



Our Reference: 10523.1 (FNDC)

17 September 2024

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Proposed Subdivision of property at 31 Charlotte Kemp Drive, Kerikeri – M McIntosh

I am pleased to submit application on behalf of Margaret McIntosh, for a proposed subdivision of land zoned Residential at Charlotte Kemp Drive, Kerikeri. The subdivision is a discretionary activity under the Operative District Plan. Due to the historic use of the site for horticulture, consent is also required pursuant to the NES for Assessing and Managing Contaminants in Soil to Protect Human Health, as a controlled activity under that legislation.

The application fee of \$4,944 has been paid separately via direct credit.

Regards

A handwritten signature in black ink, appearing to read 'Lynley Newport', is written over a faint background image of a surveying trig station.

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

- | | |
|--|---|
| <input type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input checked="" type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input checked="" type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> Other (please specify) _____ | |

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

Adjacent property owners and Council's 3 Waters Department

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

5. Applicant Details

Name/s:

Margaret McIntosh

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Lynley Newport

Email:

Phone number:

Postal address:

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

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

7. Details of Property Owner/s and Occupier/s

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

Name/s:

Margaret McIntosh

**Property Address/
Location:**

Postcode

8. Application Site Details

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

Name/s:

Site Address/
Location:

31 Charlotte Kemp Drive

KERIKERI

Postcode

Legal Description:

Lot 62 DP 358589

Val Number:

Certificate of title:

238568

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.

The applicant does not reside on the property. In order that she is able to advise the tenant that Council staff are going to carry out a site visit, please contact the applicant in advance of any such visit, preferable 48 hours prior.

9. Description of the Proposal:

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

Subdivision to create two lots (one additional) on land zoned Residential; consent as a controlled activity under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Denis Thomson, Thomson Survey Ltd

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Denis Thomson

Signature:

(signature of bill payer)

Date 18-Sep-2024

MANDATORY

15. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Lynley Newport (agent and address for service)

Signature:



if the application is made by electronic means

Date 18-Sep-2024

Checklist (please tick if information is provided)

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

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

Margaret McIntosh

PROPOSED SUBDIVISION

requiring consent pursuant to the

Far North District Plan

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**NES for Assessing and Managing Contaminants
in soil to Protect Human Health**

31 Charlotte Kemp Drive, Kerikeri

PLANNING REPORT AND ASSESSMENT OF ENVIRONMENTAL EFFECTS

**Thomson Survey Ltd
Kerikeri**

1.0 INTRODUCTION

1.1 The Proposal

The applicant proposes to carry out a subdivision of their property at 31 Charlotte Kemp Drive, Kerikeri to create two residential allotments (one additional). Lot 1 of 380m² supports the existing two storey dwelling with existing driveway access off Charlotte Kemp Drive. Proposed Lot 2 is at the rear, proposed to be 302m² in area and to be accessed via a driveway down the south eastern side of the existing dwelling.

Some additional driveway width is provided for by way of easement over a strip of Lot 1 – refer to Scheme Plan. A 4.87m wide strip at the rear of Lot 2 is drainage and sewer easement in gross in favour of the Council.

The new proposed boundary will result in a breach of the zone's Sunlight (height to boundary) rule between lots.

The proposed scheme plan is attached in Appendix 1 and a location map is attached in Appendix 2.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

The second decision sought is for consent pursuant to the NES-Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS), where a DSI has been provided and the consent may be undertaken as a controlled activity under that legislation.

1.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent under the District Plan for a subdivision as a discretionary activity; and as a controlled activity under the NES-CS. The name and address of the owner of the property is contained in the Form 9 Application form.

2.0 PROPERTY DETAILS

Subdivision property

Location:	31 Charlotte Kemp Drive, Kerikeri
Legal description:	Lot 62 DP 358589
Record of Title:	238568; 682m ² in area (copy attached in Appendix 3).

3.0 SITE DESCRIPTION

3.1 Site characteristics.

The site is located on Charlotte Kemp Drive, one of a multitude of residential lots created as part of the Ranui subdivision. The site is fully serviced and access is via Council approved sealed public road.

The site supports an existing two storey dwelling with gardens. The area proposed to be the additional lot is currently in lawn. The site is level. It is bounded by residential development on its three internal boundaries, with road boundary making up the fourth boundary.

The property is zoned Residential in the Operative District Plan and General Residential in the Proposed District Plan. The site is not mapped in either plan as having any resource or feature overlay. The site is not mapped as being prone to any hazard.

3.2 Legal Interests

The application site has appurtenant rights to transmit electricity and convey water, as well rights to drain stormwater and sewage. It is subject to a right to drain water and sewerage (in gross) over part marked G on DP 358589 in favour of the FNDC. This easement is shown on the Scheme Plan in Appendix 1 and the instrument (6752646.5) is attached as part of Appendix 3.

The site is subject to Council imposed Consent Notices 5531271.3 and 5896535.1, both attached as part of Appendix 3. A compliance assessment against both consent notices is contained in Section 5.4 of this report.

The site is also subject to private Land Covenants 5531271.8 (since varied by 5627172.1); 5555467.1 (expired in December 2021); and 5958514.1. LC 5531271.8 and subsequent variation relate to the use of specified lots for non residential purposes and restrictions that might apply. This does not appear to involve the application site and as the site doesn't support a non residential use, it is not relevant. LC 5958514.1 relates to protection of an earth wall and planting, neither of which are located on the application site.

3.3 Consent History

Building consent history consists of BC-2007-951 (dwelling); BC-2007-1073 (Vehicle Crossing for same); and BC-2008-817 (also for Vehicle Crossing).

4.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

Clauses 2 & 3: Information required in all applications

<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Sections 1.1 above and 5.0 of this Planning Report.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6.0 of this Planning Report.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Section 3.0 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	Refer to Sections 3.0 and 5.0 of this Planning Report for existing activities within the site. The application is for consents pursuant to both the Operative District Plan and the NES-CS.
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	No other consents are required other than that being applied for pursuant to the Far North Operative District Plan.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Section 7.3 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i>	Refer to Sections 5.2, 7.1, 7.2, 7.4, 7.5 of this Planning Report.
<i>(a) any relevant objectives, policies, or rules in a document; and</i>	

<p>(b) any relevant requirements, conditions, or permissions in any rules in a document; and (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</p>	
<p>(3) An application must also include any of the following that apply:</p>	
<p>(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));</p> <p>(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));</p> <p>(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).</p>	<p>Refer sections 3.0 and 5.0. The site supports a legally established residential dwelling.</p> <p>There is no existing resource consent. Not applicable.</p> <p>The site is not within an area subject to a customary marine title group. Not applicable.</p>

Clause 4: Additional information required in application for subdivision consent

<p>(4) An application for a subdivision consent must also include information that adequately defines the following:</p>	
<p>(a) the position of all new boundaries: (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan: (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips: (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips: (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A: (f) the locations and areas of any land within the coastal marine area (which is</p>	<p>Refer to Scheme Plans in Appendix 1.</p>

to become part of the common marine and coastal area under section 237A): (g) the locations and areas of land to be set aside as new roads.	
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Clause 5: Additional information required for application for reclamation – not applicable.

Clause 6: Information required in assessment of environmental effects

<i>(1) An assessment of the activity's effects on the environment must include the following information:</i>	
<i>(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</i>	Refer to Section 6.0 of this planning report. The activity will not result in any significant adverse effect on the environment.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6.0 of this planning report.
<i>(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:</i>	Not applicable as the application does not involve hazardous installations.
<i>(d) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</i>	The subdivision does not involve any discharge of contaminant.
<i>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</i>	Refer to Section 6.0 of this planning report.
<i>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i>	Refer to Section 8.0 of this planning report.
<i>(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</i>	No monitoring is required as the scale and significance of effects does not warrant any.
<i>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected</i>	No protected customary right is affected.

<i>customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</i>	
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Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

<i>(1) An assessment of the activity's effects on the environment must address the following matters:</i>	
<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i>	Refer to Sections 6.0 and 8.0 of this planning report and also to the assessment of objectives and policies in Sections 7.1 and 7.2.
<i>(b) any physical effect on the locality, including any landscape and visual effects:</i>	Refer to Section 6.0. The proposed activity will have no adverse effects on the physical environment and landscape and visual amenity values.
<i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i>	Refer to Section 6.0. The proposal will result in no adverse effects in regard to habitat and ecosystems.
<i>(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</i>	Refer to Section 6.0, and above comments
<i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</i>	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.
<i>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</i>	The subdivision site is not subject to natural hazards and does not involve hazardous installations.

5.0 ACTIVITY STATUS**5.1 Operative District Plan**

The property is zoned Residential and is a sewered site. No Resource features apply. The controlled activity minimum lot size in the Residential Zone for a sewered site is 600m², with the discretionary activity threshold at 300m². Both lots are smaller than 600m² but larger than 300m². The activity is therefore a **discretionary** activity subdivision.

Residential Zone Rules:

7.6.5.1.2 Residential Intensity – there will be only one residential unit per new site. Complies.

7.6.5.1.4 Building Height – there is an existing building on Lot 1, and no consent is being sought to breach height limit for any building within Lot 2 (future building will be 8m or less in height).

7.6.5.1.5 Sunlight – the existing dwelling will be 1.2m from new proposed boundary for Lot 2's leg in driveway. The part of the existing dwelling adjacent to this new boundary is over 3.2m in height and as such does not comply with the Sunlight plane specified in the zone's Rule 7.6.5.1.5 and doesn't meet the 10m exemption requirement in part (a) of that rule. However, the proposed boundary is with what will be a legally established entrance strip, therefore the measurement can be "taken from the farthest boundary of the entrance strip..." In this instance the farthest boundary is the existing property boundary (and southeastern boundary of new Lot 2) and the house is therefore compliant with Rule 7.6.5.1.5 part (b).

The existing dwelling's north east face in relation to new proposed boundary between lots is higher than 4m above ground level at its apex and is only 2m from new proposed boundary. Whilst the portion of Lot 2 nearest to the building is highly likely to be utilised for parking only (no dwelling), **there will be a breach of Rule 7.6.5.1.5**. This is an internal boundary where the only affected person is the applicant and in lodging this application is effectively giving themselves written approval. The breach of Rule 7.6.5.1.5 does not change the category of activity.

7.6.5.1.6 Stormwater Management – the permitted threshold is 50%. Estimated impermeable surface coverage (taken from BC issued for dwelling) is 140m². This is less than 50% of proposed Lot 1's area. No consent is being sought to breach the stormwater management permitted activity threshold for Lot 2, with the rule providing for up to 151m² impermeable surface.

7.6.5.1.7 Setback from Boundaries – the existing dwelling is 1.2m or more from any new internal boundary and more than 3m from existing road boundary.

7.6.5.1.17 Building Coverage – total floor area (two storeys) is shown as 184m² on building consent plans. The Building Coverage rule provides for up to 45% of total site area. Building Coverage is defined as:

The proportion of the gross site area of a site which is covered by all buildings including any part of overhangs/eaves more than 600mm from an outside wall or supporting structure. This definition excludes pergolas, or similar open roofed structures, uncovered decks less than 1m in height, uncovered terraces, uncovered steps and swimming pools less than 1m in height.

In other words it does not include total floor area of both storeys, only the lower ground floor, i.e. the 'coverage'. This is shown as 124.5m², less than 45% of proposed lot area.

District Wide Rules:

12.3.6.1.2 Excavation and/or Filling – Zone provides for up to 200m³ in any 12 month period. This will not be exceeded by any site works. There will be no cut/fill face higher than 1.5m.

The site contains nothing to which Chapters 12.1, 12.2, 12.4, 12.5, or 12.7 relate to. The activity does not involve Hazardous Facilities or Storage.

Rules in Chapter 15.1 Traffic, Parking and Access:

There will be no change to existing access for Lot 1. A new single width urban crossing will be required for the proposed rear Lot 2. Appendix 3B-1 Standards for Private Access applies. This has no legal width requirement for a single household equivalent, but does require 3m carriageway width. This is to be accommodated by adding ROW over Lot 1.

Space is constrained within proposed Lot 2 in that no building can be constructed within easement G without the approval of the Council in terms of protecting Council's infrastructural assets (within G). However, this does not preclude unpaved parking from being within area G. In addition stacked parking is provided for in urban zones for frequent users such as residents. With this in mind, it is believed that two cars can park within Lot 2 and can execute manoeuvring to enable frontwards exit from the site. In any event it is also permitted to reverse off the site. I have not identified any breach of parking rules or standards.

The new accessway and crossing is on reasonably level ground and can be constructed in compliance with Rules 15.1.6C.1.1 - 1.3 inclusive and 15.1.6C.1.6. The new crossing will be over footpath. Rule 15.1.6C.1.4 provides for two crossings per site (complies) and the crossing to be 6m wide or less (complies).

5.2 Proposed District Plan (PDP) Assessment

Under the PDP, the property is proposed to be part of the General Residential Zone. I have examined the General Residential zone rules and none have legal effect.

In regard to district wide considerations in the PDP, the only rules in the Subdivision chapter that are marked as having immediate legal effect are those pertaining to Environmental Benefit Subdivisions (not applicable in this instance); Subdivision of a site within a heritage area overlay (again not applicable); Subdivision of a site that contains a scheduled heritage resource (again not applicable); Subdivision of a site containing a scheduled site and area of significance to Maori (not applicable); and Subdivision of a site containing a scheduled SNA (not applicable).

There are two earthworks rules and associated standards in the PDP that have legal effect. The requirements of those rules – related to observance of the ADP, and G05 Erosion and Sediment Control standards, can be achieved via conditions of consent, albeit minimal (if any) earthworks will be required for site works. No indigenous vegetation clearance is required.

In summary, I have not identified any rules in the PDP that have immediate legal effect and must therefore be considered in determining activity status for this proposal.

5.3 NES-CS

Being on land historically used for a HAIL activity, the application site is subject to the NESCS. Consequently, both a PSI and DSI have been carried out (refer to Appendix 6). All sampling results, including sampling to characterise possible arsenic hotspot, reported the concentration of the identified contaminants of interest compliant with the applicable soil

guideline value for the Residential 10% produce scenario. Soils on the site are highly unlikely to pose a risk to human health if the proposed subdivision and future residential living is undertaken and the subdivision may be undertaken as a controlled activity under the NESCS.

5.4 Consent Notices

The site is subject to Council imposed Consent Notices 5531271.3 and 5896535.1, both attached as part of Appendix 3.

Consent Notice 5531271.3 was registered on the title in 2003 when the first stage of the Ranui subdivision was given effect to. It is understood the reason for such a consent notice was to restrict the use of the sites to a single residential unit for the purposes of limiting connections to the Kerikeri Sewerage Scheme, at that time not yet upgraded to increase capacity. The Consent Notice reads:

"Development on each residential lot is to be restricted to one independent residential unit, with any associated accessory building(s)".

There are two other clauses relating to crossing and swale drains, which are, and will continue to be, complied with.

There is no need to actually seek consent to change this consent notice as it will carry down onto both proposed new titles, each of which will be restricted to one residential unit apiece. The intent of the clause when first imposed was to limit connections, however, the sewerage scheme has now been upgraded and no such limitation is necessary noting the property is within the Area of Benefit. Refer also to discussion in the AEE relating to wastewater.

The other Consent Notice, 5896535.1, replicates the two clauses relating to crossing and swale drains outlined above, but notably dropped the clause about residential units.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

6.1 Allotment Sizes and Dimensions

Proposed Lot 1 contains existing built environment.



Existing built development to be within Lot 1. Access to the proposed rear lot will be at right of house. Photo Source: DSI

prepared by NZ Environmental

Proposed Lot 2 cannot provide a 14m x 14m square building envelope because it is 13m wide (albeit 18m deep). It effectively has 147m² of buildable area, with other space available for driveway and parking. The inability to provide for a 14m x 14m square building envelope does not alter the activity category.



Photo sourced from DSI prepared by NZ Environment – northern proposed Lot 2

6.2 Natural and Other Hazards

There are no mapped natural hazards applying to the property. The site is within an existing and well established built up urban area with no apparent issues in regard to ground conditions. I have not identified any s106 matter that would preclude the proposed subdivision and further development of the site from occurring.

6.3 Water Supply

The application site has connection to town supply and an additional connection is requested for the proposed additional lot.

6.4 Energy Supply & Telecommunications

The area is serviced by reticulated power and telecommunications. Consultation has been carried out with both Chorus and Top Energy who have confirmed availability of services for an additional lot – refer to Appendix 4.

6.5 Stormwater Disposal

No consent is being sought for any exceedance of existing or proposed impermeable surface coverage above 50% of total site area of either lot. That being the case, there should be no issue in regard to stormwater management on site and discharge to Council stormwater as the coverage will remain within that anticipated for any residential site. The site is within an area with reticulated stormwater management.

6.6 Sanitary Sewage Disposal

The existing lot has a connection to Council's reticulated sewage system. Approval has been sought from the Council's 3 Waters Development Engineer for another connection, who

confirmed "... for consistency, the additional lot can connect to town water and sewer in principal since the site is within the Area of Benefit for both". A copy of the email communication forms part of Appendix 4.

6.7 Easements for any purpose

Refer to Scheme Plan(s) in Appendix 1. This shows both existing easements (some of which are in Gross) and proposed future easement A.

6.8 Property Access

The existing entrance into the site will remain for the existing dwelling. Another access will be formed to Council standard to serve the proposed rear lot. I believe the rear lot can accommodate two parking spaces and turning room. Easement G should not impede temporary occupation of a manoeuvring vehicle. It is noted that reversing off a site in this zone is a permitted activity.

6.9 Effects of Earthworks

Very little earthworks will be required to give effect to the subdivision.

6.10 Building Locations

There are constraints as to the location of a building within the vacant lot in that there is a 4.87m wide easement in gross in favour of the Council for infrastructure. It is not possible to build over this area without the express permission of the Council. Access to the services within the easement must be provided at all time. There is no other constraint.

6.11 Preservation and enhancement of heritage resources (including cultural), vegetation, fauna and landscape, and land set aside for conservation purposes

The site is zoned Residential with no resource feature overlays. It contains no features mapped in the Regional Policy Statement as having any high or outstanding landscape or natural values and no mapped biodiversity wetlands. There is no land set aside for conservation purposes within the application site.

Vegetation/habitat

The application site contains no areas of significant indigenous vegetation or habitat. The site is in an urban location.

Fauna

The site is urban with no restrictions on cats or dogs on any titles in the area that I am aware of. No restriction on the keeping of cats or dogs on the lots is considered necessary.

Heritage/Cultural

There are no listed or mapped Sites of Significance to Maori on the application site, nor any historic buildings, sites, notable trees or archaeological sites as mapped and/or listed in the

District Plan or Far North Maps. There are no waterbodies within the site or forming a site boundary.

6.12 Soil

The site is urban with no expectation to be utilised for productive use.

6.13 Access to, and protection of, waterbodies

There is no qualifying waterbody within the site or forming any boundary. The proposed additional lot, for residential use, will not adversely affect water quality.

6.14 Land use compatibility (reverse sensitivity)

The area is now predominantly residential in nature. An additional residential unit in this location will not add significantly to the risk of reverse sensitivity issues arising.

6.15 Proximity to Airports

The site is outside of any identified buffer area associated with the Bay of Islands Airport.

6.16 Natural Character of the Coastal Environment

The site is not within the Coastal Environment.

6.17 Energy Efficiency and renewable Energy Development/Use

A future lot owner may take the opportunity to install energy efficiency devices when they build.

6.18 National Grid Corridor

The National Grid does not run through the application site.

6.19 Effects on Character and Amenity

The character and amenity of Charlotte Kemp Drive is urban. In-fill development of the type being proposed will remain consistent with that character and amenity. The open space to built environment ratio will remain within permitted activity standards. The property over the back fence (to the north east) supports nine residential units at a density of 1 to 407m². There are two properties to the north west, each supporting a residence. The application site is the only site in the immediate area that developed with a view to leaving a large open space at the rear. Other residential development in the area maximised their building footprint within their site.

A recent Google image is attached in Appendix 5 that shows the coverage on lots in the immediate area. It is intended that impermeable coverage remain within permitted activity standards, and that building coverage will do likewise.

In regard to the internal Sunlight rule breach, the applicant is the only party impacted by this. The part of Lot 2 nearest the existing house will in all likelihood be reserved for parking as

opposed to accommodating a dwelling. In addition proposed Lot 2 is north of the existing dwelling so access to sunlight will not be impeded.

6.20 Other Matters

Cumulative Effect:

There will be a cumulative effect insofar as there will be an additional residential unit. However, the aerial imagery for the immediate area shows that this effect will be less than minor. The area is dominated by generously sized buildings on residential allotments with no expansive open space or grassed areas on properties. The aerial image is attached in Appendix x. The view from Charlotte Kemp Drive will be no different than it is pre subdivision as the second lot is to the rear.

Precedent Effect:

The proposal is a discretionary activity and in that sense, it is of a density provided for in the District Plan (compared to a non complying activity). An assessment of precedent effects is generally restricted to non complying activities. A subdivision such as the one being proposed is not precedent setting. Council has previously granted RC 2130103-RMACOM, also on Charlotte Kemp Drive, and also subject to the Consent Notice discussed earlier, for a two lot subdivision, as a discretionary activity. Council has also consented the large Crown backed subdivision on Hall Road, allowing sites of discretionary activity size, all to have connections to sewer – effectively granting connections to twice as many lots a controlled activity subdivision would have required. This clearly indicates no concerns in regard to the wastewater scheme's capacity. In summary, a precedent has already been set.

7.0 STATUTORY ASSESSMENT

7.1 Operative District Plan Objectives and Policies

Objectives and policies relevant to this proposal are considered to be primarily those listed in Chapters 13 (Subdivision); and 7.6 (Residential Zone) of the District Plan. These are listed and discussed below where relevant to this proposal.

Subdivision Objectives & Policies

Objectives

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

This is an enabling objective. The Residential Zone is identified and located in areas where medium and high density residential living is and will be the predominant use. The site is fully serviced. The proposal presents sustainable management and will provide for a small, affordable residence within walking distance of amenities. I believe the proposal to be consistent with Objective 13.3.1.

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

sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

The Assessment of Environmental Effects, and supporting reports, concludes that the proposed subdivision is appropriate for the site and that any actual or potential adverse effects can be avoided, remedied or mitigated. No reverse sensitivity effects will result from the subdivision and the site is not subject to any hazards.

Objectives 13.3.3 and 13.3.4 refer to outstanding landscapes or natural features; and scheduled heritage resources; and to land in the coastal environment. By proposing development on land that is none of these things, the proposal is consistent with these objectives as the proposal will not create any adverse effects on the values and character outlined in the two objectives.

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

The lots are and will be serviced with reticulated water, sewerage and stormwater.

13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.

This objective is likely intended to encourage Management Plan applications, and does not have a lot of relevance to this proposal.

13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.

And related Policy

13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

The site is not known to contain any sites of cultural significance to Maori, or wahi tapu. The site does not include or adjoin any waterbody. The subdivision creates an additional lot in an existing fully serviced urban area. I do not believe that the proposal adversely impacts on the ability of Maori to *maintain their relationship* with ancestral lands, water, sites, wahi tapu and other taonga.

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

Power can be provided to lot boundary.

13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).

13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.

A future lot owner will have sufficient scope within the site to include energy efficiencies within their individual home designs, via active means such as solar panels, or passive design strategies such as sky lights and orientation.

The subdivision is close to town amenities.

Objective 13.3.11 is not discussed further as there is no National Grid on or near the subject site.

Policies

13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:

- (a) natural character, particularly of the coastal environment;*
- (b) ecological values;*
- (c) landscape values;*
- (d) amenity values;*
- (e) cultural values;*
- (f) heritage values; and*
- (g) existing land uses.*

The values outlined above, along with existing uses, have been discussed earlier in this report.

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

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

Access to the site is off an existing public road (sealed), and either already is, or can be, formed to the required standard. Subdivision site works will be minimal and no site contouring is required as part of the actual subdivision works.

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

The site is not subject to any hazard that might impact on the future development of the proposed additional lot.

13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.

It is envisaged that internal to the site, utility services will be underground.

13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.

The site is not known to contain any of the natural and physical resources listed in 13.4.6.

Policy 13.4.7 is not discussed as this relates to carparking associated with non residential activities (not relevant) or esplanade areas, none of which are required or considered necessary.

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

This is discussed earlier. The lots will be connected to Council reticulated water supply.

Policies 13.4.9 and 13.4.10 are not discussed further. The former relates to bonus development donor and recipient areas, which are not contemplated in this proposal; whilst the latter only applies to subdivision in the Conservation Zone.

13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.

The application is not lodged as a Management Plan application.

13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to **S6 matters**. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:

(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004);

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

S6 matters (National Importance) are addressed later in this report.

In addition:

- (a) The proposal is within an urban area with residential character.
- (b) The proposal has little impact on natural character, indigenous vegetation, landforms, rivers, streams or wetlands.
- (c) The site is not in the coastal environment.
- (d) The site does not adjoin any stream or river. No public access is required.
- (e) The proposal is not believed to negatively impact on the relationship of Maori with their culture.
- (f) There are no existing significant habitat or areas of significant indigenous vegetation.

-
- (g) There are no identified heritage values.
 - (h) The site is fully serviced and not subject to natural hazards.

I consider the proposal to be consistent with Policy 13.4.13.

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

The subdivision has had regard to the underlying zone's objectives and policies – see below.

13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following: (a) development of energy efficient buildings and structures; (b) reduced travel distances and private car usage; (c) encouragement of pedestrian and cycle use; (d) access to alternative transport facilities; (e) domestic or community renewable electricity generation and renewable energy use

The new lot can readily provide for a house site with good access to sunlight and the ability to utilise energy efficiency measures. The site is close to transport networks.

Policy 13.4.16 is not considered relevant as it only relates to the National Grid.

In summary, I believe the proposal to be consistent with the above Objectives and Policies.

Residential Zone Objectives and Policies

Objectives:

7.6.3.1 To achieve the development of new residential areas at similar densities to those prevailing at present.

7.6.3.2 To enable development of a wide range of activities within residential areas where the effects are compatible with the effects of residential activity.

I believe the proposed subdivision to be capable of providing for development that will be in keeping with, and compatible with, the character and amenity of the area. The sites will be fully serviced.

And policies

7.6.4.1 That the Residential Zone be applied to those parts of the District that are currently predominantly residential in form and character.

7.6.4.2 That the Residential Zone be applied to areas which are currently residential but where there is scope for new residential development.

7.6.4.3 That the Residential Zone be applied to areas where expansion would be sustainable in terms of its effects on the environment.

All of the above policies are applicable to the Council when determining zoning, and not to the individual property owner when developing their site.

7.6.4.4 That the Residential Zone provide for a range of housing types and forms of accommodation.

The additional vacant lot has constraints, not so much in regard to its overall size, but because of a stormwater easement that must be avoided by built development. However, Policy 7.6.4.4 encourages a range of housing types and forms of accommodation, therefore a small home, readily accommodated on the additional lot, is consistent with, and provided for by Policy 7.6.4.4.

7.6.4.5 That non-residential activities only be allowed to establish within residential areas where they will not detract from the existing residential environment.

7.6.4.6 That activities with net effects that exceed those of a typical single residential unit, be required to avoid, remedy or mitigate those effects with respect to the ecological and amenity values and general peaceful enjoyment of adjacent residential activities.

The above two policies are not relevant as this is a subdivision application and not seeking any non residential use requiring land use.

7.6.4.7 That residential activities have sufficient land associated with each household unit to provide for outdoor space, planting, parking and manoeuvring.

7.6.4.8 That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited so as to provide open space around buildings to enable planting, and to reduce adverse hydrological, ecological and amenity effects.

7.6.4.9 That sites have adequate access to sunlight and daylight.

7.6.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on a site.

These matters have been addressed in the AEE. At least 50% of the new lot will be left permeable and 55% left without building coverage. There will be at least a 4m gap, if not slightly more, between any building on the additional lot and the existing dwelling – well over the permitted setback distance of 1.2m. The existing house does not breach the sunlight rule on the new proposed lot's easement boundary.

7.2 Proposed District Plan Objectives and Policies

PDP Subdivision Objectives:

SUB-O1 Subdivision results in the efficient use of land, which:

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

SUB-O2 Subdivision provides for the:

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

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

SUB-O4

Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:

- a. public open spaces;
- b. esplanade where land adjoins the coastal marine area; and
- c. esplanade where land adjoins other qualifying water bodies.

The subdivision results in the efficient use of land and achieves the objectives of the zone. It contributes to the local character and sense of place and reverse sensitivity issues are not increased. The subdivision does not increase the risk from natural hazards, because there are none, and manages adverse effects (SUB-O1). The site and surrounding area is no longer utilised for productive purposes and is not zoned for productive use, so the subdivision has no need to protect such land. The site contains none of the items listed in SUB-O2(b).

The site is connected to Council services, and has power and telecommunications (SUB-O3). The subdivision creates lots that are accessible, connected and integrated with the surrounding environment. The Ranui subdivision already contains public open spaces and there are no qualifying water bodies that require esplanade (SUB-O4).

SUB-P1 Enable boundary adjustments that:

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

Not relevant – application is not a boundary adjustment.

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

Not relevant – application does not involve public works, infrastructure, reserves or access lots.

SUB-P3 Provide for subdivision where it results in allotments that:

- a. are consistent with the purpose, characteristics and qualities of the zone;
- b. comply with the minimum allotment sizes for each zone;
- c. have an adequate size and appropriate shape to contain a building platform; and
- d. have legal and physical access.

The lots are consistent with the purpose, characteristics and qualities of the zone. They are of adequate size to contain a building platform and have legal and physical access. The PDP's General Residential Zone has the same minimum lot sizes as the ODP's residential zone, but are yet to have any legal effect.

SUB-P4

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

The site contains no waterbodies, areas of biodiversity, historical or cultural values or hazards.

SUB-P5

Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:

- a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network;
- b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections;
- c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;
- d. contributing to a well connected transport network that safeguards future roading connections; and
- e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.

Whilst a second crossing to road frontage is proposed, this does not, in my opinion adversely affect the safety and efficiency of the transport network.

SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:

- a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and
- b. ensuring that the infrastructure is provided in accordance the purpose, characteristics and qualities of the zone.

The sites are / will be fully serviced.

SUB- P7

Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying water bodies.

The site does not adjoin any waterbody.

SUB-P8 Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:

The site is not zoned Rural Production.

SUB-P9

Avoid subdivision [sic] rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.

The site is not zoned either Rural Production or Rural Lifestyle and the subdivision is not a Management Plan.

SUB-P10

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

Not applicable. There are no minor residential units.

SUB-P11

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

- a. consistency with the scale, density, design and character of the environment and purpose of the zone;
- b. the location, scale and design of buildings and structures;
- c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;

-
- d. managing natural hazards;
 - e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and
 - f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

As the proposal does not require consent under the PDP, this policy is of limited relevance. In any event, I believe the proposal has adequately taken into account all of the matters listed above.

In summary I believe the proposed subdivision to be consistent with the PDP's objectives and policies in regard to subdivision.

General Residential Zone Objectives:

GRZ-O1

The General Residential zone provides a variety of densities, housing types and lot sizes that respond to:

- a. housing needs and demand;
- b. the adequacy and capacity of available or programmed development infrastructure;
- c. the amenity and character of the receiving residential environment; and
- d. historic heritage.

GRZ-O2

The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while reducing urban sprawl.

GRZ-O3

Non-residential activities contribute to the well-being of the community while complementing the scale, character and amenity of the General Residential zone

GRZ-O4

Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.

GRZ-O5

Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.

GRZ-O6

Residential communities are resilient to changes in climate and are responsive to changes in sustainable development techniques.

The proposal will provide for a small, affordable and comfortable home within easy working distance of amenities. The site is serviced. The proposal will not adversely impact on the amenity the area. The site has no heritage values (GRZ-O1). The site is within the Areas of Benefit for Council services and is effectively an example of sensible in-fill urban development (GRZ-O2 & GRZ-O4). GRZ-O3 is not relevant. The site is not in any area subject to hazard and is within a managed stormwater area (GRZ-O5).

GRZ-P1

Enable land use and subdivision in the General Residential zone where:

- a. there is adequacy and capacity of available or programmed development infrastructure to support it; and
- b. it is consistent with the scale, character and amenity anticipated in the residential environment.

The site is fully serviced and the outcome will be consistent with the scale of residential development provided for in the zone.

GRZ-P2

Require all subdivision in the General Residential zone to provide the following reticulated services to the boundary of each lot:

- a. telecommunications:
 - i. fibre where it is available; or
 - ii. copper where fibre is not available;
- b. local electricity distribution network; and
- c. wastewater, potable water and stormwater where they are available.

The site is / can be fully serviced.

GRZ-P3

Enable multi-unit developments within the General Residential zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed development infrastructure.

GRZ-P4

Enable non-residential activities that:

GRZ-P5

Provide for retirement villages where they:

None of the above three policies are relevant to the proposal, albeit if multi-unit developments are an accepted and expected land use and type of accommodation in the zone, then surely a proposal to create an additional lot with a stand alone dwelling is also an accepted and expected outcome in the zone.

GRZ-P6

Encourage and support the use of on-site water storage to enable sustainable and efficient use of water resources.

If would be feasible for the additional lot to collect roof run off to tank to supplement town supply.

GRZ-P7

Encourage energy efficient design and the use of small-scale renewable electricity generation in the construction of residential development.

A small home is more energy efficient than a large one. The future owner may choose to utilise renewable electricity, e.g. solar, if they wish.

GRZ-P8

Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. consistency with the scale, design, amenity and character of the residential environment;
- b. the location, scale and design of buildings or structures, potential for shadowing and visual dominance;
- c. for residential activities:
 - i. provision for outdoor living space;
 - ii. privacy for adjoining sites;
 - iii. access to sunlight;
- d. for non-residential activities:
 - i. scale and compatibility with residential activities
 - ii. hours of operation
- e. at zone interfaces, any setbacks, fencing, screening or landscaping required to address potential conflicts;

-
- f. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity, including:
- i. opportunities for low impact design principles
 - ii. ability of the site to address stormwater and soakage;
 - g. managing natural hazards; and
 - h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6

No land use consent is required or being lodged under the PDP, so the above policy has little relevance. Notwithstanding that, I believe the proposal to be consistent with any parts of GRZ-P8 relevant to a subdivision application.

7.3 Part 2 Matters

5 Purpose

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.
- (2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
 - (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal provides for peoples' social and economic well being, and for their health and safety, while sustaining the potential of natural and physical resources, safeguarding the life-supporting capacity of air, water, soil and the ecosystems; and avoiding, remedying or mitigating adverse effects on the environment.

6 Matters of national importance

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

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- (f) the protection of historic heritage from inappropriate subdivision, use, and development;
- (g) the protection of protected customary rights;
- (h) the management of significant risks from natural hazards.

The application site does not contain or display any of the features, resources or values outlined in Section 6.

7 Other matters

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

- (a) kaitiakitanga:*
- (aa) the ethic of stewardship:*
- (b) the efficient use and development of natural and physical resources:*
- (ba) the efficiency of the end use of energy:*
- (c) the maintenance and enhancement of amenity values:*
- (d) intrinsic values of ecosystems:*
- (e) [Repealed]*
- (f) maintenance and enhancement of the quality of the environment:*
- (g) any finite characteristics of natural and physical resources:*
- (h) the protection of the habitat of trout and salmon:*
- (i) the effects of climate change:*
- (j) the benefits to be derived from the use and development of renewable energy.*

Regard has been had to any relevant parts of Section 7 of the RMA, "Other Matters". These include 7(b), (c), (d) and (f). It is considered that the proposal represents efficient use and development of a site. Proposed layout will ensure the maintenance of amenity values and the quality of the environment. The proposal has had regard to the values of ecosystems.

8 Treaty of Waitangi

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

The principles of the Treaty of Waitangi have been considered and it is believed that this proposed subdivision does not offend any of those principles.

In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

7.4 National Environmental Standards

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) is relevant to the application noting the land's historic use. A DSI by NZ Environmental is attached in Appendix 6. This concludes that it is highly unlikely to be a risk to human health as a result of the subdivision and future residential use. Soil contamination does not exceed the applicable standard for NESCS purposes. As such the activity is a controlled activity pursuant to the NESCS).

7.5 National and Regional Policy Statements

I have not identified any national policy statements relevant to this proposal. In regard to the NPS on Urban Development 2020 – Updated May 2022 (NPS UD), the Far North District Council is neither a Tier 1 nor Tier 2 local authority. Notwithstanding this, the NPS UD's objectives and policies focus on improving housing affordability and enabling more people to live close to amenities in urban centres, in a variety of homes, along with the necessary infrastructure planning to be carried out. In fill development such as that proposed is entirely consistent with the objectives and policies of the NPS UD.

There are no water bodies or natural inland wetlands on the property. The site is not subject to the NPS for Highly Productive Land because it is not zoned general rural or rural production.

The Regional Policy Statement for Northland contains objectives and policies related to infrastructure and regional form and economic development. These are enabling in promoting sustainable management in a way that is attractive for business and investment. The proposal is consistent with these objectives and policies.

8.0 s95A-E ASSESSMENT & CONSULTATION

8.1 S95A Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Step 1 specifies when public notification is mandatory in certain circumstances. None of these circumstances exist and public notification is not mandatory. Step 2 of s95A specifies the circumstances that preclude public notification. None of these exist, and public notification is therefore not precluded. Step 3 of s95A must then be considered. This specifies that public notification is required in certain circumstances. These include:

- (a) *the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;*
- (b) *the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.*

The application is not subject to a rule or national environmental standard that requires public notification. This report and AEE concludes that the activity will not have, nor is it likely to have, adverse effects on the environment that are more than minor. In summary public notification is not required pursuant to Step 3 of s95A.

Step 4 of s95A states that the consent authority is to determine if there are any special circumstances under which public notification may be warranted. Such circumstances are not defined. I do not consider any such circumstances exist.

In overall summary, public notification of this application is not required.

8.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. No such groups or persons exist in this instance.

Step 2 of s95B specifies the circumstances that preclude limited notification. No such circumstances exist and therefore limited notification is not precluded.

Step 3 of s95B must be considered. This specifies that certain other affected persons must be notified, specifically:

- (7) *In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.*
- (8) *In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.*

The application is not for a boundary activity. Refer to the s95E assessment below in regard to the determination of affected persons.

Step 4 of s95B states that the consent authority is to determine if there are any special circumstances under which limited notification may be warranted. Such circumstances are not defined. I do not consider any such circumstances exist.

8.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be no more than minor. As such public notification is not required.

8.4 S95E Affected Persons & Consultation

A person is an 'affected person' if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). A person is not an affected person if they have provided written approval for the proposed activity.

The applicant has consulted with the following parties and obtained Written Approvals from them all (refer also to Appendix 7):

Name	Address	Legal Description
A M Weir	27 Charlotte Kemp Drive	Lot 60 DP 358589
E M & K C Dadson	29 Charlotte Kemp Drive	Lot 61 DP 358589
M M Iwashita	33 Charlotte Kemp Drive	Lot 63 DP 358589
Felicity Beckett	26 Cannon Drive	Flat 8, DP 157632

Of the above adjacent properties, the Dadson property is the least affected and there is effectively no change in what they see, or can be seen by as a result of the proposed

subdivision. Their boundary remains with the front property containing the existing dwelling. No additional access is proposed on their boundary. Nonetheless their written approval has been obtained.

The site does not contain any heritage or cultural sites or values, is not close to, and does not contain, any water body, and no earthworks are being proposed. The site does not contain any areas of indigenous vegetation or habitat. The site is not accessed off state highway. As such, no pre lodgement consultation has been considered necessary with tangata whenua, Heritage NZ, Department of Conservation or Waka Kotahi. Prior to lodging the application consultation was carried out with 3 Waters staff at the Council, specifically Sujeet Tikaram, who confirmed in principle that the site can connect to reticulated sewerage services given it is within the Area of Benefit. Email communication with Mr Tikaram is attached as part of Appendix 4.

9.0 CONCLUSION

The site is considered suitable for the proposed subdivision. Effects on the wider environment are, I believe, capable of remedy and mitigation through conditions of consent, such that they will be no more than minor. The proposal is considered consistent with the relevant objectives and policies of the Operative and Proposed District Plans, and relevant objectives and policies of the National and Regional Policy Statements, and consistent with Part 2 of the Resource Management.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified. Written Approvals have been obtained from adjacent property landowners.

It is requested that the Council give favourable consideration to this application and grant consent.



Lynley Newport
Senior Planner
THOMSON SURVEY LTD

Date 18th September 2024

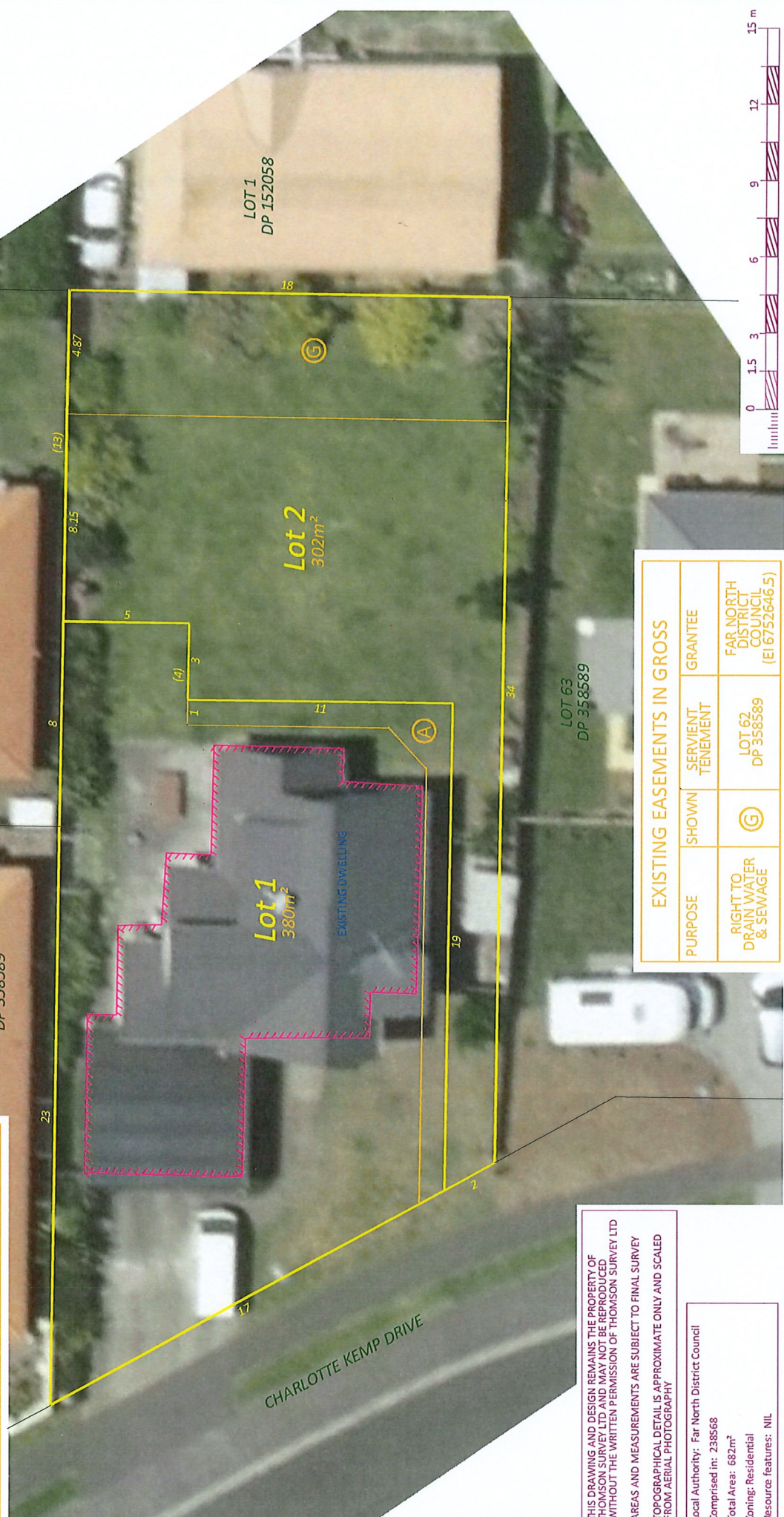
11.0 LIST OF APPENDICES

Appendix 1	Scheme Plan(s)
Appendix 2	Locality Plan
Appendix 3	Record of Title & Relevant Instruments
Appendix 4	Consultation with Service Providers
Appendix 5	Google imagery of area
Appendix 6	Detailed Site Investigation
Appendix 7	Written Approvals

Appendix 1

Scheme Plan(s)

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 1, HEREON	LOT 2, HEREON



EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO DRAIN WATER & SEWAGE	(G)	LOT 62 DP 358589	FAR NORTH DISTRICT COUNCIL (EI 6752646.5)

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD
 AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY
 TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: 238568
 Total Area: 682m²
 Zoning: Residential
 Resource features: NIL

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

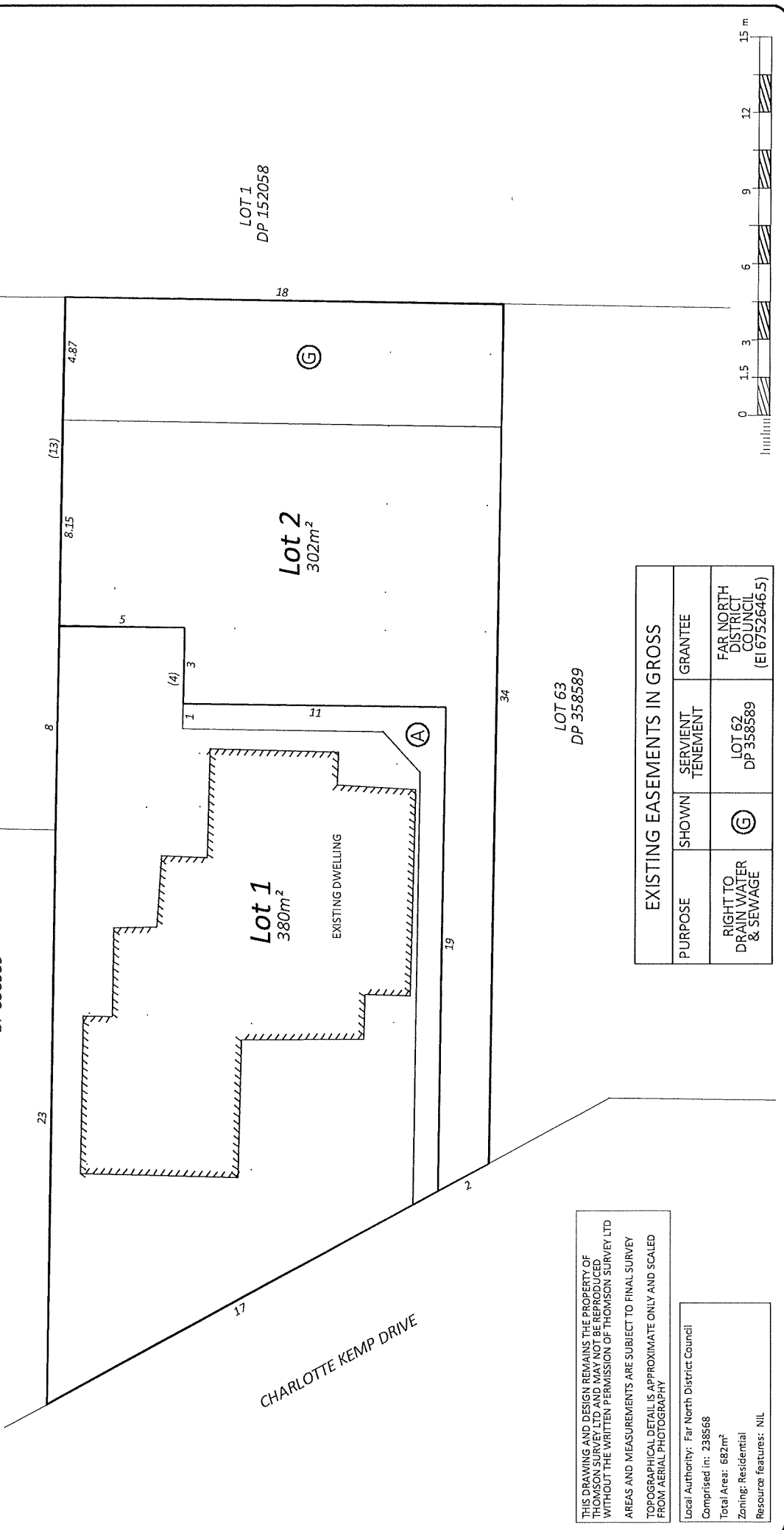
**PROPOSED SUBDIVISION OF
 LOT 62 DP 358589
 31 CHARLOTTE KEMP DRIVE, KERIKERI**
 PREPARED FOR: M. McIntosh

Survey Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey Design	KY 05.09.23	1:150	A3
Approved	KY 16.09.24		

10523 Scheme

Surveyors Ref. No: 10523
 Sheet 1 of 1

MEMORANDUM OF EASEMENTS		
PURPOSE	SHOWN	SERVIENT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 1, HEREON
		LOT 2, HEREON



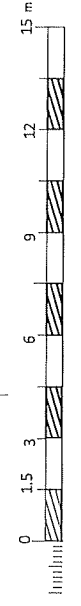
EXISTING EASEMENTS IN GROSS		
PURPOSE	SHOWN	SERVIENT TENEMENT
RIGHT TO DRAIN WATER & SEWAGE	(G)	LOT 62, DP 358589
		FAR NORTH DISTRICT COUNCIL (E16752646.5)

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAILS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: 238568
 Total Area: 682m²
 Zoning: Residential
 Resource features: NIL



THOMSON SURVEY
 315 Kerikeri Rd
 P.O. Box 372, Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360 Fax: (09) 4077322

Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION OF
 LOT 62 DP 358589**
 31 CHARLOTTE KEMP DRIVE, KERIKERI

PREPARED FOR: M. McIntosh

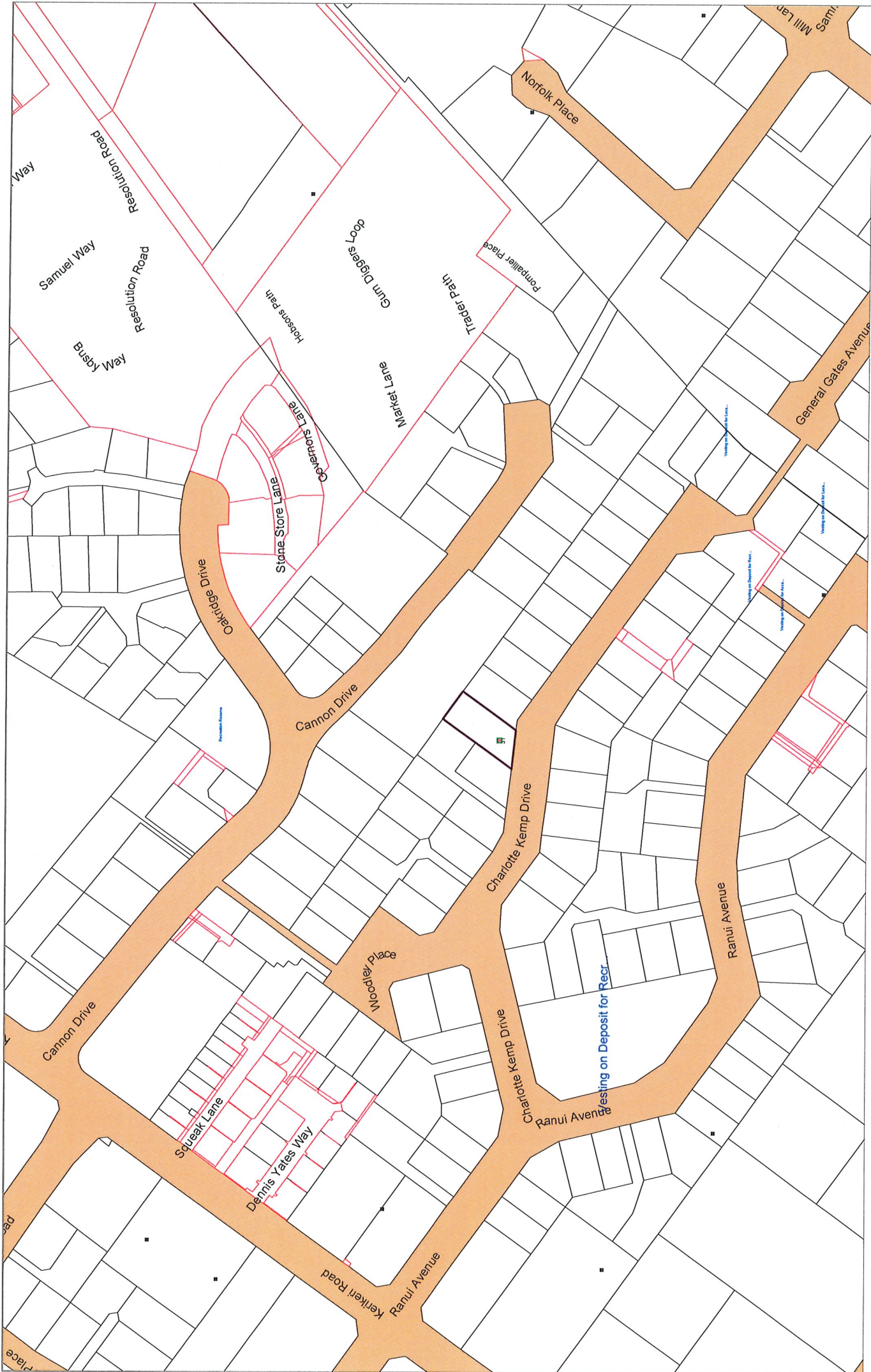
Survey	Name	Date	ORIGINAL SHEET SIZE
Design	KY	05.09.23	SCALE
Drawn	KY	16.09.24	1:150
Approved	KY	16.09.24	SHEET SIZE
Rev			A3

10523 Scheme

Surveyors Ref. No: 10523
 Sheet 1 of 1

Appendix 2

Locality Plan



Any person wishing to rely on the information shown on this map must independently verify the information
Scale 1:2500 Topographical and Cadastral map derived from LINZ data. Printed: 01-Nov-2023 01:23.


Appendix 3

Record of Title & Relevant Instruments



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




R.W. Muir
Registrar-General
of Land

Identifier 238568
Land Registration District North Auckland
Date Issued 14 February 2006

Prior References

176972

Estate	Fee Simple
Area	682 square metres more or less
Legal Description	Lot 62 Deposited Plan 358589

Registered Owners

Margaret Anne McIntosh

Interests

Appurtenant hereto are rights to transmit electricity and convey water specified in Easement Certificate C489374.4 - 15.6.1993 at 2.32 pm

The easements specified in Easement Certificate C489374.4 are subject to Section 309 (1) (a) Local Government Act 1974

Fencing Covenant in Transfer D608075.1 - 29.5.2001 at 9.07 am

5531271.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.3.2003 at 9:00 am

Appurtenant hereto is a right to drain stormwater created by Easement Instrument 5531271.7 - 25.3.2003 at 9:00 am

The easements created by Easement Instrument 5531271.7 are subject to Section 243 (a) Resource Management Act 1991

5531271.8 Land Covenant - 25.3.2003 at 9:00 am

Land Covenant in Easement Instrument 5555467.1 - 15.4.2003 at 9:00 am

Fencing Covenant in Easement Instrument 5555467.1 - 15.4.2003 at 9:00 am

5627172.1 Variation of the Land Covenant in Easement Instrument 5531271.8 - 18.6.2003 at 9:00 am

5896535.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.2.2004 at 9:00 am

Appurtenant hereto is a right to drain water easement created by Easement Instrument 5896535.4 - 12.2.2004 at 9:00 am

The easements created by Easement Instrument 5896535.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights to drain sewage & water easements created by Easement Instrument 5896535.5 - 12.2.2004 at 9:00 am

The easements created by Easement Instrument 5896535.5 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 5958514.1 - 6.4.2004 at 9:00 am

Subject to a right to drain water and sewerage (in gross) over part marked G on DP 358589 in favour of the Far North District Council created by Easement Instrument 6752646.5 - 14.2.2006 at 9:00 am

The easements created by Easement Instrument 6752646.5 are subject to Section 243 (a) Resource Management Act 1991

Approvals

For Ranui Investments (Kerikeri) Limited

Registered Owners

I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 7th day of September 2005 subject to the granting of reserving of the easements set out in the memorandum hereon & subject to the amalgamation condition set out hereon.

Authorised Officer

RC 2050801

EXISTING COVENANTS

Purpose Shown Created by
 Earth Wall & Fencing Protection (AA) 59585H.1 (BB)

Amalgamation Condition
 That Lots 137 and 139 be held in the same Certificate of Title (see 494821)

Sheet 1 of 2
 Class of Survey: Class 1

NEW C.S.T. ALLOCATED:

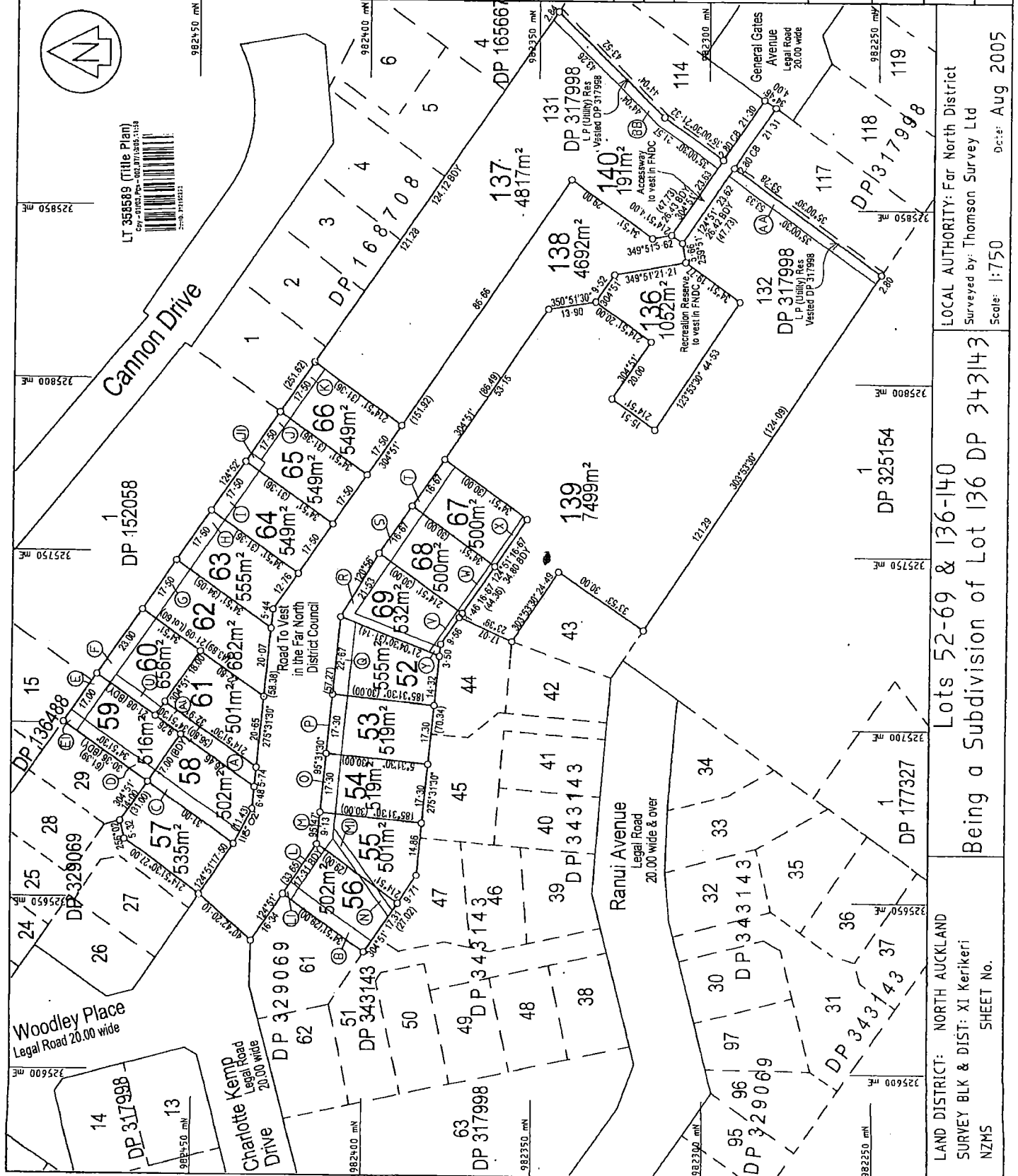
LOT 63	238569
64	238570
65	238571
66	238572
67	59585H.1
68	59585H.2
69	59585H.3
70	59585H.4
71	59585H.5
72	59585H.6
73	59585H.7
74	59585H.8
75	59585H.9
76	59585H.10
77	59585H.11
78	59585H.12
79	59585H.13
80	59585H.14
81	59585H.15
82	59585H.16
83	59585H.17
84	59585H.18
85	59585H.19
86	59585H.20
87	59585H.21
88	59585H.22
89	59585H.23
90	59585H.24
91	59585H.25
92	59585H.26
93	59585H.27
94	59585H.28
95	59585H.29
96	59585H.30
97	59585H.31
98	59585H.32
99	59585H.33
100	59585H.34
101	59585H.35
102	59585H.36
103	59585H.37
104	59585H.38
105	59585H.39
106	59585H.40
107	59585H.41
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125	59585H.59
126	59585H.60
127	59585H.61
128	59585H.62
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130	59585H.64
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132	59585H.66
133	59585H.67
134	59585H.68
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136	59585H.70
137	59585H.71
138	59585H.72
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140	59585H.74
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150	59585H.84
151	59585H.85
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154	59585H.88
155	59585H.89
156	59585H.90
157	59585H.91
158	59585H.92
159	59585H.93
160	59585H.94
161	59585H.95
162	59585H.96
163	59585H.97
164	59585H.98
165	59585H.99
166	59585H.100

Total Area 2.7973ha
 Comprised in C.T. 176972

I, Davis McGregor Thomson, being a person entitled to practise as a licensed cadastral surveyor, certify that the data on which this survey is based are true and correct in accordance with the Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/2. This survey has been created in accordance with the Act and these Rules.

Signature: *Davis McGregor Thomson*
 Date: 20.09.2005

Field Book:
 Reference Plans:
 Examined:
 Approved as to Survey by Land Information NZ on 14/12/2006



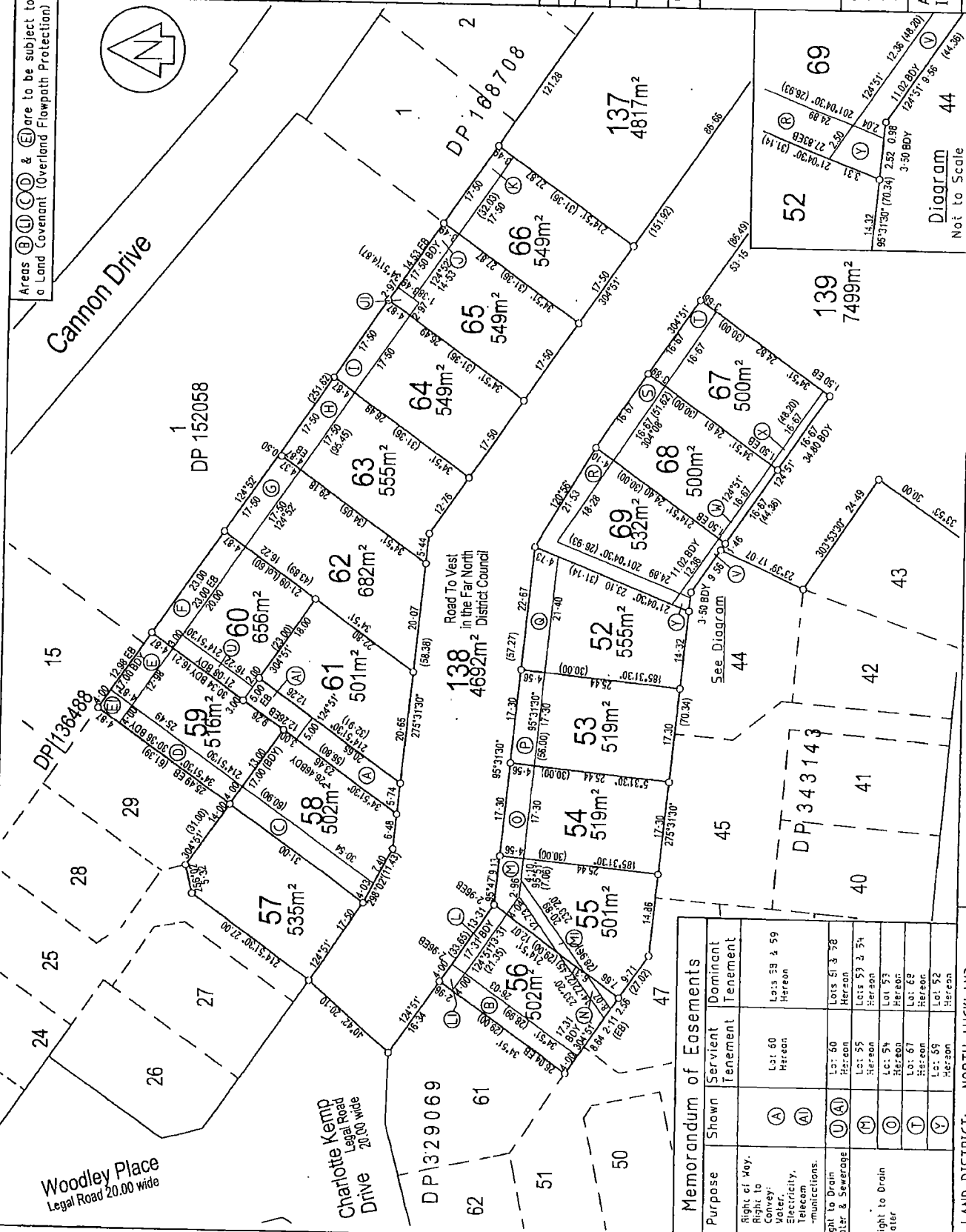
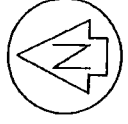
LOCAL AUTHORITY: Far North District
 Surveyed by: Thomson Survey Ltd
 Scale: 1:750
 Date: Aug 2005

Lots 52-69 & 136-140
 Being a Subdivision of Lot 136 DP 343143

LAND DISTRICT: NORTH AUCKLAND
 SURVEY BLK & DIST: XI Kerikeri
 NZMS SHEET No.

Approved AS/ET 200702

Areas (B), (C), (D) & (E) are to be subject to a Land Covenant (Overland Flowpath Protection).



Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way, Convey, Water, Electricity, Telecom, Telecommunications.	(A)	Lot 60 Hereon	Lots 58 & 59 Hereon
Right to Drain	(U)	Lot 60 Hereon	Lots 51 & 52 Hereon
Right to Drain	(M)	Lot 55 Hereon	Lots 53 & 54 Hereon
Right to Drain	(O)	Lot 54 Hereon	Lot 53 Hereon
Right to Drain	(T)	Lot 67 Hereon	Lot 68 Hereon
Right to Drain	(Y)	Lot 59 Hereon	Lot 52 Hereon

LAND DISTRICT: NORTH AUCKLAND
 SURVEY BLK & DIST: XI Kerikeri
 NZMS SHEET NO.

Lots 52-69 & 136-140
 Being a Subdivision of Lot 136 DP 343143

LOCAL AUTHORITY: Far North District
 Surveyed by: Thomson Survey Ltd
 Scale: 1:500
 Date: Aug 2005

Memorandum of Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Right to drain water & Sewerage	(E)	Lot 59 Hereon	Far North District Council
	(E)	Lot 60 Hereon	
	(E)	Lot 62 Hereon	
	(E)	Lot 63 Hereon	
	(E)	Lot 64 Hereon	
	(E)	Lot 65 Hereon	
Right to drain water	(U)	Lot 66 Hereon	Far North District Council
	(U)	Lot 67 Hereon	
	(U)	Lot 65 Hereon	
	(U)	Lot 66 Hereon	
	(U)	Lot 56 Hereon	
	(U)	Lot 55 Hereon	
	(U)	Lot 54 Hereon	
Right to drain Sewerage	(E)	Lot 54 Hereon	Far North District Council
	(E)	Lot 53 Hereon	
	(E)	Lot 52 Hereon	
	(E)	Lot 69 Hereon	
	(E)	Lot 68 Hereon	
	(E)	Lot 67 Hereon	

Existing Easements in Gross
 Purpose Shown Created by
 Right to Transmit Electricity (E) 6299573.7
 Sheet 2 of 2 Class of Survey: Class 1
 Total Area
 Comprised in

I, Denis McGregor, Thomson, being a person entitled to practice as a licensed cadastral surveyor, certify that:-
 (a) The Surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/2;
 (b) This dataset is accurate, and has been created in accordance with that Act and these Rules.

Signature: *D. McGregor*
 Date: 5 Oct 2005
 Field Book: P
 Reference Page: P
 Examined: Correct

Approved as to Survey by Land Information NZ on 17/10/2005
 Deposited by Land Information NZ on 14/2/2006

File 709 Rural stage 4, title Instructions 07-0.C.1-2005
 Approved AK/M 00702
 DP 358589

FAR NORTH DISTRICT COUNCIL



THE RESOURCE MANAGEMENT ACT 1991

CONO 5531271.3 Consen

Cpy - 01/01, Pgs - 001, 24/03/03, 16:08



DocID: 310796877

SECTION 221: CONSENT NOTICE

REGARDING RC 2020123

The subdivision of

Lot 2 DP 176446, Pt Lot 1 DP 94279 and Lot 2 DP 310515

North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the appropriate new titles of DP 317998.

SCHEDULE

In respect of all Titles

- a) Any crossing point to be constructed for access shall be completed in accordance with the appropriate Council standard.
- b) Any swale drains contained within the drainage easements identified on the survey plan are to remain free of any amenity planting or built structures which may act as an obstruction to the free flow of storm water along these drains.
- c) Development on each residential Lot is to be restricted to one independent residential unit, with any associated accessory building(s).

SIGNED:

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

DATED at KAIKOHE this 11th day of March 2003.

RC 2020123

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

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

Sections 90A and 90F, Land Transfer Act 1952.

E 5531271.8 Grant of Ea:

Land registration district

NORTH AUCKLAND



Copy - 01/01, Pgs - 004, 24/03/03, 16:17



DocID: 310796903

Grantor

Surname(s) must be underlined or in CAPITALS.

RANUI INVESTMENTS (KERIKERI) LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.

RANUI INVESTMENTS (KERIKERI) LIMITED

Grant* of easement or profit à prendre or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 7th day of March 2003

Attestation

	Signed in my presence by the Grantor Ranui Investments (Kerikeri) Limited by its duly authorised attorneys David Wayne Parsons and Richard George Ashwell Palmer
David Wayne Parsons	
	Signature of witness
Richard George Ashwell Palmer	
Signature [common seal] of Grantor	Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address

ADRIENNE MARGARET NEWTON
LEGAL EXECUTIVE
KAIKOHE

	Signed in my presence by the Grantee Ranui Investments (Kerikeri) Limited by its duly authorised attorneys David Wayne Parsons and Richard George Ashwell Palmer
David Wayne Parsons	
	Signature of witness
Richard George Ashwell Palmer	
Signature [common seal] of Grantee	Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address

ADRIENNE MARGARET NEWTON
LEGAL EXECUTIVE
KAIKOHE

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Approved by Registrar-General of Land under No. 2002/6055
Annexure Schedule 1



Easement instrument

Dated

7th March 2003

Page

2

of

4

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Covenant as to industrial use	DP 317998	70516 and 70517	70526

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

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

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.
The implied rights and powers are **[varied]** **[negated]** **[added to]** or **[substituted]** by:
[Memorandum number _____ registered under section 155A of the Land Transfer Act 1952].
[the provisions set out in Annexure Schedule 2].

Covenant provisions

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

The provisions applying to the specified covenants are those set out in:
[Memorandum number _____ registered under section 155A of the Land Transfer Act 1952].
[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

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



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

Easement Instrument

Dated

7th March 2003

Page

3

of

4

pages

(Continue in additional Annexure Schedule, if required.)

The grantor when registered as proprietor of the lands formerly contained in Certificates of Title 108C/49 and 41194 subdivided the land into residential Lots 1-20, 82-85, and 133 and industrial Lots 107-114 and 117-124 as shown and defined on Deposited Plan 317998.

AND WHEREAS the land herein covenanted is a part of the subdivision subject to Resource Consent 2020123 under which the owners or occupiers for the time being of the Lots in Schedule A hereto are required to be bound by the restrictions as set out in Schedule C hereto, and under which the respective owners and occupiers of the land in Schedule B may be able to enforce the observance of such restrictions on the owners and occupiers for the time being of the land in Schedule A in equity or otherwise howsoever, it being intended that section 7 of the Property Law Act 1995 should be given effect.

NOW THEREFORE the grantor having agreed to enter into the covenants hereinafter contained so as to bind the land herein covenanted, and for the benefit of the land in Schedule B hereto **DOETH HEREBY COVENANT AND AGREE** with the grantee for the benefit of the land described in the Certificate of Title in Schedule B that the grantor will henceforth and at all times hereafter observe, perform and keep each and every restriction contained in Schedule C hereto **TO THE END AND INTENT** that each of the said restrictions shall enure for the benefit of the land in the Certificate of Title described in Schedule B hereto and **PROVIDED ALWAYS** that the grantor shall as regards to the said restrictions be liable only in respect of the breaches thereof which shall occur while the grantor shall be the registered proprietor of the land in Schedule A herein covenanted in respect of which any such breaches shall occur.

SCHEDULE A

Certificates of Title 70516 and 70517.

SCHEDULE B

Certificate of Title 70526.

SCHEDULE C

A. Noise levels and lights spilled from the properties will not exceed the following standards:

(continued on page 3 annexure Schedule)

If this Annexure Schedule is used as an expansion of an Instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.



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

Easement Instrument

Dated

7th March 2003

Page

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of

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pages

(Continue in additional Annexure Schedule, if required.)

- (i) 0700-2200 hours 50 dba L10 illumination 25 lux;
- (ii) 2200-0700 hours 45 dba L10 and 65 dba L max.

The use of these Lots shall be restricted to passive industrial or commercial activities only such as storage facility, commercial administration offices, or retail shops and which **SHALL EXCLUDE** manufacturing or repair businesses which are by nature noise generating and those businesses where noise generating activities are carried on outdoors. *In particular*

CERTIFICATE OF NON REVOCATION OF POWER OF ATTORNEY

We, David Wayne PARSONS, Project Manager and Richard George Ashwell PALMER, Lawyer, both of Kerikeri hereby certify:

1. That by Deed dated the 27th June 2002 Ranui Investments (Kerikeri) Limited appointed us its attorneys on the terms and subject to the conditions set out in the said Deed.
2. That a copy of the Deed has been deposited in the Land Transfer Office at Auckland as No. 5489478.1.
3. That as at the date hereof we have not received any notice or information of the revocation of that appointment by winding up or dissolution of the Company or otherwise.

Signed at *Kerikeri* the *7th* day of *March* 2003

D.W. Parsons

R.G.A. Palmer

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

MP *RGP* *AK*

Approved by Registrar-General of Land under No. 2002/6057

Easement variation instrument to vary easement, profit à prendre, or land covenant
Sections 90C and 90F, Land Transfer Act 1952

VE 5627172.1 Variation (

Copy - 01/01, Pgs - 003, 18/06/03, 08:54



DocID 310920395



Land registration district

NORTH AUCKLAND

Grantor

Surname(s) *ml*

RANUI INVESTMENTS (KERIKERI) LIMITED

Grantee

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


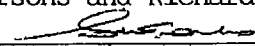
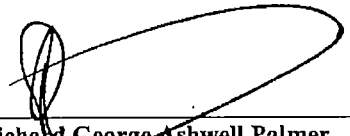
RANUI INVESTMENTS (KERIKERI) LIMITED


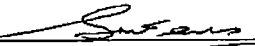
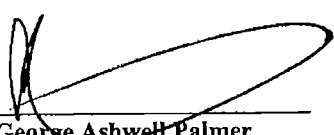
Variation* of easement, profit à prendre, or covenant

The terms, covenants, or conditions contained in the easement(s), profit(s) à prendre, or covenant(s) set out in Schedule A are **varied, negated, or added to** as set out in Annexure Schedule 1.

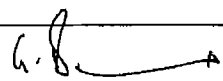
Dated this 3rd day of June 2003

Attestation

	Signed in my presence by the Grantor by its Attorneys David Wayne Parsons and Richard George Ashwell Palmer	
	Signature of witness 	
David Wayne Parsons	Witness to complete in BLOCK letters (unless legibly printed)	
	Witness name	
Richard George Ashwell Palmer	Occupation	Sandra Michele Franks
Signature [common seal] of Grantor	Address	Receptionist Kerikeri

	Signed in my presence by the Grantee by its Attorneys David Wayne Parsons and Richard George Ashwell Palmer	
	Signature of witness 	
David Wayne Parsons	Witness to complete in BLOCK letters (unless legibly printed)	
	Witness name	
Richard George Ashwell Palmer	Occupation	Sandra Michele Franks
Signature [common seal] of Grantee	Address	Receptionist Kerikeri

Certified correct for the purposes of the Land Transfer Act 1952.



[Solicitor for] the Grantor

*If the consent of any person is required for the variation, the specified consent form must be used.

Approved by Registrar-General of Land under No. 2002/6057
Annexure Schedule 1



Easement variation instrument

Dated 3-6-2003

Page 1 of 1 pages

Schedule A

(Continue in additional Annexure Schedule if required)

Nature of easement, <i>profit</i> , or covenant	Unique identifier (Document number)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Covenants as to industrial use	5531271.8	70516 70517	70526

Variation of terms, covenants or conditions

(Continue in additional Annexure Schedule if required.)

Covenant 5531271.8 is hereby varied by the deletion from paragraph 2 on page 3 of the words ", it being intended that section 7 of the Property Law Act 1995 should be given effect".

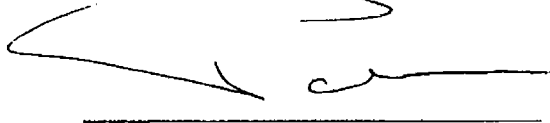
All signing parties and either their witnesses or solicitors must sign or initial in this box.

CERTIFICATE OF NON REVOCATION OF POWER OF ATTORNEY

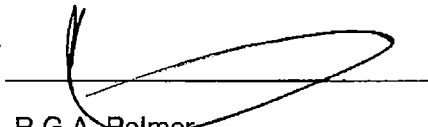
We, **DAVID WAYNE PARSONS**, Project Manager and **RICHARD GEORGE ASHWELL PALMER**, Lawyer, both of Kerikeri hereby certify:

1. That by Deed dated the 27th June 2002 **RANUI INVESTMENTS (KERIKERI) LIMITED** appointed us its attorneys on the terms and subject to the conditions set out in the said Deed.
2. That a copy of the Deed has been deposited in the Land Transfer Office at Auckland as No. 5489478.1.
3. That as at the date hereof we have not received any notice or information of the revocation of that appointment by winding up or dissolution of the Company or otherwise.

Signed at Kerikeri the 3rd day of June 2003



D.W. Parsons



R.G.A. Palmer

Expired

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

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

Sections 90A and 90F, Land Transfer Act 1952

EI 5555467.1 Easemen

Cpy - 01/01, Pgs - 013, 16/04/03, 13:28

Land registration district

NORTH AUCKLAND



Grantor

Surname(s) must be underlined or in CAPITALS.

RANUI INVESTMENTS (KERIKERI) LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.


RANUI INVESTMENTS (KERIKERI) LIMITED

Grant* of easement or profit à prendre or creation or covenant

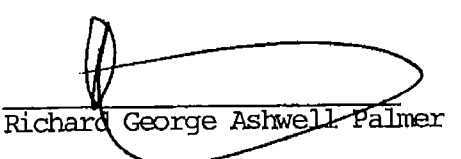
The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 11th day of April 2003

Attestation



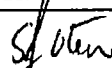
 David Wayne Parsons




 Richard George Ashwell Palmer

Signature [common seal] of Grantor

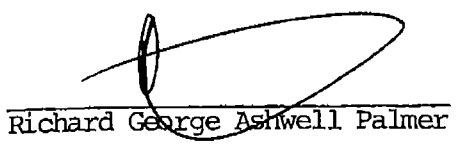
Signed in my presence by the Grantor Ranui Investments (Kerikeri) Limited by its duly authorised attorneys David Wayne Parsons & Richard George Ashwell Palmer

Signature of witness 

Witness to complete in BLOCK letters (unless legibly printed)
 Witness name
 Occupation STEWART JASON OTENE
 SOLICITOR
 Address KERIKERI



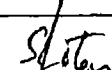
 David Wayne Parsons



 Richard George Ashwell Palmer

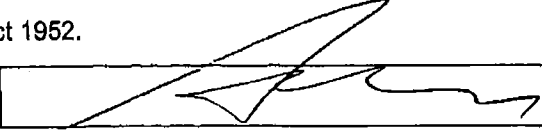
Signature [common seal] of Grantee

Signed in my presence by the Grantee Ranui Investments (Kerikeri) Limited by its duly authorised attorneys David Wayne Parsons & Richard George Ashwell Palmer

Signature of witness 

Witness to complete in BLOCK letters (unless legibly printed)
 Witness name
 Occupation STEWART JASON OTENE
 SOLICITOR
 Address KERIKERI

Certified correct for the purposes of the Land Transfer Act 1952.



 [Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.



Easement instrument

Dated

11th April 2003

Page

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of

10

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Covenants within Ranui Gardens Residential Area			

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

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

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

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

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

[the provisions set out in Annexure Schedule 2]

Covenant provisions

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

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

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule 2]

All signing parties and either their witnesses or solicitors must sign or initial in this box

(Handwritten signatures and initials)

Annexure Schedule



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

EASEMENT INSTRUMENT

Dated 11th April 2003

Page 3 of 10 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Covenant provisions:"

WHEREAS the lands of the Grantor subject to the within covenant are part of a subdivision styled "Ranui Gardens Residential" and subject to a general scheme under which the owners or occupiers for the time being of the Lots which are bound by restrictions set out in Schedule B hereto under which the respective owners and occupiers of the same may be able to enforce the observance of such restrictions by the owners or occupiers for the time being of any of the other Lots in equity or otherwise howsoever, it being intended that section 7 of the Property Law Act 1995 should be given effect.

NOW THEREFORE the Grantee having agreed to enter into the covenants hereinafter contained so as to bind the land subject to the covenant herein and for the benefit of all the land described in the Certificates of Title recorded in Schedule A hereto DOETH HEREBY COVENANT AND AGREE with the Grantor for the benefit of the land described in the Certificates of Title in Schedule A hereto and separately with each and every one of the registered proprietors of the land in Certificates of Title in Schedule A hereto, that the Grantee will henceforth and at all times hereafter observe, perform and keep each and every restriction contained in Schedule B hereto to the end and intent that each of the said restrictions shall be for the benefit of all the land in the Certificates of Title described in Schedule A hereto PROVIDED HOWEVER that the covenants created hereunder shall cease to apply and shall be of no further effect after the 31st day of December 2021.

SCHEDULE A

Certificate of Title Nos:

- 70489 (All)
- 70490 (All)
- 70491 (All)
- 70492 (All)
- 70493 (All)
- 70494 (All)
- 70495 (All)

Continued on Page 4 Annexure Schedule

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule



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

EASEMENT INSTRUMENT

Dated 11th April 2003

Page 4 of 10 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Covenant provisions:"

- 70496 (All)
- 70497 (All)
- 70498 (All)
- 70499 (All)
- 70500 (All)
- 70501 (All)
- 70502 (All)
- 70504 (All)
- 70505 (All)
- 70506 (All)
- 70507 (All)
- 70526 (All)

SCHEDULE B

The Grantee covenants as follows:

1. Not to use any part of the subject land or permit the same to be used for any trading or commercial purpose, unless that purpose is a permitted activity under the relevant district plan and complies in all respects with the district plan and the requirements of the Relevant Authority.
2. The Grantee acknowledges that the intent of the Grantor is for the Development to be a residential area for owner occupiers. The Grantee acknowledges and accepts that use of the subject land for rental purposes will require the consent of the Grantor, which shall be at the Grantor's sole and unfettered discretion. The Grantor shall not be obliged to provide any reason for refusing to give its consent.
3. Subject to the preceding provisions of clause 2 which shall prevail, should the Grantor consent to the subject land being rented such consent shall lapse upon on-sale of the subject land and shall be subject to conditions 4 and 5 below.

Continued on Page 5 Annexure Schedule

If this Annexure Schedule is used as an expansion of an Instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

So

Annexure Schedule



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

EASEMENT INSTRUMENT

Dated 11th April 2003

Page 5 of 10 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Covenant provisions:"

4. The Grantee shall not allow the said land to be rented at anything less than a normal market rate for residential properties, of the nature and quality of the subject land, in the Kerikeri area at that time. This provision shall not apply where there is a relationship between Landlord and Tenant of a non-commercial nature.
5. The Grantee acknowledges that it shall be solely responsible for ensuring the performance by any tenant of the requirements of these Covenants.
6. Not to erect or place or permit to be erected or placed on the subject land any:
 - (a) second-hand or relocated building;
 - (b) caravan, hut, shed, container, tent or any vehicle to be used as a dwelling or temporary dwelling or storage.
7. Detached accessory buildings shall be limited to one per site of maximum floor area 45m² unless with a floor area of less than 10m².
8. Not to erect on or permit to remain on the subject land any dwelling or any other building or structure that:
 - (a) is constructed in part or in full with second-hand materials (with the exception of bricks and native timbers);
 - (b) does not have a fully enclosed basement area (if any) with exterior cladding complying in all respects with the other provisions of this clause;

Continued on Page 6 Annexure Schedule

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule



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

EASEMENT INSTRUMENT

Dated 11th April 2003

Page 6 of 10 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Covenant provisions:"

planted in grass or shrubs. The Grantee acknowledges that no areas of bare clay, gravel or earth on the subject land will be permitted.

- 14. The vehicle crossing shall be completed to the Far North District Council's standards and specifications prior to occupation and shall be sympathetic to the surrounding finishes and the environment of the Development. The Grantee will ensure that any part of the subject land used as a driveway or path is surfaced with permanent materials acceptable to the Grantor.
- 15. Any water tanks or water storage vessels shall be either underground or sited under patios or decks and screened from sight.
- 16. The Grantee shall keep the subject land in a neat and tidy condition and shall prevent the growth of grass and/or weeds exceeding 150mm and plants defined as noxious plants under the Noxious Plants Act 1978 or any legislation passed in substitution for that Act and, if the Grantee fails to do so, the Grantee shall indemnify the Grantor against the costs of the Grantor remedying the default and the Grantor may enter onto the subject land for the purpose of remedying such default.
- 17. Not to allow rubbish to accumulate on the subject land.
- 18. Not to keep (unless garaged) on the subject land any vehicle, equipment or machinery which is unsightly or which is likely to become a nuisance to other residents of Ranui Gardens.
- 19. Should any proposed dwelling house, fencing or landscaping not comply with the Covenants contained herein then the plans for the dwelling house fencing or landscaping must be submitted to the Grantor for approval, and the Grantor may at its entire discretion give written approval to the plans submitted in situations where in the sole opinion of the Grantor such approval would not

Continued on Page 8 Annexure Schedule

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

So

Annexure Schedule



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

EASEMENT INSTRUMENT

Dated 11th April 2008

Page 7 of 9 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Covenant provisions:"

- (c) incorporates or has:
 - i. fibrolite, hardiflex, hardiplank or like products or flat ply as wall claddings, unless utilised in conjunction with a plastered finishing;
 - ii corrugated iron as roofing material;
 - (d) does not comply with the terms and conditions of the resource and building consents obtained from the Relevant Authorities.
9. Not to erect or place or permit to be erected or placed any fencing or boundary wall using materials of wire or wire netting, corrugated iron, plywood sheeting or any untextured, flat fibrecement sheeting or any untextured product but not limited to fibrolite, hardiflex or hardiplank. Furthermore, any fencing or boundary wall shall not exceed 1.83 metres in height.
- The Grantor shall not be liable to pay for or contribute towards the expense of erection or maintenance of any fence between the subject land and any contiguous land of the Grantor.
10. To plant no less than six (6) trees of not less than one metre in height within 12 months of the date of possession of the subject land.
11. Any trees shall be limited in height to 8m by annual pruning.
12. All landscaping shall be embodied in the plans and shall be sympathetic to the dwellinghouse and the environment of the subdivision.
13. The Grantee will ensure that any retaining walls and exposed banks on the subject land will be

Continued on Page 7 Annexure Schedule

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

SO

Annexure Schedule



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

EASEMENT INSTRUMENT

Dated 11th April 2003

Page 8 of 10 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Covenant provisions:"

detract from the overall quality and appearance of the Grantor's Development.

20. The Grantor may, at any time, nominate any other person or persons to exercise any discretion given under this agreement as to whether or not to give Grantor's Approval.
21. Grantor's Approval given any circumstance shall not serve as a precedent for, or bind the Grantor in any manner with respect to any future application for Grantor's Approval by the Grantee or any other party.
22. Not to use, occupy or move into the dwelling or any building erected on the land until such time as:
 - (a) the building has been substantially completed in accordance with the terms of these Covenants and the requirements of the Far North District Council and the Northland Regional Council; and
 - (b) the exterior of the dwelling has been fully completed and (where appropriate) painted or stained and such painting or staining shall be of a colour in sympathy and in keeping with the Kerikeri environment and the subdivision and if in the Grantor's sole opinion any paint colour is inappropriate for the subdivision or the general Kerikeri environment then painting must cease and be removed and a more appropriate colour selected and applied forthwith; and
 - (c) all driveways and pathways as approved by the Grantor have been completed; and
 - (d) a preliminary fencing and landscaping plan has been approved by the Grantor;

AND the Grantee will ensure that the above works are completed within twelve (12) months of

Continued on Page 9 Annexure Schedule

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule



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

EASEMENT INSTRUMENT

Dated 11th April 2003

Page 9 of 10 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Covenant provisions:"

the date of commencement of the works.

23. If there is any breach or non-observance by the Grantee, of any of the stipulations and restrictions contained in these Covenants then without prejudice to any other liability which the Grantee may have to the Grantor and any person or persons having the benefit of the stipulations and restrictions, the Grantee will, upon written demand being made by the Grantor or any of the registered proprietors of the Lots benefiting from the Covenants:

Continued on Page 10 Annexure Schedule

If this Annexure Schedule is used as an expansion of an Instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule



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

EASEMENT INSTRUMENT

Dated

11th April 2003

Page

10

of

10

pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Covenant provisions:"

- (a) pay to the person making such demand as liquidated damages the sum of \$250.00 per day for every day that such breach or non-observance continues from and after the date upon which written demand has been made;
- (b) remove or cause to be removed from the subject land any second-hand or used dwelling, garage, carport, building, container, fence or other offending structure erected or placed on the subject land in breach or non-observance of the stipulations and restrictions contained in these Covenants;
- (c) replace any building material used in breach or non-observance of the stipulations or restrictions contained in these Covenants.

24. The Grantor shall not be required, or obliged, to enforce all or any of the Covenants or other stipulations and restrictions contained in this agreement, nor will the Grantor be liable to the Grantee for any breach of any like covenants by any of the registered proprietors of the Lots.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

CERTIFICATE OF NON REVOCATION OF POWER OF ATTORNEY

We, **DAVID WAYNE PARSONS**, Project Manager and **RICHARD GEORGE ASHWELL PALMER**, Lawyer, both of Kerikeri hereby certify:

1. That by Deed dated the 27th June 2002 **RANUI INVESTMENTS (KERIKERI) LIMITED** appointed us its attorneys on the terms and subject to the conditions set out in the said Deed.
2. That a copy of the Deed has been deposited in the Land Transfer Office at Auckland as No. 5489478.1.
3. That as at the date hereof we have not received any notice or information of the revocation of that appointment by winding up or dissolution of the Company or otherwise.

Signed at Kerikeri the 11th day of April 2003



D.W. Parsons



R.G.A. Palmer

ASB BANK LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, Brenda Anne Waters of Auckland in New Zealand, Acting Manager Loan Security Alterations, Lending Services of ASB Bank Limited.

HEREBY CERTIFY

1. **THAT** I hold the appointment of Manager Loan Security Alterations, Lending Services of ASB Bank Limited at Auckland (hereinafter called "the Bank").
2. **THAT** by Deed dated 28 November 2000 copies of which are deposited in the Land Information New Zealand office at:

Auckland	as No. D.575405.1F	(North Auckland Registry)
Blenheim	as No. 216108.1	(Marlborough Registry)
Christchurch	as No. 5020922.1	(Canterbury Registry)
Dunedin	as No. 5021507.1	(Otago Registry)
Gisborne	as No. 232181.1	(Gisborne Registry)
Hamilton	as No. B.643811.1	(South Auckland Registry)
Hokitika	as No. 115745.1	(Westland Registry)
Napier	as No. 713144.1	(Hawkes Bay Registry)
Nelson	as No. 404094.1	(Nelson Registry)
New Plymouth	as No. 476627.1	(Taranaki Registry)
Wellington	as No. B.819638.1	(Wellington Registry)

I, as holder of the appointment described in paragraph 1 hereof was constituted and appointed as attorney of the Bank on terms and subject to the conditions set out in the said Deed.

3. **THAT** as at the date hereof, I have not received any notice or information of the revocation of that appointment by winding up or dissolution of the Bank or otherwise.

SIGNED this 11 April 2003 day of



IN THE MATTER of the Local Government Act 1974

AND

IN THE MATTER of Mortgage No. 5531271.10 (North Auckland Land Registry)

CONSENT OF MORTGAGEE

ASB BANK LIMITED, the first mortgagee in whose name the abovementioned Mortgage is registered against the land comprised and described in the Certificates of Title referred to in the Schedule below (all of the North Auckland Land Registry) **HEREBY CONSENTS** to the registration of the land covenants described in the Schedule below **BUT SUBJECT TO AND WITHOUT PREJUDICE** to the rights, remedies and powers under the said Mortgage.

Dated this day of 11 APRIL 2003

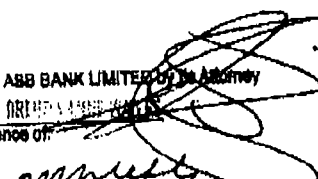
SCHEDULE

~~"Ranui Gardens 1-8" Land covenants to be registered over Certificates of Title Nos. 70485 (All), 70486 (All), 70488 (All), 70487 (All), 70488 (All);~~

"Ranui Gardens Residential Area" Land covenants to be registered over Certificates of Title Nos. 70489 (All), 70490 (All), 70491 (All), 70492 (All), 70493 (All), 70494 (All), 70495 (All), 70496 (All), 70497 (All), 70498 (All), 70499 (All), 70500 (All), 70501 (All), 70502 (All), 70504 (All), 70505 (All), 70506 (All), 70507 (All);

"Ranui Business Park Industrial Area" Land covenants to be registered over Certificates of Title Nos. 70508 (All), 70509 (All), 70510 (All), 70511 (All), 70512 (All), 70513 (All), 70514 (All), 70515 (All), 70516 (All), 70517 (All), 70518 (All), 70519 (All), 70520 (All), 70521 (All), 70522 (All), 70523 (All).

SIGNED by
ASB BANK LIMITED
by their attorneys)

SIGNED by ASB BANK LIMITED by its Attorney
in the presence of
Witness:
Bank Officer:  AUCKLAND
MARINA VULETICH

FAR NORTH DISTRICT COUNCIL



THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 - CONSENT NOTICE



REGARDING RC 2031025


The subdivision of Lot 133 DP 317998 &
Easement over Lot 19 DP 317998
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and are to be registered on the titles of Lots 22 - 29, 61, 62, 86 - 97 & 134 DP 329069.

SCHEDULE

- i. That any swale drains contained within the drainage easements identified on the survey plan, remain free of any amenity planting or built structures which may act as an obstruction to the free flow of storm water along these drains.
- ii. That any crossing point to be constructed for access on any of the allotments shall be completed in accordance with the appropriate Council standard.

SIGNED:


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

DATED at **KAIKOHE** this *9th* day of *December* 2003.

not relevant to application site

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

Easement instrument to grant easement or profit à prendre, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

Land registration district

NORTH AUCKLAND



EI 5958514.1 Easemen

Cpy - 01/04, Pgs - 004, 06/04/04, 07:21



DocID 311355775

Grantor

Surname(s) r.

- (i) BAY OF ISLANDS SELF STORAGE LIMITED
- (ii) RANUI INVESTMENTS (KERIKERI) LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.

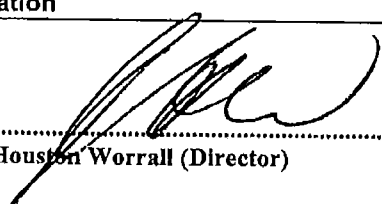
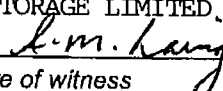
RANUI INVESTMENTS (KERIKERI) LIMITED

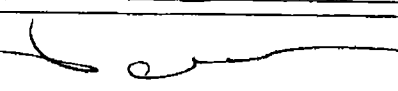
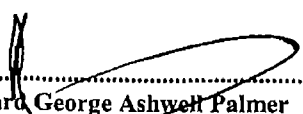
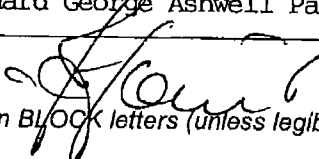
Grant* of easement or profit à prendre or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 22nd day of March 2004

Attestation

 John Houston Worrall (Director)	Signed in my presence by the Grantor (i) BAY OF ISLANDS SELF STORAGE LIMITED.  Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation ALISON MARGARET LAING LEGAL EXECUTIVE OKAIHAU Address (continued on page 2 Annexure Schedule)
Signature [common seal] of Grantor	

 David Wayne Parsons  Richard George Ashwell Palmer	Signed in my presence by the Grantee RANUI INVESTMENTS (KERIKERI) LIMITED by its attorneys David Wayne Parsons and Richard George Ashwell Palmer  Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address JENNIFER ANN FORREST SECRETARY KERIKERI
Signature [common seal] of Grantee	

Certified correct for the purposes of the Land Transfer Act 1952.


[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Approved by Registrar-General of Land under No. 2002/6055
Annexure Schedule 1



Easement instrument

Dated

22-3-04

Page

1


of

2

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
 Covenant protecting earth wall and planting	"P" and "R" on DP 317998	CT 70515	118733 CT 70526 x
	"Q" on DP 317998	CT 70516	CT 70526 x
	"S" on DP 317998	CT 70526 x	CT 70515
	"T" on DP 317998	CT 70526 x	CT 70516

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

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

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

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

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].~~

~~[the provisions set out in Annexure Schedule 2].~~

Covenant provisions

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

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

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].~~

~~[Annexure Schedule 2].~~

All signing parties and either their witnesses or solicitors must sign or initial in this box

Annexure Schedule



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

Easement Instrument

Dated

22-3-04

Page

2

of

2

pages

(Continue in additional Annexure Schedule, if required.)

The parties covenant as follows:

1. The earth mound, retaining wall, and plantings comprised in the covenant areas "P", "Q", "R", "S" and "T" which have been established for the protection of residential land owners because of the location of the adjoining industrial zone, are not to be damaged, removed, or destroyed, except with the written approval of the Far North District Council.

Continuation of "Attestation"

Signed in my presence by the Grantor (ii) Ranui Investments (Kerikeri) Limited by its duly authorised attorneys David Wayne Parsons and Richard George Ashwell Palmer in the presence of:

David Wayne Parsons

Signature of witness

Witness to complete in BLOCK letters

Richard George Ashwell Palmer

Witness name

Occupation

Address

JENNIFER ANN FORREST
SECRETARY
KERIKERI

We DAVID WAYNE PARSONS, Project Manager and RICHARD GEORGE ASHWELL PALMER, Lawyer, both of Kerikeri hereby certify:

1. That by Deed dated the 27th day of June 2002 RANUI INVESTMENTS (KERIKERI) LIMITED appointed us its attorneys on the terms and subject to the conditions set out in the said Deed.
2. That a copy of the Deed has been deposited in the Land Transfer Office at Auckland as No. 5489478.1.
3. That as at the date hereof we have not received any notice or information of the revocation of that appointment by winding up or dissolution of the Company or otherwise.

Signed at Kerikeri this 22nd day of March 2004

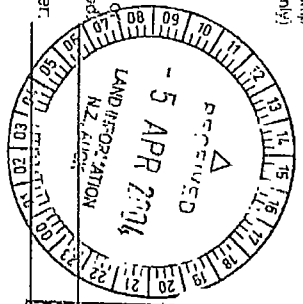
D.W. Parsons

R.G.A. Palmer

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box

Landonline User ID: smcallister001
 HEREWITH
 LODGING FIRM: ST DAVIES (AUCK) LTD
 Survey Plan (#)
 Address: DX DP94507 TITIRANGI
 Title Plan (#)
 PO BOX 15 1161 NEW LYNN
 Traverse Sheets (#)
 AUCKLAND
 Field Notes (#)
 Uplifting Box Number: 43 5/04/2004
 Calc Sheets (#)
 ASSOCIATED FIRM: PALMACKAIKOE
 Survey Report
 Client Code / Ref: (AMN) AC:17270
 Other (state)

Dealing / SUD Number:
 (LINZ Use only)
 Priority Barcode/Date Stamp
 (LINZ use only)
 Plan Number Pre-Allocated
 to be Deposited
 Rejected Dealing Number.



EI 5958514.1 Easemen
 Copy - 03/04.Pgs - 004.05/04/04.07:21
Copies
 (inc. original)
 DocID: 31185775
 - 5 APR 2004

Priority Order	CI Ref:	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1	70515, 70516, 118733	EI	RANUI INVESTMENTS (KERIKERI) LTD							\$20	\$20.00
2											
3											
4											
5											
6											

Land Information New Zealand Lodgement Form

Annotations (LINZ use only)

Fees Receipt and Tax Invoice

GST Registered Number: 17-022-895

LINZ Form F005

Original Signatures?	
Subtotal (for this page)	\$20.00
Total for this dealing	\$20.00
Less Fees paid on Dealing #	
Debit my Account for	\$20.00

CREDIT

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

Easement instrument to grant easement or *profit à prendre*, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952.

EI 6752646.5 Easemen

Cpy - 01/01, Pgs - 004.21/02/06.14:27



Land registration district

NORTH AUCKLAND

Grantor

Surname(s) must be underlined or in CAPITALS.

RANUI INVESTMENTS (KERIKERI) LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.


FAR NORTH DISTRICT COUNCIL


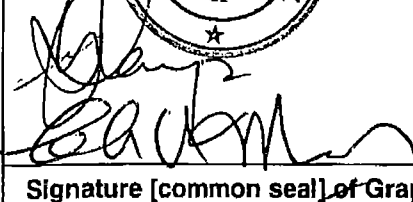
Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

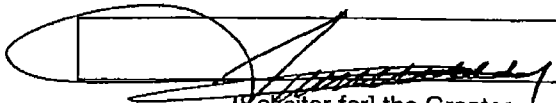
Dated this 26th day of January 2006

Attestation

 David Wayne PARSONS Signature [common seal] of Grantor	Signed in my presence by the Grantor Ranui Investments (Kerikeri) Limited by its duly authorised attorney <u>David Wayne Parsons</u> Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation JENNIFER ANN FORREST SECRETARY KERIKERI Address
	Signature [common seal] of Grantor

  Signature [common seal] of Grantee	Signed in my presence by the Grantee Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
	Signature [common seal] of Grantee

Certified correct for the purposes of the Land Transfer Act 1952.


[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.



Easement Instrument

Dated

26-01-06

Page

1

of

2

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
	358589 ✓		
Right to drain water and sewerage	"EI" "E"	238565	In Gross
	"F"	238566	
	"G"	238568	
	"H"	238569	
	"I"	238570	
	"JI"	238571	
			(continued on page 2 Annexure Schedule)

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

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

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

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

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].~~

~~[the provisions set out in Annexure Schedule 2].~~

Covenant provisions

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

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

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].~~

~~[Annexure Schedule 2].~~

All signing parties and either their witnesses or solicitors must sign or initial in this box

Annexure Schedule



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

Easement

Dated

26-01-06

Page

2

of

2

pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Schedule A"

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
	358589	<i>[Signature]</i>	

Right to Drain Water	"V"	238575	In Gross
	"W"	238574	
	"X"	238573	
Right to Drain Sewerage	"J"	238571	
	"K"	238572	
	"LI" "L" "N"	238562	
	"MI" "M"	238561	
	"O"	238560	
	"P"	238559	
	"Q"	238558	
	"R" "W" "Y"	238575	
	"S"	238574	
"T"	238573		

NK

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

[Signatures]

CERTIFICATE OF NON REVOCATION OF POWER OF ATTORNEY

I, DAVID WAYNE PARSONS, Project Manager of Kerikeri hereby certify:

1. That by Deed dated the 27th June 2002 RANUI INVESTMENTS (KERIKERI) LIMITED appointed me as one of its attorney on the terms and subject to the conditions set out in the said Deed.
2. That a copy of the Deed has been deposited in the Land Transfer Office at Auckland as No. 5489478.1.
3. That as at the date hereof I have not received any notice or information of the revocation of that appointment by winding up or dissolution of the Company or otherwise.

Signed at Kerikeri the 26th day of January 2006



D.W. Parsons

Appendix 4

Consultation with Service Providers



7 February 2024

Lynley Newport
Thomson Survey
PO Box 372
KERIKERI 0245

Email: lynley@tsurvey.co.nz

Top Energy Limited

Level 2, John Butler Centre
60 Kerikeri Road
P O Box 43
Kerikeri 0245
New Zealand
PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611

To Whom It May Concern:

RE: PROPOSED SUBDIVISION

Margaret McIntosh, 31 Charlotte Kemp Drive, Kerikeri. Lot 62 DP 358589.

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

Top Energy's requirement is that power be made available for the additional lot. Top Energy advises that proposed Lot 1 has an existing power supply. Costs to make power available to proposed Lot 2 would be provided after application and an on-site survey have been completed.

Link to application: [Top Energy | Top Energy](#)

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

If you have any further queries, please do not hesitate to contact the writer.

Yours sincerely

Aaron Birt

Planning and Design

T: 09 407 0685

E: aaron.birt@topenergy.co.nz

Chorus New Zealand Limited



05 February 2024

Chorus reference: 10738146

Attention: Lynley Newport

Quote: New Property Development

1 connections at 31 Charlotte Kemp Drive , Kerikeri, Far North District, 0230

Your project reference: N/A

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	\$0.00
Pre-built fibre	\$0.00

The total contribution we would require from you is **\$0.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 05 February 2024. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

Kind Regards

Chorus New Property Development Team

Lynley Newport

From: Sujeet Tikaram [Sujeet.Tikaram@fndc.govt.nz]
Sent: Thursday, 16 November 2023 2:27 PM
To: Lynley Newport
Subject: RE: Seeking approach for additional connection at 31 Charlotte Kemp Drive

Hi Lynley,
I agree with your comments.

Planning matters aside, and for consistency, the additional Lot can connect to town water and sewer in principle since the site is within the AOB for both.

Cheers



Sujeet Tikaram

Development Engineer - Far North Waters Alliance
M 027 566 1191 | P 6494015376 | Sujeet.Tikaram@fndc.govt.nz
An alliance between Far North District Council and Ventia

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029
fndc.govt.nz



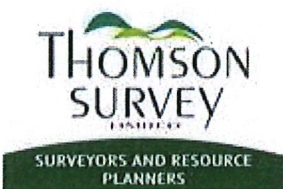
From: Lynley Newport <lynley@tsurvey.co.nz>
Sent: Thursday, 16 November 2023 2:23 PM
To: Sujeet Tikaram <Sujeet.Tikaram@fndc.govt.nz>
Subject: RE: Seeking approach for additional connection at 31 Charlotte Kemp Drive

CAUTION: This email originated from outside Far North District Council.

Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thanks Sujeet.

From a planning perspective, a consent notice can be changed or cancelled as a discretionary activity application. In terms of consistency therefore, for properties inside the AoB, there is really no difference between my property with the consent notice and the 50 or so lots all granted consent to connect down Hall Road. If it'll make not much difference to the WW and WS schemes in Keri to provide an additional connection for my site, the presence of the Consent Notice actually shouldn't matter, especially when it was imposed many years ago, and under a different scenario in terms of Keri's scheme.



Lynley Newport

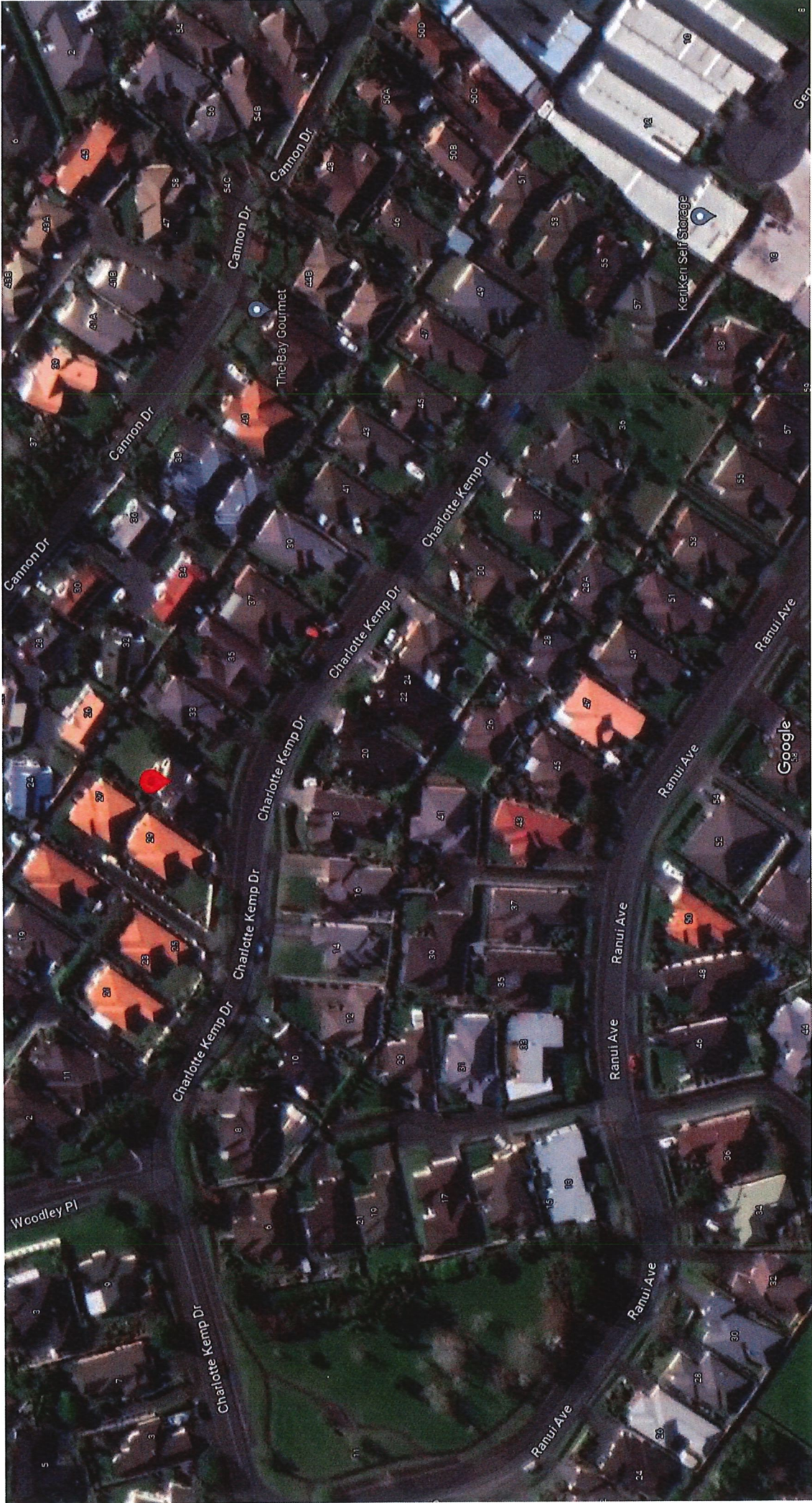
Senior Planner
315 Kerikeri Road, Kerikeri 0230
PO Box 372 Kerikeri 0245
p. 09 4077360 | e. lynley@tsurvey.co.nz

From: Sujeet Tikaram [<mailto:Sujeet.Tikaram@fndc.govt.nz>]
Sent: Wednesday, 15 November 2023 11:23 AM
To: Lynley Newport
Subject: RE: Seeking approach for additional connection at 31 Charlotte Kemp Drive

Hi Lynley,
Apologies, been away most of last week so still playing catch up with emails etc.
From an engineering perspective, 1 additional Lot won't make much of a difference to the WW and WS schemes in Keri.

Appendix 5

Google imagery of area



Appendix 6

Detailed Site Investigation

31 CHARLOTTE KEMP DRIVE, KERIKERI

LOT 62 DP 358589

DETAILED SITE INVESTIGATION

Job number 2022 2023 47

Consultation

HAIL Reports

Ecological
Assessments

Resource Consent
Applications

Compliance
Monitoring

Water Quality
Monitoring

Environmental
Management

Pest Reduction
Advice

Enrichment
Planting

Restoration
Advice

Prepared for

M McINTOSH

NZEM Quality System:

Document Reference	:	HAIL Projects/ 2024/ 2023 47 31 Charlotte Kemp Drive
Report Revision	:	
Report Status	:	Final
Prepared by	:	H Windsor (CEnvP)
Reviewed by	:	T Scott (CEnvP)
Approved by	:	T Scott (CEnvP)
Date Created	:	16 January 2024
Date Issued	:	23 January 2024

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- Appendix A: Figures**
- Appendix B: Conceptual Site Model**
- Appendix C: Property Title**
- Appendix D: NRC Selected Land Use Register & Property File Review**
- Appendix E: Aerial Photographs and Documentation**
- Appendix F: Contemporary Site Photographs**
- Appendix G: Sampling and Analysis Plan**
- Appendix H: Laboratory Results and Chain of Custody**
- Appendix I: Reference Tables**
- Appendix J: Statement of Qualification as a SQEP**

AUTHORS:

Heather Windsor – Earth Scientist (CEnvP)

Heather holds a BSc in Earth Sciences and Biology and is a Certified Environmental Practitioner. Heather has more than 20 years' experience with work including testing for contaminants in ground and surface waters, coastal, riverine and ground water quality sampling and data processing. Heather's work includes monitoring of groundwater, geothermal, lakes, springs and rivers, as well as soil and vegetation sampling for hydrocarbon, heavy metals and other contaminants. Heather has been working in the assessment and remediation of soils on HAIL or contaminated sites since the inception of the current National Environmental Standards (NESCS) in January 2011 undertaking assessments on a wide variety of sites, including orchards, commercial and industrial sites. Heather is a member of WasteMINZ and ALGA and holds a Contaminated Site Safety Certificate.

Tricia Scott – Environmental Biologist (CEnvP)

Tricia holds a BSc (Biology) and an NZCS (Paramedical). Tricia is a Certified Environmental Practitioner. Tricia has more than 20 years' experience testing and assessing habitats, and physical and chemical parameters in water, soils, air, and biological material. Tricia has been working in the assessment and remediation of soils on HAIL or contaminated sites since the inception of the current National Environmental Standards (NESCS) in January 2011. Tricia is a member of WasteMINZ and ALGA and holds a Contaminated Site Safety Certificate.

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EXECUTIVE SUMMARY

The property is located at 31 Charlotte Kemp Drive, Kerikeri and has legal description of Lot 62 DP 358589.

It is planned to subdivide the existing Lot into two new Lots. Both proposed lots will be used for residential living.

The property has a known land use history as a plant nursery and orcharding including kiwifruit. All of the property would be assessed as the 'Piece of Land'.

The HAIL categories considered were:

A10 - Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds, and

I - Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment.

Category A10 was found to be applicable to the whole Site.

The piece of land over which the HAIL activities have been carried out on Site covers 682 m².

Following a desktop study of the property, a preliminary site visit was carried out in which targeted soil sampling was undertaken. The preliminary sampling indicated a Detailed Site Investigation was warranted. Detailed Site Investigation systematic sampling was subsequently carried out in an area where preliminary sampling indicated some potential elevation in soil arsenic concentrations.

All sampling results, including sampling to characterise possible arsenic hotspot, reported the concentration of the identified contaminants of interest compliant with the applicable soil guideline value for the Residential 10% produce scenario.

A review of conceptual site model indicates the source – pathway – receptor linkages to be incomplete.

The results of this investigation indicate that soils at Lot 62 DP 358589 are highly unlikely to pose a risk to human health if the proposed subdivision is undertaken, and residential living is undertaken on both proposed Lots.

The subdivision may be undertaken as a controlled activity.

1. INTRODUCTION

1.1 INVESTIGATION OBJECTIVES

NZ Environmental Management Ltd (NZEM) was engaged by the landowner to undertake a Detailed Site Investigation (DSI) on Lot 62 DP 358589, located at 31 Charlotte Kemp Drive, Kerikeri. The investigations were undertaken in accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, 2011 (NESCS). The investigations serve to support a subdivision application by assessing whether there is any risk to human health on the property if residential living is undertaken. The investigation provides information on:

- a) Site information (history and use),
- b) Any likely contaminants from current and historical chemical use, and
- c) Information concerning the location, nature, level and extent of any contamination (i.e. Site characterisation).

Information gathered as part of this investigation found that Lot 62 DP 358589 comprises a 682 m² Site, listed by the FNDC as having residential zoning.

The property has a history as a plant nursery and orchard use. The HAIL activities considered were:

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

I - Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment.

1.2 SITE IDENTIFICATION

Lot 62 DP 358589 is located at 31 Charlotte Kemp Drive, Kerikeri (-35.232689 173.948108).

The Site is located on the north side of Charlotte Kemp Drive, Kerikeri at number 31.

Aerial photographs are included in Appendix E.

Certificate of Title is given in Appendix C.

1.3 PROPOSED SITE USE

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

Proposed Lot 1 (380 m²). This proposed lot contains the existing dwelling and fronts Charlotte Kemp Drive. All of this proposed Lot would be considered a 'Piece of Land'.

Proposed Lot 2 (302 m²). This proposed Lot is located behind (on north side) of the existing dwelling and currently is predominantly in lawn. All of this proposed Lot would be considered a 'Piece of Land'.

2. SITE DESCRIPTION

2.1 ENVIRONMENTAL SETTING

2.1.1 GEOLOGY AND HYDROLOGY

Soil onsite is an Orthic Oxidic¹ soil which is mapped as Kerikeri Friable Clay². These soils are derived from volcanic parent rock (Kerikeri Volcanic Group Late Miocene basalt of Kaikohe - Bay of Islands Volcanic Field³) and are commonly used for orcharding.

The contour is flat with a shallow swale drain running along the northern boundary.

Drinking water is derived from town supply.

The property is located over the Wairoa aquifer⁴ in the Bay of Islands coast catchment. The one groundwater bore is located within 500m (390m to north), located at the Caltex service station.

The Wairoa Stream is located 600 m to the south-east of the property. According to the NRC and FNDC flood mapping, the property will not be impacted by a 1:100 flood event⁵ (Appendix A 2).

2.2 SITE INSPECTION

A Site inspection (walkover) was carried out by H. Windsor on 12 December 2023. Weather conditions at the time of inspection sunny and dry. Photographs were taken and shown in Appendix D.

A plan showing the contemporary Site layout is given in Appendix A 1.

2.2.1 SITE LAYOUT

Lot 62 DP 358589 is a ~rectangular residential property with short boundaries on the south (Charlotte Kemp Drive boundary) and north sides (Appendix A 1).

The existing residence, built in 2006 is in the south-west area of the Site with driveway access into this area.

2.2.2 CURRENT SITE USES

The property is currently used for residential living and is in a residential subdivision developed in the last 20 years.

¹ <https://soils-maps.landcareresearch.co.nz/>

² <https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=fd6bac88893049e1beae97c3467408a9>

³ <https://data.gns.cri.nz/geology/>

⁴ <https://localmaps.nrc.govt.nz/localmapsviewer/?map=b1bce4c2e2f940288c1f7f679b2ac7b7>

⁵ <https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=81b958563a2c40ec89f2f60efc99b13b>

2.2.3 SITE CONDITION AND SURROUNDING ENVIRONMENT

The property is well maintained with sound fences, paths and driveway. Ornamental plants are established with no vegetable garden present.

The property is in a modern subdivision with modern neighbouring houses.

No staining or odour was noted during the site visit.

It was noted that the soils on the east side of the existing residence were high in gravels and likely contained imported materials. The landowner identified an area where tenants had kept a garden shed in this same general location.

Surrounding land use is residential. According to NRC maps the land is not erosion prone⁶.

⁶ <https://localmaps.nrc.govt.nz/localmapsviewer/?map=79f54a18dcae4fbd9e1cf774aa2de871#>

3. HISTORICAL SITE USE

3.1 SUMMARY OF SITE HISTORY

The history of the land was obtained by reviewing council property files and local records, aerial photographs, and title information and from discussion with the current landowner who has owned the property since 2006, and in the 1970's lived in a house located on the orchard, that this subdivision was developed from.

Information regarding the title information is summarised in Appendix I 3. Aerial photographs are provided in Appendix E.

The rohe map on Te Puni Kokiri show the location of the property as being within the Ngapuhi rohe.

In the early twentieth century, the Site was part of a sheep and beef station (Worsp block of Manako station), which was subdivided into smaller lots in the 1930's. The owner of the title in 1936 was described as a 'settler', and the owner from 1953 was described as an orchardist. Aerial photographs taken in 1953 show the land in pasture (Appendix E 1). In photos taken in 1968 some 'rows' can be seen indicative of plant propagation or orcharding (Appendix E 2) and photos taken in the early 1980's shows rows of individual plants such as you would see in orcharding or plant propagation (Appendix E 3 – E 4).

A photo prepared by Precision Surveys in 1999 shows the location of the Site looks to be in regenerating vegetation, possibly after removal of orchard plants prior to subdivision (Appendix E 7). This is supported by information included in a letter written in 2012 by a local orchardist and neighbour, which describes the Ranui subdivision location as having been used as a plant nursery and kiwifruit orchard, with the crop removed in about 1994 and remaining fallow until subdivision. (Appendix E 8). Kiwifruit can be seen east of the Site. Photos taken in 2003 to the present show fallow or residential use.

The current landowner, Margaret McIntosh, remembers the land as a plant nursery growing flowers and trees in the ground (no glass house growing), and later a kiwifruit orchard.

Crop management details are unknown but are likely to have been conventional with use of chemicals as per applicable exporter requirements of the era. Up until 1982, traditionally grown kiwifruit vines were sprayed throughout the season as was necessary. Sprays on kiwifruit were generally Hydrogen cyanamide type sprays such as Hi-Cane to promote budbreak, with some use of Organophosphates. General application over this period may have included manganese sulphate, Calmag, sulphate of potash, CAN and superphosphate (pers. comm., Grant Adams). Kiwifruit are also supported on structures which are most commonly constructed from treated timber.

The Site is not listed on the NRC selected land use register and no incidents were lodged against the Site in the property files (Appendix D). A summary of land use history is shown in Appendix I 4. A summary of information obtained from FNDC property file is tabled in Appendix I 2.

3.1.1 Previous Investigation

The Ranui Gardens subdivision was undertaken before the implementation of the NESCS (2012). A Preliminary Site Investigation was carried out in 2012 by Far North Envirolab on a property located 90m from 31 Charlotte Kemp Drive, which was subdivided from the same historic property⁷. The investigation included the collection of ten samples (composited into two samples by the laboratory) which were tested for NES heavy metals and NES organic compounds (pesticide residue).

All results were compliant with relevant guideline values (Residential 10%).

The report concluded that it was *highly unlikely that there would be a risk to human health if the activity is done to the piece of land.*

3.1.2 Preliminary Sampling

Preliminary sampling was carried out on 13 December 2023. Eight targeted samples were collected around the existing residence, and around the location of the proposed second Lot, including the driveway area where earthworks are likely to be carried out (Section 4).

⁷ Far North Envirolab Ltd, 2012. Preliminary Site Investigation, 47 Ranui Avenue, Kerikeri, Project 5044.

4. SAMPLING

Targeted sampling was carried out on 13 December 2023. Follow up systematic sampling was carried out on 9 January 2024, to characterise any arsenic contamination around the location of preliminary sample site 4702.

PRELIMINARY SAMPLING

4.1 SAMPLING DESIGN PLAN – PRELIMINARY SAMPLING

The 'Piece of Land' identified in this investigation includes all of the Site (Appendix A 5). targeted preliminary sampling was conducted over both proposed Lots.

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

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

As per NESCS 2012 requirements, standards only need to be developed for the contaminants of interest (COI) for the piece of land, given the activities and industries that have occurred or likely to have occurred. Based on the land use summary, the following NESCS priority contaminants were considered as potential COI for 31 Charlotte Kemp Drive, Kerikeri:

- Metals (including arsenic, chromium and lead)
- Pesticides (such as organochlorines (OCP's))

There were no indications of likely fuel storage in or around the Site and as such hydrocarbons were not considered contaminants of interest (COI)⁸.

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

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

- Targeted preliminary sampling was utilised to inform the Conceptual Site Model (CSM) and the risk assessment.
- The Sampling and Analysis Plan is shown in Appendix G.
- Sampling was carried out using a stainless-steel spade (grab technique) for surface samples. Due to the hardness of the ground and presence of gravels, a pick was used at some locations to loosen the surface.

⁸ Other potential COI such as BaP, dioxins and PCP were not considered applicable as orchards are not considered as one of the hazardous activities or industries such as timber treatment, coal fired power generation, chemical manufacture etc that are more normally associated with BaP, dioxins and PCP.

- Samples were collected from a depth of between 0-150mm.
- Field screening techniques were not utilised.
- Background samples were not collected.

4.2 FIELD AND LABORATORY QUALITY ASSURANCE/QUALITY CONTROL

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

The labelled samples were couriered to Hill Laboratories under chain of custody documentation (Appendix H). As per the contaminants of interest identified as part of the investigation, the laboratory was instructed, where applicable, to analyse the sample for COI.

- Eight of the field samples were composited into four samples by the laboratory for analysis of heavy metals.
- Two samples were analysed for OCP's to inform the Conceptual Site Model. More OCP samples were not collected due low risk⁹ and the relatively high cost of the analysis.

No duplicates were collected as part of the preliminary sampling.

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

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

4.3 BASIS FOR GUIDELINE VALUES

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

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

SCS_{health} , have two functions:

- 1) Health-based trigger values - SCS_{health} , represent a human health risk threshold above which:
 - a) The effects on human health may be unacceptable over time,
 - b) Further assessment of a site is required to be undertaken.

⁹ Since the inception of the NESCS (2011) NZ Environmental has undertaken more than 650 tests for OCP's in Northland on a variety of land uses including pastoral, orchards, stock yards, market gardens and around farm sheds. Only one of those tests returned concentration of OCP above guideline values and very few were above laboratory detection limits. The one elevated result for OCP's was confined to the doorway area of a chemical storage shed located on land with a long-term market gardening land use history.

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

4.4 BACKGROUND CONCENTRATIONS

Predicted Background Concentration (PBC) estimates of the background concentration (mg/kg) of arsenic, cadmium, chromium, copper, lead, nickel and zinc across New Zealand are available by Landcare Research on the Land Resource Information Systems portal NZ¹⁰. The effective median, and 95th quantile is calculated based on geological unit classification (Appendix A 3). For Northland, however the numbers of samples these values are based on are limited and the FNDC do not accept these background figures at this time.

More statistically robust background concentrations are available for volcanic soils for the Auckland region, and these are shown in Appendix A 4 and Table 1.

4.5 SOIL SAMPLING – PRELIMINARY SAMPLING

A total of eight samples were collected over the Site during preliminary sampling. Samples were collected by H. Windsor on 13 December 2023. Samples were collected as targeted samples as per Sampling and Analysis Plan (Appendix G).

- Soils were collected as per the plan.
- Sampling data including soil descriptions is given in Appendix I 1.

4.6 FIELD OBSERVATIONS – PRELIMINARY SAMPLING

A table showing the GPS location and log of sampled soils is shown in Appendix I 1.

4.7 RESULTS – PRELIMINARY SAMPLING

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

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

- A total of eight samples were collected across the Site.
- When compared to the NESCS applicable standard Residential 10% produce (2012), soil chemistry showed all for heavy metals compliant.
- One composite sample showed elevated concentration of arsenic compared to the other composites (not statistically low heterogeneity) and as such the samples within that composite were analysed individually by the laboratory.
- Sample 4702 returned a result for total arsenic of 21mg/kg just above the applicable guideline value of 20mg/kg.
- When compared to the NESCS applicable standard Residential 10% produce (2012), soil chemistry showed all returned results for all organochlorine pesticide analytes below laboratory detection limits.

¹⁰ <https://iris.scinfo.org.nz/layer/48470-pbc-predicted-background-soil-concentrations-new-zealand/>

Table 1 – Laboratory results for preliminary samples

Preliminary sampling 13/12/2023	Total Recoverable Arsenic	Total Recoverable Cadmium	Total Recoverable Chromium	Total Recoverable Copper	Total Recoverable Lead	Dieldrin	Total Reported DDT Isomers
	As	Cd	Cr	Cu	Pb	PBT	DDT
All values reported as dry weight	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Detection limit	2	0.1	0.4	2	0.4	0.10	0.03
composite 4701, 4702	14	0.12	38	25	18.5		
composite 4703, 4704	6	0.12	34	23	14.8		
composite 4705, 4706	6	0.11	28	26	13.1		
composite 4707, 4708	6	0.12	27	22	12.2		
4701	5						
4702	21						
4706						<0.013	<0.08
NES Soil Guideline Values April 2012						<0.014	<0.09
Residential 10% produce	20	3.00	460	>10000	210	3	70
Background Auckland Volcanic Soils	0.4 - 12	<0.1 - 0.65	3 - 125	20 - 90	<1.5 - 65		

SYSTEMATIC SAMPLING

Follow up systematic sampling to characterise any arsenic contamination around the location of preliminary sample site 4702 was carried out by H. Windsor on 9 January 2024.

4.8 SAMPLING DESIGN PLAN – SYSTEMATIC SAMPLING

- Systematic sampling was undertaken to characterise the extent of any contamination around the location of preliminary sample 4702 using a 1 m grid.
- The systematic sampling plan is shown in Appendix G.
- Sampling was carried out using a stainless-steel spade (grab technique) for surface samples. Due to the hardness of the ground and presence of gravels, a pick was used at some locations to loosen the surface.
- Depth sample was collected with a hand auger at 300mm depth.
- Surface samples were collected from a depth of between 0-150mm.

4.9 QUALITY ASSURANCE/QUALITY CONTROL– SYSTEMATIC SAMPLING

- Twelve of the field samples were analysed by the laboratory for total recoverable arsenic.

One duplicate was collected as part of the systematic sampling. The field duplicate was collected at the same time as the primary soil sample using the same procedures.

- Quality assurance (QA) sample 4720 was collected as a duplicate of composite soil sample 4711.

4.10 SOIL SAMPLING – SYSTEMATIC SAMPLING

A total of twelve systematic samples were collected around the potential hotspot location identified by preliminary sample 4702. Samples were collected by H. Windsor on 9 January 2024. Samples were collected using a 1m grid (Appendix G).

- Soils were collected as per the plan.
- Sampling data including soil descriptions is given in Appendix I 1.

4.11 FIELD OBSERVATIONS

A table showing the GPS location and log of sampled soils is shown in Appendix I 1.

4.12 RESULTS – SYSTEMATIC SAMPLING

The laboratory tests undertaken show the concentrations of total recoverable arsenic in the systematic samples. The results are summarised in Table 2. All values are mg/kg dry weight. The laboratory report is given in Appendix H.

- A total of twelve systematic samples were collected around the location of preliminary sample 4702, including one duplicate and one depth sample which was collected at 0.3m below location of preliminary sample 4702.
- When compared to the NESCS applicable Residential 10% produce (2012) guideline value of 20mg/kg, soil chemistry shows all returned results compliant for arsenic.

Table 2 – Laboratory results systematic delineation sampling.

Systematic sampling 9/01/2024	Total Recoverable Arsenic
	As
	mg/kg
Detection limit	2
4709 (depth sample)	4
4710	4
4711 (duplicate)	6
4712	11
4713	4
4714	7
4715	5
4716	7
4717	8
4718	6
4719	7
4720 (duplicate)	6
95% UCL (n=11*)	11
Standard Deviation	5
Maximum	21
Mean	8
Minimum*	4
* includes preliminary sample 4702 result of 21mg/kg)	
Residential 10% produce	20

4.12.1 Statistical Analysis of Results

Eleven of the returned results from the systematic sampling, plus the result from preliminary sample 4702, were used to calculate the mean, standard deviation and 95% concentration of arsenic in the soil (duplicate and depth samples not included). ProUCL software was used for the calculation with the output shown in Appendix I 6.

The Soil Guideline Value (SVG) for arsenic applicable to the Residential 10% land use is 20 mg/kg (NESCS 2012).

- The average concentration of arsenic was 8 mg/kg (n=11), well below the applicable SGV.
- The 95% confidence level was 11 mg, well below the applicable SGV.
- The maximum concentration of arsenic was 21 mg/kg, less than two-times the applicable SGV.
- Quality assurance sampling showed the percentage variability of 0%. Variability of less than 30-50% would be considered acceptable with the noted variability between all samples within this range. Variability can be used to represent the analytical precision (or uncertainty in analytical results) and can better define the area around the guideline value where analytical results are ambiguous (MfE 2011, Guideline No 5). The soil chemistry and variability are considered representative of the soils at the Site.

5. SOIL DISTURBANCE

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

The NESCS requires that:

- a) Controls are in place to minimise people's contact (for example, in dust or water) with the soil and kept in place until soil is reinstated.
- b) Soil reinstated to erosion resistant state within 1 month (for example, foundations laid, access metalled, grass sown or garden mulched).
- c) Integrity of soil containing structures are not compromised.
- d) Soil taken to authorised facility regulation 8(3e). The closest is Puwera Landfill.
- e) Soil disturbed is less than 25 m³ (in-situ volume) per 500 m² of land per year (not including samples for lab testing).
- f) Soil removed is less than 5 m³ (in-situ volume) per 500 m² of land per year.
- g) Activity duration less than 2 months.

For this Site:

- Minimal earthworks would be required for the subdivision.
- Earthworks requirements for any future build are unknown but may include preparation of building platform and installation of driveway and services.
- Calculated allowable earthworks volumes as per e) and f) above are tabled in Appendix I 5.
- Any soil to be removed from Site must be disposed of at a facility authorized to take this material.
- There is no requirement for a Site Management Plan as no contamination is considered to be present.

6. RISK ASSESSMENT

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

6.1 CONCEPTUAL SITE MODEL

A Conceptual Site Model (CSM) was developed prior to sampling and is shown in Appendix B.

The CSM for 31 Charlotte Kemp Drive, Kerikeri was based on a review of available title information, aerial photographs, the site history, council records, a site inspection and soil sampling results.

Land use on area of investigation at 31 Charlotte Kemp Drive, Kerikeri comprises:

a) Pre 1930's	Pastoral	- Consider fertiliser and pesticide use - A 1.
b) 1953 - 1977	Pastoral	- Consider fertiliser and pesticide use – A 1.
c) 1977 - 1994	Citrus?, plant nursery and kiwifruit orchard	- Consider fertiliser and pesticides - A10 and leaching from timber infrastructure – I.
d) 1999 - present	Mown grass or residential	- Consider accidental contamination – I.

The current potential pathways and/or receptors identified include direct dermal contact with chemicals in soil or accidental ingestion of soil during play or contact with soil during maintenance, crop uptake of chemicals from soil leading to ingestion and dermal contact or dust inhalation associated with earthworks (Appendix B).

A swale drain and a stormwater pipeline are located along the north boundary which would be considered to be priority pathways if contaminants are present.

Receptors include children, and adult residents.

6.2 CONTAMINANT CHARACTERISATION

This investigation was undertaken to characterise the extent of any elevated COI within the soil on the proposed two new Lots. Soil sampling across both proposed new Lots returned results within the applicable Residential 10% scenario, except for arsenic in one sample (4702).

The source for the identified arsenic elevation in sample 4702 is undefined, however sparse charcoal was seen in the soil from this area, indicating some wood ash may have been deposited in this location (note: residence does not have an open fire), and it was located near the location of a historic garden shed where chemicals or building materials may have been stored.

Delineation samples around that Site indicated that the soil would not be considered as contaminated from past HAIL land use under the NESCS.

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

6.3 RISK SUMMARY

The risk to human health at 31 Charlotte Kemp Drive, Kerikeri (Lot 62 DP 358589) is assessed in the context of the proposed Site use; that of residential land use.

- Soil disturbance volumes associated with the subdivision are below the regulation 8(3) requirements.
- The concentrations of COI are below the applicable guideline values except for arsenic in one location. Characterisation of soils in that location shows that the soil is not considered to be contaminated (the 95% confidence level well below applicable guideline value for arsenic and no individual value recorded a result more than two times the guideline value¹¹).
- A review of the CSM shows no source contamination is considered to be present and as such the source – receptor - pathway linkages are incomplete.
- Pursuant to regulation 9 (3)(b) - *it is demonstrated that soil contamination does not exceed the applicable standard in regulation 7.*

¹¹ Contaminated Land Management Guidelines No.5, (2021) 7.4.2

7. DISCUSSION

This investigation was undertaken to determine if soil on 31 Charlotte Kemp Drive (Lot 62 DP 358589) is contaminated, and information contained within this report is considered appropriate to the nature of the proposed activity, the level of certainty and availability of information about the past use of the land, the contaminants present (or potentially present), and the level of risk posed.

The information collated in this investigation indicates the following results:

- The land has a known history as a plant nursery and kiwifruit orcharding, with possible citrus orcharding.
- The Site is not listed on the NRC Selected Land Use Register.
- The applicable HAIL category was identified as *A10 - Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds*.
- HAIL category *I* – was not found to be applicable.
- The 'piece of land' identified as HAIL site under category A.10 comprises 682 m². As such 34 m³ of soil disturbance is permitted with 7 m³ of soil removal permitted per year to meet the requirements of Section 6 above (regulation 8(3)).
- Earthworks disturbance volumes as part of the subdivision are minimal. Soil will not be removed from Site.
- A total of 20 samples were collected in soils at the Site. As per the identified contaminants of interest, metals and pesticides were analysed by Hill Laboratories.
- The applicable standard is Residential (10%).
- The preliminary soil chemistry analyses showed all results below the applicable standard except for arsenic in one sample (4702).
- Delineation sampling was carried out to characterise the extent of the possible arsenic contamination around this sample (4702). The results of the delineation sampling showed a mean concentration of 8 mg/kg and no sample to be more than twice the applicable guideline value with the 95% value below the guideline value and confined to the surface soil. As such no contamination is considered to be present.
- A review of the CSM following this investigation shows that the source – exposure – receptor linkages are incomplete, with no source contamination present.

8. CONCLUSIONS

A study of the history of the land, including sampling and analysis of the soils, on 31 Charlotte Kemp Drive (Lot 62 DP 358589) was undertaken in December 2023 and January 2024.

- The data set is appropriate for statistical calculations as per Contaminated Land Management Guideline No.5 (2021) Appendix G.
- All reported concentrations are below the applicable guideline values except for total recoverable arsenic in one sample.
- Characterisation of soil around this sample indicate that arsenic contamination is not considered to exceed the applicable guideline for NESCS purposes (Contaminated Land Management Guidelines No.5, (2021) 7.4.2).
- The QA/QC replicate assessment indicates the data is suitable for the purposes of the investigation.

As such soil contamination does not exceed the applicable standard for NESCS purposes (Contaminated Land Management Guidelines No.5, (2021) 7.4.2).

As per regulation 9 (3)(b) - *it is demonstrated that soil contamination does not exceed the applicable standard in NESCS regulation 7.*

- Therefore, it is highly unlikely that the proposed subdivision and any future soil disturbance of at 31 Charlotte Kemp Drive, Kerikeri pose a risk to human health.
- The proposed subdivision may be assessed as a Controlled Activity.

9. REPORT LIMITATIONS

This report was carried out to characterise soil chemistry on 31 Charlotte Kemp Drive, Kerikeri as per subdivision plan (Appendix A 1).

The laboratory test results provide an approximation of the concentration of the analytes tested in the soil and are subject to the limitations inherent to the laboratory techniques used.

The information in this document is based on publicly available documents which were presumed to be accurate.

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

Any future land use change on the area of the Site may require further investigation.

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

10. SQEP CERTIFICATE OF REPORT

DETAILED SITE INVESTIGATION CERTIFYING STATEMENT

I, Tricia Scott of NZ Environmental Management Ltd, certify that:

1. This Detailed Site Investigation meets the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NESCS) because it has been:

- done by a suitably qualified and experienced practitioner, and
- done in accordance with the current edition of Contaminated land management guidelines No 5 – Site investigation and analysis of soils, and
- reported on in accordance with the current edition of Contaminated land management guidelines No 1 – Reporting on contaminated sites in New Zealand, and
- the report is certified by a suitably qualified and experienced practitioner.

2. This detailed site investigation concludes that:

For activities under R9 of the NESCS (controlled activity), the Site does not exceed the applicable standard in Regulation 7 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations

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

Signed and dated:



22 January 2024

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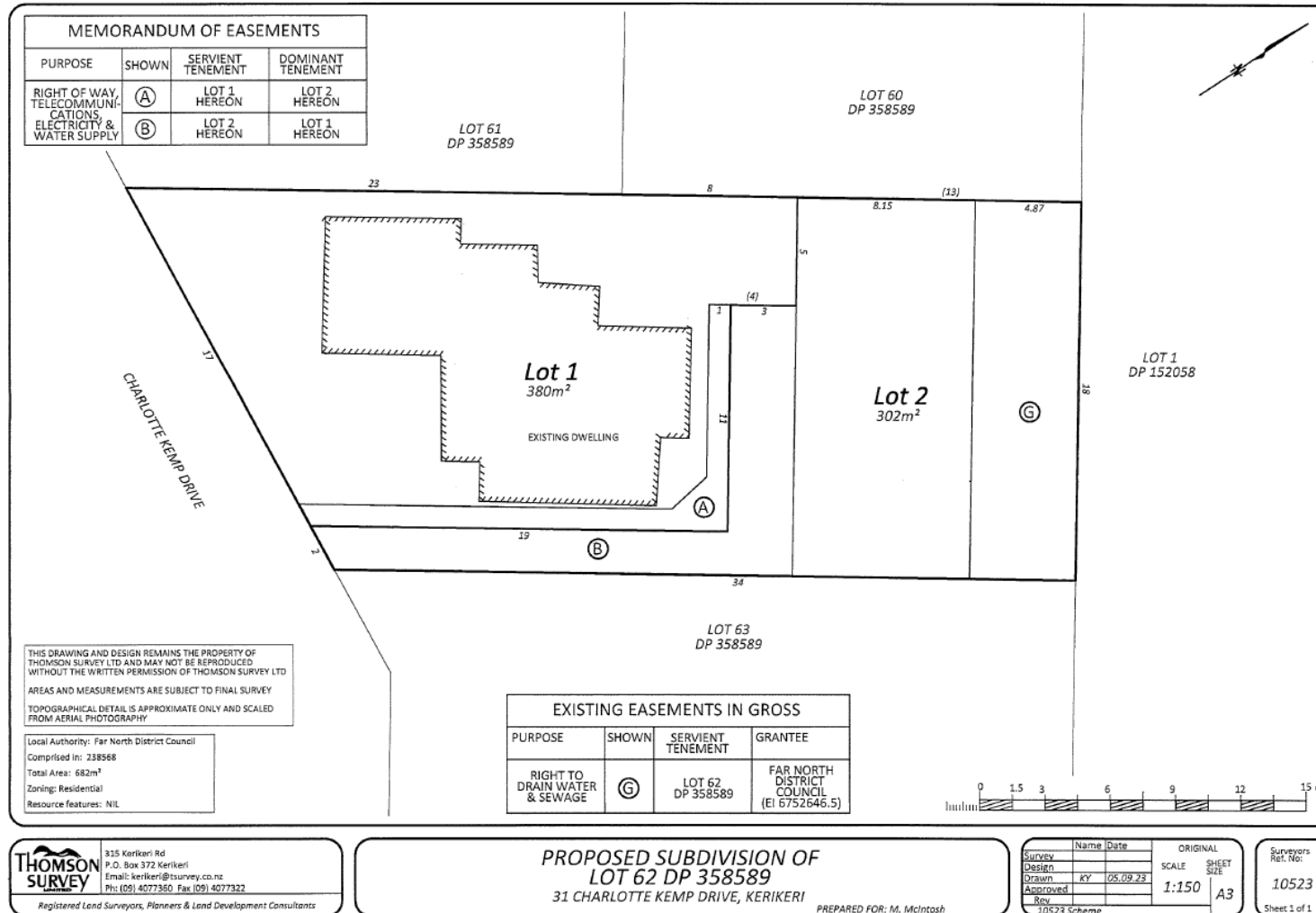
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12. GLOSSARY

Area of Interest	An area or target within the piece of land identified as having hazardous substances on or in it at elevated levels or above background. Reported concentrations are below the soil contaminant standards for the applicable land use scenario with in-situ soils unlikely to pose a risk to human health. May require further investigation, management, or remediation for more conservative land use scenarios (largely applicable to soil removal offsite).
Area of Investigation	Location within a Piece of Land upon which there is a proposed change in land use.
Control Area	An investigated and defined area of contaminated soil on a piece of land, with hazardous substances in or on it that are above the soil contaminant standards for the applicable land use scenario and where the contaminants are reasonably likely to have adverse effects on the human health. The control area is reported as an area requiring remediation or management.
COI	Contaminants of Interest
CSM	Conceptual Site Model
DSI	Detailed Site Investigation
FNDC	Far North District Council
HAIL	Hazardous Activities and Industries List
mg/kg	Milligrams per kilogram
NES	National Environmental Standard
NESCS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
NZMS	New Zealand Map Series
NRC	Northland Regional Council
OCP	Organochlorine Pesticides
Piece of Land	The NESCS applies to any “piece of land” on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken (see regulation 5(7)).
PSI	Preliminary Site Investigation
SVR	Site Validation Report
Target Area	An area or target within the piece of land identified as potentially having hazardous activities or industries resulting in contaminants to be present at elevated levels or above background.
UCL	Upper Confidence Limit

APPENDIX A
Figures



A1 – Subdivision Scheme Plan



A 2 – NRC flood map

PBC - Predicted Background Soil Concentrations, New ... 31 Charlotte Kemp Drive, Kerikeri

Spatial Query

Chemical4	Chemical4a	Chemical4	Chemical4a
basalt	basalt	basalt	basalt
Area_km2		5339.104805	
As_n		41	
As_Medpred		2.12	
As_U95pred		8.87	
Cd_n		18	
Cd_Medpred		0.101	
Cd_U95pred		0.51	
Cu_n		35	
Cu_Medpred		25.27	
Cu_U95pred		108.3	
Cr_n		76	
Cr_Medpred		26.56	
Cr_U95pred		128.5	
Pb_n		52	
Pb_Medpred		15.5	
Pb_U95pred		56.34	
Ni_n		72	
Ni_Medpred		13.74	
Ni_U95pred		77.43	
Zn_n		20	
Zn_Medpred		71.29	
Zn_U95pred		295.8	
ORIG_FID		8	

A 3 – Predicted Background Soil Concentrations – Basalt Soil (Source: LRIS)

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

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

A 4 – Background Soil Concentrations – Volcanic Soil in Auckland Region (Table 3 from ARC technical publication No. 153, October 2001).



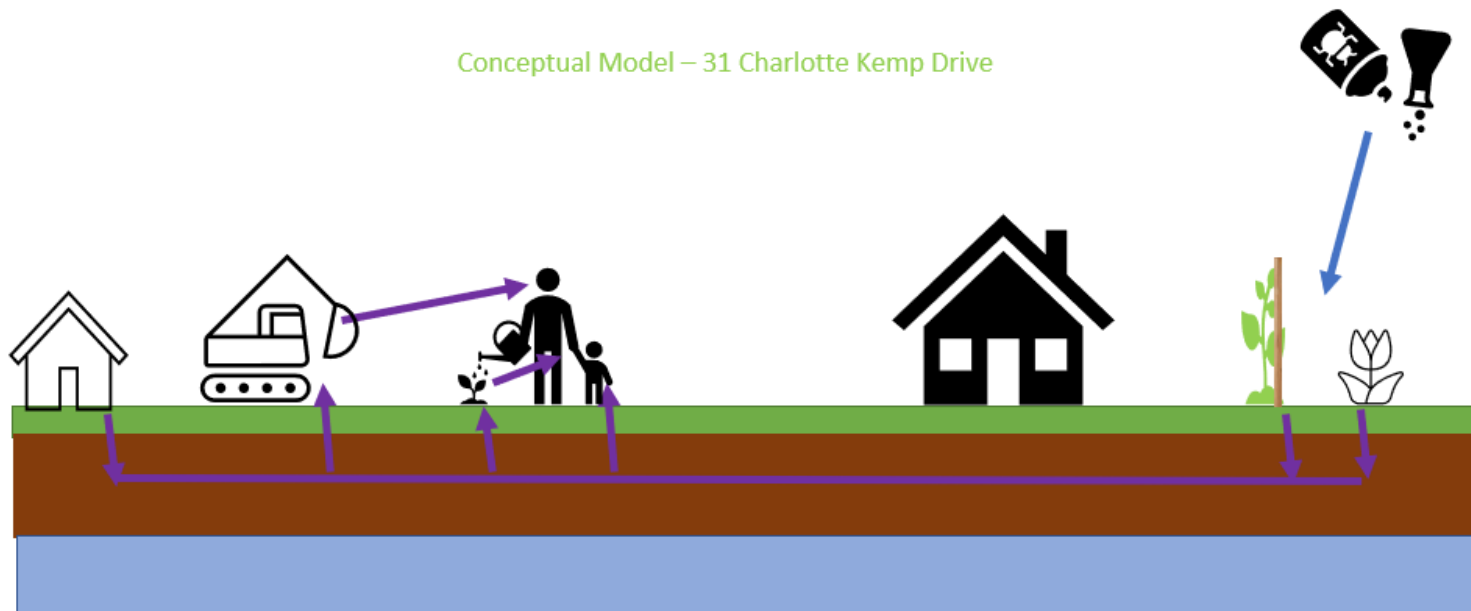
A 5 – Location of preliminary samples within Piece of Land



A 6 Location of delineation samples around preliminary sample 4702

APPENDIX B
Conceptual Site Model

Conceptual Model – 31 Charlotte Kemp Drive



- historic crop sprays or fertiliser to soil or groundwater.
- Crop uptake of chemicals from soil => ingestion
- Direct dermal contact with chemicals in soil through contact with soil or ingestion
- Dermal contact or dust inhalation associated with maintenance
- Accidental leaching of CCA to ground from treated timber
- Accidental release of COI to ground from storage in garden shed

incomplete
 incomplete
 incomplete
 incomplete
 incomplete

← Complete pathway
 ← Incomplete pathway

APPENDIX C
Land Title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



Identifier 238568
Land Registration District North Auckland
Date Issued 14 February 2006

Prior References
176972

Estate Fee Simple
Area 682 square metres more or less
Legal Description Lot 62 Deposited Plan 358589
Registered Owners
Margaret Anne McIntosh

Interests

Appurtenant hereto are rights to transmit electricity and convey water specified in Easement Certificate C489374.4 - 15.6.1993 at 2.32 pm

The easements specified in Easement Certificate C489374.4 are subject to Section 309 (1) (a) Local Government Act 1974

Fencing Covenant in Transfer D608075.1 - 29.5.2001 at 9.07 am

5531271.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.3.2003 at 9:00 am

Appurtenant hereto is a right to drain stormwater created by Easement Instrument 5531271.7 - 25.3.2003 at 9:00 am

The easements created by Easement Instrument 5531271.7 are subject to Section 243 (a) Resource Management Act 1991

5531271.8 Land Covenant - 25.3.2003 at 9:00 am

Land Covenant in Easement Instrument 5555467.1 - 15.4.2003 at 9:00 am

Fencing Covenant in Easement Instrument 5555467.1 - 15.4.2003 at 9:00 am

5627172.1 Variation of the Land Covenant in Easement Instrument 5531271.8 - 18.6.2003 at 9:00 am

5896535.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.2.2004 at 9:00 am

Appurtenant hereto is a right to drain water easement created by Easement Instrument 5896535.4 - 12.2.2004 at 9:00 am

The easements created by Easement Instrument 5896535.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights to drain sewage & water easements created by Easement Instrument 5896535.5 - 12.2.2004 at 9:00 am

The easements created by Easement Instrument 5896535.5 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 5958514.1 - 6.4.2004 at 9:00 am

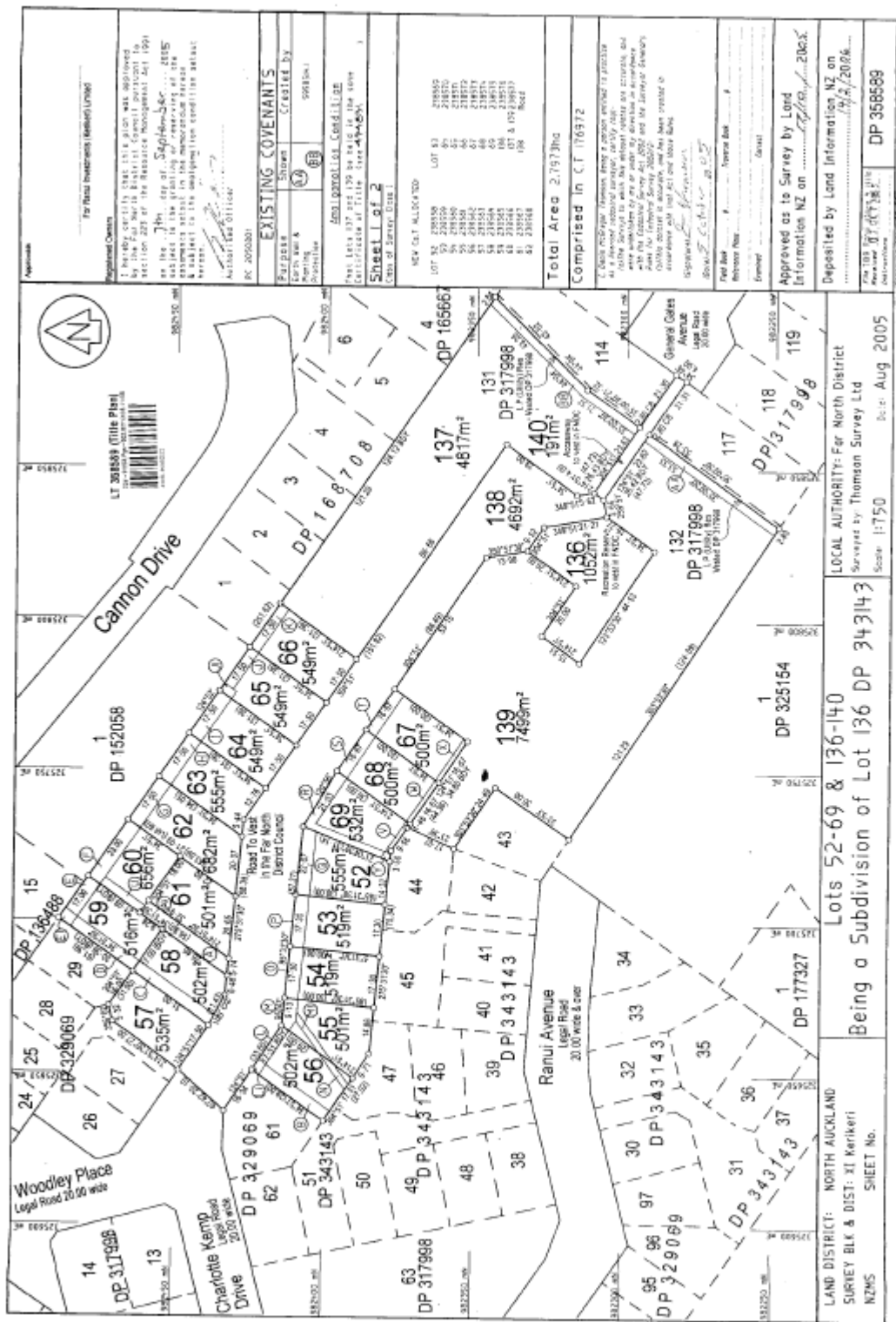
Subject to a right to drain water and sewerage (in gross) over part marked G on DP 358589 in favour of the Far North District Council created by Easement Instrument 6752646.5 - 14.2.2006 at 9:00 am

The easements created by Easement Instrument 6752646.5 are subject to Section 243 (a) Resource Management Act 1991

Transaction ID 2197072
Client Reference

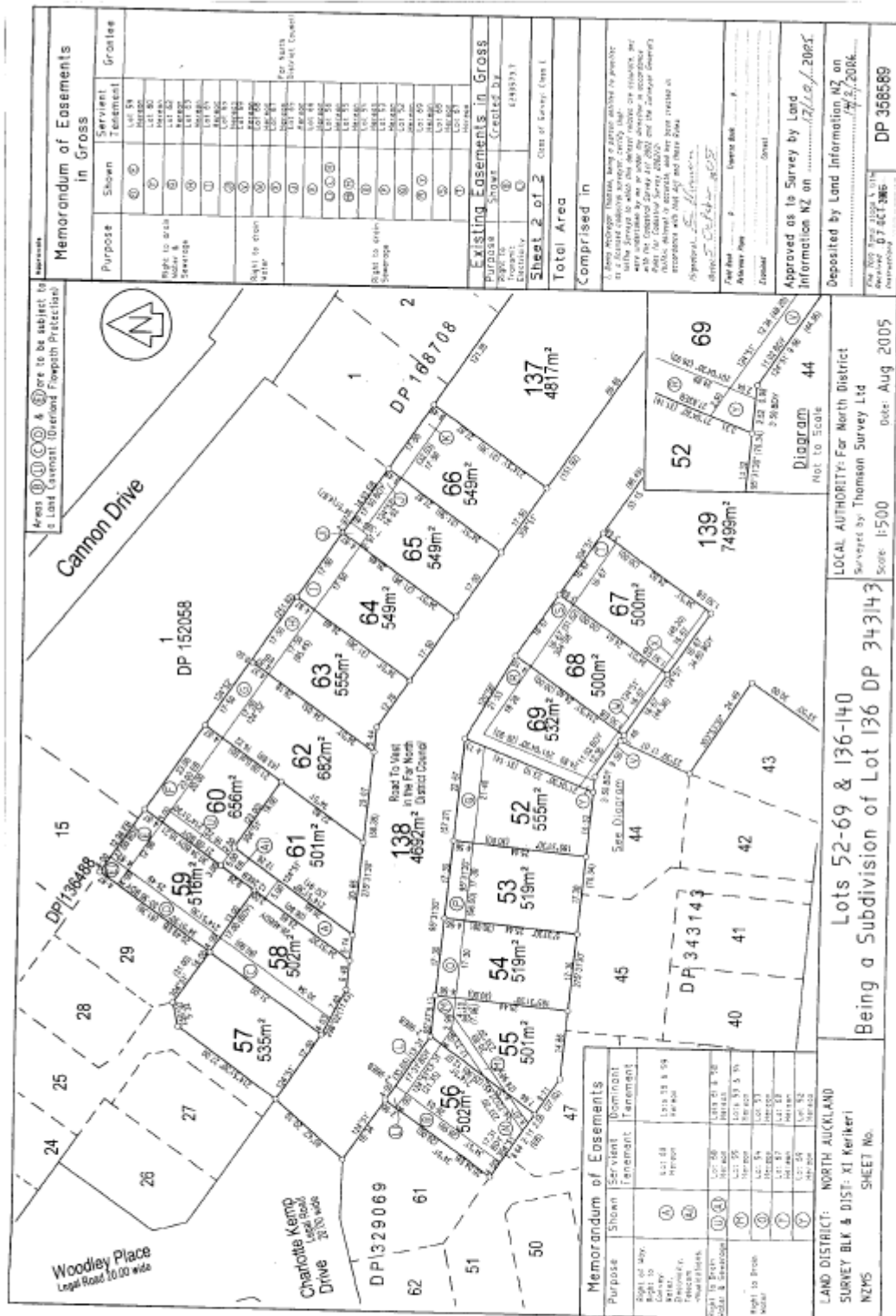
Search Copy Dated 11/12/23 9:37 am, Page 1 of 3
Register Only

Identifier **238568**



Identifier

238568



APPENDIX D NRC Selected Land Use Register & Property File Review

Regarding 31 Charlotte Kemp Drive, Kerikeri (being lot 62 DP 358589).

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

Please note that aerial images show the presence of horticultural activity and therefore HAIL Category A10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds may apply.

Retrolens image 1981



There are no environmental incidents or resource consents recorded on the property.

NRC has aerial images of the site for the following years that can be provided upon request: 2000, 2007, 2008, 2010 & 2014.

As per Rule C.6.8.1 of the [Proposed Regional Plan for Northland](#), copies of site investigation reports, where land disturbance has occurred, must be provided to the regional council within three months of completion of the investigation. Reports can be sent to contamination@nrc.govt.nz

Kind regards,

Ngā mihi

Megan Evans

Environmental Monitoring Officer – Coastal and Contaminated Land

DDI 027 245 3846



P 0800 002 004 » W www.nrc.govt.nz

APPENDIX E
Aerial Photographs and Documents



E 1 Aerial view taken 1953 (Source Retrolens)



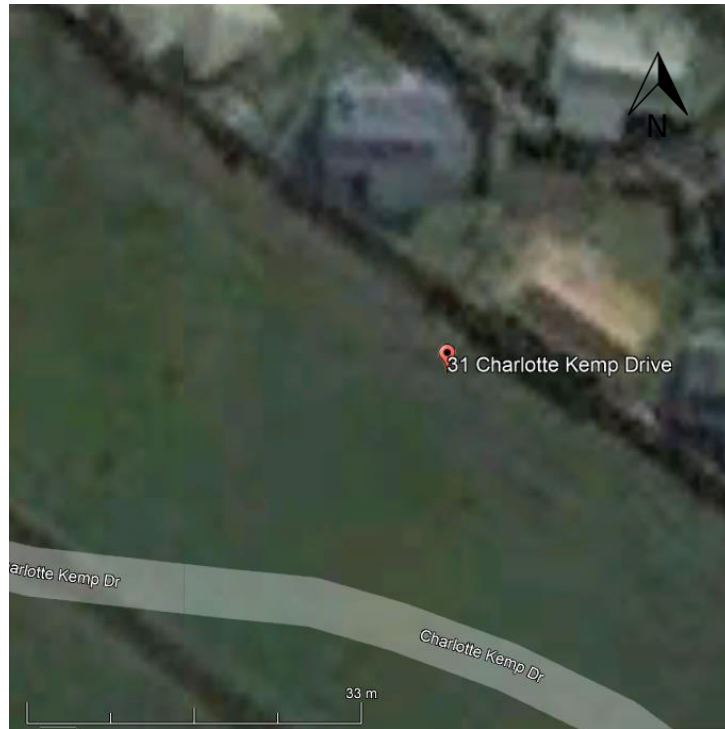
E 2 Aerial view taken 1968 (Source Retrolens)



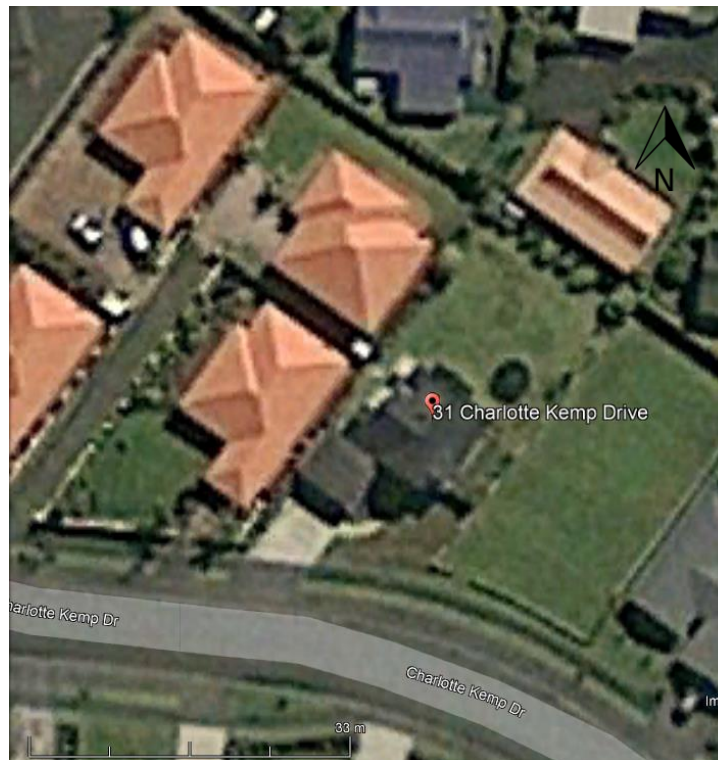
E 3 Aerial view taken 1981 (Source: Retrolens)



E 4 Aerial view taken 1983 (Source: Whites Aviation)



E 5 Aerial view taken 2003 (Source Google Earth)



E 6 Aerial view taken 2009 (Source Google Earth)



E 7 Aerial view taken in 1999 prior to sub-division (Source FNDC files)

Land Use – Ranui Orchard, Kerikeri

May 2012

My name is Grant Adams. I have owned the orchard property adjoining Ranui Gardens subdivision since 1990. This statement sets out my knowledge of the use of the Ranui land and other land in the area.

Previously all the land in this area east of Kerikeri Rd was in farming. I have a small milking shed on my property that was built in 1953. In the 70's Sunshine Nurseries owned some 20ha of land comprising Ranui Orchard, my land, and the De Boer parcel where Placemakers is now. Subdivision was undertaken to create the 3 separate titles and the Mill Lane paper road extension was vested in Council. At this time I understand citrus was grown on some of the land and a few blocks of Hayward kiwifruit were planted on both Ranui and my land. Mr Denis Yates bought the Ranui block around this time and with his orchard manager, Mike Manning, completed the establishment of kiwifruit plantings to cover the entire 8ha property in some 16 blocks. These blocks ran in a north/south orientation with 6m headlands along the O'Brien/Adams and the Cannon Drive/Norfolk Place boundaries. Live shelter between the blocks was in the main Casaurina.

The irrigation and water filling point was at the Kerikeri Road frontage by the present Thomson Survey premises and there was a small spray shed there. There were old implement sheds in the corner alongside the BP service station and a new large farm shed was built facing the BP, probably on the vacant lot now adjacent to the BP.

In 1988 the NZ Kiwifruit Marketing Board was established with monopoly rights to sell NZ kiwifruit overseas. In 1992 a financial crisis arose in the industry whereby the NZKMB overpaid growers for that season's crop and the Government moved to retrospectively allow the overpayments to be clawed back from growers future returns. Mr Yates decided not to agree to this arrangement and after his 1992 crop leased the orchard to Orangewood Fruitgrowers. Orangewood continued to crop the kiwifruit for another 2 seasons and then the entire orchard was pulled out. The land remained fallow though occasionally mowed until subdivision commenced after Mr Yates had purchased part of the O'Brien block in 2001.

During the kiwifruit growing year's Zespri Kiwigreen growing principles were introduced to ensure nil residues are present on fruit at harvest. To the best of my knowledge no agrichemicals were applied at Ranui after 1995.



Grant Adams

51d Hall Road


Kerikeri

E 8 Letter about land use in Ranui gardens subdivision area

APPENDIX F
Contemporary Site Photographs

Plate no. F1	Date: 13/12/23	
Description: Looking north from Charlotte Kemp Drive, along east boundary, showing existing residence. Area of Proposed Lot 1.		

Plate no. F2	Date: 13/12/23	
Description: Northern portion of Site, location of proposed Lot 2.		

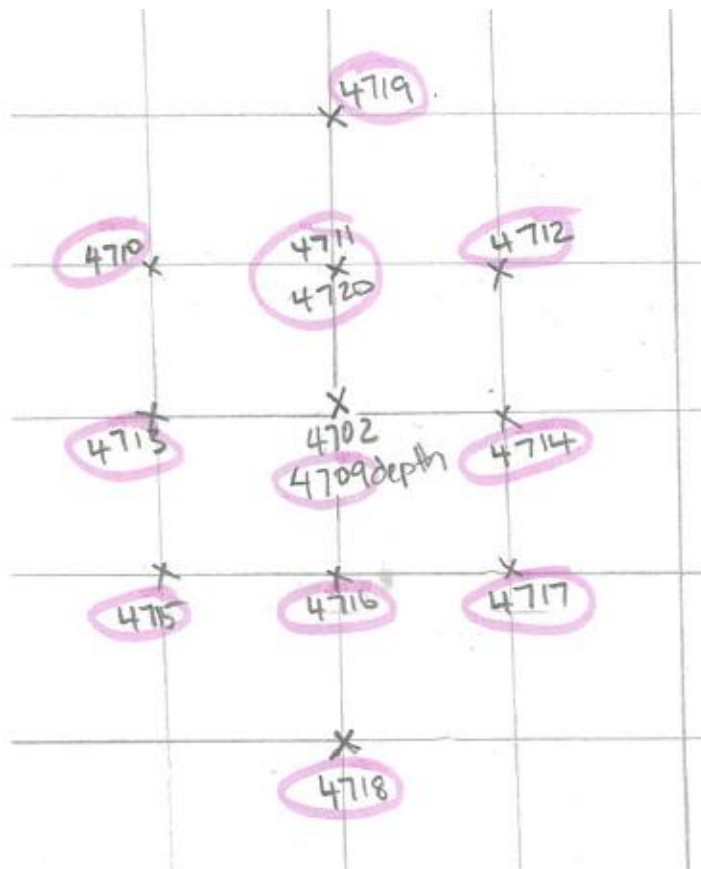
Plate no. F3	Date: 9/1/24	
Description: Location of systematic sampling around position of preliminary sample site 4702.		

APPENDIX G
Sampling and Analysis Plan

Sampling and Analysis Plan - Job # 2023 47		Date: 13/12/23	
Site Location:	Address:		Grid Reference:
	31 Charlotte Kemp Drive, Kerikeri		-35.232672 173.948072
Objectives:	Investigation Objectives: to identify if any COI are present on the site that would make land unsuitable for residential living		
	Sampling Objectives: To identify presencer and characterise any contaminants on site.		
Site History:	Residential since 2006, prior orchard, citrus with possible market garden		
Current Landuse:	Residential		
Intended Landuse:	Residential		
CSM Summary: Refer CSM:	Source	Pathway	Receptor
	chemical used in historic orcharding or market garden operations on the site	dermal during play,maintenance or gardening, ingestion of soil or produce ingestion, dust	Child or adult resident
Media investgated:	soil		
Analytes:	heavy metals, pesticides (OCP's)		
Reference Background Concentration:	Cavanagh, J E, 2016. User Guide: Background soil concentrations and soil guidelinevalues for the protection of ecological receptors (Eco-SGVs) –Consultation Draft		
	https://iris.scinfo.org.nz/layer/48470-pbc-predicted-background-soil-concentrations-new-zealand/		
Sampling Pattern:	Judgemental		
Sample Depths:	Surface 0-0.15m bgl		
Composites:	Heavy metals (comps of 2) OCP indicative composite (comp of 2 with individuals analysed if any COI of concern identified)		
Quality Assurance/Quality Control:	NA		
Sampling Method & Equipment:	shovel		
	Additional detail:		
Decontamination:	Digger:		
	Spade:		As per section 5.3 Contaminated land management guidelines No 5, 2021

<p>Soil Investigation Design Plan:</p>				
<p>Sampling preferred order:</p>	<p>Numeric</p>			
<p>Lab Details:</p>	<p>Name of Lab: Hills</p>	<p>Containers required: PSoil250, Glass300</p>	<p>Analysis required: HM, OCP's</p>	<p>Other:</p>

Systematic Sampling Plan



APPENDIX H

Laboratory Results and Chain of Custody Documentation



Quote No 128456
Primary Contact Heather Windsor 293087
Submitted By
Client Name NZ Environmental Management Limited 293085
Address 350 Kerikeri Road, Kerikeri 0230

Phone **Mobile** 021 075 1959

Email

Charge To NZ Environmental Management Limited 293085

Client Reference Charlotte Kemp Drive

Order No

Results To Reports will be emailed to Primary Contact by default. Additional Reports will be sent as specified below:

- Email Primary Contact Email Submitter Email Client
 Email Other
 Other

Dates of testing are not routinely included in the Certificates of Analysis. Please inform the laboratory if you would like this information reported.

ADDITIONAL INFORMATION / KNOWN HAZARDS

Quoted Sample Types

Soil (Soil)

No.	Sample Name	Sample Date/Time	Sample Type	Tests Required
1	Composite 4701, 4702	13/12/23	Soil	Heavy metals
2	Composite 4703, 4704	↓	↓	↓
3	Comp 4705, 4706	↓	↓	↓
4	Comp 4707, 4708	↓	↓	↓
5	4701	↓	↓	OCP's
6	4706	↓	↓	OCP's
7				
8				
9				
10				

ANALYSIS REQUEST
 Job No: **343 0612** Date Recv: 15-Dec-23 09:26
 R J Hill Laboratories Limited
 28 Duke Street Frankton 3204
 Private Bag 3205
 Hamilton 3240 New Zealand
 Received by: Holly Rees
 0508 HILL LAB (44 555 22)
 +64 7 858 2000
 mail@hill-labs.co.nz
 www.hill-labs.co.nz

CHAIN OF CUSTODY RECORD

Sent to Hill Labs Date & Time: 13/12/23
 Name: Heather Windsor
 Tick if you require COC to be emailed back
 Signature: [Signature]

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

Condition Temp: 19.3
 Room Temp Chilled Frozen
 Sample & Analysis details checked
 Signature:

Priority Low Normal High
 Urgent (ASAP, extra charge applies, please contact lab first)
NOTE: The estimated turnaround time for the types and number of samples and analyses specified on this quote is by 4:30 pm, 3 working days following the day of receipt of the samples at the laboratory.

Requested Reporting Date:



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

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

Job Information Summary

Page 1 of 2

Client:	NZ Environmental Management Limited	Lab No:	3430612
Contact:	Heather Windsor C/- NZ Environmental Management Limited 350 Kerikeri Road Kerikeri 0230	Date Registered:	15-Dec-2023 1:32 pm
		Priority:	High
		Quote No:	128456
		Order No:	
		Client Reference:	Charlotte Kemp Drive
		Add. Client Ref:	
		Submitted By:	Heather Windsor
		Charge To:	NZ Environmental Management Limited
		Target Date:	22-Dec-2023 4:30 pm

Samples

No	Sample Name	Sample Type	Containers	Tests Requested
1	4701 13-Dec-2023	Soil	GSolI300, PSolI250	Composite Environmental Solid Samples, Organochlorine Pesticides Screening in Soil, Total Recoverable Arsenic
2	4702 13-Dec-2023	Soil	PSolI250	Composite Environmental Solid Samples, Total Recoverable Arsenic
3	4703 13-Dec-2023	Soil	PSolI250	Composite Environmental Solid Samples
4	4704 13-Dec-2023	Soil	PSolI250	Composite Environmental Solid Samples
5	4705 13-Dec-2023	Soil	PSolI250	Composite Environmental Solid Samples
6	4706 13-Dec-2023	Soil	GSolI300, PSolI250	Composite Environmental Solid Samples, Organochlorine Pesticides Screening in Soil
7	4707 13-Dec-2023	Soil	PSolI250	Composite Environmental Solid Samples
8	4708 13-Dec-2023	Soil	PSolI250	Composite Environmental Solid Samples
9	Composite of 4701 & 4702	Soil	OrgComp	Heavy Metals, Screen Level
10	Composite of 4703 & 4704	Soil	OrgComp	Heavy Metals, Screen Level
11	Composite of 4705 & 4706	Soil	OrgComp	Heavy Metals, Screen Level
12	Composite of 4707 & 4708	Soil	OrgComp	Heavy Metals, Screen Level

Summary of Methods

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

Test	Method Description	Default Detection Limit	Sample No
Environmental Solids Sample Drying	Air dried at 35°C Used for sample preparation. May contain a residual moisture content of 2-5%.	-	1-2, 9-12
Environmental Solids Sample Preparation	Air dried at 35°C and sieved, <2mm fraction. Used for sample preparation May contain a residual moisture content of 2-5%.	-	1-2
Heavy Metals, Screen Level	Dried sample, < 2mm fraction. Nitric/Hydrochloric acid digestion US EPA 200.2. Complies with NES Regulations. ICP-MS screen level, interference removal by Kinetic Energy Discrimination if required.	0.10 - 4 mg/kg dry wt	9-12
Organochlorine Pesticides Screening in Soil	Sonication extraction, GC-ECD analysis. Tested on as received sample. In-house based on US EPA 8081.	0.010 - 0.06 mg/kg dry wt	1, 6
Dry Matter	Dried at 103°C for 4-22hr (removes 3-5% more water than air dry) . gravimetry. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed). US EPA 3550.	0.10 g/100g as rcvd	1, 6
Total Recoverable digestion	Nitric / hydrochloric acid digestion. US EPA 200.2.	-	1-2
Composite Environmental Solid Samples	Individual sample fractions mixed together to form a composite fraction.	-	1-8

Lab No: 3430612

Hill Labs

Page 1 of 2

Sample Type: Soil			
Test	Method Description	Default Detection Limit	Sample No
Total Recoverable Arsenic	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	2 mg/kg dry wt	1-2



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

Certificate of Analysis

Page 1 of 2

Client:	NZ Environmental Management Limited	Lab No:	3430612	SPV2
Contact:	Heather Windsor	Date Received:	15-Dec-2023	
	C/- NZ Environmental Management Limited	Date Reported:	22-Dec-2023	(Amended)
	350 Kerikeri Road	Quote No:	128456	
	Kerikeri 0230	Order No:		
		Client Reference:	Charlotte Kemp Drive	
		Submitted By:	Heather Windsor	

Sample Type: Soil						
Sample Name:	4701 13-Dec-2023	4702 13-Dec-2023	4706 13-Dec-2023	Composite of 4701 & 4702	Composite of 4703 & 4704	
Lab Number:	3430612.1	3430612.2	3430612.6	3430612.9	3430612.10	
Individual Tests						
Dry Matter	g/100g as rovd	77	-	69	-	-
Total Recoverable Arsenic	mg/kg dry wt	5	21	-	-	-
Heavy Metals, Screen Level						
Total Recoverable Arsenic	mg/kg dry wt	-	-	-	14	6
Total Recoverable Cadmium	mg/kg dry wt	-	-	-	0.12	0.12
Total Recoverable Chromium	mg/kg dry wt	-	-	-	38	34
Total Recoverable Copper	mg/kg dry wt	-	-	-	25	23
Total Recoverable Lead	mg/kg dry wt	-	-	-	18.5	14.8
Total Recoverable Nickel	mg/kg dry wt	-	-	-	8	6
Total Recoverable Zinc	mg/kg dry wt	-	-	-	57	30
Organochlorine Pesticides Screening in Soil						
Aldrin	mg/kg dry wt	< 0.013	-	< 0.014	-	-
alpha-BHC	mg/kg dry wt	< 0.013	-	< 0.014	-	-
beta-BHC	mg/kg dry wt	< 0.013	-	< 0.014	-	-
delta-BHC	mg/kg dry wt	< 0.013	-	< 0.014	-	-
gamma-BHC (Lindane)	mg/kg dry wt	< 0.013	-	< 0.014	-	-
cis-Chlordane	mg/kg dry wt	< 0.013	-	< 0.014	-	-
trans-Chlordane	mg/kg dry wt	< 0.013	-	< 0.014	-	-
2,4'-DDD	mg/kg dry wt	< 0.013	-	< 0.014	-	-
4,4'-DDD	mg/kg dry wt	< 0.013	-	< 0.014	-	-
2,4'-DDE	mg/kg dry wt	< 0.013	-	< 0.014	-	-
4,4'-DDE	mg/kg dry wt	< 0.013	-	< 0.014	-	-
2,4'-DDT	mg/kg dry wt	< 0.013	-	< 0.014	-	-
4,4'-DDT	mg/kg dry wt	< 0.013	-	< 0.014	-	-
Total DDT Isomers	mg/kg dry wt	< 0.08	-	< 0.09	-	-
Dieldrin	mg/kg dry wt	< 0.013	-	< 0.014	-	-
Endosulfan I	mg/kg dry wt	< 0.013	-	< 0.014	-	-
Endosulfan II	mg/kg dry wt	< 0.013	-	< 0.014	-	-
Endosulfan sulphate	mg/kg dry wt	< 0.013	-	< 0.014	-	-
Endrin	mg/kg dry wt	< 0.013	-	< 0.014	-	-
Endrin aldehyde	mg/kg dry wt	< 0.013	-	< 0.014	-	-
Endrin ketone	mg/kg dry wt	< 0.013	-	< 0.014	-	-
Heptachlor	mg/kg dry wt	< 0.013	-	< 0.014	-	-
Heptachlor epoxide	mg/kg dry wt	< 0.013	-	< 0.014	-	-
Hexachlorobenzene	mg/kg dry wt	< 0.013	-	< 0.014	-	-
Methoxychlor	mg/kg dry wt	< 0.013	-	< 0.014	-	-



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

Sample Type: Soil			
Sample Name:		Composite of 4705 & 4706	Composite of 4707 & 4708
Lab Number:		3430612.11	3430612.12
Heavy Metals, Screen Level			
Total Recoverable Arsenic	mg/kg dry wt	6	6
Total Recoverable Cadmium	mg/kg dry wt	0.11	0.12
Total Recoverable Chromium	mg/kg dry wt	28	27
Total Recoverable Copper	mg/kg dry wt	26	22
Total Recoverable Lead	mg/kg dry wt	13.1	12.2
Total Recoverable Nickel	mg/kg dry wt	6	6
Total Recoverable Zinc	mg/kg dry wt	28	30

Analyst's Comments

Amended Report: This certificate of analysis replaces report '3430612-SPv1' issued on 19-Dec-2023 at 4:47 pm.
Reason for amendment: At the client's request, testing has been added.

Summary of Methods

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

Sample Type: Soil			
Test	Method Description	Default Detection Limit	Sample No
Environmental Solids Sample Drying*	Air dried at 35°C Used for sample preparation. May contain a residual moisture content of 2-5%.	-	1-2, 9-12
Environmental Solids Sample Preparation	Air dried at 35°C and sieved, <2mm fraction. Used for sample preparation May contain a residual moisture content of 2-5%.	-	1-2
Heavy Metals, Screen Level	Dried sample, < 2mm fraction. Nitric/Hydrochloric acid digestion US EPA 200.2. Complies with NES Regulations. ICP-MS screen level, interference removal by Kinetic Energy Discrimination if required.	0.10 - 4 mg/kg dry wt	9-12
Organochlorine Pesticides Screening in Soil	Sonication extraction, GC-ECD analysis. Tested on as received sample. In-house based on US EPA 8081.	0.010 - 0.06 mg/kg dry wt	1, 6
Dry Matter	Dried at 103°C for 4-22hr (removes 3-5% more water than air dry) . gravimetry. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed). US EPA 3650.	0.10 g/100g as rcvd	1, 6
Total Recoverable digestion	Nitric / hydrochloric acid digestion. US EPA 200.2.	-	1-2
Composite Environmental Solid Samples*	Individual sample fractions mixed together to form a composite fraction.	-	1-8
Total Recoverable Arsenic	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	2 mg/kg dry wt	1-2

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

Testing was completed between 15-Dec-2023 and 22-Dec-2023. For completion dates of individual analyses please contact the laboratory.

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

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.



Ara Heron BSc (Tech)
Client Services Manager - Environmental



Quote No 128456
 Primary Contact Heather Windsor 293087
 Submitted By
 Client Name NZ Environmental Management Limited 293085
 Address 350 Kerikeri Road, Kerikeri 0230

Phone Mobile 021 075 1959
 Email

Charge To NZ Environmental Management Limited 293085
 Client Reference Charlotte Kemp Drive

Order No
 Results To Reports will be emailed to Primary Contact by default. Additional Reports will be sent as specified below.
 Email Primary Contact Email Submitter Email Client
 Email Other
 Other

Dates of testing are not routinely included in the Certificates of Analysis. Please inform the laboratory if you would like this information reported.

ADDITIONAL INFORMATION / KNOWN HAZARDS

(Empty box for additional information)

Quoted Sample Types

Soil (So4)

No.	Sample Name	Sample Date/Time	Sample Type	Tests Required
1	4709	9/1/24	Soil	T.R. Arsenic
2	4710			
3	4711			
4	4712			
5	4713			
6	4714			
7	4715			
8	4716			
9	4717			
10	4718			
11	4719	↓	↓	↓
12	4720	"	"	"

ANALYSIS REQUEST

R J Hill Laboratories Limited
 28 Duke Street Frankton 3204
 Private Bag 3205
 Hamilton 3240 New Zealand
 Job No. Date Recv: 12-Jan-24 12:43
344 3431

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

CHAIN OF CUSTODY RECORD

Sent to Hill Labs Date & Time: 9/1/24
 Name: Heather Windsor
 Signature: [Signature]
 Tick if you require COC to be emailed back

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

Condition Room Temp Chilled Frozen Temp: 25.3
 Sample & Analysis details checked

Signature:

Priority Low Normal High
 Urgent (ASAP, extra charge applies, please contact lab first)

NOTE: The estimated turnaround time for the types and number of samples and analyses specified on this quote is by 4:30 pm, 3 working days following the day of receipt of the samples at the laboratory.

Requested Reporting Date:



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

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

Job Information Summary

Page 1 of 1

Client:	NZ Environmental Management Limited	Lab No:	3443431
Contact:	Heather Windsor C/- NZ Environmental Management Limited 350 Kerikeri Road Kerikeri 0230	Date Registered:	12-Jan-2024 1:57 pm
		Priority:	High
		Quote No:	128456
		Order No:	
		Client Reference:	Charlotte Kemp Drive
		Add. Client Ref:	
		Submitted By:	Heather Windsor
		Charge To:	NZ Environmental Management Limited
		Target Date:	16-Jan-2024 4:30 pm

Samples

No	Sample Name	Sample Type	Containers	Tests Requested
1	4709 09-Jan-2024	Soil	PSoil250	Minimum charge for ICP-MS analysis, Total Recoverable Arsenic
2	4710 09-Jan-2024	Soil	PSoil250	Minimum charge for ICP-MS analysis, Total Recoverable Arsenic
3	4711 09-Jan-2024	Soil	PSoil250	Minimum charge for ICP-MS analysis, Total Recoverable Arsenic
4	4712 09-Jan-2024	Soil	PSoil250	Minimum charge for ICP-MS analysis, Total Recoverable Arsenic
5	4713 09-Jan-2024	Soil	PSoil250	Minimum charge for ICP-MS analysis, Total Recoverable Arsenic
6	4714 09-Jan-2024	Soil	PSoil250	Minimum charge for ICP-MS analysis, Total Recoverable Arsenic
7	4715 09-Jan-2024	Soil	PSoil250	Minimum charge for ICP-MS analysis, Total Recoverable Arsenic
8	4716 09-Jan-2024	Soil	PSoil250	Minimum charge for ICP-MS analysis, Total Recoverable Arsenic
9	4717 09-Jan-2024	Soil	PSoil250	Minimum charge for ICP-MS analysis, Total Recoverable Arsenic
10	4718 09-Jan-2024	Soil	PSoil250	Minimum charge for ICP-MS analysis, Total Recoverable Arsenic
11	4719 09-Jan-2024	Soil	PSoil250	Minimum charge for ICP-MS analysis, Total Recoverable Arsenic
12	4720 09-Jan-2024	Soil	PSoil250	Minimum charge for ICP-MS analysis, Total Recoverable Arsenic

Summary of Methods

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

Sample Type: Soil			
Test	Method Description	Default Detection Limit	Sample No
Environmental Solids Sample Drying	Air dried at 35°C Used for sample preparation. May contain a residual moisture content of 2-5%.	-	1-12
Environmental Solids Sample Preparation	Air dried at 35°C and sieved, <2mm fraction. Used for sample preparation May contain a residual moisture content of 2-5%.	-	1-12
Total Recoverable digestion	Nitric / hydrochloric acid digestion. US EPA 200.2.	-	1-12
Total Recoverable Arsenic	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	2 mg/kg dry wt	1-12

Lab No: 3443431

Hill Labs

Page 1 of 1



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

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

Certificate of Analysis

Page 1 of 1

Client:	NZ Environmental Management Limited	Lab No:	3443431	SPv1
Contact:	Heather Windsor	Date Received:	12-Jan-2024	
	C/- NZ Environmental Management Limited	Date Reported:	16-Jan-2024	
	350 Kerikeri Road	Quote No:	128456	
	Kerikeri 0230	Order No:		
		Client Reference:	Charlotte Kemp Drive	
		Submitted By:	Heather Windsor	

Sample Type: Soil

	Sample Name:	4709 09-Jan-2024	4710 09-Jan-2024	4711 09-Jan-2024	4712 09-Jan-2024	4713 09-Jan-2024
	Lab Number:	3443431.1	3443431.2	3443431.3	3443431.4	3443431.5
Total Recoverable Arsenic	mg/kg dry wt	4	4	6	11	4

	Sample Name:	4714 09-Jan-2024	4715 09-Jan-2024	4716 09-Jan-2024	4717 09-Jan-2024	4718 09-Jan-2024
	Lab Number:	3443431.6	3443431.7	3443431.8	3443431.9	3443431.10
Total Recoverable Arsenic	mg/kg dry wt	7	5	7	8	6

	Sample Name:	4719 09-Jan-2024	4720 09-Jan-2024
	Lab Number:	3443431.11	3443431.12
Total Recoverable Arsenic	mg/kg dry wt	7	6

Summary of Methods

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

Test	Method Description	Default Detection Limit	Sample No
Environmental Solids Sample Drying*	Air dried at 35°C Used for sample preparation. May contain a residual moisture content of 2-5%.	-	1-12
Environmental Solids Sample Preparation	Air dried at 35°C and sieved, <2mm fraction. Used for sample preparation May contain a residual moisture content of 2-5%.	-	1-12
Total Recoverable digestion	Nitric / hydrochloric acid digestion. US EPA 200.2.	-	1-12
Total Recoverable Arsenic	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	2 mg/kg dry wt	1-12

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

Testing was completed between 12-Jan-2024 and 16-Jan-2024. For completion dates of individual analyses please contact the laboratory.

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

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.

Ara Heron BSc (Tech)
Client Services Manager - Environmental



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APPENDIX I
Reference Tables

PSI			NZTM			
Site	Location	Description	East	North	lat	long
4701	Front lawn, east of path 1.5m from garage, 2m from tree toward road	Brown silty CLAY topsoil, friable when excavated. Very compacted.	1686274	6100738	-35.232711°	173.948128°
4702	1m inside east side gate 1.5m east of house down pipe.	Brown friable silty CLAY topsoil + 5% small angular gravels. Very firm and disturbed- imported fill/gravels.	1686282	6100745	-35.232670°	173.948214°
4703	In lawn northwest of house, 2m N of concrete and 2m east of boundary fence.	Brown silty CLAY topsoil	1686278	6100760	-35.232521°	173.948166°
4704	2m north of house, 2.5m NE of aircon unit. In lawn.	Brown silty CLAY topsoil	1686285	6100752	-35.232580°	173.948251°
4705	2m east of boundary fence under North most tree	Brown silty CLAY topsoil + 10% medium sub angular gravel. Granular	1686185	6100768	-35.232454°	173.948219°
4706	4m north of mid lounge window in lawn.	Brown silty CLAY topsoil. Friable.	1686287	6100760	-35.232522°	173.948237°
4707	Mid north boundary on edge of swale drain, 2m south of boundary fence.	Brown silty CLAY topsoil. Friable.	1686293	6100765	-35.232471°	173.948306°
4708	North east area of property. 4m west of eastern boundary, 6m south of north boundary. In lawn.	Brown silty CLAY topsoil + 20% medium angular gravels.	1686292	6100761	-35.232509°	173.948286°
DSI			NZTM		lat	long
4709	0.3m depth sample under location of PSI sample 4702	Brown silty CLAY topsoil +10% sub angular gravels. Disturbed.	1686282	6100745	-35.232670°	173.948214°
4710	1m grid sample. In footprint of historic garden shed. Corner privacy fence and west boundary fence.	Red CLAY + sparse charcoal	1686282	6100743	-35.232680°	173.948215°
4711	1m grid sample. 1m toward gate from stage 1 sample 4702. 0.8m from gate.	Brown silty CLAY topsoil + sparse charcoal <5% medium sub angular gravels.	1686281	6100742	-35.232675°	173.948205°
4712	1m grid sample east of sample 4711 toward house, 0.5m from house.	Brown silty CLAY topsoil + 60% medium and large gravels.	1686281	6100744	-35.232670°	173.948199°
4713	1m grid sample, north of sample site 4710, along fenceline. In footprint of historic garden shed.	Red CLAY + sparse charcoal.	1686283	6100741	-35.232673°	173.948222°
4714	1m grid sample north of sample 4712. 0.5m from house. Sample slightly adjusted due to presence of buried down pipe.	Brown silty CLAY topsoil + 60% medium and large gravels.	1686282	6100744	-35.232664°	173.948207°
4715	1m grid sample north of sample 4713. In footprint of historic garden shed, buried plastic lid uncovered.	Red brown silty CLAY topsoil.	1686284	6100742	-35.232666°	173.948232°
4716	1m grid sample north of stage one sample 4702.	Red silty CLAY topsoil + <5% small sub angular gravels. Very firm.	1686283	6100743	-35.232663°	173.948223°
4717	1m grid sample toward house from sample site 4716. 0.5m from house.	Brown silty CLAY topsoil + 60% medium and large gravels.	1686283	6100745	-35.232658°	173.948217°
4718	1m grid sample north of sample 4716.	Brown silty CLAY topsoil + <5% medium sub angular gravels. Very firm	1686286	6100744	-35.232655°	173.948231°
4719	1m grid sample. 30cm on road side of side gate opening	Red brown silty CLAY topsoil. Disturbed.	1686281	6100741	-35.232681°	173.948199°
4720	1m grid sample. Duplicate of 4711. 1m grid sample. 1m toward gate from stage 1 sample 4702. 0.8m from gate. Brown silty CLAY topsoil + sparse charcoal <5% medium sub angular gravels.	Brown silty CLAY topsoil + sparse charcoal <5% medium sub angular gravels.	1686281	6100742	-35.232675°	173.948205°

I 1 Location and descriptions of sampled soils

Building/Resource Consent Number	Date	Activity	Applicable to Area of Investigation Y/N
BC-2007-951/0	7/11/2006	Residential Build	Y
BC-2007-1073/0	20/12/2006	Vehicle crossing	N
BC-2008-817/0	30/08/2007	Vehicle crossing	N
2050801-RMASUB	20/05/2005	Ranui gardens subdivision	Y

I 2 FNDC Property file detail

Certificate of Title	From	Registered Owners	Occupation	Area
680/190	13/09/1936	George Dunbar Gunn	Settler	2.72ha
1095/74	9/12/1953	John Sydney Birley Hamon	Orchardist	2.02ha
16D/1291	1/04/1969	Alan Ryamond Collinson & Anne Collinson	Orchardist	4.8521ha
	27/05/1977	Terence O'Brien and Patricia Mary O'Brien	Builder and wife	
100C/321	4/07/1995	Terence O'Brien and Patricia Mary O'Brien	Builder and wife	4.2524ha
NA108C/499	27/02/1997	Terence O'Brien and Patricia Mary O'Brien		3.6171ha
	27/02/1997	Ranui Investments (Kerikeri) Ltd		
70526	25/03/2003	Ranui Investments (Kerikeri) Ltd		5.5908ha
118733	12/02/2004	Ranui Investments (Kerikeri) Ltd		4.3786ha
176972	28/01/2005	Ranui Investments (Kerikeri) Ltd		2.7981ha
238568	14/02/2006	Ranui Investments (Kerikeri) Ltd		682m ²
	31/03/2006	Margaret Anne McIntosh		

I 3 Title History

Site History	
Land use history	Pre 1936 - Sheep/beef station
	1953 ~1977 - Pasture
	1977 ~1994 - Citrus? Plant nursery and kiwifruit orchard
	1999 - 2006 - Grass (mown)
	2006 - present - Residential
Known incidents	None known
Management practices	Unknown pre 2006
	2006 - present - Lawns mown. Use of herbicide by tenants unknown
Waste disposal	NA
Chemical storage practices	Unknown, tenants did have small garden shed on east boundary.
Chemicals used on the site	Unknown
Certificates of title	Appendix C
Location of surface water drains and stormwater drainage channels	Swale drain along north boundary
Information on fill material	Appears to be gravel rich fill along east side of house where services and drainage is located.
Potable drinking water source	Town supply
Proposed sewage disposal (if any)	Town connection

I 4 Landuse History

Proposed Lot	Size of Proposed Lots (m ²)	Approximate Area of Piece of Land (m ²)	Earthworks disturbance volumes not requiring consent (annual) m ³	Earthworks removal volumes not requiring consent (annual) m ³
Existing Lot 62		682	34	7
1	380	380	19	4
2	302	302	15	3

I 5 Allowable Annual Earthworks Volumes under Regulation 8(3)

Gamma UCL Statistics for Uncensored Full Data Sets			
User Selected Options			
Date/ Time of Computation	ProUCL 5.2 17/01/2024 10:33:22 AM		
From File	WorkSheet.xls		
Full Precision	OFF		
Confidence Coefficient	95%		
Number of Bootstrap Operations	2000		
C0			
General Statistics			
Total Number of Observations	11	Number of Distinct Observations	7
		Number of Missing Observations	1
Minimum	4	Mean	7.818
Maximum	21	Median	7
SD	4.792	SD of logged Data	0.471
Coefficient of Variation	0.613	Skewness	2.416
Gamma GOF Test			
A-D Test Statistic	0.724	Anderson-Darling Gamma GOF Test	
5% A-D Critical Value	0.732	Data appear Gamma Distributed at 5% Significance Level	
K-S Test Statistic	0.254	Kolmogorov-Smirnov Gamma GOF Test	
5% K-S Critical Value	0.256	Data appear Gamma Distributed at 5% Significance Level	
Data appear Gamma Distributed at 5% Significance Level			
Gamma Statistics			
k hat (MLE)	4.404	k star (bias corrected MLE)	3.264
Theta hat (MLE)	1.775	Theta star (bias corrected MLE)	2.396
nu hat (MLE)	96.89	nu star (bias corrected)	71.8
MLE Mean (bias corrected)	7.818	MLE Sd (bias corrected)	4.328
		Approximate Chi Square Value (0.05)	53.29
Adjusted Level of Significance	0.0278	Adjusted Chi Square Value	50.7
Assuming Gamma Distribution			
95% Approximate Gamma UCL	10.53	95% Adjusted Gamma UCL	11.07
Suggested UCL to Use			
95% Adjusted Gamma UCL	11.07		

I 6 ProUCL statistical output for systematic sampling results

APPENDIX J
Statement of Qualification as a SQEP

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



Content	Required	Required if relied on*
Introduction	✓	
- Investigation objectives	✓	
- Site Identification	✓	
- Proposed site use	✓	
Site Description	✓	
- Environmental setting	✓	
- Site layout	✓	
- Current site uses	✓	
- Surrounding land uses	✓	
- Site inspection		✓
Historical Site use	✓	
- Summary of site history	✓	
review of existing investigation reports		✓
review of council records		✓
review of aerial photographs		✓
interviews		✓
review of other historical information		
- Preliminary sampling if carried out		✓
Sampling and Analysis Plan (can be appended)	✓	
-Contaminants of potential concern and/or analyte selection	✓	
- Media to be sampled	✓	
- Background concentration levels if relevant, contaminant standard and/or environmental guideline value calculation [#] or selection [^]	✓	
- Sample design	✓	
- Number of samples, including justification for number selected and potential limitations of methodology adopted in the context of investigation objectives	✓	
- Sample depth	✓	
- Field sampling technique	✓	
- Quality Assurance/ Quality control	✓	
Sampling Results	✓	
- Summary of work undertaken with rationale for any departure from, or addition to sampling and analysis plan	✓	
- Field observations	✓	
- Evaluation of analytical laboratory results with comparison to background concentrations if relevant contaminant standards and or environmental guideline values	✓	
- Results of field and laboratory sample quality assurance/quality control	✓	
- Statistical analysis of results		✓
Disposal of Soil	✓	
Risk Assessment	✓	
- Conceptual Site model	✓	
- Evaluate the probability contamination exists on the site	✓	
- Characterise the source through adequate delineation of contamination horizontally and vertically and assessment of contaminant concentrations	✓	
- Identify and characterise potential pathways and receptors or each exposure area through relevant site properties (eg geology, building construction, site use)	✓	
- Determine the likelihood the contamination poses a risk to identified receptors including potential receptors	✓	
- Evaluate the level of that risk pursuant to regulation 9(1)(b) and or regulation 9 (3)(b) - <i>it is demonstrated that soil contamination does not exceed the applicable standard in regulation 7</i>	✓	
- Describe limitations of data collected and the assumptions and uncertainties inherent in the data and models used	✓	
Management of proposed activity (may not be part of DSI)		
Discussion	✓	
Conclusion	✓	
Recommendations if relevant to report purpose		
Report Limitations	✓	
SQEP Certificate of Report	✓	
References	✓	

Appendix 7

Written Approvals



NOTICE OF WRITTEN APPROVAL

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

PART A – To be completed by Applicant

Applicant/s Name:

Address of proposed activity:

Legal description:

Description of the proposal (including why you need resource consent):

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

1.	<input type="text" value="Scheme Plan"/>
2.	<input type="text"/>
3.	<input type="text"/>
4.	<input type="text"/>
5.	<input type="text"/>
6.	<input type="text"/>

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

PART B – To be completed by Parties giving approval

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

Full name/s of party giving approval:

Address of affected property including legal description:

Contact Phone Number/s and email address: Daytime: email:

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

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

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

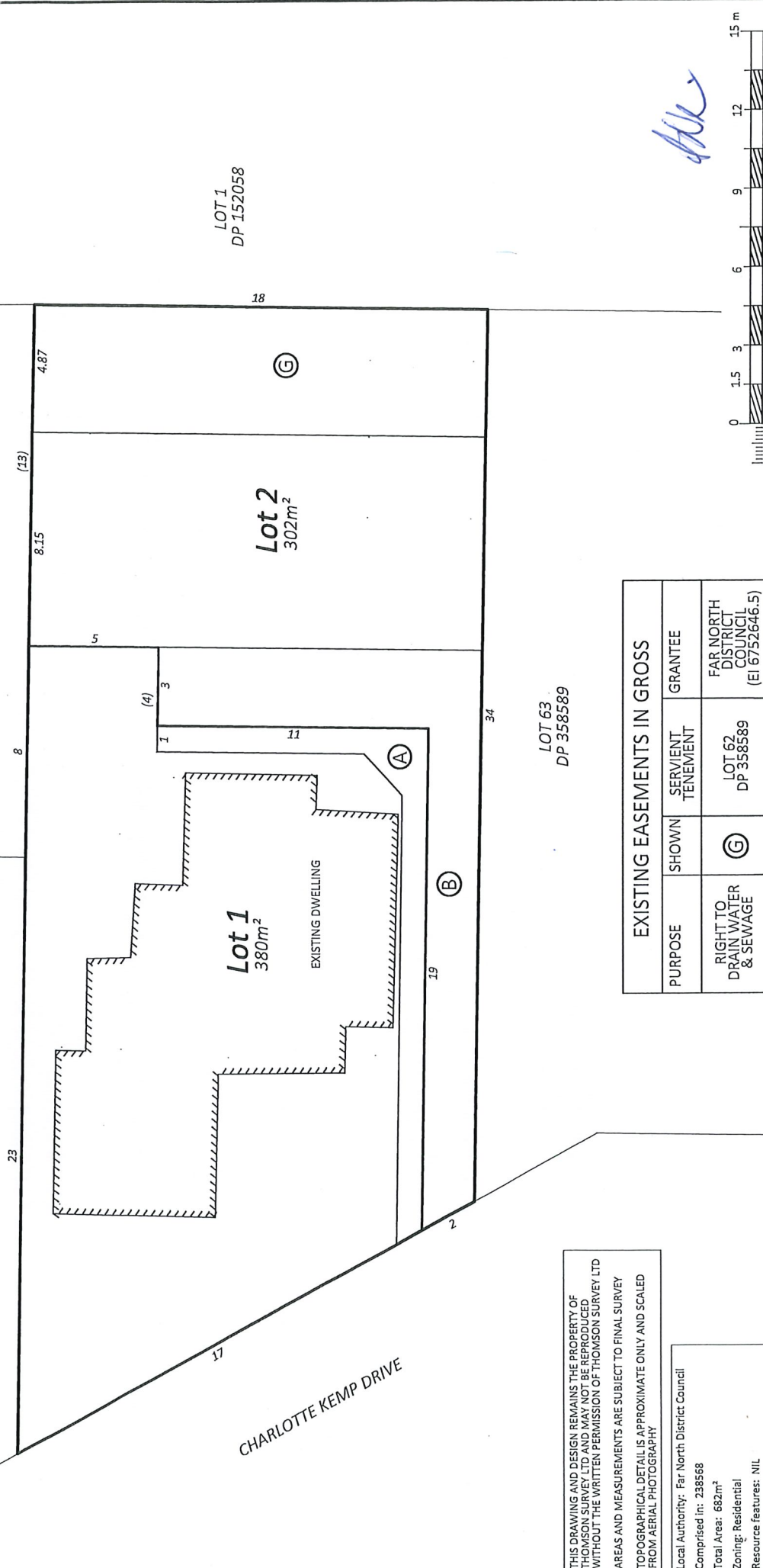
Signature: Date:

Signature: Date:

Signature: Date:

Signature: Date:

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 1 HEREON	LOT 2 HEREON
	(B)	LOT 2 HEREON	LOT 1 HEREON



EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO DRAIN WATER & SEWAGE	(C)	LOT 62 DP 358589	FAR NORTH DISTRICT COUNCIL (E1 6752646.5)

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD
 AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY FROM AERIAL PHOTOGRAPHY.

Local Authority: Far North District Council
 Comprised in: 238568
 Total Area: 682m²
 Zoning: Residential
 Resource features: NIL

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

PROPOSED SUBDIVISION OF LOT 62 DP 358589
 31 CHARLOTTE KEMP DRIVE, KERIKERI
 PREPARED FOR: M. McIntosh

Survey	Name	Date	ORIGINAL SHEET SIZE
Design			SCALE
Drawn	KY	05.09.23	1:150
Approved			A3
Rev			10523.Scheme

Surveyors Ref. No: 10523
 Sheet 1 of 1

AKK

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 1 HEREON	LOT 2 HEREON
	(B)	LOT 2 HEREON	LOT 1 HEREON



EXISTING EASEMENTS IN GROSS		GRANTEE
PURPOSE	SHOWN	SERVIENT TENEMENT
RIGHT TO DRAIN WATER & SEWAGE	(G)	LOT 62 DP 358589
		FAR NORTH DISTRICT COUNCIL (E1 6752646.5)

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 Resource features: NIL



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 Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION OF
 LOT 62 DP 358589
 31 CHARLOTTE KEMP DRIVE, KERIKERI**

PREPARED FOR: M. McIntosh

Survey	Name	Date	ORIGINAL SHEET SIZE
Design			
Drawn	KY	05.09.23	1:150
Approved			A3
Rev			10523 Scheme

Surveyors Ref. No: 10523
 Sheet 1 of 1



NOTICE OF WRITTEN APPROVAL

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

PART A – To be completed by Applicant

Applicant/s Name:

Margaret McIntosh

Address of proposed activity:

31 Charlotte Kemp Drive, Kerikeri

Legal description:

Lot 62 DP 358589

Description of the proposal (including why you need resource consent):

Subdivision to create an additional vacant lot in the Residential Zone, as a discretionary subdivision activity.

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

1. Scheme Plan
2. _____
3. _____
4. _____
5. _____
6. _____

Notes to Applicant:

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

PART B – To be completed by Parties giving approval

- Notes to the party giving written approval:**
1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
 2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
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 4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
 5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval: Eileen May Dadson

Address of affected property including legal description: 29 Charlotte Kemp Lot 61 DP 358 589

Contact Phone Number/s and email address: Daytime: 027 372 5713 email: dadson@xtra.co.nz

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

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

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
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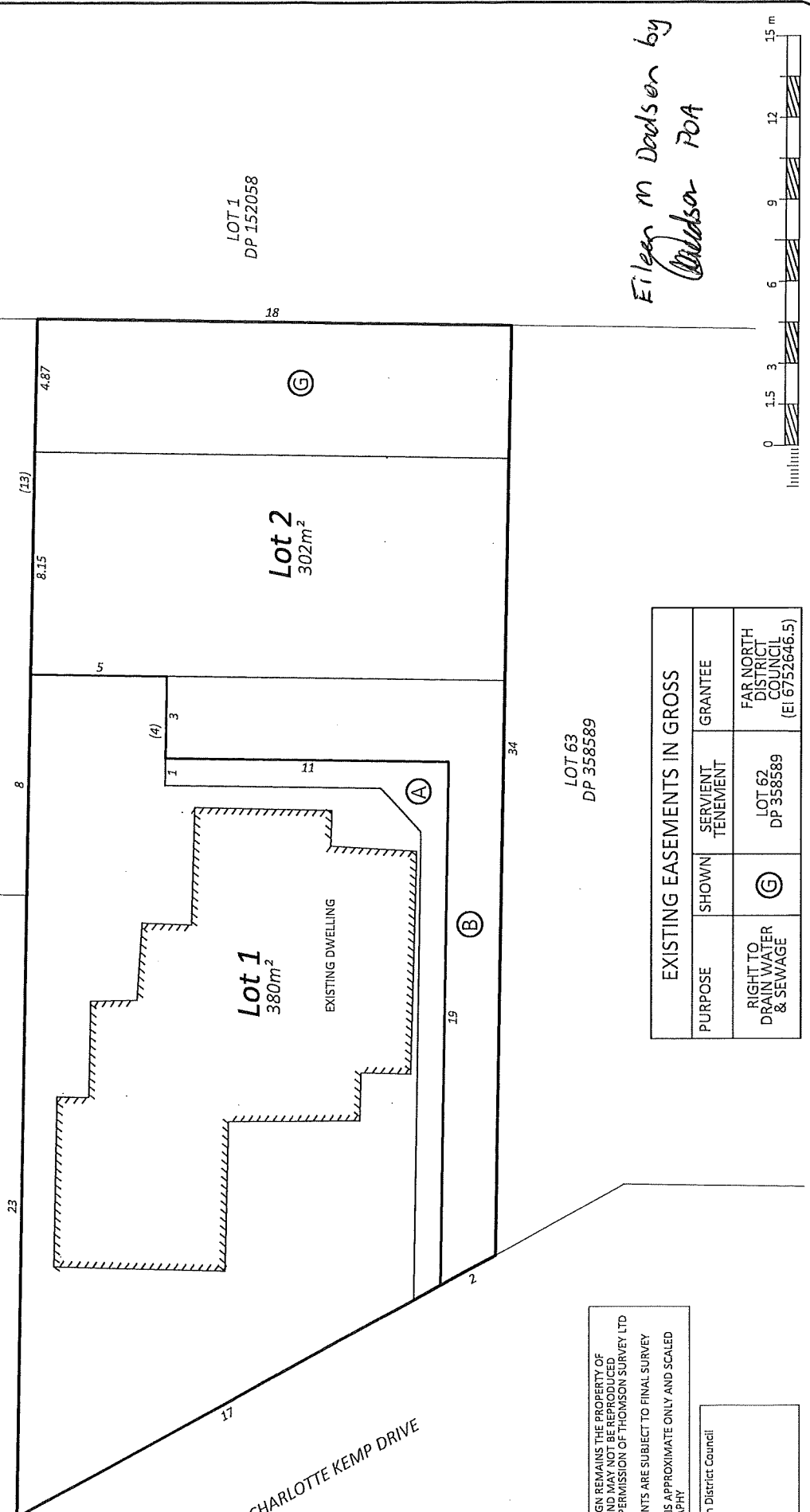
Signature: Eileen M Dadson by Dadson POA Date: 12/08/2024

Signature: Date:

Signature: Date:

Signature: Date:

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 1 HEREON	LOT 2 HEREON
	(B)	LOT 2 HEREON	LOT 1 HEREON



*Eileen M Davidson by
Davidson POA*

EXISTING EASEMENTS IN GROSS		
PURPOSE	SHOWN	SERVIENT TENEMENT
RIGHT TO DRAIN WATER & SEWAGE	(C)	LOT 62 DP 358589
		FAR NORTH DISTRICT COUNCIL (E1 6752646.5)

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD
AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
Comprised in: 238568
Total Area: 682m²
Zoning: Residential
Resource features: NIL

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

**PROPOSED SUBDIVISION OF
LOT 62 DP 358589
31 CHARLOTTE KEMP DRIVE, KERIKERI**

PREPARED FOR: M. McIntosh

Survey	Name	Date	ORIGINAL SHEET SIZE
Design	KY	05.09.23	SCALE 1:150
Approved			A3
Rev			10523 Scheme

Supervisors Ref. No: 10523
Sheet 1 of 1

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 1 HERON	LOT 2 HERON
	(B)	LOT 2 HERON	LOT 1 HERON

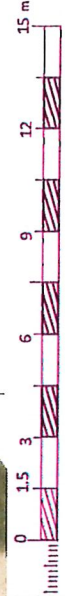


EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO DRAIN WATER & SEWAGE	(C)	LOT 62 DP 358589	FAR NORTH DISTRICT COUNCIL (E16752646.5)

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMPSON SURVEY LTD AND MUST NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMPSON SURVEY LTD
 AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY
 TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: 238568
 Total Area: 682m²
 Zoning: Residential
 Resources: features: NIL

Erleen M Dawson
 by *Dawson POA*



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PROPOSED SUBDIVISION OF
LOT 62 DP 358589
 31 CHARLOTTE KEMP DRIVE, KERIKERI
 PREPARED FOR: M. McIntosh

Surveyors Ref. No:		ORIGINAL SHEET SIZE	
Survey	10523	Scale	A3
Design		Scale	1:150
Drawn	KY	Date	05.09.23
Approved		Rev	
Rev		Rev	
10523 Scheme			



NOTICE OF WRITTEN APPROVAL

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

PART A – To be completed by Applicant

Applicant/s Name:	Margaret McIntosh
Address of proposed activity:	31 Charlotte Kemp Drive, Kerikeri
Legal description:	Lot 62 DP 358589
Description of the proposal (including why you need resource consent):	Subdivision to create an additional vacant lot in the Residential Zone, as a discretionary subdivision activity.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"> 1. <u>Scheme Plan</u> 2. _____ 3. _____ 4. _____ 5. _____ 6. _____

Notes to Applicant:

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

PART B – To be completed by Parties giving approval

- Notes to the party giving written approval:**
1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
 2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
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 4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
 5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval: Merylene Mabel Iwashita

Address of affected property including legal description: 33 Charlotte Kemp Drive
Lot 63 DP 358589

Contact Phone Number/s and email address: Daytime: 09-4016352 , email: _____

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

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

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
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Signature: M. Iwashita Date: 25th April 2024

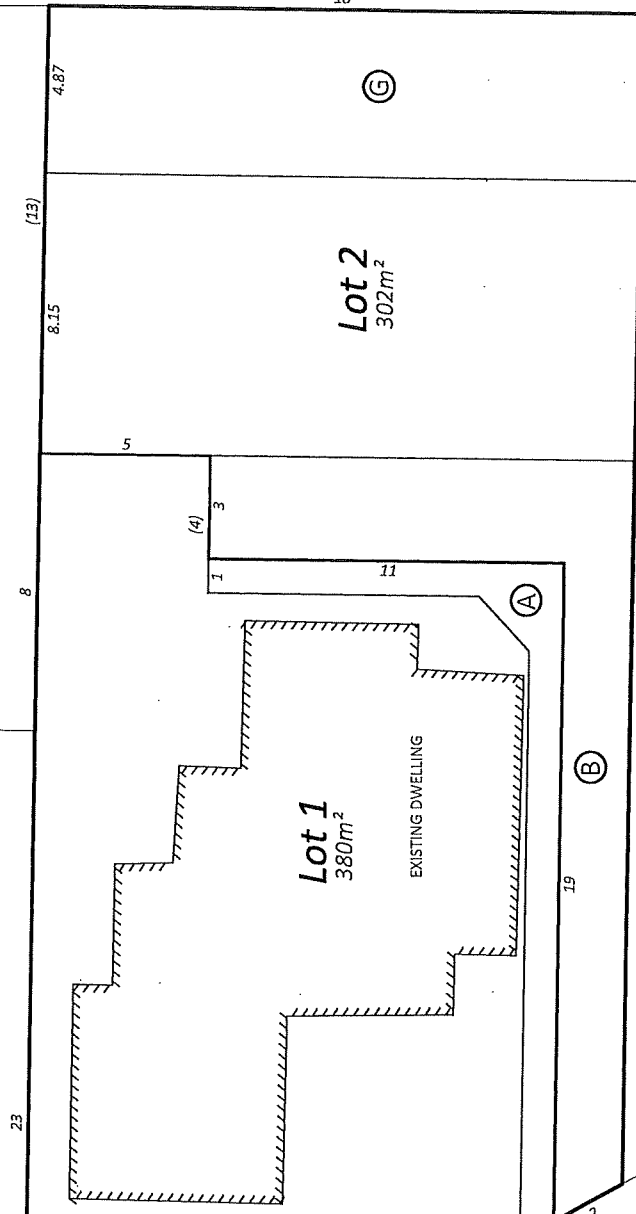
Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

M. Iwashita

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 1 HEREON	LOT 2 HEREON
	(B)	LOT 2 HEREON	LOT 1 HEREON



LOT 60
DP 358589

LOT 61
DP 358589

LOT 62
DP 358589

LOT 63
DP 358589

LOT 1
DP 152058

EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO DRAIN WATER & SEWAGE	(C)	LOT 62 DP 358589	FAR NORTH DISTRICT COUNCIL (E1 6752646.5)

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: 238568
 Total Area: 682m²
 Zoning: Residential
 Resource features: NIL

THOMSON SURVEY
 315 Kerikeri Rd
 P.O. Box 372, Kerikeri
 Email: kerikeri@survey.co.nz
 Ph: (09) 4077360 Fax (09) 4077322

Registered Land Surveyors, Planners & Land Development Consultants

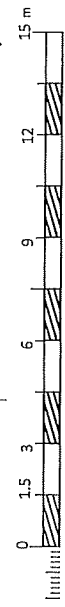
**PROPOSED SUBDIVISION OF
 LOT 62 DP 358589
 31 CHARLOTTE KEMP DRIVE, KERIKERI**

PREPARED FOR: M. McIntosh

Survey Name	Date	ORIGINAL SHEET SIZE
Design		SCALE
Drawn	KY	1:150
Approved		A3
Rev		

10523 Scheme

Surveyors Ref. No: 10523
 Sheet 1 of 1



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 1 HERON	LOT 2 HERON
	(B)	LOT 2 HERON	LOT 1 HERON



EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO DRAIN WATER & SEWAGE	(G)	LOT 62 DP 358589	FAR NORTH DISTRICT COUNCIL (E16752646.5)

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Local Authority: Far North District Council
 Comprised in: 238568
 Total Area: 682m²
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 Resource features: NIL



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**PROPOSED SUBDIVISION OF
 LOT 62 DP 358589
 31 CHARLOTTE KEMP DRIVE, KERIKERI**
 PREPARED FOR: M. McIntosh

Survey	Name	Date	ORIGINAL SHEET SIZE
Design	KY	05.09.23	1:150
Drawn			A3
Approved			
Rev			
10523 Scheme			

Supervisors Ref. No: 10523
 Sheet 1 of 1



NOTICE OF WRITTEN APPROVAL

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

PART A – To be completed by Applicant

Applicant/s Name:	<input style="width: 95%;" type="text" value="Margaret McIntosh"/>												
Address of proposed activity:	<input style="width: 95%;" type="text" value="31 Charlotte Kemp Drive, Kerikeri"/>												
Legal description:	<input style="width: 95%;" type="text" value="Lot 62 DP 358589"/>												
Description of the proposal (including why you need resource consent):	<input style="width: 95%; height: 60px;" type="text" value="Subdivision to create an additional vacant lot in the Residential Zone, as a discretionary subdivision activity."/>												
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">1.</td> <td style="border-bottom: 1px solid black;">Scheme Plan</td> </tr> <tr> <td style="text-align: center;">2.</td> <td style="border-bottom: 1px solid black;"> </td> </tr> <tr> <td style="text-align: center;">3.</td> <td style="border-bottom: 1px solid black;"> </td> </tr> <tr> <td style="text-align: center;">4.</td> <td style="border-bottom: 1px solid black;"> </td> </tr> <tr> <td style="text-align: center;">5.</td> <td style="border-bottom: 1px solid black;"> </td> </tr> <tr> <td style="text-align: center;">6.</td> <td style="border-bottom: 1px solid black;"> </td> </tr> </table>	1.	Scheme Plan	2.		3.		4.		5.		6.	
1.	Scheme Plan												
2.													
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Full name/s of party giving approval:

Address of affected property including legal description:

Contact Phone Number/s and email address: Daytime: email:

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

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Signature: Date:

Signature: Date:

Signature: Date:

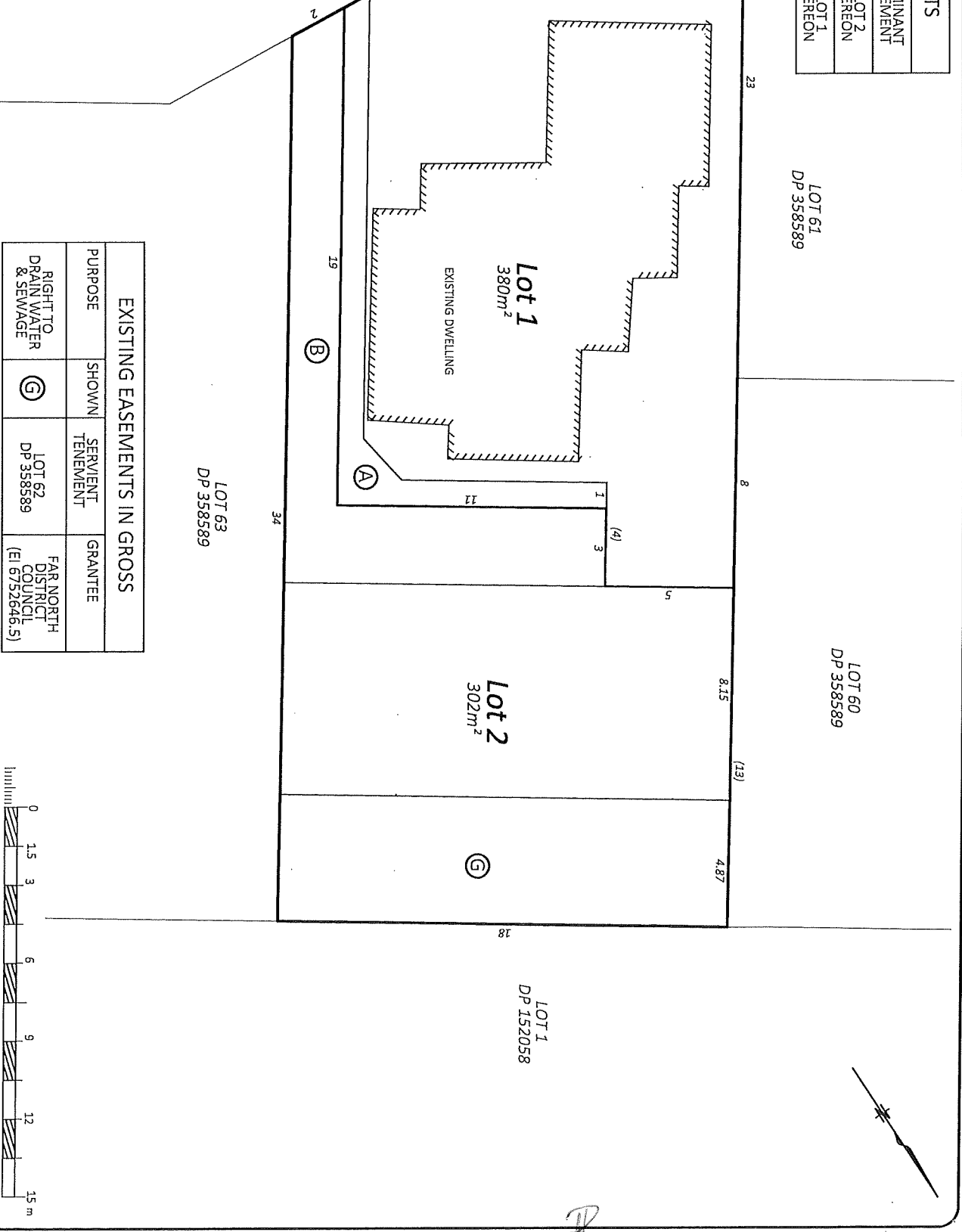
Signature: Date:

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 1 HEREON	LOT 2 HEREON
	(B)	LOT 2 HEREON	LOT 1 HEREON

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD. AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: 238568
 Total Area: 682m²
 Zoning: Residential
 Resource Features: NIL



EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO DRAIN WATER & SEWAGE	(C)	LOT 62 DP 358589	FAR NORTH DISTRICT COUNCIL (E/6752646.5)



THOMSON SURVEY
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 P.O. Box 372 Kerikeri
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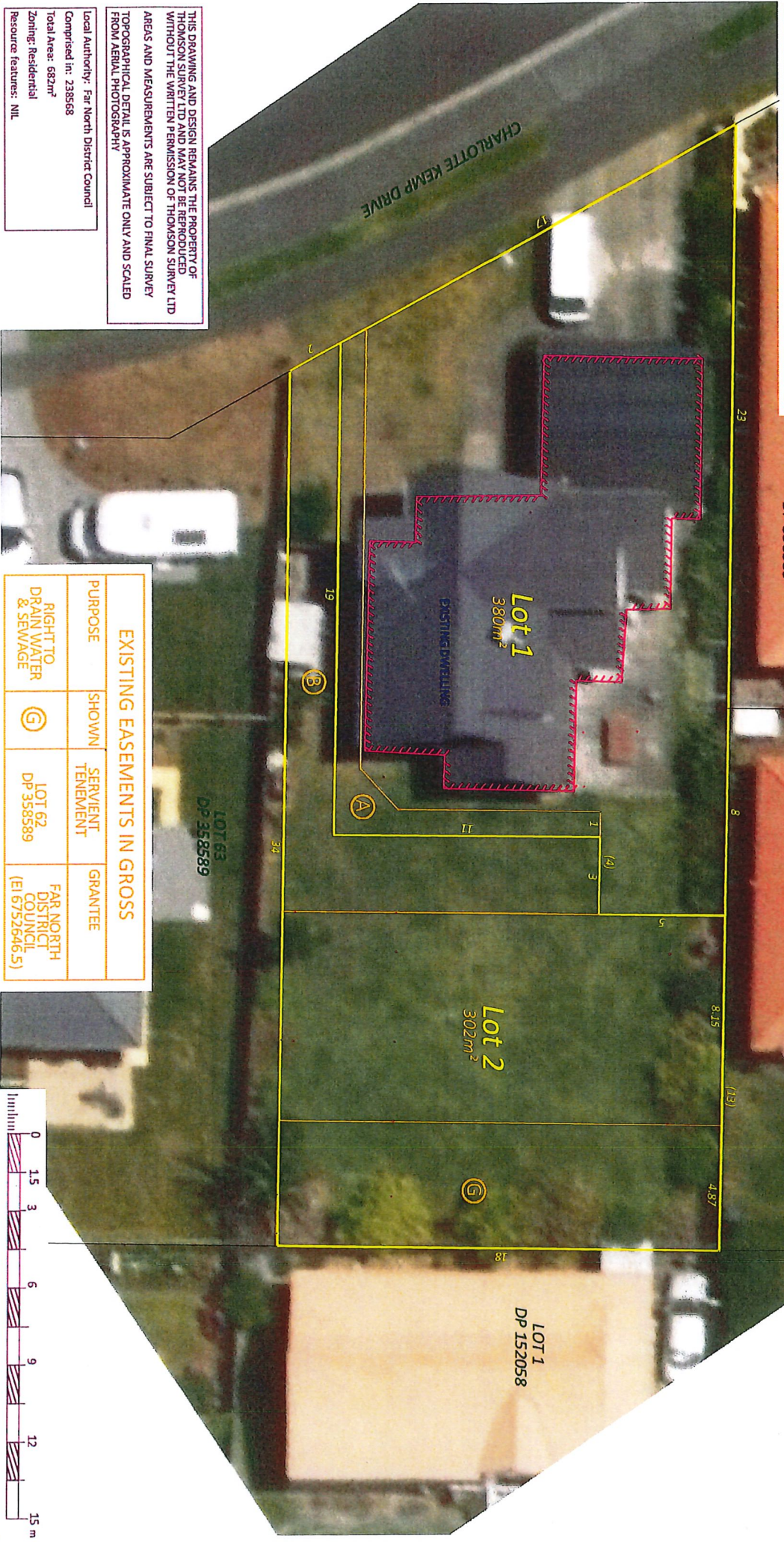
PROPOSED SUBDIVISION OF LOT 62 DP 358589
 31 CHARLOTTE KEMP DRIVE, KERIKERI
 PREPARED FOR: M. McIntosh

Name	Date	ORIGINAL
Survey		SHEET
Design		SIZE
Drawn	05.09.23	1:150
Approved		A3
Rev	10523 Schierme	

Surveyors Ref: No: 10523
 Sheet 1 of 1

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 1 HERON	LOT 2 HERON
	(B)	LOT 2 HERON	LOT 1 HERON



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EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO DRAIN WATER & SEWAGE	(G)	LOT 62 DP 358589	FAR NORTH DISTRICT COUNCIL (E1 67526465)



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Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF LOT 62 DP 358589
 31 CHARLOTTE KEMP DRIVE, KERIKERI

PREPARED FOR: M. McIntosh

Name	Date	ORIGINAL
Survey		SCALE
Design		SHEET
Drawn	KY 05.09.23	SIZE
Approved		1:150
Rev		A3

Surveyors Ref. No: 10523
 Sheet 1 of 1