so would be the preferable option. Permission from the existing property owners would need to be obtained

6.1.2. Catchment 2

Catchment 2 captures the proposed development stormwater runoff from the southern section of Stage 3. Attenuated runoff will be piped along the northern side of Doubtless Bay Drive to an existing stormwater culvert where it will enter the existing stormwater system. If the option of implementing a stormwater attenuation/retention pond on proposed Lot 27 is used, then all stormwater runoff will enter the pond and slowly drain to the existing open channel. The existing open channel then flows to an existing pond downstream in the subdivision below via a piped system and existing open channel flow paths.

7. Wastewater

Initial discussions with council have indicated that the existing capacity of the wastewater infrastructure that will service the proposed development will be insufficient. Therefore, developers and council will need to work together to develop a timeframe for upgrading and making additional capacity available in the system as the proposed subdivision come online.

Discussion around developer contributions need to be considered early as it is the understanding of Cook Costello (informed by the client) that there has been previous development contribution paid by our client to upgrade the wastewater network which has been consumed by others in the region, notably not our client.

7.1. Stage 3

Stage 3 will require gravity wastewater 150 mm diameter pipes along RD01 and RD02. These lines will connect to a manhole located at the intersection of RD01 and RD02. A collector pipe will be required along Lots 28,29,33,32. Lots 2-10 will be serviced by a collector pipe which will require an easement over the neighbouring property Lot 2 DP 153434 to access the FNDC asset on Doubtless Bay Drive. If an easement is not obtained over Lot 2 DP 153434 then Lots 2-10 will need individual pumps to pump wastewater up towards the wastewater main located within RD02 boundary. These low-pressure pumping systems are now widely used within developments where conventional gravity systems and pumpstations to be vested in Council are impractical and uneconomic.

The downstream FNDC wastewater asset pipes located in De Surville Road are 100mm diameter. There are two potential options as follows. The potential daily flow from Stage 3 is 20160L. A 20m³ tank may be installed at the base of the Stage 3 in proposed Lot 1 or Lot 24. The tank will attenuate the wastewater and pump to the existing infrastructure during off peak times.

The second option may be to pipe the wastewater via a 150mm gravity main along De Surville Road and Whatuwhiwi Road to an existing manhole to join the existing network. Proposed Lots 18-23 will require individual pumps per lot to pump the wastewater upstream to the main located in the road boundary.

Pipe grades, flow velocities and pipe depths will need to be designed and checked at the detailed design stage.

7.2. Stage 4.

The northern end of Stage 4 (Lots 89-94) will be piped along RD09 via a 150mm gravity pipe. The 150mm pipe will travel through a right to convey wastewater easement over Lot 105 to a proposed manhole located at the Matai Bay Road end of Lot 105. Lots 94-104 will connect to a wastewater main located along the roadside of sections 102-104 to Lot 105. It is then proposed to pump the wastewater via a rising main uphill along Matai Bay Road to a council manhole asset SP3683. Lots 82-88 will connect to a wastewater main located along proposed RD09 to the intersection of Matai Bay Road where it will connect to council manhole asset SP3683. Lots 46-63 will connect to a wastewater main along proposed RD06 to Lot 106 and connect to council manhole asset SP3683. Lots 16-26 will connect

to a wastewater main along the southwest boundary of Lots 17-22. This main will then connect to council manhole asset SP3684. Proposed Lots 64-70 will connect to a wastewater main along proposed RD03. Proposed Lots 71-78 will connect to a wastewater main located along proposed RD07. The wastewater mains from RD03, RD04, and RD07 will connect to the main along RD03. The main along RD03 will connect into a main located along Doubtless Bay Drive collection connections from Lots 1-6. A wastewater main will need to be installed along the southeast side of Stage 4 to collect the lots located along the southeast boundary. The proposed main located along the southeast boundary (Doubtless Bay Drive), and RD03 will connect to the council system via pump station SP3134, located on the road edge of Lot 36 DP 73179.

8. Water Supply

8.1. Potable Water

There is currently no potable water supply available to these lots. Surrounding residents currently with no potable water supply obtain water via on-site rainwater harvesting. Rainwater harvest is also appropriate for the proposed subdivision Stage 3 and 4.

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

Preliminary tank sizing has been estimated at 50000L capacity for a 1 in 20yr drought event (Enough for 7 weeks of zero rainfall and supply of 250l/day/person (4 people)). It is important to ensure that the rainwater tanks are sized correctly to suit the household needs. Generally, the larger the tank, the more reliable and effective it is in conserving water or managing stormwater.

Using The Climate and weather of northland – NIWA, 3rd edition report and the median annual rainfall for Kaitaia Aero Ews for the period of 1981-2010 (Table 6), the applicability of a household with 4 people using 250L per person per day with a 50 m³ tank supply was tested. The roof area used for rain collection was 200 m². The results as seen in Appendix 7 show that if a 50 m³ tank is refilled twice a year then the demand and rainfall harvest supply balance throughout the year for a median rainfall year.

The water tank size will depend on the volume of water needed, the amount of rainfall in the area, the area of the collection surface and the security of the supply needed. The specific sizing and details of rainwater tanks will be household-specific, and this will be finalised at the detailed design stage.

8.2. Fire Supply

On-site storage for fire-fighting supply is required as there will be no reticulated water supply for the subdivision. Firefighting water supply of 45 m³ must be available within 90 of the dwelling. This may be inclusive of tank supply possibly located in the road boundary and individual onsite tank capacity of water supply. The location of proposed 20 m³ fire supply storage tanks within the road boundaries will be specified at a later stage. An example of the required water storage for fire-fighting supply is included in Appendix 8. All water infrastructure must comply with SNZ PAS 4509:2003 and be approved by the fire department.

9. Further Investigations

A more detailed site-specific civil investigation will be required for each individual lot of the subdivisions once the design and exact locations of the proposed buildings have been confirmed. This site-specific investigation should include further civil design once the location and orientation of buildings have been finalised.

10. Conclusions

Overall, the site is suitable for residential development. A number of the detailed evaluations have identified clarifications which will be needed to be addressed for final design. It is recommended that council condition the consent accordingly.

Detailed design plans should be prepared for FNDC Council Engineering Plan approval and prior to any construction starting.

10.1. Hazards

The Northland Regional Council's Natural Hazards Map indicates that some areas of Stages 3 & 4 are located on erosion-prone land. The proposed subdivision sites have not been mapped by the Northland Regional Council as being susceptible to any other natural hazards.

10.2. Earthworks

The sites that are to be developed for reasonable step and will require earthworks and retaining to provide appropriate access and building areas. The total volume of earthworks is less than 50,000 m³. The approximated balance of 21000 m³ can be stockpiled on land also owned by the client, in close proximity to the proposed subdivision site.

10.3. Access

Appropriate roading and access can be provided to each lot.

10.4. Stormwater

Stormwater can be collected, controlled, and attenuated to minimise any effects.

10.5. Wastewater

Wastewater can be collected, controlled, and piped to the council system. It is understood a discussion with council is needed to finalise upgrading details and contributions.

10.6. Water

Rainwater harvesting is deemed appropriate for water and firefighting supply.

11. Limitations

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

Opinions and judgments expressed herein are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions. Where opinions or judgments are to be relied on they should be independently verified with appropriate legal advice.

Any recommendations, opinions, or guidance provided by Cook Costello in this report are limited to technical engineering requirements and are not made under the Financial Advisers Act 2008.

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

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

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

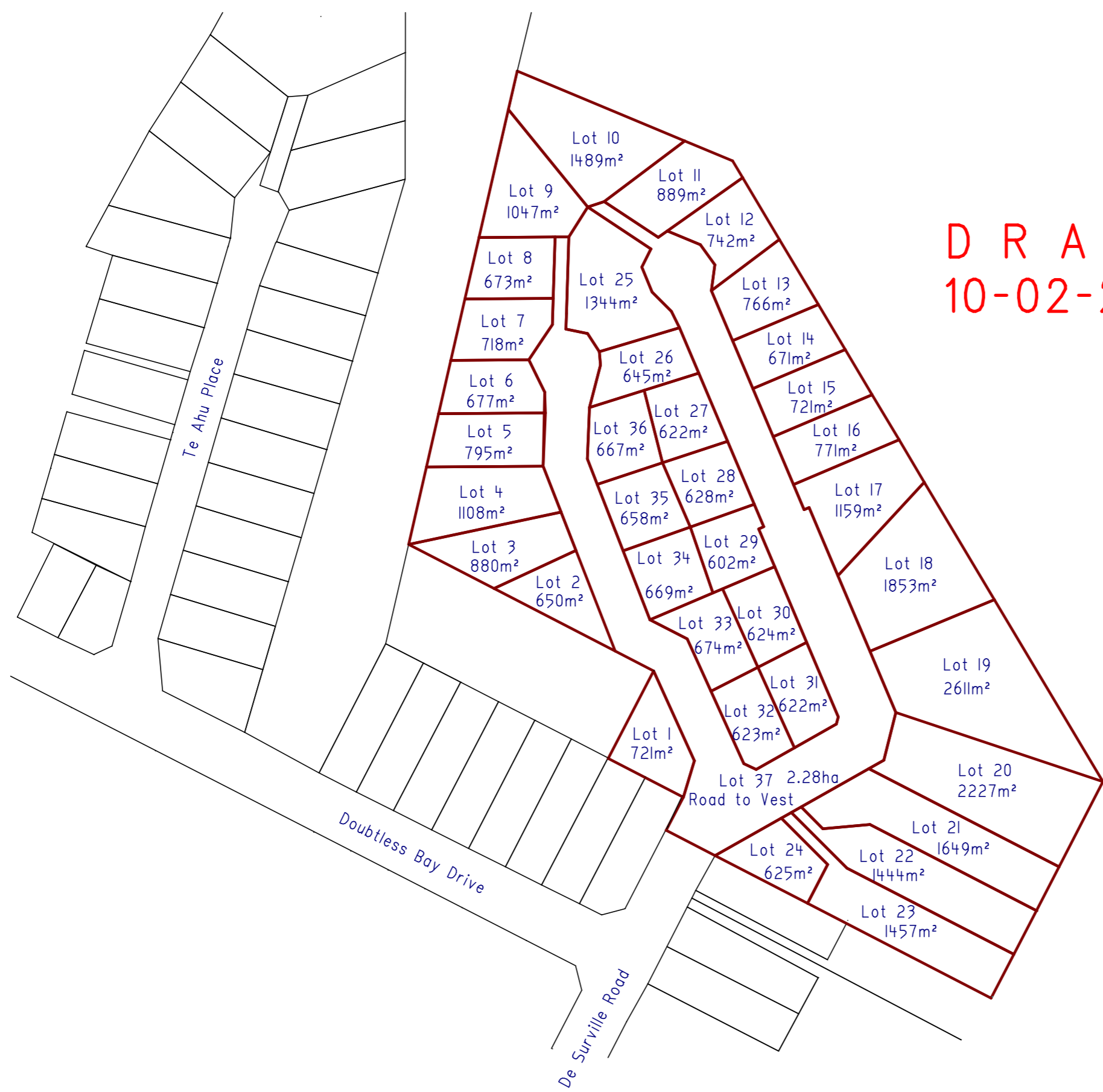
There is no investigation that is thorough enough to preclude the presence of materials at the site which presently, or in the future, may be considered hazardous. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable now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

Cook Costello are familiar with the site and consider it advantageous to continue on with detailed engineering design to prepare a comprehensive set of engineering plans and specifications for Council approval and construction. We welcome the opportunity to continue with this work.

Appendix 1: Proposed Scheme Plans



D R A F T
10-02-2021



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



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STAGE 3 - RESIDENTIAL CARRINGTON

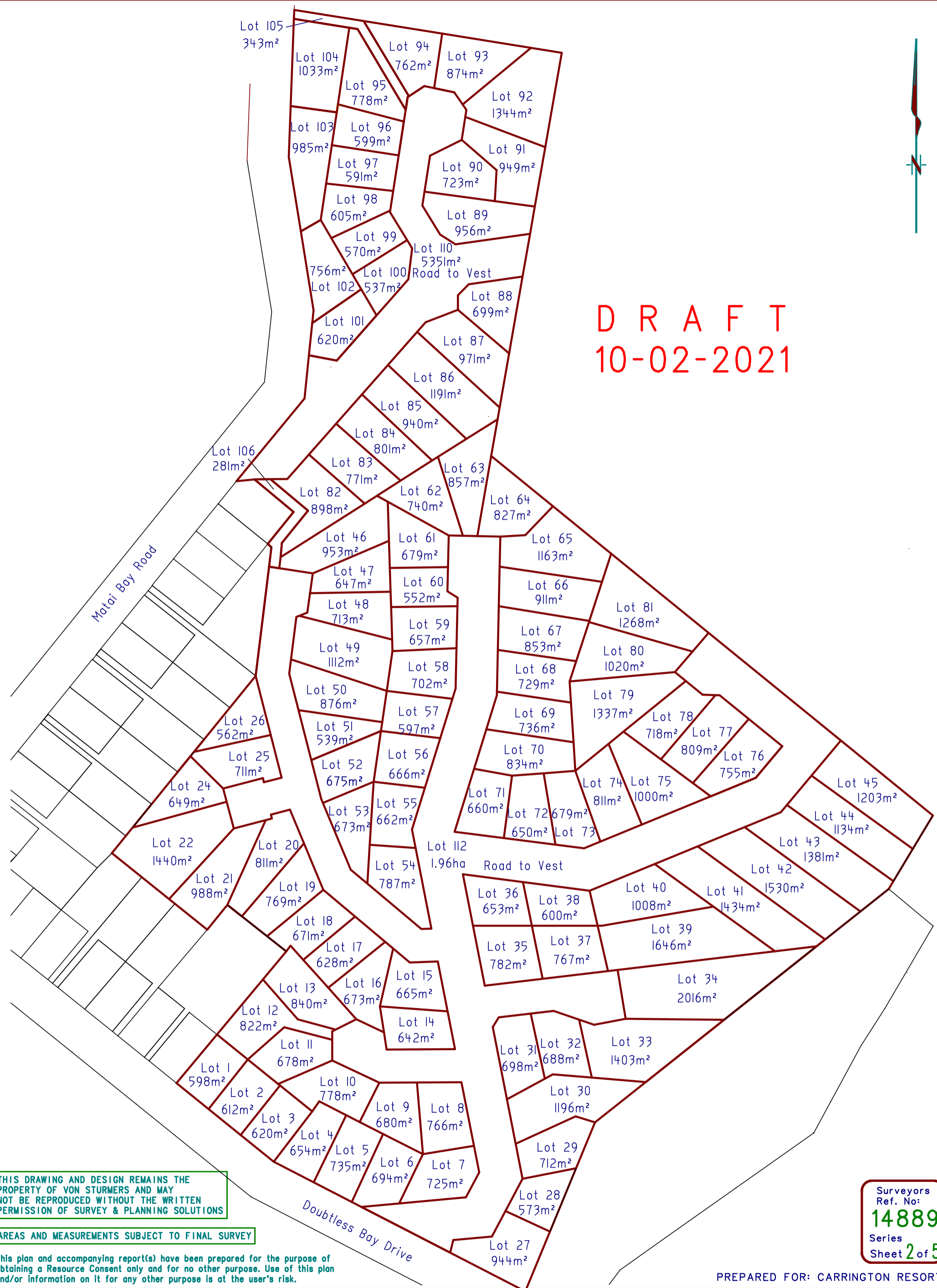
PREPARED FOR: CARRINGTON RESORT

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey		NTS	A3
Design			
Drawn	SH 10-02-2021		
Rev			

Surveyors Ref. No:
14889
 Series
 Sheet 3 of 5



DRAFT
10-02-2021



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Sheet 2 of 5

PREPARED FOR: CARRINGTON RESORT

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STAGE 4 - RESIDENTIAL CARRINGTON

	Name	Date	ORIGINAL
Survey			SCALE
Design			SHEET SIZE
Drawn	SH	10-02-2021	NTS
Rev			A3

Appendix 2: Lot suitability spreadsheet

Lots 104 Lot #	Suitable House Pad (No land development required)	Driveway access grade	Retaining wall required to FRONTAGE (m)	Fill required to REAR (m)	Retaining wall required to REAR (m)	Single storey	Two storey	Average Slope (%)	Comments
1	y	20%	0		2		Y		
2	y	20%	0		2		Y		
3	y	11%	0		2		Y		
4	y	10%	0		2		Y		
5	y	9%	0		1		Y		
6	y	5%	0		2		Y		
7	y	7%	0		3		Y		
8		20%	2		2		Y		
9		25%	2		3		Y		
10		20%	2-3		2		Y		
11		14%	1		0.5		Y		
12		15%	1		0.5		Y		
13		14%	1		0.5		Y		
14		16%	1-2		1		Y		
15		15%	1-2		1		Y		
16		10%	2		1		Y		
17		22%	1-2		1		Y		
18		16%	2		1		Y		
19	y	15%	0		0.5		Y		
20		20%	1		1		Y		
21		8%	1		1		Y		
22	y	5%	0.5		1		Y		
23	Missing house lot								
24	y	6%	0.5		1		Y		
25	y	20%	0-1		2		Y		
26	y	20%	0.5		2		Y		
27		19%	0-2.5		1		Y		

28		19%	2-4		1		Y		
29		16%	2-4		2		Y		
30		18%	1-3		2		Y		
31		20%	0.5		1		Y		
32		20%	1.5-2		2		Y		
33		20%	1		3-4		Y		20% driveway achievable on angle
34		20%	1-2		2.5-4		Y		
35		20%	0-3		0-3		Y		
36		16%	0-3		0-3		Y		
37	y	16%	0		3		Y		
38		31%	4-6		0	N	N		
39		26%	2		0-4		Y		
40		25%	3		3		Y		
41		30%	0-4		0-4		Y		
42		26%	1.5-5.5		0-3		Y		
43		25%	1.5-6		0-3	N	N		
44		18%	6		0-2	N	N		
45		35%	7		5+	N	N		
46	y	20%	0		2-4		Y		
47	y	27%	1		4		Y		
48	y	25%	0.5		4.5-5.5	N	N		
49	y	30%	1-2		2-6	N	N		
50	y	18%	0.5		1.5-2.5		Y		
51	y	18%	0.5		3		Y		
52	y	26%	0.5		3		Y		
53	y	22%	0.5		3		Y		
54		15%	1-2		0-1		Y		
55		15%	2-2.5	0	0		Y		
56		18%	2.5-3	0	0		Y		
57		28%	2-3.5	0-1			Y		
58		30%	3	1-2		N	Y		
59		25%	3	1-1.5			Y		

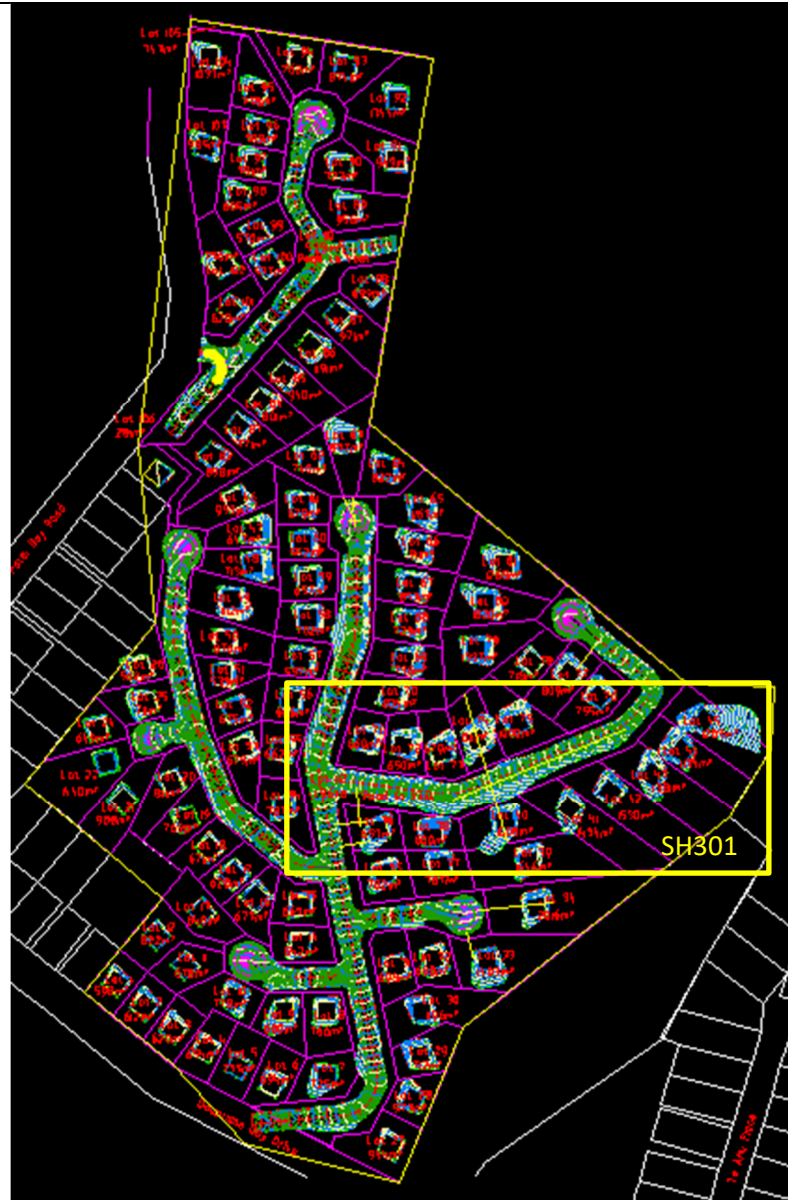
60		25%	3	1			Y		
61		27%	2-3	0-1.5			Y		
62		26%	2-3	0-1.5			Y		
63		20%	1-2	1-3			Y		
64		20%	1-3	1-2			Y		
65		20%	0-2		3-5		Y		
66		30%	0-3		3-4	N	Y		
67		33%	2		4-4.5	N	Y		
68		30%	0-2		3.5-4.5	N	Y		
69	y	26%	0		5	N	N		
70	y	23%	0.5		3-4	N	Y		
71	y	15%	1		2-4.5		Y		
72	y	15%	0-2		2.5-4.5		Y		
73	y	32%	0.5		1.5-4.5		Y		
74		46%	2		2-7	N	N		
75	y	40%	0		5		Y		
76	y	20%	0		2-4		Y		
77		20%	3-4		1		Y		
78	y	15%	0-1.5		0-1		Y		
79		12%	3-4	1.5			Y		
80		15%	2-4	3			Y		
81		20%	2-4	3			Y		
82	y	20%	0		3		Y		
83	y	20%	0		3		Y		
84	y	20%	0		3		Y		
85	y	20%	0		3		Y		
86	y	20%	0		3		Y		
87	y	20%	0		3		Y		
88	y	20%	0		2.5		Y		
89	y	20%	1-2	1-2			Y		
90	y	17%	0-2	1-2			Y		
91		16%	0-2	1-2			Y		
92	y	20%	1-1.5	0-0.5			Y		

93	y	17%	0-1	0-1			Y		
94	y	12%	0-1	1-1.5			Y		
95	y	20%	0-1.5	0-1.5			Y		
96		18%	0-2	1.5			Y		
97		15%	1	2			Y		
98	y	14%	0-0.5	0.5-1.5			Y		
99	y	16%	0.5-1.5	0-1			Y		
100		15%	1-2	1-2			Y		
101		15%	2-3	0			Y		Access from RD09
102		20%	1-2	0-2			Y		
103		16%	0-2	0-2			Y		
104		20%	0-2	0-2			Y		

Lots 36 Lot #	Suitable House Pad (No land development required)	Driveway access grade	Retaining wall required to FRONTAGE (m)	Fill required to REAR (m)	Retaining wall required to REAR (m)	Single storey	Two storey	Average Slope (%)	Comments
1		15%	1	1		Y	Y	15	
2		18%	0-3	0-1.5		y	Y	20	
3		25%	0.5	3.5		y	Y	25	
4		33%	1-3.5	5		n	Y	35	
5		33%	5	4-4.5		n	Y	30	
6		38%	6	0-3		n	Y	30	
7		30%	3-5.5	0-2		n	Y	30	20% driveway possible if 2 storey building with 3m retaining
8		35%	3-4.1	3		n	Y	30	
9		35%	7	3		n	N	40-50	V Steep - Difficult to construct PAD
10		16%	4-5		2	n	Y	37	Easement from top of cul-de-sac 25% grade
11		7%	0-1		3-5	n	Y	32	
12		20%	0		4	y?	Y	30	
13		25%	0-1		3-4	y?	Y	27	
14		20%	0.5		2.5-4.5	y?	Y	20	
15		20%	1-2		1-2	y	Y	25	
16		20%	1-2		2	y	Y	30	
17		20%	1		1-3	y	Y	20	Driveway to the south of lot natural grade up to 20%
18		16%	0-2	fill		y	Y	30	
19		19%	1.5-3.5	fill		n	Y	35	
20		20%	3		3	n	Y	40	Driveway to the south of lot natural grade up to 20%
21		11%	3		2	n	Y	50	
22		13%	1-2	fill		n	Y	30	

23		13%	0.5	fill		y	Y	15	
24		16%	0.5		1	y	Y	15	
25		35%	3		3	n	Y	30-50	
26		20%	1-2	fill		n	Y	25-30	
27		20%	2-3	fill		n	Y	25	
28		25%	1.5-2.5	fill		n	Y	25	
29		16%	0-1	fill		y	Y	20	
30		17%	0.5-1.5	fill		y	Y	18	
31		18%	0.5-1.5	fill		y	Y	17	
32		16%	0		1-1.5	y	Y	17	
33		17%	0		1-2	y	Y	18	
34		15%	0		2-4	y	Y	16	
35		19%	0		2-4	y	Y	30	
36		30%	0		4	y	Y	30	

Appendix 3: Stages 3 and 4 overview and cross sections displaying how lot house pads and roads are proposed to be formed.



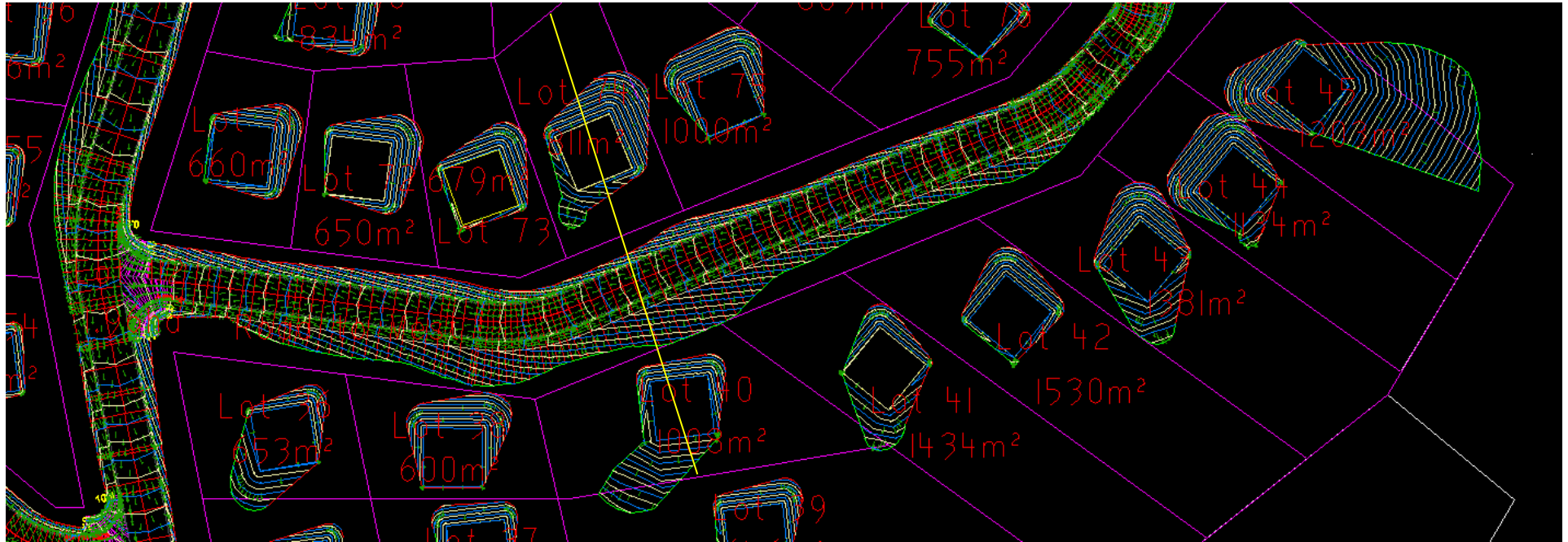
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DRAWN:	LC	31/08/21


STAGE 4 EXAMPLE HOUSE PADS AND ROADING CUT/FILL

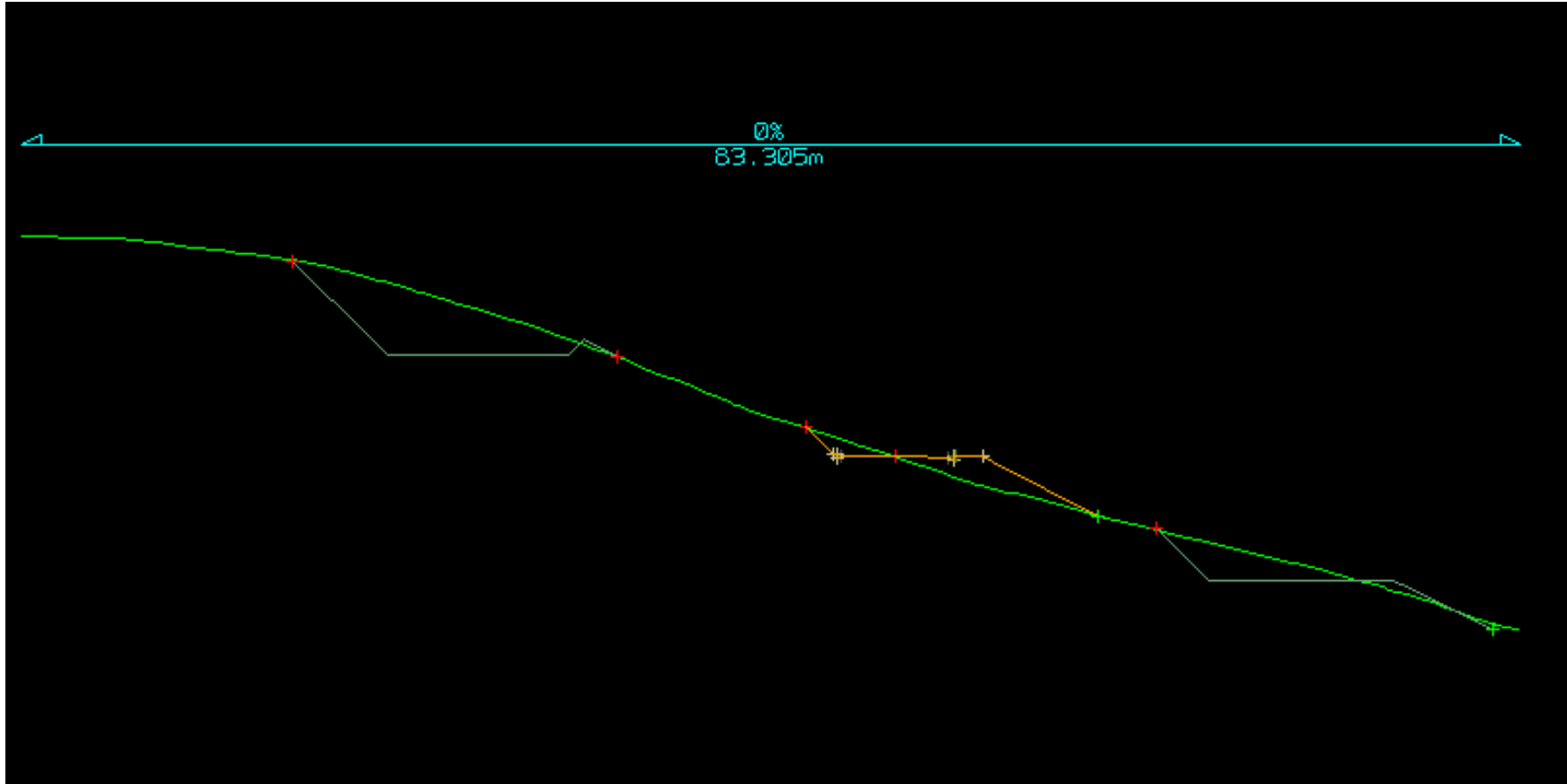
Address: 109 Matai Bay Road, Karikari Peninsula.




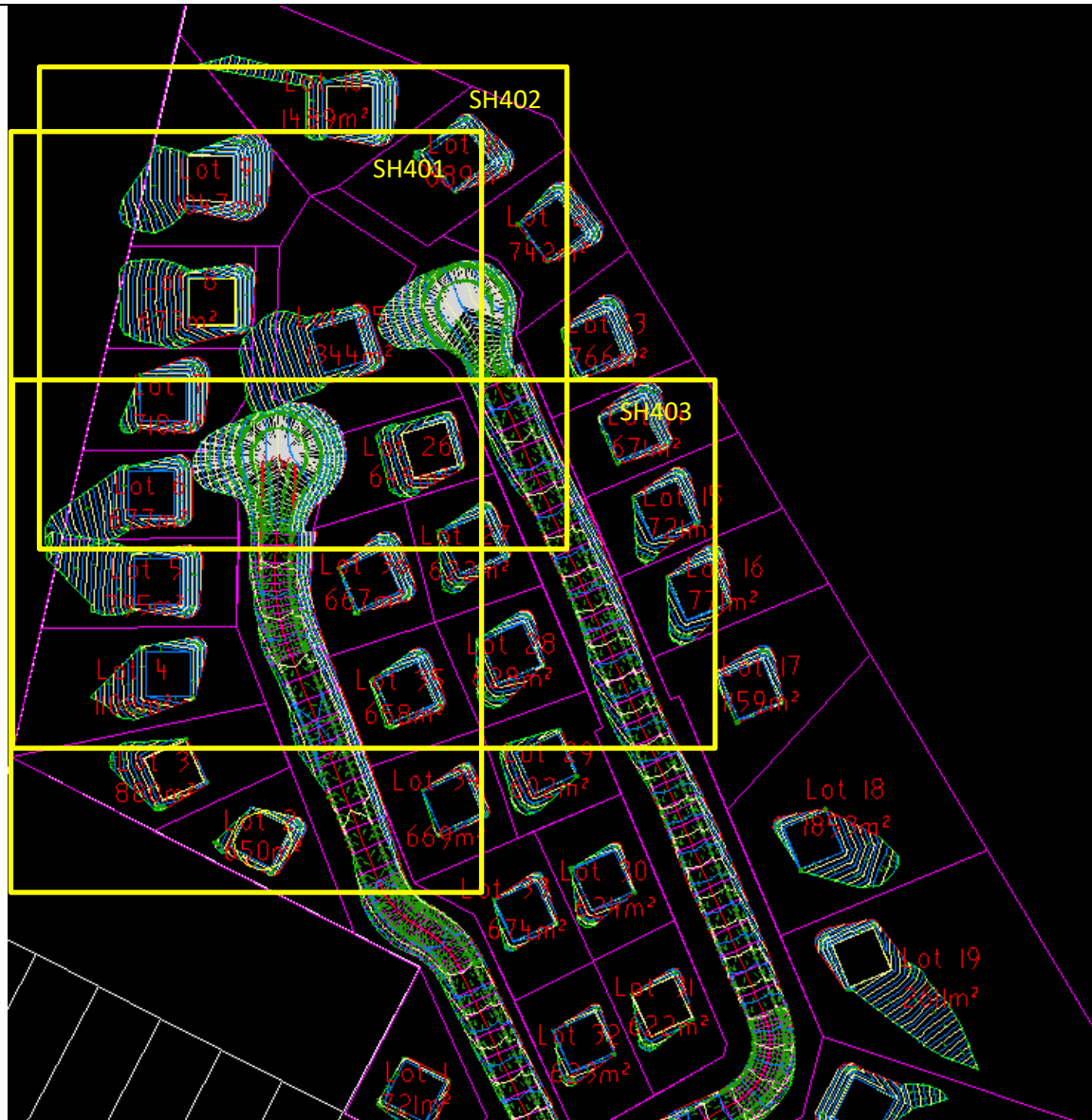
DATE:	31/08/21	SH300
CCL JOB No:	15813-001	
Client:	Carrington Estate	
Client contact		Rev 0




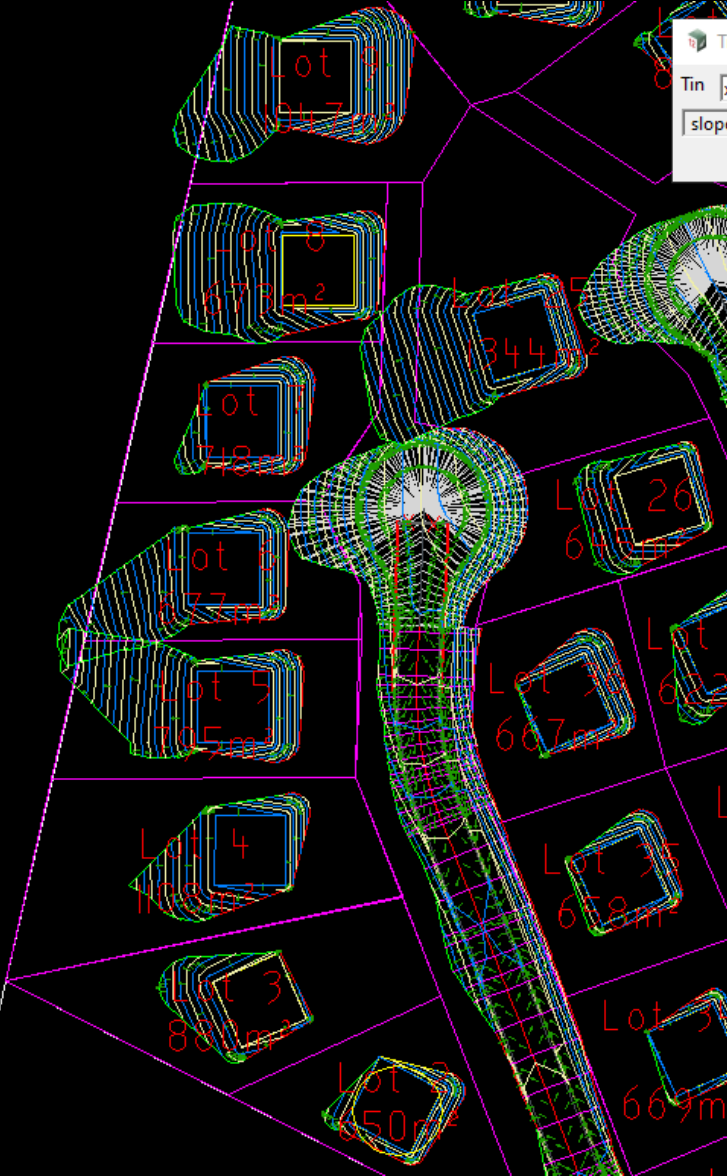
SCALES:	Not To Scale		<p>STAGE 4 EXAMPLE HOUSE PADS AND ROADING CUT/FILL WITH CROSS SECTION</p> <p>Address: 109 Matai Bay Road, Karikari Peninsula.</p>	 <p>cook costello Consulting Engineers</p>	DATE:	31/08/21	SH301
DRAWN:	LC	31/08/21			CCL JOB No:	15813-001	
					Client:	Carrington Estate	
					Client contact		Rev 0




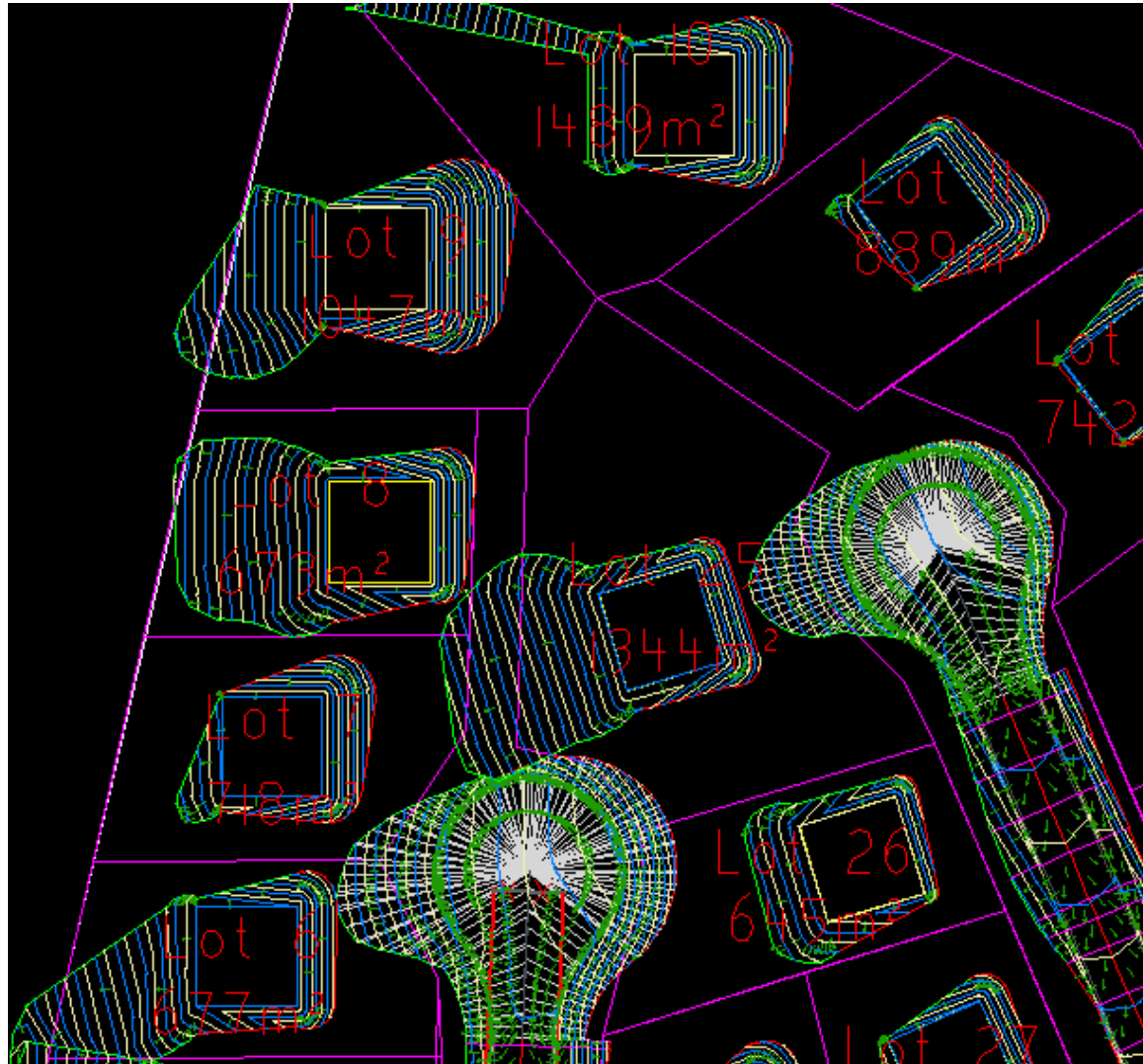
SCALES:	Not To Scale		STAGE 4 EXAMPLE HOUSE PADS AND ROADING CUT/FILL CROSS SECTION AS DISPLAYED ON SH301 Address: 109 Matai Bay Road, Karikari Peninsula.	 cook costello Consulting Engineers	DATE:	31/08/21	SH302
DRAWN:	LC	31/08/21			CCL JOB No:	15813-001	
				Client:	Carrington Estate		
				Client contact		Rev 0	



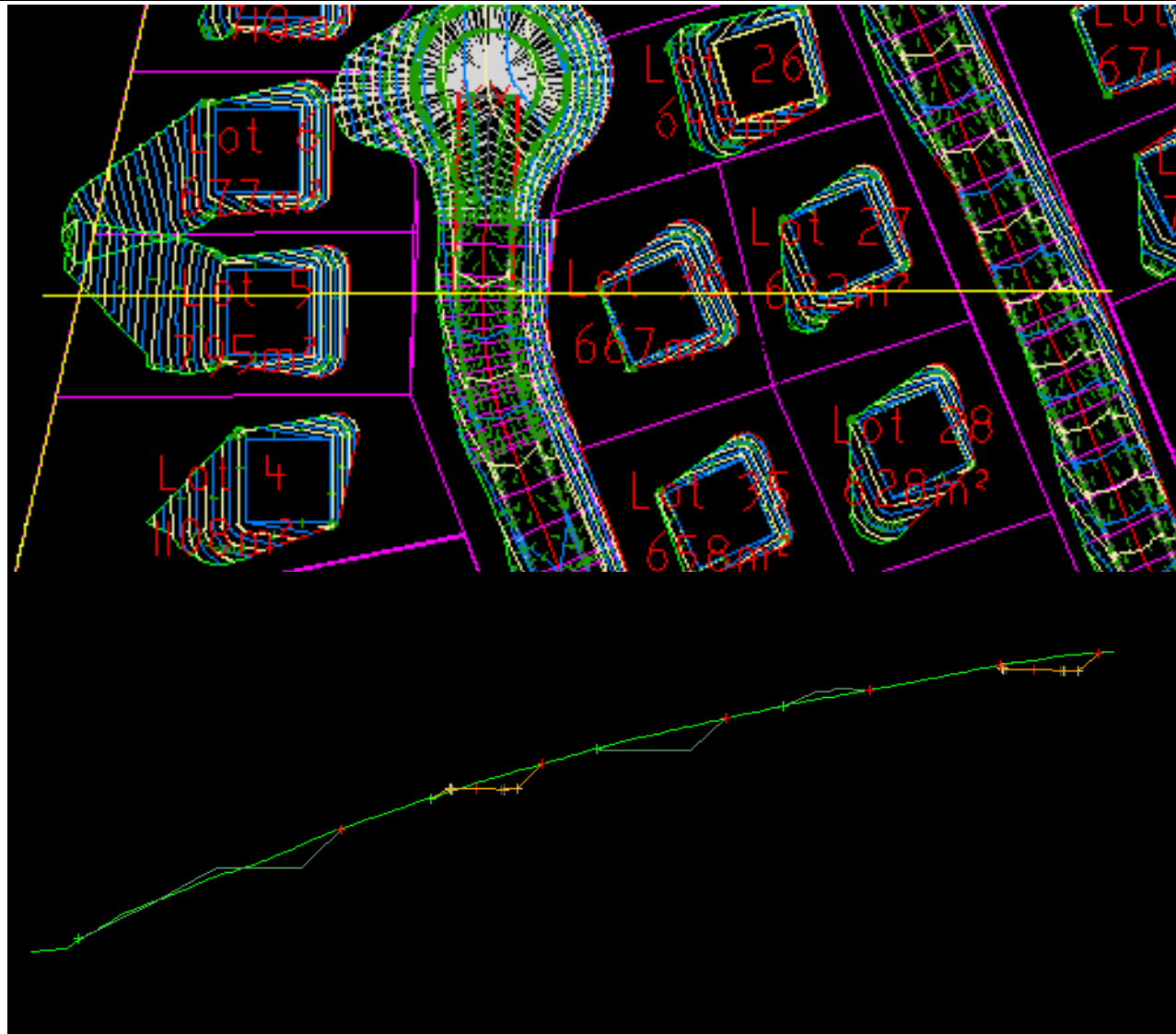
SCALES:	Not To Scale		STAGE 3 EXAMPLE HOUSE PADS AND ROADING CUT/FILL Address: 109 Matai Bay Road, Karikari Peninsula.	 cook costello Consulting Engineers	DATE:	31/08/21	SH400
DRAWN:	LC	31/08/21			CCL JOB No:	15813-001	
					Client:	Carrington Estate	
					Client contact		Rev 0




SCALES:	Not To Scale		STAGE 3 EXAMPLE HOUSE PADS AND ROADING CUT/FILL Address: 109 Matai Bay Road, Karikari Peninsula.		DATE:	31/08/21	SH401
DRAWN:	LC	31/08/21			CCL JOB No:	15813-001	
				Client:	Carrington Estate		
				Client contact		Rev 0	

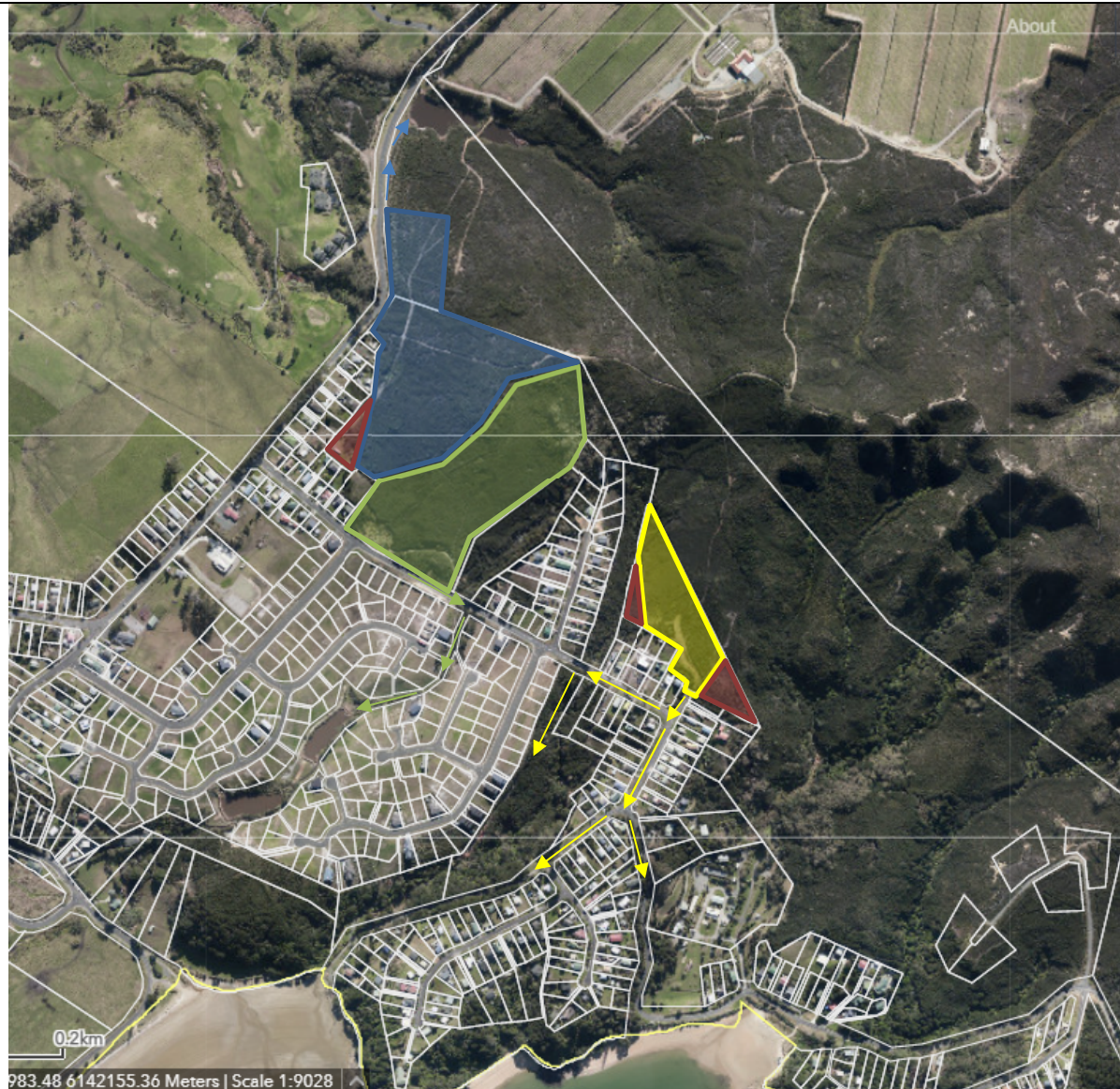


SCALES:	Not To Scale		STAGE 3 EXAMPLE HOUSE PADS AND ROADING CUT/FILL Address: 109 Matai Bay Road, Karikari Peninsula.	 cook costello Consulting Engineers	DATE:	31/08/21	SH402
DRAWN:	LC	31/08/21			CCL JOB No:	15813-001	
				Client:	Carrington Estate		
				Client contact		Rev 0	




SCALES:	Not To Scale		STAGE 3 EXAMPLE HOUSE PADS AND ROADING CUT/FILL WITH CROSS-SECTION Address: 109 Matai Bay Road, Karikari Peninsula.	 cook costello Consulting Engineers	DATE:	31/08/21	SH403
DRAWN:	LC	31/08/21			CCL JOB No:	15813-001	
				Client:	Carrington Estate		
				Client contact		Rev 0	

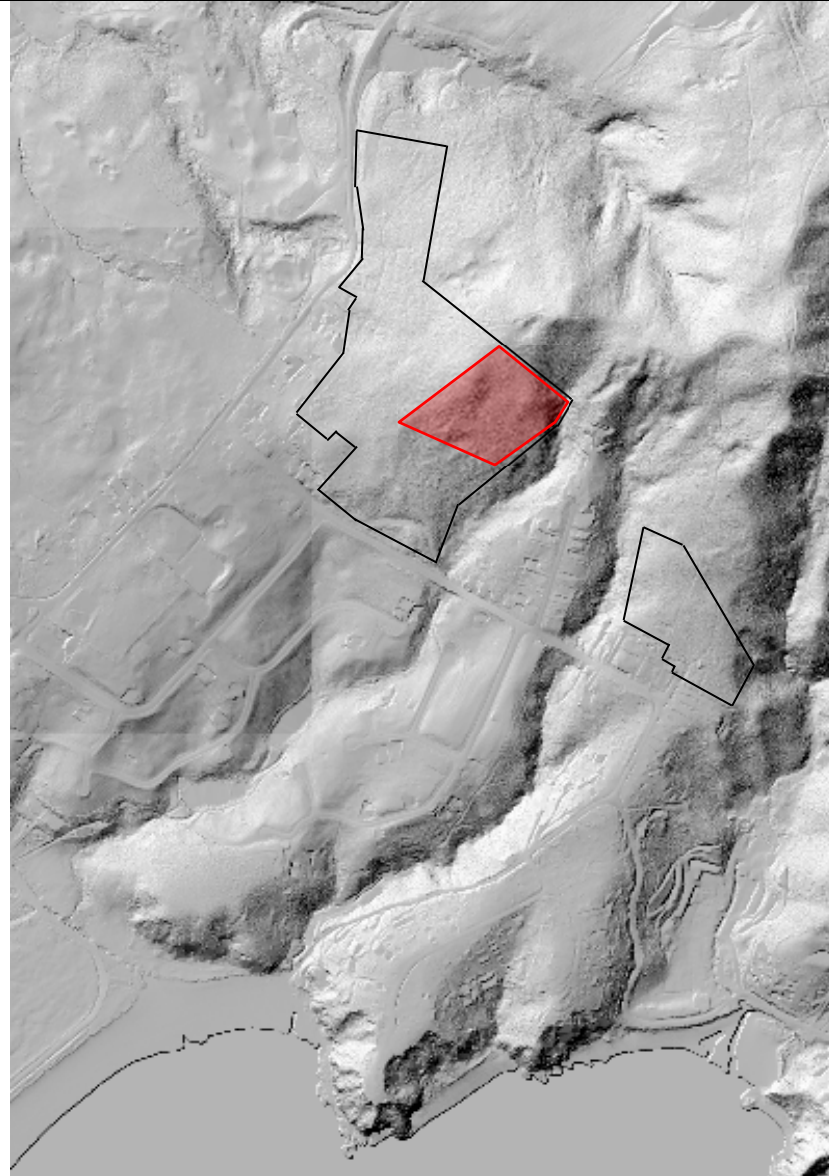
Appendix 4: Stormwater catchment plans






KEY	
	Catchment 1
	Catchment 2
	Catchment 3
	Alternate treatment

SCALES:	Not To Scale		STORMWATER CATCHMENTS AND POTENTIAL FLOWPATH Address: Lot 1 DP 67692 & Lot 6 DP 417562, Boubtless Bay Road, KariKari Peninsula.	 cook costello Consulting Engineers	DATE:	01/06/21	
DRAWN:	LC	01/06/21			CCL JOB No:	15813-010	
					Client:	Carrington Resort Jade LP	
					Client contact		Rev 0

Appendix 5: QGIS Hillshade diagram and steep area



KEY	
	Potential steep area
	Subdivision boundary

SCALES:	Not To Scale		Stage 3 & 4 residential subdivision QGIS hillshade – Steep area Address: Lot 1 DP 67692 & Lot 6 DP 417562, Boubtless Bay Road, KariKari Peninsula.		DATE:	31/08/21	
DRAWN:	LC	31/08/21			CCL JOB No:	15813-010	
				Client:	Carrington Resort Jade LP		
				Client contact		Rev 0	

Appendix 6: Road number reference



SCALES:

Not To Scale

DRAWN:

LC

31/08/21

Road Reference Numbers

**Address: Lot 1 DP 67692 & Lot 6 DP 417562,
Doubtless Bay Road, KariKari Peninsula.**



DATE:

31/08/21

CCL JOB No:

15813-010

Client:

Carrington Resort Jade LP

Client contact

Rev 0

Appendix 7: Water storage calculations

Using Kaitia Aero Ews data

Start with 50m³ of storage

Months where tank refill may be required

month	Monthly Rain mm	Volume stored per month (200m ² roof area) m ³	Volume used per month (250l/p/day 4 people) m ³	Left over m ³
Jan	69	13.8	31	32.8
feb	121	24.2	29	28
mar	86	17.2	31	14.2
apr	119	23.8	30	8
may	138	27.6	31	4.6
jun	125	25	30	45
jul	136	27.2	31	41.2
aug	104	20.8	31	31
sep	93	18.6	30	19.6
oct	93	18.6	31	7.2
nov	73	14.6	30	34.6
dec	99	19.8	31	23.4

Rainfall

Rainfall distribution

Northland is a narrow peninsula with no part more than 50 kilometres from the sea. This causes winds to be very moist with abundant rainfall throughout the region. Distribution patterns are related to orography: rainfalls range from about 1000 mm in low-lying coastal areas, to approximately 2000 mm at higher elevations. Figure 12 shows the distribution of median annual rainfall based on the 1981-2010 period.

Seasonal influences on rainfall distribution are also quite well defined. Table 6 lists monthly rainfall normals and percentage of annual total for the period 1981-2010 for selected stations. This table shows a clearly defined winter rainfall maximum. The north and east of the region gets 35 to 40 percent of its annual rainfall in the period June to August while stations to the south and west receive about 30 to 35 percent during these three winter months. 18 to 20 percent of Northland annual rainfall is experienced during the summer months (December to February).

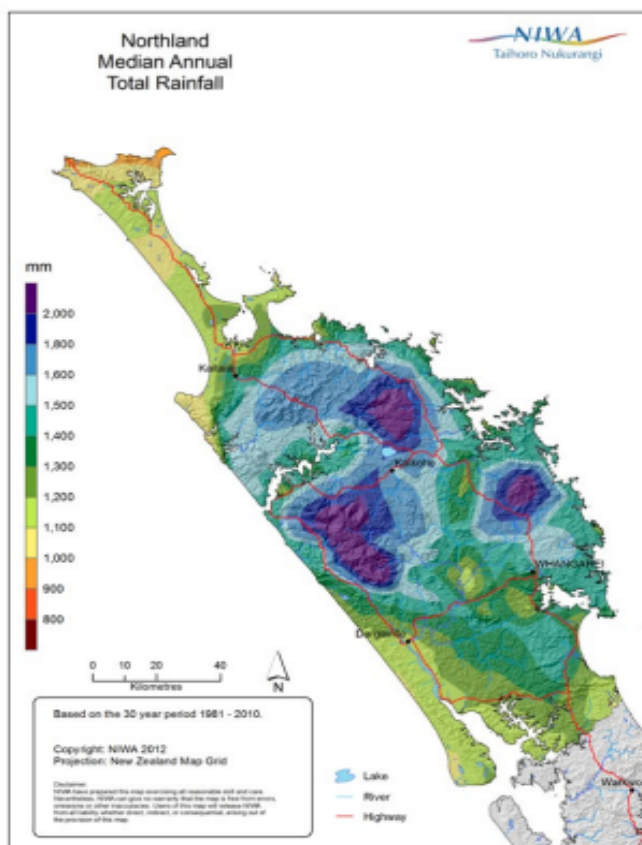


Figure 12. Northland median annual rainfall, 1981-2010.

Table 6. Monthly/annual rainfall normals (a; mm); percentage of annual total for each month (b; %).

Location		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann
Cape Reinga Aws	a	58	65	56	109	96	103	128	95	85	61	57	76	988
	b	6	7	6	11	10	10	13	10	9	6	6	8	
Kaitiaki Observatory	a	85	93	81	96	135	151	169	144	128	99	87	100	1367
	b	6	7	6	7	10	11	12	11	9	7	6	7	
Kaitiaki Aero Ews	a	69	121	86	119	138	125	136	104	93	93	73	99	1253
	b	5	10	7	9	11	10	11	8	7	7	6	8	
Kaeo Northland	a	88	102	120	140	144	169	200	170	148	113	102	100	1596
	b	6	6	8	9	9	11	12	11	9	7	6	6	
Rawene 2	a	78	72	89	98	128	145	164	142	118	91	83	91	1299
	b	6	6	7	8	10	11	13	11	9	7	6	7	
Opononi	a	86	65	93	94	124	144	133	116	105	93	92	88	1234
	b	7	5	8	8	10	12	11	9	8	8	7	7	
Kaikohe Aws	a	110	106	109	140	139	152	188	159	124	100	96	109	1532
	b	7	7	7	9	9	10	12	10	8	6	6	7	

Table 6 continued.

Location		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann
Kerikeri Airport	a	122	117	138	145	154	185	205	182	162	127	114	123	1775
	b	7	7	8	8	9	10	12	10	9	7	6	7	
Russell	a	91	87	116	117	130	144	172	146	121	97	89	90	1400
	b	7	6	8	8	9	10	12	10	9	7	6	6	
Waipoua Visitor Centre	a	89	82	103	97	146	177	166	153	132	110	93	94	1443
	b	6	6	7	7	10	12	11	11	9	8	6	7	
Whangarei Airport	a	78	98	117	103	110	132	169	127	110	84	76	97	1300
	b	6	8	9	8	8	10	13	10	8	6	6	7	
Dargaville 2	a	64	69	102	107	97	121	141	109	109	82	63	74	1137
	b	6	6	9	9	9	11	12	10	10	7	6	7	

The distribution of monthly rainfall is shown in Figure 13. The 10 percentile, 90 percentile and mean values for each month are shown along with maximum and minimum recorded values for several stations.

One of the most marked characteristics of the rainfall regime in Northland is its great variability from month

to month and year to year. Rainfall variability can be described by the coefficient of variation (the ratio of the standard deviation to the mean, expressed as a percentage). Table 7 gives seasonal and annual variability for stations in Northland and for selected sites in other regions for comparative purposes.

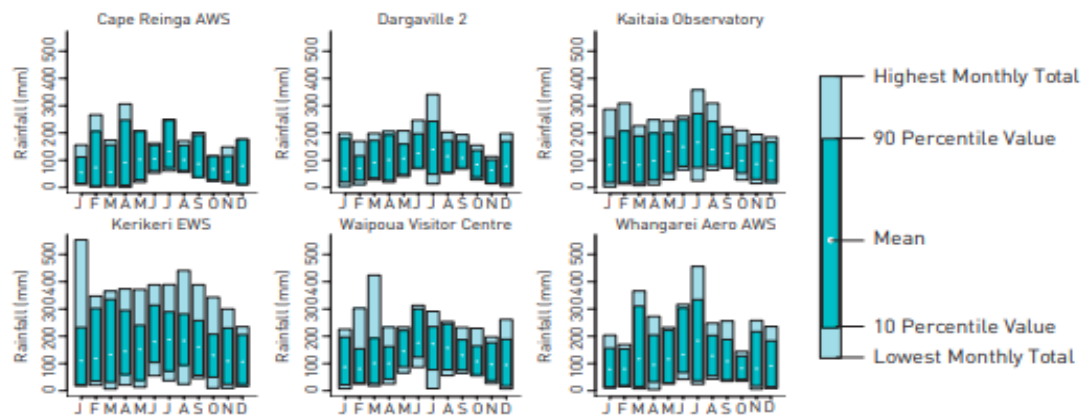


Figure 13. Monthly rainfall for selected Northland stations.

Table 7. Seasonal variability of rainfall (Coefficient of variation).

Location	Summer	Autumn	Winter	Spring
Cape Reinga	46	75	25	45
Kaitaia Observatory	41	34	24	19
Kaero Northland	50	45	30	31
Rawene 2	42	32	29	25
Kaikohe AWS	47	45	38	33
Kerikeri EWS	46	39	28	32
Waipoua Visitor Centre	42	25	23	31
Whangarei Aero AWS	37	41	33	31
Dargaville 2	37	21	24	17
Auckland	47	24	27	25
Wellington	42	38	30	36
Christchurch	37	27	42	32
Westport	24	28	20	17

Appendix 8: Firefighting requirements example from 4404

E7 Example 2

A house (without a sprinkler system) is to be built out in the country, where there is no street reticulation.

Step 1 = FW2 (non-sprinkler protected house of proposed floor area 300 m²)

Step 2 =

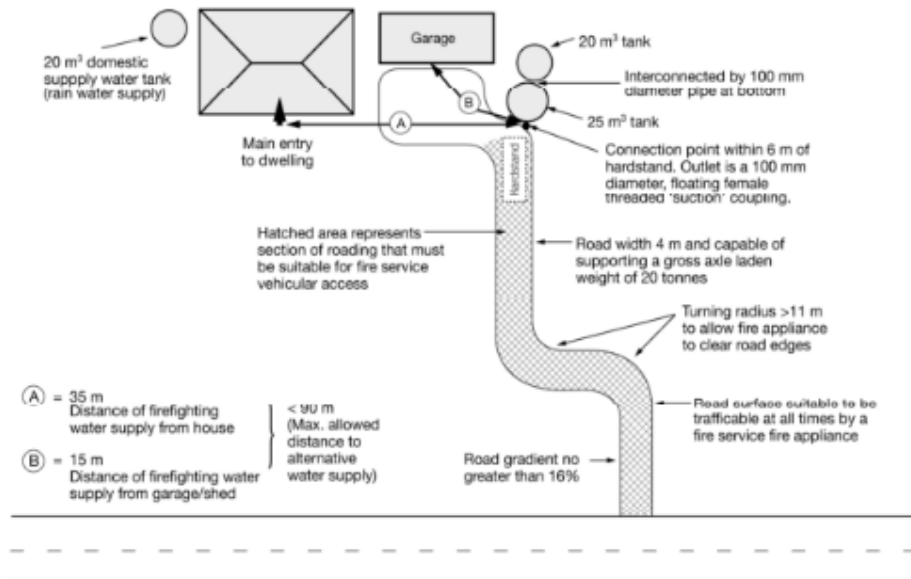


Figure E2 – Firefighting water supply requirements for an unsprinklered house with no access to a reticulated water supply

Step 3 = Not applicable

Step 4 = See plan. Conditions meet requirements as neither distance A or B exceed 90 m.

Step 5 = See plan. 'Suction coupling' compliant with SNZ PAS 4505 to be installed.

$$\begin{aligned} \text{Total firefighting water supply} &= 20 \text{ m}^3 + 25 \text{ m}^3 \\ &= 45 \text{ m}^3 \\ &= \text{FW 2} \end{aligned}$$

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



Contents

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Section B – Applicant Information	4
Section C – Property Details	4
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2. Firefighting Water Supplies (FFWS).....	6
3. Water Supply Location	7
4. Adequacy of Supply.....	8
5. Alternative Method using Appendix’s H & J	9
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7. Vegetation Risk Reduction - Fire + Fuel = Why Homes Burn	12
8. Applicant	14
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Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver

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

Waiver Explanation Intent

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

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

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

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

Section B – Applicant Information

Applicants Information	
Name:	Carrington Resort Jade LP
Address:	Matai Bay Road, Whatuwhiwhi
Contact Details:	William Tan
Return Email Address:	resort@carrington.co.nz

Section C – Property Details

Property Details	
Address of Property:	Doubtless Bay Drive and Matai Bay Road, Whatuwhiwhi
Lot Number/s:	Stage 3 : Lot 1 - 112 Stage 4 : Lot 1 - 37
Dwelling Size: (Area = Length & Width)	TBC
Number of levels: (Single / Multiple)	TBC

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

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

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the access at least 4 metres wide?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the surface designed to support a 20-tonne truck?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Are the gradients less than 16%	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Fire Appliance parking distance from the proposed water supply is Maximum 10 metres	

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

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Comments: All sites have access from a formed legal road or via Right of Way

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

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

2 (a) Water Supply Single Dwelling

Tank	<input checked="" type="checkbox"/> Concrete Tank <input checked="" type="checkbox"/> Plastic Tank <input checked="" type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input checked="" type="checkbox"/> Part Buried (max exposed 1.500 mm above ground) <input checked="" type="checkbox"/> Fully Buried (access through filler spout) Volume of dedicated firefighting water 10000 litres
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2 (b) Water Supply Multi-Title Subdivision Lots / Communal Supply

Tank Farm	<input type="checkbox"/> Concrete Tank <input type="checkbox"/> Plastic Tank <input type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input type="checkbox"/> Part Buried (max exposed 1.500mm above ground) <input type="checkbox"/> Fully Buried (access through filler spout) Number of tanks provided Tank for each proposed Lot Number of Tank Farms provided Click or tap here to enter text. Water volume at each Tank Farm Click or tap here to enter text. Litres Volume of dedicated firefighting water for each Lot a minimum of 10,000 litres
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2 (c) Alternative Water Supply

Pond:	Volume of water: Click or tap here to enter text.
Pool:	Volume of water:
Other:	Specify: Click or tap here to enter text.
	Volume of water: Click or tap here to enter text.

Internal FENZ Risk Reduction comments only:

[Click or tap here to enter text.](#)

3. Water Supply Location

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

3 (a) Water Supply Location	
Minimum Distance:	Is your water supply at least 6 metres from the building? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Maximum Distance	Is your water supply no more than 90 metres from the building? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

3 (b) Visibility
How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.
Comments: Tanks will be visible for arriving firefighters at each Lot

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: No security measures are proposed at this stage

<i>Internal FENZ Risk Reduction comments only:</i> Click or tap here to enter text.
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4. Adequacy of Supply

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

4 (a) Adequacy of Water supply

Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*

Comments:

Roof collection to a dedicated minimum 10,000 litre firefighting water supply tank for each property

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

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

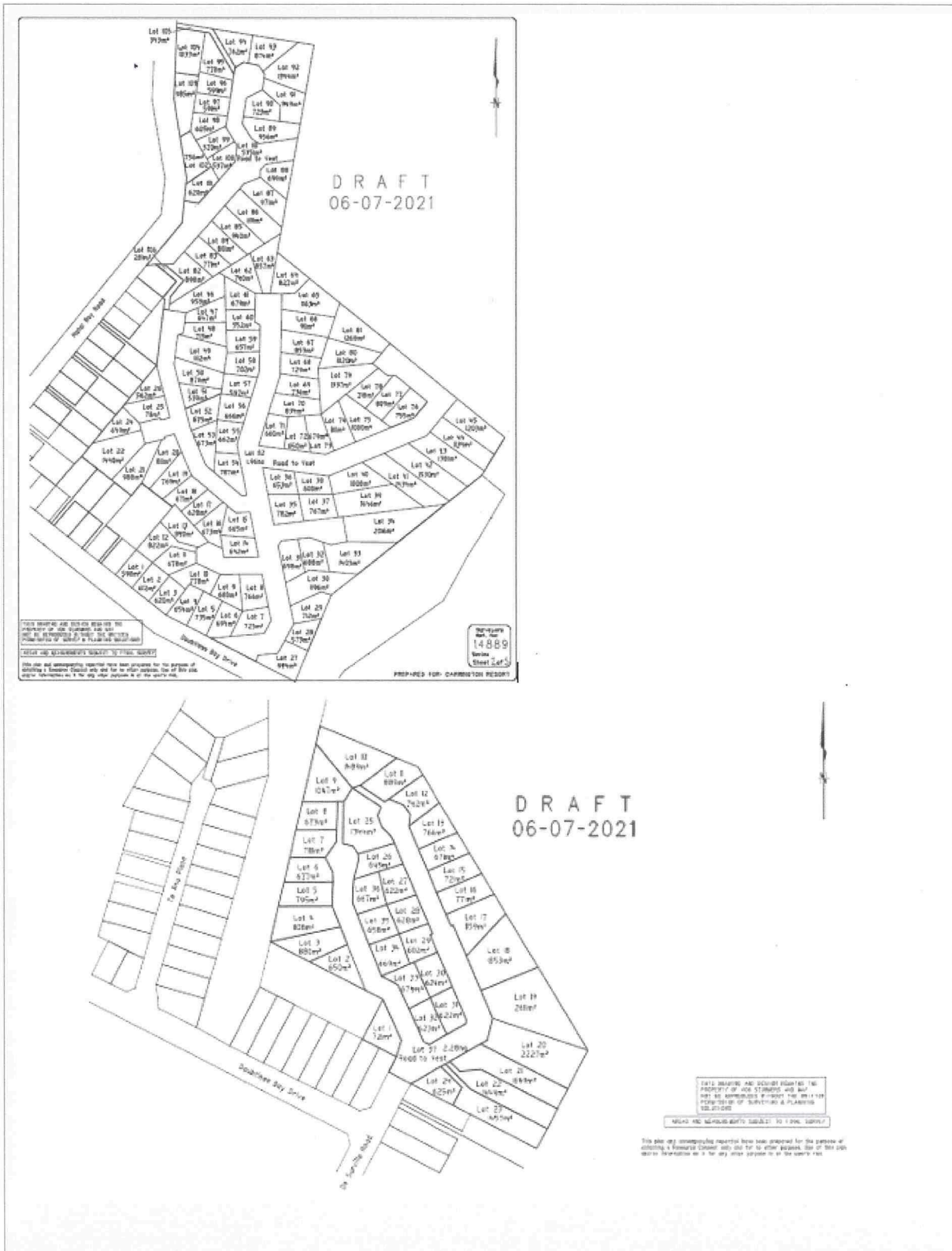
Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

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

<i>Internal FENZ Risk Reduction comments only:</i> Click or tap here to enter text.
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6. Diagram

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



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.



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

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

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

I. Fire safe construction

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

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

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

II. Establish Safety Zones around your home.

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

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

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

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

IV. Choose Fire Resistant Plants

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

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

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

7 (a) Vegetation Risk Reduction Strategy

Proposed Lots will be within 20m of vegetation. Mitigation measures outlined above will be implemented where possible.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
<input checked="" type="checkbox"/>	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
<input checked="" type="checkbox"/>	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Jeff Kemp Dated: 7/07/2021

Contact No.: 027 445 7136

Email: jeff@bayplan.co.nz

Signature: Jeff Kemp

9. Approval

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

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

Name: [Click or tap here to enter text.](#)

Signature: [Click or tap here to enter text.](#) Dated: [Click or tap to enter a date.](#)

P.P on behalf of the Area Manager

FIRE AND EMERGENCY NEW ZEALAND
MURI WHENUA AREA 1 / REGION 1
FF WATER SUPPLIES APPROVED BY:
POSITION: ERMO NAME: JOHN
SIGNATURE: [Signature] DATE: 19/7/21

APPLICATION NUMBER: CON20120828006

**COPY FOR YOUR
INFORMATION**

Application Type: Non Notified Replacement and New

Applicant Name: EDGEWATER DEVELOPERS LIMITED

REASONS FOR THE DECISION

These consents are granted pursuant to Section 104B of the Resource Management Act 1991 (the Act). In reaching this decision, the Council has considered the matters outlined in Part 2 and Section 104 of the Act. It has been determined that:

- (1) The adverse effects of the proposed activities on the environment will be no more than minor;
- (2) The proposed activities are consistent with the relevant statutory planning documents and regulations; and
- (3) The granting of these resource consents achieves the purposes of the Act.

Summary of Activity

The proposal is to renew existing consents for earthworks and discharges from a 140 lot subdivision to the north of Doubtless Bay Road, Whatuwhiwi.

A resource consent application was first received in July 1997 for Stage 1 of a 241 lot subdivision on an area south of Doubtless Bay Rd, and involved earthworks for subdivision development, and the construction of two stormwater retention ponds on the Te Kopuaorangiriri Creek. A subdivision consent was issued by the FNDC for this subdivision in March 1998.

The entire area, including the current renewal application area, was zoned residential in about 1972.

Applications for resource consents for earthworks and stormwater discharges on land to the north of Doubtless Bay Road was first received by the Northland Regional Council in December 1997 for Stages 2 & 3, and granted in November 2002 for a term of 10 years. A subdivision consent for this additional 140 lot subdivision (now renamed Stages 3 & 4) was also granted by the FNDC at about this time, and renewed in 2010. All of these resource consents were processed on a non-notified basis.

Regional Plan Rule(s) Affected

The land affected by this development has a land use capability of 6e18 and 7e7 towards the upper part of the site; the later being defined by the Regional Water & Soil Plan for Northland (RWSP) as erosion prone land. The site is described as gumland shrubland, and although the soils are wet during winter months, groundwater levels are insufficient to qualify the site as a wetland in terms of the RWSP.

On non-erosion prone land, earthworks exceeding a volume of 5000 m³ within a 12 month period are a controlled activity according to Rule 33.2.1 of the RWSP. On erosion prone land any earthworks exceeding a volumes of 1000 m³ or an area of 1000 m², is a discretionary activity according to Rule 33.3.1 of the RWSP.

Clearance of more than 5 hectares of vegetation on erosion prone land in any 12 month period is a discretionary activity according to Rule 33.3.2 of the RWSP. If the area of vegetation clearance on erosion prone land was less than this it would still not comply with the permitted activity standards, as one of the conditions of Rule 33.1.2 specifies that the area is to be re-established in woody vegetation within a period of 24 months. For this development this is not possible, therefore any vegetation clearance on this part of the site is discretionary.

The diversion and discharge of stormwater from land disturbance activities are controlled (on non-erosion prone land) and discretionary (on erosion-prone land) activities, according to Rules 22.2.1 and 22.3.1 of the RWSP.

The discharge of stormwater from the developed site will likely be able to meet the permitted standards for Stage 4 of the development within Te Kopuaorangiriri Creek catchment, due to the presence of the two stormwater attenuation ponds. These were sized during the development of Stage 1 to accommodate future discharges from the upstream catchment and ensure compliance with permitted activity Rule 21.1.2 of the RWSP. Discharges of stormwater from Stage 3 are not able to be discharged into this catchment, but will discharge into Waitamatau (also known as Whatuwhiwhi) Creek, and the unnamed tributary of Parakerake Bay; and are unable to satisfy clause (a) of the above rule. This is therefore a controlled activity according to Rule 21.2.1 of the RWSP.

The proposed subdivision has been granted approval by the FNDC.

Actual and Potential Effects (Section 104(1)(a) of the Act)

The adverse effects on the environment of the activity have been determined to be no more than minor for the following reasons:

The proposed development involves the construction of subdivision roading for both Stage 3 and 4. Stages 1 & 2 have already been completed, but at the time of preparing this report, most of the lots within this subdivision remain undeveloped; therefore further development would appear unlikely at the current time. On this basis the applicant has requested a further term of ten years within which to exercise the resource consents for the proposed activities.

The land is of moderate to steep slopes with a cover of indigenous gumland shrub vegetation, but owing to its slope does not have sufficiently elevated groundwater levels to justify a classification as an indigenous wetland. The site is was classified as a Significant Natural Area by DOC as part of its ecological survey of the Aupouri Peninsula in 1995/96, but none of this ecological feature is included in the current FNDC Plan, with a small portion now covered in houses. Similar vegetation occupies large areas of adjacent land.

The clearance of vegetation on non erosion-prone land is a permitted activity according to Rule 33.1.1 of the RWSP, and also on erosion prone land except when more than of 5 ha of vegetation are cleared within a period of 12 months; in which case the activity becomes discretionary. The area of erosion prone land is less than 2.5 ha, therefore this criteria would not be exceeded, but one of the permitted activity standards states that any area of vegetation cleared from erosion prone land must be re-established with woody vegetation within a period of 24 months; which is clearly not possible for subdivision roading. The

effects on soil conservation and water quality values resulting from the clearance of this vegetation are considered to be minimal. An assessment of the site has been undertaken to determine if any part of the site satisfies the RWSP definition of an indigenous wetland, but this is not the case. A report on this matter is on file.

Part of the site is located within the coastal environment as defined by the Proposed Regional Policy Statement for Northland (PRPS), but does not show any outstanding natural features. The Far North District Plan also does not identify this area as containing high ecological or landscape values, and given that the site has already been zoned residential, the effects of clearing vegetation from this site is not a matter that is required to be considered further.

The applicant estimates that approximately 50,000 m³ of earthworks is likely to be required to construct the proposed roads for the subdivision, with a balance of cut to fill. Details of road alignments and areas of earthworks were provided with the initial application, but no erosion and sediment control plans. As the proposed development is likely to be some years away, one of the conditions of consent requires that an Erosion and Sediment Control Plan (ESCP) is provided prior to the commencement of earthworks for each stage of development. The applicant has agreed to this requirement, even although no ESCP was required as part of the original consent.

The infertile and poorly drained soils on the site are derived from dacite, and are strongly leached and podzolised. Although no obvious signs of major erosion are present, these soils have a potential for severe gully and slip erosion when vegetation is removed and overland flows are concentrated. It is therefore important that all sediment controls including diversion channels and sediment retention ponds are constructed in accordance with the design details specified in the document entitled: *"Erosion and Sediment Control – Guidelines for Land Disturbing Activities"*, Auckland Regional Council Technical Publication No. 90, dated March 1999 (TP 90), which is included as a condition of consent. Armouring of channels located on slopes, sizing and compaction of earth bunds, suitable overflows for sediment ponds, and maintenance of all structures are just some of the matters that will need to be complied with. Topsoiling and rapid revegetation of exposed areas of land will also be required in the autumn immediately following construction and a condition has been included to require this

As part of the works are to be constructed upslope of a reticulated stormwater system, sediment controls at all cesspits and stormwater inlets will be required, and a condition has been included to require this

Any earthworks undertaken during dry weather has the potential to create dust problems for neighbouring landowners, although in most cases this will be able to be avoided by the use of water carts, should this become of concern. Winds blowing from the predominant southwesterly quarter will tend to reduce this risk by blowing dust away from the adjacent houses, and the scale of the works is relatively small, being largely confined to the formation of new roads and associated earthworks.

Once the development is completed there will be an increase in rate of runoff from the site. Stage 4 area already has downstream stormwater attenuation ponds put in place for the existing development, and these have been sized to allow for this additional runoff. Stage 3 area is unable to connect to this system with stormwater piped into the existing reticulated system and into the two adjacent gullies. Overland flow pathways are to be provided for runoff exceeding stormwater pipeline capacity, and all outlets into downstream channels will have the necessary erosion protection measures installed, any adverse effects on the downstream environment will be no more than minor.

Local iwi groups have been circulated with a copy of the application, and have met on site with the applicant and Council staff. They have raised no concerns about the activity affecting sites of cultural or spiritual significance, and there are no archaeological sites known to be present within the proposed development area.

Relevant Statutory Provisions (Section 104(1)(b) of the Act)

The Council has determined that the activities, and the granting of these resource consents, is consistent with the objectives and policies contained in Chapters 6, 7, 8, & 12 of the Regional Water & Soil Plan for Northland.

The proposed activities contravenes Section 15 of the Act, and therefore the Council has also had regard to the matters outlined in Section 105 of the Act. The Council is satisfied that the activity will not give rise to the effects outlined in Section 107 of the Act after reasonable mixing.

In all the circumstances, the activities are consistent with the purpose and principles of the Act, as included at Part 2 of it.

I confirm that these are the true and correct reasons for the decision to grant resource consents CON201208280(06-10):

**Name and Signature of
Authorised Person:**


.....
A Richards
Consents Programme Manager - Coastal and Works

Date:

8 November 2012



Far North District Council

Application No: 2100195-RMASUB

13 August 2010

Edgewater Developers Limited
C/- Bay of Islands Planning Attn: Jeff Kemp
PO Box 795
Kerikeri 0245

Private Bag 752, Memorial Ave

Kaikohe 0440, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

Partner of opportunity

Dear Sir / Madam

Re: **RESOURCE CONSENT APPLICATION BY EDGEWATER DEVELOPERS LIMITED**

I am pleased to inform you that your application for resource consent has been approved. The decision is enclosed for your information. The application was considered and determined under authority delegated to the Team Leader Resource Consents of the Far North District Council, pursuant to Section 34(4) of the Resource Management Act 1991.

It is very important that you understand and comply with any conditions of consent. If you have any questions or concerns about any aspect of your consent or its conditions, please contact the planner who prepared the decision.

Please note that under Section 125 of the Resource Management Act 1991, your consent will lapse unless you give effect to the consent within 5 years from the date of resource consent approval.

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

Please note that you will be sent either an invoice or credit note depending on the actual cost of processing your application. Any additional costs shown on an invoice need to be paid within 20 working days of receipt of the invoice. If you receive a credit note, you have the option of requesting a refund by bank transfer, or transferring the amount to any other Council account. Please advise and supply a printed bank deposit slip and allow 10 working days for the refund to be processed.

If you have any further queries regarding this matter, please contact the reporting Planner.

Yours faithfully

Queenie Harding
Specialist RMA Support
Environmental Management



**Far North
District Council**

FAR NORTH DISTRICT COUNCIL

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

Resource Consent Number: RC-2100195-RMASUB

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

EDGEWATER DEVELOPERS LIMITED

The activity to which this decision relates: New approval of Stages 3 & 4 of a residential subdivision, previously consented to under RC's 1980582 and RC 2070716

Subject Site Details

Address: Doubtless Bay Drive, Karikari Peninsula
Legal Description: Pt Lot 1 DP 67692, Pt Lot 1 DP 67692
Certificate of Title reference: NA-115D/665

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

- (1) The subdivision shall be carried out in accordance with the two approved plans of subdivision with the following details:
 - * For Stage 3, the plan prepared by Duffill Watts & King Ltd, referenced 101465-7/R01/C, undated, and attached to this consent with the Council's "Approved Plan" stamp affixed to it, and;
 - * For Stage 4, the plan prepared by Brown & Thomson Northland Ltd, referenced "Edgewater Developers, Stage 4, Job 3339D", and attached to this consent with the Council's "Approved Plan" stamp affixed to it.
- (2) Within three months of receipt of this decision, provide to the Council a list of suggested names (plus alternate names for each) for the new roads in both stages of the subdivision (being the two new roads of Stage 3 and the four new roads of Stage 4). Effort should be made to try to ensure that the chosen names reflect the locality and community. Short cul-de-sacs [such as those labelled (B), (D) and (E) on the Stage 4 approved plan] should generally take the name of the larger road they come off.

STAGE 3

- (3) That, prior to approval under Section 223 of the Act, the survey plan shall show:
 - (a) The two areas labelled as Road 1 and Road 2 on the stage 3 stamped approved plan to vest in the Council as legal road, with legal widths as required for the allotments served (Types A and B) as per the Standards and as set out in the approved design drawings [Condition (4)(c)(vi) below].

- (b) The access strips to Lots 8 – 11 currently shown as legal road on the approved plan to be indicated as rights-of-way, to be duly granted or reserved by way of a memorandum of easements panel.
 - (c) Any easements required for sanitary sewer or stormwater.
 - (d) Any area of a site which is a secondary / overland (Q_{100}) flow path.
- (4) That, prior to approval under Section 223 of the Act, the applicant shall:
- (a) Appoint a Soils Engineer acceptable to the Council (who is to be a Chartered Professional Engineer), in full accordance with Council's Engineering Standards and Guidelines 2009 and Part 2 of NZS 4404:2004 [the Standards], who shall be responsible for such designs, plans, provision of information (including as-built drawings and an e-disk copy thereof), applications (including to the Regional Council as may be required), producer statements and relevant fees to the works being considered, all submitted for the approval of the Council at the appropriate times.
Undertake and complete the following aspects of the site design/development in accordance with the designs and plans and to the requirements of the Council's Standards as outlined above:
 - (i) The technical responsibilities as set out in Part 1, and any other relevant provisions of the Standards;
 - (ii) Design plans submitted shall include proposed earthworks for roading, access, services reticulation and stormwater management as is specified under the provisions of the Standards;
 - (iii) The consent, if required, of the Northland Regional Council, for the requisite earthworks. *Documentation indicating compliance with the standards, and the plans in (4)(a)(ii) above, shall have been lodged with and approved by the Council prior to the commencement of any work or the approval of any other development plans for the site;*
 - (iv) Supervision, reporting and certification of the earthworks and any stability control works undertaken, including the required as-built drawings. Supervision and certification shall be as set out in Part 1 of the Standards.
 - (b) Appoint an Owners' Representative acceptable to the Council [this may be the same person as the Soils Engineer], who shall have the IQP qualifications and responsibilities set out in Parts 1 and 2 of the Standards. The Owners' Representative shall additionally be responsible for:
 - (i) Ensuring that all applicable requirements of the Standards are covered and met by the designs, plans and producer statements, which are to be submitted for the approval of the Council at the appropriate times, and that certification/as-built submittal takes place at work's completion.
 - (ii) Prior to the approval by the Council of the site development plans, evidence shall be submitted demonstrating the incorporation of the Regional Council water and discharge permission conditions and requirements into such development plans; and how any finite Regional Council conditions will be met.

- (iii) Providing the supervision, as-built drawings and certification as required by the Standards, and ensuring that all requisite drainage permissions from the Council (eg connections to the existing reticulation) for the sewerage and stormwater reticulation work are taken out.
 - (iv) Paying all the necessary scheduled or additional permit, plan checking and inspection fees of the Council in respect of the works, including those involved with the work of the Soils Engineer.
- (c) Submit the detailed designs, Producer Statements (Design) and Engineering Construction Drawings for the following works, in accordance with the Standards, for the approval of the Council; and no work is to commence until the plans signed by the Council have been returned to the consent holder or his agent:
- (i) Earthworks [Part 2 of the Standards] with a separate Producer Statement (works design) from the Soils Engineer, which also describes the staging, siltation/ erosion controls and testing/ inspection regimes;
 - (ii) Sewerage reticulation and a pegged connection to each allotment, in accordance (in particular) with Part 5 of the Standards, utilising a 150 mm minimum pipe size (except for individual service connections);
 - (iii) Storm water reticulation and a pegged connection to each allotment, including designing (storm water management planning) for the ultimate development of the upstream catchment, utilising a 300 mm diameter minimum pipe size (except for individual service connections), allowing for the various requirements of the Regional Council, checking of downstream capacity, disposal of storm water from the vehicle and pedestrian access areas, identification of secondary/ overland flow paths (ARI 100 years) and connection of the system to the existing flow paths and/or watercourses, or to a Council system [including disposal to any natural watercourses by way of approved energy-dissipating outlet structures];
 - (iv) Street lighting, reticulated by underground means. A minimum of 4 street lights (Stage 3) are to be provided and installed, in accordance with an approved layout plan;
 - (v) Site access points serving proposed Lots 22 and 23 sited, formed, surfaced and drained in accordance with the Urban / Residential Vehicle Crossing Standard, as specified in Section 3.3.17 of NZS4404:2004 and the Residential Vehicle Crossing drawing FNDC/S/2 detailed in the Council's Engineering Standards and Guidelines 2009 - and noting that the Standards require that site access be designed such that a specified vehicle (being a "Heavy Rigid Vehicle" in the District Plan, Appendix 3E) not cross the road's centreline when turning left out of the site access];
 - (vi) Roads 1 & 2 [roads to vest], formed, constructed, surfaced and drained as specified herein pursuant in particular to Part 3 of the Standards and including design of the intersection with Doubtless Bay Drive, to be two-coat sealed, kerbed and channelled and drained. The various applicable standards are to be (reference to Table 2 of the Standards):
 - o Type B Urban Roads;
 - o Type A Urban Roads.

- (vii) A concrete footpath, 1.5 metres wide, constructed on (at least) one side of the roads to vest, with a footpath layout plan to be approved by the Community Facilities Manager prior to the start of construction, in accordance with Section 3.4.14 of the Standards.
 - (viii) Road marking, traffic control / warning signs and road name signs in accordance with Part 3.3.13 of the Standards, sited and completed as indicated on the approved design plans from the Owners' Representative, and with reference to the Standards.
 - (ix) In consultation with the New Zealand Fire Service and to their approval, provide adequate provision for fire fighting water supply, and, where applicable, in accordance with SNZ PAS4509:2003.
 - (x) Provide and complete the private ways which serve Lots 8- 11 [Condition (3)(b) herein], formed, surfaced and provided with adequate storm water control, to the standard specified in Rule 15.1.6.1.2 and the Table forming Appendix 3B, of the District Plan.
- (d) Provide certification from the Owner's Representative (IQP), that the work on the bottom of the spillway, required by conditions of previous consents, has been completed. [Note: this work is to be completed either prior to section 223 approval for this stage, or within the five year maintenance period, whichever comes first].
- (5) That before a certificate is issued pursuant to Section 224 of the Act, the consent holder shall:
- (a) Provide certification from the Owner's Representative (IQP), and in accordance with Schedule 1C of NZS 4404:2004, that all of the specified work has been completed in accordance with the approved plans [Condition (4)(c) above].
Provide As-Built to the Council which comply with Schedule 1D of NZS4404:2004.
The as-built plans are to also indicate all storm water overland (Q₁₀₀) flow paths within the site and across adjacent lower properties. These plans are also to show the areas and extent of any fill material which is placed on any of the lots within the subdivision and any permanent storm water detention ponds.
 - (b) Obtain from the relevant service providers, written confirmation that provision of electrical power and telecommunication services have been made available [by underground means] to each of the new Stage 3 residential allotments created. The service providers are to confirm that all conditions for making such services available have been met, or that satisfactory arrangements have been concluded between them and the applicants regarding the fulfilment of such conditions.
 - (c) Provide satisfactory evidence to the Council that the earth dams on Lot 247 DP 385838 have been certified as being structurally sound, from a geotechnical and a safety management perspective, by submitting all of the reports considered appropriate and necessary, including the requisite dam safety assurance programme which relates to the dam's potential impact classification (if required). All necessary compliances in terms of the Building Act, are also required to be in place.

Further to the structural compliance above, provide a bond with the appropriate security (quantum and type) to ensure that the earth dams constructed on Lot 247 DP 385838 are to be adequately maintained and/or any remedial work required to comply with the maintenance of structural soundness is undertaken, for a period of five (5) years from

the date of issue of the Sec 224 Certificate for this Stage 3; and that after the expiry of such period the Council is able to take over these dams in a maintainable state, to the Council's satisfaction. In particular, the dams will need to be cleaned out prior to take over by the Council, as silting of the dams reduces their effectiveness.

- (d) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotments. The costs of preparing, checking and executing the Notice shall be met by the Applicants.

All Lots:

- (i) No building shall be erected, nor any earthworks undertaken, on any of the proposed lots without the prior approval of the Council to specific designs for foundations, or the proposed earthworks, prepared by a Chartered Professional Engineer with geotechnical expertise.
- (ii) Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction on any area of a site which has been proposed as a secondary / overland (Q₁₀₀) flow path [shown on the survey plan prepared in terms of the consent] and as shown on the as-built drawing (attached).
- (iii) Without the prior approval of the Council, no building shall be erected, nor any other work which decreases access to the reticulation undertaken, on an area which is within 2 metres either side of the centreline of any public (ie crossing more than a single title) sewer or storm water pipe within the subdivision [as shown on the attached as-built drawing].
- (iv) All storm water from buildings, tank overflows and paved areas (on all allotments) is to be piped to the storm water system connection points.
- (v) If during the course of undertaking the site works there is a discovery made of any archaeological find, or suspected find, the work on that portion of the site should cease immediately and the NZ Historic Places Trust and a representative of the relevant local iwi contacted. Comply in all respects with the requirements and provisions of the Historic Places Act 1993.
- (vi) Each dwelling shall have a roof water collection system with a minimum tank storage of 45,000 litres. The tank(s) shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

Lots 1, 2, 9, 10, 20, 24, 25, 26, 31, 32, 33, 34 and 36

- (vii) Prior to constructing a site access point to the Lot, obtain consent from the Council as to the siting (from a traffic safety point-of-view), earthworks, formation and drainage of such access.

STAGE 4

- (6) That, prior to approval under Section 223 of the Act, the survey plan shall show:
- (a) Pedestrian accessways (shown as allotments 105 and 106), at a minimum legal width of 2.5 m, to vest in the Council as Local Purpose (Accessway) Reserves.
 - (b) Lots 110 and 112 to vest in the Council as legal road, with legal widths as required for the allotments served (Types A and B) as per the Standards and as set out in the approved design drawings [Condition (7)(c)(vi) below].
 - (c) Easements in favour of Top Energy Ltd and Telecom NZ over the pedestrian accessways which are to vest in the Council, if required.
 - (d) Cul-de-sac heads of a size which can contain the approved carriageway design [Condition (7)(c)(v) below].
 - (e) Any easements required for sanitary sewer or stormwater.
 - (f) Any area of a site which is a secondary / overland (Q₁₀₀) flow path.
- (7) That, prior to approval under Section 223 of the Act, the applicant shall:
- (a) Appoint a Soils Engineer acceptable to the Council (who is to be a Chartered Professional Engineer), in full accordance with the earthworks provisions of Part 2 of the Standards, who shall be responsible for such designs, plans, provision of information (including as-built drawings and an e-disk copy thereof), applications (including to the Regional Council as may be required), producer statements and relevant fees to the works being considered, all submitted for the approval of the Council at the appropriate times.
Undertake and complete the following aspects of the site design/development in accordance with the designs and plans and to the requirements of the Council's Standards as outlined above:
 - (i) The technical responsibilities as set out in Part 1, and any other relevant provisions of the Standards;
 - (ii) Design plans submitted shall include proposed earthworks for roading, access, services reticulation and stormwater management as is specified under the provisions of the Standards;
 - (iii) The consent, if required, of the Northland Regional Council, for the requisite earthworks. *Documentation indicating compliance with the standards, and the plans in (7)(a)(ii) above, shall have been lodged with and approved by the Council prior to the commencement of any work or the approval of any other development plans for the site;*
 - (iv) Supervision, reporting and certification of the earthworks and any stability control works undertaken, including the required as-built drawings. Supervision and certification shall be as set out in Parts 1 & 2 of the Standards.
 - (b) Appoint an Owners' Representative acceptable to the Council [this may be the same person as the Soils Engineer], who shall have the IQP qualifications and responsibilities set out in Sections 2, 3 and 4 and Appendices B and C of the Standards. The Owners' Representative shall additionally be responsible for:

- (i) Ensuring that all applicable requirements of the Standards are covered and met by the designs, plans and producer statements, which are to be submitted for the approval of the Council at the appropriate times, and that certification/as-built submittal takes place at work's completion.
 - (ii) Prior to the approval by the Council of the site development plans, evidence shall be submitted demonstrating the incorporation of the Regional Council water and discharge permission conditions and requirements into such development plans; and how any finite Regional Council conditions will be met.
 - (iii) Providing the supervision, as-built drawings and certification as required by the Standards, and ensuring that all requisite drainage permissions from the Council (*eg* connections to the existing reticulation) for the sewerage and stormwater reticulation work are taken out.
 - (iv) Paying all the necessary scheduled or additional permit, plan checking and inspection fees of the Council in respect of the works, including those involved with the work of the Soils Engineer.
- (c) Submit the detailed designs, Producer Statements (Design) and Engineering Construction Drawings for the following works, in accordance with the Standards, for the approval of the Council; and no work is to commence until the plans signed by the Council have been returned to the consent holder or his agent:
- (i) Earthworks [Part 2 of the Standards] with a separate Producer Statement (works design) from the Soils Engineer, which also describes the staging, siltation/erosion controls and testing/inspection regimes;
 - (ii) Sewerage reticulation and a pegged connection to each allotment, in accordance (in particular) with Part 5 of the Standards, utilising a 150mm minimum pipe size (except for individual service connections);
 - (iii) Storm water reticulation and a pegged connection to each allotment, including designing (storm water management planning) for the ultimate development of the upstream catchment [Part 2, Clause 4.2.4 of the Standards], utilising a 300mm dia minimum pipe size (except for individual service connections), allowing for the various requirements of the Regional Council, checking of downstream capacity, disposal of storm water from the vehicle and pedestrian access areas, identification of secondary/overland flow paths (ARI 100 years) and connection of the system to the existing flow paths and/or watercourses or to a Council system [including disposal to any natural watercourses by way of approved energy-dissipating outlet structures];
 - (iv) Street lighting, reticulated by underground means. A minimum of 9 street lights (Stage 4) are to be provided and installed, according to an approved layout plan;
 - (v) Site access points serving proposed Lots 12, 39, 62, 92 and 95 sited, formed, surfaced and drained in accordance with the Urban/Residential Vehicle Crossing Standard, as specified in Section 3.3.17 of NZS4404:2004 and the Residential Vehicle Crossing drawing FNDC/S/2 detailed in the Council's Engineering Standard 2009 - and noting that the Standards require that site access be designed such that a specified vehicle (being a "Heavy Rigid Vehicle" in the District Plan, Appendix 3E) not cross the road's centreline when turning left out of the site access]. The site access designs for the various cul-de-sac heads are

to be submitted for prior approval by the Council [including compliance with Drawing FNDC/S/22 and Section 6.11 of the Standards and a turning circle which accommodates a "Heavy Rigid Vehicle"];

- (vi) Lots 110 and 112 [roads to vest], formed, constructed, surfaced and drained as specified herein pursuant, in particular, to Part 3 of the Standards and including design of the intersections with Matai Bay Road and Doubtless Bay Drive, to be two-coat sealed, kerbed and channelled and drained. The various applicable standards are to be (the specific reference is Table 2 of the Standards):
 - o Type B Urban Roads;
 - o Type A Urban Roads.
 - (vii) A concrete footpath, 1.5 metres wide, constructed on (at least) one side of the roads to vest [Lots 110 and 112], with a footpath layout plan to be approved by the Community Facilities Manager prior to the start of construction, in accordance with Section 3.4.14 of the Standards.
 - (viii) Road marking, traffic control/warning signs and road name/no exit signs in accordance with Part 3.3.13 of the Standards, sited and completed as indicated on the approved design plans from the Owners' Representative and in the Standards.
 - (ix) Form, to a minimum 1.5 metres wide, surface, fence (both sides) and adequately drain the pedestrian accessways [Lots 105 and 106] as if they were roadside footpaths, in accordance with Part 3.3.12.4 of the Standards (and the drawing FNDC/S/07 therein). Fencing, at a minimum, is to be of the standard one metre high concrete post/wire netting construction.
 - (x) Pram crossings [indicated on the footpath layout plan -- (7)(c)(vii) above], at least at all intersections comprising Type B roads, completed in accordance with Part 3.3.12.4 of the Standards;
 - (xi) In consultation with the New Zealand Fire Service and to their approval, provide adequate provision for fire fighting water supply and, where applicable, in accordance with SNZ PAS4509:2003.
- (8) That before a certificate is issued pursuant to section 224 of the Act, the consent holder shall:
- (a) Provide certification from the Owner's Representative (IQP) that all of the specified work has been completed in accordance with the approved plans [Condition (4)(c) above], including the Producer Statements for Engineering Services and Earthworks and the Construction Checklist documentation as set out in Appendix C of the Standards.

Provide as-built details and plans in accordance with Schedule 1D of the Standards.

The as-built plans are to also indicate all storm water overland (Q_{100}) flow paths within the site and across adjacent lower properties. These plans are also to show the area and extent of any fill material which is placed on any of the lots within the subdivision and any permanent storm water detention ponds.
 - (b) Obtain from the relevant service providers, written confirmation that provision of electrical power and telecommunication services has been made available [by underground means] to each of the new Stage 4 residential allotments created. All conditions for making such services available shall have been met, or satisfactory arrangements concluded between Top Energy and Telecom and the consent holders

regarding the fulfilment of such conditions.

- (c) Enter into and register a fencing covenant in perpetuity, pursuant to Sections 5 and 6(2) of the Fencing Act 1978 which indemnifies the Council from replacing and/or upgrading the fencing which borders the various pedestrian accessways [refer to Condition (6)(a) above] (To be registered on the new titles for the Stage 4 allotments which adjoin the pedestrian access-way reserves, Lots 110 and 112, at the consent holder's expense).
- (d) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotments. The costs of preparing, checking and executing the Notice shall be met by the Applicants.

All Lots:

- (i) No building shall be erected, nor any earthworks undertaken, on any of the proposed lots without the prior approval of the Council to specific designs for foundations, or the proposed earthworks, prepared by a Chartered Professional Engineer with geotechnical expertise.
- (ii) Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction on any area of a site which has been proposed as a secondary/overland (Q_{100}) flow path [shown on the survey plan prepared in terms of the consent] and as shown on the as-built drawing (attached).
- (iii) Without the prior approval of the Council, no building shall be erected, nor any other work which decreases access to the reticulation undertaken, on an area which is within 2 metres either side of the centreline of any public (*ie* crossing more than a single title) sewer or stormwater pipe within the subdivision [as shown on the attached as-built drawing].
- (iv) All stormwater from buildings, tank overflows and paved areas (on all allotments, including accessways) is to be piped to the stormwater system connection points.
- (v) If during the course of undertaking the site works there is a discovery made of any archaeological find, or suspected find, the work on that portion of the site should cease immediately and the NZ Historic Places Trust and a representative of the relevant local iwi contacted. Comply in all respects with the requirements and provisions of the Historic Places Act 1993.
- (vi) Each dwelling shall have a roof water collection system with a minimum tank storage of 45,000 litres. The tank(s) shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

Lots 6, 7, 8, 14, 15, 16, 20, 25, 27, 31, 35, 53 -55, 71, 73, 76, 78, 88 -90, 100, 101, 103 and 104

- (vii) Prior to constructing a site access point to the Lot, obtain consent from the Council as to the siting (from a traffic safety point-of-view), earthworks, formation and drainage of such access.

Advice Notes

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

Statutory Information

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

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

It is important to note that the development contributions must be paid prior to commencement of the work or activity to which this consent relates.

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

- (2) The locality subject to this application is an area categorised on the NWASCA Land Use Inventory as having an erodability potential. Prior to undertaking earthworks or clearance of vegetation on any of the new titles, the owner should assess the need for a land use consent from the Northland Regional Council and/or an earthworks permit from the Far North District Council.
- (3) The consent holder for the site is advised that an earthworks permit, pursuant to Chapter 22 of the Far North District Council Control of Earthworks Bylaw, may be required for any future excavation and/or filling works.
- (4) The applicant has indicated that the Company may wish to apply for sub-stages of the two-staged consent granted here. So long as the sub-staging is planned in a manner which does not compromise the means by which adverse effects are avoided, remedied or mitigated by the provisions of the consent, the Council is likely to be able to issue a variation which will address the management of the proposed amended stages.
- (5) Prior to constructing a vehicle access point to any site, the owner is to obtain a permit from the Council as to the siting (from a traffic safety point-of-view), earthworks, formation and drainage of such access in terms of the Council's Control of Vehicle Crossings Bylaw.

Reasons for the Decision

1. Description of the Activity:

The application is for a new approval for the two remaining stages of a comprehensive long term residential subdivision at Whatuwhiwhi, for which Council has previously granted resource consent. Stage 3 creates 36 residential lots and Stage 4 creates 104 residential lots.

The sites are to be seweraged. Roads are to be vested.

2. District Plan Rules Affected:

The application site is zoned Residential and the sites are able to be seweraged. Table 7 within Rule 13.7.2.1 of the District Plan provides for a minimum lot size of 600m² as a controlled activity. All lots in the proposal are in excess of this size. The proposed activity will provide access to the required Council standard and each lot can provide a buildable area of 15m x 15m dimensions. The activity is a controlled activity in accordance with Rule 13.7.2.1 of the Operative District Plan.

3. Principal Issue[s] in Contention and Main Findings on those Issues:

Principal issues in contention included:

Residential intensity and potential adverse effects on visual amenity and character;

Servicing, including reticulated services & roading;

Effects of earthworks, siltation and stormwater control.

Of the above, the effects of earthworks, siltation and stormwater control are considered to be most contentious. Engineered design of this work (including the Regional Council consent which has been received) will ensure that actual or potential adverse siltation and/or stability effects will be avoided.

The scale of the subdivision is large, but since the lot sizes are at the Controlled Activity level, the only effect of the large scale of the subdivision relates to engineering matters such as earthworks and storm water control. It is the view of the Council that the engineering conditions imposed will adequately avoid or significantly mitigate any actual or potential adverse effects which may arise from the scale of the subdivision.

4. Relevant Statutory Provisions:

Policy Statements & Plan Provisions:

The Regional Water & Soil Plan for Northland is considered a relevant statutory provision insofar as the applicant has applied and obtained consent to discharge storm water, to divert storm water and to carry out earthworks.

The proposal is a controlled activity in terms of subdivision and as such is considered consistent with the Objectives and Policies of Chapter 13 Subdivision.

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.

5. Notification and Affected Parties

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 order holders.

6. Overall Evaluation

Discussions with interested parties took place as part of the original comprehensive development proposal. The activity is a controlled activity. There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with objectives and policies of the District plan. Engineering design will ensure that actual and potential adverse siltation and/or stability effects will be avoided and the conditions of consent will adequately avoid or significantly mitigate any actual or potential adverse effects that may arise from the scale of the subdivision.

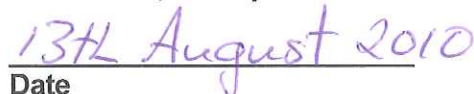
The activity is consistent with the sustainable management purpose of the RMA.

Approval

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



Pat Killalea, Principal Planner



Date

Right of Objection

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

Lapsing Of Consent

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

The consent is given effect to; or

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

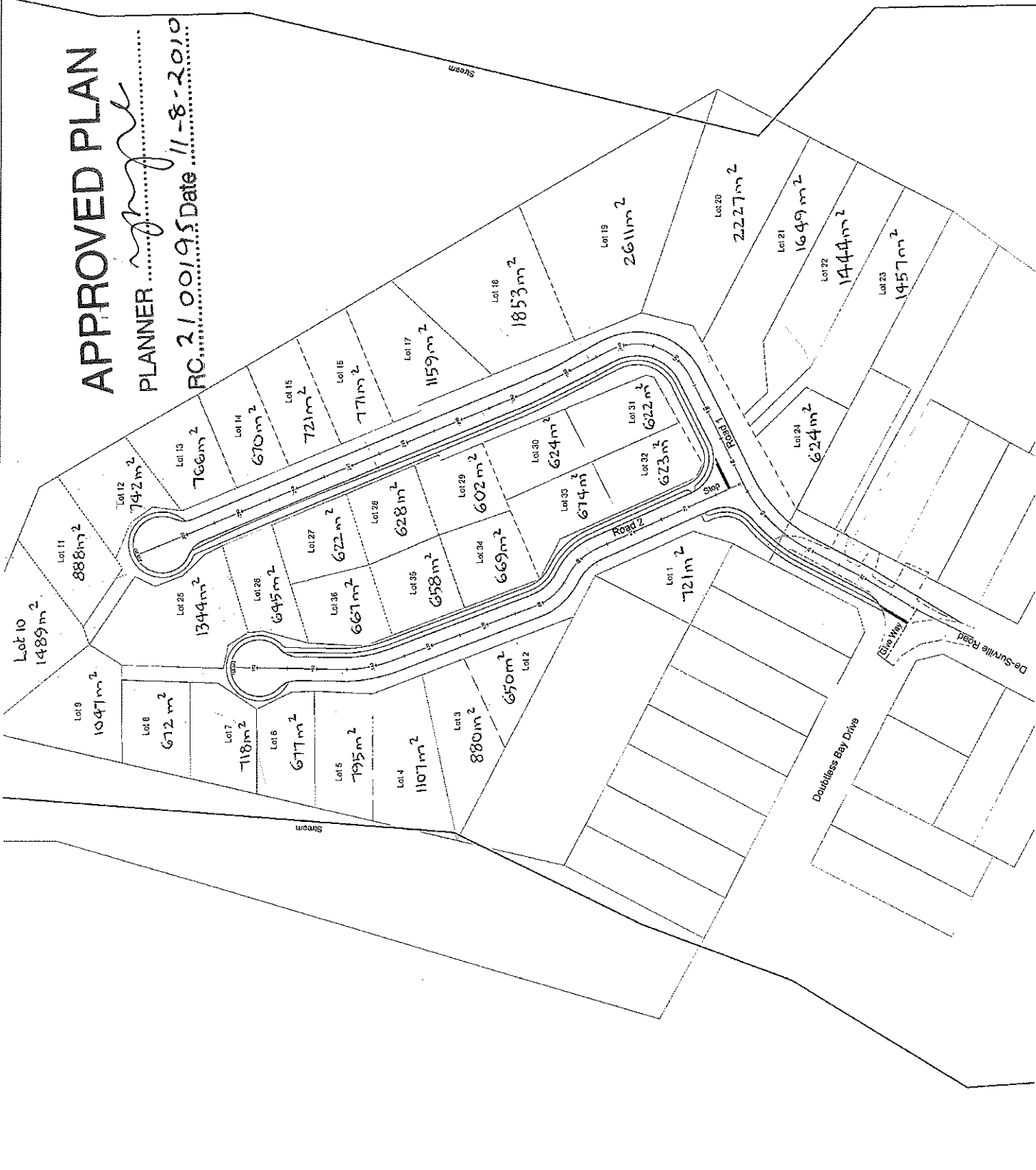
Existing Road
Existing Road

Both Cui-de-sacs are to be surfaced with a 50mm asphalt concrete layer
Road 1 from chainage 295
Road 2 from chainage 165

APPROVED PLAN

PLANNER *[Signature]*

RC 2100195 Date 11-8-2010



C	Moved foot path	6/20/10
B	Altered road levels	6/10/10
A	Drawn	11/11/09
Rev	By	11/11/09
Drawn	JH	11/11/09
Checked	JH	11/11/09
Approved	JH	11/11/09
Scale	1:1000	11/11/09
Scale of Contour	1:1000	11/11/09

Client	Edgewater Developers Limited
Project	Stage 3 36 Lot De-Surville Road Subdivision
Document	Roading Plan

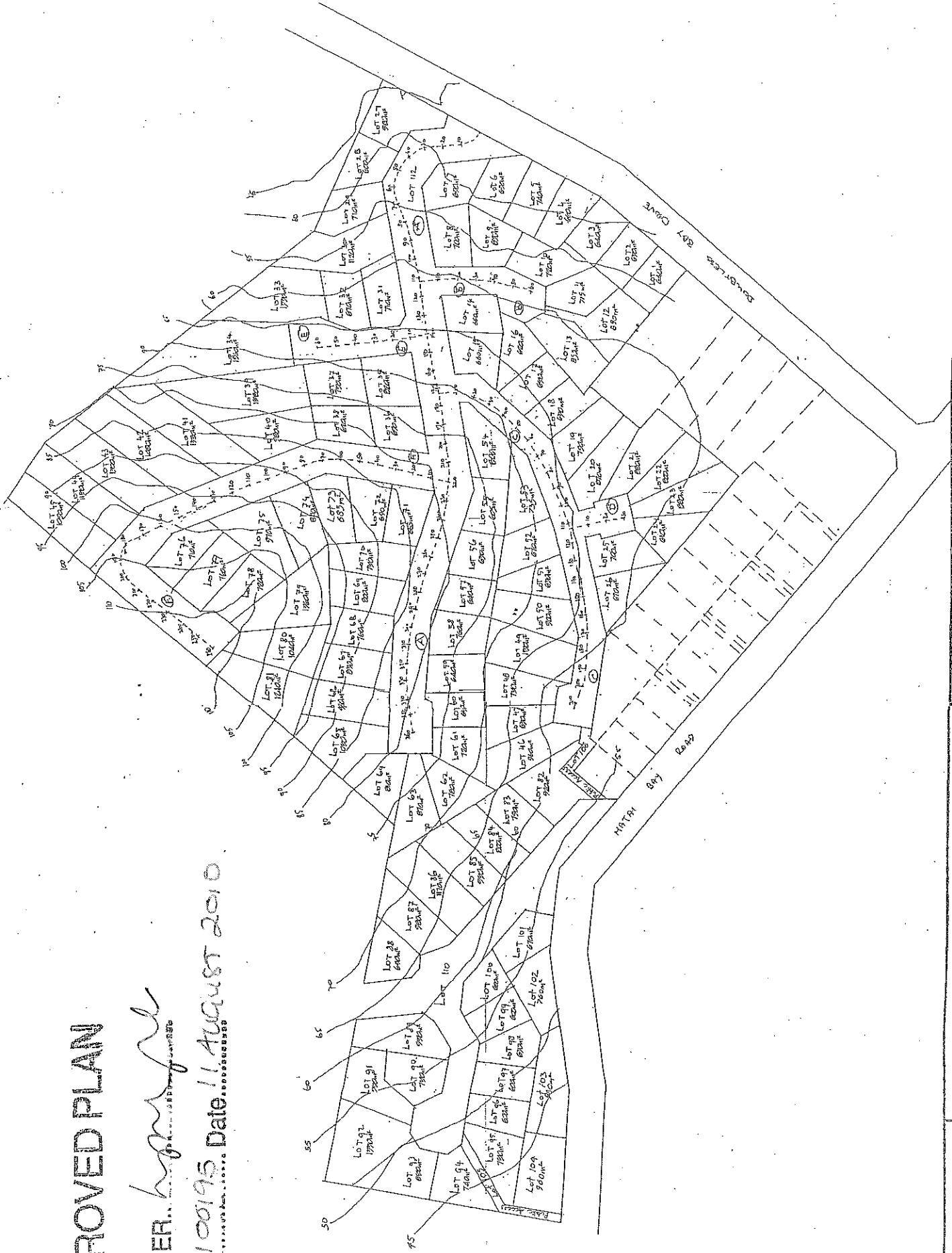
AS No	101465-7	REVISED	R01	DATE	C
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Duffell Watts & King Ltd
CONSULTING ENGINEERS

APPROVED PLAN

PLANNER.. *hgr*

RC 2100195 Date 11 August 2010





Resource Consent

Pursuant to the Resource Management Act 1991, the Northland Regional Council (hereinafter called "the Council") does hereby grant a Resource Consent to:

EDGEWATER DEVELOPERS LIMITED, MATAI BAY ROAD, RD 3, KAITAIA 0483

To carry out the following activities associated with the development of Stages 3 and 4 of a proposed 140 lot subdivision located at Doubtless Drive and Matai Bay Road, Whatuwhiwhi, within the catchments of Te Kopuaorangiriri and Waitamatau (Whatuwhiwhi) Creeks, and the unnamed tributary of Parakerake Bay on Part Lot 1 DP 67692 and Part Lot 1 DP 202051 at or about location co-ordinates 1635538E 6141347N (Stage 3) and 1635171E 6141624N (Stage 4).

Note: All location co-ordinates in this document refer to Geodetic Datum 2000, New Zealand Transverse Mercator Projection.

- (06) **Land Use Consent:** To carry out earthworks for the development of subdivision roading and associated activities.
- (07) **Discharge Permit:** To discharge stormwater from land disturbance activities to land.
- (08) **Water Permit:** To divert stormwater.
- (09) **Discharge Permit:** To divert and discharge stormwater from impervious surfaces following subdivision development.
- (10) **Land Use Consent:** To clear vegetation from erosion prone land for subdivision development.

Subject to the following conditions:

Earthworks, Vegetation Clearance and Stormwater During Construction (06-08 and 10)

- 1 The Consent Holder shall ensure that the works relating to earthworks and roading are constructed generally in accordance with the following **attached** plans:
 - (a) Duffill Watts & King Ltd plan entitled "Stage 3, 36 Lot De Surville Road Subdivision, Cut Fill Plan"; Job Number: 101465-7, Sheet R13, Revision C,; dated 02/07;
 - (b) Brown & Thomson plan entitled: "Edgewater Developers Bay Village Subdivisions, Stages 2 & 3 – Location of Earthworks Cut & Fill Areas", undated.

Advice Note: *Stage 2 and Stage 3 referred to in the Brown & Thomson plan are now renamed as Stage 3 and Stage 4 respectively.*

2. The Consent Holder shall, at least four weeks prior to the commencement of any earthworks for both Stage 3 and Stage 4 areas, prepare and submit an Erosion and Sediment Control Plan(s) (ESCP) which sets out the practices and procedures to be adopted in order that compliance with the conditions of these consents are achieved. No earthworks shall commence until the ESCP has been approved in writing by the Council's Monitoring Manager.

As a minimum the ESCP(s) shall include the following:

- (a) The expected duration (timing and staging) of the major cut and fill operations, drainage works, disposal sites for unsuitable materials/overburden, and clean water diversions.
- (b) Diagrams and/or plans, of a scale suitable for on-site reference, showing the locations of the major cut and fill operations, disposal sites for unsuitable materials, erosion and silt control structures/measures, and water quality sampling sites;
- (c) Details of erosion and sediment controls including specific pond design and calculations;
- (d) Details of sediment controls at all cesspits and stormwater inlets within the reticulated downslope stormwater system;
- (e) Supporting calculations and catchment boundaries for the erosion and sediment controls;
- (f) The commencement and completion dates for the implementation of the proposed erosion and sediment controls;
- (g) Methods to be used to ensure stability of batter faces;
- (h) Measures to control the effects of dust during construction and operation;
- (i) Details of surface revegetation of disturbed sites and other surface covering measures to minimise erosion and sediment runoff following construction;
- (j) Measures to minimise sediment being deposited on public roads;
- (k) Measures to ensure dust discharge from the earthworks activity does not create a nuisance on neighbouring properties;
- (l) Monitoring procedures to ensure adverse effects on water quality in the downstream water bodies are minimised;
- (m) A monitoring programme which identifies discharge points, sampling sites, sampling methodology, and analyses that show how the Monitoring Programme will be complied with;
- (n) Measures to prevent spillage of fuel, oil and similar contaminants;
- (o) Contingency containment and clean-up provisions in the event of accidental spillage of hazardous substances;
- (p) Means of ensuring contractor compliance with the ESCP;

- (q) The name and contact telephone number of the person responsible for monitoring and maintaining all erosion and sediment control measures;
- (r) Contingency provisions for the potential effects of large/high intensity rain storm events.

The Consent Holder shall undertake the activities authorised by these consents in accordance with the approved ESCP.

Advice Note: *The Council's Monitoring Manager's certification of the ESCP is to ensure compliance with the conditions of this consent. The Consent Holder is encouraged to discuss its proposed ESCP with Council staff prior to finalising this plan.*

- 3 The Consent Holder may review and amend the ESCP in consultation with the Council's Monitoring Manager at any time during the period of the consent. The Consent Holder shall undertake the activities authorised by these consents in accordance with the ESCP or the approved amendment.
- 4 The Consent Holder shall notify the Council in writing of the date construction work are to commence at least two weeks beforehand for each stage of development.
- 5 Sediment control measures shall be constructed and maintained in accordance with the principles and practices contained within the document entitled "Erosion and Sediment Control – Guidelines for Land Disturbing Activities", Auckland Regional Council Technical Publication No. 90, dated March 1999 (TP 90), including December 2007 updates. Where there are inconsistencies between any part of TP 90 and the conditions of these consents, then the conditions of these consents shall prevail.
- 6 No earthworks shall be carried out between 1 May and 30 September in any year unless the prior written agreement of the Council's Monitoring Manager has been obtained.
- 7 Erosion and sediment controls shall be installed prior to the commencement of any earthworks (other than those required for the erosion and sediment controls) within the works area. The installation of all erosion and sediment controls shall be supervised by an appropriately qualified and experienced person(s).
- 8 All offsite stormwater shall be directed away from earthworks areas and no drainage pathways shall be constructed or permitted to flow over fill areas in a manner that creates erosion of the fill material.
- 9 All earthworks operations shall be carried out in a manner that minimises the potential for slope instability and soil erosion. Effective mitigation measures shall be installed as required to mitigate and/or remedy any slope failures.
- 10 All fill areas shall be adequately compacted and all retaining walls shall be designed and constructed in accordance with sound engineering practice.

- 11 The Consent Holder shall submit a certificate to the Council, signed by an appropriately qualified and experienced person, stating that the erosion and sediment controls have been constructed in accordance with the Erosion and Sediment Control Plan (ESCP) and Conditions 5 & 8 of these consents, prior to the commencement of other works.

Information supplied shall include:

- (a) Contributing catchment area;
- (b) Retention volume of structures;
- (c) Shape of structures;
- (d) Position of inlets/outlets;
- (e) Stabilisation of the structures;
- (f) Size of diversions and method of stabilisation.

Advice Note: *An appropriately qualified and experienced person is one who has attended an 'Erosion and Sediment Control – Plan Preparers' course conducted by Auckland Council, or similar, and has at least two years experience in the field of erosion and sediment control works.*

- 12 The Consent Holder shall minimise contamination of surface water by ensuring that slash, soil, debris and detritus associated with the exercise of these consents, is not placed in a position where it may be washed into the downstream water body.
- 13 All discharges of sediment laden stormwater from areas of land disturbance, including any haul roads, shall be via sediment detention structures. The Consent Holder shall remove accumulated sediment from each sediment detention structure before the sediment level reaches 20% of its total volume (holding capacity). All sediment removed from the sediment detention structures shall be placed in a stable position where it will not enter any water body nor re-enter any sediment detention structure.
- 14 Prior to the commencement of earthworks operations for each stage, the Consent Holder shall provide a stabilised construction entrance, as specified in Section 1.8 of the document entitled "Erosion and Sediment Control – Guidelines for Land Disturbing Activities", Auckland Regional Council Technical Publication No. 90, dated March 1999 (TP 90), including the December 2007 update, to minimise the tracking of spoil or debris onto off-site public road surfaces. All material tracked onto off-site surfaces as a result of the Consent Holder's operations shall be removed as soon as possible, but at least daily. The stabilised construction entrance(s) shall be maintained throughout the duration of earthworks operations to the above standards.
- 15 The discharge from the land disturbance activities shall not cause any of the following effects on the water quality of the Te Kopuaorangiriri Creek (during Stage 4 earthworks), and Waitamatau (Whatuwhiwhi) Creek and the unnamed tributary of Parakerake Bay (during Stage 3 earthworks); at the culverts beneath Doubtless Bay Drive compared to sites upstream of all land disturbance activities during the same sampling event:

- (a) The production of any conspicuous oil or grease films, scums or foams, floatable or suspended materials, or emissions of objectionable odour;
 - (b) An increase in suspended solids concentration greater than 100 grams per cubic metre;
 - (c) pH outside the range 6.5 to 9.0 units;
 - (d) A reduction in visual clarity of more than 40%, as measured using black disc method or a council approved alternative method;
 - (e) A reduction in natural hue by more than 10 Munsell units.
- 16 All bare areas of land shall be covered with aggregate, or covered with not less than 50 mm of topsoil and established with a suitable grass/legume mixture to achieve an 80% groundcover by 31 May immediately following the works, or within three months of the completion of earthworks in each construction season, whichever is the sooner. Where cover cannot be achieved, other methods such as mulching shall be applied to achieve an 80% groundcover by 30 June immediately following construction.
- 17 In the event of archaeological sites or koiwi or waahi tapu being uncovered during construction, activities in the vicinity of the discovery shall cease. The Consent Holder shall then consult with local iwi and the New Zealand Historic Places Trust, and shall not recommence works in the area of the discovery until the necessary approvals from the New Zealand Historic Places Trust have been obtained.
- 18 Refuelling and servicing of machinery shall not be carried out in such a way that soil or water at the site is contaminated. Where an accidental spillage to land occurs all contaminated soil shall be collected and removed to a disposal site that is authorised to accept such material. Where an accidental spillage to water occurs, the Consent Holder shall:
- (a) Immediately take such action, or execute such work as may be necessary, to stop and/or contain such escape; and
 - (b) Immediately notify the Council by telephone of an escape of contaminant; and
 - (c) Take all reasonable steps to remedy or mitigate any adverse effects on the environment resulting from the escape; and
 - (d) Report to the Council's Monitoring Manager in writing within one week on the cause of the escape of the contaminant and the steps taken or being taken to effectively control or prevent such escape.

In regard to telephone notification during the Council's opening hours, the Council's assigned monitoring officer for these consents shall be contacted. If that person cannot be spoken to directly, or it is outside of the Council's opening hours, then the Environmental Hotline shall be contacted.

Advice Note: *The Environmental Emergency Hotline is a 24 hour, seven day a week, service that is free to call on 0800 504 639.*

- 19 The Consent Holder shall notify the Council's Monitoring Manager in writing as soon as the works are completed for each development stage.

Stormwater (09)

- 20 The Consent Holder shall ensure that the drainage works are constructed generally in accordance with the **attached** Duffill Watts & King Ltd plan entitled *Subdivision Stage 3, De Surville Road 36 Lots, Storm Water Plan*"; Job Number: 101465/07; Sheet S02, Revision B; dated 28-2-07.
- 21 All primary stormwater systems (piped and/or channelled systems) shall be constructed and maintained to effectively manage at least the 10 year ARI rainfall event and shall incorporate secondary flow paths that are designed to allow excess flows from the primary stormwater collection system up to and including the 50 year ARI rainfall event.
- 22 The outlets from the stormwater systems shall effectively dissipate the energy of the stormwater to prevent scouring of the downstream channels and watercourses.
- 23 The Consent Holder shall not allow the erection of structures that threaten the integrity of channels, drainage systems and watercourses or of flood overland flow paths unless measures approved by the Council are taken to compensate the effects such works may have on the functioning of the flow path. All flow paths within the proposed subdivision shall be defined on the Certificates of Title of those allotments and a copy of the relevant documents shall be forwarded to the Council as soon as the titles have issued.
- 24 The works associated with this consent, including the cesspits, manholes, dissipators and overflow channels, shall be maintained to the satisfaction of the Council.

General Conditions

- 25 The Consent Holder shall ensure that any spring flow and/or seepage flow from Lots 58, 59 and 61 in Stage 1 of the subdivision is maintained to downstream properties to the satisfaction of the Council.
- 26 The Council may, in accordance with Section 128 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions annually during the month of May for any one or more of the following purposes:
- (a) To deal with any adverse effects on the environment that may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or
 - (b) To require the adoption of the best practicable option to remove or reduce any adverse effect on the environment; or
 - (c) To deal with any adverse effects on Waitamatau (Whatuwhiwhi) Creek or the unnamed tributary of Parakerake Bay resulting from additional stormwater discharges.

The Consent Holder shall meet all reasonable costs of any such review.


Advice Note: The Council may, in accordance with Section 128 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions any time for the following purposes:

- (i) To provide for compliance with rules relating to minimum standards of water quality in any regional plan that has been made operative since the commencement of the consent; or
- (ii) To provide for compliance with any relevant national environmental standards that have been made; or
- (iii) Where there are inaccuracies in the information made available with the application that materially influenced the decision on the application and where the effects of the exercise of consent are such that it is necessary to apply more appropriate conditions.

27 These consents shall not lapse until their expiry.

EXPIRY DATE: 30 NOVEMBER 2022

These consents are granted this Eighth day of November 2012 under delegated authority from the Council by:



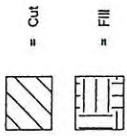
A Richards

Consents Programme Manager - Coastal and Works

Please note that the date of commencement for these resource consents is 8 November 2012

Note: The plans attached to this consent are reduced copies and therefore may not be to scale and may be difficult to read. In the event that compliance and/or enforcement action is to be based on compliance with the attached plans, it is important that the original plans, are sighted and used. Originals of the plans referred to are available for viewing at the Council's Whangarei office.

LEGEND



Northland Regional Council
APPROVED
 - 8 NOV 2012
Ace
 Plan / Document
 Consent # *20120828006*

No.	Revision	Date	By	Date	Project
1		12/01/07			
2		12/01/07			
3		12/01/07			
4		12/01/07			
5		12/01/07			
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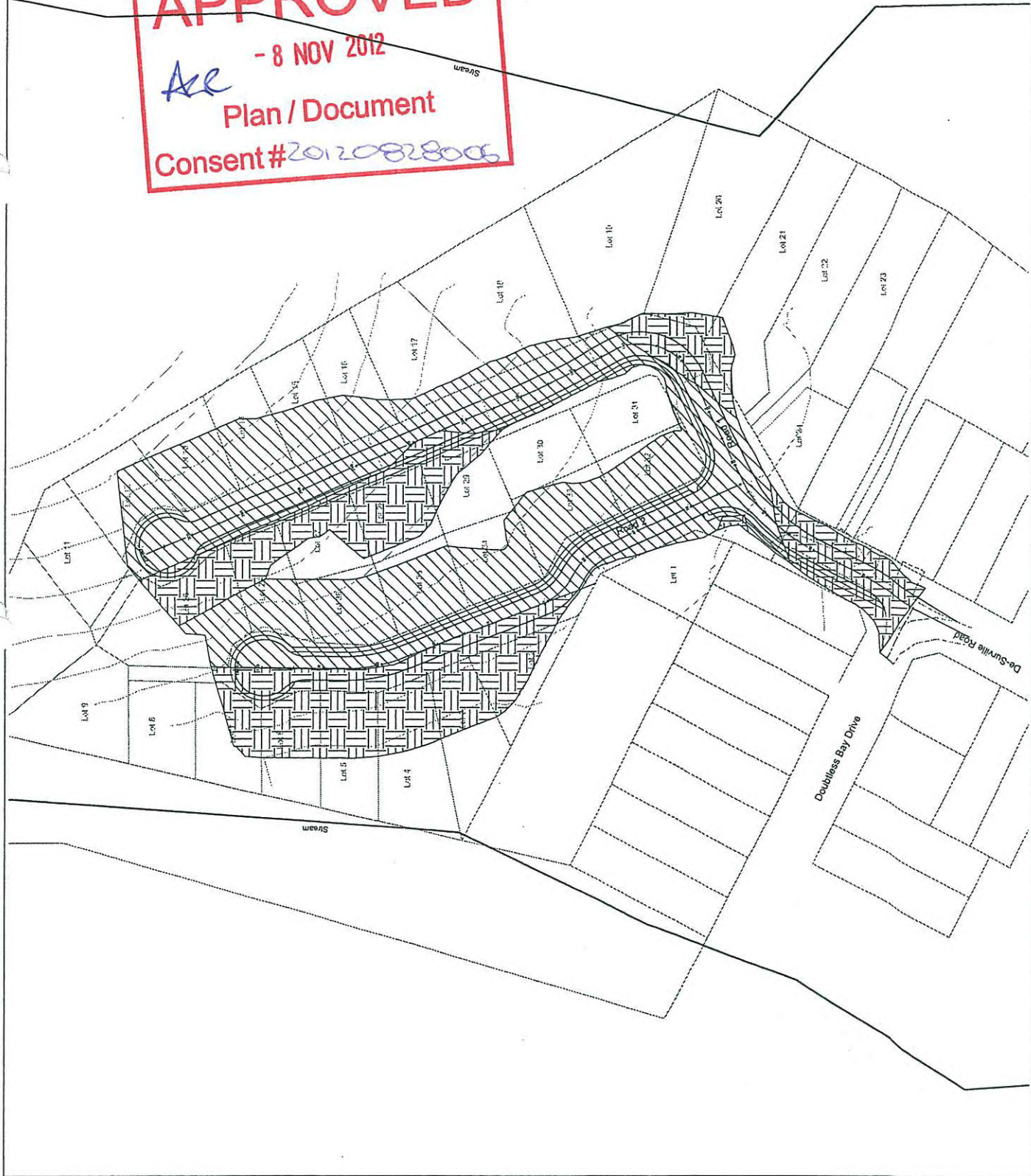
Edgewater
Developers
Limited

Stage 3
36 Lot
De-Surville Road
Subdivision

Cut Fill
Plan

Job No.	101465-7	Sheet No.	R13	Scale	C
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Duffill Watts & King Ltd
CONSULTING ENGINEERS



NOTE:

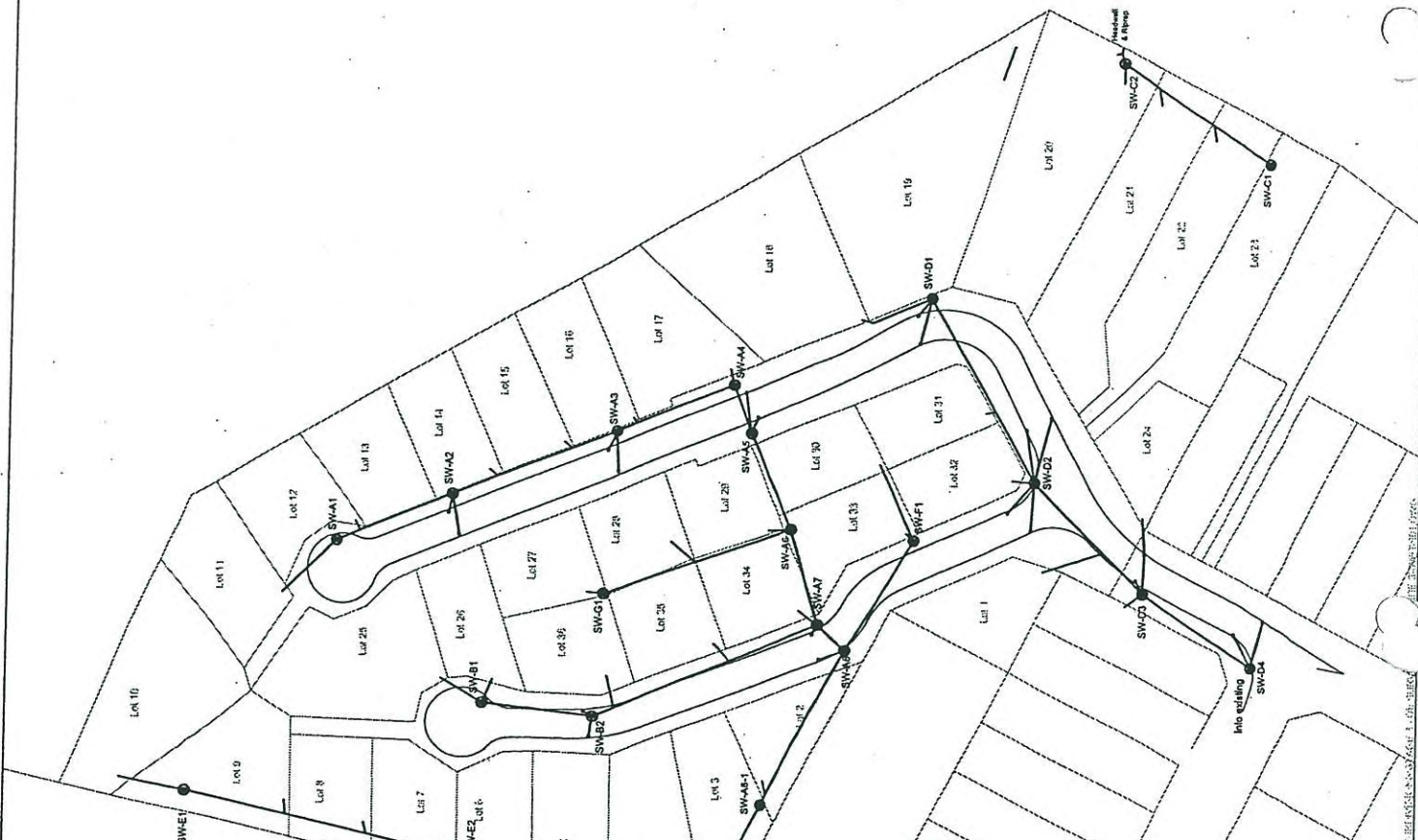
- 1) Existing manhole invert levels to be confirmed by the contractor prior to commencement of drainage.
- 2) Concrete bulkheads end / or bench steps in accordance with NZS 4404 : 2004 shall cm-003 are to be installed on all pipelines with grade exceeding 1.25%. Bulkheads to be spaced 100/grade(m)metres.
- 3) All lines under carriageways to be back filled with compacted hard fill.

B	Approved Draw A	28-5-07	
A	Consent Issues	11-12-06	
No.	Revision		Date
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Drawn:	JS	Date:	11-12-06
Checked:	AH		11-12-06
Approved:	DMB		11-12-06
Scale:	1:1000 @ A3	Sheet:	

Client:	Edgewater Developers Limited
Project:	Subdivision Stage 3 De Surville Road 36 Lots
Sheet Title:	Storm Water Plan

Job No.:	101465/07	Sheet No.:	S02	of	B
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Duffell Watts & King Ltd
CONSULTING ENGINEERS



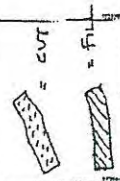
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 Consent # 20120828006



Northland Regional Council
APPROVED
 - 8 NOV 2012
 Plan / Document
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BRIMM & THOMSON
 10, BEXARD AVENUE

EDGEWATER DEVELOPERS
 BAY VILLAGE SUBDIVISION(S)
 STAGES 2 & 3
 LOCATION OF BACHMANN'S CUT + FILL AREAS.



PHOTOGRAPHIC SURVEY SET 1
 SCALE 1:5000
 DATE 1988