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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Covnsent representative to discuss this application prior to lodgement?

◯ **Yes** ✔ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

✔ **Yes** ◯ **No**

4. Consultation

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

If yes, which groups have you consulted with? Ngāti Rēhia

Who else have you consulted with?

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

5. Applicant details

Name/s: Brendan Meech

Email: [redacted]z

Phone number: Work [redacted] Home

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

Baker Meech Lawyers, 5 Akaroa Street, Parnell, Auckland, 1052

Postcode

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: David Badham

Email: [redacted]

Phone number: Work [redacted] Home

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

Barker & Associates: Level 1, 136 Bank Street, Whangarei 0112

Postcode

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

N/A

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: Brendan Meech

Property address/ location:

Baker Meech Lawyers, 5 Akaroa Street, Parnell, Auckland 1052

Postcode

8. Application site details

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

Name/s: Brendan Meech

Site address/ location: 861 Kerikeri Inlet Road, Kerikeri 0293

Postcode

Legal description: Lot 6 Deposited Plan 352467 **Val Number:** 219/90300

Certificate of title: 215070

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

To undertake subdivision comprising of 20 lifestyle allotments, 3 allotments as vested roads, 2 commonly owned access allotments, a utility allotment which is proposed to be communally owned for communal wastewater disposal and other associated works as described in the application.

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

10. Would you like to request public notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

◯ **Building Consent** Enter BC ref # here (if known)

◯ **Regional Council Consent (ref # if known)** Ref # here (if known)

◯ **National Environmental Standard Consent** Consent here (if known)

◯ **Other (please specify)** Specify 'other' here

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

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

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

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

◯ **Subdividing land**

◯ **Changing the use of a piece of land**

◯ **Disturbing, removing or sampling soil**

◯ **Removing or replacing a fuel storage system**

13. Assessment of environmental effects:

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

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

14. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. 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) Brendan Meech

Email: [redacted]

Phone number: Work [redacted] Home

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

Baker Meech Lawyers, 5 Akaroa Street, Parnell, Auckland 1052

Postcode 1052

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.

15. Billing details continued...

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) Brendan Phillip Meech

Signature: [redacted] Date 23/10/25

(signature of bill payer) **MANDATORY**

16. 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.

17. Declaration

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

Name (please write in full) Laura Bowman

Signature [redacted] Date 23-Oct-2025

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

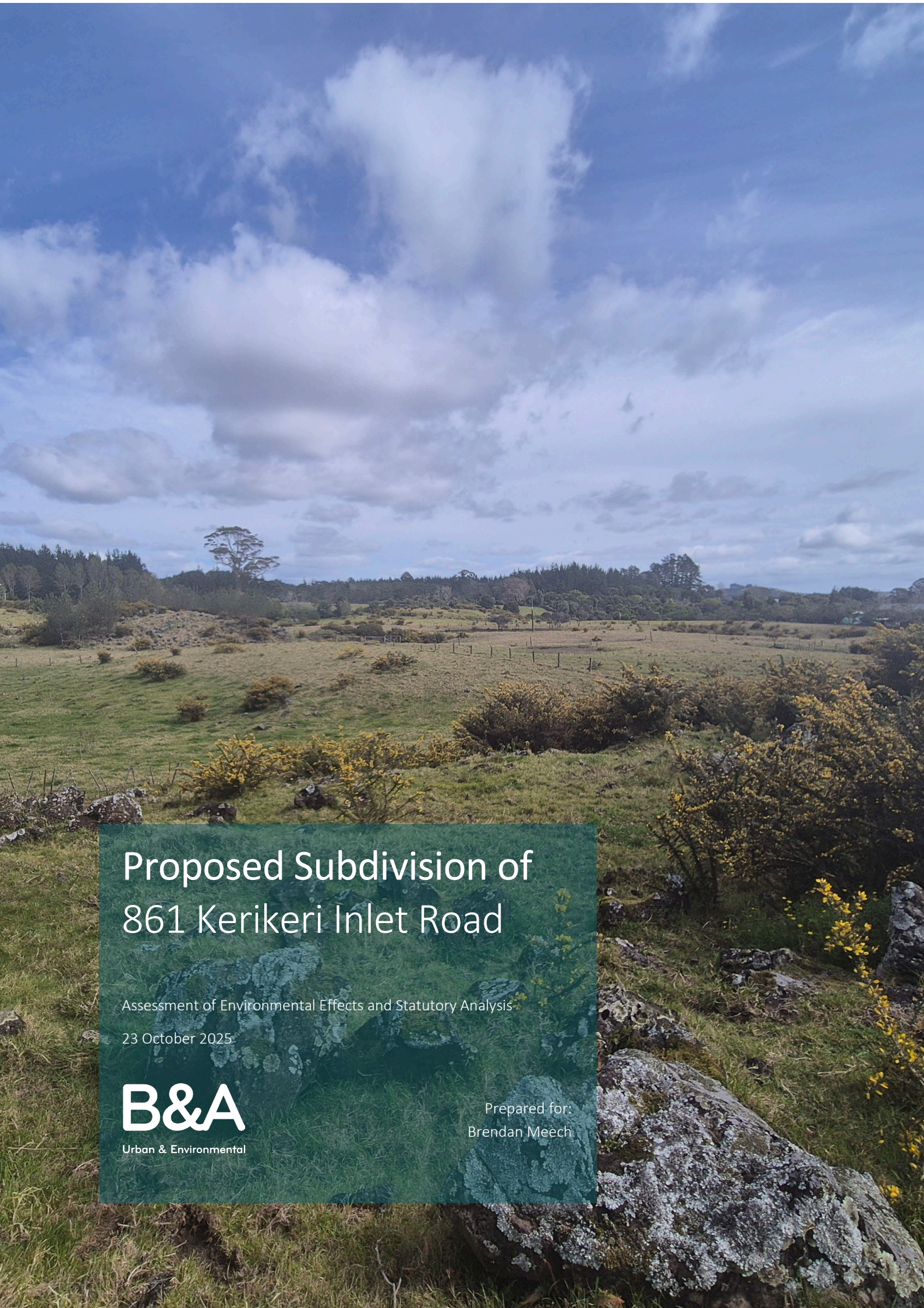
See overleaf for a checklist of your information...

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.



Proposed Subdivision of 861 Kerikeri Inlet Road

Assessment of Environmental Effects and Statutory Analysis

23 October 2025

B&A
Urban & Environmental

Prepared for:
Brendan Meech

B&A Urban & Environmental

B&A Reference:

26321

Status:

Final

Date:

23 October 2025

Prepared by:

Laura Bowman

Planner, Barker & Associates Limited

Reviewed by:

Melissa McGrath

Senior Associate, Barker & Associates Limited

David Badham

Partner, Barker & Associates Limited

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1.0 Applicant and Property Details

To:	Far North District Council
Site Address:	891 Kerikeri Inlet Road, Kerikeri
Applicant Name:	Brendan Meech
Address for Service:	Barker & Associates Ltd PO Box 414, Kerikeri 0230 Level 1, 62 Kerikeri Road Kerikeri 0230 Attention: David Badham / Laura Bowman
Legal Description:	Lot 6 Deposited Plan 352467 (refer to Record of Title as **Appendix 1**)
Site Area:	13.1450 ha
Site Owner:	Stonegate Holdings Limited
District Plan:	Operative Far North District Plan (**ODP**) Proposed Far North District Plan (**PDP**)
Zoning:	**ODP:** Coastal Living **PDP:** Rural Lifestyle
Overlays & Controls:	**ODP:** None **PDP:** None
Designations:	**ODP:** None **PDP:** None
Locality Diagram:	Refer to **Figure 1**
Brief Description of Proposal:	To undertake subdivision comprising of 20 lifestyle allotments, 3 allotments as vested roads, 2 commonly owned access allotments, a utility allotment which is proposed to be communally owned for communal wastewater disposal and a wetland protection allotment, to be established over 4 stages along with other associated works as described in the application.
Summary of Reasons for Consent:	ODP: Chapter 13 Subdivision: Rule 13.7.2.1 Minimum Lot Sizes - the proposed lifestyle allotments are a

5000m^2 minimum lot size being a **Discretionary Activity** in accordance with Rule 13.9.1.

Rule 13.7.3.5 Sanitary Sewage Disposal – the proposal includes a communal wastewater management system being a **Discretionary Activity** in accordance with Rule 13.9

Chapter 12.3 Soils and Minerals: Rule 12.3.6.1.2 The proposed earthworks exceed 2000m^3 in area and will have a cut face exceeding 1.5m in height being a **Discretionary Activity** in accordance with Rule 12.3.6.3.

Chapter 12.4 Natural Hazards: Rule 12.4.6.1.2 Fire Risk to Residential Units, proposed building platforms will be located within 20m of the dripline of existing indigenous vegetation – **Controlled Activity** in accordance with Rule 12.4.6.2.

Chapter 12.7 Lakes, Rivers, Wetlands and the Coastline: Rule 12.7.6.1.4 Land Use Activities Involving Discharges of Human Sewage Effluent, the proposed wastewater disposal will discharge within 30m of wetlands within the site – **Discretionary Activity** in accordance with Rule 12.7.6.3.

Chapter 15 Transportation: Rule 15.1.6c.1.1 Private Accessway in All Zones – the proposal includes private access arrangements which do not meet the minimum legal width of 7.5m – **Discretionary Activity** in accordance with Rule 15.1.6C.2.

15.1.6c.1.7 General Access Standards – the proposal includes private access arrangements which are not designed to accommodate a heavy rigid vehicle - **Discretionary Activity** in accordance with Rule 15.1.6C.2.

2.0 Background

Barker and Associates (B&A) have been engaged by Brendan Meech to prepare a subdivision application to the Far North District Council (FNDC) on their behalf. Our client seeks to undertake subdivision of 891 Kerikeri Inlet Road, Kerikeri, legally described as Lot 6 Deposited Plan 352467, including 20 developable allotments.

This Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 and Schedule 4 of the Resource Management Act 1991 (RMA) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual and potential effects the proposal may have on the environment

2.1 Pre- Lodgement Engagement

Pre lodgement engagement was undertaken with representatives from Ngāti Rēhia with an initial virtual hui with the Applicant and B&A staff on 26 September 2025. Further to this, a joint site visit was undertaken with B&A staff and representatives of Ngāti Rēhia on 8 October 2025.

During the initial hui and the site visit, the application was discussed, along with the latest plans for the proposed subdivision. Representatives from Ngāti Rēhia have indicated that they are largely supportive of the proposal, and the positive ecological and landscape outcomes as a result of the proposal. However, they have sought to undertake a cultural impact assessment (CIA) for the proposed subdivision. The Applicant agreed to the provision of the CIA and is committed to continue to engage with Ngāti Rēhia throughout the consenting and implementation process. In the meantime, Ngāti Rēhia have agreed that the resource consent can be lodged on the basis of the engagement to date, with the CIA to be provided post-lodgement.

A schedule of the consultation undertaken to date is attached at Appendix 9.

2.2 Consenting History

A previous subdivision consent was granted on 20 April 2009 through the Environment Court Consent Order (ENV-2006-AKL—000935). The Environment Court granted consent to subdivide Lot 6 DP 352467 into 20 Lots comprising of 16 lifestyle lots, two lots for freshwater disposal purposes and two lots to vest as roads. This consent has since lapsed as of 21 April 2014. A copy of this decision is attached at Appendix 10.

While the Environment Court Consent Order and resource consent has lapsed, consideration has been given to findings of that decision in the design of the subdivision and preparation of this AEE. However, fundamentally, the current proposal is a new application which has been designed and progressed based on the new detailed technical assessments and the planning framework that currently applies.

3.0 Site Context

3.1 Site Description

The subject site is legally described as Lot 6 Deposited Plan 352467. The site covers an area of approximately 13.1450 ha, of undulating contour and an irregular shape – see **Figure 1** below. Access to the site is provided in two locations off Kerikeri Inlet Road.

Figure 1 Locality plan. Source Emaps

The site contains two existing buildings in the northeastern section of the site. The site is predominantly covered in pasture with scattered rocky knolls. Various wetlands have been identified in the western portion of the site. There is some existing landscaping across the site, notably along the boundary with Kerikeri Inlet Road and established Pohutukawa trees lining the entrance of the southernmost accessway.

The landscape context of the site is described in the Landscape Assessment, attached at **Appendix 5.** The surrounding environment is a mosaic of lifestyle properties, pasture, and patches of vegetation. Indigenous and mixed exotic–indigenous vegetation occurs along watercourses and wetland margins, with planted shelter vegetation enclosing existing dwellings. Stone walls and other rural elements are also present, reflecting the long-established pastoral and residential use of the area.

Within the site, mapped natural features include inland wetlands, remnant terrestrial vegetation, and ecological overlays that contribute to the wider hydrological and ecological pattern of the inlet margins. Access is from Kerikeri Inlet Road, a sealed carriageway maintained by the Far North District Council, which links Kerikeri township with coastal settlements further east.

Figure 2 Site image showing the general characteristics of the site Source Wild Ecology

The Ecological Assessment attached at Appendix 4 provides a detailed assessment of the site and its ecological context. This report identified that the largest wetland on site meets the ecological significance criteria under Appendix 5 of the Northland Regional Policy Statement ('RPS') while the remaining three wetlands are considered to be small, ephemeral, exotic-dominated wetlands. The report also advises that existing vegetation on site (particularly on proposed Lots 1–3) is a mix of exotic and indigenous species, generally low in ecological value due to exotic species dominance. There are some planted areas occurring on proposed Lots 3, 4, 8, 9, 11, and 12. The Ecological Assessment highlights the critical importance of protecting and enhancing the ecological structure and functionality of the site.

In terms of historic heritage, an archaeological investigation was completed by Northen Archaeological Research in October 2003 which identified three archaeological sites (P05/947) comprising midden (Appendix 8). This archaeological investigation report was relied upon for the subdivision consent application for RC2060269 with the archaeological sites being included in the scheme plans. These sites were consequentially adopted in the Environment Court Consent Order which granted the previous consent to subdivide Lot 6 DP 352467. The current application has relied upon the 2003 archaeological investigation report and previously consented scheme plans to identify four archaeological sites and the design of the current proposal accords with previous recommendations around development outside of these. There is also a wāhi tapu site identified in the northern most area of the site, within the vegetated area.

The site is not identified as Highly Productive Land under the National Policy Statement for Highly Productive Land ('NPS-HPL') and it is not Versatile Soils under the RPS as it contains Class 6 Land Use Capability Soils.

Figure 3 Land Use Capability Maps Source: LINZ

The subject site is zoned Coastal Living in the Operative Far North District Plan (ODP). The site is not subject to any mapped resources or overlays in the ODP.

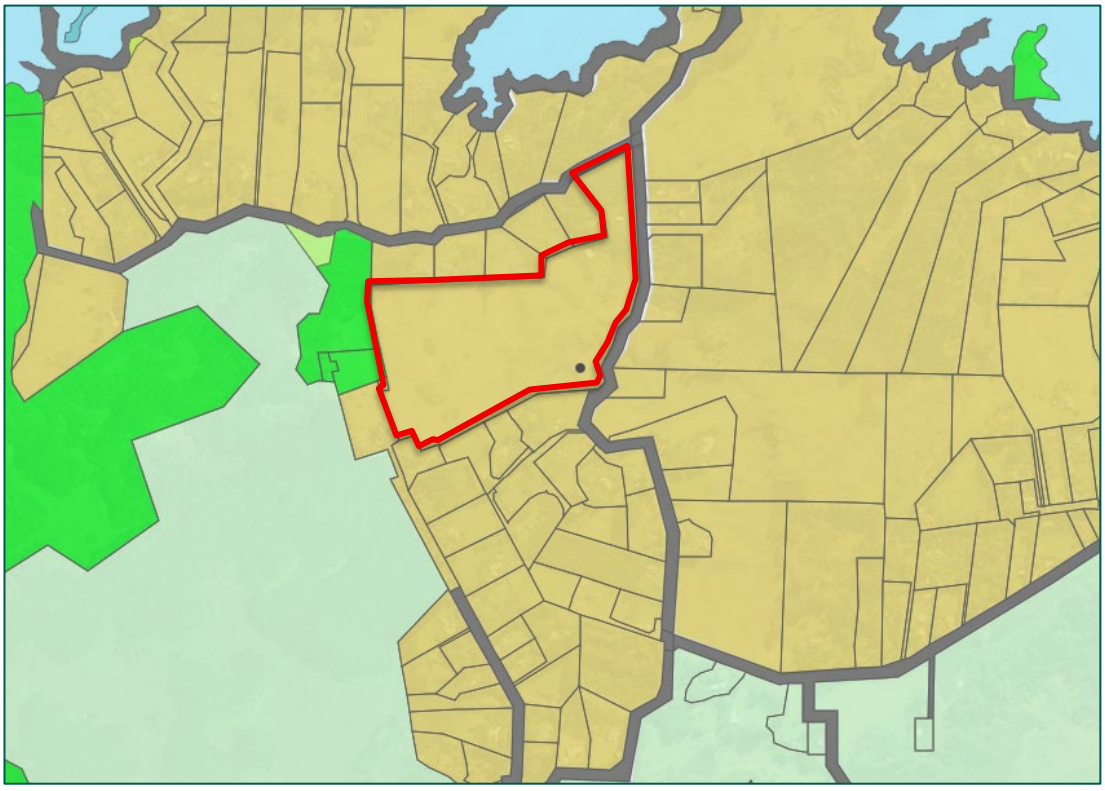


Figure 4 ODP Zoning Map with subject site outlined in red. Source: ODP District Plan Maps

The subject site is proposed to be zoned Rural Lifestyle Zone under the Proposed Far North District Plan.

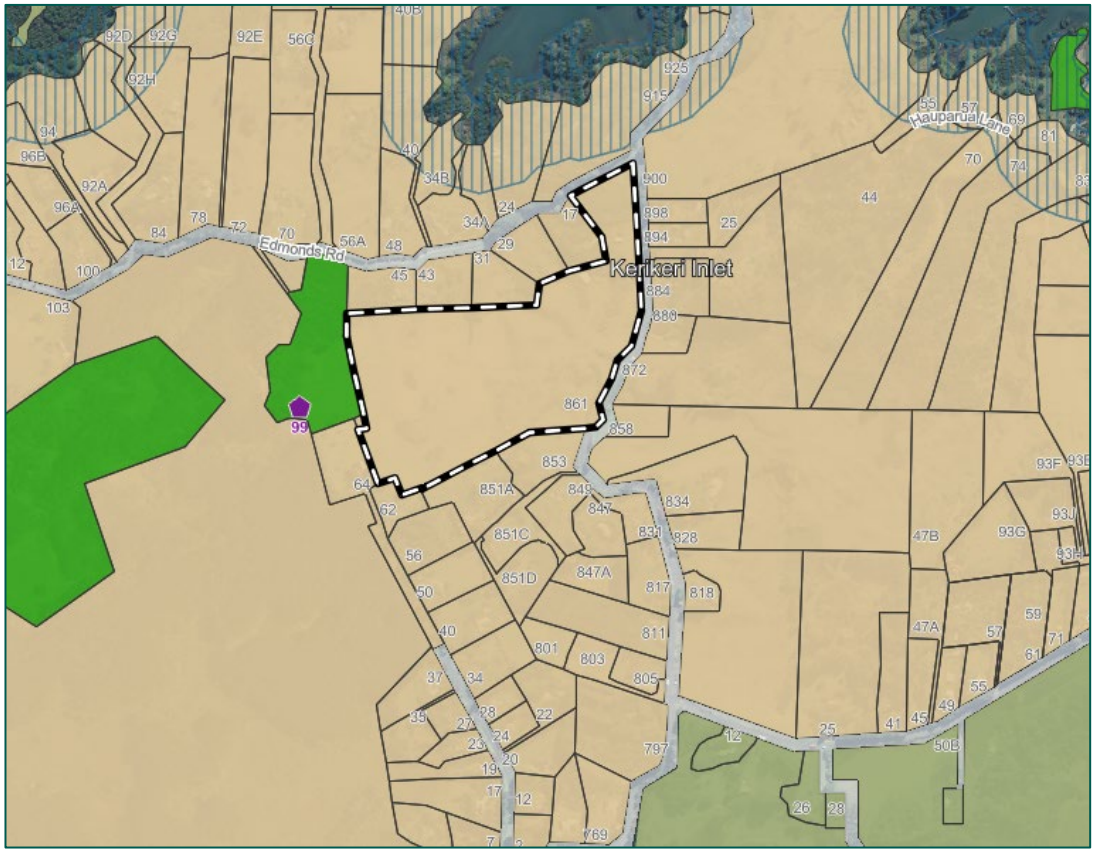


Figure 5 PDP Zoning Map with subject site outlined in red. Source: PDP District Plan Maps

3.2 Surrounding Locality

The surrounding locality is zoned a mix of Rural Production Zone to the west and south and Coastal Living Zone to the north and east. The surrounding area features a mix of both residential and rural activity. In its wider context, the Site lies within a transition zone between the more developed Kerikeri basin and the coastal edge of the inlet, where lifestyle subdivision is interspersed with farmland and natural vegetation.

Sites in the vicinity are typically low density rural residential properties with lot sizes ranging between 4,000m^2 to 10ha and characterised by residential type development comprising one to two story detached houses with variety in architectural style. The larger land holdings to the west and south are typically used for farming/rural production type activities and conservation areas.

With respect to amenities, the site is located approximately 10km east of the Kerikeri town centre which provides supermarkets, takeaway outlets, dairy's, shops, restaurants and schools.

4.0 Proposal

The Applicant seeks to undertake a subdivision to create 20 lifestyle allotments within the application site. A copy of the proposed subdivision scheme is provided in **Appendix 2** with a smaller scale version provided in **Figure 6** below.

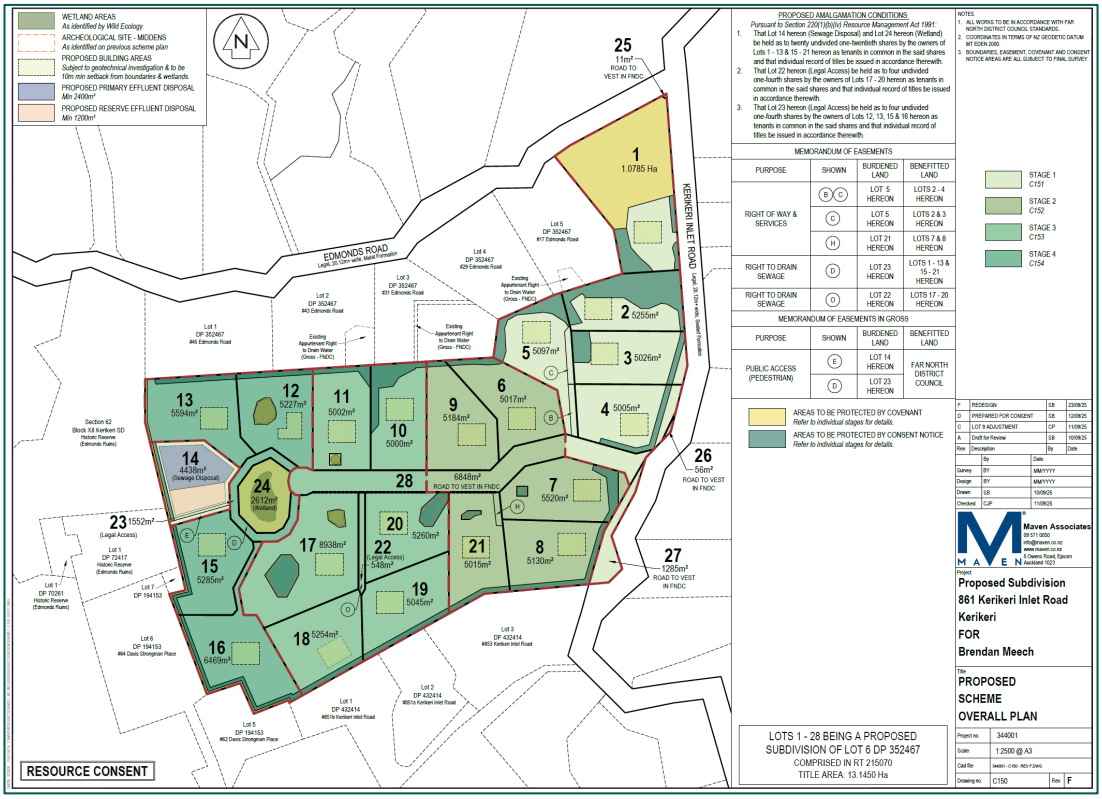


Figure 6 Proposed Scheme Plan Source: Maven

Resource consent is sought for a combined subdivision and land use consent to develop land comprising 13.1450 ha at Kerikeri Inlet Road. The proposal involves a subdivision to create 20 lifestyle allotments, 3 allotments as vested roads, 2 commonly owned access allotments, a utility allotment (Lot 14) which is proposed to be communally owned for wastewater disposal and wetland protection allotment (Lot 24) as shown in **Figure 6** above. The development is proposed to be completed in four stages.

The proposed development has been designed through input from various expert assessments, including ecological assessment by Wild Ecology, comprehensive landscape design by Barker and Associates, geotechnical investigation by Haigh Workman Limited, traffic assessment by Traffic Planning Group, and civil engineering input by Maven Associates Limited. The built development is planned to be situated as far as practicable from sensitive receiving environments to minimise impact. Enhancement opportunities have been recognised and provided for through the development.

A summary of the key elements of the proposal is set out below. More detailed descriptions on particular aspects of the proposal are set out in the specialist reports and plans accompanying the application.

4.1 Subdivision

It is proposed to carry out subdivision to create 20 lifestyle allotments which are designed to meet a minimum site area of 5,000m^2. In addition, it is proposed to create commonly owned access lots (Lots 22 and 23). It is also proposed to create four lots (Lots 25 – 28) to be vested as road to FNDC. This subdivision is intended to occur over four stages as follows:

- **Stage 1:** to create Lots 1 – 5 as lifestyle allotments, Lots 101, 25 - 27 allotments as road to vest, Lot 14 as wastewater disposal allotment and balance allotment 100.
- **Stage 2:** to create Lots 6 – 9 and 21 as lifestyle allotments, Lot 201 as road to vest and Lot 200 as balance allotment.
- **Stage 3:** to create Lots 10, 11, 17-20 as lifestyle allotments, Lot 22 as commonly owned access lot, Lot 28 as road to vest and balance allotment 300.
- **Stage 4:** to create Lots 12, 13, 15 and 16 as lifestyle allotments, Lot 23 as commonly owned access lot and Lot 24 as wetland protection allotment.

These indicative stages are shown on the staging plan attached at **Appendix 2** and shown in **Figure 6** above.

Proposed easements, land covenants and amalgamation conditions are specified for each stage as detailed in **Appendix 2**.

4.2 Building Platforms

The scheme plan in **Appendix 2** identifies indicative building platforms on the proposed allotments, these indicate compliance with the ODP requirements whilst allowing flexibility for future landowners.

Design controls are also proposed for any residential development as per the recommendations in the Landscape Assessment attached at **Appendix 5**.

The indicative building platforms confirms that each proposed lot is capable of accommodating a 30m x 30m area in accordance with the subdivision requirements of the ODP.

4.3 Site Suitability

As outlined in the Geotechnical Assessment (**Appendix 7**), site-specific testing has been undertaken confirms that future development within each allotment is feasible. A number of recommendations are provided in Section 6 of the report which form part of this proposal. The recommendations relate to:

- Site Formation Works.
- Erosion and Sediment Control.
- Pavement Design.
- Stormwater Control.
- Wastewater Disposal.
- Service Connections.
- Retaining Walls.
- Unexpected Ground Conditions.
- Safety During Construction.
- Construction Monitoring

These recommendations have been taken into account with respect to civil infrastructure design and consent notice conditions would be applied accordingly.

4.4 Access

Access to the proposed lifestyle allotments will be via road to vest with FNDC, jointly owned access lots and by private right of ways (ROW's). There are also the further following details:

- Lots, 101 (Stage 1), 201 (Stage 2) and 28 (Stage 3) will be vested as a road and serve to provide access to all allotments.
- Lot 1 will be accessed via existing vehicle crossing off Kerikeri Inlet Road.
- Lots 2 – 5 will be accessed via a right of way off proposed Lot 101 (Stage 1).
- Lots 7, 8 and 21 will be accessed via a right of way off proposed Lot 201, whilst Lot 6 and 9 will be access of proposed Lot 201 (Stage 2).
- Lots 17 – 20 will be accessed via an access lot (proposed Lot 22) which will be held in four undivided shares, this access lot will be off Lot 28, and Lots 10 and 11 will be accessed off Lot 28 (Stage 3).
- Lots 12, 13, 15 and 16 will be access via an access lot (proposed Lot 23) which will be held in twenty undivided shares, this access lot forms a loop off the end of Lot 28.

Further detail on the access layout is provided in the Infrastructure Plans prepared by Maven which is attached at **Appendix 3**. However, this can be summarised as follows:

- The proposed public road (Lot 28) has been designed with a legal width of 20m, a carriageway width of 6m with 1.0 m wide shoulders on both sides. The proposed turning head facility is via an asphalt concrete cul-de-sac where the width is increased to 8.5 m to accommodate vehicle manoeuvres and a taper of approximately 10m provided as transition. The proposed intersection with Kerikeri Inlet Road has been designed in accordance with a rural T-intersection layout providing a 15m kerb radius and 1:10 tapers on both sides of the access road. The final design will be confirmed by the traffic engineer at detailed design stage.
- The legal assess Lot 22 is designed to have a legal width of 6m. The legal access Lot 23 is designed as a private loop road with a legal width of 8m and a carriageway width of 4.5m, providing connectivity back to the cul-de-sac.
- Private ROWs are identified as 'B', 'C' and 'H' on the proposed scheme plan (**Appendix 2**). The carriage ways of all ROW will be constructed in concrete surfacing.
- Lot 1 will retain its existing vehicle access to Kerikeri Inlet Road.

All proposed lifestyle allotments will have ample room to accommodate onsite carparking.

Pedestrian access will be provided through the development to the Edmond Ruins on the western boundary. The location of this pedestrian access is shown in the Scheme Plan attached at **Appendix 2**.

4.5 Landscaping

As outlined in the Landscape and Visual Assessment (**Appendix 5**) the proposal includes extensive boundary screen planting around the boundary of the subdivision to soften visibility of dwellings

and reinforce the vegetated rural–residential character.

The existing areas of vegetation, as identified on the proposed scheme plan at **Appendix 2**, are to be retained and protected through covenant and consent notices.

4.6 Servicing

4.6.1 Stormwater

Currently there are no public reticulated stormwater connections available to service the proposed lots. Section 4 of the Civil Engineering Report written by Maven, dated 24 September (**Appendix 3**) confirms future development can manage roof runoff via on-site soakage trenches with overflow outlets designed to discharge into existing overland flow paths via a pre-treatment device. It is proposed that a consent notice outlining this arrangement is placed on each proposed development lot.

Road runoff will be directed to grassed swales located along one side of the carriageway and along the western side of the proposed legal access (Lot 22).

4.6.2 Wastewater

The site is located outside the area currently serviced by reticulated wastewater connections and this is unlikely to change in the long term. Section 5 of the Civil Engineering Report (**Appendix 5**) confirms that wastewater from the subdivision will be managed through a communal low pressure sewer system.

- A reticulated pressure main will be constructed within the new road corridor and connect to a communal wastewater treatment facility located within Lot 14.
- The treatment process will comprise secondary treatment via Recirculating Textile Filters and tertiary treatment utilising ultra-filtration membranes.
- Treated effluent will be discharged within the reserve area on Lot 14

The communal wastewater treatment plant within Lot 14 will be constructed as part of Stage 1 to ensure treatment is available prior to the release of any residential allotments. The internal design of the treatment plant (process units, tanks, equipment specifications, controls) will be provided at the detailed design stage.

It is proposed that a consent notice be registered on the title of each Lot requiring the installation and ongoing management of on-lot components as part of the communal wastewater system.

4.6.3 Water Supply

No reticulated water supply connections are available to service the proposed lots. In this case, any future development on the proposed lots will be serviced by on-site water supply in the form of water tanks via roof collection. Further, each lot will be provided with sufficient water supply for firefighting purposes at the time of development.

In terms of firefighting supply, it is proposed that a consent notice condition is offered to ensure each lot maintains a storage capacity of 10,000L. Detailed specifications will be provided as necessary during the building consent stage.

4.6.4 Power and Telecommunications

Lots will be provided with power and telecommunications either by connection or via wireless technology. Power is available from the overhead network within Kerikeri Inlet Road, and it is proposed for cables to be re-routed underground within the proposed road berm area. Telecommunication is available from the road frontage or can be supplemented via satellite linked devices.

4.7 Site Works

A total of 2,154m^3 of earthworks are proposed across an area of 9,075m^2. Earthworks are required for the formation of the proposed public road and the internal access. Earthworks will be staged within the development. Proposed silt and sediment controls are outlined in the Engineering Drawings attached at **Appendix 3.**

5.0 Reasons for Consent

A rules assessment against the provisions of the Operative Far North District Plan ('ODP') is attached as **Appendix 11.** The site is zoned Coastal Living and is not subject to any overlays or controls.

The proposal requires consent for the matters outlined below.

5.1 Operative Far North District Plan

Subdivision

The subdivision chapter (Chapter 13) of the ODP is a district wide chapter which provides for subdivision in the Coastal Living Zone.

- Rule 13.7.2.1 Minimum Lot Sizes - provides for subdivision as a discretionary activity subject to minimum allotment sizes of 5,000m^2. The design of the proposed subdivision proves for 20 residential lots which meet the minimum lot size required for 5,000m^2. Consent is required as a **discretionary activity** pursuant to Rule 13.9.1.
- Rule 13.7.3.5 Sanitary Sewage Disposal – provides that where a reticulated sewerage connection is not available all allotments in the coastal zones shall be provided with a means of disposing of sanitary sewage within the net area of the allotment. The design of the proposed subdivision includes a communal wastewater management system. Consent is required as a **discretionary activity** pursuant to Rule 13.9.

Chapter 12 Natural and Physical Resources

- Rule 12.3.6.1.2 provides for excavation and/or filling on any site within the Coastal Living Zone up to 300m^2 in any 12-month period or a cut or filled face exceeding 1.5m in height. This proposal will result in a volume of 2154m^3 across an area of 9,075m^2 and a cut face of 2.2m. These earthworks volumes and measurements also exceed the standards provided for as a restricted discretionary activity per Rule 12.3.6.2.1. Consent is required as **discretionary activity** pursuant to Rule 12.3.6.3.

- Rule 12.4.6.1.2 requires that residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest. A number of dwellings may be located within a 20m setback of the existing vegetation onsite or the proposed revegetation plantings. A breach to this standard is a **controlled activity** pursuant to Standard 12.4.6.2.
- Rule 12.7.6.1.4 states that land use activities which produce human sewage effluent (including grey water) are permitted provided that:

  a. the effluent discharges to a lawfully established reticulated sewerage system; or
  b. the effluent is treated and disposed of on-site such that each site has its own treatment and disposal system no part of which shall be located closer than 30m from the boundary of any river, lake, wetland or the boundary of the CMA.

  In this instance the discharge will not comply with the required 30 metre setback from the boundary of the wetlands onsite, therefore consent is required as a **discretionary activity** pursuant to Standard 12.7.6.3.

Chapter 15 Transportation

- Rule 15.1.6c.1.1 Private Accessway in All Zones – provides for the minimum standards for private access. The design of the proposed subdivision includes private access arrangements with a legal width of 6m and as such to not meet the minimum legal width requirement of 7.5m. Consent is sought as a **discretionary activity** in accordance with Rule 15.1.6C.2.
- Rule 15.1.6c.1.7 General Access Standards – provides for the minimum standards for private access. The proposed subdivision includes private access arrangements which are not designed to accommodate a heavy rigid vehicle. Consent is required as a **discretionary activity** in accordance with Rule 15.1.6C.2.

5.2 National Environmental Standard – Contaminated Soils

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES Contaminated Soils) were gazetted on 13th October 2011 and took effect on 1st January 2012.

The standards are applicable if the land in question is or has been, or is more likely than not to have been, used for a hazardous activity or industry and the applicant proposes to subdivide or change the use of the land, or disturb the soil, or remove or replace a fuel storage system.

The subject site is not identified on Northland Regional Councils Selected Land Use register and there is no information that suggests that the site has been used for any activities that are on the Hazardous Activities and Industry List (HAIL) or evidence of migration of hazardous substances from adjacent land use.

Based on the above, the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS) does not apply to the proposal as the site is not considered to be a 'piece of land'.

5.3 Activity Status

Overall, this application is for a **discretionary activity**.

6.0 Public Notification Assessment (Sections 95A, 95C and 95D)

6.1 Assessment of Steps 1 to 4 (Sections 95A)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

6.1.1 Step 1: Mandatory public notification is required in certain circumstances

Step 1 requires public notification where this is requested by the applicant; or the application is made jointly with an application to exchange of recreation reserved land under section 15AA of the Reserves Act 1977.

The above does not apply to the proposal.

6.1.2 Step 2: If not required by step 1, public notification precluded in certain circumstances

Step 2 describes that public notification is precluded where all applicable rules and national environmental standards preclude public notification; or where the application is for a controlled activity; or a restricted discretionary, discretionary or non-complying boundary activity.

In this case, the applicable rules do not preclude public notification, and the proposal is not a controlled activity or boundary activity. Therefore, public notification is not precluded.

6.1.3 Step 3: If not required by step 2, public notification required in certain circumstances

Step 3 describes that where public notification is not precluded by step 2, it is required if the applicable rules or national environmental standards require public notification, or if the activity is likely to have adverse effects on the environment that are more than minor.

As noted under step 2 above, public notification is not precluded, and an assessment in accordance with section 95A is required, which is set out in the sections below. As described below, it is considered that any adverse effects will be less than minor.

6.1.4 Step 4: Public notification in special circumstances

If an application is not required to be publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- Exceptional or unusual, but something less than extraordinary; or
- Outside of the common run of applications of this nature; or
- Circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

The assessment of effects undertaken below concludes that the adverse effects on the environment will be less than minor. In this case, the proposed subdivision is considered to be appropriate for the site, particularly when considering the receiving environment, and that subdivision is provided for within the Coastal Living Zone.

It is considered that there is nothing noteworthy about the proposal. The subdivision is proposed in an area that anticipates this level of development and activity. It is therefore considered that the application cannot be described as being out of the ordinary or giving rise to special circumstances.

6.2 Section 95D Statutory Matters

In determining whether to publicly notify an application, section 95D specifies a council must decide whether an activity will have, or is likely to have, adverse effects on the environment that are more than minor.

In determining whether adverse effects are more than minor:

- Adverse effects on persons who own or occupy the land within which the activity will occur, or any land adjacent to that land, must be disregarded.

  The land to be excluded from the assessment is listed in section 6.3 below.

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded.

  In this case, any subdivision within the Coastal Living Zone requires consent so there is no permitted baseline that can be usefully applied to the proposal.

  In terms of the relevant land use rules of the ODP, the following activities are permitted within the Coastal Living Zone and district wide chapters:

  • Maximum 8m building height

  • Minimum 10m building setback from any site boundary

  • Maximum 300m^3 of earthworks within any 12-month period on the site

  With respect to transportation, a private accessway serving a maximum of 8 household equivalents that is constructed in accordance with the minimum carriageway widths is provided for as a permitted activity and is considered a relevant permitted baseline.

- Trade competition must be disregarded.

  This is not considered to be a relevant matter in this case.

- The adverse effects on those persons who have provided their written approval must be disregarded.

  No persons have provided their written approval for this proposal.

The sections below set out an assessment in accordance with section 95D, including identification of adjacent properties, matters of discretion, and an assessment of adverse effects.

6.3 Land Excluded from the Assessment

In terms of the tests for public notification (but not for the purposes of limited notification or service of notice), the adjacent properties to be excluded from the assessment are shown in **Figure 7** below, and include:

- 17, 29, 31, 43 and 45 Edmonds Road and 915 Inlet Road (North);
- 858, 870, 880, 884, 890, 894, 898 and 900 Inlet Road (East);
- 62 Davis Strongman Place, 851, 851A and 851B Inlet Road (South); and
- 64 Davis Strongman Place, Lot 7 Deposited Plan 194153, Parcels 5070949 and 5022418 (West).

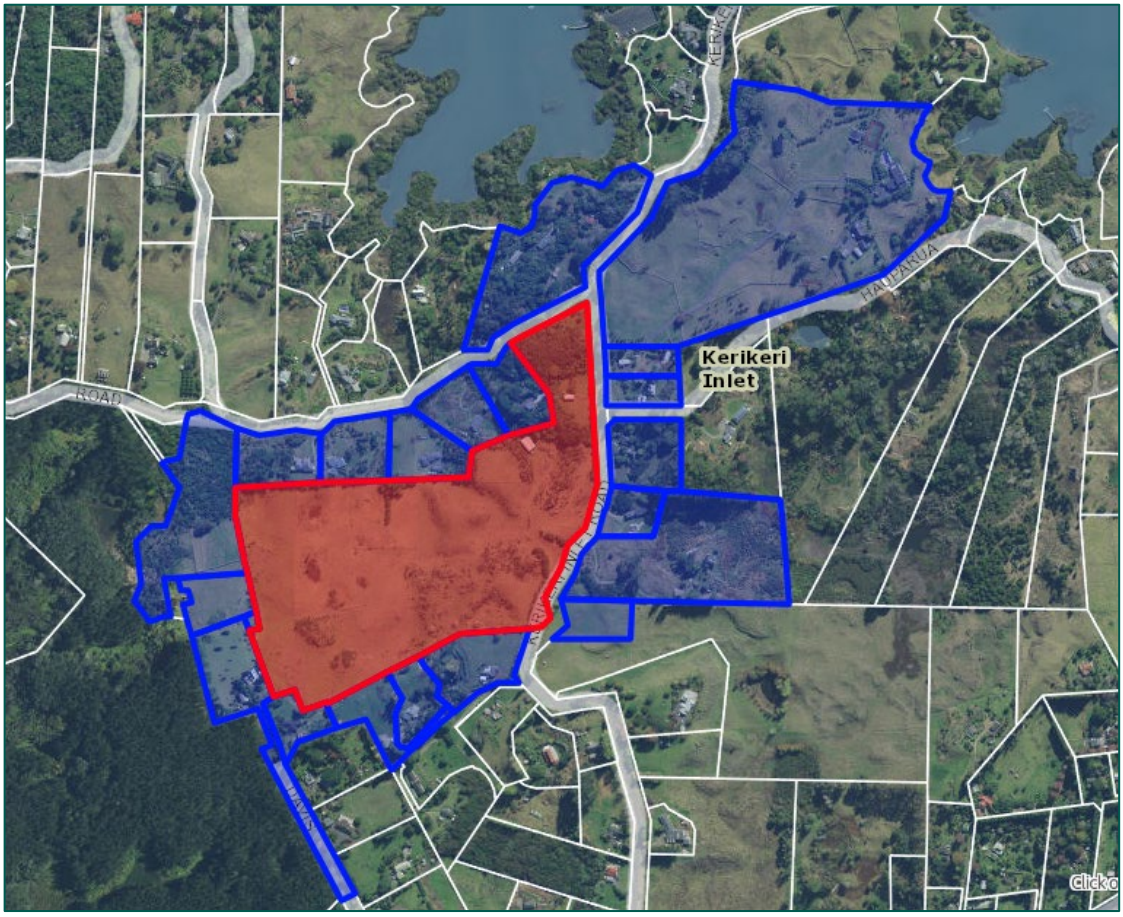


Figure 7: Adjacent properties in relation to subject site. Source: Emaps.

6.4 Assessment of Effects on the Wider Environment

The following sections set out an assessment of wider effects of the proposal, and it is considered that effects in relation to the following matters are relevant:

- Existing Environment;
- Natural Character and Visual Amenity Effects;
- Transportation Effects;
- Servicing Effects;

- Ecological Effects;
- Construction Effects;
- Hazard Risks;
- Archaeological Effects;
- Cultural Effects;
- Reverse Sensitivity Effects; and
- Cumulative Effects.

These matters are set out and discussed below.

6.4.1 Existing Environment

In addressing the environmental effects, it is important to take into account the existing environment. The existing environment concept has been subject to extensive consideration by the Courts and case law has confirmed that the environment includes the environment as it may be modified by permitted activities and the implementation of resource consents which have been granted, and which have or are likely to be implemented. This is a particularly important starting point for the assessment of this application as there are a number of effects already impacting upon the receiving environment as a result of the works undertaken as part of approved subdivision and land use consents.

The receiving environment comprises various lifestyle, residential and rural activities. These uses are consistent with the intention of the underlying zoning. Further, the site is surrounded by lot sizes in the Coastal Living Zone that range in size from 4,000m^2 to 3ha, which are generally 'rural – residential' sized properties. Collectively these activities, their built form, and smaller lifestyle lot sizes form part of the existing receiving environment.

The existing, permitted, and approved activities within the site and its surrounding environment demonstrate that lifestyle use of the site is a compatible and acceptable outcome within the Coastal Living Zone.

6.4.2 Natural Character and Visual Amenity Effects

The landscape and visual amenity of the surrounding area is determined by the zoning of the site, and the existing land uses and activities in the immediate locality which are described above in relation to the existing environment. The landscape and visual effects of this proposal are to be considered with reference to that existing environment. In this respect, lifestyle development is considered to be within character of the surrounding environment.

The subject site is located within the Coastal Living Zone which is an ODP zone that provides an area of transition between higher density residential settlements on the coast and rural areas with generally larger lot sizes. The zone applies to areas of the coastal environment which have already been developed but still maintain a high level of amenity associated with the coast. These areas have been identified as having an ability to absorb further low density, mainly rural residential development retaining the sense of open space, without detriment to their overall coastal character, and seek to retain and protect the features, landscapes and values of the coastal environment.

In this case, the surrounding pattern of development accommodates lots of a similar size to the proposal. In particular, surrounding lot areas range between 4,000m^2 to 3ha, and predominately feature low density residential development with generous setbacks from the road and large areas of open space are provided on the lots. It is considered that the proposed pattern and intensity of development is consistent the density anticipated within the zone and the subdivision patterns evident in the wider environment, particularly sites located in and around Kerikeri Inlet Road.

Further, the proposed lots are of a sufficient size to ensure that areas of open space can be provided on these sites with sufficient area for landscaping. Each lot is capable of accommodating a 30m x 30m building envelope which has been indicatively shown within the centre of the lots. The proposed subdivision layout has been designed to follow both the existing physical landscape features of the site and the pattern of the surrounding environment. Consequently, the building platforms have been strategically positioned to ensure that future development is sensitive to the landscape and landscape planting has been proposed to effectively obscure future built form.

The site is well setback from the coastal environment of Kerikeri Inlet, approximately 200m at its nearest point. It is considered that the subject site is not subject to coastal natural character or influences. The proposed subdivision will not result in any adverse effect to the character and amenity of the coast.

The Landscape and Visual Assessment (Appendix 5) concludes that there will be a low level of effect on the character of the receiving environment and the visual context within which it is seen. Concluding that overall, the landscape and visual effects to be low.

The subdivision also proposes restoration and enhancement of the existing wetland as detailed in the Ecological Assessment (Appendix 4). The proposed enhancement areas will be managed by covenant (proposed lot 24) and consent notice conditions, ensuring effective ongoing management of the enhancement areas across the site.

The subdivision of the site reflects the range of lot sizes within the receiving environment. Further, it must be acknowledged that effects of this subdivision are balanced through ecological contribution from the protection of the wetlands and indigenous vegetation. Therefore, the character and amenity effects on the wider environment resulting from this proposal will remain to be consistent with the receiving environment are expected by the ODP and are anticipated to be less than minor.

6.4.3 Transportation Effects

As stated in the Transport Assessment Report (Appendix 6), access has been designed within consideration of the Far North District Council Engineering Standards & Guidelines in conjunction with NZS 4404:2004.

Access will be provided via a combination of road to vest, commonly owned access lots and right of ways as described in section 4.4. Pedestrian movements through the site will be via way informal footpaths along the road to vest and a footpath within proposed Lot 14 providing pedestrian access to the historic site to the west.

The Transport Assessment in Appendix 6 has assess the effects of the subdivision and proposed land use activities on the existing transportation network and considered the suitability of the internal design of the access arrangements.

The Transport Assessment finds that the proposed access complies with all ODP standards except rule 15.1.6C.1.7 General Access Standards as proposed private accesses have not been designed to accommodate a heavy rigid vehicle. Non-compliance with this standard has been considered and the report concludes that the access design is appropriate to service the likely vehicles which will traverse it for the following reasons:

- The proposal is for residential dwellings. As such, heavy rigid trucks are not anticipated to service the site.
- The access can accommodate smaller courier vehicles, which would be more likely to service the site in terms of deliveries.
- Subject to the on-site design for the proposed lots, a heavy rigid truck may be able to turn into the site and reverse manoeuvre onto the shared access to exit the site, however this cannot be confirmed/denied until the land-use stage of consenting.

The Transport Assessment includes recommendations in section 6 which have been incorporated into the subdivision design or would be addressed via appropriate conditions of consent. The Transport Assessment concludes overall that it is considered that the traffic engineering effects of the proposal can be accommodated on the road network without compromising its function, capacity, or safety subject to the improvements discussed in this report. Therefore, from a traffic engineering perspective it is considered that the proposal will have less than a minor impact.

Subject to appropriate conditions of consent, it is considered that the proposal will result in less than minor transport effects.

6.4.4 Servicing Effects

The provision of infrastructure to service the development has been considered in the Infrastructure Report (Appendix 3) and it is confirmed that the site can be adequately serviced, in particular:

- Stormwater: Stormwater will be managed within the site with a new reticulated stormwater network constructed. Full stormwater mitigation will be provided for each lifestyle lot via on-site soakage trenches with overflow outlets designed to discharge into existing overland flow paths via a pre-treatment device.
- Wastewater: Future wastewater discharge will be by way of a low pressure system reticulating to a communal system located within proposed Lot 14.

  Based on the information provided in the Infrastructure Report (Appendix 3), it is considered that wastewater can be feasibly disposed of in compliance with FNDC standards. The proposed communal system will discharge within 30m of a wetland. However, any risks associated with this reduced setback can be effectively mitigated through a higher level of wastewater treatment
- Water Supply: Future potable water supply will rely on rainwater capture and on-site storage to provide for drinking water and firefighting supply. It is proposed to provide on-site roof fed rainwater tanks for each lot at the building consent stage. It is anticipated that lots will provide a minimum total of 45,000L of water storage, within 2 x 22,500L tanks for water supply with a suitable pump chamber.

In terms of firefighting water supply, it is proposed a consent notice is offered to be registered on each resulting lot which will require 10,000L of storage volume for firefighting purposes to be retained on each lot or otherwise as approved by FENZ.

- **Power and telecommunications:** Telecommunications and electricity services extend along Kerikeri Inlet Road, it is proposed that each lot will be serviced via either physical connection or wireless service.

Having regard to the above and taking into account the assessments and recommendations of Maven, it is concluded that the proposed development will result in less than minor adverse servicing effects. The development can be adequately serviced, and appropriate measures will be implemented to mitigate any potential adverse effects.

6.4.5 Ecology Effects

An Ecological Assessment by Wild Ecology (**Appendix 4**) supports the application, describing the existing ecological characteristics and values within the site and assessing the effects of the proposed activity on these ecological values. The site and its surroundings have been extensively modified from their original ecosystem due to human land use practices.

The Ecological Assessment identifies and delineates existing wetlands and existing tracts of indigenous vegetation within the subject site, noting that these provide an opportunity to enhance and protect ecology as part of the subdivision proposal.

The Ecological Assessment has considered the proposed infringement of ODP rule 12.7.6.14 separation of wastewater discharge from wetlands concluding that, while the proposal does not comply with the setback rule, the advanced level of treatment, combined with subsurface irrigation, provision of a reserve area, and wetland ecological enhancement through planting, provides a robust level of mitigation and ensures that potential adverse effects on Wetland W1 are appropriately avoided, remedied, or mitigated.

Consideration has been given to future infringement of Rule 12.4.6.1.2. as a number of dwellings are likely to be located within a 20m setback of the existing terrestrial vegetation, of note being Lots 1-5, 7, 8, 10 and 11. Where feasible and practicable it recommended that any landscape or amenity planting within 20m setback of all dwellings is to be native low-flammability species only to from a buffer between the dwellings and the existing vegetation. Ongoing flammable weed management (e.g. gorse) within a 20m setback of all dwellings is recommended to ensure fire risk is minimized.

The Ecological Assessment has also considered the National Environmental Standards for Freshwater, whilst no earthworks or disturbance is proposed within 10m of a wetland, For any earthworks, water take, use, damming, or diversion activities occurring outside the 10m wetland setback but within the wider 100m buffer, mitigation measures have been recommended and with mitigation in place the overall effects associated with construction within 100m wetland setbacks are assessed as 'low'. Wetland infill of approximately 815m^2 and buffer of approximately 1,800m^2 is proposed for wetland 1 (within proposed Lot 24).

With the recommended mitigation and management measures in place, the residual level of ecological effect is considered by Wild Ecology to be low. The proposed subdivision seeks to protect the identified features by way of covenants, rehabilitation, pest and weed management and fencing is proposed in accordance the recommendations of Wild Ecology.

Subject to compliance with recommendations of Wild Ecology via conditions of consent it is considered that the proposal will have less than minor and acceptable ecological effects.

6.4.6 Construction Effects

The construction associated with this subdivision will be limited to the construction of access, stormwater and wastewater infrastructure which are addressed in the Infrastructure Report and plans by Maven at Appendix 3. The works will be temporary in nature.

The Infrastructure Report recommends extensive erosion and sediment control measures as shown in the Engineering Plans. The erosion and sediment controls are in accordance with the Far North District Council code of practice (Erosion, Sediment and Dust Control 2.4.2.2) which also references Auckland Council Guideline Document GD2016/005 - Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016. All sediment control measures will be checked regularly to ensure that they are performing as intended.

All construction works will be undertaken in accordance with the Geotechnical Report prepared by Haigh Workman (refer to Appendix 7). There are no significant geotechnical constraints that would preclude the development proposed and the associated earthworks.

The proposal will result in some construction noise which will adhere to standard noise restrictions in the New Zealand Standard 6803:1999 for Acoustics – Construction Noise. Therefore, it is considered that the proposal will have less minor adverse noise effects as a result of construction.

It is anticipated that the proposed works will result in some temporary traffic effects, within the vicinity of the proposed earthworks area. A Construction Traffic Management Plan ("CTMP") is proposed as a condition of consent which will outline how the movement of construction machinery to and from the site will be managed and what mitigation measures will be implemented to mitigate potential adverse effects.

On the basis of the above, and subject to a detailed CTMP being prepared prior to construction works, it is considered that any adverse effects associated with earthworks and construction activities will be less than minor. Furthermore, there are no significant geotechnical constraints that would preclude the type of development proposed. Based on the above, it is considered that the proposed construction activities will have less than minor and acceptable adverse construction effects on the wider environment.

6.4.7 Hazard Risk

The application site is not identified as being subject to any Natural Hazard Overlays per the NRC Natural Hazard GIS mapping. The Infrastructure Report confirms that there is no flooding hazard risk.

The Far North District Plan considers fire risk as a hazard where a setback of 20m for habitable structures from vegetation deemed a forest or woodlot cannot be achieved. Whilst there is no indication in terms of what is considered a 'wood lot' or 'forest' within the Far North District Plan it is assumed that the intent is that of a cluster of vegetation as opposed to individual and sparsely located trees.

The application site contains indigenous vegetation, and a number of future dwellings (based upon indicative platforms) may be located within a 20m setback of the existing onsite indigenous vegetation or the proposed revegetation plantings. Any vegetation established within 20 metres of a future building on the resulting lots will be low flammable species only as recommended in

the landscape and Ecological Assessments. Ongoing flammable weed management (e.g. gorse) within a 20m setback of all dwellings is recommended in the Ecological Assessment to ensure fire risk is minimised.

It is considered that any additional adverse effects resulting from the proposed development on the wider environment in regard to the risk of spreading fire has been avoided by either the setback that can be achieved or the management of vegetation within 20 metres and the adequacy of water supply and the suitability of access.

Overall, it is considered that potential natural hazard effects associated with the proposed subdivision and future residential development are less than minor.

6.4.8 Archaeological Effects

As detailed above in this report, four archaeological sites were previously identified on the site through a previous subdivision (P05/947). The sites had originally been recorded by Northern Archaeological Research Ltd in October 2003 as part of a subdivision proposal.

The site has been surveyed, and the development has been designed to ensure the archaeological sites (P05/947) are avoided. As this proposal does not seek to amend any archaeological site, there are no adverse archaeological or heritage effects anticipated as a result of this development.

HNZPT have not provided comment specific to this proposal however under the previous subdivision approval through the Environment Court, conditions were included which provided that any development be located to avoid the potential for damaging archaeological site P05/947 unless prior authority to destroy, damage or modify the site is obtained pursuant to the Historic Places Act and to avoid damage, prior to any earthworks being undertaken on-site, the middens are to be surveyed and a suitable buffer zone identified and marked on the ground by a qualified archaeologist.

6.4.9 Cultural Effects

As detailed above, engagement was undertaken with representatives from Ngāti Rēhia at the design stage of this development. This consultation is summarised in Section 2 of this report.

It is proposed that the area identified as ‘A’ on the proposed scheme plan be subject to a Covenant and ensuring the preservation and protection of the Wāhi Tapu area and surrounding indigenous vegetation on site.

It is understood that representatives of Ngāti Rēhia are largely supportive of the proposal, and the positive ecological and landscape outcomes as a result of the proposal. However a full CIA is being prepared by Ngāti Rēhia which will further address the actual and potential cultural effects of the proposal. The Applicant is committed to continuing to engage with Ngāti Rēhia on this project. The Applicant has confirmed the provision of the CIA and in the meantime, Ngāti Rēhia have agreed that the resource consent can be lodged on the basis of the engagement to date, with the CIA to be provided post-lodgement.

6.4.10 Reverse Sensitivity Effects

The proposed subdivision layout is consistent with the existing pattern of development in the surrounding area as detailed in the assessment above. The proposed subdivision will not impact

on the viability of the rural landholdings located to the west and south and is consistent with the function and pattern of residential and rural-residential sites within the wider environment.

For these reasons, it is considered that any reverse sensitivity effects arising from the proposal will be less than minor in this instance.

6.4.11 Cumulative Effects

Cumulative effects are generated by incremental effects of subdivision and development over time. While the individual effects in isolation may not be noteworthy, the compounding effects resulting from the incremental change can be considered adverse. On-going and subsequent subdivision and development of land can potentially result in cumulative adverse effects as the volume and nature of development exceeds the carrying capacity of the environment to absorb these effects.

The proposed lots meet the density requirements in the Coastal Living Zone of the ODP and as such are considered to be anticipated by the ODP. The proposed lot sizes are also consistent with that found in the surrounding environment and are considered appropriate in this locality.

The proposal will have effects on values such as landscape, visual amenity and character that are no more than minor, and the accumulation of these effects in conjunction with existing subdivision and development in the locality will not 'tip the balance' whereby cumulative effects will become significantly adverse and unacceptable. The proposed lot sizes and respective uses are considered appropriate in this location. Therefore, it is considered that the resulting development would not result in adverse cumulative effects.

6.5 Summary of Effects

Overall, it is considered that any adverse effects on the environment relating to this proposal will be less than minor.

6.6 Public Notification Conclusion

Having undertaken the section 95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory;
- Under step 2, public notification is not precluded;
- Under step 3, public notification is not required as it is considered that the activity will result in less than minor adverse effects; and
- Under step 4, there are no special circumstances.

Therefore, based on the conclusions reached under steps 3 and 4, it is recommended that this application be processed without public notification.

7.0 Limited Notification Assessment (Sections 95B, 95E to 95G)

7.1 Assessment of Steps 1 to 4 (Sections 95B)

If the application is not publicly notified under section 95A, the council must follow the steps set out in section 95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

7.1.1 Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups; or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this proposal.

7.1.2 Step 2: If not required by step 1, limited notification precluded in certain circumstances

Step 2 describes that limited notification is precluded where all applicable rules and national environmental standards preclude limited notification; or the application is for a controlled activity (other than the subdivision of land).

In this case, the applicable rules do not preclude limited notification, and the proposal is not a controlled activity. Therefore, limited notification is not precluded.

7.1.3 Step 3: If not precluded by step 2, certain other affected persons must be notified

Step 3 requires that, where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary activity, and therefore an assessment in accordance with section 95E is required and is set out below.

Overall, it is considered that any adverse effects on persons will be less than minor, and accordingly, that no persons are adversely affected.

7.1.4 Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

In this instance, having regard to the assessment in section 6.1.4 above, it is considered that special circumstances do not apply.

7.2 Section 95E Statutory Matters

If the application is not publicly notified, a council must decide if there are any affected persons and give limited notification to those persons. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

In deciding who is an affected person under section 95E:

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded;
- Only those effects that relate to a matter of control or discretion can be considered (in the case of controlled or restricted discretionary activities); and
- The adverse effects on those persons who have provided their written approval must be disregarded.

These matters were addressed in section 6.2 above, and no written approvals have been obtained.

Having regard to the above provisions, an assessment is provided below.

7.3 Assessment of Effects on Persons

Adverse effects in relation to visual dominance, shading and privacy and transport effects on persons are considered below.

Wider effects, such as natural character and visual amenity effects, transportation effects, servicing effects, ecological effects, construction effects, hazard risks, archaeological effects, cultural effects, reverse sensitivity effects and cumulative effects were considered in section 6.4 above, and considered to be less than minor.

7.3.1 Owners and occupiers located at adjoining properties to the north

The properties to the north of the site are residential in character and contain existing dwellings (**Figure 8** below):

- 17 and 29 Edmonds Road and 915 Inlet Road have existing dwellings located approximately 10m-30m from the nearest boundary to the application site. Additionally, these properties contain established vegetation along their adjoining boundaries which forms part of the ecological corridor that extends towards the north before connecting with the coastal environment. This vegetation provides for screening from the visual impacts of the proposed subdivision and subsequent development. Further, the proposal includes the enhancement and protection of the vegetation on the application site that forms a part of this ecological corridor.
- 31, 43 and 45 Edmonds Road have existing dwellings which are located towards the southern extent of the properties. The dwellings are setback approximately 10m-20m from the boundary with the application site and are orientated to face the north. The design of the proposed subdivision provides for sufficient area on each of the adjoining proposed lots (Lots 11-13) for future built form to be able to easily comply with the permitted 10m setback requirement to ensure there are no dominance and shading effects. These properties are situated at a similar elevation to the site, meaning they will not overlook the development and as a result, the development will not appear visually dominant from these properties. Further, these

properties also have some boundary planting which provide for some screening from the visual impacts of the proposed subdivision and subsequent development.

The Landscape Assessment contained in **Appendix 5** recommends that the tall, mature boundary vegetation provides substantial screening, though occasional gaps may allow partial views. As such extensive boundary screen planting is proposed, which will further reduce visibility of new built form and reinforce the existing vegetated character of the area. In summary, the effects on the owners and occupiers of these properties are considered to be less than minor.

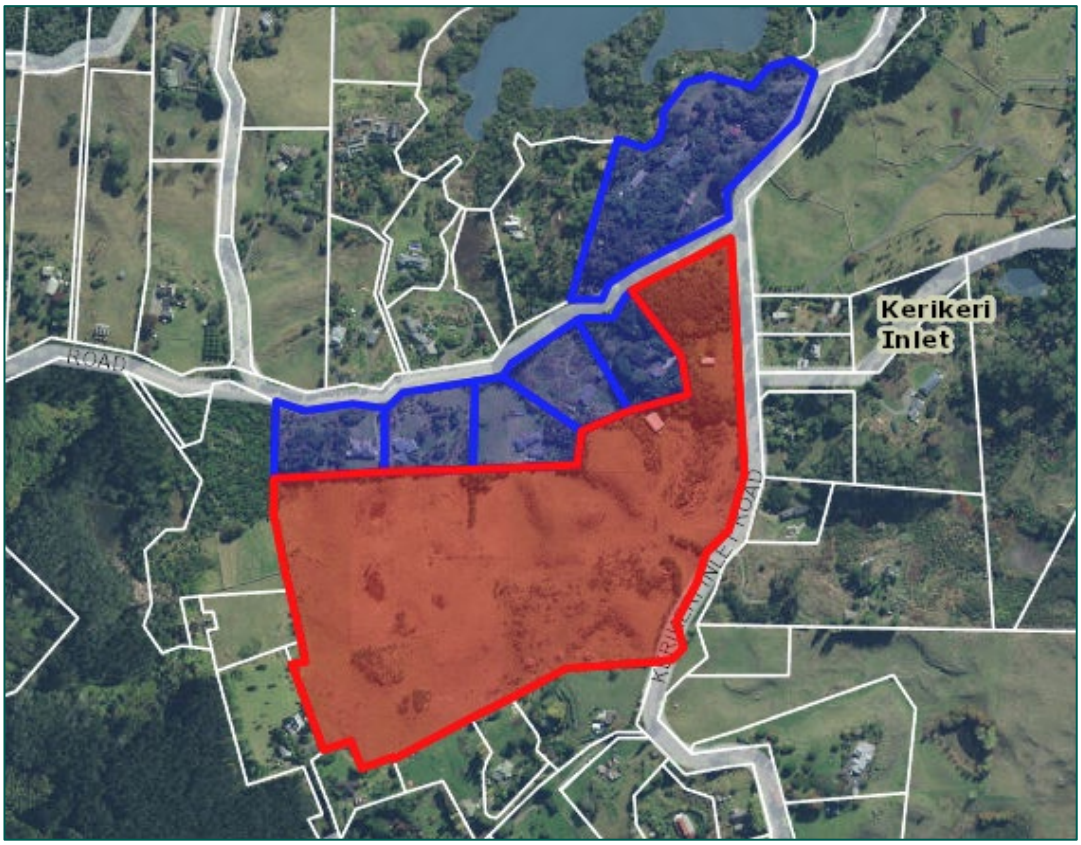


Figure 8: Adjoining properties to the north of the Application site. Source: Emap

7.3.2 Owners and occupiers located at adjoining properties to the east

The properties to the east of the site are separated from the subject site by Kerikeri Inlet Road (**Figure 9** below).

- Properties at 870, 890A and 900 Inlet Road are larger sites that have built form located towards the rear (eastern extent) of the properties and as such are well setback from the subject site by more than 150m. Based on the setbacks, topography and existing vegetation and built form between these properties and the proposed subdivision it is considered that any visual, dominance and privacy effects would be less then minor.
- Properties 880, 884, 894 and 898 are located along the road frontage with Kerikeri Inlet Road with residential dwellings located to the front and centre of the sites. The setback of the existing dwellings on these properties from the application site range from approximately 35m-60m and are at a similar elevation or lower to the application site. These sites all have existing vegetation along the western boundaries which provides some screening of the built form from the road and consequently the proposed subdivision as well. Future development on the

proposed adjoining lots (Lots 1-4, 7 and 8) is able comply with the permitted 10m setback requirements ensuring further spacing and provision of a sense of openness. There is existing dense vegetation along the road boundary of the application site which screens the visual outlook from the east.

The Landscape Assessment contained in **Appendix 5** finds that although some residential dwellings are located closer to the site, mature vegetation screens views from those properties. Further, recommending that with boundary planting and roadside topography, potential visual effects from new built form are negligible.

In summary, the effects on the owners and occupiers of these properties are considered to be less than minor.

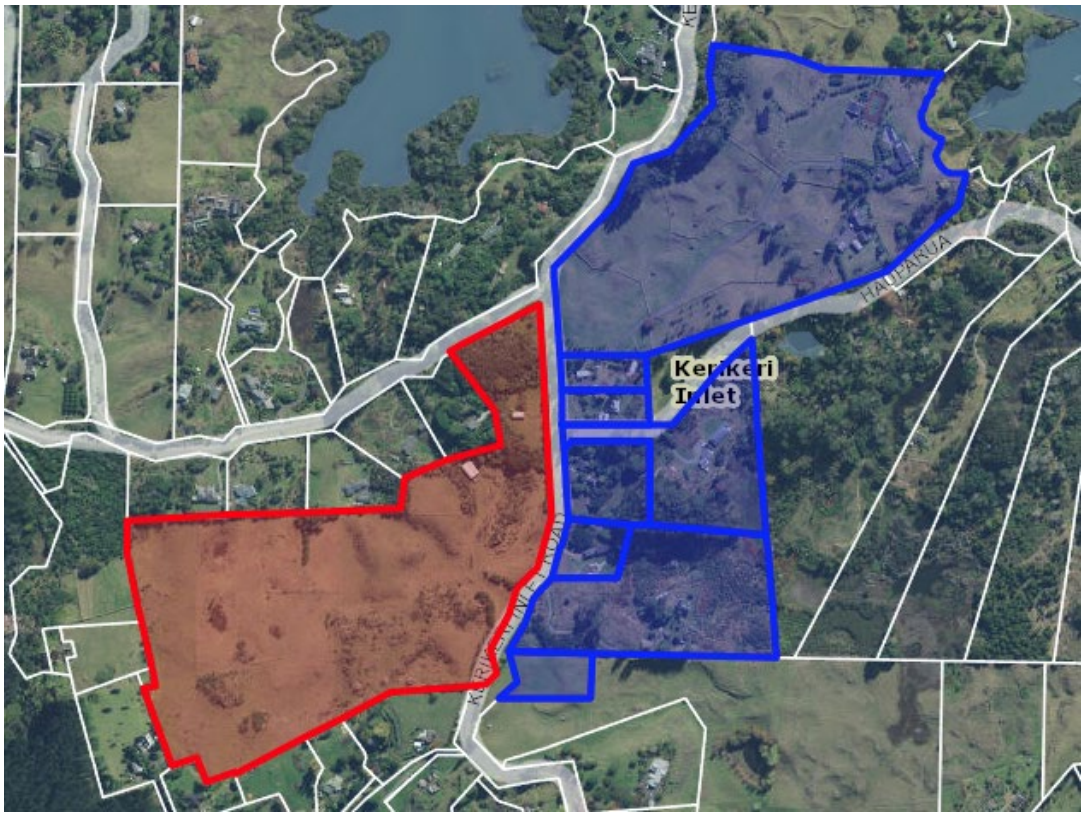


Figure 9 Adjoining properties to the east of the Application site. Source: Emap

7.3.3 Owners and occupiers located at adjoining properties to the south

The properties to the south of the site comprise of lifestyle residential lots (**Figure 10** below).

- Properties at 851, 851A and 851B Inlet Road have the built form on site. Due to the topography of the area these properties are at a slightly higher elevation and the built form is also oriented towards the north and northeast. Therefore, there will be some outlook over the proposed subdivision. It is noted that the built form on these properties is located towards the southern extent of the properties with setbacks of approximately 50m from the boundary of the subject site. The design of the proposed subdivision means the adjoining proposed lots (Lots 8, 18, 19 and 21) are sufficiently sized to allow for any future development to be able to comply with minimum bulk and location standards which will minimise any shading and dominance effects

- Property located at 62 Davis Strongman Place has the residential development central to the site and setback approximately 10m from the boundary of the subject site. The Landscape Assessment contained in **Appendix 5** finds that based on the relative landform and building positions, it is likely that views from the south, particularly from the upper levels of the dwelling at 62 Davis Strongman Place will be elevated and expansive. Consideration of this has been made in the design of the proposed subdivision by designing the southwestern corner of the development to have some slightly larger allotment sizes, which provides for a sense of openness, as well as protective covenants around the existing natural wetland features and archaeological sites in the area.

The Landscape Assessment contained in **Appendix 5** recommendation that boundary planting be used to mitigate the visual effects from new built form from these properties. Additionally, it is considered that the visual effects of the proposed development are eased by the proposed staging. The proposed allotments in the southern extent of the site will not be established until stages 3 and 4 of the development. This ensures that the proposed mitigation actions like protection, enhancement and indigenous boundary planting will be well established by the time of the future development, and the benefits of these actions will already be available.

In summary, the effects on the owners and occupiers of these properties are considered to be able to be mitigated and will be less than minor.

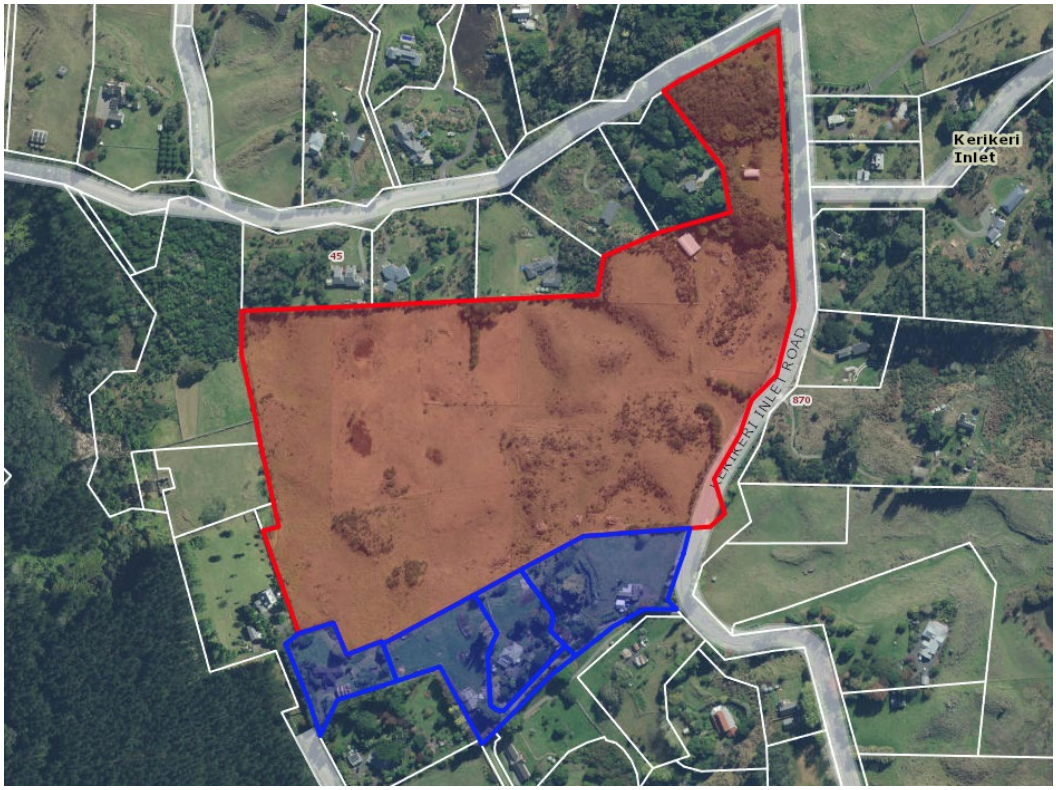


Figure 10 Adjoining properties to the east of the Application site. Source: Emap

7.3.4 Owners and occupiers located at adjoining properties to the west

The properties to the west of the site are comprise of a lifestyle residential lot and public Heritage Sites (**Figure 11** below).

- Property at 64 Davis Strongman Place has a residential dwelling located in te eastern extent of the site, setback approximately 10m from the boundary with the application site. There is some

existing boundary vegetation on the site between the residential dwelling and the application site which will provide some screening from the lower levels. Being a two-story dwelling, it is likely that the views from the top storey will be elevated and expansive. As discussed above, the design in the southwestern extent of the proposed development includes some slightly larger allotment sizes, which provides for a sense of openness between future development as well as protective covenants around the existing natural wetland features and archaeological sites in the area and therefore retains elements of the existing natural environment. Proposed adjoining lots 15 and 16 will not be established until stage 4 of the proposed subdivision, ensuring that the proposed mitigation actions like protection, enhancement and indigenous boundary planting will be well established by the time of the future development, and the benefits of these actions will already be available

- The remaining allotments to the west form a part of the Edmonds Ruins Heritage Site and a publicly accessible area that offers contains the vehicle and pedestrian access to the ruins. Due to the topography of the area, these sites are approximately four metres higher than the application site and creates a clear vantage point over site and the existing surrounding built form. The design of the proposed subdivision ensures that all the allotments are sufficiently sized to allow for future development to comply with the minimum bulk and location standards with the boundaries of the sites which will help to retain a sense of openness between any future development. Further the protection and enhancement of the natural features on the site will ensure the natural character of the environment are retained. The proposed subdivision design has the wastewater reserve located at the western extent of the site which will provide for a break between the public domain and the development to create a sense of separation and openness. There is also a public walkway onto the public reserves from the proposed subdivision through the reserve (Lot 14) connecting the wetland reserve (Lot 24) and the Heritage Site. The proposal includes the protection of the existing stonewalls on the application site which will ensure the protection of the character of the cultural curtilage beyond the Heritage Site.

The Landscape Assessment contained in Appendix 5 recommendations boundary planting will be used to mitigate the visual effects. This boundary planting will contain indigenous vegetation, and the proposal volunteers a condition that future planting within the lots will be indigenous species to strengthen ecological linkages. This ecological linkage will provide connectivity to the existing ecological corridor within the adjacent western properties and extend the connection to the Waitangi Wetlands to the west as well as reducing visual contrast. In summary, the effects on the owners and occupiers of these properties are considered to be able to be mitigated and will be less than minor.

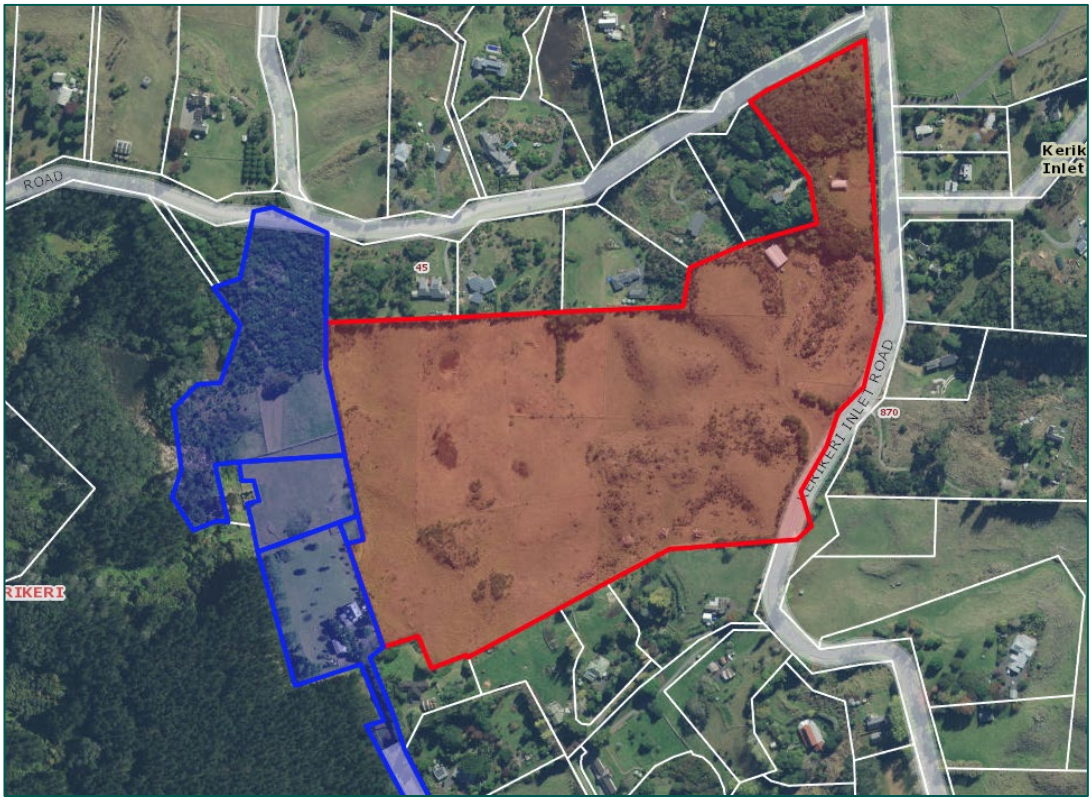


Figure 11 adjoining properties to the east of the Application site. Source: Emap

7.3.5 Traffic Effects on Adjacent Properties

The design of the proposed subdivision gives consideration to the traffic effects on the surrounding road users. As part of the proposal, the new public road (Lot 28) will create an individual vehicle crossing onto Kerikeri Inlet Road via an existing vehicle crossing. This single entrance to the subdivision, excluding the existing access arrangement for proposed Lot 1, reduces the number of connections to Kerikeri Inlet Road. This will also include the removal some existing vegetation and an earthen area to improve the sight distances along Kerikeri Inlet Road.

The traffic assessment accompanying this application evaluated the potential impacts on adjoining uses and concluded that the existing roading infrastructure and accessways for the development would not adversely affect the roading network. Consequently, no traffic-related effects are anticipated for the owners and occupiers of these properties.

7.3.6 Summary of Effects

Taking the above into account, it is considered that any adverse effects on persons at the aforementioned properties will be less than minor in relation to visual dominance, shading and privacy and transport effects. Wider effects, including natural character and visual amenity effects, transportation effects, servicing effects, ecological effects, construction effects, hazard risks, archaeological effects, cultural effects, reverse sensitivity effects and cumulative effects were assessed in section 6.4 above and are considered to be less than minor.

It is considered, therefore, that there are no adversely affected persons in relation to this proposal.

7.4 Limited Notification Conclusion

Having undertaken the section 95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and
- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

8.0 Consideration of Applications (Section 104)

8.1 Statutory Matters

Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a council must, in accordance with section 104(1) of the Act have regard to:

- Any actual and potential effects on the environment of allowing the activity;
- Any relevant provisions of a national environmental standard, other regulations, national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement; a plan or proposed plan; and
- Any other matter a council considers relevant and reasonably necessary to determine the application.

As a discretionary activity, section 104B of the Act states that a council:

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

8.2 Weighting of Proposed Plan Changes: Proposed Far North District Plan

On the 27th July Far North District Council (FNDC) notified their Proposed District Plan (PDP).

Under the Proposed Far North District Plan, the application site is zoned Rural Lifestyle and is not subject to any overlays. It is noted that there are broad submissions and further submissions opposing large portions of the PDP provisions, including provisions and spatial extent of the the Rural Lifestyle Zone.

At the time of preparing this AEE, only rules identified as having immediate legal effect have been considered. This will remain the case until FNDC releases a decision on the Proposed Far North District Plan (this will occur once hearings have been completed).

An assessment against both of the ODP and PDP provisions has been undertaken below, and it is concluded that the proposal finds support in both. Nevertheless, giving the extent of submissions and that there are no final decisions on the PDP provisions and zoning, it is considered that greater weight at this time should be given to the ODP provisions.

9.0 Effects on the Environment (Section 104(1)(A))

Having regard to the actual and potential effects on the environment of the activity resulting from the proposal, it was concluded in the assessment above that any wider adverse effects relating to the proposal will be less than minor and that no persons would be adversely affected by the proposal.

Further, it is considered that the proposal will also result in positive effects including:

- The proposed subdivision provides a more efficient use of the existing site that will better meet the needs of the applicant ; and
- provide additional residential living opportunities in the area that is within proximity to the Kerikeri area.

Overall, it is considered that when taking into account the positive effects, any actual and potential adverse effects on the environment of allowing the activity are less than minor.

10.0 District Plan and Statutory Documents (Section 104(1)(B))

10.1 Objectives and Policies of the Operative Far North District Plan

The subject site is located within the Coastal Living Zone, as such the objectives and policies of Chapter 10 Coastal Environment and Chapter 10.7 Coastal Living Zone have been considered of particular relevance. In addition, an assessment of relevant district wide chapters have been considered.

10.1.1 Chapter 10 Coastal Environment

The relevant objectives for the Coastal Environment generally seek to manage coastal areas in a manner that enhances and protects coastal values, including the natural character of the coastline and the open space and amenity values of the coastal environment. The policies expand on this further by providing for use, development and subdivision that maintains the natural character and amenity values and avoids activities that are not compatible with its intended use and purpose.

In this case, 20 of the additional lots created by the subdivision are intended for residential purposes which will be compatible with the surrounding area. Policy 10.4.12 is of particular relevance to this proposal, as the subdivision pattern provides for low density residential development providing one dwelling per lot with sufficient area to allow for onsite manoeuvring and parking areas and servicing, complimented by landscaping which retains the sense of spaciousness on these lots. It is proposed for a consent notice to be registered on the titles of each of the proposed lots contains a set of building design guidelines that will ensure the colour, reflectivity and material palette is appropriately managed to enhance and maintain the amenity and character values of the coastal environment.

Overall, it is considered that the proposed subdivision accords with the objectives and policies for Chapter 10 Coastal Environment

10.1.2 Chapter 10.7 Coastal Living Zone

The objectives and policies of the Coastal Living Zone are contained within section 10.7.3 and 10.7.4. The objectives seek to enable low density residential development within coastal areas, whilst preserving the natural character values of the coastal environment. The policies reinforce the objectives with specific provision for use, subdivision and development that can be appropriately serviced subject to the need to avoid, remedy and mitigate any adverse effects that could be detrimental to the coastal environment.

Policy 10.7.4.3 is of particular relevance to the proposal as noted below.

> *Policy 10.7.4.3: Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and 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 Māori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Māori 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.*

The proposed subdivision is located between existing clusters of lifestyle development situated to the north and south of the site, future development of the site will form a cohesive group of coastal living development. The subject site is not visible from the coastal marine area. The topography of the site ensures that subdivision and future development are highly contained.

The subject site has not been identified as containing significant elements of natural character nor is it a prominent site being visually contained. The location of proposed boundaries and building platforms have been carefully selected to protect and enhance existing features within the site. This includes the indigenous vegetation and wetlands identified by the Ecological Assessment (Appendix 4) which are proposed to be located within Lots 11, 17, 12 and 24 and protected by way of land covenant. As well as the archaeological sites identified by the Archaeological Assessment (Appendix 8) which are proposed to be located within Lots 7, 17, 20 and 21 and protected by way of consent notice.

Specified design controls including building colours and landscape planting will minimise the visual impact of future buildings, particularly when viewed from Kerikeri Inlet Road. Vegetation clearance is limited to exotic species with existing indigenous vegetation will be protected via consent notice to maintain a level rural residential character and an established feel to the subdivision.

A level of earthworks will be required to establish access, these will be visible from Kerikeri Inlet Road during construction, all proposed earthworks will be rehabilitated and temporary in nature.

The subject site is not adjacent to the Coastal Marine Area nor a river or lake therefore foreshore access and esplanades are not required.

The subject site is not located within areas or does not contain sites identified as Significant to Māori. Consultation with Ngāti Rēhia has indicated that they are largely supportive of the proposal, and the positive ecological and landscape outcomes as a result of the proposal. However, a full CIA is being prepared by Ngāti Rēhia. The Applicant is committed to continuing to engage with Ngāti Rēhia on this project. The Applicant has confirmed the provision of the CIA and in the meantime, Ngāti Rēhia have agreed that the resource consent can be lodged on the basis of the engagement to date, with the CIA to be provided post-lodgement.

The Landscape Assessment (Appendix 5) recommends planting enhancing the existing vegetation pattern. The Ecological Assessment conforms that the proposed planting will contribute to existing habitats links of indigenous fauna.

Overall, it is considered that the proposal accords with the objectives and policies of the Coastal Living Zone, and in particular give effect to Policy 10.7.4.3.

10.1.3 Chapter 12.7 Lakes, Rivers, Wetlands and the Coastline

The objectives and policies of the Lakes, Rivers, Wetlands and the Coastline chapter are contained within Chapter 12.7 of the ODP and seek to ensure the amenity and natural values, including the quality and quantity of water are maintained.

The Ecological Assessment (Appendix 4) confirms that there are four wetlands within the subject site, three of which are small and lesser value. The location of proposed boundaries and building platforms have been carefully selected to protect and enhance existing features within the site including the indigenous vegetation and wetlands identified by the Ecological Assessment.

The proposal includes onsite wastewater disposal within 30m of these wetlands; however, the design of the disposal system, ecological enhancement and protection of the wetlands will ensure that the amenity, natural values and quality of water within the wetlands is protected.

For the reasons outlined above, it is considered that the proposal is consistent with the objectives and policies for Lakes, Rivers, Wetlands and the Coastline and will not be contrary to them.

10.1.4 Chapter 13 Subdivision

The objectives and policies for subdivision are contained within sections 13.3 and 13.4. In general, the objectives and policies seek to ensure that subdivision is consistent with the purpose of the zone, does not compromise the supporting life capacity of soil or result in the potential for reverse sensitivity effects, encourages innovative design and efficient use of infrastructure.

In this case, the site is not subject to flood hazards and sufficient provision for on-site servicing, with respect to stormwater and water supply, with a communal wastewater system will ensure acceptable servicing of any future dwellings on the proposed lots. Further, each lot is provided with sufficient legal and physical access to Kerikeri Inlet Road. Overall, the technical reports confirm that the site is suitable for the proposed subdivision and intended use of the site provided the recommendations are adopted.

For the reasons outlined above, it is considered that the proposal is consistent with the objectives and policies for subdivision and will not be contrary to them.

10.1.5 Chapter 15 Transport

The objectives and policies for transportation are contained within sections 15.1.3 and 15.1.4. The objectives and policies seek to minimise the adverse effects of traffic on the natural and physical environment and promote safe and efficient movement within the wider transport network.

In this case, the accessway provides sufficient space for vehicle manoeuvring to ensure all vehicles exit the site in a forward direction, and clear sightlines are achieved to and from Kerikeri Inlet Road to ensure traffic safety is maintained.

Further, the proposed lots are of a sufficient size to accommodate on-site parking spaces in accordance with permitted ODP standards.

Having regard to the above, it is considered that the proposal is consistent with the objectives and policies for transportation and will not be contrary to them.

10.2 Objectives and Policies of the Proposed Far North District Plan

Under the FNDC Proposed District Plan, the site is located within the Rural Lifestyle Zone and will not be subject any overlays. An assessment against the relevant objectives and policies is provided below:

10.2.1 Rural Lifestyle Zone

The objectives seek to enable low density residential activities that is compatible with the rural character and amenity of the zone and provides for subdivision that does not compromise the effective and efficient operation of primary production activities on adjacent sites. The policies reinforce the objectives with specific provision to manage land use and subdivision that is appropriate for the zone, whilst avoiding reverse sensitivity effects on existing primary production activities. Of particular relevance is Policy RLZ-P4 which is summarised below:

RLZ-P4: Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited too) consideration of the following matters where relevant to the application:

(a) Consistency with scale and character of rural lifestyle environment;

(b) Location, scale and design of buildings or structures;

(c) At zone interfaces:

(i) Any setbacks, fencing, screening or landscaping required to address potential conflicts;

(ii) The extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;

(d) The capacity of the site to cater for on-site infrastructure associated with the proposed activity;

(e) The adequacy of roading infrastructure to service the proposed activity;

(f) Managing natural hazards;

(g) Any adverse effects on historic heritage and cultural values, natural features and landscape or indigenous biodiversity; and

(h) Any historical, spiritual or cultural association held by tangata whenua with regard to the matters set out in Policy TW-P6.

In this case, the subject site is surrounded by Rural Lifestyle Zone and therefore zone interface or consideration of activities within the Rural Production Zone is not relevant.

As discussed in section 10.1.2 the proposed the proposed subdivision is located between existing clusters of lifestyle development forming a cohesive group of coastal living development. The scale and character of the proposed allotments is consistent with the surrounding pattern of lifestyle development. The proposed lot sizes and indicative building platform locations reflected the low-density scale, built form and residential character provided for within the zone.

The location of proposed boundaries have been carefully selected to protect and enhance existing features within the site including the indigenous vegetation and wetlands identified by the Ecological Assessment (Appendix 4) which are proposed to be located within Lots 11, 17, 12 and 24 and protected by way of land covenant. As well as the archaeological sites identified by the Archaeological Assessment (Appendix 8) which are proposed to be located within Lots 7, 17, 20 and 21 and protected by way of consent notice.

In this case, the site is not subject to flood hazards and sufficient provision for on-site servicing, with respect to stormwater and water supply, with a communal wastewater system will ensure acceptable servicing of any future dwellings on the proposed lots. Further, each lot is provided with sufficient legal and physical access to Kerikeri Inlet Road.

Geotechnical Assessment (Appendix 7) confirms that the subject site is suitable for residential development.

Overall, it is considered that the proposal accords with the objectives and policies of the Rural Living Zone and will not be contrary to them.

10.2.2 Subdivision

The objectives and policies for subdivision seek to ensure that subdivision results in the efficient use of land, achieves the objectives of the relevant zone, does not increase natural hazard risk, can be appropriately serviced and manages adverse effects on the environment.

In this case, sufficient provision for water and stormwater on-site servicing for each lot, with communal wastewater system can be provided, and the proposed lot sizes are consistent with the low-density residential scale and character provided for in the zone. Further, as noted in section 10.1.3 above, the site is not subject to any flood hazards and will not increase natural hazard risk for surrounding properties.

For the reasons outlined above, it is considered that the proposal is consistent with the objectives and policies for subdivision and will not be contrary to them.

10.3 Objectives and Policies of the Regional Policy Statement for Northland (RPS)

Objectives range from integrated catchment management, improvement of overall quality of Northland's water quality, maintaining ecological flows, protecting areas of significant indigenous ecosystems and biodiversity, sustainable management of natural and physical resources in a way that is attractive for business and investment that will improve the economic wellbeing. enabling economic wellbeing, regional form, the role of tangata whenua kaitiaki role is recognised and provided for in decision making, risks and impacts of natural hazards are minimised, outstanding natural landscapes and features and historic heritage are protected from inappropriate subdivision, use and development.

Policy 4.2.1 seeks to improve the overall quality of Northlands water resources. Wild Ecology confirms that the ecological value of the wetlands within the site are low. The proposal to protect and restore the riparian margins of the wetlands will improving their water quality giving effect to policy 4.2.1. Policy 4.4.1 seeks to maintain and protect significant ecological areas and habitats, outside of the coastal environment subclause (3) applies:

> *(3) Outside the coastal environment and where clause (1) does not apply, avoid, remedy or mitigate adverse effects of subdivision, use and development so they are not significant on any of the following:*
>
> *(a) Areas of predominantly indigenous vegetation;*
>
> *(b) Habitats of indigenous species that are important for recreational, commercial, traditional or cultural purposes;*
>
> *(c) Indigenous ecosystems and habitats that are particularly vulnerable to modification, including wetlands, dunelands, northern wet heathlands, headwater streams, floodplains and margins of freshwater bodies, spawning and nursery areas.*

The subject site is outside of the coastal environment, furthermore, the ecological assessment confirms that the work will not occur within an area containing predominantly indigenous vegetation. The proposed mitigation measures and protection and enhancement of the wetlands will ensure that the proposal will mitigate and offset adverse effects of the proposed work so that they are not significant to the natural wetlands within the site. The proposal will give effect to this policy.

Policy 4.7.1 seeks to promote active management including measure to improve water quality, revegetation with indigenous species, exclusion of stock from waterways, restoration or creation of natural habitat and processes including ecological corridors. The proposal seeks to achieve all of these outcomes applying active management and giving effect to this policy.

The subject site is not identified as coastal environment, high or outstanding natural character or landscapes. The proposal will give effect to Policy 4.6.2 as the proposed subdivision and future residential development have been designed to avoid and protect identified wāhi tapu and archaeological sites maintenance of integrity of heritage resources within the subject site.

Objectives and policies seek to minimise the risk of natural hazards. The subject site is not identified as subject to flood or coastal hazards identified by Northland Regional Council. Geotechnical assessment of the proposed subdivision (Appendix 7) confirms that the site is not subject to land instability, and the proposed subdivision and future residential building platforms will minimise hazard risk in accordance with policy 7.1.1.

Objective 3.11 Regional Form and supporting policy 5.1.1 seeks to ensure that subdivision is located, designed and built in a planned and co-ordinated manner. In particular, clause (f) seeks to ensure that versatile soils are protected for productive uses, along with clause (e) which seeks to avoid potential for reverse sensitivity. In this case, the subject site is identified as Class 6 Soils in the Land Use Capability Classes (LUC) which does not meet the definition of 'versatile soils' in the RPS and is surrounded by lifestyle development ensuring that there is no risk of potential reverse sensitivity. The proposed subdivision has been designed to blend with the surrounding lifestyle development maintaining the coastal living character and amenity as enabled by the ODP, giving effect to clause (g) of policy 5.1.1. As assessed in section 6.4 above, the proposed subdivision is considered to protect the natural character and amenity values of the coastal environment and

will not detract from this by retaining the low density built form and sense of spaciousness sought within this area of Kerikeri. Furthermore, the Civil Engineering Report prepared by Maven (Appendix 3) confirms that subject to compliance with the recommendations outlined, the proposed subdivision can be adequately serviced.

Overall, for the reasons outlined above, it is considered that the proposal is consistent with the Northland Regional Policy Statement.

10.4 Objectives and Policies of the Proposed Regional Plan for Northland (PRP)

The following objectives and policies of the PRP are considered to be relevant to development within the subject site.

10.4.1 D.1 Tāngata Whenua

The relevant policies for Tāngata whenua matters are contained in Chapter D.1 Tāngata Whenua of the PRP. The polices of the PRP recognise and provide for tangata whenua as kaitiaki where activities have the potential to generate adverse effects on their taonga such as mahinga kai, wāhi tapu, or other sites of significance within the area. Further, the policies guide where consultation with tangata whenua should be undertaken.

The site contains an area of wāhi tapu being cultural significant to Ngāti Rēhia and several identified archaeological sites. As previously stated, consultation with Ngāti Rēhia has been undertaken, and we understand that they are generally supportive of the proposal therefore it is considered that the proposal will give effect to these polices.

10.4.2 D.2 General

Chapter D.2 General, focuses on the management, use and development, and protection of natural and physical resources in a manner that is efficient, effective, consistent and supports good management practices. The policies also seek appropriate management of adverse effects on a range of matters including social, cultural and economic benefits, climate change, adaptive management, regionally significant infrastructure and managing effects generally on matters of national importance.

Of particularly relevant to the proposal is policy D.2.16 Managing adverse effects on historic heritage, which requires the avoidance of significant adverse effects on the characteristics, qualities and values that contribute to Historic Heritage. The proposed subdivision and future residential development have been designed to avoid and protect identified wāhi tapu and archaeological sites maintenance of integrity of heritage resources within the subject site giving effect to this policy.

Policy D.2.18 seeks to manage adverse effects on indigenous biodiversity, outside of the coastal environment by avoiding, remedying or mitigating adverse effects so that they are not significant on indigenous ecosystems and habitats that are particularly vulnerable to modification, including wetlands, wet heathlands, headwater streams, spawning and nursery areas. The proposed mitigation measures and protection and enhancement of the wetlands and protection of existing indigenous vegetation will ensure that the proposal will avoid adverse effects of the proposed work so that they are not significant to the natural wetlands within the site. The proposal will give effect to this policy.

10.4.3 D.4 Land and Water

The proposed wastewater disposal system has been designed and will operate in accordance with recognised good management practices, and the discharge will be practical, environmentally and economically viable giving effect to policy D.4.3.

The Ecological Assessment (**Appendix 4**) confirms that the proposed wastewater discharge within proposed lot 14 will avoid contamination of wetlands within the site and will not result in adverse effect to the life-supporting capacity of freshwater giving effect to policy D.4.5.

Policy D.4.21 applies to land drainage activities which require consent.

> *Land drainage activities that require consent must:*
>
> *(1) maintain bed and bank stability, and*
>
> *(2) ensure that peatlands are not adversely affected, and*
>
> *(3) ensure that significant adverse effects on groundwater levels are avoided, and*
>
> *(4) ensure the effects of ground subsidence from dewatering are avoided, or where avoidance is not possible, remedied or mitigated, and*
>
> *(5) maintain the values of natural wetlands, and*
>
> *(6) maintain existing fish passages and where possible, encourage development of new fish passage opportunities.*

The proposed stormwater discharge is not anticipated to result in instability. No dewatering is proposed as a part of the proposal. For these reasons, it is considered that the proposal is will not be contrary to the expected outcomes of the PRP.

Policies D.4.22 Natural Wetland Requirements, D.4.23 Natural Inland Wetlands, D.4.24 Wetland - Values are particularly relevant to the wetlands within the subject site. These policies all seek to manage effect of activities on wetlands, D.4.22 sets requirements for activities on wetlands:

> *1) must maintain the following important functions and values of wetlands:*
>
> *a) water purification and nutrient attenuation, and*
>
> *b) contribution to maintaining stream flows during dry periods, and*
>
> *c) peak stream flow reduction, and*
>
> *d) providing habitat for indigenous flora and fauna, including ecological connectivity to surrounding habitat, and*
>
> *e) recreation, amenity and Natural Character values, and*
>
> *2) avoid, remedy, or mitigate adverse effects on important wetland functions and values so they are not significant, or*
>
> *3) must provide biodiversity off-setting or environmental biodiversity compensation, so that residual adverse effects on the important functions and values of wetlands are no more than minor.*

Wild Ecology has confirmed that the proposal will not result into adverse effects to the function and values of the wetlands, and will avoid, remedy or mitigate adverse effects on the wetlands, this combined with the proposed protection and enhancement of the riparian margins of the stream and wetlands will give effect to the policy.

Policy D.4.23 seeks to avoid loss of extent of natural inland wetlands, values protected, and their restoration is promoted. Whilst the proposal will result in the reclamation of wetlands, the proposal seeks to mitigate and offset the potential loss of wetlands by protecting and enhancing the wetland to the west of the carpark within the site.

Policy D.4.24 specifies matters that must be considered when considering resource consents for activities in wetlands, including the benefits of wetland creation and restoration and enhancement of wetland functions. The proposal does not require consent under the RPR.

Policy D.4.27 applies to the assessment of resource consent for earthworks, vegetation clearance and land preparation. The proposal does not require consent under the PRP. Earthworks associated with the subdivision, access and building platforms will be undertaken in accordance with best practice, with silt and sediment control measures are proposed to be implemented in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region (2016) for the duration of the activity. This will manage any sediment laden runoff for the duration of the activity ensure that any stormwater discharge will be contained within the subject site and appropriately managed to minimise any risk of soil erosion, or surface or groundwater contamination. For these reasons, it is considered that the proposal is will not be contrary to the expected outcomes of policy D.4.31.

Overall it is considered that the proposal will not be contrary to and be consistent with the PRP objectives and policies.

10.5 Objectives and Policies of the National Policy Statement for Freshwater Management (NPS-FM)

The fundamental concept of the NPS-FM is "Te Mana o te Wai" and refers to the fundamental importance of water; recognising that protecting the health of freshwater protects the health and well-being of the wider environment. Te Mana o te Wai seeks to protect the mauri of water by restoring and preserving the balance between the water, the wider environment, and the community.

The only objective of the NPS-FM is:

> *2.1 Objective*
>
> *(1) The objective of the National Policy Statement is to ensure that natural and physical resources are managed in a way that priorities:*
>
> *(a) first, the health and well-being of water bodies and freshwater ecosystems*
>
> *(b) second, the health needs of people (such as drinking water)*
>
> *(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.*

The subject site contains a number of wetlands as confirmed by the Ecological Report prepared by Wild Ecology (**Appendix 4**), as such the policies of the NPS-FM are relevant to the proposal.

Policies of the NPS-FM focuses upon the management of freshwater in an integrated way to ensure that the health and well-being of water bodies and freshwater ecosystems is maintained and improved.

Policy 2 seeks that Tangata whenua are actively involved in freshwater management (including decision making processes), and Māori freshwater values are identified and provided for. The proposal has been carefully designed to mitigate effects of the proposed work on the freshwater values of the wetlands; engagement is being undertaken with Ngāti Rēhia to ensure their involvement in the process.

Policies 3 and 4 require freshwater be managed in an integrated way and as part of New Zealand's integrated response to climate change. The subject site is not identified as subject to flooding or coastal hazards. This proposal will give effect to policies 3 and 4.

Policy 5 focuses upon the management of freshwater in an integrated way to ensure that the health and well-being of water bodies and freshwater ecosystems is maintained and improved. Wild Ecology confirm that there are no watercourses within the subject site, and the proposal will improve the health and well-being of water bodies and ecosystems giving effect to this policy.

Policy 6 requires that there is no further loss of the extent of natural inland wetlands, their values are protected, and their restoration is promoted. The proposed works will not result in the reclamation or loss of wetlands, the proposal includes the careful management of works (sedimentation and erosion control, stormwater treatment etc) restoration and enhancement of the existing wetlands. Therefore, the proposal will give effect to policy 6.

Overall, it is considered that the proposal will give effect to the NPS-FM.

10.6 National Policy Statement for Indigenous Biodiversity (NPS-IB)

The NPS-IB applies to indigenous biodiversity in the terrestrial environment throughout Aotearoa New Zealand. The NPS-IB does not contain rules that apply to the current proposal, rather the relevant objective and policies in Part 2, and further 3.16 (Indigenous Biodiversity outside of SNAs) require consideration at Section 104 stage. Therefore, the NPS-IB does apply to the proposal as a higher order planning document that the consent authority is required to "have regard to" pursuant to section 104(1)(b)(iii) of the RMA.

The proposed works will result in the removal of significant indigenous vegetation, with the larger areas of indigenous vegetation being protected and landscape planting proposed to extend cover. The proposal will maintain existing indigenous biodiversity including habitats. Overall, it is considered that the proposal accords with the relevant provisions of the NPS-IB.

10.7 National Policy Statement for Highly Productive Land (NPS-HPL)

The NPS-HPL applies to land defined as Highly Productive in accordance with clause 3.5(7), as the subject site is zoned Coastal Living zone in the ODP and is not LUC 1, 2 or 3 the site is not defined as Highly Productive Land and the NPS-HPL does not apply.

10.8 National Policy Statement for Urban Development (NPS-UD)

The NPS-UD applies to Far North District Council as a Tier 3 council; objectives and policies of the NPS-UD seek to ensure that New Zealand has well-functioning urban environments. As a Tier 3 Council, Far North District Council must give effect to policies 1, 3 and 8 – 11 and must provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term. The subject site is outside the urban area of Kerikeri as identified by Te Pātukurea Kerikeri Waipapa Spatial Plan. The proposed subdivision will

provide future housing capacity in the wider Kerikeri area consistent with the ODP Coastal Living Zoning.

The proposal will accord with the objectives and policies of the NPS-UD.

10.9 Summary

It is considered that the proposed development is generally in accordance with the objectives and policies of the relevant National Policy Statements, RPS, PRP and ODP.

11.0 Part 2 Matters

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development.

Section 7 identifies a number of "other matters" to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

Overall, as the effects of the proposal are considered to be less than minor, and the proposal accords with the relevant ODP objectives and policies, it is considered that the proposal will not offend against the general resource management principles set out in Part 2 of the Act.

12.0 Other Matters (Section 104(1)(C))

12.1 Record of Title Interests

The Record of Title for the site are subject to a number of interests (refer **Appendix 1**). None of these are anticipated to affect the resource consent application as discussed in **Table 1** below:

Table 1: Record of Title interests

Interest	Comment
Easement Instrument 6567080.6	This provides for the right to drain water over the areas identified as 'A', 'B' and 'C' on the title plan. These easements areas are not located upon the application site and as such are not anticipated to be affected by the proposal.

Land Covenant in Easement Instrument 6567080.8	This interest was registered in 2005 and creates building and building design restrictions which apply to the application site. This is a private covenant and as such are not anticipated to be affected by the proposal

12.2 Previous Compliance History

The Applicant has not been subject of any known abatement notices, enforcement orders, infringement notices and/or convictions under the RMA.

13.0 Section 106 Subdivision

Under section 106 of the Act, a consent authority may refuse to grant a subdivision consent if it considers that there is significant risk from natural hazards, or sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

In this case, the site is not subject to any flooding or coastal hazards in the ODP and Northland Regional Council Hazard maps. Given this, it is considered that the land is not likely to be subject to, or is likely to accelerate material damage from natural hazards. The Geotechnical Report prepared by Haigh Workman (Appendix 7) confirms there are no geotechnical natural hazards that would result in any instability effects as a result of the subdivision and/or future development on the sites. The recommendations noted in the report will be enforced at the time of future development on the site, which will ensure the risk of land instability on site is suitably managed and the structural integrity of future buildings on the lots is not compromised. It is therefore considered that the proposed subdivision will not result in any risk to people, the environment and property.

Pursuant to Section 106(1)(c) Council may refuse subdivision consent if sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision. In this case, the proposed lots will have access via road to vest with FNDC, jointly owned access lots and by private right of ways (ROW's) which provide vehicle access to the sites from Kerikeri Inlet Road. It is considered that sufficient provision will be made for legal and physical access to each allotment to be created by the subdivision.

On the basis of the above, it is considered that the proposed subdivision satisfies Section 106 of the RMA and there are no grounds pursuant to this section for Council to refuse consent.

14.0 Conclusion

The proposal seeks to undertake subdivision comprising of 20 lifestyle allotments, 3 allotments as vested roads, 2 commonly owned access allotments, a utility allotment which is proposed to be communally owned for communal wastewater disposal and a wetland protection allotment at 861 Kerikeri Inlet Road.

Based on the above report it is considered that:

- Public notification is not required as adverse effects in relation to natural character and visual amenity effects, transportation effects, servicing effects, ecological effects, construction

effects, hazard risks, archaeological effects, cultural effects, reverse sensitivity effects and cumulative effects are considered to be less than minor.

- There are also positive effects including the provision of a more efficient use of the existing site that will better meet the needs of the applicant and the provision of additional residential living opportunities in the area that is within proximity to the Kerikeri area;
- Limited notification is not required as no persons at adjacent properties are considered to be adversely affected by the proposal;
- The proposal accords with the relevant National Policy Statements, RPS, PRP and ODP objectives and policies; and
- The proposal is considered to be consistent with Part 2 of the Act.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that it can be granted on a non-notified basis.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **215070**
Land Registration District **North Auckland**
Date Issued 09 September 2005

Prior References
NA10D/39

Estate Fee Simple
Area 13.1450 hectares more or less
Legal Description Lot 6 Deposited Plan 352467
Registered Owners
Stonegate Holdings Limited

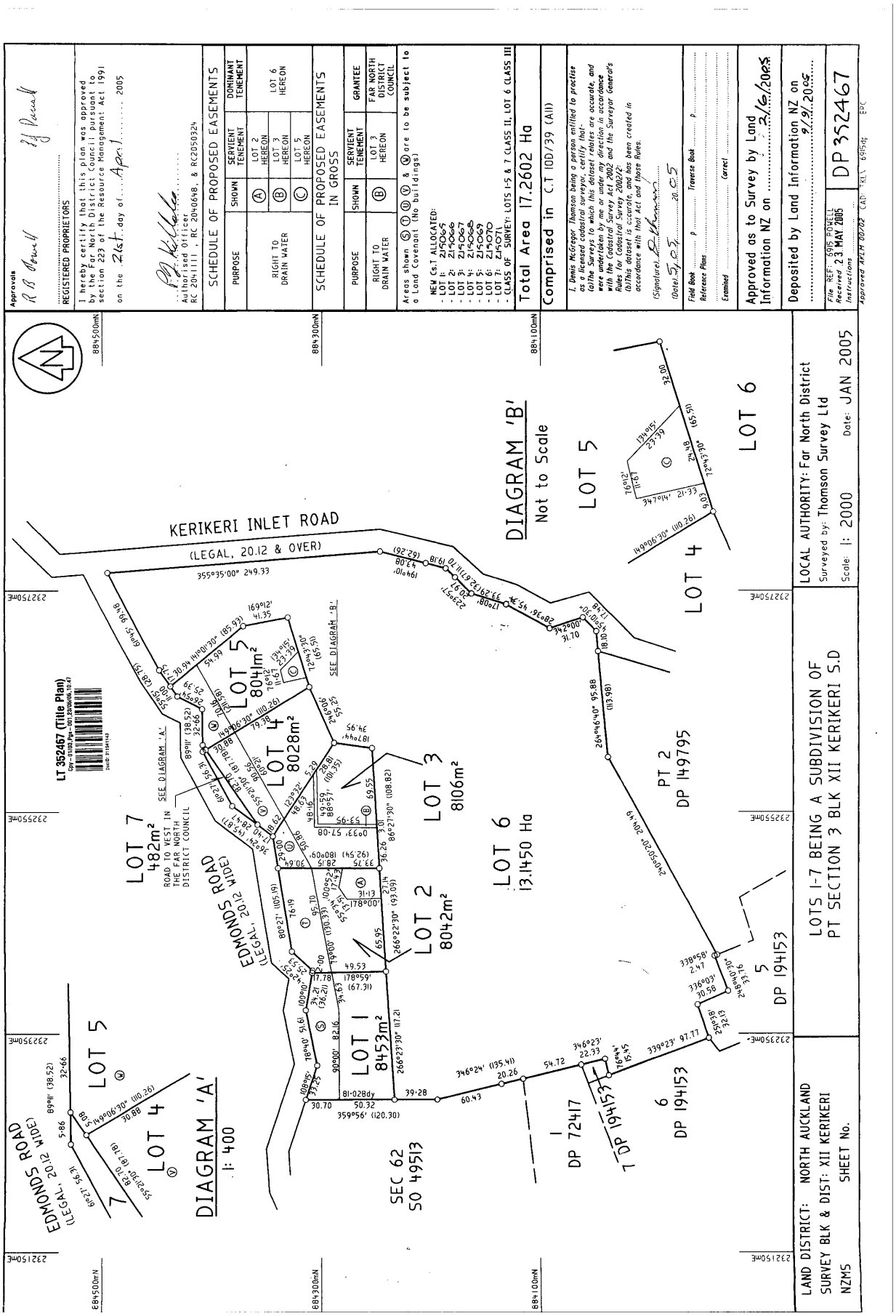
Interests

Appurtenant hereto are rights to drain water created by Easement Instrument 6567080.6 - 9.9.2005 at 9:00 am

Fencing Covenant in Easement Instrument 6567080.8 - 9.9.2005 at 9:00 am

6660652.4 Mortgage to (now) Iris Jewell Powell and to Ian Douglas Powell as executor in shares - 23.11.2005 at 9:00 am

13384863.1 CAVEAT BY RUTH WALL ANAESTHESIA LIMITED - 18.8.2025 at 3:57 pm


Approvals
R B Arnold
REGISTERED PROPRIETORS
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 21st day of April 2005
Authorised Officer
RC 2041111 , RC 2040648, & RC2050324
SCHEDULE OF PROPOSED EASEMENTS
PURPOSE | SHOWN | SERVIENT TENEMENT | DOMINANT TENEMENT
RIGHT TO DRAIN WATER | A | LOT 2 HEREON | LOT 6 HEREON
B | LOT 3 HEREON
C | LOT 5 HEREON
SCHEDULE OF PROPOSED EASEMENTS IN GROSS
PURPOSE | SHOWN | SERVIENT TENEMENT | GRANTEE
RIGHT TO DRAIN WATER | B | LOT 3 HEREON | FAR NORTH DISTRICT COUNCIL
Areas shown S T U V & W are to be subject to a Land Covenant (No buildings)
NEW Cs.T ALLOCATED:
- LOT 1: 215063
- LOT 2: 215064
- LOT 3: 215065
- LOT 4: 215066
- LOT 5: 215069
- LOT 6: 215070
- LOT 7: 215071
- CLASS OF SURVEY: LOTS 1-5 & 7 CLASS II, LOT 6 CLASS III
Total Area 17.2602 Ha
Comprised in C.T 100/39 (All)
I, Denis McGregor Thomson being a person entitled to practise 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 those Rules.
(Signature) D.T.
(Date) 5.4.05 20.C.S
Field Book ... p ... Traverse Book ... p ...
Reference Plans ...
Examined ... Correct ...
Approved as to Survey by Land Information NZ on 3/6/2005
Deposited by Land Information NZ on 9/9/2005
File Ref: 6916 5016/1
Received 23 MAY 2005
Instructions
Approved AKLM 00/02
DP 352467
LT 352467 (Title Plan)
LOCAL AUTHORITY: Far North District
Surveyed by: Thomson Survey Ltd
Scale: 1: 2000 Date: JAN 2005
LOTS 1-7 BEING A SUBDIVISION OF PT SECTION 3 BLK XII KERIKERI S.D
LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: XII KERIKERI
NZMS SHEET No.
DIAGRAM 'A'
1: 400
DIAGRAM 'B'
Not to Scale
KERIKERI INLET ROAD
(LEGAL, 20.12 & OVER)
EDMONDS ROAD (LEGAL, 20.12 WIDE)
LOT 1 8453m²
LOT 2 8042m²
LOT 3 8106m²
LOT 4 8028m²
LOT 5 804lm²
LOT 6 13.1450 Ha
LOT 7 482m²
ROAD TO VEST IN THE FAR NORTH DISTRICT COUNCIL
PT 2 DP 149795
SEC 62 SO 49513
1 DP 72417
7 DP 194153
6 DP 194153
5 DP 194153
SEE DIAGRAM 'A'
SEE DIAGRAM 'B'

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

Registrar-General of Land Approval 02/6055EF A.D.L.S.

EI 6567080.6 Easemen
Cpy – 01/01, Pgs – 002, 08/09/05, 15:17
DocID: 312107206

Land registration district

NORTH AUCKLAND

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

Roy Baden POWELL and Iris Jewel POWELL

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

Roy Baden POWELL and Iris Jewel POWELL

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 1st day of August **2005**

Attestation

R B Powell H J Powell **Signature [common seal] of Grantor**	**Signed in my presence by the Grantor** Verna Carr *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** Verna Carr **Occupation** Caregiver **Address** 893 Inlet RD3 Kerikeri
R B Powell H J Powell **Signature [common seal] of Grantee**	**Signed in my presence by the Grantee** Verna Carr *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** VERNA CARR **Occupation** Caregiver **Address** 893 Inlet Rd, RD3 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.

REF: 7003 – AUCKLAND DISTRICT LAW SOCIETY

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

Annexure Schedule 1

Registrar-General of Land Approval 02/6055EF A.D.L.S.

Easement instrument Dated 1st August 2005 Page 1 of 3 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)
Right to drain water	**A on DP 352467**	**CT215066**	**CT215070**
Right to drain water	**B on DP 352467**	**CT215067**	**CT215070**
Right to drain water	**C on DP 352467**	**CT215069**	**CT215070**

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

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

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

Roy Baden POWELL and Iris Jewel POWELL

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

Roy Baden POWELL and Iris Jewel POWELL

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 1st day of August **2005**

Attestation

R B Powell I J Powell **Signature [common seal] of Grantor**	**Signed in my presence by the Grantor** ~~R B Powell~~ Verna Carr *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** Verna Carr **Occupation** Caregiver **Address** 893 Inlet Rd, RD3 Kerikeri
R B Powell I J Powell **Signature [common seal] of Grantee**	**Signed in my presence by the Grantee** Verna Carr *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** Verna Carr **Occupation** Caregiver **Address** 893 Inlet Rd 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.

REF: 7003 – AUCKLAND DISTRICT LAW SOCIETY

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

Annexure Schedule 1

Registrar-General of Land Approval 02/6055EF A.D.L.S.

Easement instrument Dated 1st August 2005 Page 1 of 7 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)
Land Covenants	**DP 352467**	**See attached Annexure Schedule III**	**See attached Annexure Schedule III**

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

RBP VC AJP

Annexure Schedule II

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

Easement	Dated	1st August 2005	Page	2	of	7	pages

(Continue in additional Annexure Schedule, if required)

COVENANTS

1 DEFINITIONS AND INTERPRETATION

Definitions

1.1 In this instrument:

"designated building area" means for the purposes of this Instrument areas D, E, F and G on deposited plan 357912 ;

"***dominant tenement lots***" means for the purposes of this Instrument the lots described in schedule III;

"***servient tenement lots***" means for the purposes of this Instrument the lots described in schedule III;

"***land***" means lots 1 to 6,(inclusive) deposited plan 352467 (North Auckland Registry);

"***lot***" means each of the lots shown on the plan;

"***plan***" means deposited plan number 352467 (North Auckland Registry);

"***Instrument"*** means this Easement Instrument

Interpretation

1.2 (a) In this Instrument words and expressions denoting the singular shall include the plural.

(b) The grantor and grantee includes the successors and assigns of the grantor and grantee.

2. INTRODUCTION

2.1 The grantor is registered as proprietor of the land.

2.2 The grantor subdivided the land into the lots shown on the plan.

2.3 It is the grantor's intention that the land shall be subject to a general scheme applicable to and for the benefit of each of the dominant tenement lots, to the intent that a high standard and fully integrated residential subdivision shall be enjoyed by the registered proprietors of the land and that the owner or occupier for the time being of each lot shall be bound by the covenants set out in this Instrument as far as they affect each of the servient tenement lots, and that the owner or occupier for the time being of any of the dominant tenement lots may be able to enforce the observance of such covenants by the owners or occupiers for the time being of any of the other lots in equity or otherwise and the grantor shall transfer each of the lots subject to like covenants.

2.4 The grantor wishes to utilise the provisions of sections 49 and 66A of the Property Law Act 1952 to create the schemes set out in this Instrument.

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

RBP IC HJP

3. GENERAL COVENANTS

3.1 The grantee for itself so as to bind each of the servient tenement lots covenants and agrees with itself as grantor for the benefit of each of the dominant tenement lots and each registered proprietor of the dominant tenement lots from time to time that the grantee shall always observe and perform all the covenants set out in clause 3.2, to the end and intent that each of the covenants shall forever enure for the benefit of the dominant tenement lots.

3.2 The grantee shall:

(a) not commence any construction or development on any part of the servient tenement lots without having first obtained the written approval of the grantor to the plans and specifications, to the exterior design and appearance and to a schedule of exterior materials and exterior finishes (including the intended exterior colour if painted or plastered) of the Purchaser's proposed dwelling. When approval is obtained the Purchaser must not change the plans and specifications or the exterior design and appearance of the Purchaser's proposed dwelling.

(b) Only build:

(i) a single residential dwelling on the servient tenement lots with a minimum floor area of $200m^2$ excluding garaging; or

(ii) a single residential dwelling with a minimum floor area of $200m^2$ excluding garaging with an attached one bedroom family dwelling unit and/or garaging/workshop.

(iii) Any additional outbuildings are required to be in the same style, colour(s) and materials as the residential dwelling.

(c) only build within the designated building area;

(d) not use or permit the servient tenement lots to be used for any trading or commercial purpose or for any use other than that permitted by the district scheme of the local authority;

(e) ensure that all building materials used in the construction of the dwelling, carport, building or other structure shall be first grade new materials properly installed (save in exceptional circumstances, where the written consent of the Grantor for the use of second hand materials is first obtained, such consent to be at the sole discretion of the Grantor);

(f) not erect or place or permit to be erected or placed on the servient tenement lots any second hand or used dwelling house, garage, carport, building or other structure;

(f) not erect or place or permit to be erected or placed upon the servient tenement lots any caravan, hut or shed of any kind, either permanent or temporary other than temporary worker's sheds during the construction of the dwelling which must be removed on practical completion of the dwelling;

(g) not erect or place or permit to be erected or placed on the servient tenement lots a dwelling, garage, carport or other structure using or incorporating as cladding or exterior finishing as materials except for the following materials:

(h) not erect or place or permit to be erected or placed on the servient tenement lots a dwelling, garage, carport or other structure using or incorporating as cladding or exterior finishing as materials except for the following materials:

(i) Brick (plain or plastered and painted);

(ii) Stone;

(iii) Concrete block, finished, plastered and painted;

(iv) Solid masonry plaster;

(v) Such other exterior cladding as has been first approved by the Grantor at the sole discretion of the Grantor;

(vi) Roofing to be pressed metal, colour tiles, long run colour steel or concrete tile or such other roofing material as shall be approved by the Grantor at the sole discretion of the Grantor;

PROVIDED THAT the use of Hardieflex to the underside of eaves is permitted;

(i) at all times keep the servient tenement lots in good order and condition, and shall not allow grass or weeds to exceed 100mm in height. If the Grantee defaults in so doing the Grantor may take whatever action it considers necessary at the expense of the Grantee to remedy the default;

(j) on the completion of the dwelling landscape the servient tenement lots with lawns, shrubs, and trees such works to be completed in accordance with landscaping plans approved by the Grantor prior to commencement of the landscaping work.

(k) shall ensure screening from neighbouring properties shall be in the form of trees or shrubs predominantly native. The maximum mean height to be 5m. The Grantee may grow up to 5 native specimen trees that grow over 5 m but are not permitted to grow any other species of tree that grow over 5m. Every consideration must be taken as to assure neighbours views are not impeded.

(l) shall not fence any of the boundaries except where the boundary borders public land. Any fencing along such boundaries to be post and wire constructed of H4 tanalised pine No 2 posts and 3.2mm tensile galvanised wire 8 strand to a height of 1200mm. The strands to be evenly spaced. All other boundaries are to only be planted.

(m) be liable for keeping any livestock carried on the servient tenement lots contained.

(n) ensure that any retaining walls and exposed banks on the servient tenement lots are planted in grass and or shrubs. No areas of bare clay, gravel or earth are permitted;

(o) not cut down or prune any trees, shrubs or bushes currently growing on the servient tenement lots without the prior consent of the Grantor. This consent will not be unreasonably or arbitrarily withheld if such removal or pruning is necessary to preserve other trees or shrubs or in the interests of personal safety;

(p) ensure that any part of the servient tenement lots used as a driveway or path is surfaced in permanent materials specified by the Grantor within two months of occupation of the dwelling;

(q) complete the construction of the dwelling and landscaping of the land on the servient tenement lots within **12** months after commencement of construction of the dwelling;

(r) screen any water storage tanks on the property;

(s) not call upon the Grantor to pay or contribute towards the cost of erection or maintenance of any boundary fence between the servient tenement lots and any adjoining lot owned by the Grantor provided that this covenant shall not enure for the benefit of the subsequent transferee of such adjoining land;

(t) not paint or change the external colour and appearance of the dwelling. All paint or stain colours must remain as originally applied;

(u) not sell, lease or let the servient tenement lots to the Housing Corporation of New Zealand or any other Government or quasi-government department or agency, or local authority, where the servient tenement lots may be occupied by tenants, or occupants, selected by that department, agency or local authority;

(v) not construct any additional outbuildings outside the designated building area except for children's playhouses, garden sheds and animal shelters. Such additional outbuildings to be of a maximum size of 3.66m x 2.44m x 2.44m (lxdxh); and

(w) not subdivide the servient tenement lots without the written approval of the Grantor.

3.3 The Grantee shall always observe and perform all the covenants set out in clause 3.2 provided however the covenants which require the Grantor's prior consent or approval contained in clauses 3.2 (a), 3.2 (b), 3.2 (h) (vi), 3.2 (j), 3.2 (o), 3.2 (p) and 3.2 (w) shall enure for the benefit of the benefiting lots until 1 January 2017 or the sale by the Grantor of all of the land whichever is the earlier but such expiry shall not affect the rights of any parties which have arisen prior to that date.

4. ARBITRATION

4.1 All differences and disputes arising between the registered proprietors shall be referred to arbitration in accordance with the provisions of the Arbitration Act 1996.

5. ENFORCEMENT

5.1 The Grantee shall at the option of and in accordance with the instructions of the Grantor or the Grantor's nominee remove or modify any improvements which have been carried out to the servient tenement lots in breach of the provisions of clause 3.2;

5.2 (a) The Grantee agrees that the value of all or some of the other lots will be diminished if the Grantee fails to observe and perform the land covenants. The Grantee will pay damages to the Grantor as liquidated damages if the Grantee fails to observe or perform any of the land covenants within 21 days of receiving written notice of any breach of the Grantee's obligations under the land covenants.

Annexure Schedule II

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

Easement

Dated 1st August 2005 Page 6 of 7 pages

(Continue in additional Annexure Schedule, if required)

(a) For the purposes of this clause 5.2:

(i) "Damages" means the sum of $50,000 or an amount equal to 20% of the market value of the servient tenement lots at the time the breach occurs (whichever is the greater);

(ii) the market value will be fixed by a registered valuer appointed by the Grantor or the Grantor's nominee. The cost of the valuation will be paid by the Grantee.

(c) Payment of Damages by the Grantee will not relieve the Grantee of the Grantee's obligations under the land covenants.

(d) (i) The Grantee will remain liable to observe and perform the land covenants until the servient tenement lots is transferred out of the Grantees name.

(ii) After that transfer the Grantee and any future registered proprietors of the servient tenement lots will be liable to observe and perform the land covenants only while they are registered as proprietors of the servient tenement lots. A transfer of the servient tenement lots by them will not however relieve them from any liability which has arisen before the date of the transfer.

5.3 Clauses 5.1 and 5.2 are without prejudice to any other remedies the Grantor or the Grantor's nominee may have at law or in equity.

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

RBP VC

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

Annexure Schedule III

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

Easement

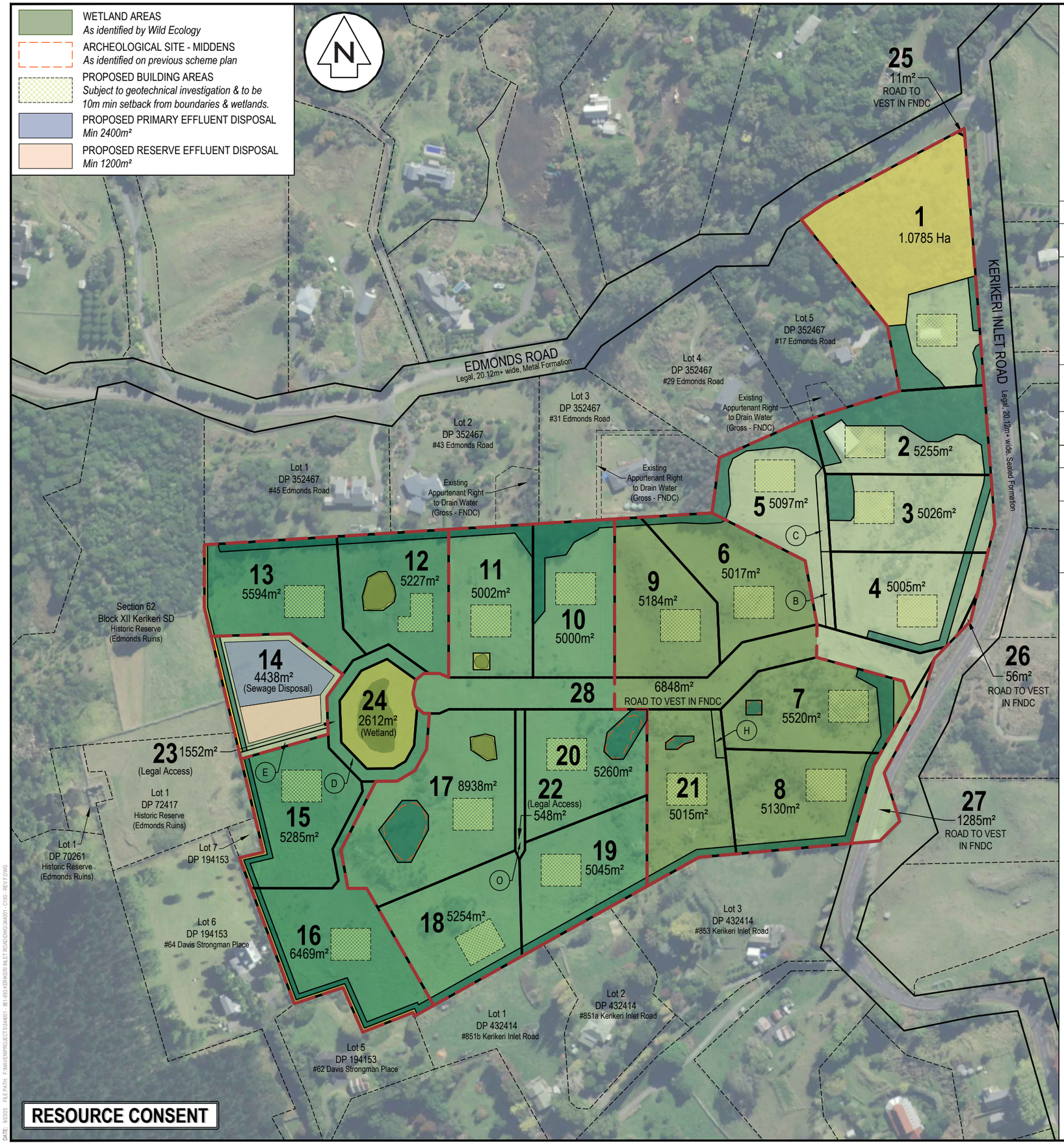
Dated 1st August 2005 Page 7 of 7 pages

(Continue in additional Annexure Schedule, if required)

Servient tenement lots	Dominant tenement lots
215065	215066 to 215070 (inclusive),
215066	215065, 215067 to 215070 (inclusive)
215067	215065, 215066, 215068 to 215070 (inclusive)
215068	215065, 215066, 215067, 215069 and 215070
215069	215065 to 215068, (inclusive) and 21570
215070	215065 to 215069, (inclusive)

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

RBP IC



PROPOSED AMALGAMATION CONDITIONS:

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

1. That Lot 14 hereon (Sewage Disposal) and Lot 24 hereon (Wetland) be held as to twenty undivided one-twentieth shares by the owners of Lots 1 - 13 & 15 - 21 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
2. That Lot 22 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 17 - 20 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
3. That Lot 23 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 12, 13, 15 & 16 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY & SERVICES	B C	LOT 5 HEREON	LOTS 2 - 4 HEREON
	C	LOT 5 HEREON	LOTS 2 & 3 HEREON
	H	LOT 21 HEREON	LOTS 7 & 8 HEREON
RIGHT TO DRAIN SEWAGE	D	LOT 23 HEREON	LOTS 1 - 13 & 15 - 21 HEREON
RIGHT TO DRAIN SEWAGE	O	LOT 22 HEREON	LOTS 17 - 20 HEREON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	E	LOT 14 HEREON	FAR NORTH DISTRICT COUNCIL
	D	LOT 23 HEREON	

AREAS TO BE PROTECTED BY COVENANT
Refer to individual stages for details.

AREAS TO BE PROTECTED BY CONSENT NOTICE
Refer to individual stages for details.

LOTS 1 - 28 BEING A PROPOSED SUBDIVISION OF LOT 6 DP 352467
COMPRISED IN RT 215070
TITLE AREA: 13.1450 Ha

NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
3. BOUNDARIES, EASEMENT, COVENANT AND CONSENT NOTICE AREAS ARE ALL SUBJECT TO FINAL SURVEY.

STAGE 1 *C151*
STAGE 2 *C152*
STAGE 3 *C153*
STAGE 4 *C154*

Rev	Description	By	Date
F	REDESIGN	SB	23/09/25
D	PREPARED FOR CONSENT	SB	12/09/25
C	LOT 9 ADJUSTMENT	CP	11/09/25
A	Draft for Review	SB	10/09/25

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Survey	BY	MM/YYYY
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Proposed Subdivision
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Kerikeri
FOR
Brendan Meech

Title
PROPOSED SCHEME OVERALL PLAN

Project no.	344001		
Scale	1:2500 @ A3		
Cad file	344001 - C150 - REV F.DWG		
Drawing no.	C150	Rev	F

DATE: 9/25/25 FILE PATH: F:\MAVEN\PROJECTS\344001 - 861-893 KERIKERI INLET ROAD\DWG\344001 - C150 - REV F.DWG

WETLAND AREAS
As identified by Wild Ecology

ARCHEOLOGICAL SITE - MIDDENS
As identified on previous scheme plan

PROPOSED BUILDING AREAS
Subject to geotechnical investigation & to be 10m min setback from boundaries & wetlands.

PROPOSED PRIMARY EFFLUENT DISPOSAL
Min 2400m²

PROPOSED RESERVE EFFLUENT DISPOSAL
Min 1200m²

N

25 11m² ROAD TO VEST IN FNDC

1 1.0785 Ha

KERIKERI INLET ROAD Legal, 20.12m+ wide, Sealed Formation

EDMONDS ROAD Legal, 20.12m+ wide, Metal Formation

Lot 5 DP 352467 #17 Edmonds Road

Lot 4 DP 352467 #29 Edmonds Road

Lot 3 DP 352467 #31 Edmonds Road

Lot 2 DP 352467 #43 Edmonds Road

Lot 1 DP 352467 #45 Edmonds Road

Existing Appurtenant Right to Drain Water (Gross - FNDC)

Existing Appurtenant Right to Drain Water (Gross - FNDC)

Existing Appurtenant Right to Drain Water (Gross - FNDC)

2 5255m²

3 5026m²

4 5005m²

5 5097m²

6 5017m²

7 5520m²

8 5130m²

9 5184m²

10 5000m²

11 5002m²

12 5227m²

13 5594m²

14 4438m² (Sewage Disposal)

15 5285m²

16 6469m²

17 8938m²

18 5254m²

19 5045m²

20 5260m²

21 5015m²

22 (Legal Access) 548m²

23 1552m² (Legal Access)

24 2612m² (Wetland)

26 56m² ROAD TO VEST IN FNDC

27 1285m² ROAD TO VEST IN FNDC

28 6848m² ROAD TO VEST IN FNDC

Section 62 Block XII Kerikeri SD Historic Reserve (Edmonds Ruins)

Lot 1 DP 72417 Historic Reserve (Edmonds Ruins)

Lot 1 DP 70261 Historic Reserve (Edmonds Ruins)

Lot 7 DP 194153

Lot 6 DP 194153 #64 Davis Strongman Place

Lot 5 DP 194153 #62 Davis Strongman Place

Lot 1 DP 432414 #851b Kerikeri Inlet Road

Lot 2 DP 432414 #851a Kerikeri Inlet Road

Lot 3 DP 432414 #853 Kerikeri Inlet Road

RESOURCE CONSENT

DATE: 9/23/25 FILE PATH: F:\MAVEN\PROJECTS\344001 - 861-893 KERIKERI INLET ROAD\DWG\344001 - C150 - REV F.DWG

PROPOSED AMALGAMATION CONDITIONS:

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

1. That Lot 14 hereon (Sewage Disposal) and Lot 24 hereon (Wetland) be held as to twenty undivided one-twentieth shares by the owners of Lots 1 - 13 & 15 - 21 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
2. That Lot 22 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 17 - 20 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
3. That Lot 23 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 12, 13, 15 & 16 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY & SERVICES	B C	LOT 5 HEREON	LOTS 2 - 4 HEREON
	C	LOT 5 HEREON	LOTS 2 & 3 HEREON
	H	LOT 21 HEREON	LOTS 7 & 8 HEREON
RIGHT TO DRAIN SEWAGE	D	LOT 23 HEREON	LOTS 1 - 13 & 15 - 21 HEREON
RIGHT TO DRAIN SEWAGE	O	LOT 22 HEREON	LOTS 17 - 20 HEREON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	E	LOT 14 HEREON	FAR NORTH DISTRICT COUNCIL
	D	LOT 23 HEREON	

AREAS TO BE PROTECTED BY COVENANT
Refer to individual stages for details.

AREAS TO BE PROTECTED BY CONSENT NOTICE
Refer to individual stages for details.

LOTS 1 - 28 BEING A PROPOSED SUBDIVISION OF LOT 6 DP 352467
COMPRISED IN RT 215070
TITLE AREA: 13.1450 Ha

NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
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STAGE 1 *C151*

STAGE 2 *C152*

STAGE 3 *C153*

STAGE 4 *C154*

Rev	Description	By	Date
F	REDESIGN	SB	23/09/25
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PROPOSED SCHEME OVERALL PLAN

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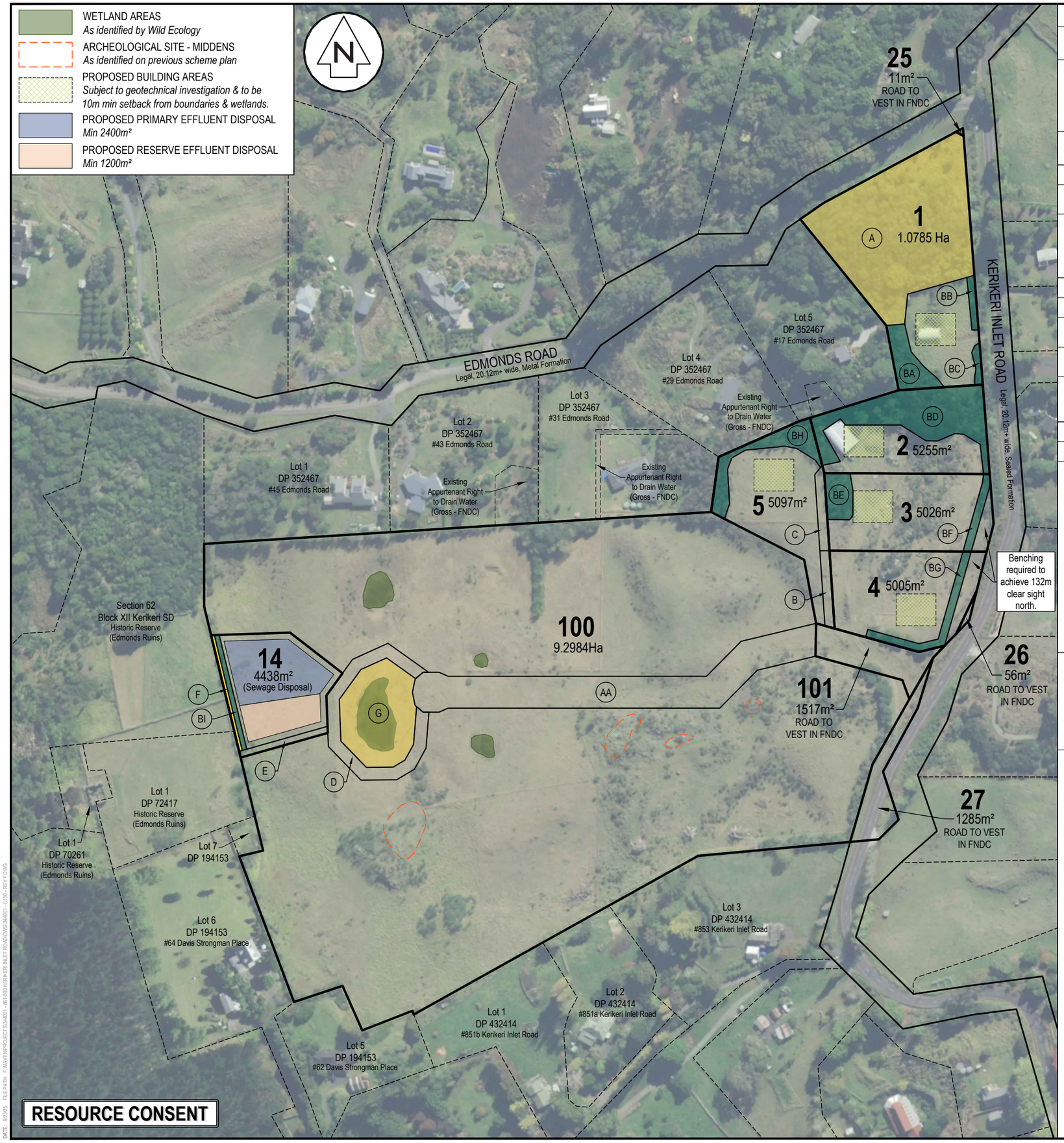
Cad file	344001 - C150 - REV F.DWG		
Drawing no.	C150	Rev	F



RESOURCE CONSENT

DATE: 9/23/25 FILE PATH: F:\MAVEN\PROJECTS\344001 - 861-893 KERIKERI INLET ROAD\DWG\344001 - C150 - REV F.DWG

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY & SERVICES	B C	LOT 5 HEREON	LOTS 2 - 4 HEREON
	C	LOT 5 HEREON	LOTS 2 & 3 HEREON
RIGHT TO DRAIN SEWAGE	AA D	LOT 100 HEREON	LOTS 1 - 5 HEREON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	AA D	LOT 100 HEREON	FAR NORTH DISTRICT COUNCIL
	E	LOT 14 HEREON	

PROPOSED LAND COVENANTS

PURPOSE	SHOWN	BURDENED LAND
HISTORIC SITE PROTECTION	A	LOT 1 HEREON
WETLAND PROTECTION	G	LOT 100 HEREON
STONE WALL PROTECTION (2.0m Wide)	F	LOT 14 HEREON

PROPOSED CONSENT NOTICE AREAS

PURPOSE	SHOWN	BURDENED LAND
LANDSCAPE *- Refer to consent notice for details*	BA BB BC	LOT 1 HEREON
	BD	LOT 2 HEREON
	BE BF	LOT 3 HEREON
	BG	LOT 4 HEREON
	BH	LOT 5 HEREON
	BI	LOT 14 HEREON

PROPOSED AMALGAMATION CONDITION :

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

That Lot 14 hereon (Sewage Disposal) be held as to five undivided one-twentieth shares by the owners of Lots 1 - 5 hereon (one share each) and fifteen undivided one-twentieth shares by the owners of Lot 100 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

STAGE 1: LOTS 1 - 5, 14, 25, 26, 27, 100 & 101
BEING A PROPOSED SUBDIVISION
OF LOT 6 DP 352467
COMPRISED IN RT 215070
TITLE AREA: 13.1450 Ha

NOTES

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PROPOSED SCHEME STAGE 1 PLAN

Project no.	344001
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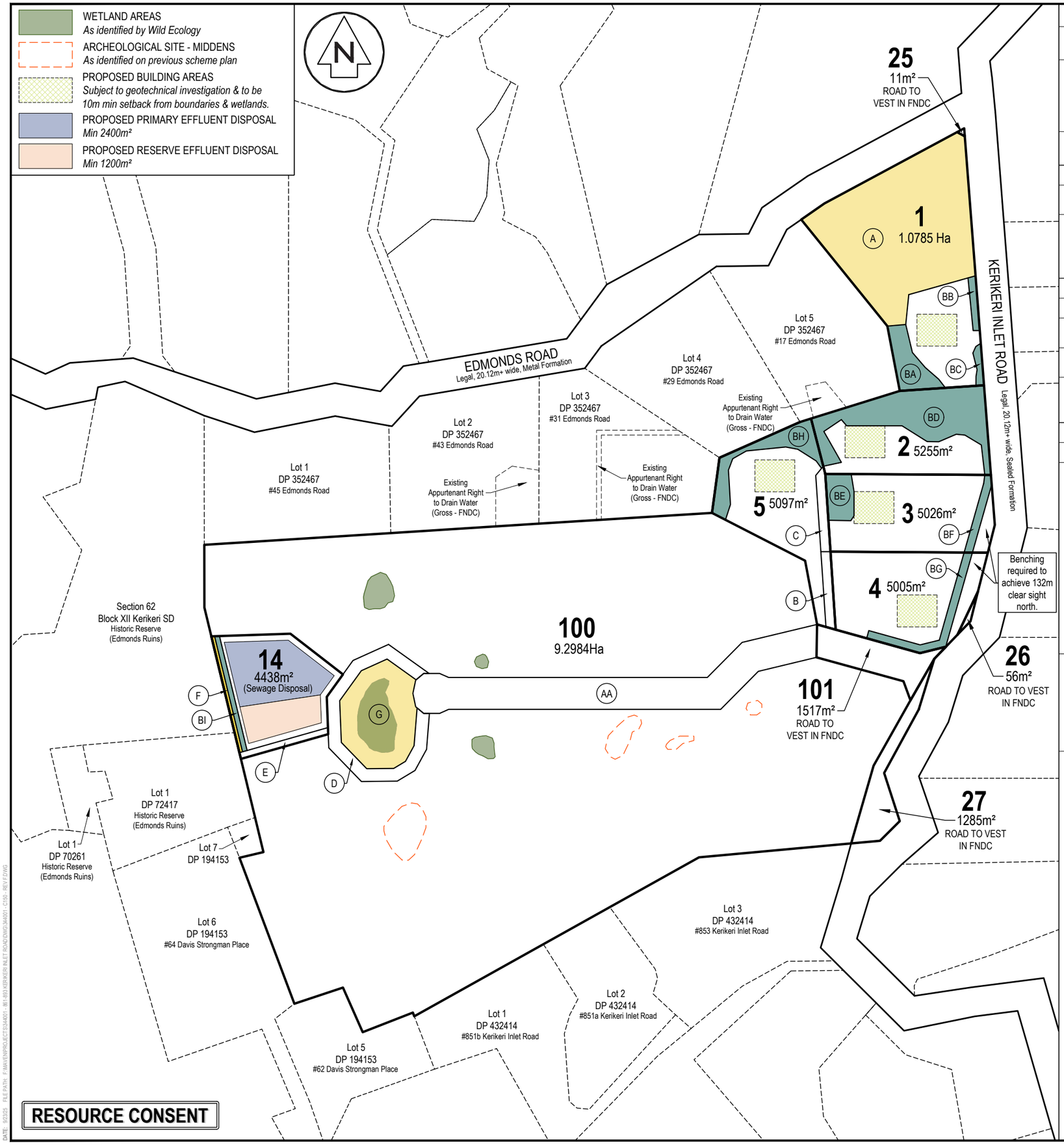
Cad file	344001 - C150 - REV F.DWG
Drawing no.	C151 Rev F



RESOURCE CONSENT

DATE: 9/25/25 FILE PATH: F:\MAVEN\PROJECTS\344001 - 861-893 KERIKERI INLET ROAD\DWG\344001 - C150 - REV F.DWG

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY & SERVICES	B C	LOT 5 HEREON	LOTS 2 - 4 HEREON
	C	LOT 5 HEREON	LOTS 2 & 3 HEREON
RIGHT TO DRAIN SEWAGE	AA D	LOT 100 HEREON	LOTS 1 - 5 HEREON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	AA D	LOT 100 HEREON	FAR NORTH DISTRICT COUNCIL
	E	LOT 14 HEREON	

PROPOSED LAND COVENANTS

PURPOSE	SHOWN	BURDENED LAND
HISTORIC SITE PROTECTION	A	LOT 1 HEREON
WETLAND PROTECTION	G	LOT 100 HEREON
STONE WALL PROTECTION (2.0m Wide)	F	LOT 14 HEREON

PROPOSED CONSENT NOTICE AREAS

PURPOSE	SHOWN	BURDENED LAND
LANDSCAPE *- Refer to consent notice for details*	BA BB BC	LOT 1 HEREON
	BD	LOT 2 HEREON
	BE BF	LOT 3 HEREON
	BG	LOT 4 HEREON
	BH	LOT 5 HEREON
	BI	LOT 14 HEREON

PROPOSED AMALGAMATION CONDITION :

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

That Lot 14 hereon (Sewage Disposal) be held as to five undivided one-twentieth shares by the owners of Lots 1 - 5 hereon (one share each) and fifteen undivided one-twentieth shares by the owners of Lot 100 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

STAGE 1: LOTS 1 - 5, 14, 25, 26, 27, 100 & 101
BEING A PROPOSED SUBDIVISION
OF LOT 6 DP 352467
COMPRISED IN RT 215070
TITLE AREA: 13.1450 Ha

NOTES
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PROPOSED SCHEME STAGE 1 PLAN

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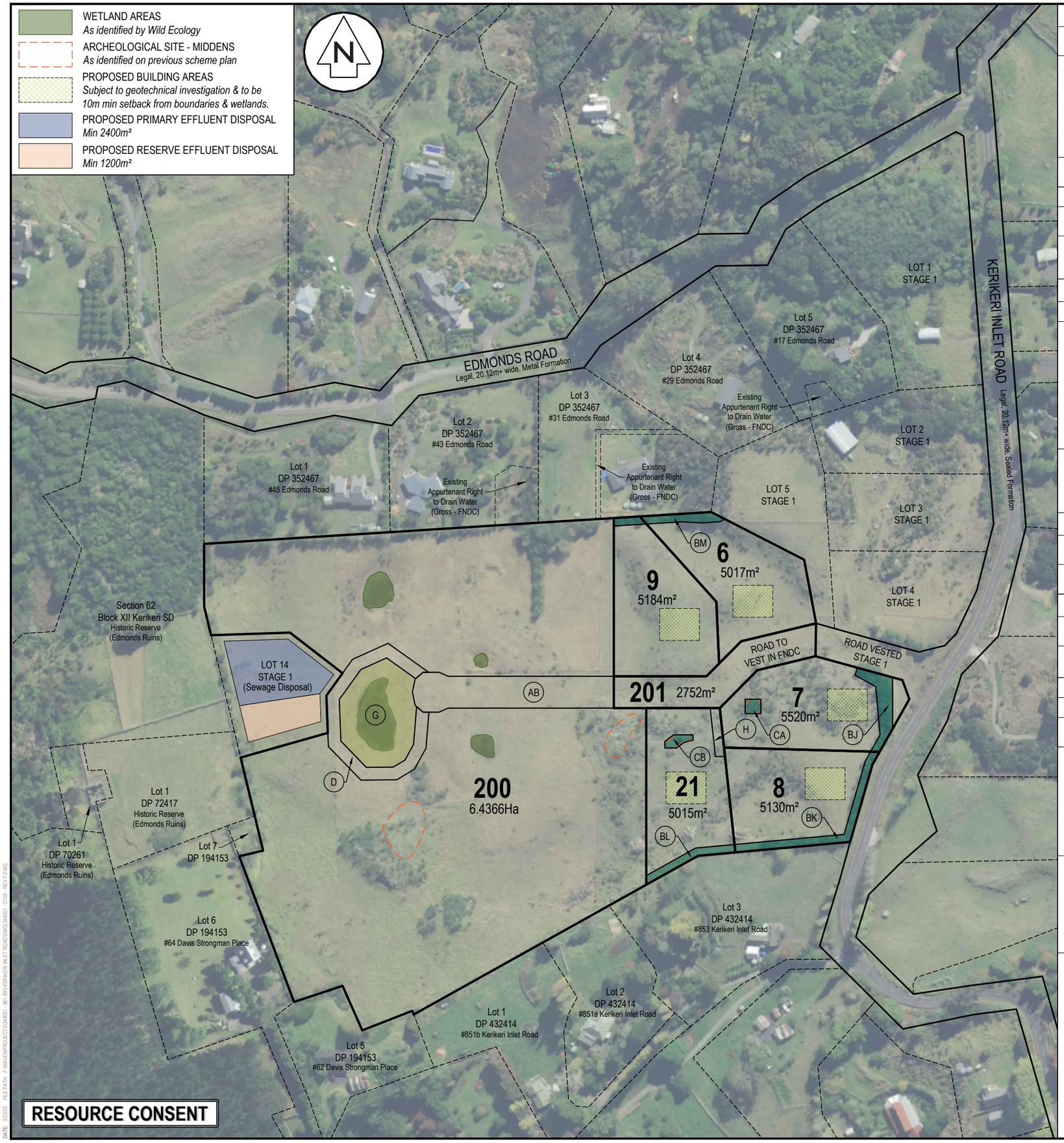
Drawing no.	C151	Rev	F



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MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	(AB)	LOT 200 HEREON	LOTS 1 - 5 STAGE 1 AND LOTS 6 - 9 & 21 HEREON
	(D)	LOT 200 HEREON	LOTS 6 - 9 & 21 HEREON
RIGHT OF WAY & SERVICES	(H)	LOT 21 HEREON	LOTS 7 & 8 HEREON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	(AB)	LOT 200 HEREON	FAR NORTH DISTRICT COUNCIL

PROPOSED CONSENT NOTICE AREAS

PURPOSE	SHOWN	BURDENED LAND
LANDSCAPE *- Refer to consent notice for details*	(BM)	LOT 6 HEREON
	(BJ)	LOT 7 HEREON
	(BK)	LOT 8 HEREON
	(BL)	LOT 21 HEREON
ARCHEOLOGICAL *- Refer to consent notice for details*	(CA)	LOT 7 HEREON
	(CB)	LOT 21 HEREON

EXISTING EASEMENT *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	(D)	LOT 200 HEREON	LOTS 1 - 5 STAGE 1

EXISTING EASEMENT IN GROSS *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	(D)	LOT 200 HEREON	FNDC

EXISTING LAND COVENANT *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND
WETLAND PROTECTION	(G)	LOT 200 HEREON

PROPOSED AMALGAMATION CONDITION :

REDISTRIBUTION OF SHARES HELD BY LOT 100 STAGE 1
Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:
That Lot 14 Stage 1 (Sewage Disposal) be held as to five undivided one-twentieth shares by the owners of Lots 6 - 9 & 21 hereon (one share each) and ten undivided one-twentieth shares by the owners of Lot 200 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

EXISTING EASEMENT TO BE SURRENDERED:

Pursuant to Section 243(e) Resource Management Act 1991:
The 'Right to Drain Sewage' & 'Public Access (Pedestrian)' easements marked 'AA' on Stage 1 over Lot 100 Stage 1 & appurtenant to Lots 1 - 5 Stage 1 and FNDC, are to be canceled in full.
Reason: A portion of this easement now sits within road to vest. New easement to be created as needed.

STAGE 2: LOTS 6 - 9, 21, 200 & 201
BEING A PROPOSED SUBDIVISION
OF LOT 100 STAGE 1
(LOT 6 DP 352467 COMPRISED IN RT 215070)
STAGE 1 AREA: 9.2984 Ha (TITLE AREA: 13.1450 Ha)

NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
3. BOUNDARIES, EASEMENT, COVENANT AND CONSENT NOTICE AREAS ARE ALL SUBJECT TO FINAL SURVEY.

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D	PREPARED FOR CONSENT	CP	12/09/25
C	LOT 9 ADJUSTMENT	SB	11/09/25
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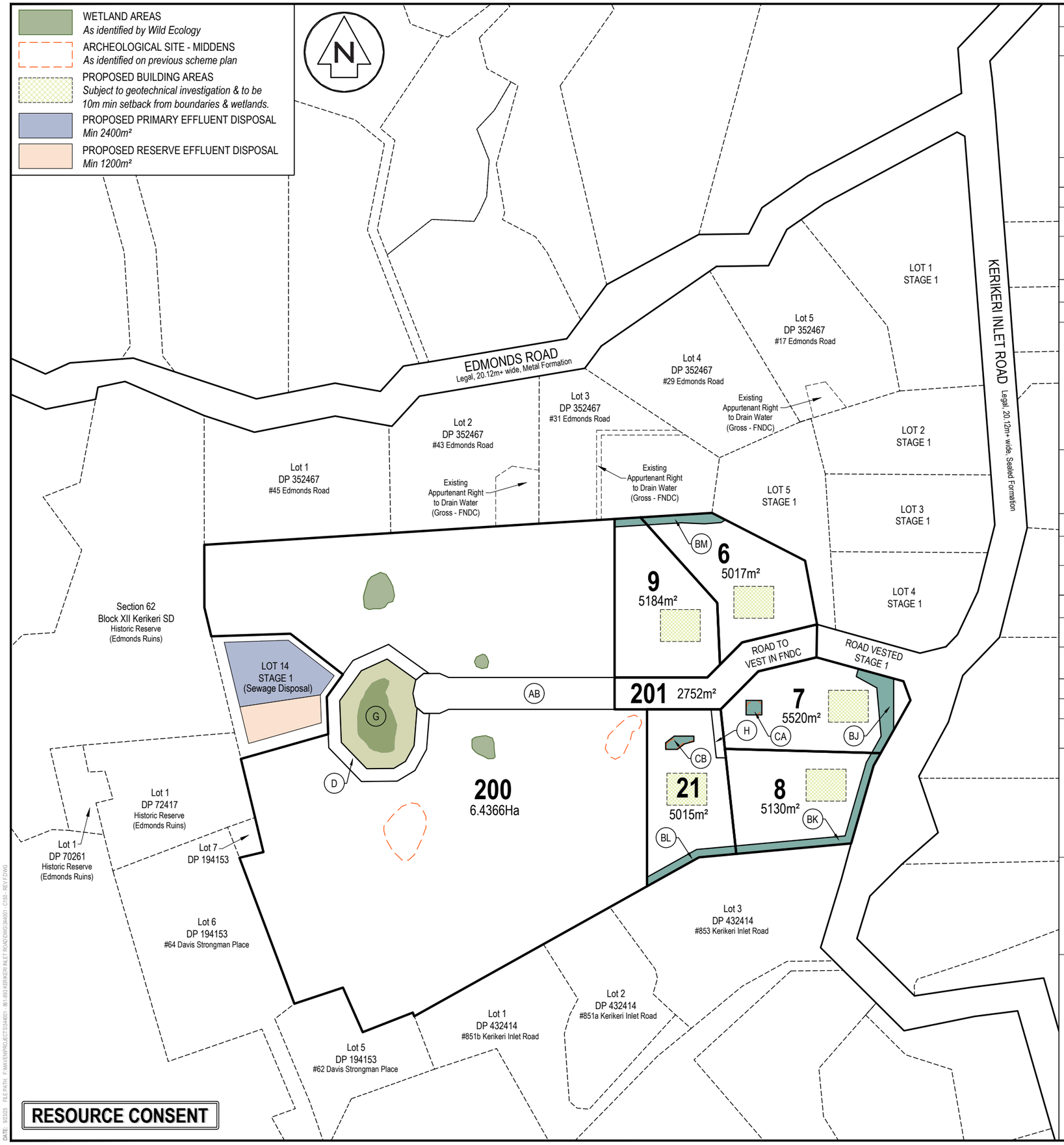
FOR
Brendan Meech

Title
PROPOSED SCHEME STAGE 2 PLAN

Project no.	344001
Scale	1:2500 @ A3
Cad file	344001 - C150 - REV F.DWG
Drawing no.	C152
Rev	F



RESOURCE CONSENT

DATE: 9/23/25 FILE PATH: F:\MAVEN\PROJECTS\344001 - 861-893 KERIKERI INLET ROAD\DWG\344001 - C150 - REV F.DWG

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	(AB)	LOT 200 HEREON	LOTS 1 - 5 STAGE 1 AND LOTS 6 - 9 & 21 HEREON
	(D)	LOT 200 HEREON	LOTS 6 - 9 & 21 HEREON
RIGHT OF WAY & SERVICES	(H)	LOT 21 HEREON	LOTS 7 & 8 HEREON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	(AB)	LOT 200 HEREON	FAR NORTH DISTRICT COUNCIL

PROPOSED CONSENT NOTICE AREAS

PURPOSE	SHOWN	BURDENED LAND
LANDSCAPE *- Refer to consent notice for details*	(BM)	LOT 6 HEREON
	(BJ)	LOT 7 HEREON
	(BK)	LOT 8 HEREON
	(BL)	LOT 21 HEREON
ARCHEOLOGICAL *- Refer to consent notice for details*	(CA)	LOT 7 HEREON
	(CB)	LOT 21 HEREON

EXISTING EASEMENT *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	(D)	LOT 200 HEREON	LOTS 1 - 5 STAGE 1

EXISTING EASEMENT IN GROSS *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	(D)	LOT 200 HEREON	FNDC

EXISTING LAND COVENANT *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND
WETLAND PROTECTION	(G)	LOT 200 HEREON

PROPOSED AMALGAMATION CONDITION :

REDISTRIBUTION OF SHARES HELD BY LOT 100 STAGE 1
Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:
That Lot 14 Stage 1 (Sewage Disposal) be held as to five undivided one-twentieth shares by the owners of Lots 6 - 9 & 21 hereon (one share each) and ten undivided one-twentieth shares by the owners of Lot 200 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

EXISTING EASEMENT TO BE SURRENDERED:

Pursuant to Section 243(e) Resource Management Act 1991:
The 'Right to Drain Sewage' & 'Public Access (Pedestrian)' easements marked 'AA' on Stage 1 over Lot 100 Stage 1 & appurtenant to Lots 1 - 5 Stage 1 and FNDC, are to be canceled in full.
Reason: A portion of this easement now sits within road to vest. New easement to be created as needed.

STAGE 2: LOTS 6 - 9, 21, 200 & 201
BEING A PROPOSED SUBDIVISION
OF LOT 100 STAGE 1
(LOT 6 DP 352467 COMPRISED IN RT 215070)
STAGE 1 AREA: 9.2984 Ha (TITLE AREA: 13.1450 Ha)

NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
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3. BOUNDARIES, EASEMENT, COVENANT AND CONSENT NOTICE AREAS ARE ALL SUBJECT TO FINAL SURVEY.

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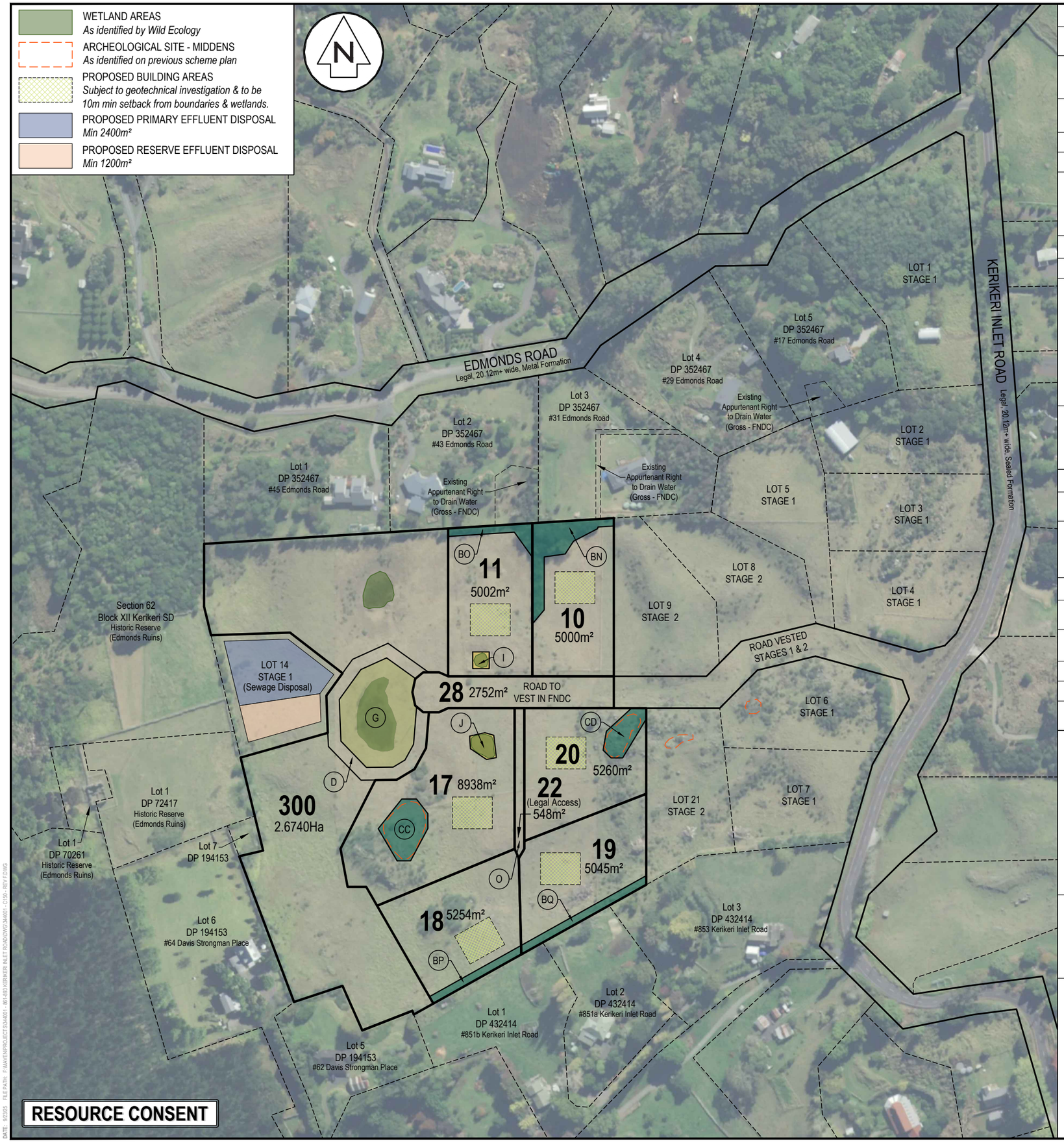

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	D	LOT 300 HEREON	LOTS 10, 11 & 17 - 20 HEREON
SERVICES	O	LOT 22 HEREON	LOTS 17 - 20 HEREON

PROPOSED LAND COVENANTS

PURPOSE	SHOWN	BURDENED LAND
WETLAND PROTECTION	I	LOT 11 HEREON
	J	LOT 17 HEREON

PROPOSED CONSENT NOTICE AREAS

PURPOSE	SHOWN	BURDENED LAND
LANDSCAPE - *Refer to consent notice for details*	BN	LOT 10 HEREON
	BO	LOT 11 HEREON
	BP	LOT 18 HEREON
	BQ	LOT 19 HEREON
ARCHEOLOGICAL - *Refer to consent notice for details*	CC	LOT 17 HEREON
	CD	LOT 20 HEREON

EXISTING EASEMENT *(CREATED STAGES 1 & 2)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	D	LOT 300 HEREON	LOTS 1 - 5 STAGE 1 AND LOTS 6 - 9 & 21 STAGE 2

EXISTING EASEMENT IN GROSS *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	D	LOT 300 HEREON	FNDC

EXISTING LAND COVENANT *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND
WETLAND PROTECTION	G	LOT 300 HEREON

PROPOSED AMALGAMATION CONDITIONS :

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

1. REDISTRIBUTION OF SHARES HELD BY LOT 200 STAGE 2: That Lot 14 Stage 1 (Sewage Disposal) be held as to six undivided one-twentieth shares by the owners of Lots 10, 11 & 17 - 20 hereon (one share each) and four undivided one-twentieth shares by the owners of Lot 300 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
2. That Lot 22 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 17 - 20 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

EXISTING EASEMENT TO BE SURRENDERED:

Pursuant to Section 243(e) Resource Management Act 1991:

The 'Right to Drain Sewage' & 'Public Access (Pedestrian)' easements marked 'AB' on Stage 2 over Lot 200 Stage 2 & appurtenant to Lots 1 - 5 Stage 1, Lots 6 - 9 & 21 Stage 2 and FNDC, are to be canceled in full.

Reason: This easement now sits within road to vest.

STAGE 3: LOTS 10, 11, 17 - 20, 22, 28 & 300
BEING A PROPOSED SUBDIVISION
OF LOT 200 STAGE 2
(LOT 6 DP 352467 COMPRISED IN RT 215070)
STAGE 2 AREA: 6.4366 Ha (TITLE AREA: 13.1450 Ha)

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
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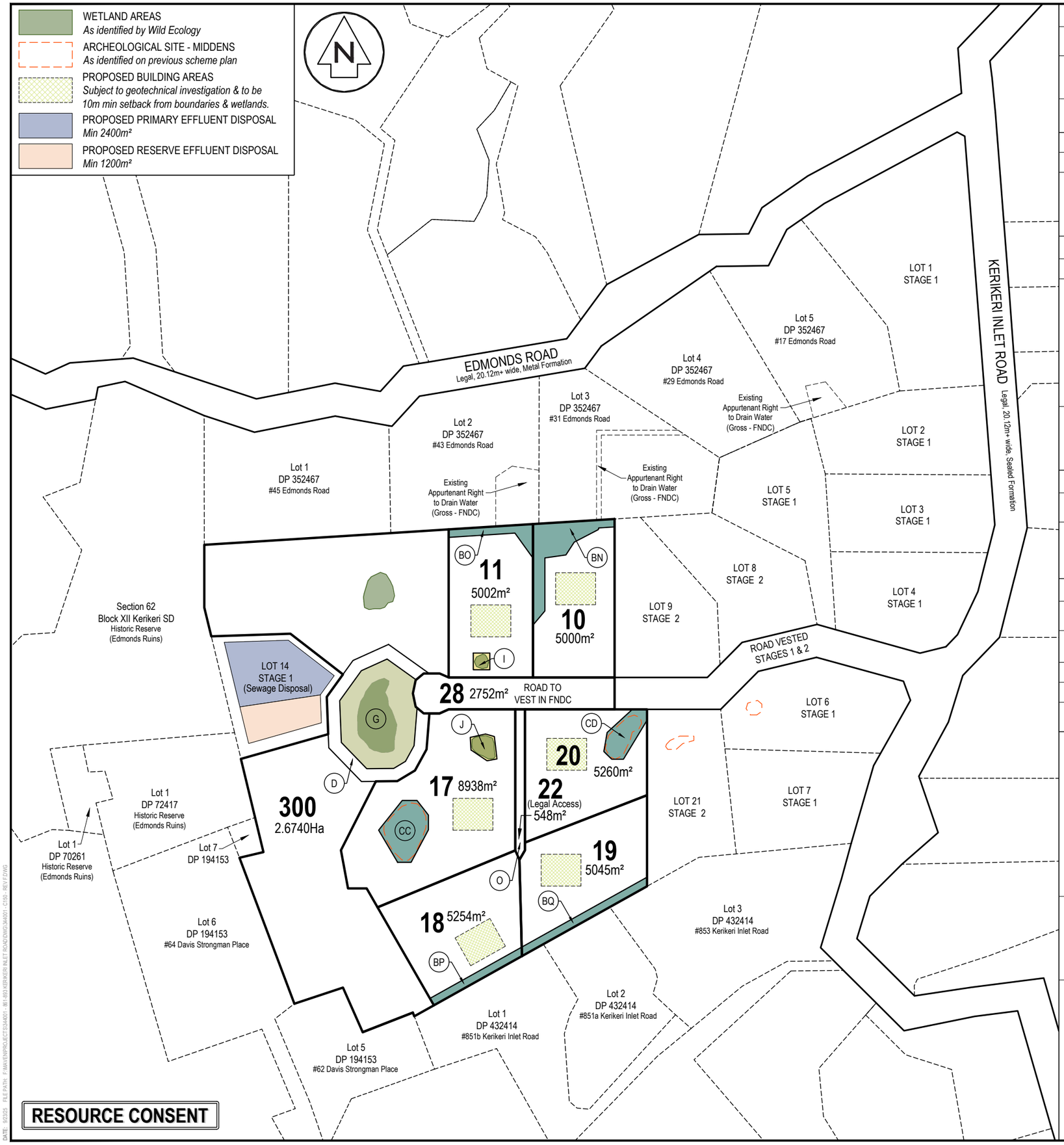

RESOURCE CONSENT

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MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	D	LOT 300 HEREON	LOTS 10, 11 & 17 - 20 HEREON
SERVICES	O	LOT 22 HEREON	LOTS 17 - 20 HEREON

PROPOSED LAND COVENANTS

PURPOSE	SHOWN	BURDENED LAND
WETLAND PROTECTION	I	LOT 11 HEREON
	J	LOT 17 HEREON

PROPOSED CONSENT NOTICE AREAS

PURPOSE	SHOWN	BURDENED LAND
LANDSCAPE *- Refer to consent notice for details*	BN	LOT 10 HEREON
	BO	LOT 11 HEREON
	BP	LOT 18 HEREON
	BQ	LOT 19 HEREON
ARCHEOLOGICAL *- Refer to consent notice for details*	CC	LOT 17 HEREON
	CD	LOT 20 HEREON

EXISTING EASEMENT *(CREATED STAGES 1 & 2)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	D	LOT 300 HEREON	LOTS 1 - 5 STAGE 1 AND LOTS 6 - 9 & 21 STAGE 2

EXISTING EASEMENT IN GROSS *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	D	LOT 300 HEREON	FNDC

EXISTING LAND COVENANT *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND
WETLAND PROTECTION	G	LOT 300 HEREON

PROPOSED AMALGAMATION CONDITIONS :

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

1. REDISTRIBUTION OF SHARES HELD BY LOT 200 STAGE 2: That Lot 14 Stage 1 (Sewage Disposal) be held as to six undivided one-twentieth shares by the owners of Lots 10, 11 & 17 - 20 hereon (one share each) and four undivided one-twentieth shares by the owners of Lot 300 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
2. That Lot 22 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 17 - 20 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

EXISTING EASEMENT TO BE SURRENDERED:

Pursuant to Section 243(e) Resource Management Act 1991:

The 'Right to Drain Sewage' & 'Public Access (Pedestrian)' easements marked 'AB' on Stage 2 over Lot 200 Stage 2 & appurtenant to Lots 1 - 5 Stage 1, Lots 6 - 9 & 21 Stage 2 and FNDC, are to be canceled in full.

Reason: This easement now sits within road to vest.

STAGE 3: LOTS 10, 11, 17 - 20, 22, 28 & 300
BEING A PROPOSED SUBDIVISION
OF LOT 200 STAGE 2
(LOT 6 DP 352467 COMPRISED IN RT 215070)
STAGE 2 AREA: 6.4366 Ha (TITLE AREA: 13.1450 Ha)

NOTES

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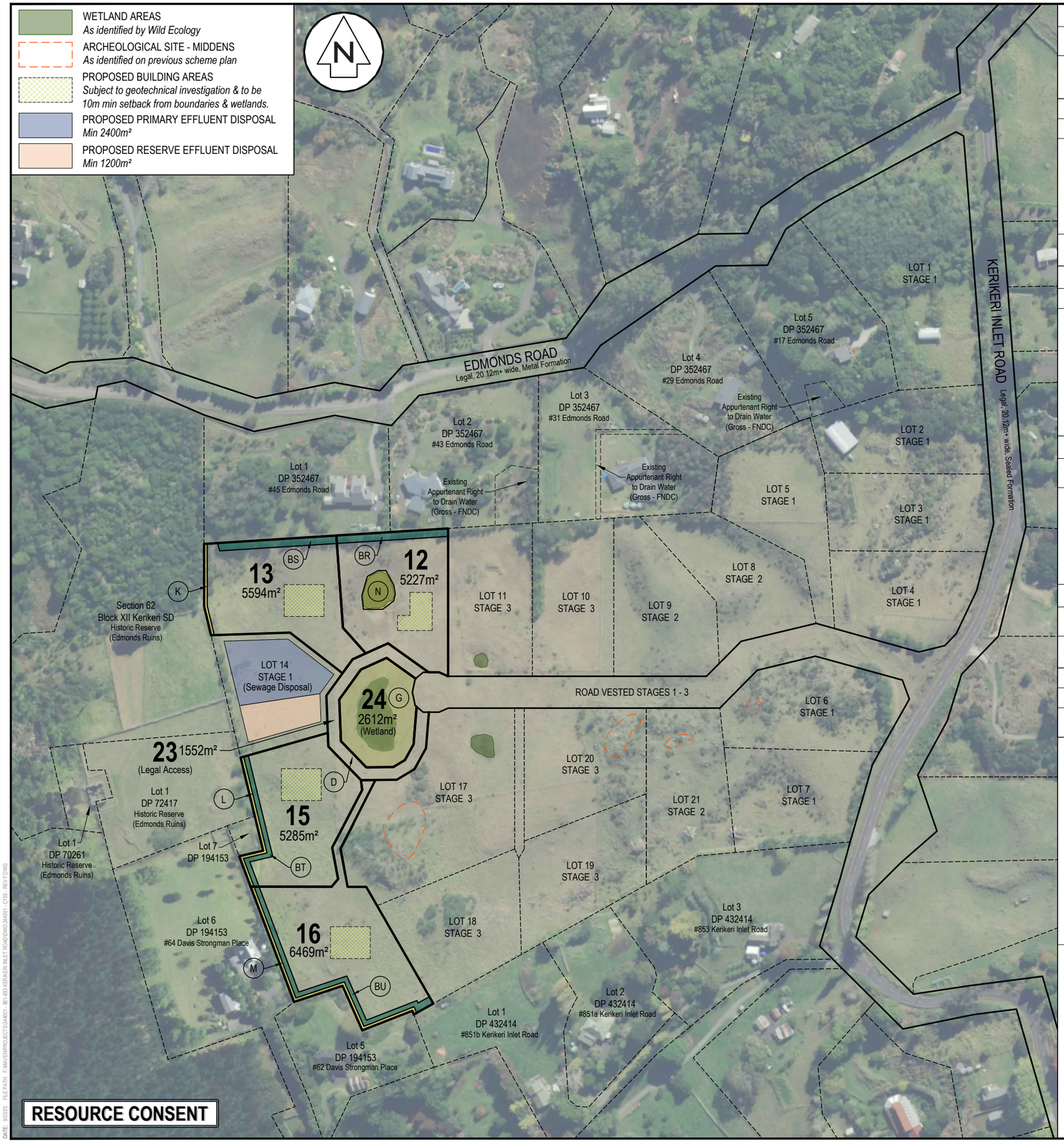

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	D	LOT 23 HEREON	LOTS 12, 13, 15 & 16 HEREON

PROPOSED LAND COVENANTS		
PURPOSE	SHOWN	BURDENED LAND
STONE WALL PROTECTION (2.0m Wide)	K	LOT 13 HEREON
	L	LOT 15 HEREON
	M	LOT 16 HEREON
WETLAND PROTECTION	N	LOT 12 HEREON

PROPOSED CONSENT NOTICE AREAS		
PURPOSE	SHOWN	BURDENED LAND
LANDSCAPE *- Refer to consent notice for details*	BR	LOT 12 HEREON
	BS	LOT 13 HEREON
	BT	LOT 15 HEREON
	BU	LOT 16 HEREON

EXISTING EASEMENT *(CREATED STAGES 1 - 3)*			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	D	LOT 23 HEREON	LOTS 1 - 5 STAGE 1, LOTS 6 - 9 & 21 STAGE 2 AND LOTS 10, 11 & 17 - 20 STAGE 3

EXISTING EASEMENT IN GROSS *(CREATED STAGE 1)*			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	D	LOT 23 HEREON	FNDC

EXISTING LAND COVENANT *(CREATED STAGE 1)*		
PURPOSE	SHOWN	BURDENED LAND
WETLAND PROTECTION	G	LOT 24 HEREON

PROPOSED AMALGAMATION CONDITIONS:

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

1. REDISTRIBUTION OF SHARES HELD BY LOT 300 STAGE 3:
   That Lot 14 Stage 1 (Sewage Disposal) be held as to four undivided one-twentieth shares by the owners of Lots 12, 13, 15 & 16 hereon (one share each) as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
3. That Lot 23 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 12, 13, 15 & 16 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
4. That Lot 24 hereon (Wetland) be held as to twenty undivided one-twentieth shares by the owners of Lots 1 - 13 & 15 - 21 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

STAGE 4: LOTS 12, 13, 15, 16, 23 & 24
BEING A PROPOSED SUBDIVISION
OF LOT 300 STAGE 3
(LOT 6 DP 352467 COMPRISED IN RT 215070)
STAGE 3 AREA: 2.6740 Ha (TITLE AREA: 13.1450 Ha)

NOTES
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Title
PROPOSED SCHEME STAGE 4 PLAN

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Cad file	344001 - C150 - REV F.DWG
Drawing no.	C154
Rev	F

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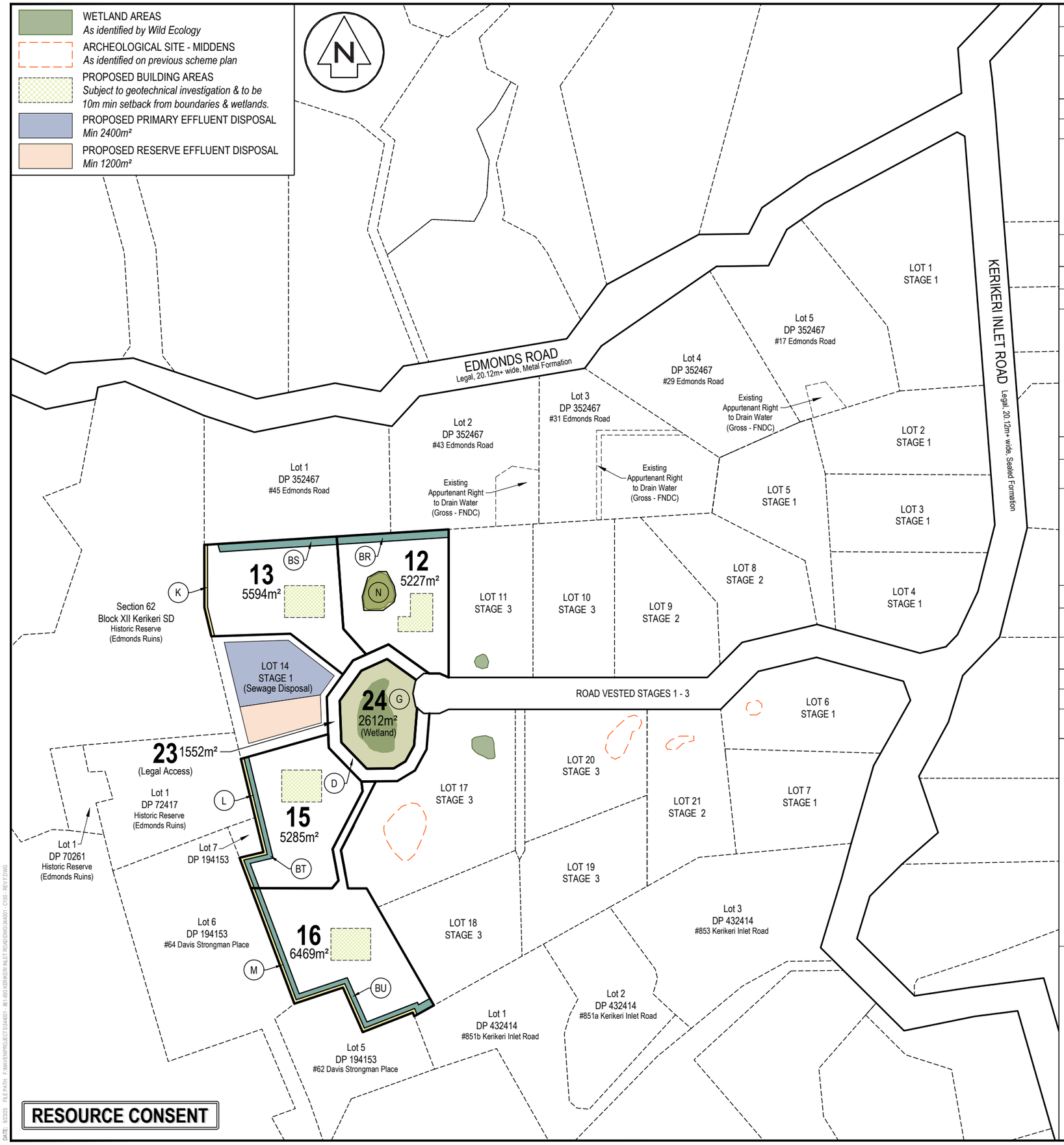

RESOURCE CONSENT

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MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	(D)	LOT 23 HEREON	LOTS 12, 13, 15 & 16 HEREON

PROPOSED LAND COVENANTS

PURPOSE	SHOWN	BURDENED LAND
STONE WALL PROTECTION (2.0m Wide)	(K)	LOT 13 HEREON
	(L)	LOT 15 HEREON
	(M)	LOT 16 HEREON
WETLAND PROTECTION	(N)	LOT 12 HEREON

PROPOSED CONSENT NOTICE AREAS

PURPOSE	SHOWN	BURDENED LAND
LANDSCAPE *- Refer to consent notice for details*	(BR)	LOT 12 HEREON
	(BS)	LOT 13 HEREON
	(BT)	LOT 15 HEREON
	(BU)	LOT 16 HEREON

EXISTING EASEMENT *(CREATED STAGES 1 - 3)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	(D)	LOT 23 HEREON	LOTS 1 - 5 STAGE 1, LOTS 6 - 9 & 21 STAGE 2 AND LOTS 10, 11 & 17 - 20 STAGE 3

EXISTING EASEMENT IN GROSS *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	(D)	LOT 23 HEREON	FNDC

EXISTING LAND COVENANT *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND
WETLAND PROTECTION	(G)	LOT 24 HEREON

PROPOSED AMALGAMATION CONDITIONS:

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

1. REDISTRIBUTION OF SHARES HELD BY LOT 300 STAGE 3: That Lot 14 Stage 1 (Sewage Disposal) be held as to four undivided one-twentieth shares by the owners of Lots 12, 13, 15 & 16 hereon (one share each) as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
3. That Lot 23 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 12, 13, 15 & 16 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
4. That Lot 24 hereon (Wetland) be held as to twenty undivided one-twentieth shares by the owners of Lots 1 - 13 & 15 - 21 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

STAGE 4: LOTS 12, 13, 15, 16, 23 & 24
BEING A PROPOSED SUBDIVISION
OF LOT 300 STAGE 3
(LOT 6 DP 352467 COMPRISED IN RT 215070)
STAGE 3 AREA: 2.6740 Ha (TITLE AREA: 13.1450 Ha)

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PROPOSED SCHEME STAGE 4 PLAN

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Cad file	344001 - C150 - REV F.DWG		
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INFRASTRUCTURE REPORT

861 KERIKERI INLET ROAD

KERIKERI

CIVIL ENGINEERING ▼ SURVEYING ▼ LAND DEVELOPMENT

PROJECT INFORMATION

CLIENT:	Brendan Meech
PROJECT:	861 Kerikeri Inlet Road, Kerikeri

DOCUMENT CONTROL

DATE OF ISSUE:	24 September 2025
REVISION	A
AUTHOR	*Eric Guo* Eric Guo Engineer
REVIEWED BY	Chris Page Team Leader

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1. OVERVIEW

1.1 PROJECT

This report has been prepared to provide an assessment of infrastructure to support a Resource Consent application for subdivision and associated works at 861 Kerikeri Inlet Road, Kerikeri. The development will be delivered in four stages as shown on the scheme plan. Stage 1 will comprise Lots 1–5, 14, 25–27, 100 and 101, Stage 2 will comprise Lots 6–9, 21, 200 and 201, Stage 3 will comprise Lots 10, 11, 17–20, 22, 28 and 300 and Stage 4 will comprise Lots 12, 13, 15, 16, 23 and 24. In total, the subdivision provides 20 lifestyle allotments (Lots 1–13 and 15–21) supported by utility, access and wetland lots to vest in Council or be held in common ownership. Details are shown on the scheme plan in Appendix A.

Figure 1 : Aerial Imagery (Source NearMapsNZ)

The following matters are addressed herein:

- Introduction, Site and Locality
- Legal descriptions and other interests
- Existing site characteristics
- Proposed development
- Siteworks – Earthworks and associated siteworks
- Site entry and accessway
- Stormwater Disposal – Preliminary assessment
- Wastewater Disposal – Preliminary assessment

- Water supply reticulation – Preliminary assessment
- Other Services

The calculations and assessments included in this report are preliminary in nature based on the information available at the time of issue. This report provides information in support of a resource consent. This report is to be read in conjunction with the concept drawings and is to accompany the resource consent application. Final design plans and calculations will be provided at Engineering Approval and the Building Consent Stage as required. The proposed scheme plan and civil engineering drawings are attached herein to Appendices A and B, respectively.

1.2 LEGAL DESCRIPTION

Table 1: Property Information

Site Address	893 Kerikeri Inlet Rod, Kerikeri
Legal Description	Lot 6 DP 352467
Record of Title	215070
Area	13.1450ha (approx.)
Authorities	Far North District Council
Zoning	Coastal Living

1.3 SITE DESCRIPTION

The site fronts Kerikeri Inlet Road at 861 Kerikeri Inlet Road, where the posted speed limit is 80 km/h. The overall topography is uneven, with a general fall from the south towards the north. The highest elevation is located at the south-western corner, while the lowest point is in the north-eastern corner. Several wetland areas are present across the site.

1.4 PROPOSED DEVELOPMENT

The site at 861 Kerikeri Inlet Road was previously subject to a subdivision consent supported by technical reports prepared by Fraser Thomas Ltd in 2007. Those reports addressed stormwater and wastewater servicing feasibility and are acknowledged as background, while this application relies on updated geotechnical investigations, hydrological modelling, and engineering design.

Approval is now sought for a subdivision and associated works at 861 Kerikeri Inlet Road. The development includes 20 lifestyle allotments, a Utility Lot (Lot 14), Legal Access Lots (Lots 22 and 23), a Wetland Lot (Lot 24), and a Road Lot to vest in Council (various over 4 stages). The layout provides for

a road to vest in Council, private Rights of Way serving the south-western cluster of lots, and an internal access lot aligned with the existing wetland.

2. EARTHWORKS

2.1 BULK EARTHWORKS

Earthworks will be required for the formation of the proposed public road and the internal access. The public road will be two coat chip sealing (cul-de-sac would be asphalt concrete) and the private ROW and loop will be concrete.

The following summaries the extent of proposed earthworks within the applicant Site:

- Maximum depths: -2.2 m Cut; 1.8 m Fill
- Earthwork area: 9075 m^2
- Volumes: 3545 m^3 Cut; 1391 m^3 Fill
- Net cut volume: 2154 m^3
- Topsoil Strip (300mm topsoil): 2722 m^3

It is assumed that any topsoil and cut material can be reused or spread elsewhere within the site. Suitability of the reuse or spread of cut materials will be subject to confirmation by the geotechnical engineer.

2.2 EARTHWORKS NEAR EXISTING OVERLAND FLOW PATH

The proposed road will cross an existing overland flow path (OLFP) near the centre of the site. Upstream runoff from the location where the OLFP crosses the proposed road will be captured by the swale and soakage manhole located on the western side of the legal access (Lot 22), as detailed in the stormwater section. The majority of earthworks are confined to the proposed road corridor, with only minor works required to form two shallow channels that will provide overflow capacity for the 1% AEP (100-year) rainfall event. These works have been designed to ensure that natural drainage patterns are maintained and that the identified overland flow path is not adversely affected.

2.3 SEDIMENT CONTROL & MAINTENANCE

Temporary erosion and sediment control (ESC) measures will be implemented around the boundaries of the earthworks areas to capture sediment-laden runoff and prevent downstream effects. ESC will be designed, installed, and maintained in accordance with Auckland Council GD05 and the recommendations of the geotechnical report. Controls will remain in place for the duration of earthworks and will only be removed once disturbed areas have been stabilised. The final ESC plan, including control types, locations, and construction details, will be submitted for approval at the Engineering Plan Approval stage.

3. ROADING

3.1 LEGAL WIDTHS

The proposed public road has been designed with a legal width of 20.0 m, and a carriageway width of 6.0 m with 1.0 m wide shoulders on both sides. At the cul-de-sac entry, the width will be increased to 8.5 m to accommodate vehicle manoeuvres, with a taper of approximately 10 m provided as transition. The cul-de-sac pavement will be constructed in asphalt concrete (AC14 or DG10), in line with Council's requirements.

In addition, Legal Access Lots 22 (6m legal width) and 23 (8m legal width) are provided within the subdivision. A series of private Rights of Way (ROW B, ROW C, and ROW H) are also proposed. The carriageway within the ROWs will be constructed in concrete surfacing, as permitted under the standard for rural private accessways. Furthermore, a private loop road with a carriageway width of 4.5 m is proposed around the large wetland area in the western part of the site, providing connectivity back to the cul-de-sac. Lot 2 to Lot 4 will share access via ROW located within Lot 5, while Lot 1 will retain its existing vehicle access.

3.2 PAVEMENT & GEOMETRY

The subdivision includes one public road to vest in Council, a couple of private Right of Ways (ROWs), and an additional private loop road around the wetland. The public road pavement is adopted from FNDC Engineering Standards Table 3-9 "Rural Access & Low Volume Access (<200 vpd)" and will comprise 220 mm sub-base and 120 mm basecourse with a sealed surface (two-coat chipseal). Road drainage is provided by roadside swales designed in accordance with FNDC Engineering Standards Sections 3.2.14.4 and 4.3.20, with linkage to soakage devices. The cul-de-sac or turning head is designed in accordance with FNDC Engineering Standards Section 3.2.16.2, including a minimum channel gradient of 0.5% and a maximum longitudinal or crossfall slope of 6%.

The private ROW is designed as a rural private accessway consistent with FNDC Engineering Standards Table 3-16 (Category D) and the geometric requirements of Table 3-6 and Section 3.2.7. The horizontal curve radii are all greater than or equal to 60 m for the public road and 8 m for the private ROW, in full compliance with the FNDC Engineering Standards. The vertical alignment of the public road has been designed with gradients ranging between 1% and 3.6%, providing a gentle profile that balances drainage efficiency and treatment requirements. The private ROW has a maximum gradient of only 5.6%. The proposed loop road has a carriageway width of 4.5 m and generally follows the natural contours around the wetland, resulting in a smooth and relatively flat alignment.

3.3 PROPOSED INTERSECTION

The proposed intersection with Kerikeri Inlet Road has been designed in accordance with FNDC Engineering Standards Section 3.2.9 (Intersections). A typical NZTA Diagram D rural T-intersection layout has been adopted, providing a 15 m kerb radius and 1:10 tapers on both sides of the access road. The current design is consistent with the previously approved resource consent layout. The final design will be confirmed by the traffic engineer at detailed design stage.

4. STORMWATER

4.1 STORMWATER DISPOSAL

While that report predates the Regional Plan and did not identify wetlands, the underlying site landform has remained largely unchanged, and the hydrological context is acknowledged as background information. For this application, reliance is placed on updated site investigations and the stormwater design presented in this report, which incorporates the identified wetland areas and complies with current engineering standards. In addition, the hydrological assessment has been remodelled using HEC-HMS software to ensure that results reflect current design requirements and best practice. The new model divides the site into nine sub-catchments, with details provided in Section 4.2 Overland Flow Path.

4.2 OVERLAND FLOW PATH

The site has been divided into nine catchments (A–I) based on updated topographic information and existing overland flow paths. While the delineation has been revised, the overall drainage pattern remains broadly consistent with the previously consented design. A summary of the catchments and their outlets under the existing scenario is provided in Table 1 below. Catchment boundaries and flow paths are shown in *Figure 2: Proposed Stormwater Catchment Plan*.

CATCHMENTS	Area (Ha)	Outlet (Following Existing Scenario)
A	4.018	Catchment H
B	1.049	South
C	2.148	North
D	0.825	East (Kerikeri Inlet Rd)
E	1.032	North (Kerikeri Inlet Rd)
F	0.979	North
G	0.96	North
H	3.534	Catchment G
I	1.734	North

Table 1: Summary of all Catchments

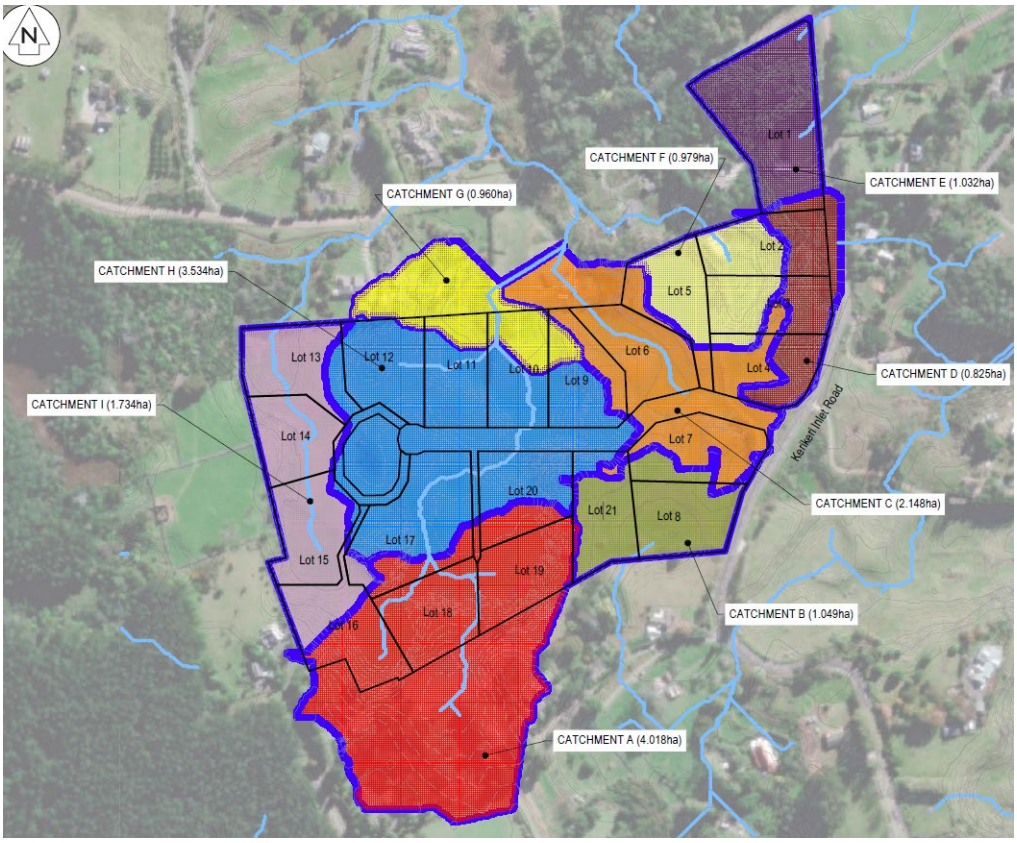


Figure 2: Stormwater Catchments Plan

Road runoff will be directed to grassed swales located along one side of the carriageway. The design of swales will follow the requirements of FNDC Engineering Standards Sections 4.3.21.4 and 3.2.14.4, ensuring effective treatment, conveyance of design flows and erosion control. Treated runoff will then discharge into soakage trenches designed in accordance with Section 4.3.20. These will be sized for the 10% AEP event (GD1) allowance and include overflow outlets aligned with existing overland flow paths as required under Section 4.3.8 System Design. This reflects the same management approach adopted in the earlier Fraser Thomas report, which relied on swales, soakage manholes and defined secondary flow paths.

Runoff from the upstream area of Catchment A will be intercepted by a swale located along the western side of the proposed legal access (Lot 22) and directed into a soak manhole. Stormwater will first undergo primary treatment within the swale before passing through a scruffy dome and entering a pre-treatment device. From there, flows are conveyed into the soak manhole, which is fitted with an internal cage to provide an additional level of screening. This multi-stage treatment train ensures that stormwater receives effective water quality treatment prior to infiltration into the ground.

Based on the geotechnical report (Haigh Workman), the site soils comprise a thin residual soil mantle (approx. 0.3 m) over basalt rock with rapid to very rapid permeability. These conditions confirm that a soak manhole is an appropriate device for stormwater disposal at this location. Localised perched water was observed in one trial pit, but no consistent groundwater table was encountered. The swale has been designed in accordance with FNDC standards to accommodate the 10% AEP event with climate change allowances included. In addition, an overflow channel is provided at the soak manhole to

address the hypothetical scenario where all upstream drainage infrastructure is assumed blocked during a 1% AEP event under RCP 8.5 climate change conditions.

4.3 FUTURE LOTS

Future dwellings will manage roof runoff via on-site soakage trenches, with overflow outlets positioned to discharge into the existing overland flow paths. Runoff will first pass through a pre-treatment device to ensure debris and contaminants are removed prior to discharge to the soakage system.

It is recommended that these requirements, including the installation and ongoing maintenance of pre-treatment devices and soakage trenches, be secured by consent notice, with responsibility placed on the future owners of each lot.

4.4 FLOODING & COSTAL HAZARD

Flood hazard information from the Northland Regional Council (NRC) has been reviewed. The site is not shown within any Coastal Flood Hazard Zone (CFHZ), Coastal Erosion Hazard Zone (CEHZ), or River Flood Hazard Zone (RFHZ) on the NRC flood hazard maps. The mapping includes the modelled 1% AEP flood extent with climate change allowance. The relevant outputs are shown in *Figure 4 below*.

Far North District

Coastal Hazards

Sea Level Rise (SLR) Scenario	Coastal Flood Hazard Zone (CFHZ)	Intersecting Zone % (rounded to 1 decimal place)	Coastal Erosion Hazard Zone (CEHZ)	Intersecting (Y/N)*
Current	CFHZ0	0%	CEHZ0	No
2080 (0.55m SLR)	CFHZ1	0%	CEHZ1	No
2130 (1.2m SLR)	CFHZ2	0%	CEHZ2	No
2130 (1.5m Rapid SLR)	CFHZ3	0%	CEHZ3	No

*Note that a property may still fall within a coastal erosion zone if it does not intersect with an erosion line. Further information here.

River Flooding - Regionwide Models

Scenario	River Flooding Hazard Zone (RFHZ)	Intersecting Zone % (rounded to 1 decimal place)
One-in-10-year flood extent	RFHZ1	0%
One-in-50-year flood extent	RFHZ2	0%
One-in-100-year flood extent (plus climate change)	RFHZ3	0%

River Flooding - Priority Rivers

Scenario	River Flooding Hazard Zone (RFHZ)	Intersecting Zone % (rounded to 1 decimal place)
One-in-10-year flood extent	RFHZ1	0%
One-in-50-year flood extent	RFHZ2	0%
One-in-100-year flood extent	RFHZ3	0%

Figure 4: NRC Hazard Property Viewer

5. WASTEWATER

Wastewater from the subdivision will be managed through a communal low pressure sewer system (LPS), consistent with FNDC Engineering Standards and adapted from the previously approved concept. While an earlier wastewater management concept was prepared in 2007 (Fraser Thomas Ltd and Innoflow Technologies), the current proposal updates this to reflect the increased number of lots, the revised disposal location, and current engineering requirements.

Each lot will connect via a DN40 PE lateral to a boundary box (updated from 32 mm in the earlier design) to comply with FNDC Engineering Standards Section 5.2.12 – Pressure Sewer Systems. A reticulated pressure main (HDPE, typically DN50 or greater) will be constructed within the new road corridor and connect to a communal wastewater treatment facility located within Lot 14.

Disposal area and reserve allowance (Lot 14):

Design occupancy: 6 persons/lot

Wastewater generation: 180 L/person/day (1,080 L/lot/day)

19 residential lots: **20.5 m^3/day** total design flow

Minimum primary disposal area required: 2,306 m^2

Reserve area allowance (50% of primary): 1153 m^2

Total required (primary + reserve): **3458 m^2**

Available disposal area within Lot 14: **4,438 m^2**

These calculations confirm that Lot 14 provides sufficient capacity for both the primary disposal footprint and the reserve area, with additional contingency.

The treatment process will comprise secondary treatment through Recirculating Textile Filters (RTF), followed by tertiary treatment using an ultra-filtration (UF) membrane to remove pathogens and nutrients. Treated effluent will then be discharged via a subsurface drip irrigation network within Lot 14 (with the reserve area protected from development).

To align with staging, the communal wastewater treatment plant within Lot 14 will be constructed as part of Stage 1, ensuring treatment capacity is available prior to the release of any residential allotments. The reticulated network will then be extended progressively to service each subsequent stage. Detailed staging of the wastewater infrastructure will be confirmed at the Engineering Plan Approval stage. The internal design of the treatment plant (process units, tanks, equipment specifications, controls) will be provided at the detailed design stage.

To ensure uniformity and quality, a consent notice will be registered on the title of each Lot requiring the installation and ongoing management of on-lot components (including interceptor tank with effluent filter, pump, and connection to the boundary box) as part of the communal wastewater system.

Specifically, Lots 2 to 5 will be served by a shared DN40 pressure lateral, and Lots 7 and 8 will be served by a separate DN40 pressure lateral, both connected into the communal pressure system. Lot 1 will retain its existing Onsite Effluent System (OSET) and will operate independently from the communal network.

6. WATER SUPPLY

6.1 Design Standards

The Far North District Council (FNDC) sets out design and construction standards for water reticulation, potable water supply and firefighting supply in accordance with SNZPAS 4509:2003 (NZ Fire Service Fire Fighting Water Supply Code of Practice).

6.2 Reticulation

There is no existing water network within the site or nearby. Potable and non-potable supply for each future lot will be provided by way of tanks which will contain roof caught water. This will also provide firefighting supply as required.

It is proposed to provide on-site roof fed rainwater tanks for each lot at the building consent stage. It is anticipated that lots will provide a minimum total of 45,000L of water storage, within 2 x 22,500L tanks for water supply with a suitable pump chamber. Provision of additional water tanks above this minimum is expected by many future lot owners, depending on the size of the house, number of occupants and likely frequency of stays (holiday house vs permanent residents etc).

6.3 Firefighting Supply

The New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008) states that 45m³ of water storage should be available within 90m from each dwelling for firefighting purposes within non-reticulated urban developments, with FW2 water supply classification. The 90m distance is measured from the point where the water supply is available rather than the water source itself.

Discussions have been had with Fire and Emergency New Zealand (FENZ), who have confirmed that they will accept a minimum of 10,000L storage volume per lot. A formal request has been made to FENZ with indicative tank locations for the future house typologies. Access to the tanks will be enabled through side yards, 1m minimum clearance was required (and will be enabled).

A consent notice will be registered on each title which will require 10,000L of storage volume retained on each lot. This will be ensured through the inlet for the dwelling supply being above the required 10,000L firefighting supply within a tank. Buried tanks are acceptable to FENZ, subject to access to the lids which must be retained accessible and not buried or under structures. Ultimate details will be provided, as required, at building consent stage.

An alternative solution (using the existing water bodies/pond for lower lots will be discussed with FENZ, and if the final agreement differs from above, this will be detailed in support of future consent notices and building consent applications.

7. OTHER SERVICES

Power is available from the overhead network within Kerikeri Road. It is proposed for cables to be re-routed underground within the proposed road berm area. Telecommunication is available from the road frontage or can be supplemented via satellite linked devices. The locations of these networks have been sourced from the Beforeudig website and is attached to Appendix F

8. CONCLUSION

This Infrastructure Report provides a preliminary assessment of servicing and infrastructure matters for the proposed 24-Lot rural subdivision at 861 Kerikeri Inlet Road. The report confirms that the development can be appropriately serviced for roading, stormwater, wastewater, water supply, and other utilities in accordance with the requirements of the Far North District Council Engineering Standards.

Stormwater and wastewater management approaches are consistent with the principles of the previously approved subdivision design, with updates incorporated to meet current FNDC standards. Potable and firefighting water supply will be provided on a lot-by-lot basis through on-site tanks in accordance with the applicable standards. Utility servicing enquiries have been initiated with relevant providers, with final confirmation to be obtained during the resource consent and engineering approval processes.

9. APPENDICES

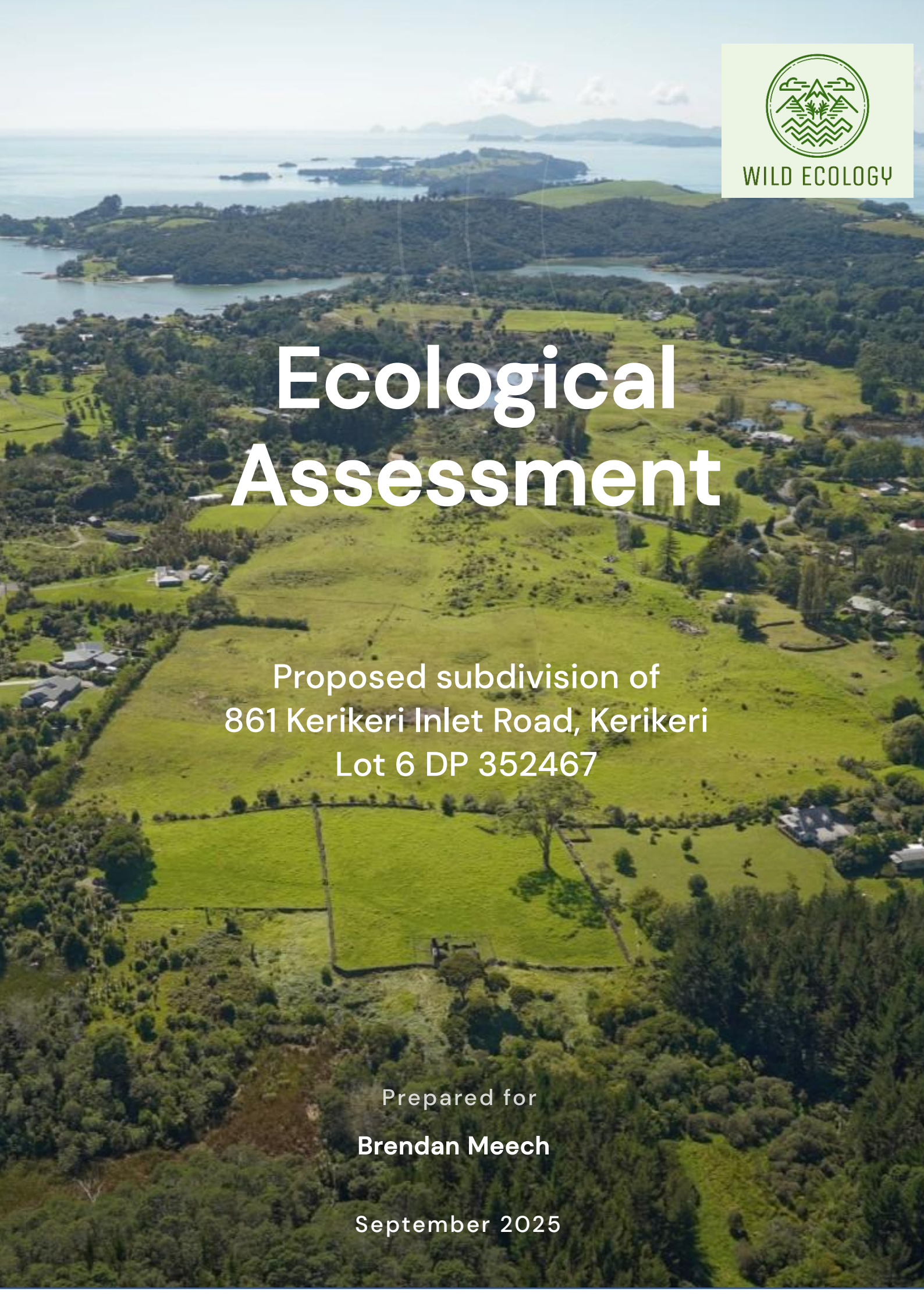
9.1 APPENDIX A - PROPOSED SCHEME PLAN

9.2 APPENDIX B – APPLICATION ENGINEERING DRAWINGS

9.3 APPENDIX C – ENGINEERING CALCULATIONS

9.4 APPENDIX E – ORIGINAL APPROVED SUBDIVISION SPECIFIC DESIGN REPORTS

9.5 APPENDIX F – BEFOREUDIG



WILD ECOLOGY

Ecological Assessment

Proposed subdivision of
861 Kerikeri Inlet Road, Kerikeri
Lot 6 DP 352467

Prepared for

Brendan Meech

September 2025

DOCUMENT QUALITY ASSURANCE

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Status:		
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1.0 INTRODUCTION

1.1. Background and project description

Brendan Meech ('the Applicant') engaged Wild Ecology to prepare an Ecological Report for a proposed subdivision of a site located at 861 Kerikeri Inlet Road, Kerikeri (Lot 6 DP 352467) ('the site') under the provisions of the Far North District Plan (Operative).

The layout of the proposed subdivision has been comprehensively designed in consultation with Wild Ecology to ensure that the development avoids, minimises or mitigates potential adverse effects on the indigenous ecological values within the site boundaries and wider surrounds. This is accomplished through sensitive development design, utilizing historically cleared areas, steering development away from sensitive aquatic or terrestrial habitats and implementing development controls.

1.2. Purpose and Scope

The purpose of this Report is to provide a baseline assessment of the ecological features contained within the site boundaries and immediate surrounds. This report also considers whether the future intensified development of the site can occur in a manner consistent with the relevant ecological provisions in relation to local, regional and national plans, policy statements and regulations associated with the preservation of indigenous habitats and species.

This report identifies the potential adverse effects of the proposed development on ecological values and the degree to which significant adverse effects can be avoided, remedied, mitigated or offset. Both constraints and opportunities relating to the site's ecological values are identified and discussed.

2.0 METHODOLOGY

2.1. Desktop Review

The desktop investigation included a review of scientific literature (published and unpublished), the Far North District Plan and associated ecological site information, and relevant websites. Ecological databases were also accessed. These included:

- Retrolens historic aerial imagery
- DOC Bio-web Herpetofauna database;
- DOC Bat database;
- iNaturalist New Zealand;
- LENZ Threatened Environments Classification;
- Land Use Classification;

2.2. Site Investigation

The site and surrounding areas were visited on the 17th September 2025 and a general walkover was conducted over the entire site with terrestrial and aquatic features identified. The natural features were surveyed and recorded using a GPS unit (Trimble DA2).

Vegetation was recorded and classified in general accordance with Singers *et al.* (2017), noting that minimal indigenous vegetation types are present on site. No watercourses are present on site or within the immediate surrounds. Wetland delineation was carried out during a site visit on 17th September 2025 in general accordance with the Ministry for the Environment (MfE) Wetland delineation protocols (2022). There were no rainfall events within the 48 hours prior to the 17th of September 2025.

The following fauna surveys were conducted:

- Opportunistic bird surveys were conducted at various parts of the site to record avifauna (bird) present on site.
- Basic assessment of habitat values for native lizards (skinks and geckos) and bats.

2.3. Evaluation of Ecological Value (NRPS)

Rule 12.2.5.6 of the Far North District Plan (Operative) requires that significance of indigenous vegetation and habitats is assessed by reference to policy 4.4.1 and the significance criteria as outlined under Appendix 5 of the Northland Regional Policy Statement (NRPS (2016)).

2.4. Evaluation of Ecological Effects

As a part of the ecological assessment, potential ecological effects associated with the subdivision consent and subsequent site development on both terrestrial and aquatic values on site were described and assessed. Where necessary, mitigation measures have been outlined to ensure that the site's active development does not result in adverse effects on the environment. The format of this generally follows that of Ecological Impact Assessment (EcIA) Guidelines (EIANZ 2018).

3.0 SITE DESCRIPTION

3.1. Site description and location

The site is located approximately 10km east of Kerikeri (Figure 1). It is zoned 'Coastal Living' under Far North District Plan (Operative) (Figure 2). The site is generally flat with isolated rocky undulations and spans approximately 13.14 hectares. The site consists mainly of exotic pastureland with scattered pastoral weeds such as gorse, strips of mixed exotic and indigenous vegetation along the isolated boundaries of the site, and small, isolated wetlands generally located along the western aspect (Figure 3).

Figure 1: Showing the site's location in relation to Kerikeri

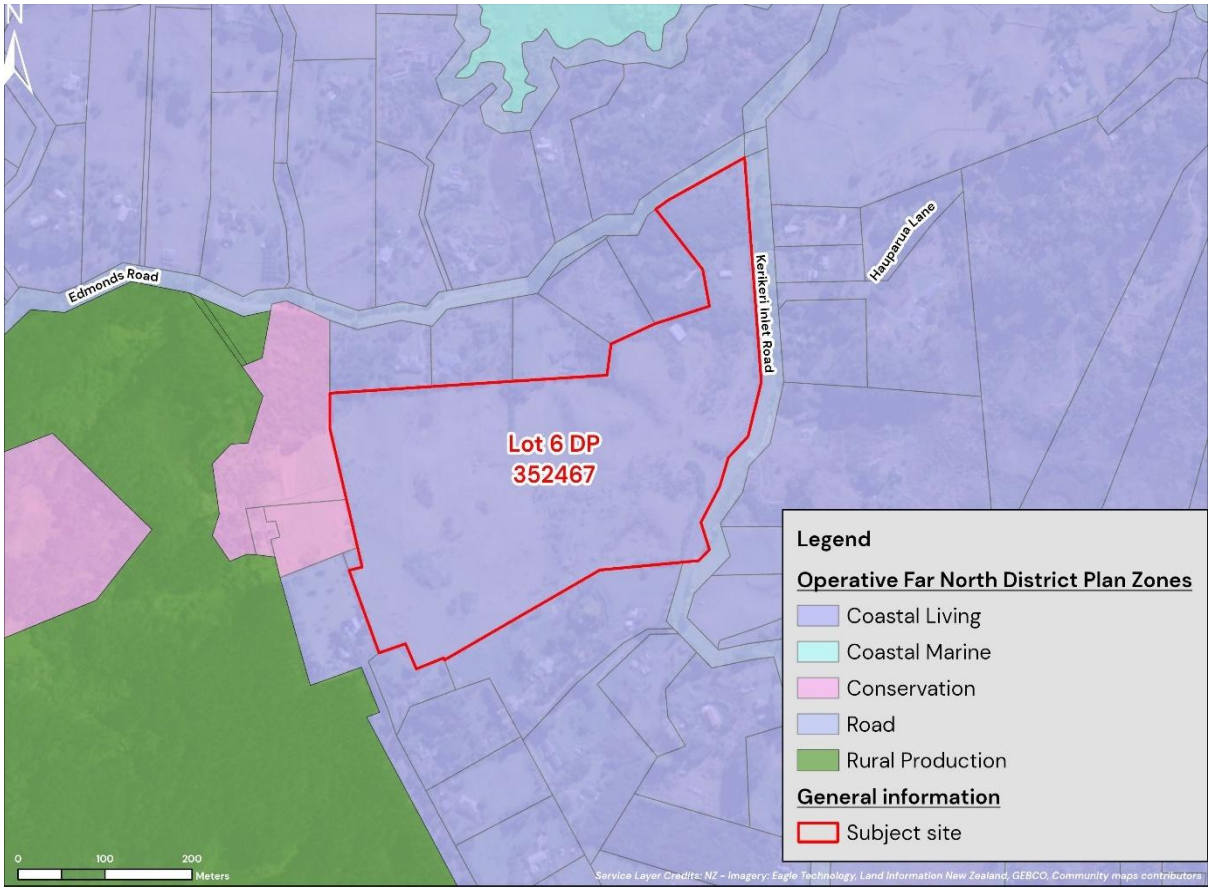

Figure 2: Showing the subject site with oFNDP zoning overlay

Figure 3: Showing the general characteristics of the site – site is generally flat with rocky outcrop undulations

3.2. Historic land use

Originally the vegetation cover on site and the surrounding area would have been a continuation of the Waitangi wetland and shrub complex which is located to the west of the site (at current day identified as Protected Natural Area - Waitangi Wetland and Environs P05/079).

While the site at current day contains very minimal indigenous vegetation and remnant vegetation is almost absent, the sites vegetation cover historically would have been best represented by taraire, tawa podocarp forest (WF9) (Singers (2018) (Figure 4). Anthropogenic land use activities have significantly modified and reduced the extent and quality of the original ecosystem types that would have likely once extended over the area, through conversion into pastoral land, with only modified vegetation types, largely those of planted nature existing on site as of current date.

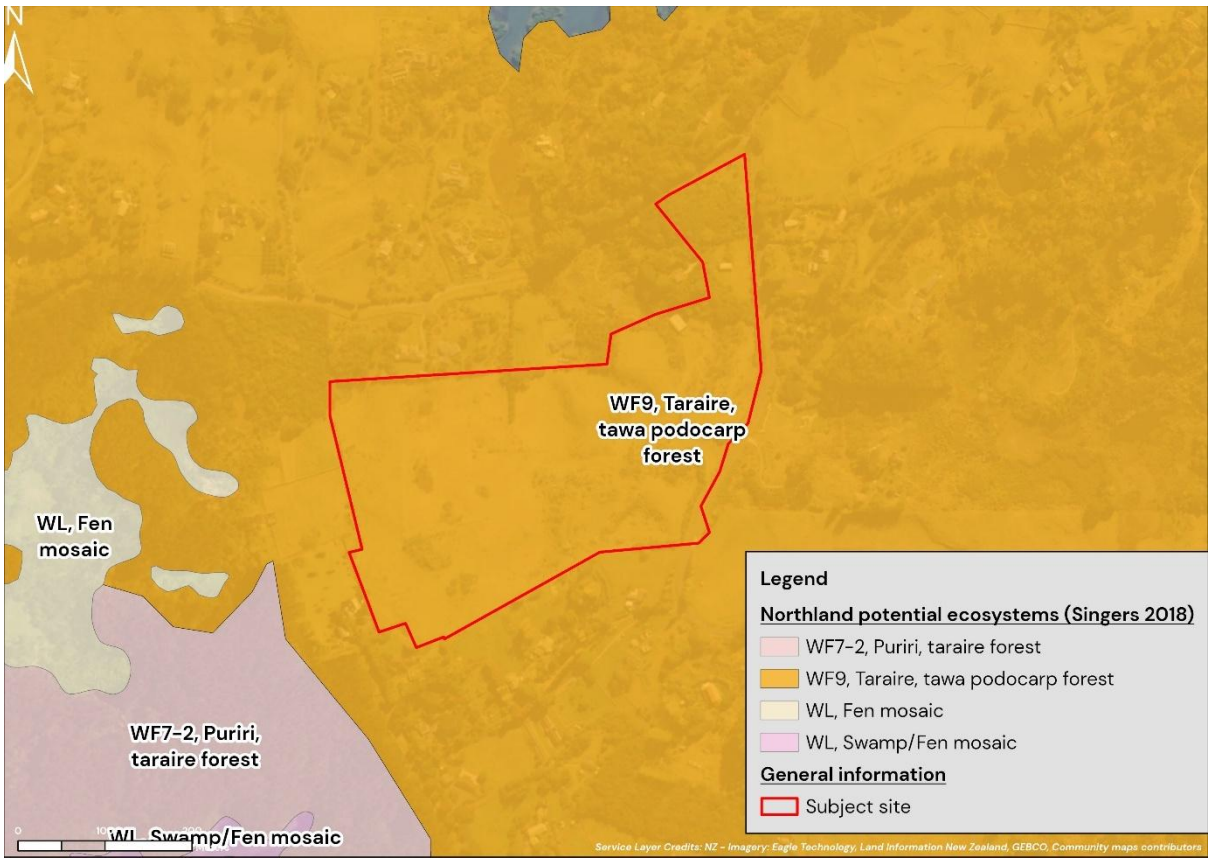

Figure 4: Northland potential ecosystem classification (Singers 2018)

The earliest available historical aerial imagery from 1951 (Figure 5), sourced from Retrolens, indicates that the majority of the site and surrounding land had already been cleared, most likely for agricultural purposes. Small patches of remnant indigenous vegetation are visible at the northernmost tip of the site, and what appear small open water/wetland features are visible within the site's western aspect. At this time, the majority of the site was likely dominated by exotic pasture interspersed with low-growing scrub and common pastoral weeds such as gorse.

Between 1951 and 1979, it is possible that the site had been left in fallow, as vegetation cover appears to increase on site, albeit it is likely the site is still actively farmed (Figure 6). This trend persists from 1951 to 2023-2025, with overall vegetation cover largely remaining that of pastoral vegetation with scattered weeds (Figure 7). Overall, the site itself lacks any notable terrestrial or aquatic vegetation at present date bar a handful of small, isolated wetland areas, planted vegetation largely extending along the site's entrance and boundaries, and the scattered exotic-indigenous vegetation within the northernmost tip of the site.

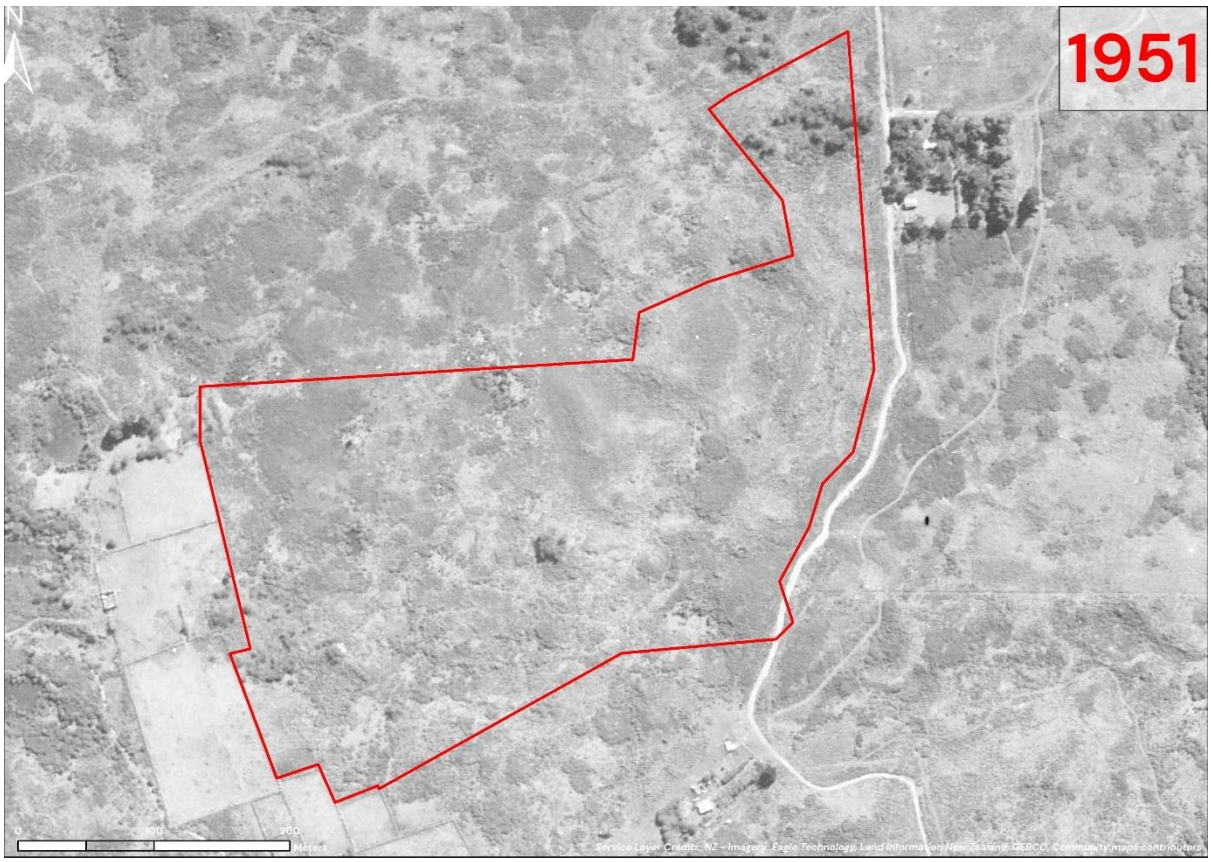

Figure 5: Showing the site and surrounds in 1951 (Source: Retrolens)

Figure 6: Showing the site and surrounds in 1979 (Source: Retrolens)

Figure 7: Showing the site and surrounds in the most recent aerial imagery from 2023-2025 (Source: LINZ)

3.3. Wider ecological context

The site is situated within the Kerikeri Ecological District. This site is located approximately 180m east of a Protected Natural Area (PNA) Waitangi Wetlands and Environs (P05/079) (Figure 8). P05/079 is described by Booth (2005) as a large and diverse wetland–shrubland complex (193 ha wetland, 79.4 ha shrubland) underlain by basaltic lava flows. Vegetation is a mosaic of wetland associations (*Baumea, Eleocharis,* raupo, swamp maire, herbfield, and open water) interspersed with manuka, wattle, and gorse shrublands. Small forest remnants remain, mainly taraire–puriri and secondary manuka–kanuka–totara. Despite the presence of exotic shrubland, these areas provide important buffering and connectivity for native ecosystems. The wetlands support significant flora, including threatened species such as *Korthalsella salicornioides*, *Cyclosorus interruptus*, *Thelypteris confluens*, and *Todea barbara*. The fauna is rich and varied, with notable species including Australasian bittern, fernbird, banded rail, spotless crake, and native galaxiid fish. Ecologically, the site is one of Northland's most important wetland complexes: the largest within its Ecological District, unusual in being coastal and basalt-based, and representative of multiple wetland and shrubland types.

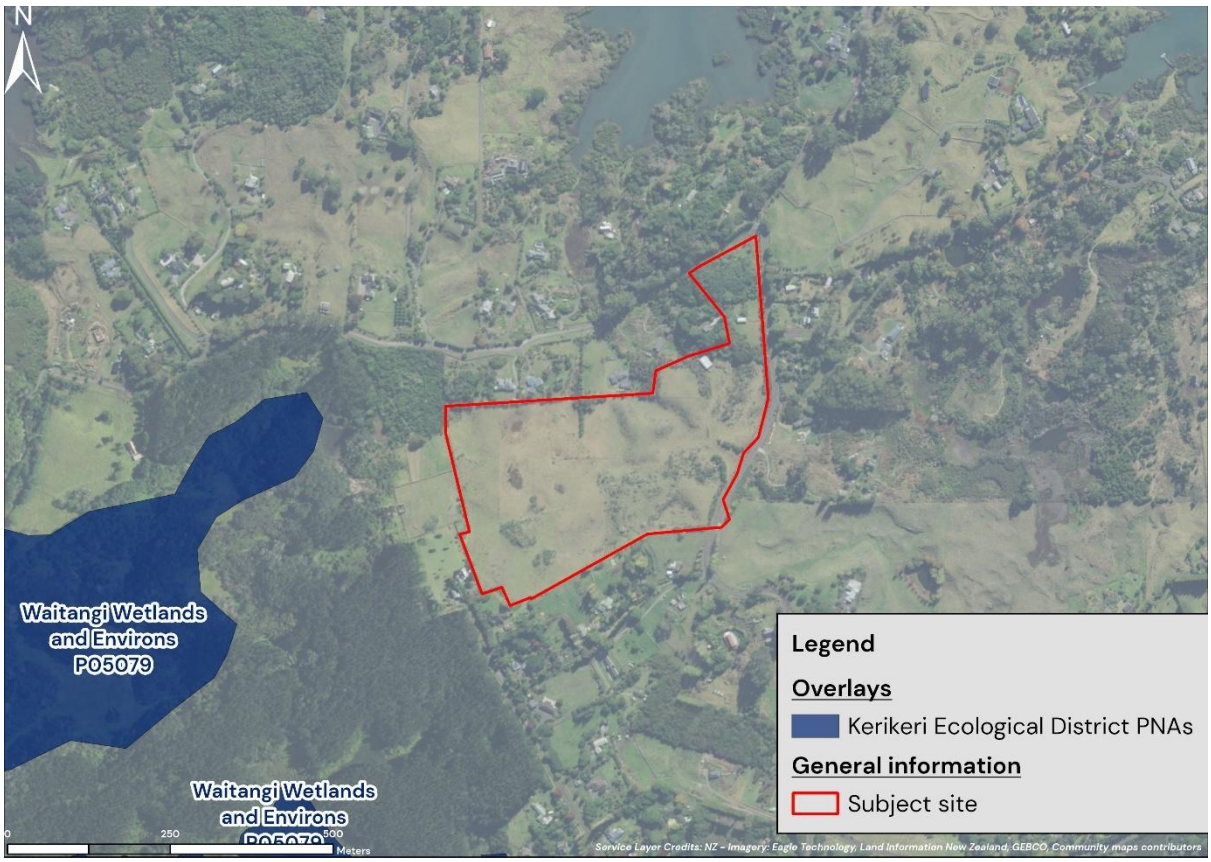

Figure 8: Showing the nearby PNA overlays in relation to the site's location

4.0 ECOLOGICAL SURVEY RESULTS

4.1. Terrestrial

Field surveys were carried out in September 2025 to assess the vegetation types present on-site, as well as in the areas directly adjacent to the site where relevant. The identified habitats both within and surrounding the site are illustrated in Figure 14. A general overview of the habitats and species observed within these areas is provided in the following sections.

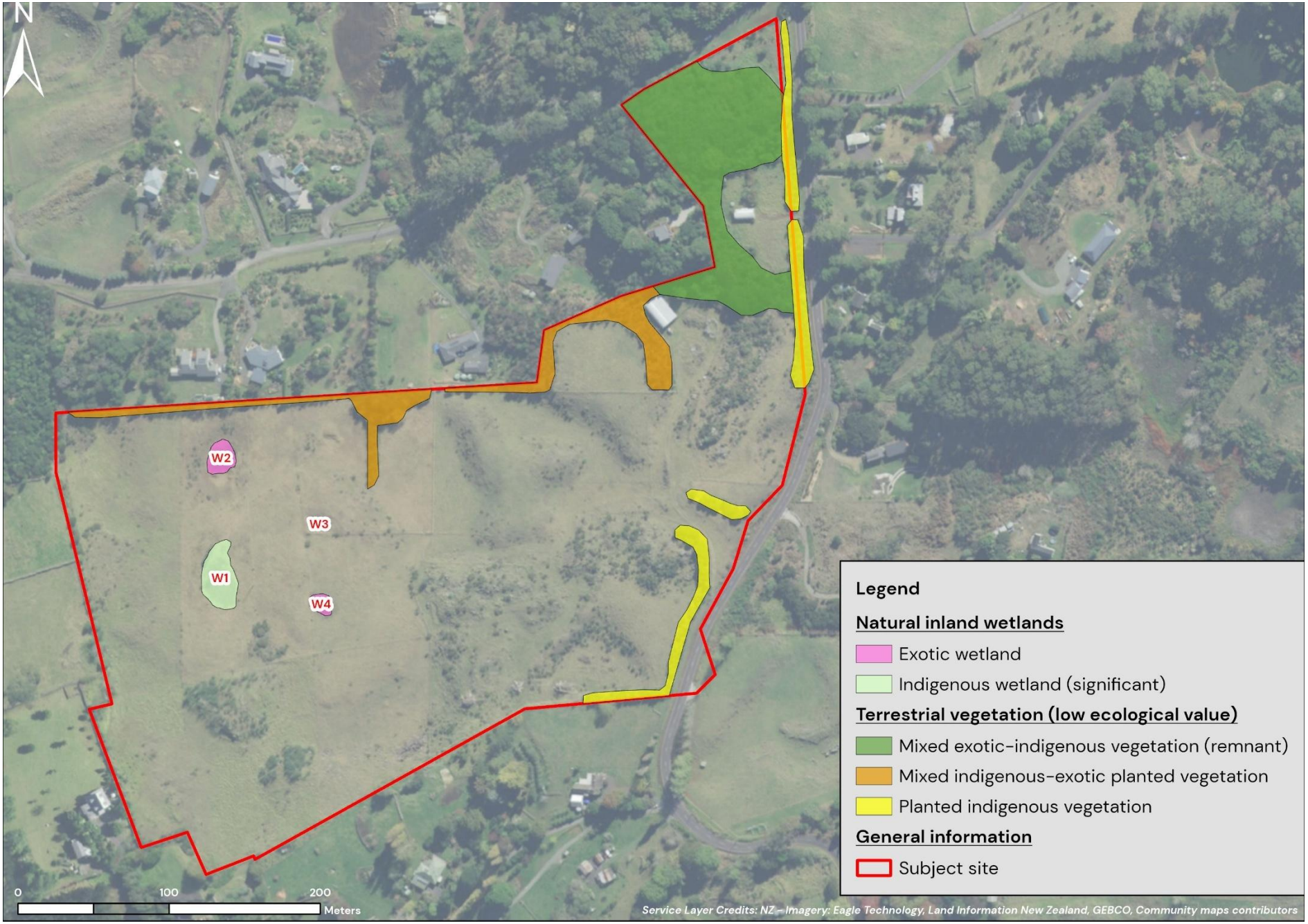

Figure 9: Showing general habitat types noted during field surveys in September 2025

4.1.1. Natural inland wetlands

The site contains four small wetland areas generally present within minor depressions in the topography along the western aspect of the subject site (identified under Figure 9).

Wetland Area W1 is approximately 815 m² in size and is dominated by indigenous sedge and rush species, primarily kūkuta (*Eleocharis sphacelata*), interspersed with sharp spike sedge (*Eleocharis acuta*) and with a lower density of pūrei (*Carex secta*). Exotic species such as soft rush (*Juncus effusus*) and green and white sedge (*Carex longii*) are also present at varying densities. The central wetland area contains patches of open water supporting slender knotweed (*Persicaria decipiens*). Scattered mānuka (*Leptospermum scoparium*) occurs around the wetland margins. While degraded through decades of grazing pressures, this wetland area is still considered representative of the wider wetland types present within the surrounding landscape. Overall, Wetland W1 is an indigenous-dominated wetland system that is considered to meet the ecological significance criteria outlined under Appendix 5 of the Regional Policy Statement (RPS) for Northland.

The remaining three wetland areas (W2–W4) are small, and isolated within the pastoral landscape, ranging from approximately 58 m² to 335 m², and are dominated by exotic species. These wetlands primarily comprise a mixture of soft rush (*Juncus effusus*), slender knotweed (*Persicaria decipiens*), and red pondweed (*Potamogeton cheesemanii*). These wetlands are ephemeral in nature, forming within shallow depressions that overlie a dense rock pan, a feature characteristic of this part of the landscape. Consequently, surface water is only temporarily retained following periods of rainfall, with the highly porous underlying geology limiting the wetlands' ability to support continuous or diverse vegetation cover throughout the year. Due to their exotic species dominance, small size, and ephemeral hydrological regime, W2–W4 are considered to be of low ecological value and do not meet the significance criteria outlined under Appendix 5 of the Regional Policy Statement (RPS) for Northland. These wetland environments are considered typical of the site and surrounds, often forming atop shallow depressions or dense rock pans with imperfect drainage.

Figure 10: Showing wetland area W1

Figure 11: Showing a representative example of exotic species dominated ephemeral wetland areas (W2 pictured)

4.1.2. Planted vegetation

Areas of planted vegetation are present across the site, generally located along the sites existing entranceway, along external boundaries or, in some instances, along fencelines where they have been established for screening or shelterbelt purposes. These plantings comprise a mix of indigenous and exotic species. Common indigenous plantings include *Coprosma repens*, *Coprosma macrocarpa*, cabbage trees and akeake (*Dodonaea viscosa*), with rows of pōhutukawa (*Metrosideros excelsa*) planted along the main entranceway. Along the external boundaries, flax (*Phormium tenax*), cabbage trees (*Cordyline australis*), karo (*Pittosporum crassifolium*), and karamu (*Coprosma robusta)* are also present.

Intermixed within these areas are a range of exotic species such as Taiwan cherry (*Prunus campanulata*), magnolia (*Magnolia* spp.), aloe (*Aloe* spp.), and rosemary (*Salvia rosmarinus*). While these plantings provide a degree of screening and amenity value, they are considered to be of low ecological value overall and do not meet the significance criteria outlined under Appendix 5 of the Regional Policy Statement for Northland.

Figure 12: Showing an area of existing planted indigenous vegetation on site

4.1.3. Exotic-indigenous scrub/treeland

The northern aspect of the site contains an area of mixed exotic and indigenous vegetation, largely extending around the margins and across the top of a rocky outcrop. The vegetation is primarily comprised of scattered exotic tree species including poplar (*Populus* spp.), magnolia (*Magnolia* spp.), monkey apple (*Syzygium smithii*), and cypress (*Cupressus* spp.). Other exotic pest species are also present, including Taiwan cherry (*Prunus campanulata*), tree privet (*Ligustrum lucidum*), Chinese privet (*Ligustrum sinense*), gorse (*Ulex europaeus*), pampas (*Cortaderia selloana*), and woolly nightshade (*Solanum mauritianum*). Mature swan plant

(*Gomphocarpus physocarpus*) was observed throughout many of these areas. Its rapid self-seeding ability has led to numerous juveniles and seedlings establishing across the wider pasture, including within some of the wetland areas on site.

Some indigenous trees and shrubs are also present, though these are limited in extent. Species recorded include karamū (*Coprosma robusta*), kānuka (*Kunzea robusta*), kawakawa (*Piper excelsum*), māhoe (*Melicytus ramiflorus*), tottara (*Podocarpus totara*), koromiko (*Veronica diosmifolia*), cabbage tree (*Cordyline australis*), and flax (*Phormium tenax*).

Ground cover within this area is dominated by invasive species, particularly tradescantia (*Tradescantia fluminensis*) and Japanese honeysuckle (*Lonicera japonica*), which form dense mats and climbing smothers over trees and shrubs.

Given the dominance of exotic species and the limited extent of indigenous vegetation, this habitat does not meet the significance criteria outlined under Appendix 5 of the Regional Policy Statement for Northland, albeit its retention on site is recommended to provide for potential fauna habitat values.

Figure 13: Showing the mixed exotic-indigenous vegetation extending along the sites northernmost aspect

4.1.4. Exotic pasture with scrub

The remainder of the pastoral environment is largely characterized by open pasture with patches of gorse (*Ulex europaeus*), blackberry (*Rubus fruticosus* agg.) and black wattle (*Acacia mearnsii*). It is understood that this exotic vegetation is routinely cleared to facilitate grazing use.

This vegetation type is of negligible ecological value and does not meet any significance criteria as outlined under Appendix 5 of RPS for Northland.

Figure 14: Showing a representative example of exotic pasture with gorse patches

4.2. Avifauna

Avifauna species were observed on the site via opportunistic observations during a site visit in September 2025, with a comprehensive bird species list outlined in Table 4. Commonly observed species included welcome swallow (*Hirundo neoxena*), common myna (*Acridotheres tristis*), spur-winged plover (*Vanellus miles*), pūkeko (*Porphyrio melanotus*), and paradise shelduck (*Tadorna variegata*), with species such as New Zealand fantail (*Rhipidura fuliginosa*) and sacred kingfisher (*Todiramphus sanctus*) recorded nearby wetland area W1.

Overall, the diversity of bird species observed was low to moderate, reflective of the broader agricultural land matrix. This assemblage indicates a typical mix of species that have adapted to semi-rural environments, utilizing the available habitats within the site for foraging and movement.

The site is not located within known kiwi distribution areas (Kiwi distribution (DOC 2018)), and no known records of 'At Risk' or 'Endangered' avifauna have been recorded nearby the site according to DOC BioWeb data portal.

Table 1: Bird species recorded on the site during site visits in September 2025

Scientific name	Common name	Conservation status
Acridotheres tristis	Myna	Introduced & Naturalised
Carduelis carduelis	European goldfinch	Introduced & Naturalised
Circus approximans	Swamp harrier	Native & Not Threatened
Hirundo neoxena	Welcome swallow	Native & Not Threatened

Passer domesticus	House sparrow	Introduced & Naturalised
Porphyrio melanotus	Pukeko	Native & Not threatened
Rhipidura fuliginosa	New Zealand fantail	Endemic & Not Threatened
Tadorna variegata	Paradise shelduck	Endemic & Not Threatened
Todiramphus sanctus	Sacred kingfisher	Native & Not Threatened
Vanellus miles	Spur-winged plover	Native & Not Threatened
Zosterops lateralis	Silvereye	Native & Not Threatened

4.3. Lizards

A visual inspection and habitat suitability assessment were carried out during site visit in September 2025. The majority of the site is in short exotic pastureland that is grazed and generally is considered to be low quality habitat for any ground dwelling lizards. While no lizard fauna was observed during the site visit, it is considered that the terrestrial vegetation within the mixed exotic-indigenous scrub/treeland located within the northernmost aspect of the site does contain some potentially suitable habitat for species such as copper skink (*Oligosoma aeneum*).

Table 2 below outlines the species likely to occur within the wider area and their corresponding conservation status. The current ecological value of on-site habitats for native lizards is considered to be low. No vegetation clearance within the exotic-indigenous treeland/scrub is proposed as part of the site development proposal. Therefore, the nature of the site development proposal is unlikely to have any effect on any potential lizard populations.

Table 2: Herpetofauna likely to be present with the surrounding area, inbuilding latest Threat Status (Hitchmough et al. 2021)

Common name	Latin name	Threat status	Suitable habitat on site or nearby ?
Rainbow/plague skink	*Lampropholis delicata*	Unwanted organism	Likely present on site and surrounds.
Green and golden bell frog	*Ranoidea aurea*	Exotic species	Likely present on site and surrounds.
Forest gecko	*Mokopirirakau granulatus*	At Risk - Declining	Suitable habitat in the nearby Waitangi Wetlands & Environs (P05/079)
Elegant gecko	*Naultinus elegans*	At Risk - Declining	Suitable habitat in the nearby Waitangi Wetlands & Environs (P05/079)
Northland green gecko	*Naultinus greyii*	At Risk - Declining	Suitable habitat in the nearby Waitangi Wetlands & Environs (P05/079)
Copper skink	*Oligosoma aeneum*	At Risk - Declining	Not observed on site, but suitable habitat on site within the exotic-indigenous scrub/treeland within the sites northernmost aspect
Ornate skink	*Oligosoma ornatum*	At Risk - Declining	Suitable habitat in the nearby Waitangi Wetlands & Environs (P05/079)

4.4. Bats

New Zealand has two native bat species, being the long-tailed bat (*Chalinolobus tuberculatus*: Threatened-Nationally Critical) and the lesser short-tailed bat (*Mystacina tuberculata*: Threatened-Nationally Vulnerable). Native bats are 'absolutely protected' under the Wildlife Act (1953).

A search of DOC BioWeb (2025) database shows that the closest confirmed long-tailed bat record is approximately 20km to the west of the site in Puketi Forest. Bats are highly mobile fauna and can travel up to 20km or more in a single night. They have large territories and are listed on the NPSIB's highly mobile fauna list.

During the site visit in September 2025, a visual assessment for potential roost sites was undertaken. It was deemed that the site does not contain any large mature trees which could potentially form suitable roost trees for long-tailed bats. No mature vegetation clearance is proposed as part of the site development proposal. Therefore, the nature of the site development proposal is unlikely to have any effect on any potential bat populations.

5.0 POTENTIAL ECOLOGICAL EFFECTS AND MITIGATION

The following sections describe potential ecological effects based on the general layout and location plan and associated services as shown within the proposed Scheme Plan prepared by Maven. The proposed development areas have been selected in consultation with Wild Ecology to ensure that development footprint is contained, as far as feasible and practicable, within areas that are relatively free of ecological constraints and thus potential effects are localised and minimised. A brief assessment of potential ecological effects and mitigation measures is provided under Table 3.

Generally, the potential adverse effects associated with the site development on ecological values are:

- Potential loss of habitat;
- Change in flow regime due to increased site imperviousness;
- Soil erosion and sedimentation from earthworks;
- Water quality effects from sediment, nutrient, or contaminant runoff into wetlands.

Overall, the actual or potential adverse effects on ecological values that may result from the proposed development will be generally 'low' provided works are carried out in a manner that gives effect to the expert reporting and recommendations prepared for the proposal. It is therefore deemed that the development can be carried out in a manner that will not adversely affect the ecological values on site.

Table 3: Magnitude and level of impact for proposed development before and after mitigation

Effect/activity	Potential habitat or species impacted	Ecological value	Magnitude of effect (no mitigation)	Comment	Recommended mitigation/management measures	Level of effect (with management in place)
Earthworks and sedimentation, smothering bed	All aquatic habitats	High (W1) Low (W2-W4)	High	Earthworks associated with the active development of the site have the potential to result in sediment runoff into the on-site wetland areas.	The ecological effect associated with earthworks is assessed as low should these be carried out in accordance with accordance with Auckland Council Guideline Documents 2016/005: Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region as required under Section C.8.3 of the NRC Proposed Regional Plan for Northland (February 2024).	Low
Stormwater infrastructure and management	Aquatic habitats	High (W1) Low (W2-W4)	High	The development of pasture into additional dwellings and servicing can result in alteration to natural drainage patterns and increased catchment imperviousness that can alter hydrology and water quality.	Stormwater infrastructure construction, management, and dispersal are not expected to adversely affect the hydrology, habitat quality, or water quantity of the aquatic habitats on site and in the immediate surroundings, provided they are located outside the wetland habitats identified on site, and constructed and maintained in accordance with recommendations made within the associated expert reporting prepared for the proposed development.	Low
Wastewater infrastructure and management	Aquatic habitats	High (W1) Low (W2-W4)	High	A communal wastewater field dispersal is proposed for the subdivision.	It is understood that a communal wastewater servicing will be provided within proposed Lot 14 and a communal dispersal field will be established within this lot. All wastewater infrastructure will be designed by a qualified engineer in accordance with best practices. It is considered that the design as shown within Maven Engineering Drawings abides by the setback requirements from waterbodies as outlined in the PRPN (February 2024).	Low

Effect/activity	Potential habitat or species impacted	Ecological value	Magnitude of effect (no mitigation)	Comment	Recommended mitigation/management measures	Level of effect (with management in place)
					It is recommended that primary wastewater dispersal field is planted with low-growing native species to enhance system performance, promote nutrient absorption, and help manage surface water flow. Provided the wastewater disposal system is installed and maintained according to the recommendations in the associated technical reports and those outlined above, no adverse effects on wetland habitats from the new effluent disposal field is anticipated.	
Impacts on natural inland wetland areas	Wetland habitats	High (W1) Low (W2-W4)	High	No natural inland wetlands are to be reclaimed or adversely affected on as part of the proposal. No earthworks proposed within a 10m wetland setback. Some minor earthworks and stormwater discharges may be required to take place within a 100m setback of natural inland wetland(s), but outside a 10m setback.	Where any earthworks or stormwater discharges are required to take place within a 100m setback of the mapped natural inland wetland areas appropriate sediment and erosion controls are to be implemented in accordance with a site specific Erosion and Sediment Control Plan.	Low
Fire risk	Terrestrial habitat	Low	Moderate	Introduction of new buildings near areas of existing terrestrial vegetation has the potential for increasing fire risk.	Where feasible and practicable it recommended that any landscape or amenity planting within 20m setback of all dwellings is to be native low-flammability species only to from a buffer between the dwellings and the existing vegetation. Ongoing	Low

Effect/activity	Potential habitat or species impacted	Ecological value	Magnitude of effect (no mitigation)	Comment	Recommended mitigation/management measures	Level of effect (with management in place)
					flammable weed management (e.g. gorse) within a 20m setback of all dwellings is recommended to ensure fire risk is minimized.	
Construction effects	Avifauna habitat	Low	Low	No At Risk or Threatened avifauna was noted within the site boundaries. Only common and mobile and common avifauna recorded.	No adverse effect on avifauna anticipated as no indigenous vegetation clearance is proposed to take part of the development. The only clearance that may potentially be require is that of clumps or individual exotic weeds primarily comprising of gorse which is routinely cleared throughout the site as part of the current site agricultural land use.	Low
Construction effects	Lizard habitat	Low-moderate	Low	Lizard habitat on site limited to the northernmost tip of the property comprised of exotic-indigenous vegetation which will not be impacted on by the proposed development.	No adverse effects on herpetofauna are expected, as no clearance is proposed within areas of contiguous vegetation. Where exotic vegetation clearance is required, it forms part of the existing baseline and is understood to occur routinely, primarily through manual or other low-impact methods	Low
Construction effect	Bat habitat	Low	Low	Previous long-tail bat records within 20km of the site. No suitable foraging and roosting habitat is present on site.	No adverse effect on bats anticipated. No mature tree clearance (exotic or indigenous) is required to facilitate development.	Low

6.0 RELEVANT PLANNING CONSIDERATIONS

The following section summarises the ecological considerations in relation to local, regional and national policy statements and regulations associated with the preservation and mitigation of effects related to potential development of the site. In respect to the proposal, it is considered that the following are applicable:

- Far North District Plan (FNDP) (Operative) 2009 – Rule 12.7.6.1.1. and Rule 12.4.6.1.2
- National Policy Statement for Indigenous Biodiversity (NPS-IB) (2023)
- National Policy Statement for Freshwater Management (NPS-FM) 2020
- Resource Management (National Environmental Standards for Freshwater) Regulations (NES-FW) (2020)

Policies and regulations relating to each of the specific plans are further outlined in sections below.

6.1. FNDP Rule 12.7.6.1.1 – Setbacks from Wetlands

Under Rule 12.7.6.1.1 of the Operative Far North District Plan (oFNDP), any building or impermeable surface must be set back a minimum of 30 metres from the edge of any wetland that is 1 hectare or more in area. No wetlands present on the site exceed 1 hectare in size. As such, the provisions of Rule 12.7.6.1.1 do not apply to the proposed development.

6.2. FNDP Rule 12.7.6.1.4 – Effluent discharges

The proposed wastewater discharges on Lot 14 will infringe Rule 12.7.6.1.4 of the Far North District Plan, as treated effluent disposal is proposed within a 30-metre setback from Wetland W1 (please refer to Figure 16), noting that the closest point between the proposed primary wastewater field and wetland W1 is a minimum 22m.

According to Maven Infarstcture Report, wastewater from the subdivision will be managed through a reticulated pressure sewer system, consistent with the previously approved resource consent layout but updated to meet the current FNDC Engineering Standards (Section 5.2.12 – Pressure Sewer Systems). Each lot will connect via a DN40 PE lateral to a boundary box, which will discharge to a reticulated pressure main (HDPE, DN50 or greater) within the new road corridor. This main will convey flows to a central treatment facility located within the subdivision.

It is understood that wastewater will undergo secondary treatment using Recirculating Textile Filters (RTF), followed by tertiary treatment through an ultra-filtration (UF) membrane unit to achieve effective removal of pathogens and nutrients. The treated effluent will then be disposed of to land via a subsurface drip irrigation network, with a reserve disposal area also provided in accordance with FNDC requirements.

Additional mitigation will be achieved through the establishment of a planted buffer of no less than 10 metres around Wetland W1, together with planting of the drip irrigation field itself to enhance nutrient uptake and reduce the potential for off-site effects. The system design and capacity remain consistent with the earlier approved concept, with final design details to be confirmed at the Engineering Plan Approval stage.

Overall, while the proposal does not comply with the setback rule, the advanced level of treatment, combined with subsurface irrigation, provision of a reserve area, and wetland ecological enhancement through planting, provides a robust level of mitigation and ensures that potential adverse effects on Wetland W1 are appropriately avoided, remedied, or mitigated.

6.3. FNDP Rule 12.4.6.1.2 – Fire risk to residential units

Rule 12.4.6.1.2. requires that residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest. It is understood that a number of dwellings are likely to be located within a 20m setback of the existing terrestrial vegetation, of note being Lots 1-5, 7, 8, 10 and 11. Where feasible and practicable it recommended that any landscape or amenity planting within 20m setback of all dwellings is to be native low-flammability species only to from a buffer between the dwellings and the existing vegetation. Ongoing flammable weed management (e.g. gorse) within a 20m setback of all dwellings is recommended to ensure fire risk is minimized.

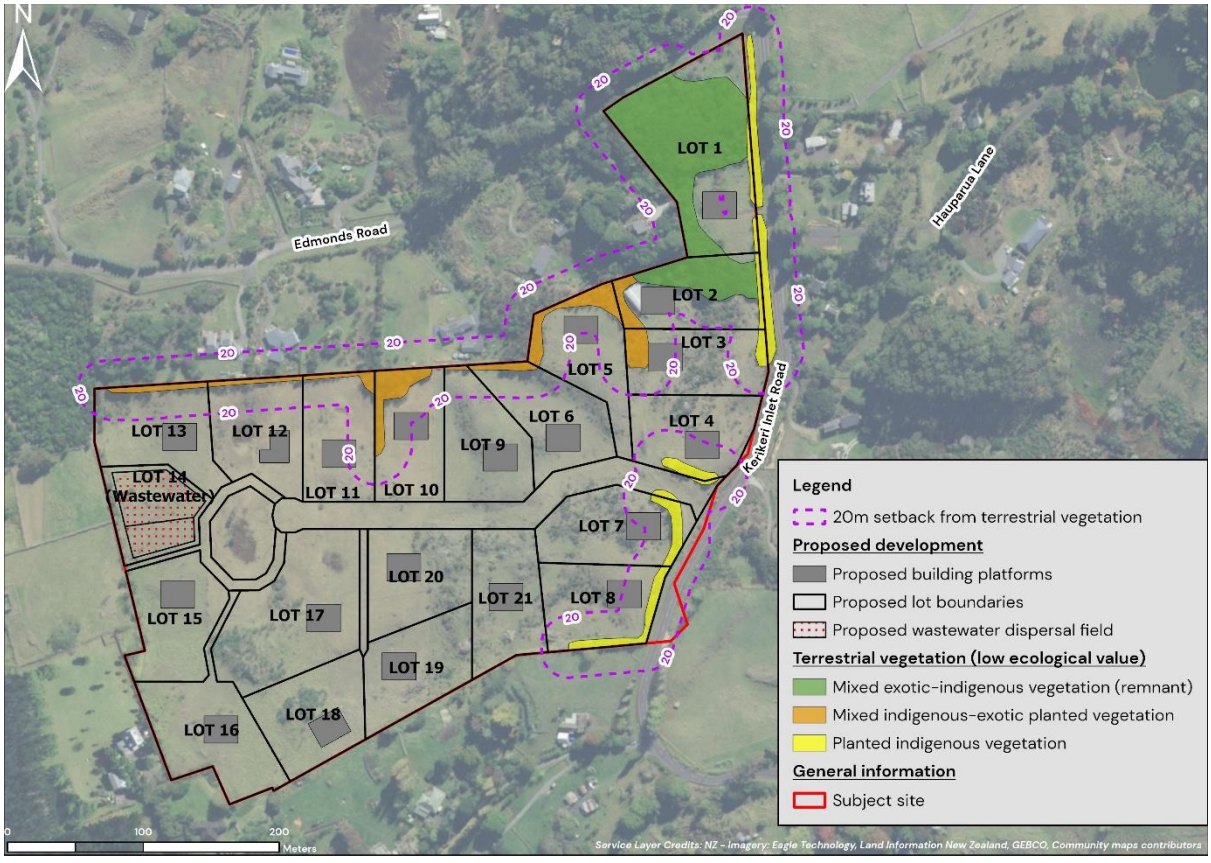

Figure 15: Showing the onsite mapped terrestrial vegetation with 20m setbacks

6.4. Exotic vegetation clearance

Some limited clearance of exotic vegetation may be required to enable construction of dwellings and associated infrastructure within the development area. Such clearance is anticipated to be isolated and confined to areas dominated by exotic pastureland with scattered exotic weeds, primarily gorse.

The removal of this vegetation—comprising mainly exotic pasture, regenerating gorse, and scattered black wattle—is a permitted activity under the Operative Far North District Plan (oFNDP). As the vegetation proposed for removal is predominantly exotic, occurs in a modified pasture setting, and provides little ecological value or critical habitat for indigenous flora and fauna, the associated ecological effects are considered negligible.

6.5. National Policy Statement for Freshwater Management (2020)

New Zealand has historically lost most of its wetland extent. Those remaining are rare and valuable ecosystems. The core intent of the policies in the NPS-FM (2020) is to provide stronger protection for freshwater bodies and wetlands. It also places a statutory responsibility on territorial and consenting authorities to give effect to Te Mana o te Wai by prioritizing the health and wellbeing of our waterways. With respect to Te Mana o te Wai, the hierarchy of obligations for consenting authorities are;

1. first, to prioritise the health and well-being of water bodies and freshwater ecosystems;
2. second, the health needs of people (such as drinking water); and
3. third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

In relation to the proposed site development, the application demonstrates a commitment to adhering to the hierarchy of obligations set out in the NPS-FM (2020). The primary focus has been on avoiding potential adverse effects on the identified natural inland wetlands within the site and integrating these areas into the overall subdivision design.

6.6. National Environmental Standards for Freshwater Management (2020)

The proposed development (please refer to the Scheme Plan by Maven) has been designed with the input of the results of the habitat classification and delineation provided by Wild Ecology, with the proposed built development to be placed as far as practicable from sensitive receiving environments.

Having reviewed the proposed Scheme Plan and Engineering Plans prepared by Maven, it is understood that no earthworks, vegetation clearance or stormwater discharges shall take place within a 10m setback of an identified natural inland wetland areas (Figure 16). All stormwater management devices (including swales and outlets) shall be located outside the 10m wetland setback. All proposed future building platforms are located outside the 10m wetland setback.

Wastewater discharges will be to land only (not water) and therefore do not require a consent under NES-FW.

For any earthworks, water take, use, damming, or diversion activities occurring outside the 10m wetland setback but within the wider 100m buffer, mitigation measures have been recommended. These include the implementation of standard sediment and erosion control measures to be implemented before and during construction. While the 100m setback acts as an extended buffer, it is anticipated that, with appropriate sediment and erosion controls in place, any construction or water diversion or discharge activities within a 100m wetland setback will avoid any adverse effects on the wetland ecosystem and will not lead to the complete or partial drainage of the natural inland wetland(s). With mitigation in place the overall effects associated with construction within 100m wetland setbacks are assessed as 'low'.

Based on the assessment, it is concluded that the proposed development, with the outlined mitigation measures and restoration initiatives, is appropriately designed to avoid significant adverse effects on natural inland wetlands. The proposal is consistent with the relevant regulatory requirements, and the overall ecological impacts are assessed as 'low'.

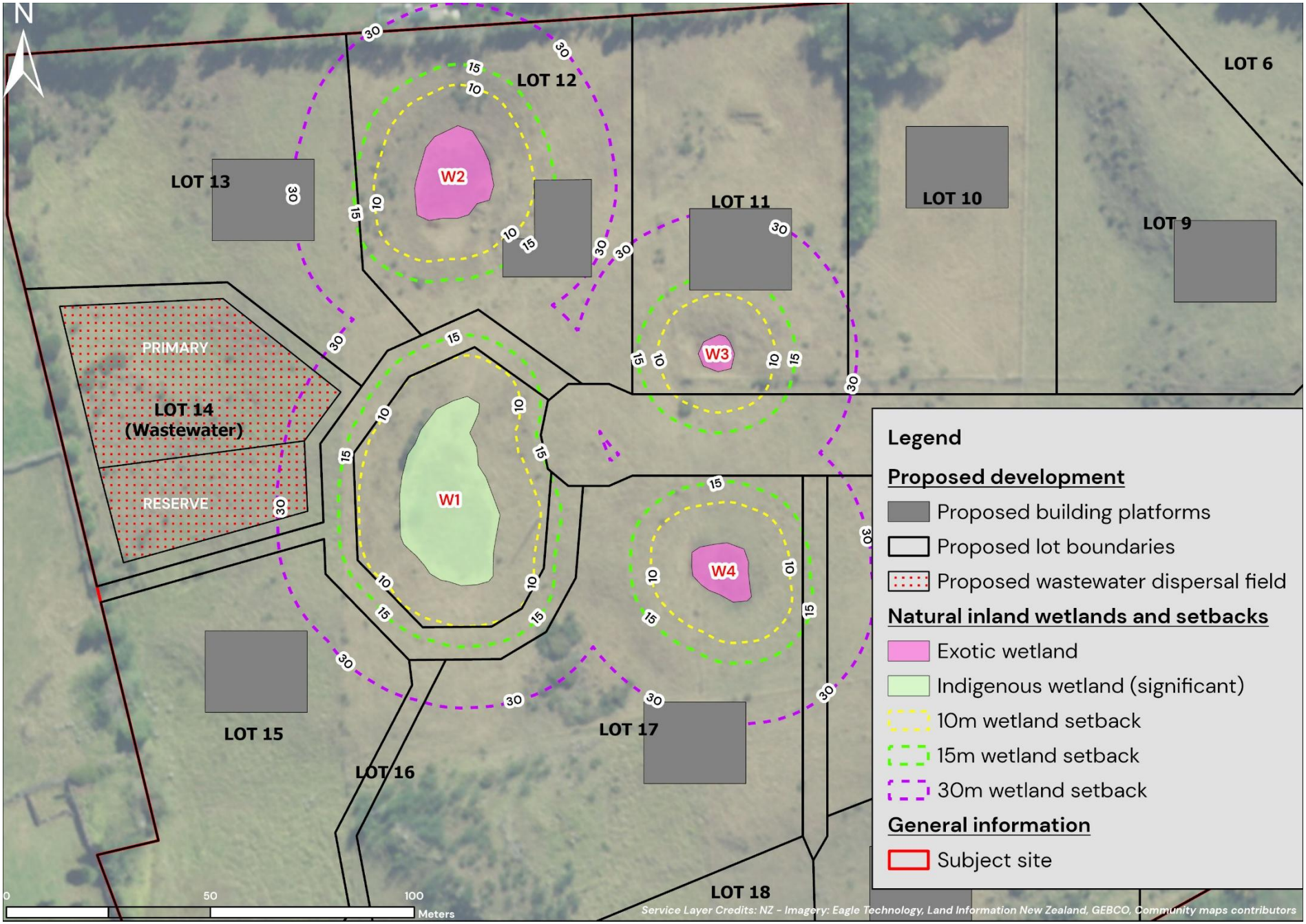

Figure 16: Proposed development layout prepared by Maven with natural inland wetland areas and associated 10m, 15m and 30m setbacks overlay

6.7. National Policy Statement for Indigenous Biodiversity (NPS-IB) (2023)

National Policy Statement for Indigenous Biodiversity (NPS-IB) came into force on August 4th, 2023 (commencement date) and applies to indigenous biodiversity in the terrestrial environment throughout Aotearoa New Zealand. The objective of NPS-IB is to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date.

It is deemed that the proposal gives effect to the objectives and policies of NPS-IB through

(a) Having been shaped by a careful design-led approach to development that integrates the necessary infrastructure of the proposal with the existing ecological and landscape context and demonstrates a strong commitment to sustainable development principles.
(b) Applies the effects management hierarchy by avoiding or minimising potential adverse effects in the first instance through development design.
(c) Avoiding or mitigating potential adverse ecological effects through utilising previously cleared areas of vegetation (i.e. existing pasture) to facilitate access and site development. No indigenous vegetation clearance will be required to facilitate the site development.
(d) Where any earthworks are to take place near sensitive terrestrial or aquatic environments, earthworks controls have been put in place to ensure that the feature is appropriately protected.

7.0 WETLAND ENHANCEMENT

Wetland area W1 has been identified as the only notable ecological feature within the site boundaries that remains representative of its original habitat type. Despite showing signs of degradation as a result of prolonged stock grazing pressures over several decades, the wetland has been assessed as meeting the relevant ecological significance criteria outlined in Appendix 5 of the Northland Regional Policy Statement (RPS).

It is recommended that wetland W1 be actively enhanced and restored wherever feasible and practicable. Enhancement measures should focus on a programme of revegetation, including targeted infill planting within the wetland area to increase indigenous vegetation cover and diversity, as well as the establishment of a buffer planting zone around the wetland perimeter to provide a planted buffer between the built environment and core wetland area. These measures will assist in improving hydrological functioning, stabilising soils, enhancing habitat quality, and ultimately promoting long-term ecological resilience of the wetland area.

An indicative Wetland Enhancement Plan is provided in Figure 17 and a recommended list of suitable indigenous plant species to be utilised for both infill and buffer planting is attached in Table 4, selected to reflect species that are locally appropriate, resilient, and ecologically compatible with the habitat type present.

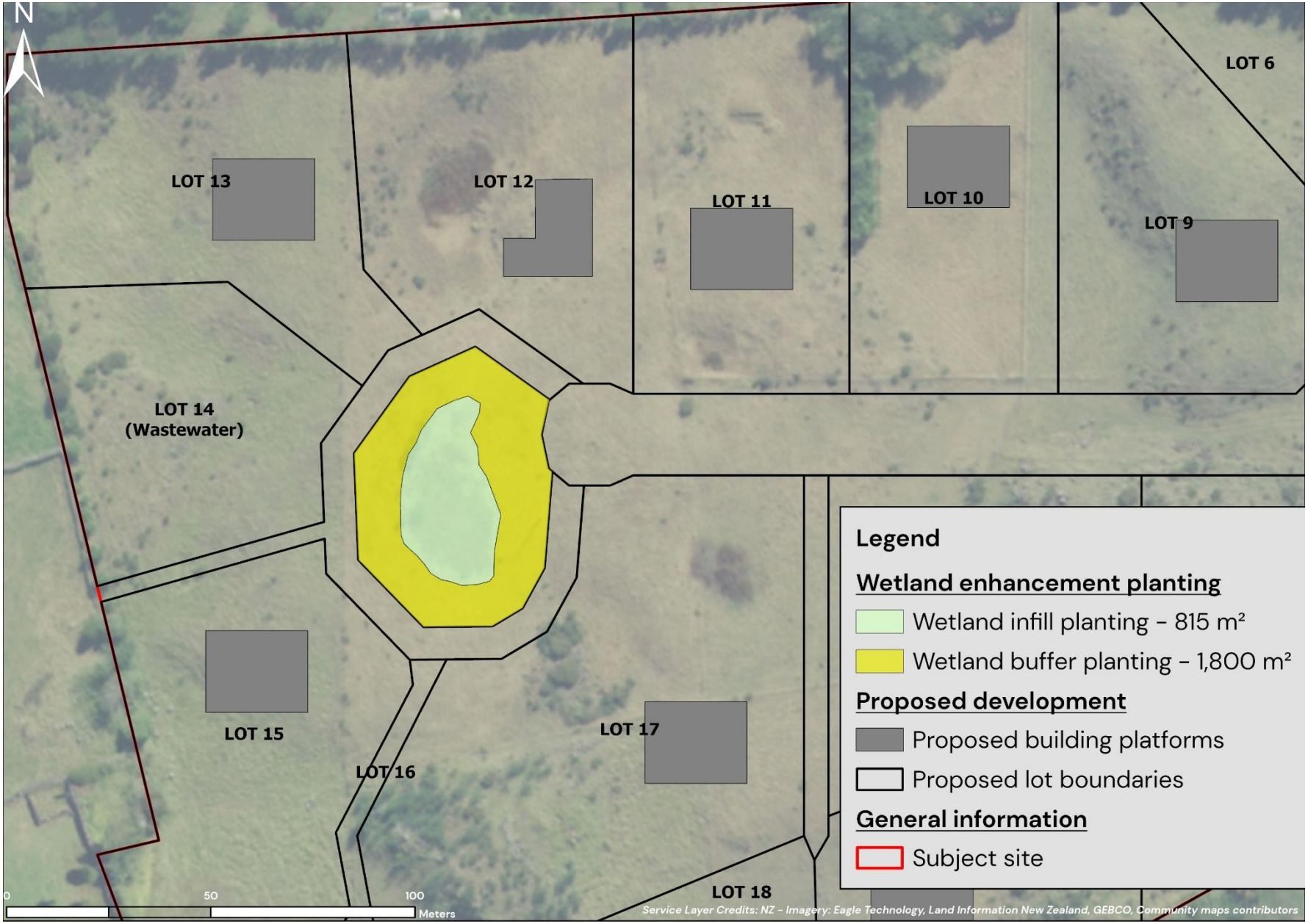

Figure 17: Proposed wetland enhancement planting of W1

Table 4: Proposed wetland W1 enhancement area planting species detail

Eco-sourcing region		Kerikeri ED							
Stakes required		Recommended – alternatively if stakes not used more frequent ongoing plant releasing required							
Planting timeframes		April-September							
Fertiliser required		Recommended							
Irrigation		Only should planting occur within shoulder season (i.e. March/October)							
		Wetland buffer planting – 1,800 m^2				Wetland infill planting – 815 m^2			
Scientific name	Common name	% mix	Grade	Spacing (m)	Plant no	% mix	Grade	Spacing (m)	Plant no
Carex lessoniana	Rautahi					10%	0.5L	1-2m	24
Carex virgata	Pukio					10%	0.5L	1-2m	24
Carex secta	Purei					10%	0.5L	1-2m	24
Coprosma robusta	Karamu	10%	0.5L	1.4m	105				
Cordyline australis	Ti kouka	15%	0.5L	1.4m	158				
Cyperus ustulatus	Giant umbrella sedge					10%	0.5L	1-2m	24
Dacrycarpus dacrydioides	Kahikatea	5%	1L	2m	26				
Kunzea linearis	Kanuka	30%	0.5L	1.4m	275				
Leptospermum scoparium	Manuka	15%	0.5L	1.4m	158				
Machaerina articulata	Jointed rush					20%	0.5L	1-2m	48
Machaerina rubiginosa	Orange nut sedge					40%	0.5L	1-2m	96
Melicytus ramiflorus	Mahoe	5%	0.5L	1.4m	53				
Phormium tenax	Harakeke	10%	0.5L	1.4m	105				
Pittosporum eugeniodes	Tarata	5%	1L	2m	26				
Podocarpus totara	Totara	5%	1L	2m	26				
Total plant required		1172 plants required							

8.0 CONCLUSION AND RECOMMENDATIONS

The potential ecological effects of the proposed subdivision and associated infrastructure have been assessed with reference to terrestrial and wetland values, as summarised in Table 3. The development layout has been carefully designed in consultation with Wild Ecology to avoid areas of highest ecological sensitivity, minimise potential adverse effects, and provide opportunities for ecological enhancement.

With the recommended mitigation and management measures in place, the residual level of ecological effect is considered to be low. Key measures include erosion and sediment control during earthworks, stormwater and wastewater design in accordance with best practice, use of low-flammability planting to reduce fire risk, and active enhancement of wetland W1 through revegetation and buffer establishment.

On this basis, it is concluded that there are no significant ecological constraints to the proposed subdivision. Any potential adverse effects can be avoided, remedied, or mitigated through integrated design and compliance with relevant statutory requirements under the oFNDP, PRPN, NES-FW, and national policy statements. Furthermore, implementation of the proposed enhancement measures will contribute to a net gain in biodiversity and strengthen the long-term ecological resilience of wetland area W1.

9.0 REFERENCES

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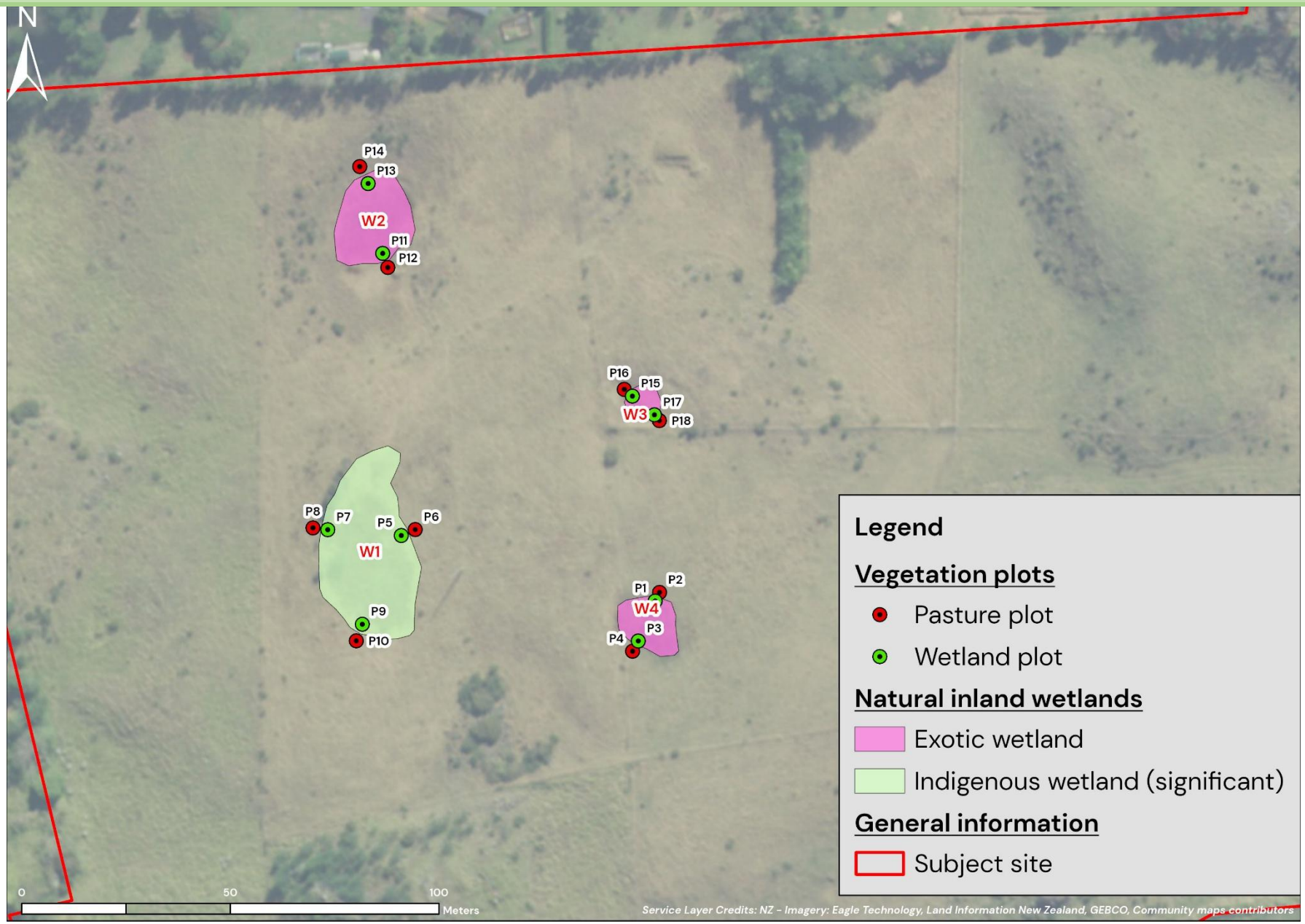
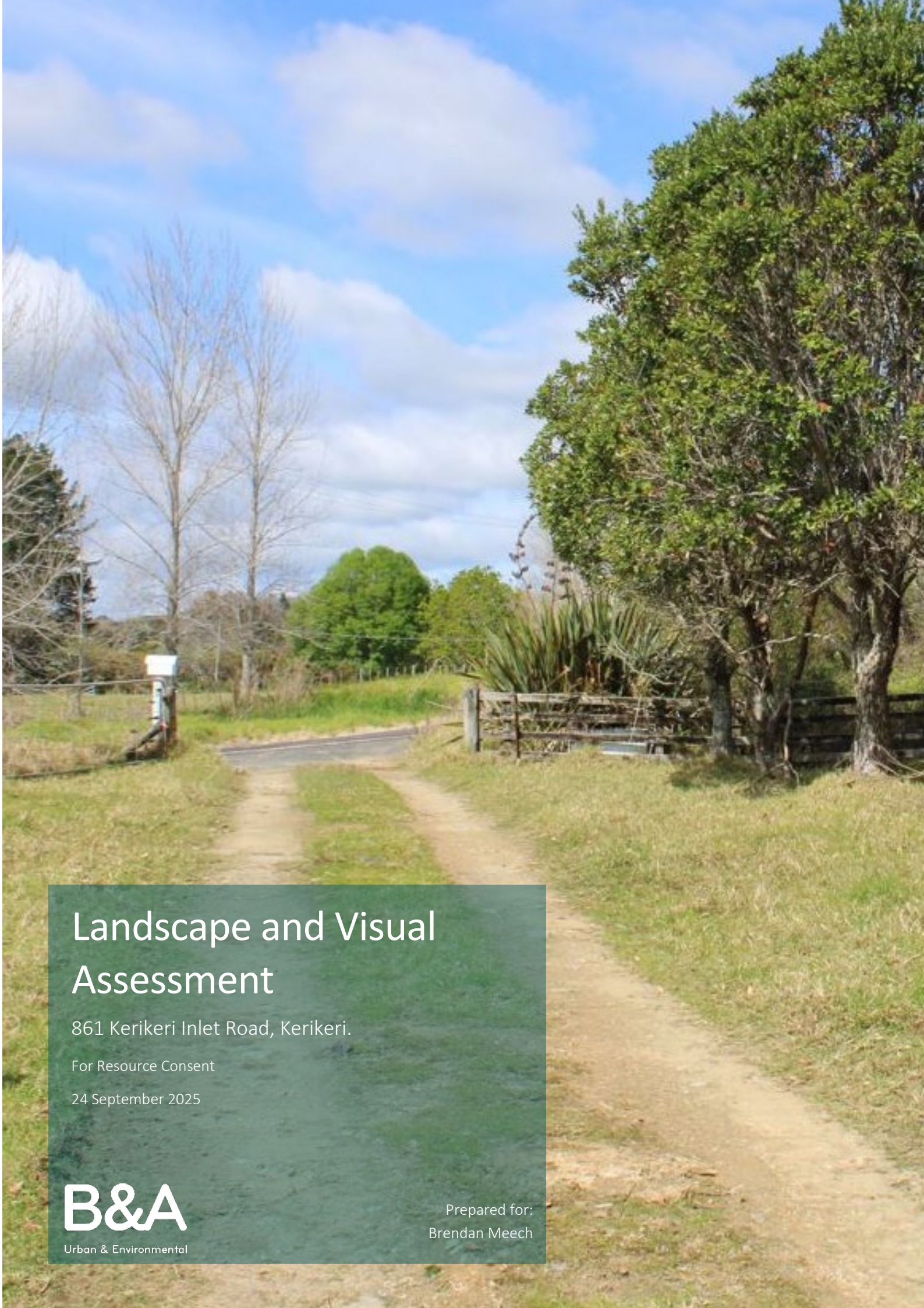
APPENDIX 1 – WETLAND DELINEATION RESULTS



Vegetation plots utilised in wetland delineation

Site	861 Kerikeri Inlet Road, Kerikeri																	
Date	17/09/2025																	
	Vegetation plots																	
Species	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	P14	P15	P16	P17	P18
Carex longii					10%		20%		5%		8%		10%		25%		5%	
Carex secta							5%											
Cenchrus clandestinus	20%	80%	10%	90%		90%	10%	90%		90%		80%	15%	80%	5%	90%		90%
Eleocharis acuta					15%		5%		10%									
Eleocharis sphacelata					30%		20%		30%									
Hypochaeris radicata								3%				5%		5%				
Juncus effusus	35%		10%		5%	2%	10%		5%		80%		55%		30%		90%	
Leptospermum scoparium							5%											
Lotus pedunculatus					5%													3%
Paspalum dilatatum		5%	5%	5%		5%	5%	5%				10%		10%	5%	3%		5%
Paspalum distichum			60%		5%				5%	5%	5%		10%		25%		5%	
Persicaria decipiens	40%				30%		20%		30%		5%							
Potamogeton cheesemanii	5%		15%						15%						5%			
Ranunculus repens						1%				2%	2%	5%	5%	5%	5%	5%		2%
Rumex acetosa		15%		5%		1%		2%		2%			5%			2%		
Ulex europaeus						1%				1%								
Total cover	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
% pasture species (MfE 2022)	20%	85%	15%	95%	5%	95%	15%	95%	0%	90%	0%	90%	15%	90%	10%	93%	0%	98%
Excluded from NPSFM?	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes
Rapid test	Yes	No	Yes	No	Yes	No	No	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
Dominance test	No	No	Yes	No	No	No	No	No	No	No	Yes	No	Yes	No	Yes	No	Yes	No
PI	1.95	3.85	2.15	3.95	1.40	3.94	2.05	3.98	1.20	3.86	2.05	3.95	2.50	3.95	2.45	3.93	2.05	3.95
NPSFM wetland (Yes or No)	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No



Landscape and Visual Assessment

861 Kerikeri Inlet Road, Kerikeri.

For Resource Consent

24 September 2025

B&A
Urban & Environmental

Prepared for:
Brendan Meech

B&A Reference:

026321

Status:

Final Revision A

Date:

24 September 2025

Prepared by:

Joseph McCready

Associate/Registered Landscape Architect, Barker & Associates Limited

Tuia Pito Ora
New Zealand Institute
of Landscape Architects

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1.0 Introduction

Brendan Meech (the Client) has engaged Barker & Associates (B&A) to prepare a Landscape and Visual Effects Assessment (LVA) to support a Resource Consent for a housing development at 861 Kerikeri Inlet Road (the Site). The purpose of the LVA is to provide a robust assessment of the existing environment, landscape values, and potential effects of the proposal on both the physical landscape and visual amenity. Prepared in line with *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines* and NZILA best practice, the assessment considers biophysical, sensory, and associative attributes using field observation, photographic analysis, and contextual evaluation. It identifies and evaluates actual and potential effects, and recommends mitigation measures to ensure adverse effects are appropriately managed.

1.1 Methodology

This assessment has been prepared by a registered landscape architect in accordance with Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines. A desktop study was first undertaken, including review of the District Plan and planning maps, architecture and engineering drawings, aerial imagery, Google Street View, and a Zone of Theoretical Visibility analysis.

A site visit in September 2025 confirmed Site conditions, including landform, landcover, land use, potential viewing audiences, and the character of the immediate and wider landscape context.

Landscape and visual effects have been assessed using a defined scale ranging from very high to very low, as set out in Appendix 1. Effects are understood as the result of change to landscape components, character, or quality, whether from landform or vegetation modification, new built form, or the temporary impacts of construction. Such changes may be:

- Positive (beneficial) – enhancing landscape character and quality;
- Negative (adverse) – detracting from existing character and quality; or
- Neutral (benign) – with little or no effect.

The degree of effect depends on factors including the proposal's consistency or contrast with the surrounding landscape, its visibility, the extent of the visual catchment, viewing distance and context, number and sensitivity of viewers, and the anticipated future character of the locality. Importantly, landscape change does not necessarily constitute an adverse effect.

1.2 The Proposal

The proposal involves a subdivision of rural land to create a series of residential allotments supported by infrastructure, access, and servicing. The layout has been informed by the landform, vegetation patterns, and ecological and cultural features, with lot boundaries and building platforms arranged to integrate with the existing landscape.

Development will occur in three stages, each providing a cluster of new lots along an internal road network vested in council, with access from Kerikeri Inlet Road. Lot sizes are consistent, maintaining a lifestyle allotment pattern, each with a defined building platform and effluent disposal areas including reserves for resilience.

Archaeological Sites, wetlands, vegetation, and stone walls are protected through covenants and setbacks, ensuring adverse effects on sensitive features are avoided or minimised. Overall, the subdivision balances enabling rural residential development with protecting environmental, cultural, and landscape values.

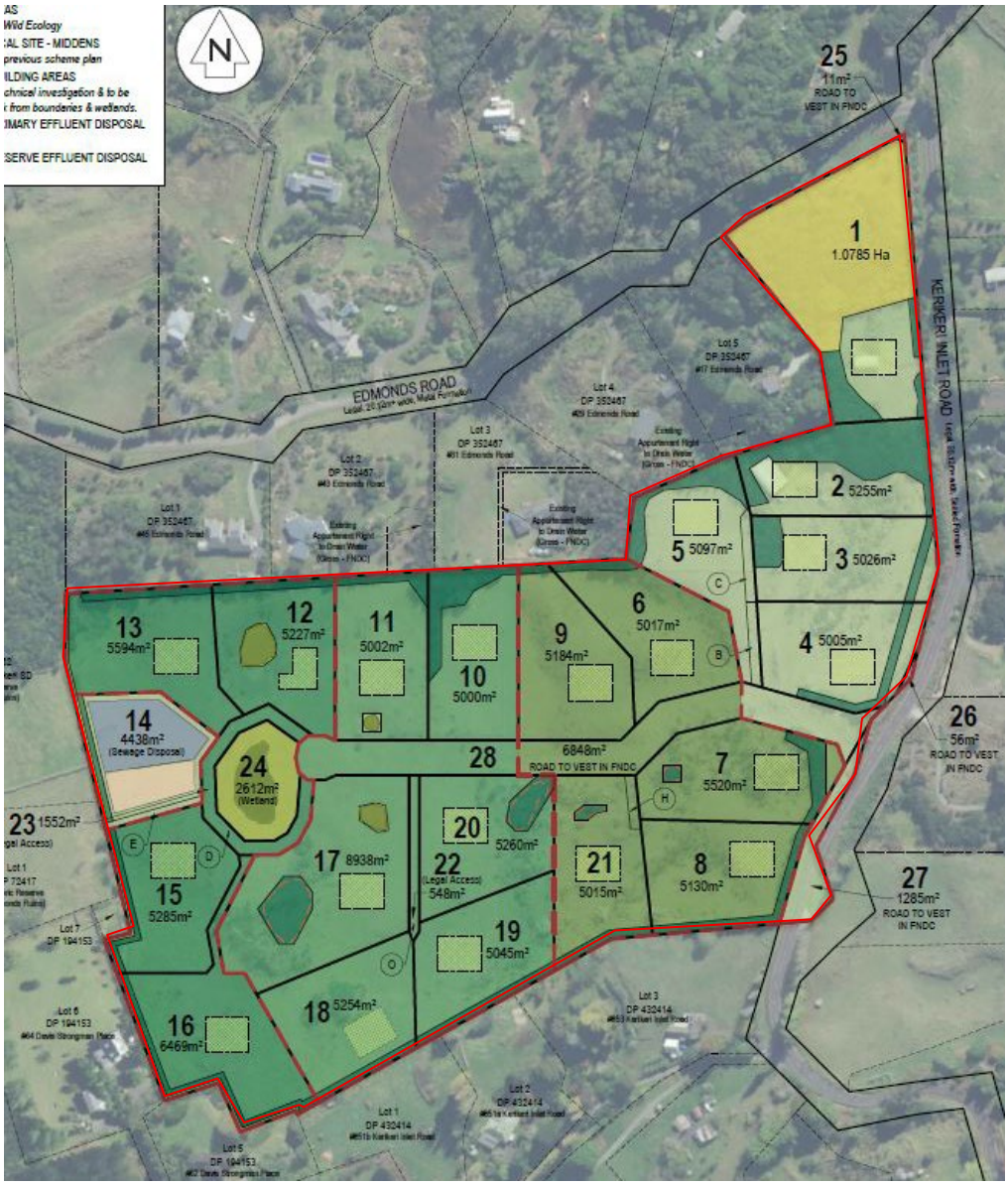


Figure 1 –The Proposal.

1.2.1 Key Subdivision Metrics

- **Total Site area**: approx. 13.145 hectares;
- **Number of lots created**: 21 residential lots;
- **Lot size range**: Smallest: approx. 1,133 m² (Lot 28)/Largest: approx. 8,314 m² (Lot 17);
- **Typical lot sizes**: generally, between 5,000–6,500 m², consistent with lifestyle development patterns;
- **Internal roads**: vested in council; and
- **On-Site effluent disposal**: Communal, within lot 14.

1.2.2 Environmental and cultural protections:

- Archaeological Sites (middens) excluded from development platforms;
- Stone wall covenant (3.0m wide protection strip); and

- Wetland setbacks (10m from significant indigenous wetlands).

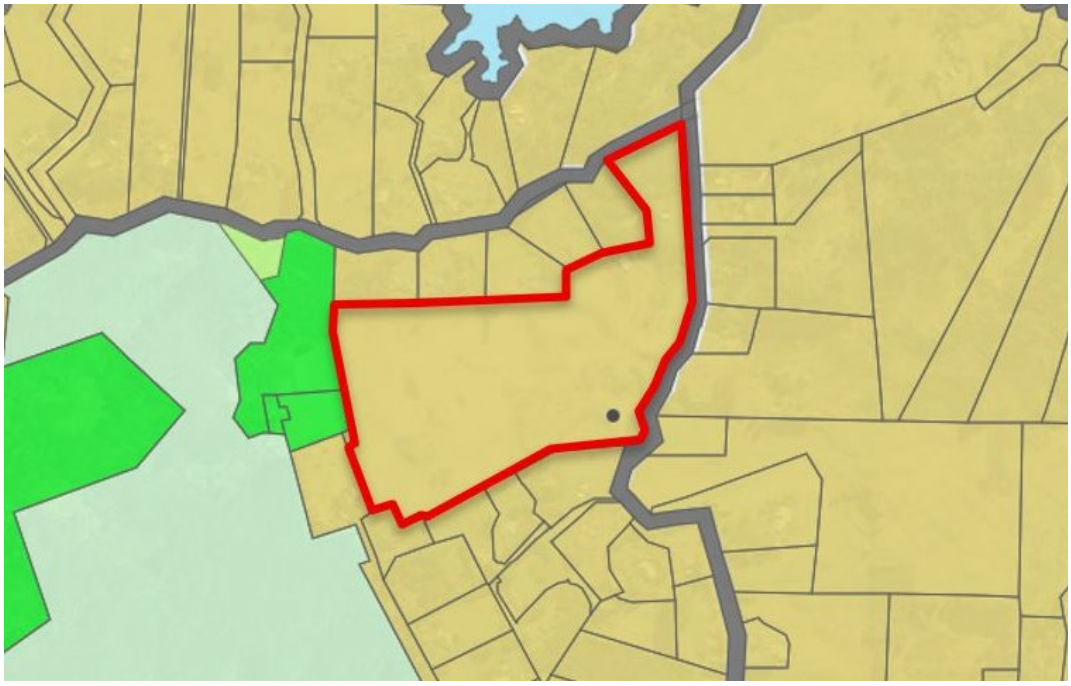


Figure 2 – The Site and adjacent FNDC Zones.

1.3 Relevant Statutory Context

1.3.1 Resource Management Act

Part 2 of the RMA sets out its purpose and principles. Section 5 establishes the overall purpose as the sustainable management of natural and physical resources. Section 6 requires protection of Outstanding Natural Landscapes and Features under section 6(b); the Site is not identified as an ONL or ONF, so these provisions are not directly engaged. Section 6(a), relating to the natural character of the coastal environment and freshwater margins, is also not directly relevant. Section 7 requires regard to the maintenance and enhancement of amenity values (7(c)) and the quality of the environment (7(f)), which are addressed through consideration of views, visual amenity, and landscape character. Section 8 requires consideration of the principles of the Treaty of Waitangi in achieving sustainable management.

1.3.2 Far North District Plan – Objectives and Policies

1.3.2.1 Operative Far North District Plan (ODP)

- Zone: Coastal Living
- Overlays: None

1.3.2.2 Coastal Living Objectives

- 10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.
- 10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.

1.3.2.3 Coastal Living Policies:

- 10.7.4.2 That standards be set to ensure that subdivision, use, or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.
- 10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore, and rehabilitate the character of the zone in regards to s6 matters, and 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)"); and

  (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.

Table 1. Consistency with Far North District Plan (Coastal Living Zone)

Provision	Assessment Response	Outcome
Objective 10.7.3.1 Enable low density residential development where adverse effects can be avoided, remedied, or mitigated.	The proposal provides 21 residential lots, generally between 5,000–6,000m², consistent with low-density coastal living character. Building platforms are Sited on higher, open land, avoiding wetlands, character landform, and archaeological features. Extensive boundary screen planting is proposed to soften built form and reduce visibility.	Low-density development pattern consistent with zone intent. Adverse visual and ecological effects are avoided or mitigated.
Objective 10.7.3.2 Preserve the overall natural character of the coastal environment.	The subdivision retains wetlands, remnant vegetation, archaeological sites, and historic stone walls within protected areas. Natural landform and ecological features remain legible, while built form is visually contained.	Natural character preserved through retention of biophysical features and vegetative reinforcement.

Policy 10.7.4.2 Ensure infrastructure and maintain/enhance amenity values.	Amenity values are enhanced through indigenous boundary, disposal field and wetland planting that complements existing vegetation patterns.	Amenity values maintained and strengthened.
Policy 10.7.4.3(a)–(b) Cluster development in areas of least impact; minimise visual impact from public land and CMA.	Building platforms are located away from sensitive ecological areas. The bowl-shaped topography, existing vegetation, and additional planting limit visibility from Kerikeri Inlet Road and public viewpoints.	Visual effects contained; subdivision layout responds positively to natural character and reduces landscape prominence.
Policy 10.7.4.3(e) Provide indigenous planting to link and extend habitats.	Indigenous planting proposed along site boundaries and wetland margins, linking fragmented habitats and creating ecological corridors.	Strengthened ecological connectivity and enhanced habitat for indigenous fauna.
Policy 10.7.4.3(f) Protect historic heritage through subdivision and siting.	Historic stone walls are protected through covenants, and archaeological Sites (middens) are excluded from development areas.	Historic heritage safeguarded and expressed as part of the subdivision's landscape fabric.

1.3.2.4 Table 1 Summary

The subdivision design is consistent with the intent of the Coastal Living Zone by enabling low-density residential development while preserving the natural and cultural character of the inlet margins. Through careful siting, extensive boundary planting, and protection of wetlands, stone walls, and archaeological Sites, the proposal aligns with the *Te Tangi a te Manu* principles of safeguarding biophysical, perceptual, and associative values.

Overall, the development maintains and enhances amenity while ensuring adverse effects are avoided, remedied, or mitigated in accordance with District Plan provisions.

1.3.3 Proposed Far North District Plan (PDP)

- Zone: Rural Living
- Overlays: None

1.3.3.5 PDP – Rural Lifestyle Zone:

- RLZ-O1 The Rural Lifestyle zone is used predominantly for low density residential activities and small-scale farming activities that are compatible with the rural character and amenity of the zone.
- RLZ-O2 The predominant character and amenity of the Rural Lifestyle zone is characterised by:
  - (a) low density residential activities;
  - (b) small scale farming activities with limited buildings and structures;
  - (c) smaller lot sizes than anticipated in the Rural Production Zone;
  - (d) a general absence of urban infrastructure;
  - (e) rural roads with low traffic volumes;
  - (f) areas of vegetation, natural features, and open space.
- RLZ-P4 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 and character of the rural lifestyle environment;

(b) location, scale and design of buildings or structures;

(c) at zone interfaces:

(i) any setbacks, fencing, screening, or landscaping required to address potential conflicts;

(ii) the extent to which adverse effects on adjoining or surrounding Sites are mitigated and internalised within the Site as far as practicable;

(d) the capacity of the Site to cater for on-Site infrastructure associated with the proposed activity;

(e) the adequacy of roading infrastructure to service the proposed activity;

(f) managing natural hazards;

(g) any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and

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

Table 2. Consistency with Proposed Far North District Plan (Rural Lifestyle Zone)

Provision	Assessment Response	Outcome
RLZ-O1 – Rural Lifestyle Zone used predominantly for low-density residential and small-scale farming compatible with rural character.	The subdivision creates 21 lifestyle lots of generally 5,000–6,000m², consistent with low-density rural living. The pattern enables residential use while maintaining open space, ecological features, and potential for small-scale productive activity.	Development consistent with Rural Lifestyle zone purpose; rural character maintained.
RLZ-O2(a–f) – Characterised by low density, small-scale farming, smaller lot sizes than Rural Production Zone, absence of urban infrastructure, rural roads, and areas of vegetation/open space.	The lot layout and scale reflect the anticipated pattern of the Rural Lifestyle Zone. No reticulated urban services are proposed; on-Site wastewater disposal and reserve fields are provided. Roads are vested as rural-standard connections. Extensive boundary planting, protected wetlands, and open pasture ensure vegetation, natural features, and spaciousness remain key characteristics.	Zone character reinforced; visual and amenity qualities consistent with policy direction.
RLZ-P4(a–c) – Consistency with rural lifestyle scale/character; location, scale, and design; setbacks, screening, landscaping at interfaces.	Building platforms are located to work with landform, avoiding wetlands and cultural features. A 10m minimum setback from lot boundaries is applied. Extensive screen planting is proposed on external boundaries, minimising effects on adjoining properties and integrating built form into the rural landscape.	Built form contained; zone interface effects mitigated; landscape coherence maintained.

RLZ-P4(g–h) – Avoid adverse effects on heritage, cultural values, natural features, and biodiversity; recognise tangata whenua associations.	Archaeological middens and historic stone walls are excluded from development areas and protected through covenants. Wetlands and indigenous vegetation are retained and enhanced with indigenous planting.	Cultural heritage and natural features protected; subdivision aligns with tangata whenua values and ecological enhancement objectives.

1.3.3.6 Table 2 Summary

The proposal is consistent with the Rural Lifestyle Zone objectives and policies of the PDP. It provides low-density residential allotments that reflect the zone's intended scale and character while avoiding urbanisation.

The subdivision protects wetlands, indigenous vegetation, and cultural heritage features, and integrates extensive boundary planting to reinforce the rural landscape character. In line with Te Tangi a te Manu, the development responds to the biophysical structure of the land, maintains perceptual qualities of openness and spaciousness, and recognises associative values of heritage and cultural features, ensuring alignment with both PDP provisions and best-practice landscape methodology.

2.0 Landscape Description

2.1 Location and Context

Figure 3 – The broader context.

The Site is located on Kerikeri Inlet Road, within the rural coastal fringe east of Kerikeri township. The landholding comprises approximately 13 hectares with a gently rolling landform that generally falls toward the

inlet. Local variations in contour create shallow gullies and low-lying areas that support wetlands, while more elevated ground provides open land suitable for development.

The surrounding environment is a mosaic of lifestyle properties, pasture, and patches of vegetation. Indigenous and mixed exotic–indigenous vegetation occurs along watercourses and wetland margins, with planted shelter vegetation enclosing existing dwellings. Stone walls and other rural elements are also present, reflecting the long-established pastoral and residential use of the area.

Within the Site, mapped natural features include inland wetlands, remnant terrestrial vegetation, and ecological overlays that contribute to the wider hydrological and ecological pattern of the inlet margins. Access is from Kerikeri Inlet Road, a sealed carriageway maintained by the Far North District Council, which links Kerikeri township with coastal settlements further east. In its wider context, the Site lies within a transition zone between the more developed Kerikeri basin and the coastal edge of the inlet, where lifestyle subdivision is interspersed with farmland and natural vegetation.

2.2 Site Description

The subject Site is legally described as Lot 6 Deposited Plan 352467 and covers approximately 13.145 hectares as a single rural landholding fronting Kerikeri Inlet Road. The landform is gently undulating, with shallow gullies and depressions supporting wetlands and natural drainage, while higher ground is more open and historically used for pastoral or rural residential purposes. Lower-lying areas retain greater levels of natural vegetation and hydrological features. Ecological layers identified within the Site include inland wetlands (both indigenous and exotic), mixed exotic–indigenous vegetation, and remnant indigenous planting, alongside pasture and open ground interspersed with vegetation edges and shelter planting. Archaeological features such as midden Sites are recorded near wetland and coastal edge areas, and historic stone walls extend across the land, reflecting earlier subdivision and land use.

Figure 4 – The Site.

Access to the property is currently via informal farm or driveway entrances from Kerikeri Inlet Road, as no formal roading exists within the Site. Services are not reticulated, and on-Site wastewater management will be established through disposal fields with reserve areas included in the development framework.

2.3 Landscape Values

2.3.1 Biophysical Values

The Site contains a combination of open rural land, wetland features, and patches of indigenous and exotic vegetation. The landform is gently undulating, with shallow gullies and drainage patterns that contribute to the hydrological function of the inlet margins. Wetland areas and indigenous vegetation remnants provide ecological diversity and habitat, while historic stone walls and archaeological Sites (middens) contribute to the physical expression of cultural history in the landscape. These features demonstrate the layered natural and human influences shaping the Site. Together, they form part of the broader ecological and cultural network of the Kerikeri Inlet landscape.

2.3.2 Perceptual and Experiential Values

The landscape retains a sense of openness and spaciousness typical of the rural–residential hinterland. Views across open pasture are framed by vegetation edges, wetlands, and shelter belts, while the presence of natural features and cultural elements such as stone walls add visual interest and local distinctiveness. The combination of rural character, coastal proximity, and natural elements contributes to a perception of semi-naturalness, despite ongoing modification through rural and lifestyle development. This interplay of natural and cultural elements creates a varied and legible landscape experience for both residents and visitors.

2.3.3 Associative and Cultural Values

The Site and wider Kerikeri Inlet margins have longstanding cultural associations. Archaeological features (middens) reflect the historic occupation and use of coastal resources, while the stone walls mark patterns of early European settlement and land division. Together, these features contribute to the cultural narrative of the place, linking contemporary land use with deeper layers of human history. In a broader sense, the Kerikeri Inlet area is widely recognised as a landscape of cultural and historical importance, holding significance for mana whenua, early European settlers, and present-day communities. These enduring associations reinforce the multi-layered identity of the landscape and its continued relevance across generations.

3.0 Visual Catchment

3.1 Immediate Surrounds

The immediate visual catchment is defined by land near the Site, generally within the foreground and near-middle distance of up to 500 metres. Visibility here is influenced by gently undulating landform, shelter planting, and patches of indigenous and exotic vegetation. Views are largely contained, with enclosure created by vegetation edges and landform variations that limit outlook.

Key viewing audiences include adjoining rural residential properties and users of Kerikeri Inlet Road. For these groups, views into the Site are intermittent and occur mainly where vegetation gaps or changes in topography provide glimpses. From such vantage points, the Site reads as part of a wider mosaic of pasture, vegetation, and lifestyle development characteristic of the locality.

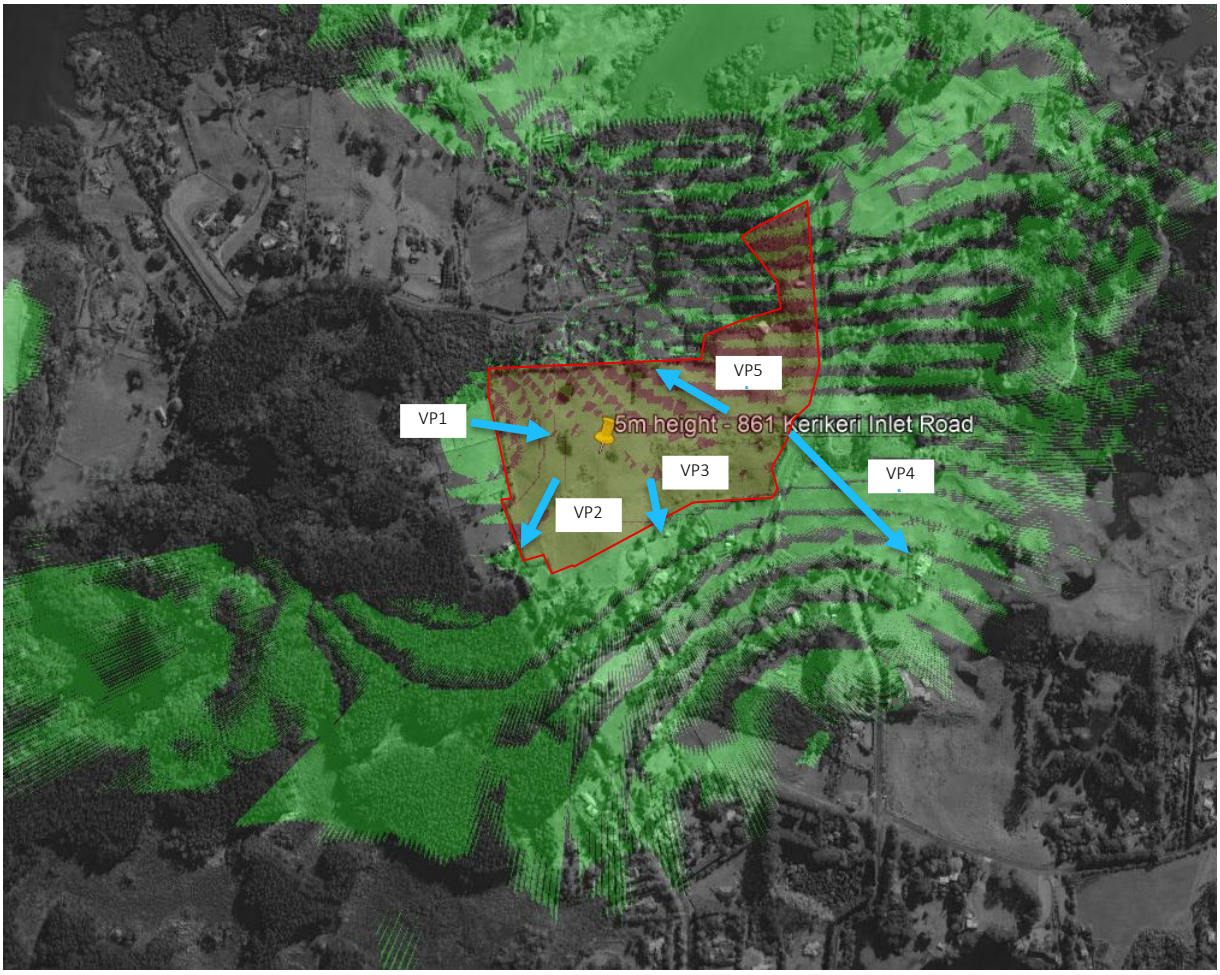
3.2 Broader Landscape

The broader visual catchment extends beyond the Site and its immediate edges to the wider Kerikeri Inlet margins and surrounding rural residential hinterland. In this zone, visibility is reduced by distance, topography, and vegetation, so the Site contributes to the landscape mainly as part of the wider pattern of open land and fragmented vegetation. Key audiences include travellers along Kerikeri Inlet Road, residents on elevated properties, and those moving toward the inlet and coastal edge, for whom the Site appears as part of the rural backdrop within a transitional landscape between the Kerikeri basin and the inlet.

The Site's bowl-like topography, with land sloping into gullies and wetland areas, provides strong containment that restricts outward views and absorbs much of the interior into the surrounding landform. Combined with intervening vegetation, shelter planting, and existing dwellings, this containment significantly limits visibility from more distant locations, reducing the Site's prominence in the broader visual catchment.

3.3 ZTV & Viewpoint Photographs

The Zone of Theoretical Visibility (ZTV) shows that the Site is subject to strong visual constraints, with views limited by its bowl-shaped landform, surrounding vegetation, and the low density of development typical of the rural residential zone. While the ZTV provides a useful model of theoretical visibility, ground-truthing during the Site visit confirmed that actual visibility is even more restricted. Intervening landform, established vegetation, and existing dwellings further contain views into the Site, reducing its contribution to the wider landscape beyond what the ZTV analysis suggests (refer to Figure 5). Figure 5 – ZTV Mapping showing locations



of photograph Viewpoints.

Photographs were taken from the locations highlighted in the ZTV analysis to illustrate points where the proposal might be visible. Representative photographs from these positions were then captured during the Site visit to provide a realistic basis for assessing visual effects.

3.3.1 VP1

This viewpoint is located within a public green space associated with the Edmonds Ruins heritage Site, a publicly accessible area that offers open viewing opportunities. The viewing position sits approximately four metres higher than the subject Site, creating a clear vantage point over the land. From this location, the outlook is broad, with most of the Site visible in a single field of view. Views are largely open and unconstrained, with little intervening vegetation or landform to provide screening. As a result, this public vantage point allows for an expansive appreciation of the subject Site in the context of its surrounding rural–residential landscape.

Figure 6 – Viewpoint 1 (VP1)

3.3.2 VP2

Access to the dwelling shown was not available, and this photograph has therefore been taken from the subject Site looking back toward the affected property. Based on the relative landform and building position, it is likely that views from the property, particularly from the upper level of the dwelling, are elevated and expansive. As direct access was not possible, this assessment is indicative only and based on inferred visibility.

Figure 7 – Viewpoint 2 (VP2)

3.3.3 VP3

Access to the dwelling shown was not available, and this photograph has therefore been taken from the subject Site looking back toward the affected property. The dwelling is single storey, which reduces the extent of views compared with the two-storey dwelling described earlier. Based on the relative landform and building position, outlook from the property is likely to be partially elevated but filtered by vegetation within the Site. However, the main outdoor living area is oriented toward the subject Site, meaning views from these spaces are likely to be more open. As direct access was not possible, this assessment is indicative only and based on inferred visibility.

Figure 8 – Viewpoint 3 (VP3)

3.3.4 VP4

This view is from the subject Site driveway, looking across Kerikeri Inlet Road toward a dwelling several hundred metres away. Although closer houses are located to the left and right, mature vegetation screens views from those properties. At this distance, with boundary planting and roadside topography, potential visual effects from new built form are negligible.

Figure 9 – Viewpoint 4 (VP4)

3.3.5 VP5

Access to these two single-storey dwellings was not available, so this photograph has been taken from the subject Site looking back toward them. Tall, mature boundary vegetation provides substantial screening, though occasional gaps may allow partial views. As the main outdoor living areas face the Site, some outlook could be affected where vegetation does not provide full cover. This assessment is indicative only and based on inferred visibility.

Figure 9 – Viewpoint 4 (VP4)

4.0 Assessment of Landscape and Visual Effects

Refer to the methodology detailed in Appendix 1.

4.1 Visual Effects Assessment

4.1.1 Contributing factors

- Sensitivity - Views are primarily from rural–residential dwellings and occasional public vantage points, making sensitivity moderate, with attention generally focused on the surrounding landscape.
- Susceptibility to Change - The gently undulating landform and vegetated boundaries provide capacity to absorb new built form, though in open pasture areas susceptibility is higher.
- Value attached to View - The locality is valued at a district/community level for its rural–coastal character, but it is not recognised as an Outstanding Natural Landscape or Feature. Value is therefore moderate.
- Magnitude of Change - Change will occur through the introduction of new dwellings and associated curtilage. With proposed screen planting and topographical containment, the magnitude of change is expected to be low to moderate.
- Size/Scale - Built form will occupy only a small proportion of the overall landholding, with open space and natural features remaining dominant.

- **Geographical Extent** - Visibility is largely limited to the immediate surrounds and selected nearby viewpoints, with little influence on the broader landscape.
- **Duration and Reversibility** - Effects are long-term given the permanent nature of subdivision and built form, but remain reversible over time through planting, naturalisation, and potential removal of built elements.

4.1.2 Visual Amenity Values Evaluation

I consider these adverse visual effects would be **Low** to **Moderate-Low** for the following reasons:

- Views toward the Site are generally contained by the bowl-shaped topography, tall boundary vegetation, and the setback of building platforms from sensitive landscape features;
- The main viewing audiences are nearby rural–residential properties and users of Kerikeri Inlet Road, where visibility is intermittent and often filtered through existing vegetation; and
- Extensive boundary screen planting is proposed, which will further reduce visibility of new built form, integrate development into the rural landscape, and reinforce the existing vegetated character of the area.

4.2 Landscape Effects Assessment

4.2.1 Effects on Biophysical Values

The subdivision has been designed to avoid direct modification of wetlands, remnant indigenous vegetation, and archaeological sites. Building platforms are located on higher, open ground while sensitive features are excluded from development areas. Historic stone walls are retained and protected through covenants, and ecological enhancement through indigenous planting along boundaries and wetland margins will strengthen existing habitat connections. As a result, adverse effects on biophysical values are considered **low**.

4.2.2 Effects on Sensory and Perceptual Values

The existing sense of openness and spaciousness will be maintained, with new dwellings occupying only a small proportion of the landholding. The bowl-shaped topography and existing vegetation provide natural containment, while extensive screen planting will soften views of built form and reinforce the vegetated rural–residential character. Visual change will be perceptible from some nearby properties and Kerikeri Inlet Road, but filtered and localised. Effects on perceptual values are assessed as **low**.

4.2.3 Effects on Associative & Cultural Values

The Archaeological middens and historic stone walls are retained and protected, ensuring that cultural narratives remain legible within the landscape. The design avoids direct disturbance to these features, and proposed planting will further integrate natural and cultural patterns. This approach is consistent with Te Tangi a te Manu principles of safeguarding associative values. Overall, effects on associative and cultural values are considered **low**, with opportunities for enhancement through protection and recognition of heritage features.

4.2.4 Summary Of Effects on Landscape Values

In summary, the subdivision has been designed to work with the landform and existing features, while protecting wetlands, vegetation, and cultural elements identified within the Site. The introduction of new dwellings will result in some perceptible change, but this will be contained by topography, filtered by existing and proposed vegetation, and integrated through boundary screen planting.

On balance, the overall effects on the Site's biophysical, perceptual, and associative values are considered **low**.

4.2.5 Contributing factors

- **Sensitivity** - The Site contains a mix of pasture, wetlands, vegetation, and stone walls, but is not identified as an ONL or ONF. Sensitivity is therefore moderate.
- **Susceptibility to Change** - The landform (a contained bowl) and boundary vegetation allow the Site to absorb built form. Susceptibility is moderate-low, with higher sensitivity only around wetland and archaeological features.
- **The Value of the Landscape** - The Site holds local value as part of the rural–residential inlet margins, but does not carry national significance. Value is assessed as moderate.
- **Magnitude of Change** - The subdivision introduces new dwellings and roads, but retains most natural features and integrates planting. Magnitude is low to moderate.
- **Size/Scale** - Built form will occupy a limited proportion of the Site; the predominant character of open space, vegetation, and rural patterns will remain.
- **Geographical Extent** - Effects are largely confined to the Site and its immediate surrounds. Contribution to the wider landscape pattern is limited.
- **Duration and Reversibility** - The development is long-term and largely permanent, but vegetation mitigation will mature over time and could further naturalise the Site.

4.2.6 Landscape Values Evaluation

I consider these adverse landscape effects to be **low** for the following reasons:

- The proposal will generate only a low level of effect on the character and key attributes of the receiving environment, with the visual context remaining largely intact and amenity values maintained;
- The Site is not located within an Outstanding Natural Landscape (ONL) or Outstanding Natural Feature (ONF);
- Vegetation removal will be minimal and confined to exotic species of limited wider landscape value;
- Landform modification will be relatively modest, with the bowl-shaped topography and natural patterns retained; and
- The receiving environment has a low overall sensitivity to change, given its established rural–residential character and ability to absorb additional development.

4.3 Recommendations and Conclusions

There will be a low level of effect on the character of the receiving environment and the visual context within which it is seen. I consider the **overall landscape and visual effects to be low** (less than minor).

4.3.1 Mitigation Measures

4.3.1.7 Mitigation Incorporated into the Proposal

- Building platforms have been located to avoid wetlands, archaeological Sites, and historic stone walls.
- The bowl-shaped topography and existing vegetation provide natural containment of built form.

- Extensive boundary screen planting is included to soften visibility of dwellings and reinforce the vegetated rural–residential character.
- Stone walls are protected through covenants, and archaeological Sites are retained outside development areas.

4.3.1.8 Further Mitigation & Considerations for Subsequent Development

- Ongoing use of indigenous species for private lot planting will strengthen ecological linkages and reduce visual contrast.
- Building design and materials should be recessive and consistent with the rural landscape context (e.g. low-reflectivity, natural colour palette).
- Vegetation retention and low-impact earthworks should be prioritised to maintain the landform and minimise landscape disturbance.
- Retaining minimised, and kept low in height to protect geological features and be constructed from natural materials.
- Future lot development should continue to respect setbacks and planting requirements to ensure consistency of landscape integration across all stages.

Appendix 1 – Assessment Methodology

Contributing Factors		Higher	Lower
Sensitivity	Susceptibility to change	The landscape is strongly distinctive withimportant biophysical, sensory and associative aspects. There is an absence of landscape detractors which make it highly vulnerable to the hange which would result from the proposed development.	The landscape lacks any distinctive biophysical, sensory or associative aspects. It has many detractors and has the ability to accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape requires protection as a matter of national importance (ONF/L).	The landscape is of low or local importance.
Magnitude of Change	Size or scale	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements areretained. Key characteristics of the landscape remain intact with limited aesthetics or perceptual change apparent.
	Geographical extent	Landscape character area scale.	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).

Table 1: Determining the significance of landscape effects

Contributing Factors		Higher	Lower
Sensitivity	Susceptibility to change	Views from dwellings and recreation areas where attention is typically focussed on the landscape.	Views from places of employment and other places where the focus is typically incidental to its landscape context.
	Value attached to views	Viewpoint is recognised by the community such as identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers.
Magnitude of Change	Size or scale	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development.	Most key features of view retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture. Glimpse / no view of the proposed development.
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient. Short Term (0-5 years).

Table 2: Determining the significance of visual effects

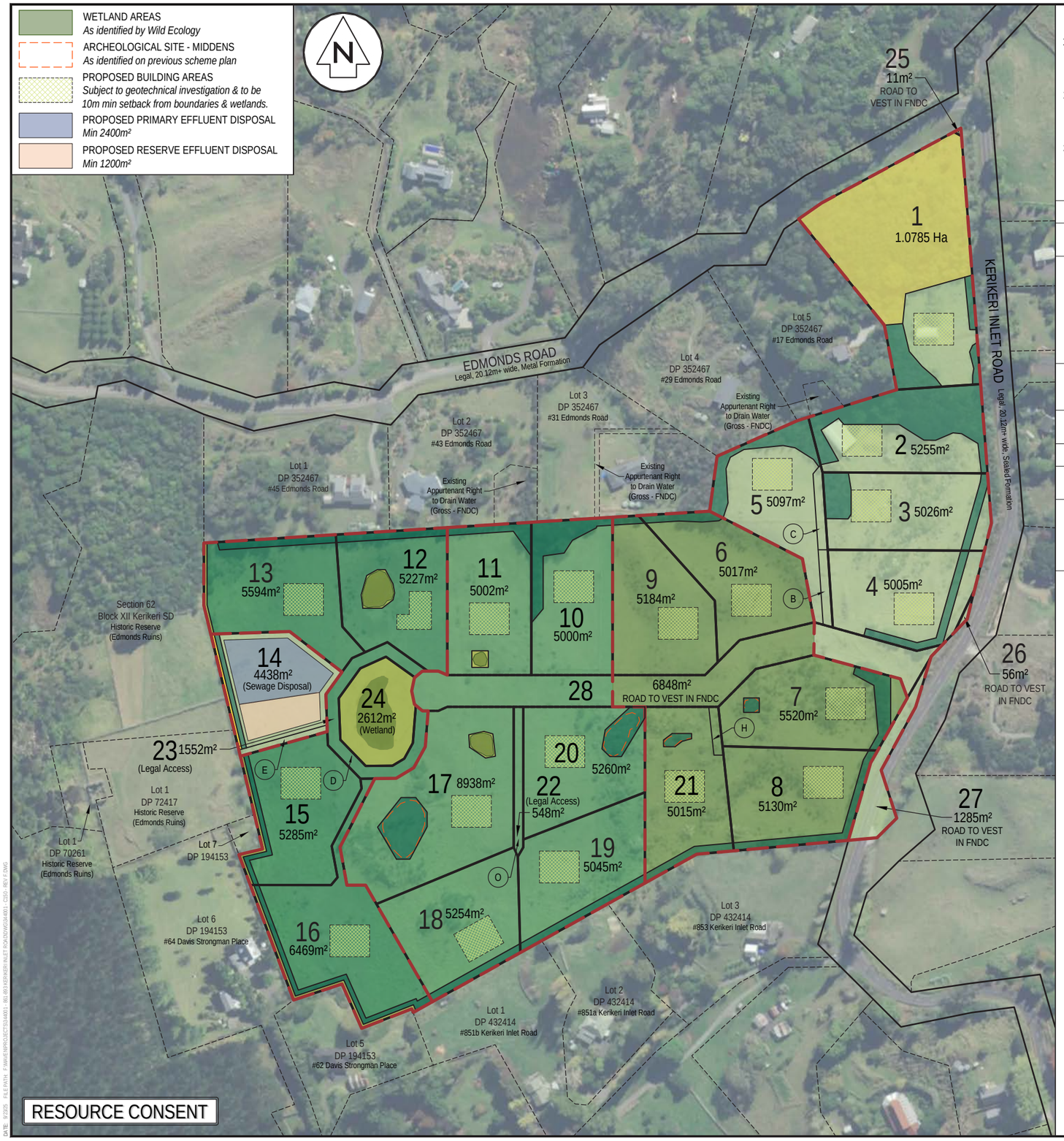
Nature of effect	Use and Definition
Adverse (negative):	The proposed development would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and visual values
Neutral (benign):	The proposed development would complement (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and visual values
Beneficial (positive):	The proposed development would enhance the scale, landform and pattern of the landscape, improving the landscape and visual quality through removal of damage caused by existing land uses or addition of positive features

Table 3: Determining the nature of effects

Effect Rating	Use and Definition
Very High:	Total loss to the characteristics or key attributes of the receiving environment and /or visual context amounting to a complete change of landscape character.
High:	Major change to the characteristics or key attributes of the receiving environment and /or the visual context within which it is seen; and/or a major effect on the perceived amenity derived from it.
Moderate-High:	A moderate - high level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a moderate - high level of effect on the perceived amenity derived from it.
Moderate:	A moderate level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a moderate level of effect on the perceived amenity derived from it.
Moderate -Low:	A moderate - low level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have moderate - low level of effect on the perceived amenity derived from it.
Low:	A low level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a low effect on the perceived amenity derived from it.
Very Low:	Very low or no modification to key elements/ features/ characteristics of the baseline or available views, i.e. approximating a 'no change' situation.

Table 4: Determining the overall significance of landscape and visual effects

Appendix 2 – Supporting Graphic Materials



PROPOSED AMALGAMATION CONDITIONS:

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

1. That Lot 14 hereon (Sewage Disposal) and Lot 24 hereon (Wetland) be held as to twenty undivided one-twentieth shares by the owners of Lots 1 - 13 & 15 - 21 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
2. That Lot 22 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 17 - 20 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
3. That Lot 23 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 12, 13, 15 & 16 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY & SERVICES	B C	LOT 5 HEREON	LOTS 2 - 4 HEREON
	C	LOT 5 HEREON	LOTS 2 & 3 HEREON
	H	LOT 21 HEREON	LOTS 7 & 8 HEREON
RIGHT TO DRAIN SEWAGE	D	LOT 23 HEREON	LOTS 1 - 13 & 15 - 21 HEREON
RIGHT TO DRAIN SEWAGE	O	LOT 22 HEREON	LOTS 17 - 20 HEREON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	E	LOT 14 HEREON	FAR NORTH DISTRICT COUNCIL
	D	LOT 23 HEREON	

AREAS TO BE PROTECTED BY COVENANT
Refer to individual stages for details.

AREAS TO BE PROTECTED BY CONSENT NOTICE
Refer to individual stages for details.

LOTS 1 - 28 BEING A PROPOSED SUBDIVISION OF LOT 6 DP 352467
COMPRISED IN RT 215070
TITLE AREA: 13.1450 Ha

NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
3. BOUNDARIES, EASEMENT, COVENANT AND CONSENT NOTICE AREAS ARE ALL SUBJECT TO FINAL SURVEY.

STAGE 1 *C151*
STAGE 2 *C152*
STAGE 3 *C153*
STAGE 4 *C154*

Rev	Description	By	Date
F	REDESIGN	SB	23/09/25
D	PREPARED FOR CONSENT	SB	12/09/25
C	LOT 9 ADJUSTMENT	CP	11/09/25
A	Draft for Review	SB	10/09/25

	By	Date
Survey	BY	MM/YYYY
Design	BY	MM/YYYY
Drawn	SB	10/09/25
Checked	CJP	11/09/25

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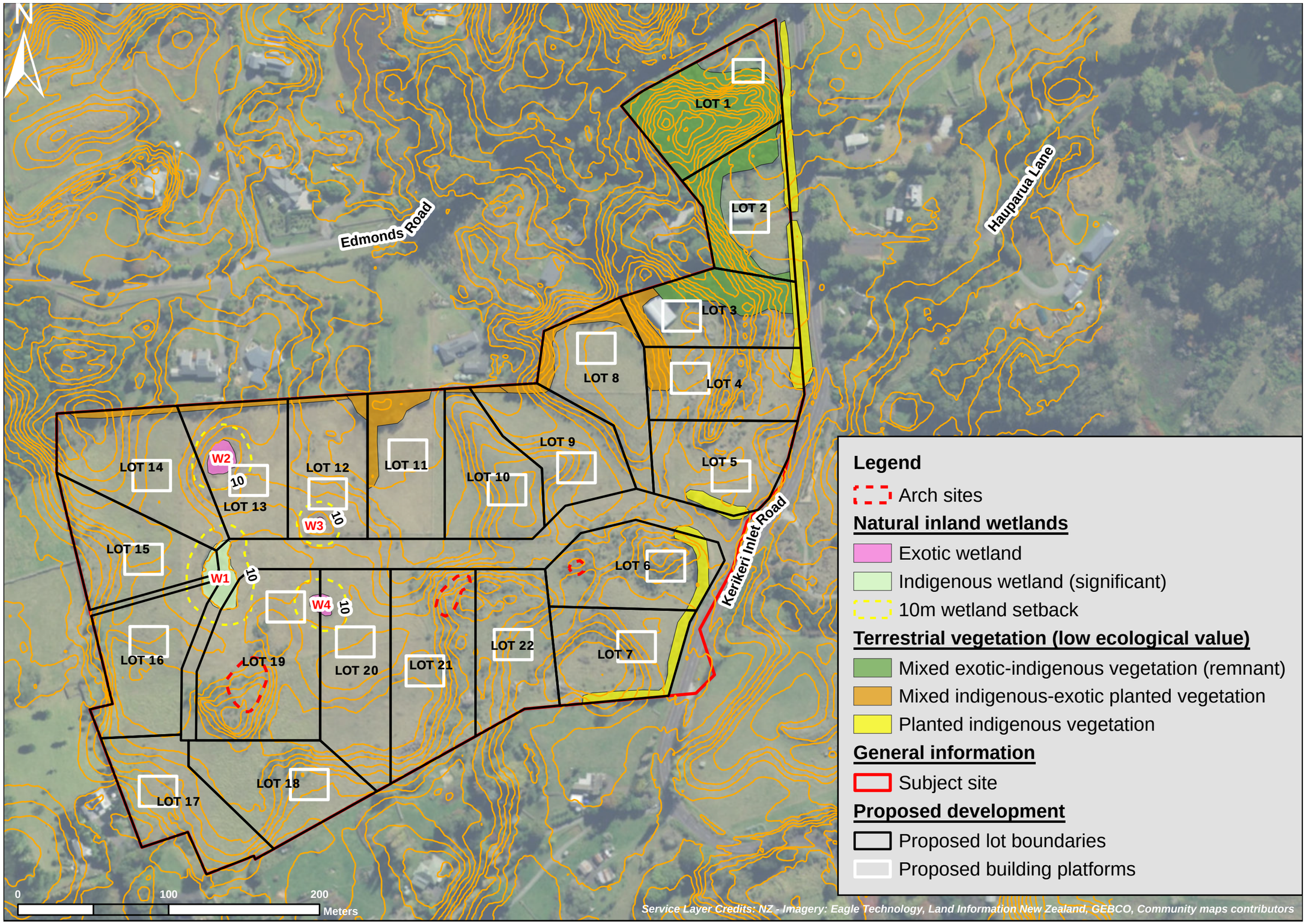
www.maven.co.nz
5 Owens Road, Epsom
Auckland 1023

Project
Proposed Subdivision
861 Kerikeri Inlet Road
Kerikeri
FOR
Brendan Meech

Title
PROPOSED
SCHEME
OVERALL PLAN

Project no.	344001		
Scale	1:2500 @ A3		
Cad file	344001 - C150 - REV F.DWG		
Drawing no.	C150	Rev	F

DATE: 9/2025 FILEPATH: F:\AWD\PROJECTS\344001_861 KERIKERI INLET ROAD\DWG\344001_CSD - REV F.DWG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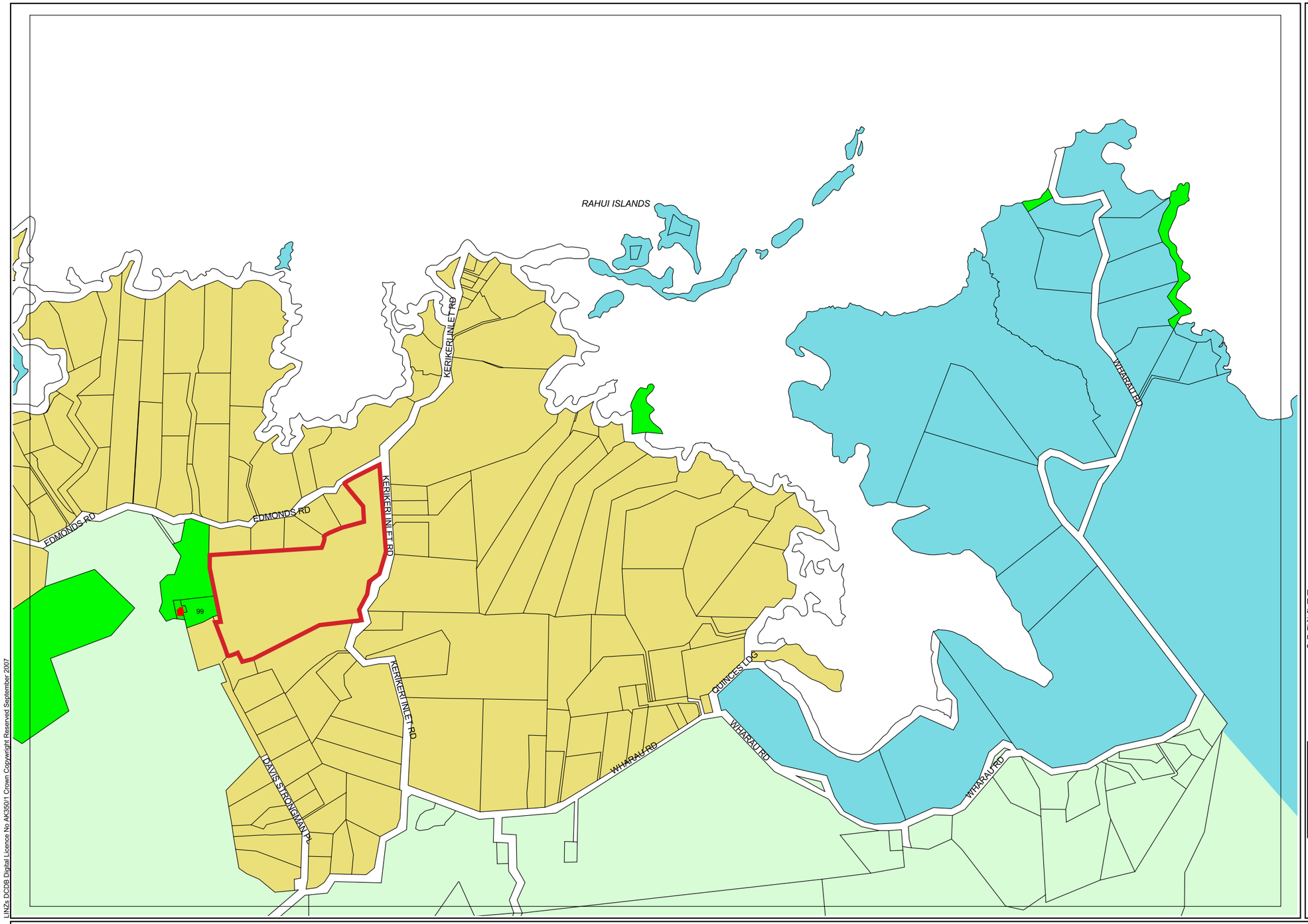
LOT 21
LOT 22
Edmonds Road
Hauparua Lane
Kerikeri Inlet Road
W1
W2
W3
W4
10
0
100
200
Meters
Legend
Arch sites
Natural inland wetlands
Exotic wetland
Indigenous wetland (significant)
10m wetland setback
Terrestrial vegetation (low ecological value)
Mixed exotic-indigenous vegetation (remnant)
Mixed indigenous-exotic planted vegetation
Planted indigenous vegetation
General information
Subject site
Proposed development
Proposed lot boundaries
Proposed building platforms
Service Layer Credits: NZ - Imagery: Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors



Zone

- Conservation
- Coastal Living
- General Coastal
- Lakes and Rivers
- Rural Production
- Road
- Coastal Marine
- Historic Site

Note :-
Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road

79	80	81
83	84	85
87	28	29

Map Index

Map 85

KERIKERI INLET

Far North District Plan - Zone Maps

N

0 200 400 600 m

Scale 1:10,000

DISCLAIMER

Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the Far North District Council cannot accept any responsibility for such errors and omissions.

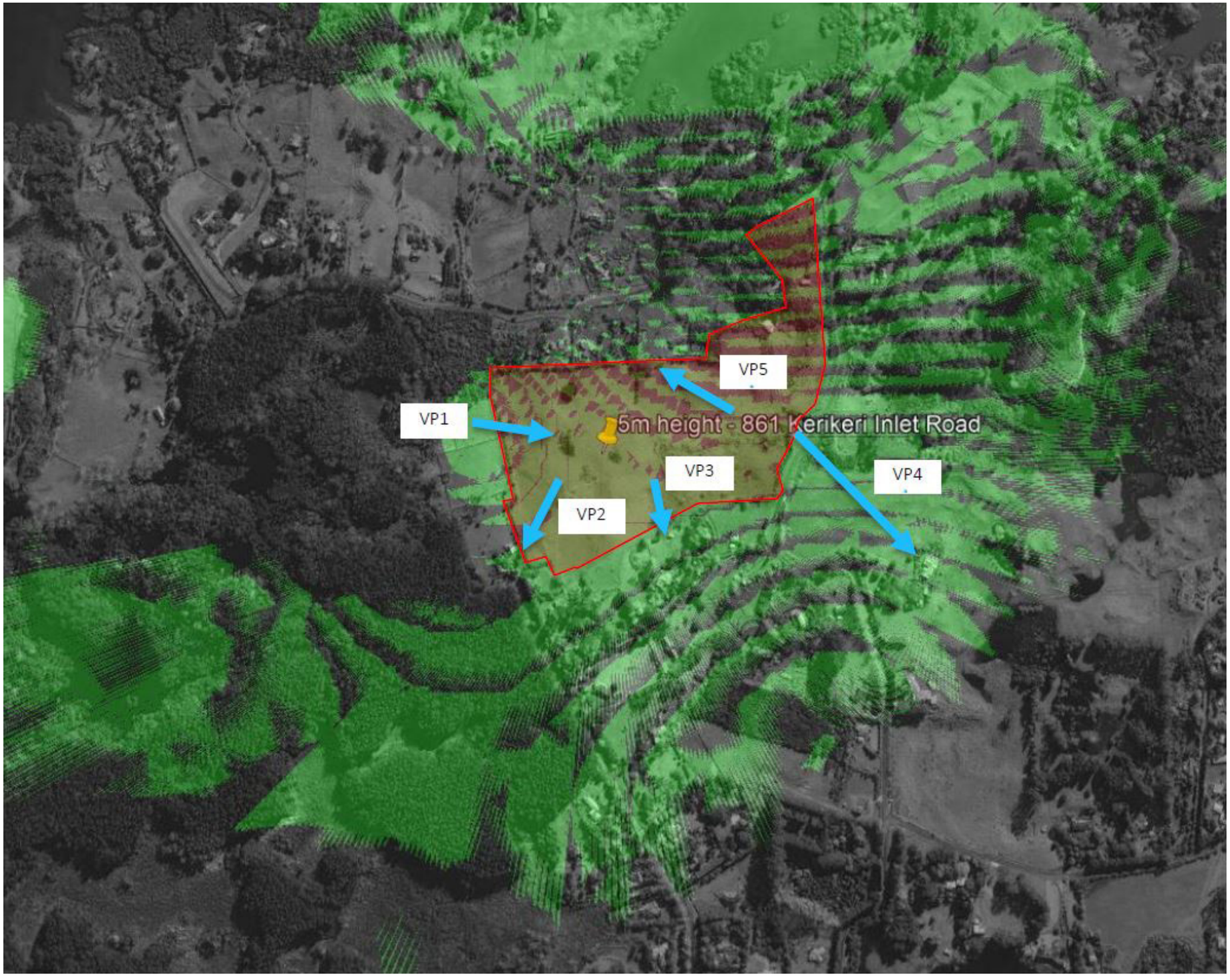
Appendix 1 - Adjacent Zoning

* (Site shown in red outline)

861 Kerikeri Inlet Road

DATE: 24 SEPT 2025

B&A Urban & Environmental

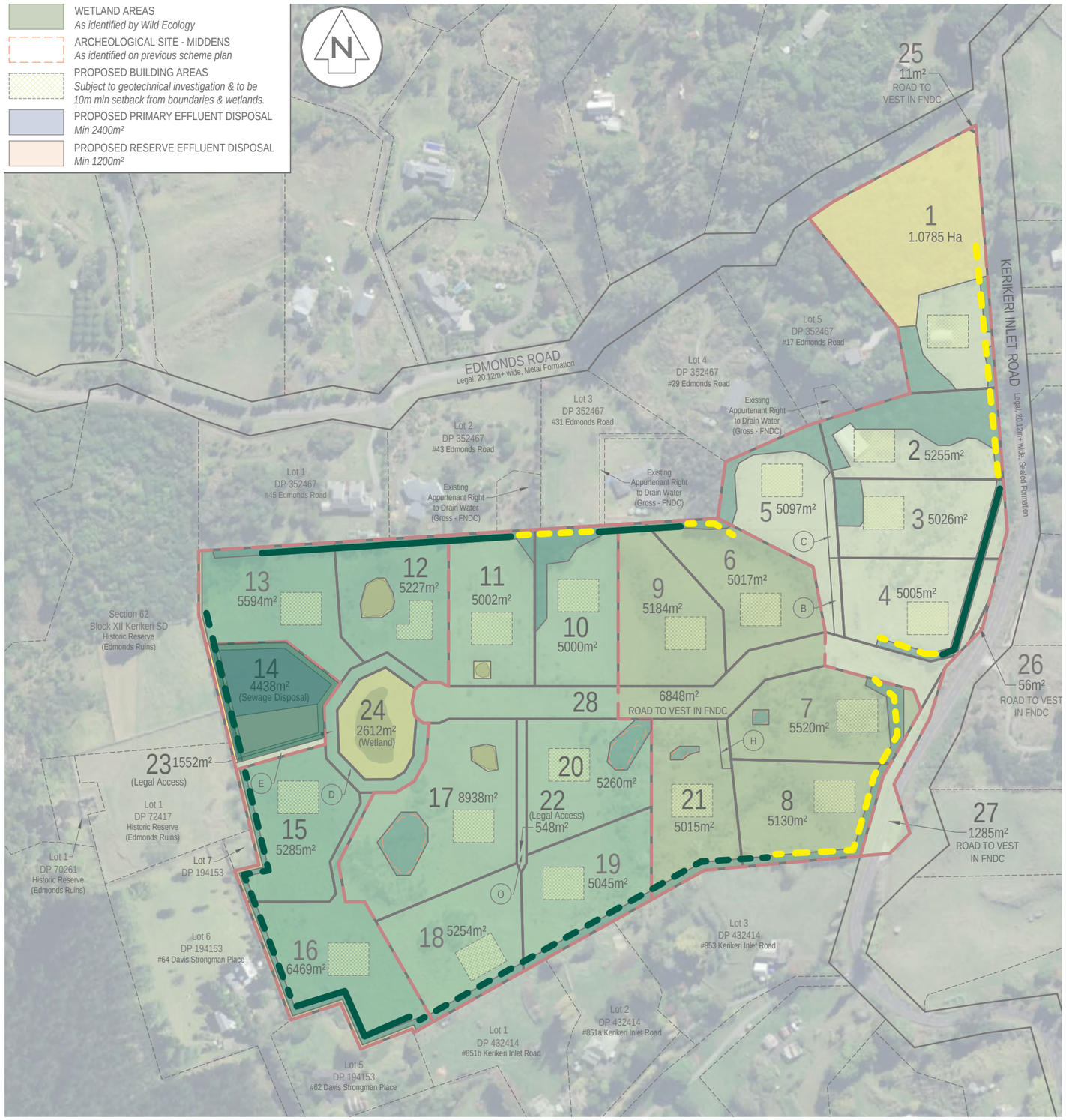

VP5
VP1
5m height - 861 Kerikeri Inlet Road
VP3
VP4
VP2

Appendix 1 - VP4

861 Kerikeri Inlet Road

DATE: 24 SEPT 2025

B&A
Urban & Environmental



- 5m wide native bush buffer
- Tall native visual screen consisting of 50% 5L Pittosporum eugeniodes (tarata) planted at 2.5m and 50% 25L Podocarpus totara (totara) trees planted at 5m centres.
- Mass native bush planting of sewage field.
- Existing vegetation to be retained for visual screening purposes where possible.

TRAFFIC PLANNING CONSULTANTS LTD

PROPOSED RESIDENTIAL SUBDIVISION
TRANSPORT ASSESSMENT

861 KERIKERI INLET ROAD
KERIKERI, NORTHLAND

Project Information:

Client	Brendan Neech
Job Number	250527
Title	Proposed Residential Subdivision, Transport Assessment 861 Kerikeri Inlet Road, Kerikeri, Northland
Prepared By	Peter Kelly
Date	September 2025
Report Status	Final

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1.0 INTRODUCTION

The proposal consists of subdividing the property at 861 Kerikeri Inlet Road (Lot 6 DP 352467), Kerikeri to create 20 residential lots in total. **Figure 1** displays the subject site location.

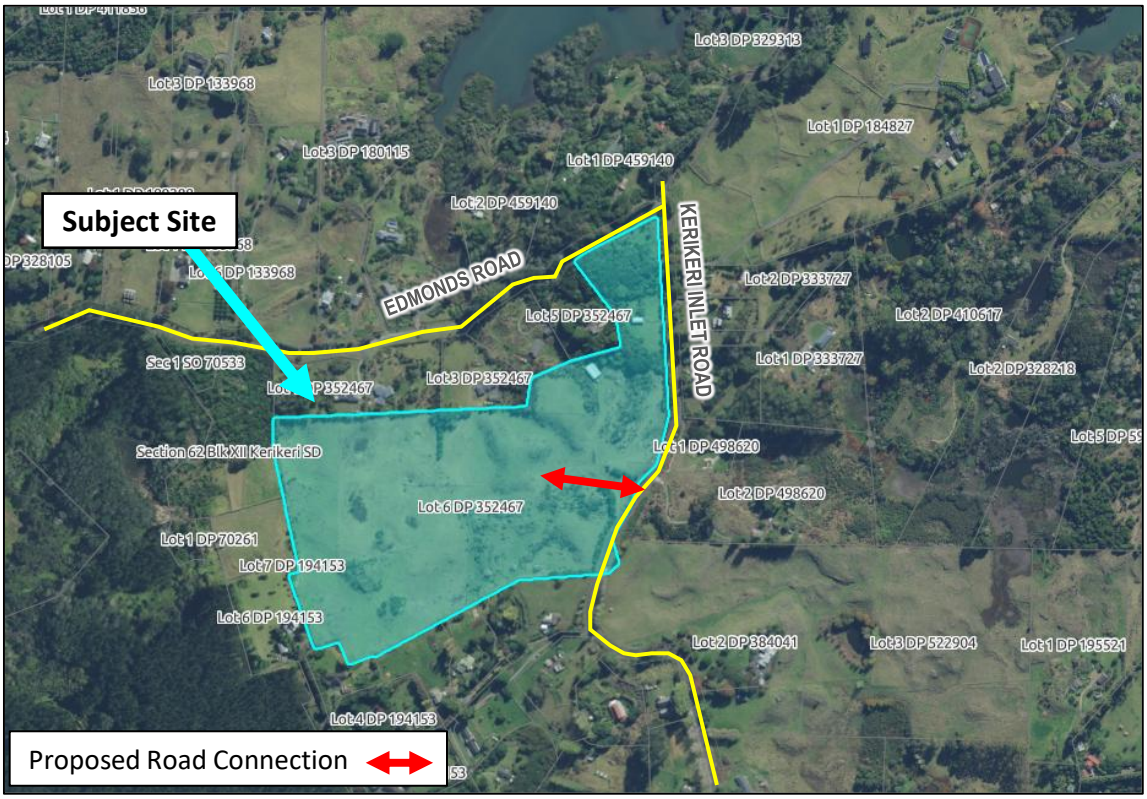

Figure 1: Site Location

Image Source: Far North District Council Maps

2.0 EXISTING TRANSPORT ENVIRONMENT

2.1 Road Network

Kerikeri Inlet Road is classified as a secondary collector road under the New Zealand Transport Agency's "One Network Road Classification" from 650 metres east of Reinga Road to its termination point some 600 metres north east of the subject site. Near the site, it has a sealed carriageway width of some 5.5-6.0 metres, along with 0.5 metre shoulders. It is noted that the width of the road varies along its length. Kerikeri Inlet Road has a posted speed limit of 80 km/h near the subject site. Following drive-over surveys and speed observations along Kerikeri Inlet Road, operating speeds were found to be more consistent with a 50-60 km/h for northbound traffic and 70 km/h for southbound traffic.

Traffic estimates for Kerikeri Inlet Road were taken from Mobileroad.org, which utilises available data from local councils to estimate road volumes on the wider road network. From this, it is estimated that Kerikeri Inlet Road carries 600 vehicles per day and approximately 60 peak hour vehicle movements.

2.2 Road Safety History

Information from the New Zealand Transport Agency's "Crash Analysis System" for the ten-year+ period, January 2015 to November 2025 (2021 data subject to reporting delays), along Kerikeri Inlet Road from David Strongman Place to the roads end, indicates that three crashes have been reported. These crashes are summarised as:

- April 2015 – Kerikeri Inlet Road, 420 metres south of Edmonds Road: Driver under influence of alcohol, experiencing road rage, lost control and hit earthen embankment. No injuries were reported.
- May 2015 – Kerikeri Inlet Road, 270 metres south of Edmonds Road: Driver lost control while turning due to speed and wet conditions, entering the ditch. A minor injury was reported.
- February 2021: Kerikeri Inlet Road, 218 metres east of Davis Strongman Place: Driver lost control while during heavy rain conditions, hitting a fence. No injuries were reported.

Overall, there is no trend within the available crash data to suggest any inherent road safety issues with respect to intersection formation or vehicle access to properties.

3.0 THE PROPOSAL

The proposal consists of subdividing 861 Kerikeri Inlet Road (Lot 6 DP 352467), into 28 lots, of which 20 will be residential lots. The plan used for the basis of this assessment is shown in **Figure 2**. As part of the proposal a new road to be vested to council will be constructed to serve the new residential lots.

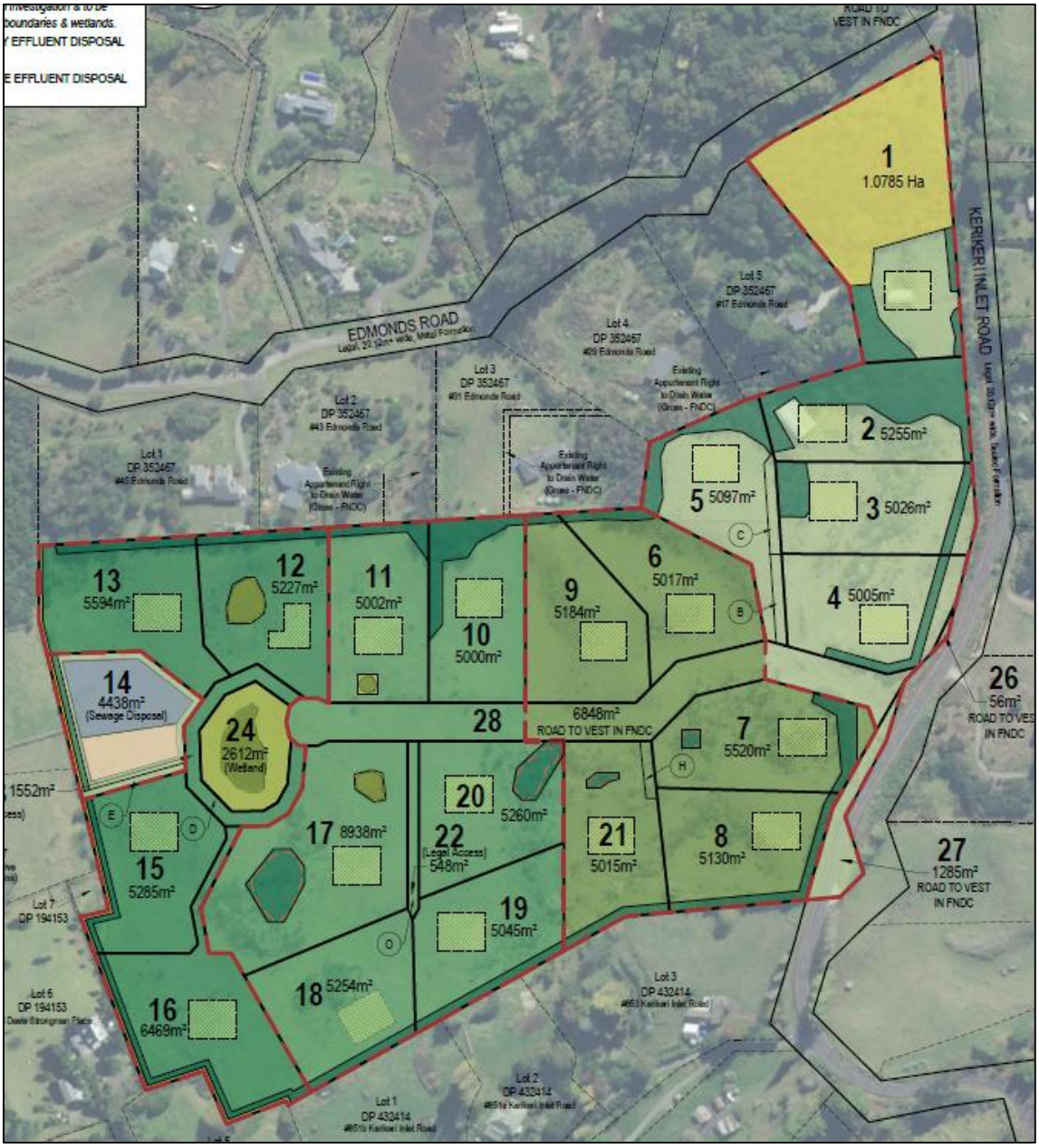

Figure 2: Proposed Subdivision Plan
Image Source: Maven Associates

3.1 Trip Generation and Distribution

Under the FNDP, standard residential units have a Traffic Intensity Factor (TIF) of 10 daily one-way vehicle movements. As a result, the site is expected to service 200 daily one-way vehicle movements. Given the site's location, being relatively remote from urban centres and trip attraction generators (schools, shopping, entertainment, and workplaces), drivers from the site are likely to combine trips as it would be a more efficient for residents (such as grocery shopping on way home from work, dropping kids at school on way to work, etc). While this may not always be the case, it is likely that on average daily vehicle trips from the site would be more consistent with 4-6 one-way vehicle movements. As such, the site's 20 residential lots are estimated to generate approximately 120 daily vehicle movements, and 12 peak hour vehicle movements.

With 20 residential lots proposed for the site (TIF of 200), the site will have a total TIF of 200 across 20 lots. As such, no lot will have a TIF higher than 10. Therefore, the site's traffic intensity complies with the FNDC standard.

Vehicle trips to and from the site and anticipated to be predominantly to/from the south due to the overall connection to Kerikeri and limited connection to amenity/services to the north. As such vehicle trips to/from the site as expected to be predominantly left turns in and right turns out.

3.2 Site Access Overview

A new public road will be constructed to directly service Lots 2-21 (19 lots in total). Lot 1 will be accessed via an individual vehicle crossing onto Kerikeri Inlet Road, approximately 140 metres south of Edmonds Road, via an existing vehicle crossing.

3.3 Proposed Public Road

The public road to be constructed will serve a total of 19 dwellings. As this access will serve 19 dwellings, it is proposed to be formed in accordance with/exceeding the Rural-Access Road[1] (ADT 50-200) requirements, having a carriageway width of 6.0 metres with 1.0-metre-wide shoulders on both sides and will provide a legal width of 20 metres. At the end of the public road, a turning head facility will be provided consistent with a Type A Cul-de-sac as per FNDC Engineering Standard Drawing 11.

Gradients of the proposed public road are anticipated to be no steeper than 1 in 8 (12.5%) consistent with NZS4404 standards.

Following the resource consent process, the road design will be further developed into a for construction set, with increased design detail. This will also include greater detail on the intersection design for the proposed public road's connection onto Kerikeri Inlet Road. However fundamental design checks have been completed to ensure that the intersection location can be safely accommodated.

The new public road is expected to be provided with a speed limit of 50 km/h.

3.3.1 Intersection Design

Where the proposed public road will intersect with Kerikeri Inlet Road, the road geometry should be formed generally to a standard of NZTA's "Diagram D"[2]. Whilst this standard is not specifically for public road intersections, the standard provides radii and width dimensions which are consistent with the proposed road and the likely design vehicles. It is noted that following the

[1] *Table 3-3 "Rural Road Design Criteria", FNDC Engineering Standards V0.6*

[2] *"Appendix 5B Accessway Standards and Guidelines", New Zealand Transport Agency*

Resource Consenting process, detailed design drawings will be completed and design checks; with respect to design vehicle tracking will be carried out, along with more detailed sight distance reviews to confirm the extent of vegetation to be removed within the site and within the road reserve to ensure suitable visibility.

3.4 Proposed Private Access

The proposal will see the formation of four access lots/easement arrangements in order to provide vehicle access to rear lots. These arrangements are as follows:

- Lots 2-5 will see a shared access arrangement within a legal width of 6.0 metres. This width is suitable to allow for two-way vehicle movement, if required as well as the provision of supporting infrastructure.
- Lots 7, 8 and 21 will see a shared access arrangement within a legal width of 6.0 metres. This width is suitable to allow for two-way vehicle movement, if required as well as the provision of supporting infrastructure.
- Lots 17-20 will see a shared access arrangement within a legal width of 6.0 metres. This width is suitable to allow for two-way vehicle movement, if required as well as the provision of supporting infrastructure.
- Lots 12-13 and 15-16 will see a shared access arrangement within a legal width of 8.0 metres. This width is suitable to allow for two-way vehicle movement, if required as well as the provision of supporting infrastructure. This shared access will also be provided with a public use easement over it to enable increased access to the Edmonds Ruins.

With the private access arrangements serving no more than four residential lots, the provided legal width of 6.0-8.0 metres is consistent with Private Accessway requirements of the FNDC Engineering Standards[3].

The accesses are anticipated to be formed with a maximum gradient not exceeding 1 in 5 (20%), which is suitable to service residential dwellings within the context of a private access.

More detailed design drawings will be prepared, following the approval of a Resource Consent and subject to Engineering Plan Approval.

3.5 Sight Distance Requirements

In respect of intersection sight distance, the appropriate standard to use for the creation of a new public road intersection is the Austroads publication "Part 4A: Unsignalised and Signalised Intersections" [4]. There are three types of sight distance that should be provided at intersections:

- Approach Sight Distance (ASD): is the minimum level of sight distance which must be available on the minor road approaches to all intersections to ensure that drivers are aware of the presence of an intersection.
- Safe Intersection Sight Distance (SISD): is the minimum distance which should be provided on the major road at any intersection. It provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach moving into a collision situation (e.g. in the worst case, stalling across the traffic lanes) and to decelerate to a stop before reaching the collision point.

[3] *Table 3-16 "Minimum Width Requirements – Private Accessways", FNDC Engineering Standards V0.6*
[4] Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections, Chapter 3 – Sight Distance, Austroads, 2010

- **Minimum Gap Sight Distance (MGSD):** is based on the distances corresponding to the critical acceptance gap that drivers are prepared to accept when undertaking a crossing or turning manoeuvre at intersections.

A sight distance assessment was carried out to determine the available distances at the intersection of Kerikeri Inlet Road and the proposed new road.

3.5.1 Approach Sight Distance

Within Austroads, an equation is provided to determine the ASD taking into account factors such as decision time, operating speed, and road gradients. The equation provided is:

$$ASD = \frac{R_T \times V}{3.6} + \frac{V^2}{254 \times (d + 0.01 \times a)}$$

Where:

- ASD = approach sight distance (m);
- R_T = reaction time (s);
- V = operating (85th percentile) speed (km/h);
- d = coefficient of deceleration (0.36); and
- a = longitudinal grade (%)

Within Austroads, based upon a 2.0 second reaction time, an ASD of 50 metres is required for traffic approaching Kerikeri Inlet Road, based on a 50 km/h 85th percentile speed along the proposed road.

3.5.2 Safe Intersection Sight Distance

Within Austroads, an equation is provided to determine the SISD taking into account factors such as decision time, operating speed, and road gradients. The equation provided is:

$$SISD = \frac{D_T \times V}{3.6} + \frac{V^2}{254 \times (d + 0.01 \times a)}$$

Where:

- SISD = safe intersection sight distance (m);
- D_T = decision time (s): observation time (3 s) + reaction time (2 s);
- V = operating (85th percentile) speed (km/h);
- d = coefficient of deceleration (0.36); and
- a = longitudinal grade (%)

Within Austroads, based upon a 2.0 second reaction time and 3.0 second reaction time, a SISD of 141 metres is required for a 70 km/h, 85th percentile speed, for southbound traffic, and a SISD of 115 metres is required for a 60 km/h, 85th percentile speed, for northbound traffic.

Within the EDD, the observation time is permitted to be reduced from 3 seconds to 1.5 seconds if the following applies:

- *T-intersections on single carriageway roads (two-lane, two-way roads) that have a traffic volume < 4000 vehicles per day.*

As this criteria applies to our site access, an observation time of 1.5 seconds is permitted to be used within the SISD calculation. This reduces the SISD requirement to 112 metres for southbound vehicles and 90 metres for northbound vehicles.

3.5.3 Minimum Gap Sight Distance

For vehicles turning from a minor street onto a busier road, a sight distance corresponding to the amount of time required to complete a turning movement and reach the 85th percentile speed along the main road is typically required. In this case, vehicles turning from minor streets to busier road will require a minimum gap sight distance to account for 5 seconds to turn and then time to accelerate to reach an operating speed that will not largely impact vehicles already along the busier road. Based on this, a MGSD of 83 metres is required for an 85th percentile operating speed of 60 km/h and 97 metres for 70 km/h.

3.6 Available Sight Distance

3.6.1 Approach Sight Distance

Driver's approaching Kerikeri Inlet Road from along the proposed road are expected to be aware of the intersection location, as they are expected to be residents of the site. Additionally, more than 50 metres of forward visibility is available for vehicles travelling along the proposed road towards Kerikeri Inlet Road, thereby complying with the Austroads standard for ASD (50 metres).

3.6.2 Safe Intersection Sight Distance

During a site visit, sightlines were assessed from along Kerikeri Inlet Road towards the proposed road location. It was determined that vehicles approaching the proposed road from the south would have approximately 110 metres of sight distance available and those approaching from the north would have approximately 115 metres of sight distance available. **Figure 3** displays the existing available sightlines towards the proposed road. With the removal of roadside vegetation along with earthworks, the available sightlines will increase by approximately 30 metres for southbound vehicles approaching the proposed road. Removing this vegetation and completion of earthworks will bring the available sightlines to an acceptable level and is required to allow for safe vehicle movement to/from the proposed road. **Figure 4** displays where vegetation removal/earthworks is required to improve sightlines.

3.6.3 Minimum Gap Sight Distance

At the proposed road, vehicles turning onto Kerikeri Inlet Road will have 110 metres of sight distance available to the south and 81 meters of sight distance available to the north. **Figure 5** displays the indicative minimum gap sight distances along Kerikeri Inlet Road. With a MGSD requirement of 83 metres to the south and 97 metres to the north, the sightlines for vehicles turning onto Kerikeri Inlet Road are currently not acceptable. With removal of vegetation and earthworks on the west side of Kerikeri Inlet Road (**Figure 4**), the sightlines are able to reach a compliant level.

Figure 3: Proposed Road and Kerikeri Inlet Road Indicative Safe Intersection Sight Distance
Image Source: Traffic Planning Consultants Ltd.

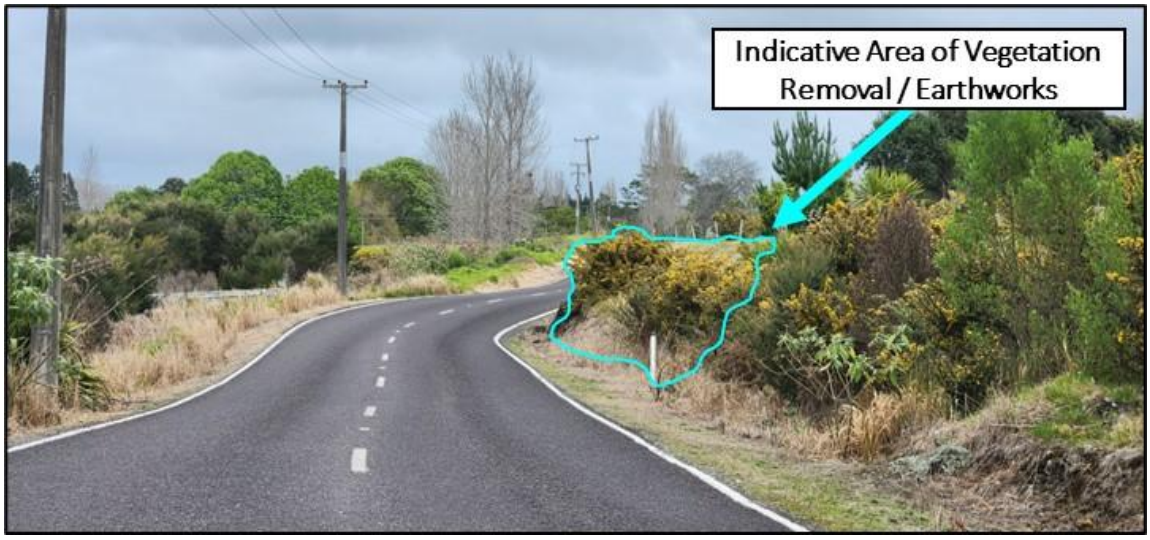

Figure 4: Proposed Road and Kerikeri Inlet Road Vegetation Removal / Earthworks
Image Source: Traffic Planning Consultants Ltd.

Figure 5: Proposed Road and Kerikeri Inlet Road Indicative Minimum Gap Sight Distance
Image Source: Traffic Planning Consultants Ltd.

3.7 Lot 1 Access onto Kerikeri Inlet Road

The development will provide individual property access onto Kerikeri Inlet Road for Lot 1. During a site visit, preferred vehicle crossing locations for these lots were reviewed to ensure suitable sightlines and visibility. The appropriate standard to use for private accesses is the Land Transport Safety Authority publication "Guidelines for Visibility at Driveways". As there are typically fewer vehicle movements from private accesses, compared to public road intersections, the sightline requirements are typically less, dependent on the road classification. Under this publication, there are two components to the sight distance measurement, the first being the sight distance requirement and the second being the lines of clear sight. The sight distance/lines of clear sight required is dependent upon the traffic generation of the proposal, the 85th percentile speed of vehicles on the frontage road, and the classification of the frontage road.

For this Lot, it is forecast to accommodate fewer than 200 vehicle trips per day, therefore classifying the driveways as low volume. With an 85th percentile speed limit of approximately 70 km/h on Kerikeri Inlet Road (collector road), a sight distance of 85 metres is required.

From the Lot 1 access point sightlines extend to/from the vehicle crossing by approximately 115 metres in both directions, thereby providing suitable visibility.

3.8 Lot Vehicle Crossing Design

Vehicle crossings for the proposed lots are to be formed in general accordance with FNDC/ES/21.

3.9 Parking Design

Details with respect to the on-site parking for the Lots are unknown at this time and would be subject to a future land-use consent application. However, given the size of the respective lots and developable area available, parking areas are expected to comply with the formed dimensions and gradients.

3.10 Kerikeri Inlet Road Improvement Recommendations

To better serve the proposed development, several improvements to Kerikeri Inlet Road should be made. These improvements are discussed in detail below.

3.10.1 Vesting of Land

Currently Kerikeri Inlet Road is formed over private land in multiple locations, most notably within Lot 27 of the proposal. As such, it is recommended that this section of the site, along with a smaller portion (Lot 26) be vested to FNDC to allow for the public road to be fully formed within the road reserve.

3.10.2 Removal of Vegetation

Along the Kerikeri Inlet Road, there is existing vegetation (**Figure 4**) as well as an earthen area which reduces the sight distance from the proposed road, towards the north. Vegetation removal and earthworks should be undertaken within this area to allow for approximately 135 metres of sight distance.

3.10.3 Advance Warning Signage

Due to the undulation of Kerikeri Inlet Road, sight distance towards the intersection for vehicles approaching from the south is limited to approximately 110 metres. Due to the tight curvature of the road some 150 metres south of the proposed intersection, vehicles approaching the site are travelling well below the posted speed limit. However, as a means to provide additional information to drivers in order to increase their overall awareness, it is recommended that a PW-11-4 (Left) sign be installed on the west side of the road approximately 135 metres south of the intersection.

4.0 FAR NORTH DISTRICT PLAN REQUIREMENTS

Chapter 15 – Transportation, Section 1 – Traffic, Parking and Access of the Far North District Council – Operative Plan (FNDP) sets out the objectives, policies, and rules relating to transportation within the context of this development. The transportation objectives of the FNDP are:

- 15.1.3.1: To minimise the adverse effects of traffic on the natural and physical environment.
- 15.1.3.2: To provide sufficient parking spaces to meet seasonal demand in tourist destinations.
- 15.1.3.3: To ensure that appropriate provision is made for on-site car parking for all activities, while considering safe cycling and pedestrian access and use of the site.
- 15.1.3.4: To ensure that appropriate and efficient provision is made for loading and access for activities.
- 15.1.3.5: To promote safe and efficient movement and circulation of vehicular, cycle and pedestrian traffic, including for those with disabilities.

The transportation policies of the FNDP are:

- 15.1.4.1: That the traffic effects of activities be evaluated in making decisions on resource consent applications.
- 15.1.4.2: That the need to protect features of the natural and built environment be recognised in the provision of parking spaces.
- 15.1.4.3: That parking spaces be provided at a location and scale which enables the efficient use of parking spaces and handling of traffic generation by the adjacent roading network.
- 15.1.4.4: That existing parking spaces are retained or replaced with equal or better capacity where appropriate, so as to ensure the orderly movement and control of traffic.
- 15.1.4.5: That appropriate loading spaces be provided for commercial and industrial activities to assist with the pick-up and delivery of goods.
- 15.1.4.6: That the number, size, gradient and placement of vehicle access points be regulated to assist traffic safety and control, taking into consideration the requirements of both the New Zealand Transport Agency and the Far North District Council.
- 15.1.4.7: That the needs and effects of cycle and pedestrian traffic be taken into account in assessing development proposals.
- 15.1.4.8: That alternative options be considered to meeting parking requirements where this is deemed appropriate by the Far North District Council.

Table 1 lists the relevant standards that apply to this development and comments on compliance. Where there is non-compliance, further assessment has been undertaken against the criteria set out in the FNDP.

Table 1: Transport Development Standards

Development Standard	Requirement/Details	Comment
15.1.6A Traffic	Sets the threshold for when activities are classified as permitted (P), controlled (C), Restricted Discretionary (RC), or Discretionary (D), and the associated assessment criteria.	The site proposes 20 new residential lots, where each will have a TIF of 10 – **complies**
15.1.6B.1.1 On-Site Car Parking Spaces	Defines the number of parking spaces required for new developments.	Details of car parking areas are unknown at this stage of development, but are anticipated to comply with the relevant standards – **does not form part of this consent**
15.1.6B.1.4 Accessible Car Parking Spaces	Defines the number and dimensions of accessible parking spaces required for new developments.	The site will be residential in nature – **does not apply**
15.1.6B.1.5 Car Parking Space Standards	Defines the size and layout requirements for new parking spaces.	Details of car parking areas are unknown at this stage of development, but are anticipated to comply with the relevant standards – **does not form part of this consent**
15.1.6B.1.6 Loading Spaces	Defines the number and dimensions of loading spaces required for new developments.	The site is located within a Coastal Living zone, where loading spaces are not required – **does not apply**
15.1.6C.1.1.a Private Access Widths	Defines the minimum access widths.	The private accesses serving up to four lots will be formed with a legal width of at least 6.0 metres – **complies**
15.1.6C.1.1.b Private Access Gradients	Defines the minimum access gradients.	The private access will be no steeper than 1 in 4 (25%) – **complies**
15.1.6C.1.1.c Number of Dwellings Served by Private Access	Defines the number of sites permitted to be served by a private access.	The shared access will service no more than four household equivalents – **complies**
15.1.6C.1.1.d Public Road Provision	Defines when a public road should be provided as part of subdivision.	Where more than eight dwellings are being served a public road has been provided – **complies**
15.1.6C.1.1.e Private Accessway Location	Defines the suitable locations for private access.	The lot accesses will be onto local/collector roads – **complies** The lots will be above to provide a vehicle crossing at least 30 metres from intersections **– complies**
15.1.6C.1.3 Passing Bays on Private Accessways	Defines the requirements for passing bay dimensions and spacing.	The private access will maintain have a legal width of 6.0-8.0 metres and subsequent access designs will be able to accommodate two-way vehicle

Development Standard	Requirement/Details	Comment
		movement under low-speed conditions with a width of 5.0 metres, or allow for one-way movement – **complies**
15.1.6C.1.4 Access Over Footpaths	Defines the number of and width of vehicle crossings, where formed across a footpath.	There are no footpaths which cross over the respective access – **does not apply**
15.1.6C.1.5 Vehicle Crossing Standards in Rural Zones	Defines the structural and surfacing requirements for vehicle crossings.	The vehicle crossings will be formed in accordance with Council's Engineering Standards and Guidelines – **complies** The vehicle crossings will be sealed from the carriageway edge to the site boundary and within the site for at least 5 metres **– complies**
15.1.6C.1.7 General Access Standards	Defines access requirements with respect to vehicle circulation and on-site manoeuvring.	Vehicles will only be required to reverse onto local roads, were serving four or fewer parking spaces – **complies** On-site manoeuvring is expected to be made available during the land-use consenting stage for each dwelling – **complies** The private accesses for Lots 2-5, 7-8 and 21, and 17-20 have not been designed to accommodate a heavy rigid vehicle – does not comply
15.1.6C.1.8 Frontage to Existing Roads	Defines the requirements for public road improvements as a result of site development.	Kerikeri Inlet Road provides a varying legal width across the site's frontage, with some sections of the road formed within private property; which will be rectified and vested as part of this application **– complies**
15.1.6C.1.11 Road Designations	Defines the requirements for a site where the frontage road is subject to a road designation.	Kerikeri Inlet Road and the subject site are not subject to any designations, as per Zone Map 85 (Kerikeri Inlet) – **does not apply**

5.0 FAR NORTH DISTRICT COUNCIL OPERATIVE PLAN ASSESSMENT CRITERIA

Chapter 15 – Transportation, Section 1 – Traffic, Parking and Access of the Far North District Council – Operative Plan (FNDP) sets out the assessment criteria for activities and design elements which do not comply with the standard. For this proposal, consent is required under the following standards:

- 15.1.6C.1.7 – General Access Standards

The following lists the relevant assessment criteria for these standards and comments as applied to this development.

5.1 Access Provisions – Discretionary Activities Assessment Criteria

(a) Adequacy of sight distances available at the access location.

(b) Any current traffic safety or congestion problems in the area.

(c) Any foreseeable future changes in traffic patterns in the area.

(d) Possible measures or restrictions on vehicle movements in and out of the access.

(e) The adequacy of the engineering standards proposed and the ease of access to and from, and within, the site.

(f) The provision of access for all persons and vehicles likely to need access to the site, including pedestrian, cycle, disabled and vehicular.

(g) The provision made to mitigate the effects of stormwater runoff, and any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties.

(h) For sites with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive:

(i) The provisions of the roading hierarchy, and any development plans of the roading network.

(j) The need to provide alternative access for car parking and vehicle loading in business zones by way of vested service lanes at the rear of properties, having regard to alternative means of access and performance standards for activities within such zones.

(k) Any need to require provision to be made in a subdivision for the vesting of reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land; future connection of pedestrian accessways from street to street; future provision of service lanes; or planned road links that may need to pass through the subdivision; and the practicality of creating such easements at the time of subdivision application in order to facilitate later development.

(l) Enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available (consent notices shall be registered on such Certificates of Title pursuant to Rule 13.6.7).

(m) With respect to access to a State Highway that is a Limited Access Road, the effects on the safety and/or efficiency on any SH and its connection to the local road network and the provision of written approval from the New Zealand Transport Agency.

5.2 Assessment of Non-Compliance: 15.1.6C.1.7 – General Access Standards

The reason for consent under this standard relates to provisions within the access to accommodate a heavy rigid truck. The proposed private access does not allow for a heavy rigid truck to navigate the access and turnaround without reversing back onto the public road. The following points are made in support of the proposal:

- The proposal is for residential dwellings. As such, heavy rigid trucks are not anticipated to service the site.
- The access can accommodate smaller courier vehicles, which would be more likely to service the site in terms of deliveries.
- Subject to the on-site design for the proposed lots, a heavy rigid truck may be able to turn into the site and reverse manoeuvre onto the shared access to exit the site, however this cannot be confirmed/denied until the land-use stage of consenting.

For these reasons the access design is considered appropriate to service the likely vehicles which will traverse it.

6.0 RECOMMENDATIONS

Based on the analyses described in this report, the following recommendations are made to ensure the best overall outcome for the site and the public realm:

- Following the approval of a subdivision Resource Consent, the design of the proposed road, and its intersection with Kerikeri Inlet Road will be further reviewed and refined, as it enters the detailed design stage.
- Vesting of lots part of the subject site to allow the road to be formed within the public road reserve as opposed to within private property as is currently the case.
- Vegetation along the Kerikeri Inlet Road frontage and within the site, where adjacent to the vehicle crossings should be cut back or thinned, to allow for increased visibility along the respective roads.
- To the north of the proposed new road connection, existing vegetation should be removed and earthworks undertaken to achieve a sight distance of 135 metres to the north.
- To the south of the proposed new road connection, a PW-11-4 (Left) sign be installed approximately 135 metres south of the intersection.

7.0 CONCLUSIONS

Based on the analyses described in this report, the following conclusions can be made in respect of the proposal to subdivide the property on Kerikeri Inlet Road (Lot 6 DP 352467) to create 28 lots in total, 20 of which would accommodate residential land-use activity:

- The site is estimated to generate approximately 120 daily vehicle movements, and 12 peak hour vehicle movements.
- A review of the transport standards has identified one item which require consent under the Far North District Council Operative Plan.
- The proposed private and public road connections to service the site are suitable to accommodate the likely vehicle demands associated with the development.
- The on-site provisions for the proposed lots are anticipated to be able to comply with the corresponding standards and will be subject to a land-use consent application.

Overall, it is considered that the traffic engineering effects of the proposal can be accommodated on the road network without compromising its function, capacity, or safety subject to the improvements discussed in this report. Therefore, from a traffic engineering perspective it is considered that the proposal will have less than a minor impact.

Prepared by,

Peter Kelly
Director
Traffic Planning Consultants Ltd.

Geotechnical Assessment Report

Proposed Subdivision

893 Kerikeri Inlet Road, Kerikeri

For

Brendan Meech

Supporting report for Applications to Far North District Council and Northland Regional Council

Haigh Workman reference 25 183

September 2025

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Revision History

Revision №	Issued By	Description	Date
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Executive Summary

Haigh Workman Ltd (Haigh Workman) were engaged by Brendan Meech to prepare a geotechnical assessment report for use in support of Resource Consent applications to Far North District Council and Northland Regional Council for the proposed twenty lot residential subdivision.

This report contains information required for subdivisional earthworks, as well as outlining geotechnical design issues that need to be considered for subsequent building design and construction on each residential Lot. Maven Associates have provided the scheme plans and earthworks plans for the proposed development.

Based on the results of the geotechnical investigation conducted by Haigh Workman and review of published geological maps, it is considered that the soils directly underlying the proposed Lots comprises natural soils, weathered basalt cobbles/boulders and rock of the Kerikeri Volcanic Group. Test pits carried out across the site revealed variable depths of soil (between 0.2 m and 1.8 m below ground level) underlain by weathered basalt rock and/or bouldery rubbly material. The soils were typically described as a brownish orange silt near the surface with some cobbles and boulders, becoming more frequent with depth. All trial pits excluding TP03, TP05 and TP07 obtained refusal within the underlying slightly weathered basalt rock. Trial pits TP05 and TP07, located in the south-western corner, revealed an older volcanic unit with deeper weathering (up to 2.8 mbgl).

Based on our site observations, geological assessment, and subsurface investigations, each residential Lot is considered to have a building platform area suitable for domestic residential development subject to specific geotechnical assessment and foundation design due to the presence of expansive soils and sloping ground. Refer to Section 7 for summary of specific site investigation and foundation design requirements.

1 Introduction

1.1 Project Brief and Scope

Haigh Workman Ltd (Haigh Workman) were engaged by Brendan Meech to prepare a geotechnical assessment report for use in support of Resource Consent applications to Far North District Council and Northland Regional Council for the proposed twenty lot residential subdivision.

The scope of this report encompasses the geotechnical suitability in the context of the proposed development as defined in our Short Form Agreement dated 10th of September 2025. This report addresses the suitability of the site for subdivision and subsequent residential development. As part of this assessment, the following work has been undertaken:

- A walkover geotechnical inspection of the site with surface mapping of the geomorphological features.
- Reference to geological maps to assess the likely underlying geology and subsoil conditions.
- A review of available existing geotechnical reports.
- A review of aerial photographs.
- Geotechnical investigations, including 10 machine excavated trial pits.

This report summarises our findings and recommendations in relation to the proposed development plans prepared by Maven Associates to support Consent applications to Far North District Council and Northland Regional Council.

The principal objective of the investigation is to develop geotechnical models of the site so that geotechnical constraints to the proposed development can be identified and to provide assurance to Council that stable / suitable building platforms are available or can be made available for the proposed development.

2 Site Description and Proposed Development

2.1 General

Site address: 893 Kerikeri Inlet Road, Kerikeri

Legal description: Lot 6, DP 352467

Site area: 13.145 hectares

The site is located on the western side of Kerikeri Inlet Road and boundaries with Edmonds Road at the northern extent, and the Edmonds Ruins historic site to the west. There are 2 existing sheds located in the northern portion of the lot.

At the time of investigation, the site was predominantly pasture, interspersed with patches of vegetation including trees and scrub. The ground surface is generally undulating with gentle slopes throughout most of the site and localised steeper gradients associated with knolls and basalt outcrops. Basalt boulders and flow

outcrops are exposed primarily in the elevated areas, however scattered boulders are also presented across some of the lower lying areas.

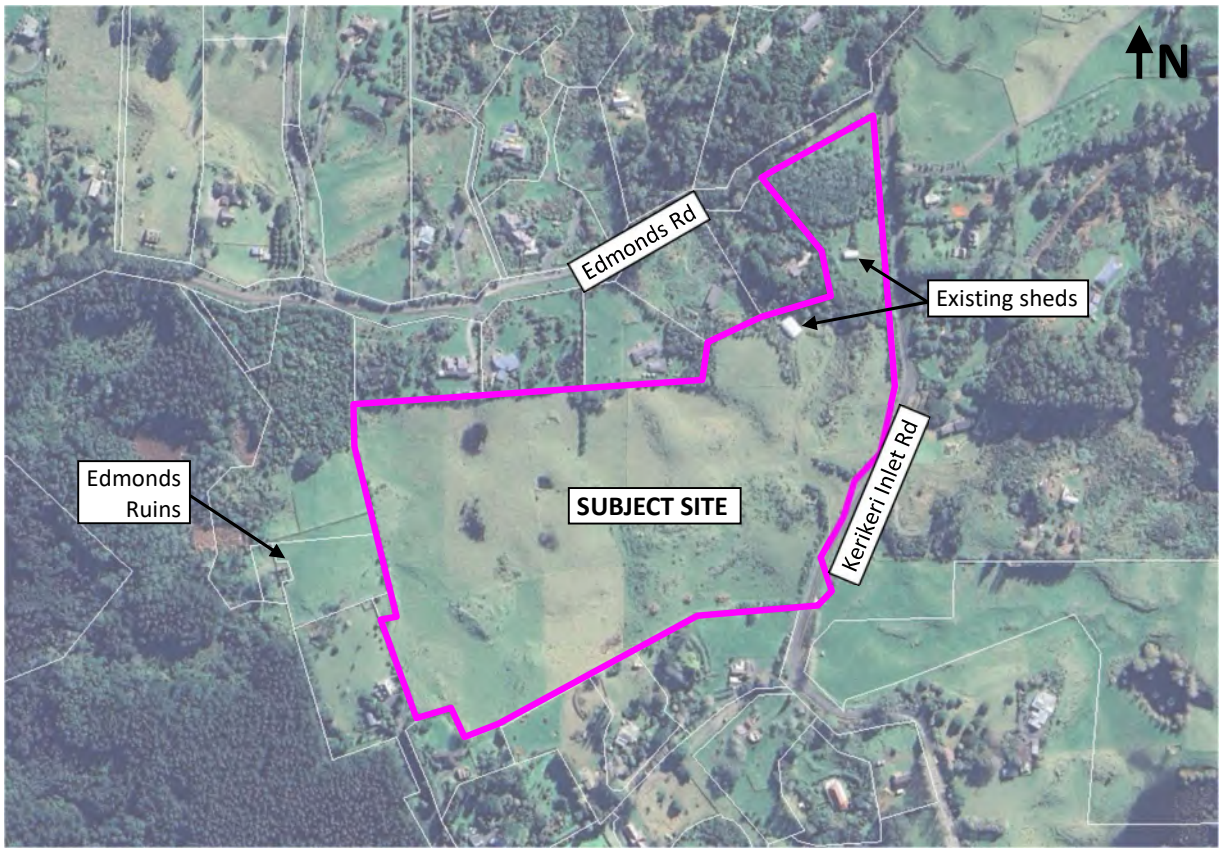


Figure 1: Site Location

2.2 Proposed Development

Based on the scheme plan prepared by Maven Associates, Ref. 344001, Rev. F, numbered C150 to C154 and earthworks plans numbered C200 and C220, it is understood that the proposed development works involve:

- The creation of twenty residential lots with areas ranging from 5000 m² to 10785 m², and one lot with an area of 4438 m² designated for wastewater disposal (no buildable area). These lots are numbered Lot 1 to 21.
- Three Jointly Owned Access Lots (JOALs) for access and wetland protection, numbered Lot 22 to 24.
- Lots 25 to 28 will be roads to vest in Far North District Council.
- Earthworks to form the proposed council vested road and access JOALs involving cuts up to 2.2 m depth and filling up to 1.6 m depth. Maximum cuts and fills are in the central part of the proposed road and the remaining earthworks are mostly less than 1.0 m cut and/or fill.

The provided drawings are included in Appendix C.

3 Desktop Study

3.1 Published Geology

Sources of Information:

- Institute of Geological & Nuclear Sciences, 1:250,000 Scale, 2009: "*Geology of the Whangarei area*" [*];
- NZMS Sheet 290 Q04/05, 1:100,000 scale map, Edition 1, 1980: "Whangaroa-Kaikohe" (Soils);
- NZMS Sheet 290 Q04/05, 1:100,000 scale map, Edition 1, 1981: "Whangaroa-Kaikohe" (Rocks).

The site is within the bounds of the GNS Geological Map 2 "Geology of the Whangarei area", 1:250,000 scale. The published geological map indicates the site is underlain by Kerikeri Volcanic Group Pleistocene basalt of Kaikohe - Bay of Islands Volcanic Field (Qvb).

The geological map is shown in Figure 2 below, with geological units presented in Table 1.

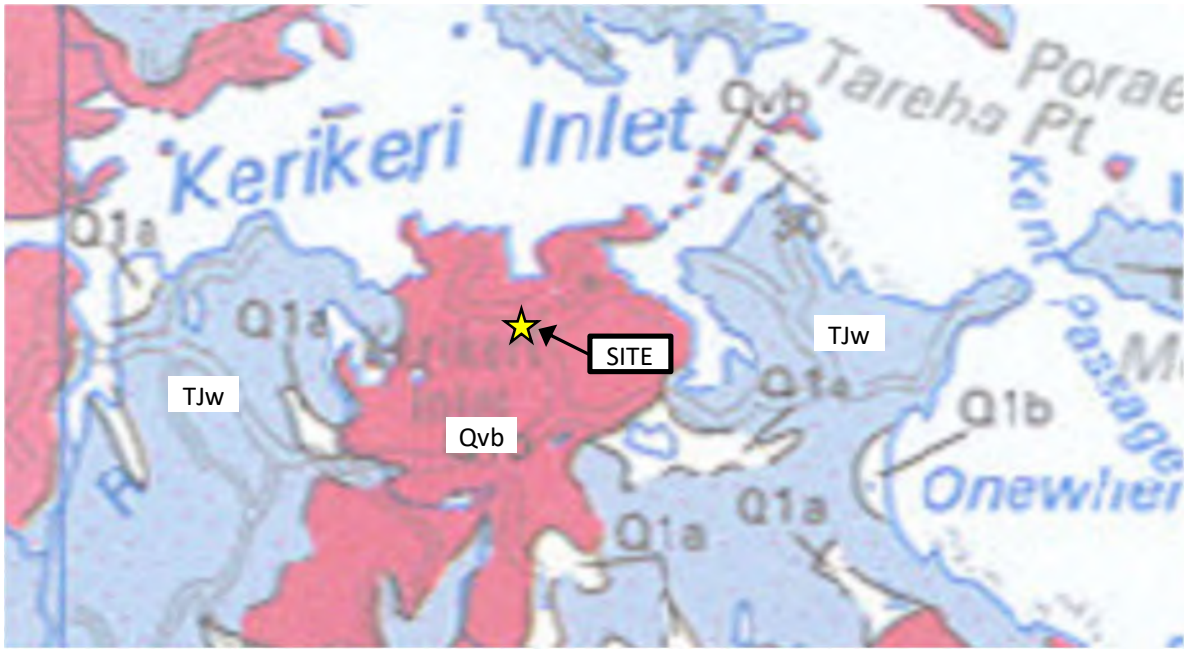


Figure 2: Geological Map Extract

[**] *Edbrooke, S.W.; Brook, F.J. (compilers) 2009. Geology of the Whangarei Area. Institute of Geological and Nuclear Sciences 1:250 000 geological map 2. 1 sheet + 68 p. Lower Hutt, New Zealand. GNS Science.*

Table 1: Geological Legend

Symbol	Unit Name	Description
Qvb	Kerikeri Volcanic Group	Basalt lava flows of early to late Pleistocene age.
TJw	Waipapa Group	Massive to thin bedded, lithic volcaniclastic metasandstone and argillite of Permian to Jurassic age.

Further reference to the New Zealand land inventory map, Sheet 290 P04/05 (Whangaroa – Kaikohe), indicates the site is predominantly underlain by 'soils of the rolling and hilly land; excessively to somewhat excessively drained, Ohaewai shallow bouldery silt loam (OWb)'. The underlying rock weathers to a yellow-brown soft sandy clay to depths of 30 m. The rock type map (NZMS 290 sheet P04/05) describes the underlying rock as basalt flows and cones of very fine to medium grained crystalline basalt, moderately fractured, hard to very hard, with surfaces being conspicuously rocky, and weathering to a red brown rubbly clay to depths of 3.0 m.

3.2 Geomorphology

The subject site is situated on an undulating landform with gentle to moderate relief, typical of terrain shaped by volcanic processes. The surface is rocky, with frequent basalt outcrops and scattered boulders, particularly along elevated areas. The basalt rock is generally shallow, often encountered within 0.5 to 2.0 metres below ground level, and in some locations is exposed at the surface.

There are four small wetlands located on the western side of the property, which are inferred to have formed as a result of an underlying dense, basalt flow or rock shelf of low permeability.

From the results of our investigation, the south-western corner of the property is underlain by an older volcanic unit (with residual soils up to 2.8 mbgl). The remainder of the site is underlain by much younger volcanics comprising a shallow soil mantle over slightly weathered basalt rock.

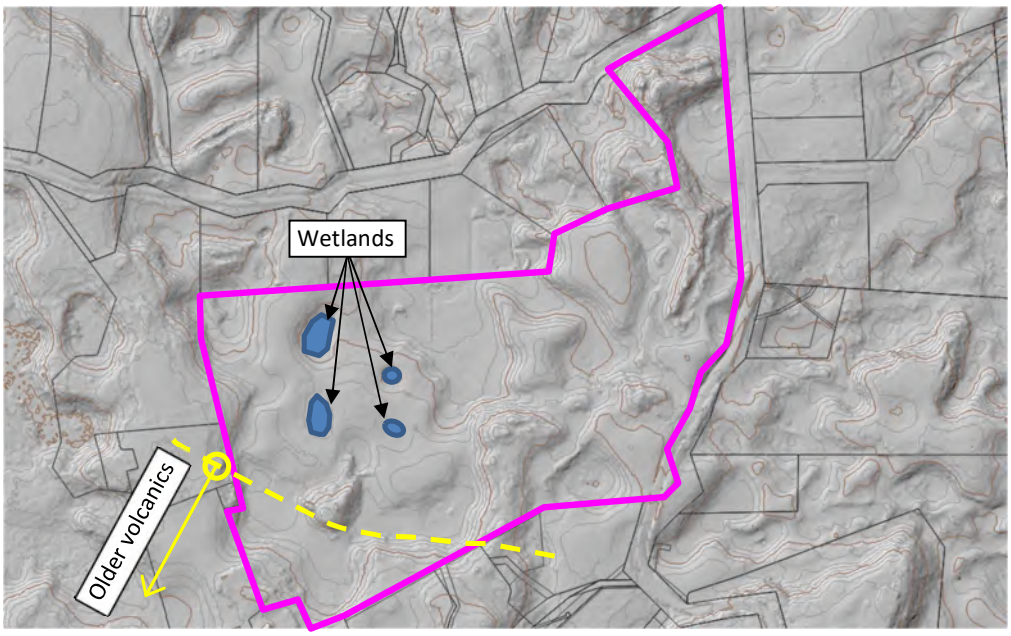


Figure 3: Geomorphology (2018 – 2020 DEM)

3.3 Historic Aerial Photography

	**1979 Aerial (Retrolens)** Earliest historic aerial available that clearly shows the site. There is a farm shed (half round barn) located in the northern part of the site. The remainder of the site is undeveloped and sparsely vegetated.
	**2004 Aerial (Google Earth)** The farm shed remains in the northern part of the site. Another building and driveway have been constructed on the eastern portion of the lot. Several rows of trees (assumed to be shelter belts) have established on the western part of the lot.
	**2011 Aerial (Google Earth)** Shelter belts on western part of the lot have been removed. No obvious changes on the subject site between 2011 and present day, other than the removal of the row of trees along the southern boundary.

3.4 Existing Geotechnical Information

A geotechnical investigation report was prepared by Fraser Thomas Limited in February 2007 (Ref. 604669) for a proposed 16 lot residential subdivision. Investigations comprised 14 hand auger boreholes to between 0.2 and 2.0 mbgl and 20 percussion boreholes to between 7.0 and 16 mbgl for stormwater soakage purposes.

The hand auger boreholes generally encountered similar soils to the Haigh Workman trial pits, however Fraser Thomas identified a surface layer of alluvium at locations H3, H6 and H9. The percussion boreholes encountered basalt rock at depths ranging between 1.0 and 8.0 mbgl.

4 Ground Investigations

4.1 Subsoil Investigations

Haigh Workman undertook geotechnical investigations on the 17th of September 2025. The investigations comprised the excavation of ten trial pit excavations using a thirteen-tonne excavator fitted with a 900mm rock bucket. Trial pits were located between the existing test locations to validate the findings of the Fraser Thomas investigation.

Where possible, vane shear testing was undertaken during the advancement of the excavated test pits, measurements were taken within cohesive soil only. Investigations were logged in accordance with The New Zealand Geotechnical Society, "Guidelines for the Field Classification and Description of Soil and Rock for Engineering Purposes" (2005). Investigation locations are shown on the drawings in Appendix A. All shear strengths shown on the appended logs are Vane Shear Strengths in accordance with the NZGS; "Test Method for determining the Vane Shear Strength of a Cohesive Soil using a Hand-held Shear Vane", 2001.

At the completion of the excavations, all trial pits were backfilled using the excavated material and packed down using the excavator bucket and/or by track rolling. The trial pit logs and photographs are included within Appendix B.

4.2 Ground Conditions

Based on the results of the geotechnical investigation conducted by Haigh Workman and review of published geological maps, it is considered that the surface soils directly underlying the proposed development site comprises the natural soils and rock of the Kerikeri Volcanic Group. Trial pit TP01 encountered non-certified fill to approximately 0.7 m, underlain by a 200 mm layer of buried topsoil. This is assumed to be associated with the formation of the driveway to the existing shed.

For the purposes of this report, subsoil conditions on the site were interpolated between the boreholes and some variation between borehole positions are likely. Detailed logs are presented within Appendix B. Table 2 below summarises the materials encountered, with depth to base of each unit provided.

Table 2: Summary of Trial Pit Results

Trial Pit ID	Fill	Topsoil	Kerikeri Volcanic Group Soil/Rock	Moisture and Groundwater Observations
TP01	0.0 to 0.7 m	0.7 to 0.9 m	0.9 to >1.8 m*	Moist throughout. Static groundwater not encountered.
TP02	N.E	0.0 to 0.3 m	0.3 to >0.7 m*	
TP03	N.E	0.0 to 0.2 m	0.2 to 2.0 m	
TP04	N.E	0.0 to 0.2 m	0.2 to >0.7 m*	
TP05	N.E	0.0 to 0.3 m	0.3 to 2.5 m	
TP06	N.E	0.0 to 0.2 m	0.2 to >0.6 m*	
TP07	N.E	0.0 to 0.2 m	0.2 to 3.0 m	
TP08	N.E	0.0 to 0.2 m	>0.2 m*	
TP09	N.E	0.0 to 0.2 m	0.2 to >1.4 m*	Moist to wet. Water seepage encountered at 0.9 mbgl. Static water level not measured.
TP10	N.E	0.0 to 0.3 m	0.3 to >1.3 m*	Moist throughout. Static groundwater not encountered.

**Test terminated due to refusal on basalt rock or large boulder.*
Depths measured from existing ground surface level.

4.2.1 Topsoil

A thin veneer of topsoil was encountered within all trial pit excavations and to between 0.2 and 0.3 m depth. TP01 encountered buried topsoil beneath the non-engineered fill. The topsoil comprised an organic silt, described as dark brown in colour, moist, exhibiting no plasticity and containing minor fibrous organic content.

4.2.2 Non-certified Fill

Non-certified fill was encountered within TP01, assumed to be associated with the formation of the driveway to the existing shed. The fill comprised a loose, brown gravelly silt with some cobbles and boulders.

4.2.3 Kerikeri Volcanic Group

Soil and rock of the Kerikeri Volcanic Group were encountered within all trial pit excavations. The soils were typically described as a brownish orange silt near the surface with some cobbles and boulders, becoming more frequent with depth. All trial pits excluding TP03, TP05 and TP07 obtained refusal within the underlying slightly weathered basalt rock.

The cohesive soils were typically described as very stiff to hard, moist, and having low plasticity. Vane shear strengths (undertaken where possible) ranged between 130 and 200 kPa+, indicative of very stiff to hard soils. TP09 was undertaken in a lower lying area and comprised stiff silt with some cobbles to 0.6 mbgl, underlain by loose cobbly silt to approximately 1.4 mbgl where basalt rock was encountered. Granular content within the soils comprised slightly weathered basalt gravel, cobbles and boulders.

Trial pits TP05 and TP07, excavated in the south-western part of the site, revealed a significantly deeper residual soil mantle consisting of very stiff to hard orange and reddish-brown silty clay and clayey silt. At approximately

2.8 mbgl, TP07 encountered highly weathered, extremely weak basalt. The deeper residual soils in this area are inferred to originate from an older unit within the Kerikeri Volcanic Group, whereas the surface soils and rock across the remainder of the site are from a more recent event (i.e. Late Pleistocene age ~60,000 years).

4.3 Groundwater

Groundwater was only encountered in trial pit TP09. Water was observed seeping into the side of the excavation at approximately 0.9 mbgl. Backfilling of the excavation was carried out before the water level reached equilibrium. Given the soakage rates in the adjacent percussion boreholes by Fraser Thomas (>18 L/s), the water seepage in this location is inferred as a discrete perched water surface above the basalt rock.

No evidence of groundwater seepage or static groundwater level was observed during the excavations of any other trial pits. Soil moisture observations were recorded with soils noted as moist throughout. Groundwater levels can and do fluctuate and higher groundwater levels may be encountered following periods of prolonged or heavy rainfall.

5 Geotechnical Assessment

5.1 Visual Stability Assessment

Based on our site observations, geological assessment, and subsurface investigations, we consider the site is suitable for development.

The proposed development area and surrounding slopes do not show any obvious signs of historical or presently active instability. The topography across the property is gently to moderately sloping and was found to be underlain by competent subsoils and rock.

The proposed development is unlikely to adversely affect the existing stability of the site, provided the recommendations outlined in this report are adhered to.

5.2 Seismic Class & Liquefaction Potential

The site conditions have been assessed to be consistent with seismic subsoil Class C (Shallow site soils) in accordance with NZS1170.5.

The soils encountered during ground investigation are primarily fine-grained cohesive soils and/or weathered volcanic rock. The Northland region is considered as a low seismic hazard area, and therefore we consider the liquefaction potential at this site is negligible.

5.3 Building Design Considerations

5.3.1 Shrink/swell Behaviour

The geotechnical investigations undertaken across the site indicate the upper soil layer comprise fine-grained silts and clays. The reactivity and the typical range of movement that could be expected from soils underlying any given building site depend on the amount of clay present, clay mineral type, and proportion, depth, and distribution of clay throughout the soil profile. Moisture changes tend to occur slowly in clays and produce swelling upon wetting and shrinkage upon drying. In addition, subsequent building damage can be limited by

good building practice, including wetting of clay subgrade at least 48 hours ahead of base filling and slab preparation. Apart from seasonal moisture change (wet winters / dry summers) other factors that can influence soil moisture content include.

- Influence of garden watering and site drainage.
- The presence of large trees.
- Initial soil moisture content conditions at construction time.

Visually, expansive soils are noted for developing extensive cracking during dry periods (especially summer through autumn in Northland) and can be locally identified by this feature when sites are excavated and left to dry out. Based on experience of similar soils elsewhere, the natural soils of the Kerikeri Volcanic Group are considered susceptible to swelling and shrinking under seasonal variations of water content. For the purpose of design, the site may be designated as moderately expansive (Class M) in accordance with B1/AS1.

For building platforms underlain by shallow basalt rock, foundations can be in general accordance with NZS3604:2011 (subject to site-specific assessment) if founded directly onto the rock. However, the rock surface may not be level across individual building platforms and filling may be required to create a level platform.

5.3.2 Foundations

The soils tested across the site indicated stiff to very stiff silts, clays and basalt rock. An ultimate bearing capacity of 300 kPa can be adopted for shallow foundation design, with a geotechnical strength reduction factor of 0.5 for limit state design. If founding directly onto basalt rock, an ultimate bearing capacity of 10 MPa could be adopted if required.

Lot 10 and Lot 11 building platforms are located on lower lying ground and trial pit TP09 encountered loose cobbly silt to approximately 1.4 mbgl. Foundations for lots 10 and 11 will require deeper foundations and/or ground improvement (sub-excavation and hardfill replacement), which should be assessed at building consent stage. Alternatively, a stiffened raft foundation designed for a lower bearing capacity could be adopted, subject to specific geotechnical and structural design.

5.3.3 Settlement

Residential dwellings should be designed to tolerate angular distortion as a result of consolidation settlement of up to 1:240 (approximately 25mm over a 6.0m length) as required by the New Zealand Building Code (B1/VM4). It is envisaged that subdivision earthworks will be limited to creation of the proposed road (to vest in FNDC) and no earthworks are proposed to create any of the building platforms at this stage.

6 Development Recommendations

6.1 Site Formation Works

Given the site topography and ground conditions encountered, formation of the proposed road and JOALs should follow the existing topography as far as practicable. No earthworks are proposed to form any of the building platforms at this stage, however, formation of the road and JOALs will require cutting and filling.

All earthworks should be carried out to the requirements of NZS 4404:2010 'Land Development and Subdivision Infrastructure' and NZS 4431:2022, 'Engineering Fill Construction for Lightweight Structures'. It is recommended that any unsuitable material identified during excavation be removed and replaced with granular hardfill or imported cohesive fill, as approved by a Chartered Professional Engineer.

6.1.1 Excavations

The earthworks plan prepared by Maven indicate that the formation of the road will involve cuts up to 2.2 m depth, with the deepest excavations between proposed Lot 9 and Lot 10. Cutting along the remainder of the road are generally less than 1.0 m depth. Given the presence of shallow basalt rock and boulders, rock breaking and/or ripping using a large excavator will be required.

Cuts up to 1.0 m depth can be formed at gradients no steeper than 1V:2H (i.e. 26°). Cuts greater than 1.0 m depth should adopt a maximum slope angle of 1V:3H (i.e. 18°). Caution should also be taken when excavating near archaeological sites, and archaeological supervision may be necessary in these areas.

Cobbles, boulders and/or basalt rock should be expected in all service trenches requiring rock breaking or ripping. Any over-break or boulders dislodged when excavating service trenches should be reinstated with compacted hardfill.

It is considered that only minor works will be undertaken to create flat building platforms in the future. Excavations should be limited due to the near surface volcanic rock.

6.1.2 Filling

Based on the earthworks plan provided, filling up to 1.6 m depth is proposed, with the maximum fill depth near the central portion of the road (between lot 10 and lot 20). The western and eastern ends of the road only require filling to approximately 0.8 m max. depth.

Given the bouldery / rocky nature of the underlying soils, the material excavated to form the road is not considered suitable to be used as engineered fill. Filling for the road should comprise imported granular fill OR imported clay fill from another source site. Laboratory testing of the source material would be required to confirm suitability.

For granular fill, GAP 40 or 65 is recommended. Hardfill should be placed in layers no greater than 150 mm and compacted using a vibratory roller. Verification of compaction should be undertaken by a professional engineer at regular lifts, i.e., inspection at pre-placement and every 500 mm thereafter. A minimum Clegg Impact Value (CIV) of 25 is recommended or 95% of the material's maximum dry density (MDD†).

Fills up to 1.0 m depth can be formed at gradients no steeper than 1V:2H (i.e. 26°). Fills greater than 1.0 m depth should adopt a maximum slope angle of 1V:3H (i.e. 18°). Fill batters should be formed by over-filling, and excavating back to the above specified gradients.

† The MDD for the granular hardfill must be known prior to commencment of filling, we recommend requesting compaction curve test result information from the aggregate supplier before choosing the material to be used. If unavailable, laboratory testing.

6.2 Erosion and Sediment Control

Prior to commencing earthworks, a sediment control system needs to be constructed to ensure the Territorial and Regional Authority requirements are met. Typical details can be found in GD05. Erosion and sediment control should be undertaken as early as possible before soil particles become dislodged and mobilised. The use of contour drains, mulching and earth bunds to control erosion during the construction phase is recommended, as is maintaining vegetation cover where possible to reduce erosion potential.

6.3 Pavement Design

Vegetation, organic and deleterious material, topsoil and otherwise unsuitable material should be removed from the site under pavement areas prior to aggregate placement. Based on our observations during site investigations we consider the stiff natural ground at the site should provide an adequate subgrade for any proposed asphaltic or concrete paved access, parking and turning areas.

No specific testing was undertaken for pavement design. For preliminary design purposes, a design CBR of no greater than 5.0% may be assumed. It is recommended that in-situ testing of all road subgrades is conducted by a suitably qualified and experienced engineer.

6.4 Stormwater Control

Concentrated stormwater flows from all impermeable areas must be collected, conveyed, and discharged in a manner that will not affect the stability of the ground. Concentrated stormwater flows must not be allowed to saturate the ground to adversely affect foundation conditions.

Design of devices to collect, transport and discharge concentrated flows should be engineered. Devices associated with subdivision development (paved access etc.) should be designed as part of the Subdivision Consent works however design for future house construction can only be carried out as part of Building Consent activities as the design is pertinent to the house and site coverage proposal.

If the percussion boreholes drilled in 2007 are to be utilised for stormwater soakage, it is recommended that the boreholes are cleaned out (i.e. by hydro-vac) and soakage capacities re-tested to confirm suitability.

6.5 Wastewater Disposal

A detailed wastewater disposal assessment is not within the scope of this report and should be carried out by a suitably qualified wastewater specialist. The proposed scheme plan indicates that Lot 14 will be designated for wastewater disposal which suggests a decentralised wastewater configuration for the subdivision. Given the size of the proposed lots, individual onsite effluent disposal systems may also be an option (subject to specific design and environmental considerations).

The site investigations carried out within the vicinity of Lot 14 indicate approximately 200 mm of topsoil underlain by a very thin layer of residual soil (i.e. maximum soil depth of approx. 300 mm). On this basis, the soils in the area of Lot 14 are considered to be Category 1 in accordance with AS/NZS1547:2012.

The upper residual soils are considered to be suitable for Category 3 surface irrigation however, given the limited thickness of soil in the north-western part of the site, the underlying rocky structure presents Category 1 drainage conditions.

6.6 Service Connections

All external service connections (power, water supply, stormwater, sewer, communication and others) should be detailed for seasonal movement such as the use of rubber ring joints for stormwater or wastewater, or looped power and water connections.

Building foundations within a 45-degree zone of influence from the invert level of any service pipe shall adopt the standard engineering details within the Far North District Council plan and NZS4404:2010.

6.7 Retaining Walls

No retaining walls are envisaged for the proposed subdivision and there is ample area for suitable cut/fill batters for the proposed road and JOALs.

Any retaining walls required for future building platforms will be subject to site-specific investigation and design.

6.8 Unexpected Ground Conditions

Though not encountered in any of the Haigh Workman trial pits, Fraser Thomas identified alluvial soils in hand auger boreholes H3, H6 and H9 (typically drilled in lower areas). If any soft alluvial soils or otherwise unsuitable materials are encountered, the Engineer responsible for providing certification of the earthworks and Geotechnical Completion Report should be contacted immediately to provide advice.

6.9 Safety during construction

The recommendations made in this report have been made with regards to safety during construction, which should be considered during the design phase. The following points were raised during planning for safety in design:

- Construction monitoring needs to be considered;
- Trench construction for services should be benched to ensure the vertical height does not exceed 1.0 m without shoring / trench shields;
- Temporary battering of excavations and fills.

6.10 Construction Monitoring

A Chartered Professional Engineer familiar with the findings of this report should be engaged to carry out construction monitoring during subdivision development and earthworks to confirm soil conditions are consistent with those adopted within this report.

The recommendations given in this report are based on limited site data from discrete locations. Variations in ground conditions could exist across the site. It is in the interests of all parties that a Chartered Professional Engineer inspect excavations and foundation conditions exposed during construction, so that ground conditions can be compared with those assumed in formulating this report. In any event, we should be notified of any variations in ground conditions from those described or assumed to exist.

A geotechnical completion report should be prepared at the completion of subdivision works, with as-builts provided by the Contractor of all earthworks and drainage works undertaken.

7 Conclusion

Geotechnical investigations indicate that the proposed subdivision is stable, and the subsoil properties are appropriate for residential development. The extent of the geotechnical investigations is outlined within this report.

The development will need to be undertaken in accordance with current best engineering practice and the following guidelines are applicable to all Lots:

- The natural ground within the residential lots boundaries is considered suitable for residential development of light-framed, flexible clad residential buildings not requiring specific design in terms of NZS3604:2011, subject to the following conditions:
    - All lots will be subject to site specific geotechnical investigations. Geotechnical reporting to include, but not limited to, site specific testing and confirmation of the underlying geology, recommendations on bearing capacity for foundation soils, expansive soil classification with laboratory testing or visual-tactile assessment, confirmation of slope stability for the proposed building and associated building loads, minimum foundation embedment depths.
    - Foundation soils lie outside the definition of 'good ground' in NZS3604:2011 due to the presence of expansive soils. Soils are considered to lie in Site Class M (moderately expansive) as defined in the New Zealand Building Code B1/AS1. All residential lots will be subject to specific engineering design and site-specific geotechnical investigations. This recommendation may be superseded if buildings are founded directly onto basalt rock. Specific design may be undertaken by first principles or by reference to AS2870:2011, Section 4 and related documents and the updated return periods provided in B1/AS1.
    - Foundation design should limit the geotechnical ultimate bearing capacity to 300 kPa, with a geotechnical strength reduction factor of 0.5 for limit state design. Lots 10 and 11 will require deeper foundations OR ground improvement (sub-excavate and hardfill replacement) to provide 300 kPa ultimate bearing capacity. Alternatively, stiffened raft slab can be designed with a reduced bearing capacity (subject to site specific geotechnical assessment).
    - Due to sloping ground across the most lots, slab on grade construction will require earthworks, with recommendations outlined in Section 6.1. Where deeper excavations are proposed, rock breaking and/or ripping can be expected.
- Given the presence of shallow basalt rock and boulders, rock breaking and/or ripping using a large excavator will be required to form the proposed road. Cuts up to 1.0 m depth can be formed at gradients no steeper than 1V:2H (i.e. 26°). Cuts greater than 1.0 m depth should adopt a maximum slope angle of 1V:3H (i.e. 18°).
- No earthworks involving fills or unsupported cuts in excess of 600 mm depth should take place on any Lot unless endorsed by a suitable design undertaken by a Chartered Professional Engineer with suitable geotechnical experience familiar with the contents of this report and responsible for design of structural elements of the building.

- Any earthworks conducted at the site should be undertaken and tested in accordance with NZS4431:2022. Any unsuitable material identified during excavation shall be removed and replaced with granular hardfill in accordance with NZS4431:2022. Granular hardfill is recommended to be GAP40 or GAP65, compacted to 95% MDD.
- For preliminary design purposes, a design CBR of no greater than 5.0% may be assumed. It is recommended that in-situ testing of all road subgrades is conducted by a suitably qualified and experienced engineer.
- Our assessment is based on interpolation between borehole positions and site observations. Local variations in ground conditions may occur. Unfavourable ground conditions may be encountered during earthworks. It is important that we are contacted in this eventuality or if any variation in subsoil conditions from this described in this report are found. Design assistance is available as required to accommodate any unforeseen ground conditions.

Provided the recommendations provided in this report are followed, the subject is capable of being developed as proposed. All works should be carried under the guidance of a Chartered Professional Engineer familiar with the contents of this report. A geotechnical completion report is recommended at the completion of the earthworks to confirm the findings in this report and document the work undertaken, e.g. earthworks compaction certification.

This report is not intended to be used for foundation design, other than to provide a general framework for building platform suitability. Specific geotechnical investigations are recommended to confirm the subsoil conditions, confirm the soil expansivity, and provide site specific geotechnical recommendations for foundation design.

Summary of specific site investigation and foundation design requirements for proposed building lots			
Lot No.	**Comments on Nominated Building Platform**	**Bearing Capacity / Expansive Class**	**Anticipated scope of additional works following specific investigation and design. [Comments are given as a guide only – specific engineering to be undertaken by a Chartered Professional Engineer]**
LOT 1 to 5	Minimal earthworks required to create building platforms. Specific site investigation to confirm AS2870 or B1/AS1 design.	300 kPa/ Class M	Site specific geotechnical report to confirm the soil conditions assumed within this report.
LOT 6 to 9	Cutting (including rock ripping/breaking) and/or filling will be required to create level building platforms. Specific site investigation to confirm AS2870 or B1/AS1 design and provide recommendations if foundations are on sloping ground. Filling across building platforms to be Certified by a Chartered Professional Engineer (Geotechnical)	300 kPa/ Class M	Site specific geotechnical report to confirm the soil conditions assumed within this report.
LOT 10 to 11	Minimal earthworks required to create building platforms. Deeper foundations and/or ground improvement required (i.e. sub-excavation and hardfill replacement). Site specific investigation and foundation design required.	300 kPa for deeper foundations. Reduced bearing capacity for stiffened raft foundation (subject to S.E.D)	Site specific geotechnical report to confirm the soil conditions assumed within this report. Settlement analyses required if filling beneath platforms.

Summary of specific site investigation and foundation design requirements for proposed building lots			
Lot No.	**Comments on Nominated Building Platform**	**Bearing Capacity / Expansive Class**	**Anticipated scope of additional works following specific investigation and design. [Comments are given as a guide only – specific engineering to be undertaken by a Chartered Professional Engineer]**
Lot 12 to 15	Minimal earthworks required to create building platforms. Specific site investigation to confirm AS2870 or B1/AS1 design.	300 kPa/ Class M	Site specific geotechnical report to confirm the soil conditions assumed within this report.
LOT 16 & 18	Minor cutting and/or filling will be required to create level building platforms. Specific site investigation to confirm AS2870 or B1/AS1 design and provide recommendations if foundations are on sloping ground. Filling across building platforms to be Certified by a Chartered Professional Engineer (Geotechnical)	300 kPa/ Class M	Site specific geotechnical report to confirm the soil conditions assumed within this report.
LOT 17 & 19	Minimal earthworks required to create building platforms. Specific site investigation to confirm AS2870 or B1/AS1 design.	300 kPa/ Class M	Site specific geotechnical report to confirm the soil conditions assumed within this report.
Lot 20 & 21	Minor cutting and/or filling will be required to create level building platforms. Specific site investigation to confirm AS2870 or B1/AS1 design.	300 kPa/ Class M	Site specific geotechnical report to confirm the soil conditions assumed within this report.

8 Limitations

This report has been prepared for the use of Brendan Meech with respect to the brief outlined to us. This report is to be used by our Client and their Consultants and may be relied upon when considering geotechnical advice. Furthermore, this report may be utilised in the preparation of building and/or resource consent applications with local authorities. The information and opinions contained within this report shall not be used in other context for any other purpose without prior review and agreement by Haigh Workman Ltd.

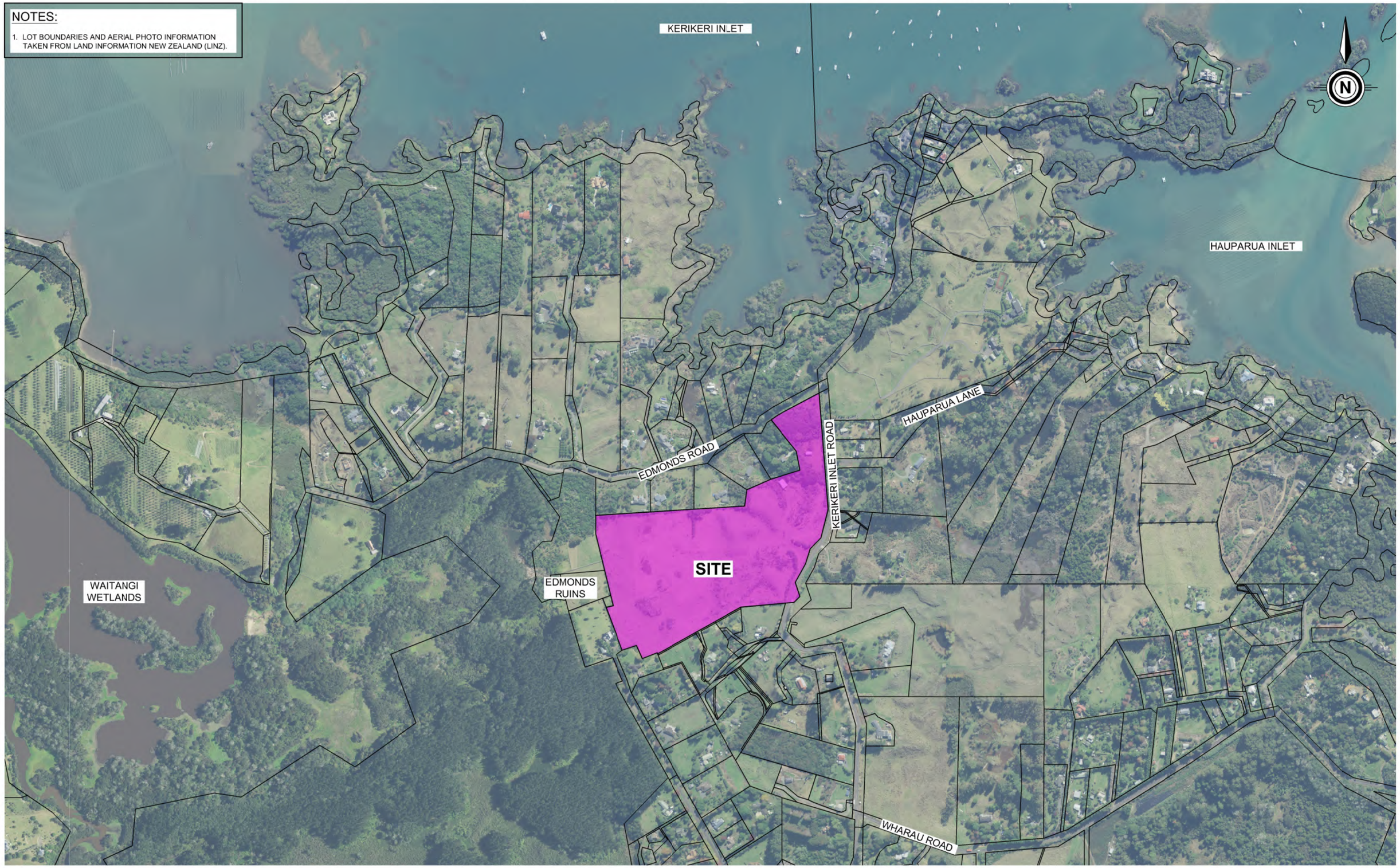
The recommendations given in this report are based on site data from discrete locations. If any changes are made, we must be allowed to review the new development proposal to ensure that the recommendations of this report remain valid Inferences about the subsoil conditions away from the test locations have been made but cannot be guaranteed. We have inferred an appropriate geotechnical model that can be applied for our analyses. However, variations in ground conditions from those described in this report could exist across the site. Should conditions encountered differ to those outlined in this report we ask that we be given the opportunity to review the continued applicability of our recommendations.

Appendix A – Drawings

Drawing No.	Title
G01	Site Locality Map
G02	Site Investigation Plan

NOTES:

1. LOT BOUNDARIES AND AERIAL PHOTO INFORMATION TAKEN FROM LAND INFORMATION NEW ZEALAND (LINZ).



Issue	Date	Revision
A	22/09/2025	-

DWG: SITE LOCALITY MAP

Scale	NOT TO SCALE			Date	SEP 2025
Drawn	JMC	Checked	WT	Approved	WT
File	T:\CLIENTS\BRENDAN MEECH\25 183 - 893 KERIKERI INLET ROAD, KERIKERI\ENGINEERING\DRAWINGS\25 183 GEO PLANS.DWG				

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Project	GEOTECHNICAL INVESTIGATION 893 KERIKERI INLET ROAD, KERIKERI (LOT 6 DP 352467)	DWG No.	G01
Client	BRENDAN MEECH	Sheet No.	1 of 2
Project No.	25 183	RC no.	N/A

Plotted By Josh Curreen at 24/09/2025 10:07:05 am

NOTES:

1. LOT BOUNDARIES AND AERIAL PHOTO INFORMATION TAKEN FROM LAND INFORMATION NEW ZEALAND (LINZ).
2. PROPOSED DEVELOPMENT TAKEN FROM MAVEN ASSOCIATES SCHEME PLAN C150, REV. F
3. LOCATIONS HAVE NOT BEEN SURVEYED AND ARE INDICATIVE ONLY.

KEY:

- TRAIL PIT LOCATIONS *(HAIGH WORKMAN 2025)*
- HAND AUGER BOREHOLE LOCATION *(FRASER THOMAS 2007)*
- PERCUSSION BOREHOLE LOCATION *(FRASER THOMAS 2007)*
- ARCHAEOLOGICAL SITES
- WETLANDS (IDENTIFIED BY WILD ECOLOGY)
- INDICATIVE BUILDING PLATFORMS

EDMONDS ROAD
HISTORIC SITE PROTECTION COVENANT
EXISTING SHED
EXISTING SHED
HISTORIC RESERVE (EDMONDS RUINS)
23 JOAL (ACCESS)
14 JOAL (SEWAGE)
24 JOAL (WETLAND)
22 JOAL ACCESS)
28 ROAD TO VEST IN FNDC
KERIKERI INLET ROAD
PEDESTRIAN EASEMENT (4m WIDE)
RIGHT OF WAY (6m WIDE)
OLDER VOLCANICS
OLDER VOLCANICS
P9 P10 P11 P12 P13 P14 P15 P16 P19 P20 P1 P2 P3 P4 P5 P6 P7 P8 P17 P18
H1 H2 H3 H4 H5 H6 H7 H8 H9 H10 H11 H12 H13 H14
TP01 TP02 TP03 TP04 TP05 TP06 TP07 TP08 TP09 TP10
1 2 3 4 5 6 7 8 9 10 11 12 13 15 16 17 18 19 20 21
10.00 12.00 15.00

Issue	Date	Revision
A	22/09/2025	-

DWG: SITE INVESTIGATION PLAN

Scale 1:2000 @A3 | Date SEP 2025 | Drawn JMC | Checked WT | Approved WT

File T:\CLIENTS\BRENDAN MEECH\25 183 - 893 KERIKERI INLET ROAD, KERIKERI\ENGINEERING\DRAWINGS\25 183 GEO PLANS.DWG

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Project: GEOTECHNICAL INVESTIGATION
893 KERIKERI INLET ROAD, KERIKERI (LOT 6 DP 352467)

Client: BRENDAN MEECH

Project No. 25 183 | RC no. N/A

DWG No. G02

Sheet No. 2 of 2

Plotted By Josh Curreen at 24/09/2025 10:07:48 am

Appendix B – Site Investigation Logs

Trial Pit Logs: TP01 – TP10

PO Box 89, 0245
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Kerikeri, 0230
New Zealand

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Test Pit Log - TP01

Hole Location: Refer to Site Plan

JOB No. 25 183

CLIENT:	Brendan Meech	**SITE:**	893 Kerikeri Inlet Road, Kerikeri		
Date Started:	17/09/2025	**Excavation Method:**	13 Tonne Excavator	**LOGGED BY:**	JMC
Date Completed:	17/09/2025	**Test Pit Dimension:**	1.2m x 2.0m x 1.8m (w.l.d)	**CHECKED BY:**	WT

Soil Description

Based on NZGS Logging Guidelines 2005

Gravelly SILT, some cobbles and boulders, brown. Loose, moist. [FILL]

Buried TOPSOIL; SILT, dark brown. Moist, friable

Cobbly SILT; some medium to coarse gravel, occasional boulder, light brownish orange. Moist, non-plastic. *[KERIKERI VOLCANIC GROUP]*

End of hole at 1.8m (Unable to Excavate)

Depth (m): 0.0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5, 5.0

Geology: FILL; BTS; KERIKERI VOLCANIC

Graphic Log

Water Level: Groundwater Not Encountered

Sensitivity

Vane Shear and Remoulded Vane Shear Strengths (kPa)

Scala Penetrometer (blows/100mm): 0 5 10 15 20

LEGEND

TOPSOIL | CLAY | SILT | BASALT | COBBLES & BOULDERS | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. T.S = Topsoil. 13 tonne excavator used 0.9m wide rock bucket
Hand Held Shear Vane S/N: DR1617
Groundwater not encountered.

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New Zealand

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Test Pit Log - TP02

Hole Location: Refer to Site Plan

JOB No. 25 183

CLIENT:	Brendan Meech	**SITE:**	893 Kerikeri Inlet Road, Kerikeri		
Date Started:	17/09/2025	**Excavation Method:**	13 Tonne Excavator	**LOGGED BY:**	JMC
Date Completed:	17/09/2025	**Test Pit Dimension:**	1.2m x 2.0m x 0.7m (w.l.d)	**CHECKED BY:**	WT

Soil Description

Based on NZGS Logging Guidelines 2005

TOPSOIL; organic SILT, dark brown. Moist, friable, some rootlets

SILT; trace gravel, brownish orange. Very stiff, moist, low plasticity.
[KERIKERI VOLCANIC GROUP]
At 0.5m: some cobbles and boulders.

Slightly weathered, dark grey speckled white **BASALT;** strong.

End of hole at 0.7m (Unable to Excavate)

Depth (m): 0.0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5, 5.0

Geology: T.S; K.V.G

Graphic Log

Water Level: Groundwater Not Encountered

Sensitivity

Vane Shear and Remoulded Vane Shear Strengths (kPa): 134; 42

Scala Penetrometer (blows/100mm): 0 5 10 15 20

LEGEND

TOPSOIL | CLAY | SILT | BASALT | COBBLES & BOULDERS | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. T.S = Topsoil. 13 tonne excavator used 0.9m wide rock bucket
Hand Held Shear Vane S/N: DR1617
Groundwater not encountered.

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Test Pit Log - TP03

Hole Location: Refer to Site Plan

JOB No. 25 183

CLIENT:	Brendan Meech	**SITE:**	893 Kerikeri Inlet Road, Kerikeri		
Date Started:	17/09/2025	**Excavation Method:**	13 Tonne Excavator	**LOGGED BY:**	JMC
Date Completed:	17/09/2025	**Test Pit Dimension:**	1.2m x 2.0m x 2.0m (w.l.d)	**CHECKED BY:**	WT

Soil Description

Based on NZGS Logging Guidelines 2005

TOPSOIL; organic SILT, dark brown. Moist, friable, some rootlets

SILT; minor medium to coarse gravel, occasional cobbles, light orange brown. Very stiff, moist, low plasticity. *[KERIKERI VOLCANIC GROUP]*

At 0.5m: Some cobbles and boulders.

Clayey SILT; some cobbles and boulders, light brown. Moist, low plasticity.

End of hole at 2.0m (Target Depth)

Depth (m): 0.0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5, 5.0

Geology: T.S; KERIKERI VOLCANIC GROUP

Graphic Log

Water Level: Groundwater Not Encountered

Sensitivity

Vane Shear and Remoulded Vane Shear Strengths (kPa): 26, 141

Scala Penetrometer (blows/100mm): 0, 5, 10, 15, 20

LEGEND

TOPSOIL | CLAY | SILT | BASALT | COBBLES & BOULDERS | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. T.S = Topsoil. 13 tonne excavator used 0.9m wide rock bucket
Hand Held Shear Vane S/N: DR1617
Groundwater not encountered.

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Test Pit Log - TP04

Hole Location: Refer to Site Plan

JOB No. 25 183

CLIENT:	Brendan Meech	**SITE:**	893 Kerikeri Inlet Road, Kerikeri		
Date Started:	17/09/2025	**Excavation Method:**	13 Tonne Excavator	**LOGGED BY:**	JMC
Date Completed:	17/09/2025	**Test Pit Dimension:**	1.5m x 1.5m x 0.7m (w.l.d)	**CHECKED BY:**	WT

Soil Description

Based on NZGS Logging Guidelines 2005

TOPSOIL; organic SILT, dark brown. Moist, friable, some rootlets

SILT; minor medium to coase gravel and cobbles, orange brown. Very stiff, moist, low plasticity. *[KERIKERI VOLCANIC GROUP]*

Slightly weathered, dark grey speckled light orange **BASALT;** strong.

End of hole at 0.7m (Unable to Excavate)

Depth (m): 0.0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5, 5.0

Geology: T.S; K.V.G

Graphic Log

Water Level: Groundwater Not Encountered

Sensitivity

Vane Shear and Remoulded Vane Shear Strengths (kPa): 136, 40

Scala Penetrometer (blows/100mm): 0, 5, 10, 15, 20

LEGEND

TOPSOIL | CLAY | SILT | BASALT | COBBLES & BOULDERS | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. T.S = Topsoil. 13 tonne excavator used 0.9m wide rock bucket
Hand Held Shear Vane S/N: DR1617
Groundwater not encountered.

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Test Pit Log - TP05

Hole Location: Refer to Site Plan

JOB No. 25 183

CLIENT:	Brendan Meech	**SITE:**	893 Kerikeri Inlet Road, Kerikeri		
Date Started:	17/09/2025	**Excavation Method:**	13 Tonne Excavator	**LOGGED BY:**	JMC
Date Completed:	17/09/2025	**Test Pit Dimension:**	1.0m x 2.0m x 2.5m (w.l.d)	**CHECKED BY:**	WT

Soil Description

Based on NZGS Logging Guidelines 2005

TOPSOIL; organic SILT, dark brown. Moist, friable, some rootlets

Clayey SILT; light brown. Very stiff, moist, low plasticity.
[KERIKERI VOLCANIC GROUP - Older unit]

Silty CLAY; light brown mottled orange brown and grey. Very stiff, moist, moderate plasticity. Trace fibrous rootlets *(not decayed)*

At 1.0m: Becoming light brown mottled red brown.

Clayey SILT; reddish brown mottled light grey and light orange brown. Hard, moist, low plasticity. Trace fibrous rootlets (not decayed)

At 2.0m: Basalt cobbles in one side of hole.

End of hole at 2.5m (Target Depth)

Depth (m): 0.0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5, 5.0

Geology: T.S; KERIKERI VOLCANIC GROUP

Graphic Log

Water Level: Groundwater Not Encountered

Sensitivity

Vane Shear and Remoulded Vane Shear Strengths (kPa)

Depth (m)	Corrected shear vane reading	Remoulded shear vane reading
0.5	163	40
1.0	198	51
1.5	224 +	
2.0	224 +	
2.5	224 +	

Scala Penetrometer (blows/100mm): 0, 5, 10, 15, 20

LEGEND

TOPSOIL | CLAY | SILT | BASALT | COBBLES & BOULDERS | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. T.S = Topsoil. 13 tonne excavator used 0.9m wide rock bucket
Hand Held Shear Vane S/N: DR1617
Groundwater not encountered.
Fibrous rootlets assumed to be from old adjacent shelter belt.

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Test Pit Log - TP06

Hole Location: Refer to Site Plan

JOB No. 25 183

CLIENT:	Brendan Meech	**SITE:**	893 Kerikeri Inlet Road, Kerikeri		
Date Started:	17/09/2025	**Excavation Method:**	13 Tonne Excavator	**LOGGED BY:**	JMC
Date Completed:	17/09/2025	**Test Pit Dimension:**	1.5m x 1.5m x 0.6m (w.l.d)	**CHECKED BY:**	WT

Soil Description

Based on NZGS Logging Guidelines 2005

TOPSOIL; organic SILT, dark brown. Moist, friable, trace rootlets

SILT; some cobbles, brownish orange. Very stiff, moist, low plasticity.
[KERIKERI VOLCANIC GROUP]

Slightly weathered, dark grey speckled light orange, vesicular **BASALT;** strong. FeO staining in vesicles.

End of hole at 0.6m (Unable to Excavate)

Depth (m): 0.0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5, 5.0

Geology: T.S; K.V.G

Graphic Log

Water Level: Groundwater Not Encountered

Sensitivity

Vane Shear and Remoulded Vane Shear Strengths (kPa): 169, 54

Scala Penetrometer (blows/100mm): 0, 5, 10, 15, 20

LEGEND

TOPSOIL | CLAY | SILT | BASALT | COBBLES & BOULDERS | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. T.S = Topsoil. 13 tonne excavator used 0.9m wide rock bucket
Hand Held Shear Vane S/N: DR1617
Groundwater not encountered.

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Test Pit Log - TP07

Hole Location: Refer to Site Plan

JOB No. 25 183

CLIENT:	Brendan Meech	**SITE:**	893 Kerikeri Inlet Road, Kerikeri		
Date Started:	17/09/2025	**Excavation Method:**	13 Tonne Excavator	**LOGGED BY:**	JMC
Date Completed:	17/09/2025	**Test Pit Dimension:**	1.0m x 2.0m x 3.0m (w.l.d)	**CHECKED BY:**	WT

Soil Description

Based on NZGS Logging Guidelines 2005

TOPSOIL; organic SILT, dark brown. Moist, friable, some rootlets

Clayey SILT; light brownish orange. Very stiff, moist, low plasticity.
[KERIKERI VOLCANIC GROUP - Older unit]

Silty CLAY; reddish brown mottled light grey and light orange. Very stiff, moist, moderate plasticity.

Hilghly weathered, orange brown and light brown **BASALT;** extremely weak. Limonite staining on joint faces.

End of hole at 3.0m (Target Depth)

2.8 to 3.0mbgl

Depth (m): 0.0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5, 5.0

Geology: T.S; KERIKERI VOLCANIC GROUP

Graphic Log

Water Level: Groundwater Not Encountered

Sensitivity

Vane Shear and Remoulded Vane Shear Strengths (kPa): 208 / 70; 150 / 29; 224 +; 224 +; UTP; 224 +

Scala Penetrometer (blows/100mm): 0 5 10 15 20

LEGEND

TOPSOIL | CLAY | SILT | BASALT | COBBLES & BOULDERS | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. T.S = Topsoil. 13 tonne excavator used 0.9m wide rock bucket
Hand Held Shear Vane S/N: DR1617
Groundwater not encountered.

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Test Pit Log - TP08

Hole Location: Refer to Site Plan

JOB No. 25 183

CLIENT:	Brendan Meech	**SITE:**	893 Kerikeri Inlet Road, Kerikeri		
Date Started:	17/09/2025	**Excavation Method:**	13 Tonne Excavator	**LOGGED BY:**	JMC
Date Completed:	17/09/2025	**Test Pit Dimension:**	1.5m x 1.5m x 0.2m (w.l.d)	**CHECKED BY:**	WT

Soil Description

Based on NZGS Logging Guidelines 2005

TOPSOIL; organic SILT, dark brown. Moist, friable, some rootlets

End of hole at 0.2m
(Unable to Excavate due to basalt rock)

Depth (m): 0.0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5, 5.0

Geology: T.S

Graphic Log

Water Level: Groundwater Not Encountered

Sensitivity

Vane Shear and Remoulded Vane Shear Strengths (kPa)

Scala Penetrometer (blows/100mm): 0 5 10 15 20

LEGEND

TOPSOIL | CLAY | SILT | BASALT | COBBLES & BOULDERS | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. T.S = Topsoil. 13 tonne excavator used 0.9m wide rock bucket
Hand Held Shear Vane S/N: DR1617
Groundwater not encountered.

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Test Pit Log - TP09

Hole Location: Refer to Site Plan

JOB No. 25 183

CLIENT:	Brendan Meech	**SITE:**	893 Kerikeri Inlet Road, Kerikeri		
Date Started:	17/09/2025	**Excavation Method:**	13 Tonne Excavator	**LOGGED BY:**	JMC
Date Completed:	17/09/2025	**Test Pit Dimension:**	1.5m x 1.5m x 1.4m (w.l.d)	**CHECKED BY:**	WT

Soil Description

Based on NZGS Logging Guidelines 2005

TOPSOIL; organic SILT, dark brown. Moist, friable, some rootlets.

SILT; some cobbles and boulders, brownish orange. Stiff, moist.
[KERIKERI VOLCANIC GROUP]

Cobbly SILT; some boulders, brownish orange. Moist to wet, loose, non-plastic.

At 0.9m: Water seepage.
At 1.0m: Large boulder OR basalt flow on one side of the hole. Frequent boulders below 1.0m. Tightly packed.

End of hole at 1.4m (Unable to Excavate)

Depth (m): 0.0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5, 5.0

Geology: T.S; KERIKERI VOLCANIC GROUP

Graphic Log

Water Level: Groundwater seepage at 1.4mbgl. Static level not measured

Sensitivity

Vane Shear and Remoulded Vane Shear Strengths (kPa): 77, 22

Scala Penetrometer (blows/100mm): 0, 5, 10, 15, 20

LEGEND

TOPSOIL | CLAY | SILT | BASALT | COBBLES & BOULDERS | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. T.S = Topsoil. 13 tonne excavator used 0.9m wide rock bucket
Hand Held Shear Vane S/N: DR1617
Groundwater seepage at 1.4mbgl. Static level not measured.

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Test Pit Log - TP10

Hole Location: Refer to Site Plan

JOB No. 25 183

CLIENT:	Brendan Meech	**SITE:**	893 Kerikeri Inlet Road, Kerikeri		
Date Started:	17/09/2025	**Excavation Method:**	13 Tonne Excavator	**LOGGED BY:**	JMC
Date Completed:	17/09/2025	**Test Pit Dimension:**	1.5m x 1.5m x 1.4m (w.l.d)	**CHECKED BY:**	WT

Soil Description

Based on NZGS Logging Guidelines 2005

TOPSOIL; organic SILT, dark brown. Moist, friable, some rootlets.

SILT; trace cobbles, brownish orange. Very stiff, moist, low plasticity.
[KERIKERI VOLCANIC GROUP]

Cobbly SILT; trace boulders, brownish orange. Moist.

End of hole at 1.3m (Unable to Excavate)

Depth (m): 0.0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5, 5.0

Geology: T.S; KERIKERI VOLCANIC GP

Graphic Log

Water Level: Groundwater Not Encountered

Sensitivity

Vane Shear and Remoulded Vane Shear Strengths (kPa): 45, 144

Scala Penetrometer (blows/100mm): 0, 5, 10, 15, 20

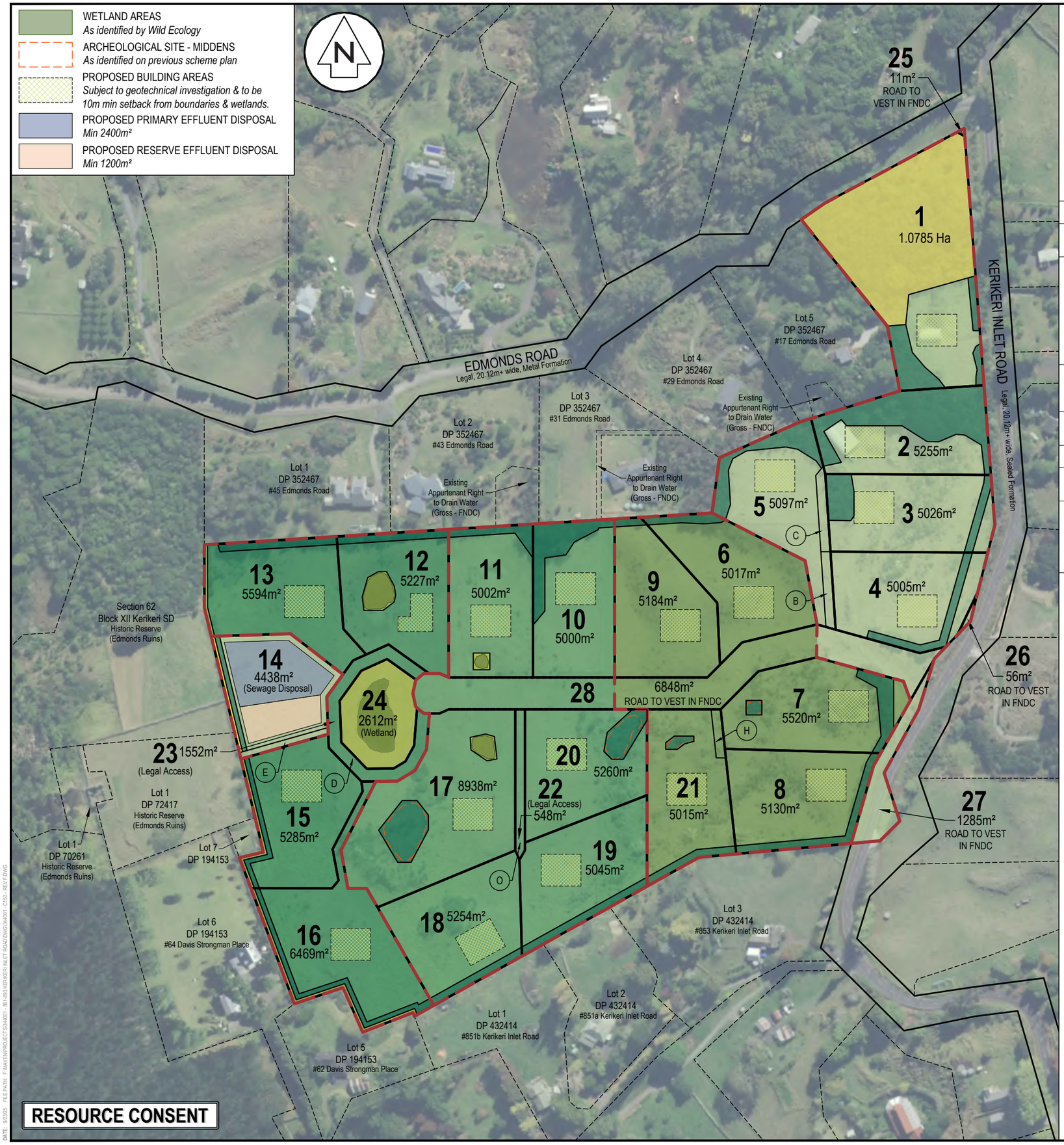
LEGEND

TOPSOIL | CLAY | SILT | BASALT | COBBLES & BOULDERS | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. T.S = Topsoil. 13 tonne excavator used 0.9m wide rock bucket
Hand Held Shear Vane S/N: DR1617
Groundwater not encountered.

Appendix C – Provided Drawings



PROPOSED AMALGAMATION CONDITIONS:

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

1. That Lot 14 hereon (Sewage Disposal) and Lot 24 hereon (Wetland) be held as to twenty undivided one-twentieth shares by the owners of Lots 1 - 13 & 15 - 21 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
2. That Lot 22 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 17 - 20 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
3. That Lot 23 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 12, 13, 15 & 16 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY & SERVICES	B C	LOT 5 HEREON	LOTS 2 - 4 HEREON
	C	LOT 5 HEREON	LOTS 2 & 3 HEREON
	H	LOT 21 HEREON	LOTS 7 & 8 HEREON
RIGHT TO DRAIN SEWAGE	D	LOT 23 HEREON	LOTS 1 - 13 & 15 - 21 HEREON
RIGHT TO DRAIN SEWAGE	O	LOT 22 HEREON	LOTS 17 - 20 HEREON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	E	LOT 14 HEREON	FAR NORTH DISTRICT COUNCIL
	D	LOT 23 HEREON	

AREAS TO BE PROTECTED BY COVENANT
Refer to individual stages for details.

AREAS TO BE PROTECTED BY CONSENT NOTICE
Refer to individual stages for details.

LOTS 1 - 28 BEING A PROPOSED SUBDIVISION OF LOT 6 DP 352467
COMPRISED IN RT 215070
TITLE AREA: 13.1450 Ha

NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
3. BOUNDARIES, EASEMENT, COVENANT AND CONSENT NOTICE AREAS ARE ALL SUBJECT TO FINAL SURVEY.

STAGE 1 *C151*
STAGE 2 *C152*
STAGE 3 *C153*
STAGE 4 *C154*

Rev	Description	By	Date
F	REDESIGN	SB	23/09/25
D	PREPARED FOR CONSENT	SB	12/09/25
C	LOT 9 ADJUSTMENT	CP	11/09/25
A	Draft for Review	SB	10/09/25

	By	Date
Survey	BY	MM/YYYY
Design	BY	MM/YYYY
Drawn	SB	10/09/25
Checked	CJP	11/09/25

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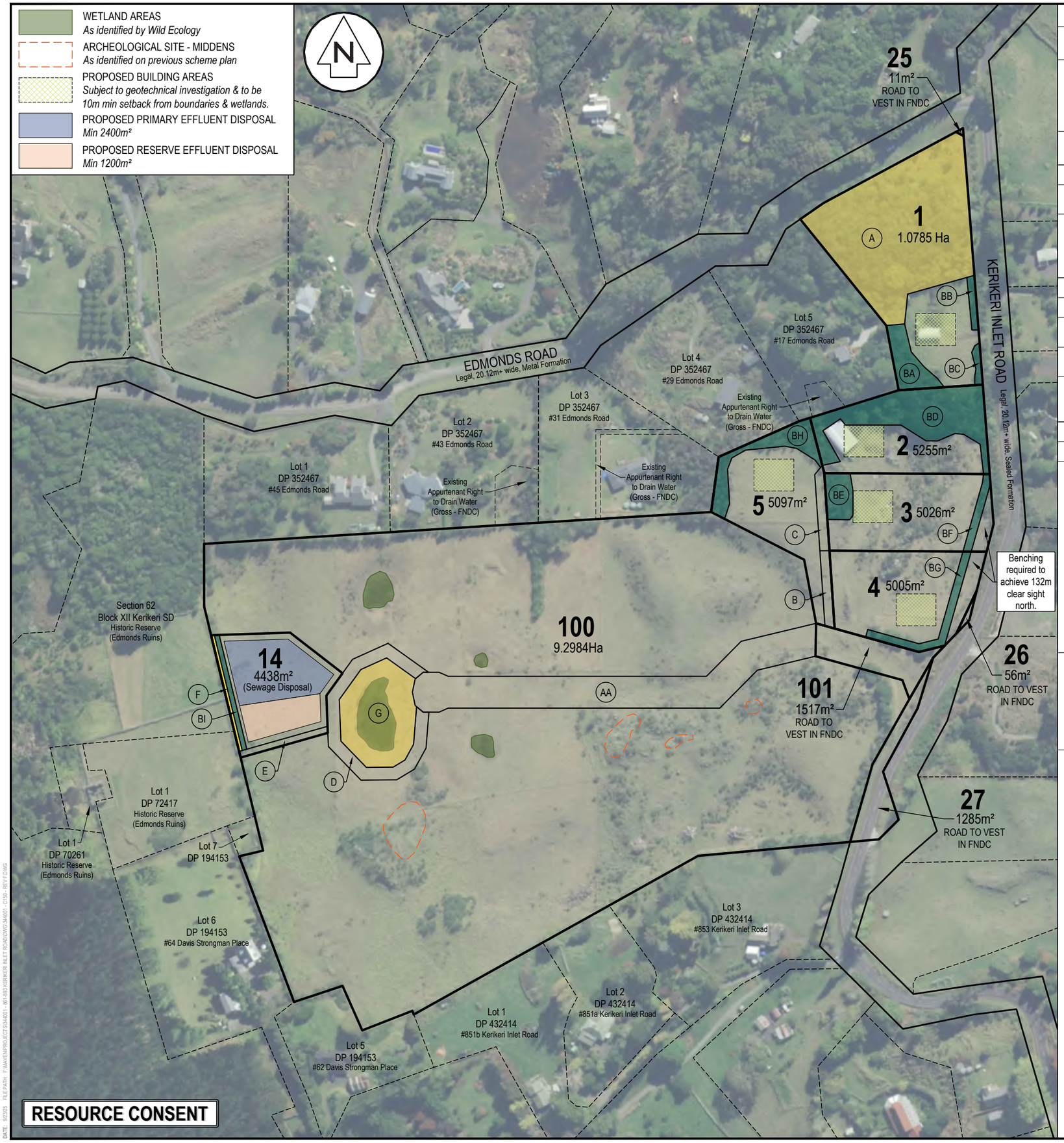
Project
Proposed Subdivision
861 Kerikeri Inlet Road
Kerikeri
FOR
Brendan Meech

Title
PROPOSED SCHEME OVERALL PLAN

Project no.	344001		
Scale	1:2500 @ A3		
Cad file	344001 - C150 - REV F.DWG		
Drawing no.	C150	Rev	F

DATE: 9/25/25 FILE PATH: F:\MAVEN\PROJECTS\344001 - 861-893 KERIKERI INLET ROAD\DWG\344001 - C150 - REV F.DWG



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY & SERVICES	B C	LOT 5 HEREON	LOTS 2 - 4 HEREON
	C	LOT 5 HEREON	LOTS 2 & 3 HEREON
RIGHT TO DRAIN SEWAGE	AA D	LOT 100 HEREON	LOTS 1 - 5 HEREON

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	AA D	LOT 100 HEREON	FAR NORTH DISTRICT COUNCIL
	E	LOT 14 HEREON	

PROPOSED LAND COVENANTS		
PURPOSE	SHOWN	BURDENED LAND
HISTORIC SITE PROTECTION	A	LOT 1 HEREON
WETLAND PROTECTION	G	LOT 100 HEREON
STONE WALL PROTECTION (2.0m Wide)	F	LOT 14 HEREON

PROPOSED CONSENT NOTICE AREAS		
PURPOSE	SHOWN	BURDENED LAND
LANDSCAPE *- Refer to consent notice for details*	BA BB BC	LOT 1 HEREON
	BD	LOT 2 HEREON
	BE BF	LOT 3 HEREON
	BG	LOT 4 HEREON
	BH	LOT 5 HEREON
	BI	LOT 14 HEREON

PROPOSED AMALGAMATION CONDITION :

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

That Lot 14 hereon (Sewage Disposal) be held as to five undivided one-twentieth shares by the owners of Lots 1 - 5 hereon (one share each) and fifteen undivided one-twentieth shares by the owners of Lot 100 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

STAGE 1: LOTS 1 - 5, 14, 25, 26, 27, 100 & 101
BEING A PROPOSED SUBDIVISION
OF LOT 6 DP 352467
COMPRISED IN RT 215070
TITLE AREA: 13.1450 Ha

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
3. BOUNDARIES, EASEMENT, COVENANT AND CONSENT NOTICE AREAS ARE ALL SUBJECT TO FINAL SURVEY.

Rev	Description	By	Date
F	REDESIGN	SB	23/09/25
D	PREPARED FOR CONSENT	CP	12/09/25
C	LOT 9 ADJUSTMENT	SB	11/09/25
A	Draft for Review	SB	10/09/25

	By	Date
Survey	BY	MM/YYYY
Design	BY	MM/YYYY
Drawn	SB	10/09/25
Checked	CJP	11/09/25

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Project
Proposed Subdivision
861 Kerikeri Inlet Road
Kerikeri
FOR
Brendan Meech

Title
PROPOSED SCHEME STAGE 1 PLAN

Project no.	344001		
Scale	1:2500 @ A3		
Cad file	344001 - C150 - REV F.DWG		
Drawing no.	C151	Rev	F

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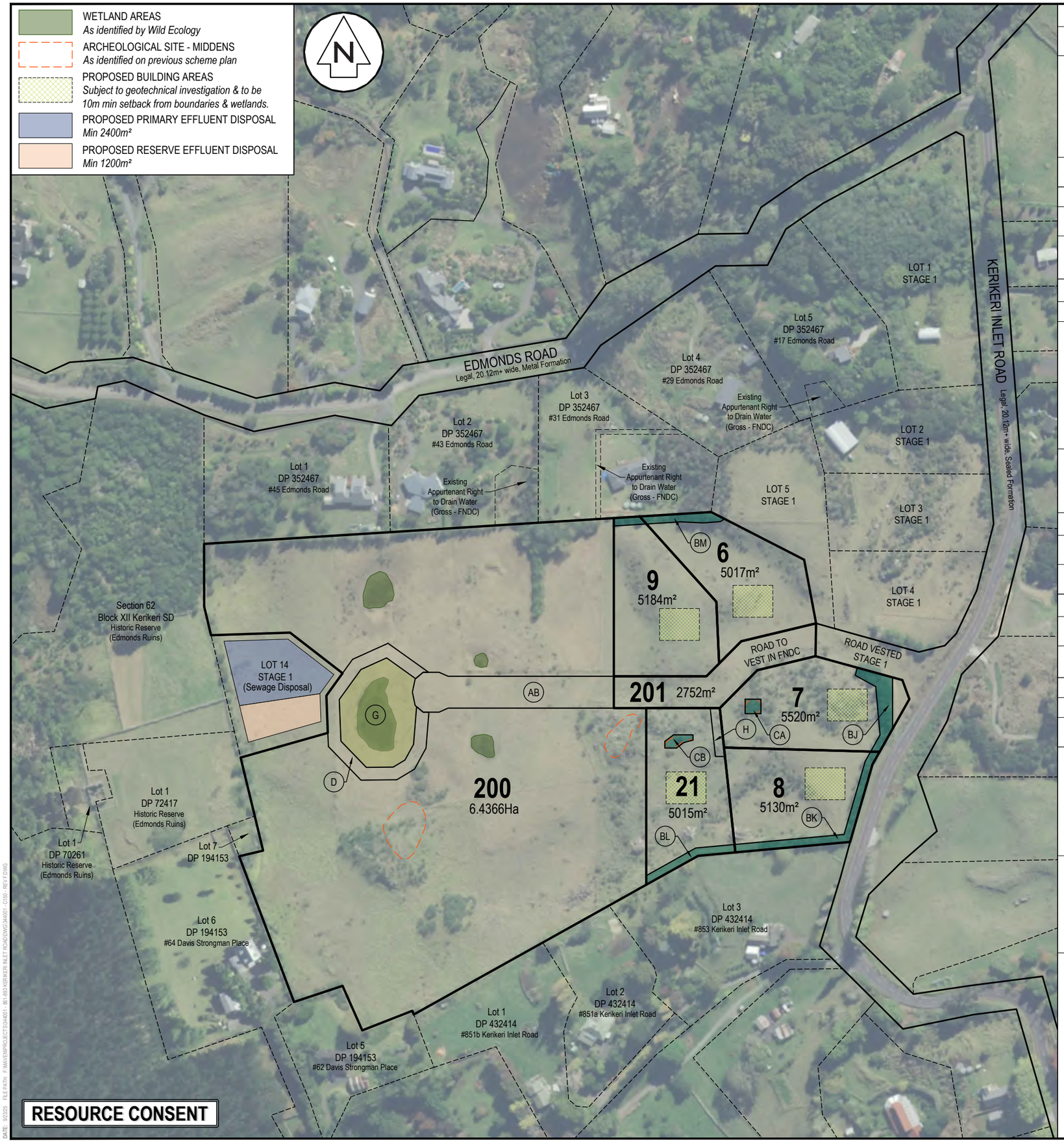

DATE: 9/23/25 FILE PATH: F:\MAVEN\PROJECTS\344001 - 861-893 KERIKERI INLET ROAD\DWG\344001 - C150 - REV F.DWG

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	(AB)	LOT 200 HEREON	LOTS 1 - 5 STAGE 1 AND LOTS 6 - 9 & 21 HEREON
	(D)	LOT 200 HEREON	LOTS 6 - 9 & 21 HEREON
RIGHT OF WAY & SERVICES	(H)	LOT 21 HEREON	LOTS 7 & 8 HEREON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	(AB)	LOT 200 HEREON	FAR NORTH DISTRICT COUNCIL

PROPOSED CONSENT NOTICE AREAS

PURPOSE	SHOWN	BURDENED LAND
LANDSCAPE *- Refer to consent notice for details*	(BM)	LOT 6 HEREON
	(BJ)	LOT 7 HEREON
	(BK)	LOT 8 HEREON
	(BL)	LOT 21 HEREON
ARCHEOLOGICAL *- Refer to consent notice for details*	(CA)	LOT 7 HEREON
	(CB)	LOT 21 HEREON

EXISTING EASEMENT *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	(D)	LOT 200 HEREON	LOTS 1 - 5 STAGE 1

EXISTING EASEMENT IN GROSS *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	(D)	LOT 200 HEREON	FNDC

EXISTING LAND COVENANT *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND
WETLAND PROTECTION	(G)	LOT 200 HEREON

PROPOSED AMALGAMATION CONDITION :

REDISTRIBUTION OF SHARES HELD BY LOT 100 STAGE 1

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

That Lot 14 Stage 1 (Sewage Disposal) be held as to five undivided one-twentieth shares by the owners of Lots 6 - 9 & 21 hereon (one share each) and ten undivided one-twentieth shares by the owners of Lot 200 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

EXISTING EASEMENT TO BE SURRENDERED:

Pursuant to Section 243(e) Resource Management Act 1991:

The 'Right to Drain Sewage' & 'Public Access (Pedestrian)' easements marked 'AA' on Stage 1 over Lot 100 Stage 1 & appurtenant to Lots 1 - 5 Stage 1 and FNDC, are to be canceled in full.

Reason: A portion of this easement now sits within road to vest.

New easement to be created as needed.

STAGE 2: LOTS 6 - 9, 21, 200 & 201
BEING A PROPOSED SUBDIVISION
OF LOT 100 STAGE 1
(LOT 6 DP 352467 COMPRISED IN RT 215070)
STAGE 1 AREA: 9.2984 Ha (TITLE AREA: 13.1450 Ha)

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
3. BOUNDARIES, EASEMENT, COVENANT AND CONSENT NOTICE AREAS ARE ALL SUBJECT TO FINAL SURVEY.

Rev	Description	By	Date
F	REDESIGN	SB	22/09/25
D	PREPARED FOR CONSENT	CP	12/09/25
C	LOT 9 ADJUSTMENT	SB	11/09/25
A	Draft for Review	SB	10/09/25

	By	Date
Survey	BY	MM/YYYY
Design	BY	MM/YYYY
Drawn	SB	10/09/25
Checked	CJP	11/09/25

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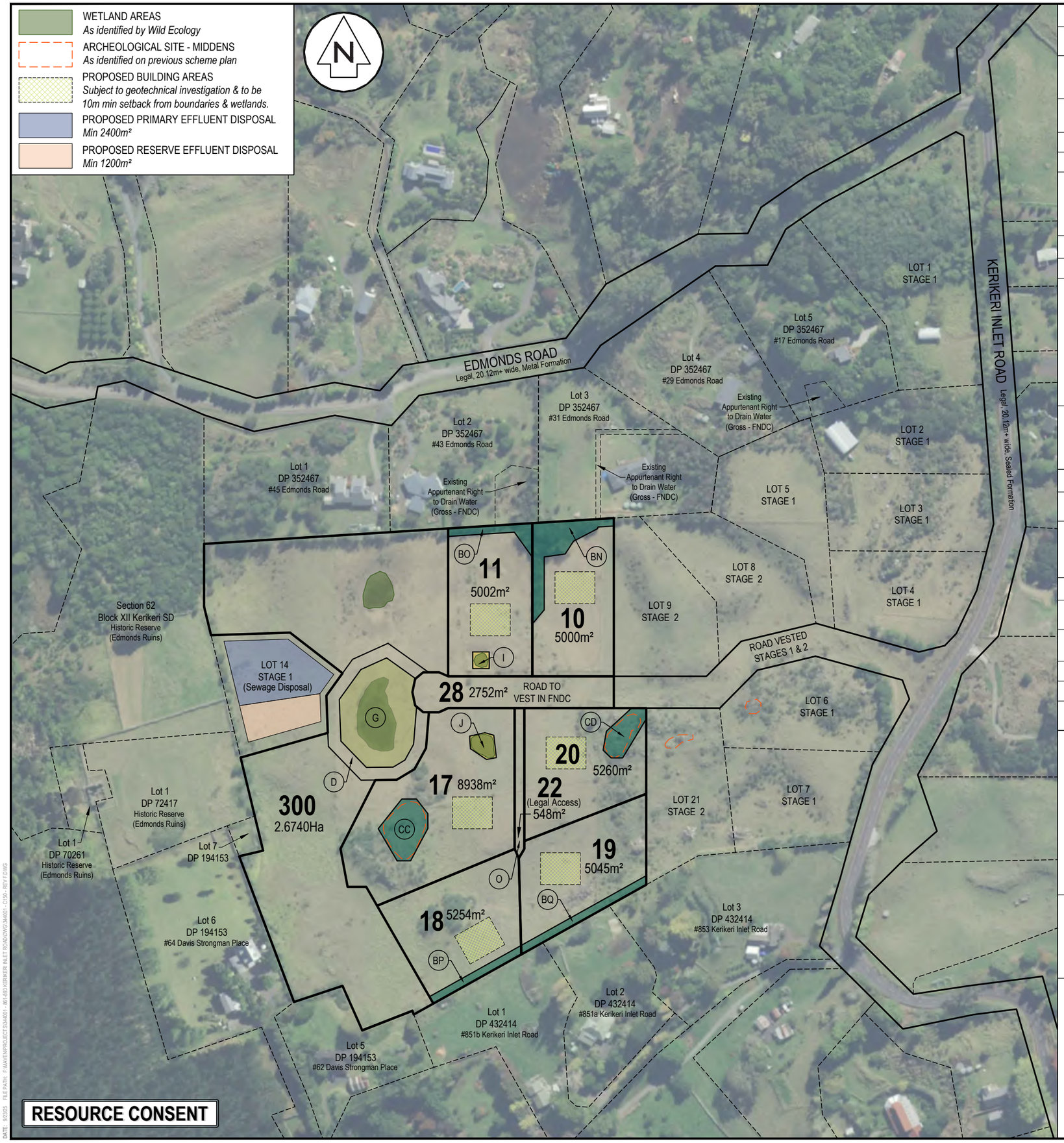
Project
Proposed Subdivision
861 Kerikeri Inlet Road
Kerikeri
FOR
Brendan Meech

Title
PROPOSED SCHEME STAGE 2 PLAN

Project no.	344001		
Scale	1:2500 @ A3		
Cad file	344001 - C150 - REV F.DWG		
Drawing no.	C152	Rev	F



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	D	LOT 300 HEREON	LOTS 10, 11 & 17 - 20 HEREON
SERVICES	O	LOT 22 HEREON	LOTS 17 - 20 HEREON

PROPOSED LAND COVENANTS		
PURPOSE	SHOWN	BURDENED LAND
WETLAND PROTECTION	I	LOT 11 HEREON
	J	LOT 17 HEREON

PROPOSED CONSENT NOTICE AREAS		
PURPOSE	SHOWN	BURDENED LAND
LANDSCAPE - *Refer to consent notice for details*	BN	LOT 10 HEREON
	BO	LOT 11 HEREON
	BP	LOT 18 HEREON
	BQ	LOT 19 HEREON
ARCHEOLOGICAL - *Refer to consent notice for details*	CC	LOT 17 HEREON
	CD	LOT 20 HEREON

EXISTING EASEMENT *(CREATED STAGES 1 & 2)*			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	D	LOT 300 HEREON	LOTS 1 - 5 STAGE 1 AND LOTS 6 - 9 & 21 STAGE 2

EXISTING EASEMENT IN GROSS *(CREATED STAGE 1)*			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	D	LOT 300 HEREON	FNDC

EXISTING LAND COVENANT *(CREATED STAGE 1)*		
PURPOSE	SHOWN	BURDENED LAND
WETLAND PROTECTION	G	LOT 300 HEREON

PROPOSED AMALGAMATION CONDITIONS :

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

1. REDISTRIBUTION OF SHARES HELD BY LOT 200 STAGE 2:
   That Lot 14 Stage 1 (Sewage Disposal) be held as to six undivided one-twentieth shares by the owners of Lots 10, 11 & 17 - 20 hereon (one share each) and four undivided one-twentieth shares by the owners of Lot 300 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
2. That Lot 22 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 17 - 20 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

EXISTING EASEMENT TO BE SURRENDERED:

Pursuant to Section 243(e) Resource Management Act 1991:

The 'Right to Drain Sewage' & 'Public Access (Pedestrian)' easements marked 'AB' on Stage 2 over Lot 200 Stage 2 & appurtenant to Lots 1 - 5 Stage 1, Lots 6 - 9 & 21 Stage 2 and FNDC, are to be canceled in full.

Reason: This easement now sits within road to vest.

STAGE 3: LOTS 10, 11, 17 - 20, 22, 28 & 300
BEING A PROPOSED SUBDIVISION
OF LOT 200 STAGE 2
(LOT 6 DP 352467 COMPRISED IN RT 215070)
STAGE 2 AREA: 6.4366 Ha (TITLE AREA: 13.1450 Ha)

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
3. BOUNDARIES, EASEMENT, COVENANT AND CONSENT NOTICE AREAS ARE ALL SUBJECT TO FINAL SURVEY.

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F	REDESIGN	SB	22/09/25
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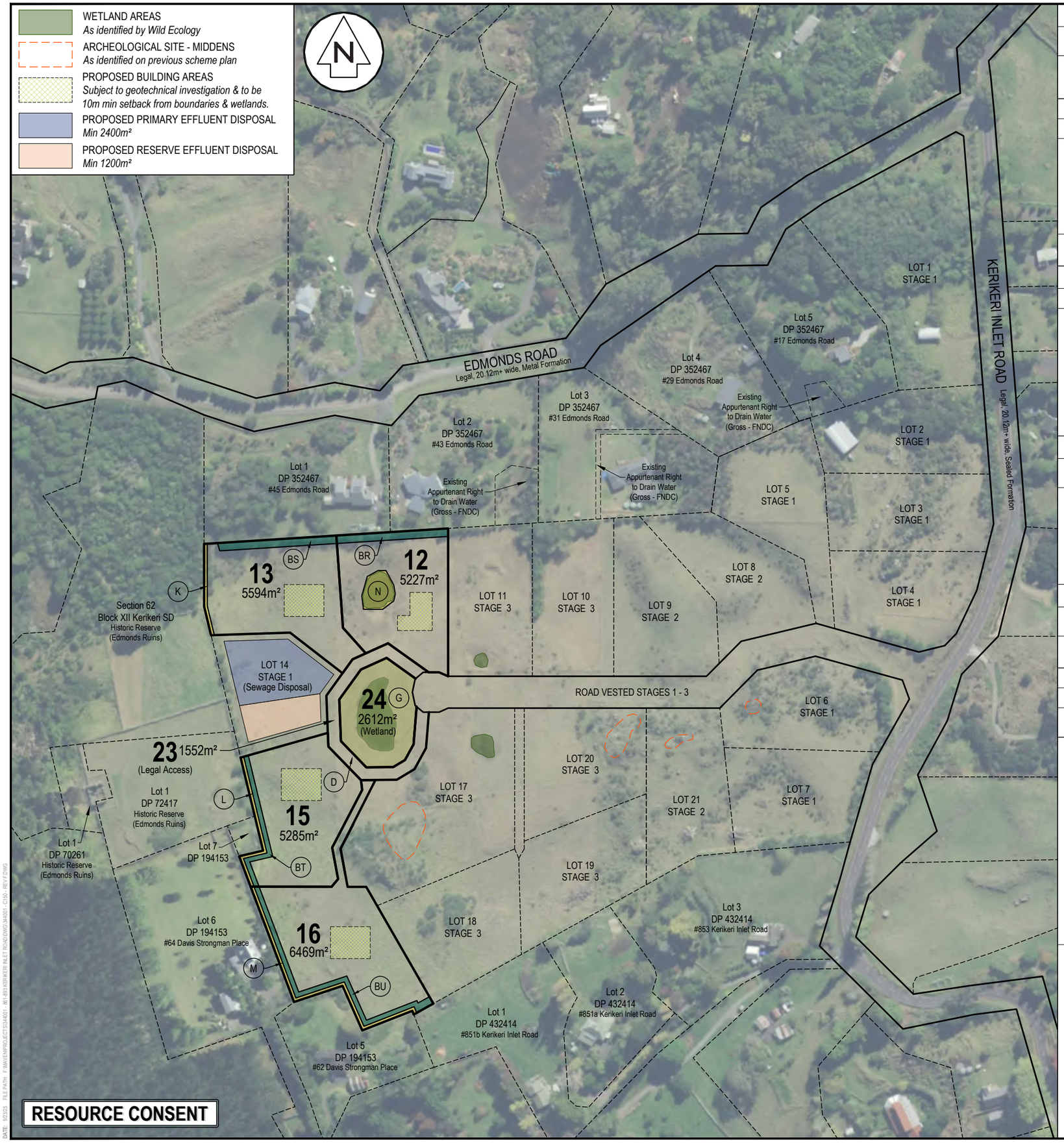
Kerikeri
FOR
Brendan Meech

Title
PROPOSED SCHEME STAGE 3 PLAN

Project no.	344001
Scale	1:2500 @ A3
Cad file	344001 - C150 - REV F.DWG
Drawing no.	C153 Rev F

DATE: 9/23/25 FILE PATH: F:\MAVEN\PROJECTS\344001 - 861-863 KERIKERI INLET ROAD\DWG\344001 - C150 - REV F.DWG



DATE: 9/23/25 FILE PATH: F:\MAVEN\PROJECTS\344001 - 861-893 KERIKERI INLET ROAD\DWG\344001 - C150 - REV F.DWG

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	D	LOT 23 HEREON	LOTS 12, 13, 15 & 16 HEREON

PROPOSED LAND COVENANTS

PURPOSE	SHOWN	BURDENED LAND
STONE WALL PROTECTION (2.0m Wide)	K	LOT 13 HEREON
	L	LOT 15 HEREON
	M	LOT 16 HEREON
WETLAND PROTECTION	N	LOT 12 HEREON

PROPOSED CONSENT NOTICE AREAS

PURPOSE	SHOWN	BURDENED LAND
LANDSCAPE *- Refer to consent notice for details*	BR	LOT 12 HEREON
	BS	LOT 13 HEREON
	BT	LOT 15 HEREON
	BU	LOT 16 HEREON

EXISTING EASEMENT *(CREATED STAGES 1 - 3)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	D	LOT 23 HEREON	LOTS 1 - 5 STAGE 1, LOTS 6 - 9 & 21 STAGE 2 AND LOTS 10, 11 & 17 - 20 STAGE 3

EXISTING EASEMENT IN GROSS *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	D	LOT 23 HEREON	FNDC

EXISTING LAND COVENANT *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND
WETLAND PROTECTION	G	LOT 24 HEREON

PROPOSED AMALGAMATION CONDITIONS:

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

1. REDISTRIBUTION OF SHARES HELD BY LOT 300 STAGE 3: That Lot 14 Stage 1 (Sewage Disposal) be held as to four undivided one-twentieth shares by the owners of Lots 12, 13, 15 & 16 hereon (one share each) as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
3. That Lot 23 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 12, 13, 15 & 16 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
4. That Lot 24 hereon (Wetland) be held as to twenty undivided one-twentieth shares by the owners of Lots 1 - 13 & 15 - 21 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

STAGE 4: LOTS 12, 13, 15, 16, 23 & 24
BEING A PROPOSED SUBDIVISION
OF LOT 300 STAGE 3
(LOT 6 DP 352467 COMPRISED IN RT 215070)
STAGE 3 AREA: 2.6740 Ha (TITLE AREA: 13.1450 Ha)

NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
3. BOUNDARIES, EASEMENT, COVENANT AND CONSENT NOTICE AREAS ARE ALL SUBJECT TO FINAL SURVEY.

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C	LOT 9 ADJUSTMENT	SB	11/09/25
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	By	Date
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Proposed Subdivision
861 Kerikeri Inlet Road
Kerikeri
FOR
Brendan Meech

Title
PROPOSED SCHEME STAGE 4 PLAN

Project no.	344001		
Scale	1:2500 @ A3		
Cad file	344001 - C150 - REV F.DWG		
Drawing no.	C154	Rev	F

WETLAND AREAS
As identified by Wild Ecology

ARCHEOLOGICAL SITE - MIDDENS
As identified on previous scheme plan

PROPOSED BUILDING AREAS
Subject to geotechnical investigation & to be 10m min setback from boundaries & wetlands.

PROPOSED PRIMARY EFFLUENT DISPOSAL
Min 2400m²

PROPOSED RESERVE EFFLUENT DISPOSAL
Min 1200m²

N

25 11m² ROAD TO VEST IN FNDC

1 1.0785 Ha

KERIKERI INLET ROAD Legal, 20.12m+ wide, Sealed Formation

EDMONDS ROAD Legal, 20.12m+ wide, Metal Formation

Lot 5 DP 352467 #17 Edmonds Road

Lot 4 DP 352467 #29 Edmonds Road

Lot 3 DP 352467 #31 Edmonds Road

Lot 2 DP 352467 #43 Edmonds Road

Lot 1 DP 352467 #45 Edmonds Road

Existing Appurtenant Right to Drain Water (Gross - FNDC)

Existing Appurtenant Right to Drain Water (Gross - FNDC)

Existing Appurtenant Right to Drain Water (Gross - FNDC)

2 5255m²

3 5026m²

4 5005m²

5 5097m²

6 5017m²

7 5520m²

8 5130m²

9 5184m²

10 5000m²

11 5002m²

12 5227m²

13 5594m²

14 4438m² (Sewage Disposal)

15 5285m²

16 6469m²

17 8938m²

18 5254m²

19 5045m²

20 5260m²

21 5015m²

22 (Legal Access) 548m²

23 1552m² (Legal Access)

24 2612m² (Wetland)

26 56m² ROAD TO VEST IN FNDC

27 1285m² ROAD TO VEST IN FNDC

28 6848m² ROAD TO VEST IN FNDC

Section 62 Block XII Kerikeri SD Historic Reserve (Edmonds Ruins)

Lot 1 DP 72417 Historic Reserve (Edmonds Ruins)

Lot 1 DP 70261 Historic Reserve (Edmonds Ruins)

Lot 7 DP 194153

Lot 6 DP 194153 #64 Davis Strongman Place

Lot 5 DP 194153 #62 Davis Strongman Place

Lot 1 DP 432414 #851b Kerikeri Inlet Road

Lot 2 DP 432414 #851a Kerikeri Inlet Road

Lot 3 DP 432414 #853 Kerikeri Inlet Road

RESOURCE CONSENT

DATE: 9/23/25 FILE PATH: F:\MAVEN\PROJECTS\344001 - 861-893 KERIKERI INLET ROAD\DWG\344001 - C150 - REV F.DWG

PROPOSED AMALGAMATION CONDITIONS:

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

1. That Lot 14 hereon (Sewage Disposal) and Lot 24 hereon (Wetland) be held as to twenty undivided one-twentieth shares by the owners of Lots 1 - 13 & 15 - 21 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
2. That Lot 22 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 17 - 20 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
3. That Lot 23 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 12, 13, 15 & 16 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY & SERVICES	B C	LOT 5 HEREON	LOTS 2 - 4 HEREON
	C	LOT 5 HEREON	LOTS 2 & 3 HEREON
	H	LOT 21 HEREON	LOTS 7 & 8 HEREON
RIGHT TO DRAIN SEWAGE	D	LOT 23 HEREON	LOTS 1 - 13 & 15 - 21 HEREON
RIGHT TO DRAIN SEWAGE	O	LOT 22 HEREON	LOTS 17 - 20 HEREON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	E	LOT 14 HEREON	FAR NORTH DISTRICT COUNCIL
	D	LOT 23 HEREON	

AREAS TO BE PROTECTED BY COVENANT
Refer to individual stages for details.

AREAS TO BE PROTECTED BY CONSENT NOTICE
Refer to individual stages for details.

LOTS 1 - 28 BEING A PROPOSED SUBDIVISION OF LOT 6 DP 352467
COMPRISED IN RT 215070
TITLE AREA: 13.1450 Ha

NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
3. BOUNDARIES, EASEMENT, COVENANT AND CONSENT NOTICE AREAS ARE ALL SUBJECT TO FINAL SURVEY.

STAGE 1 *C151*

STAGE 2 *C152*

STAGE 3 *C153*

STAGE 4 *C154*

Rev	Description	By	Date
F	REDESIGN	SB	23/09/25
D	PREPARED FOR CONSENT	SB	12/09/25
C	LOT 9 ADJUSTMENT	CP	11/09/25
A	Draft for Review	SB	10/09/25

	By	Date
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FOR
Brendan Meech

Title
PROPOSED SCHEME OVERALL PLAN

Project no.	344001		
Scale	1:2500 @ A3		
Cad file	344001 - C150 - REV F.DWG		
Drawing no.	C150	Rev	F

WETLAND AREAS
As identified by Wild Ecology

ARCHEOLOGICAL SITE - MIDDENS
As identified on previous scheme plan

PROPOSED BUILDING AREAS
Subject to geotechnical investigation & to be 10m min setback from boundaries & wetlands.

PROPOSED PRIMARY EFFLUENT DISPOSAL
Min 2400m²

PROPOSED RESERVE EFFLUENT DISPOSAL
Min 1200m²

N

25 11m² ROAD TO VEST IN FNDC

1 1.0785 Ha (A)

KERIKERI INLET ROAD Legal, 20.12m+ wide, Sealed Formation

EDMONDS ROAD Legal, 20.12m+ wide, Metal Formation

Lot 5 DP 352467 #17 Edmonds Road

Lot 4 DP 352467 #29 Edmonds Road

Lot 3 DP 352467 #31 Edmonds Road

Lot 2 DP 352467 #43 Edmonds Road

Lot 1 DP 352467 #45 Edmonds Road

Existing Appurtenant Right to Drain Water (Gross - FNDC)

2 5255m²

3 5026m²

4 5005m²

5 5097m²

BA, BB, BC, BD, BE, BF, BG, BH, C, B

Benching required to achieve 132m clear sight north.

26 56m² ROAD TO VEST IN FNDC

27 1285m² ROAD TO VEST IN FNDC

100 9.2984Ha

101 1517m² ROAD TO VEST IN FNDC

14 4438m² (Sewage Disposal)

F, BI, E, D, G, AA

Section 62 Block XII Kerikeri SD Historic Reserve (Edmonds Ruins)

Lot 1 DP 72417 Historic Reserve (Edmonds Ruins)

Lot 1 DP 70261 Historic Reserve (Edmonds Ruins)

Lot 7 DP 194153

Lot 6 DP 194153 #64 Davis Strongman Place

Lot 5 DP 194153 #62 Davis Strongman Place

Lot 1 DP 432414 #851b Kerikeri Inlet Road

Lot 2 DP 432414 #851a Kerikeri Inlet Road

Lot 3 DP 432414 #853 Kerikeri Inlet Road

RESOURCE CONSENT

DATE: 9/25/25 FILE PATH: F:\MAVEN\PROJECTS\344001 - 861-893 KERIKERI INLET ROAD\DWG\344001 - C150 - REV F.DWG

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY & SERVICES	B, C	LOT 5 HEREON	LOTS 2 - 4 HEREON
	C	LOT 5 HEREON	LOTS 2 & 3 HEREON
RIGHT TO DRAIN SEWAGE	AA, D	LOT 100 HEREON	LOTS 1 - 5 HEREON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	AA, D	LOT 100 HEREON	FAR NORTH DISTRICT COUNCIL
	E	LOT 14 HEREON	

PROPOSED LAND COVENANTS

PURPOSE	SHOWN	BURDENED LAND
HISTORIC SITE PROTECTION	A	LOT 1 HEREON
WETLAND PROTECTION	G	LOT 100 HEREON
STONE WALL PROTECTION (2.0m Wide)	F	LOT 14 HEREON

PROPOSED CONSENT NOTICE AREAS

PURPOSE	SHOWN	BURDENED LAND
LANDSCAPE *- Refer to consent notice for details*	BA, BB, BC	LOT 1 HEREON
	BD	LOT 2 HEREON
	BE, BF	LOT 3 HEREON
	BG	LOT 4 HEREON
	BH	LOT 5 HEREON
	BI	LOT 14 HEREON

PROPOSED AMALGAMATION CONDITION :

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

That Lot 14 hereon (Sewage Disposal) be held as to five undivided one-twentieth shares by the owners of Lots 1 - 5 hereon (one share each) and fifteen undivided one-twentieth shares by the owners of Lot 100 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

STAGE 1: LOTS 1 - 5, 14, 25, 26, 27, 100 & 101
BEING A PROPOSED SUBDIVISION
OF LOT 6 DP 352467
COMPRISED IN RT 215070
TITLE AREA: 13.1450 Ha

NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
3. BOUNDARIES, EASEMENT, COVENANT AND CONSENT NOTICE AREAS ARE ALL SUBJECT TO FINAL SURVEY.

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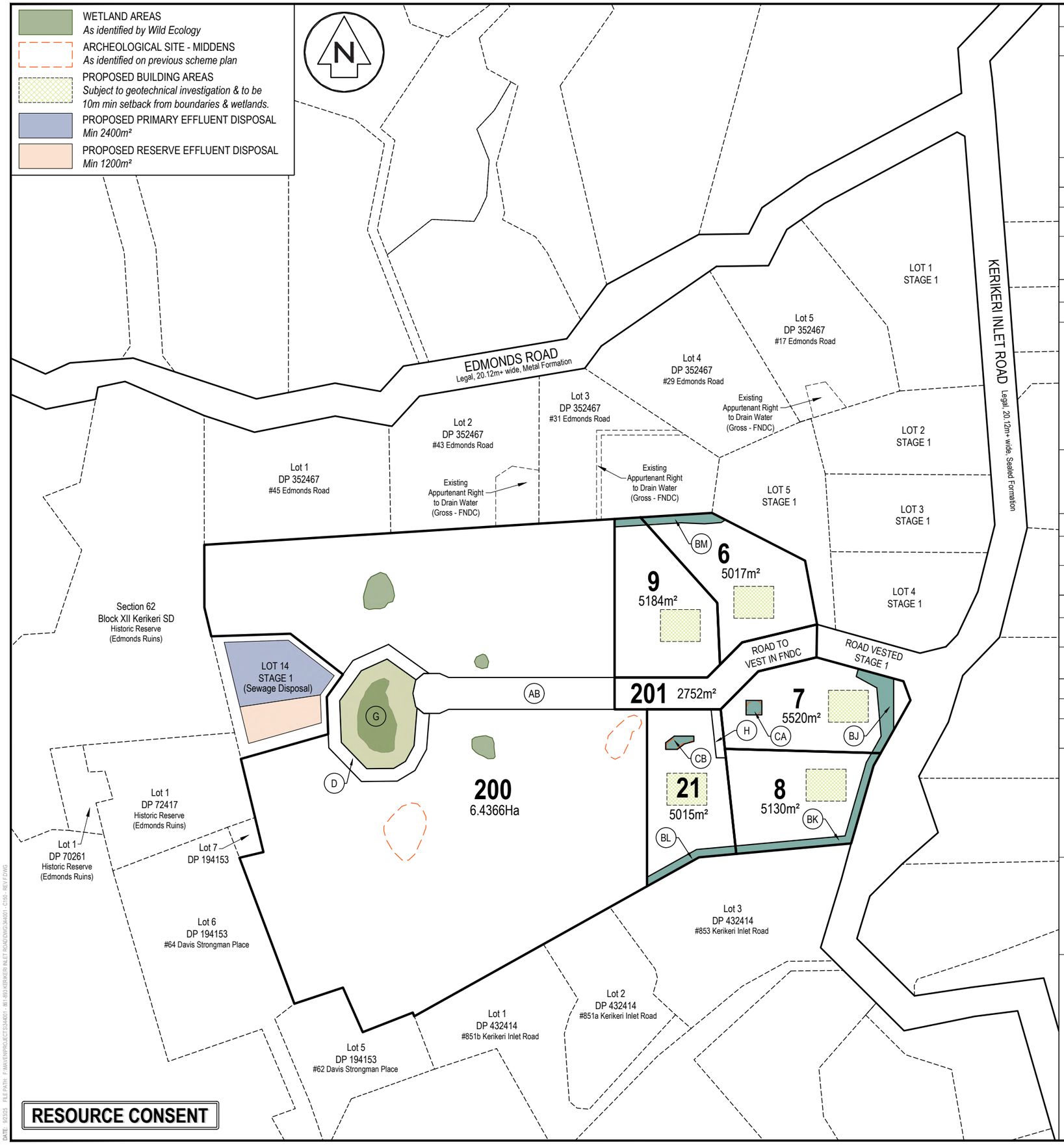
FOR
Brendan Meech

Title
PROPOSED SCHEME STAGE 1 PLAN

Project no.	344001		
Scale	1:2500 @ A3		
Cad file	344001 - C150 - REV F.DWG		
Drawing no.	C151	Rev	F



RESOURCE CONSENT

DATE: 9/23/25 FILE PATH: F:\MAVEN\PROJECTS\344001 - 861-893 KERIKERI INLET ROAD\DWG\344001 - C150 - REV F.DWG

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	(AB)	LOT 200 HEREON	LOTS 1 - 5 STAGE 1 AND LOTS 6 - 9 & 21 HEREON
	(D)	LOT 200 HEREON	LOTS 6 - 9 & 21 HEREON
RIGHT OF WAY & SERVICES	(H)	LOT 21 HEREON	LOTS 7 & 8 HEREON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	(AB)	LOT 200 HEREON	FAR NORTH DISTRICT COUNCIL

PROPOSED CONSENT NOTICE AREAS

PURPOSE	SHOWN	BURDENED LAND
LANDSCAPE *- Refer to consent notice for details*	(BM)	LOT 6 HEREON
	(BJ)	LOT 7 HEREON
	(BK)	LOT 8 HEREON
	(BL)	LOT 21 HEREON
ARCHEOLOGICAL *- Refer to consent notice for details*	(CA)	LOT 7 HEREON
	(CB)	LOT 21 HEREON

EXISTING EASEMENT *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	(D)	LOT 200 HEREON	LOTS 1 - 5 STAGE 1

EXISTING EASEMENT IN GROSS *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	(D)	LOT 200 HEREON	FNDC

EXISTING LAND COVENANT *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND
WETLAND PROTECTION	(G)	LOT 200 HEREON

PROPOSED AMALGAMATION CONDITION :

REDISTRIBUTION OF SHARES HELD BY LOT 100 STAGE 1
Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:
That Lot 14 Stage 1 (Sewage Disposal) be held as to five undivided one-twentieth shares by the owners of Lots 6 - 9 & 21 hereon (one share each) and ten undivided one-twentieth shares by the owners of Lot 200 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

EXISTING EASEMENT TO BE SURRENDERED:

Pursuant to Section 243(e) Resource Management Act 1991:
The 'Right to Drain Sewage' & 'Public Access (Pedestrian)' easements marked 'AA' on Stage 1 over Lot 100 Stage 1 & appurtenant to Lots 1 - 5 Stage 1 and FNDC, are to be canceled in full.
Reason: A portion of this easement now sits within road to vest. New easement to be created as needed.

STAGE 2: LOTS 6 - 9, 21, 200 & 201
BEING A PROPOSED SUBDIVISION
OF LOT 100 STAGE 1
(LOT 6 DP 352467 COMPRISED IN RT 215070)
STAGE 1 AREA: 9.2984 Ha (TITLE AREA: 13.1450 Ha)

NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
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Checked	CJP	11/09/25

Maven Associates
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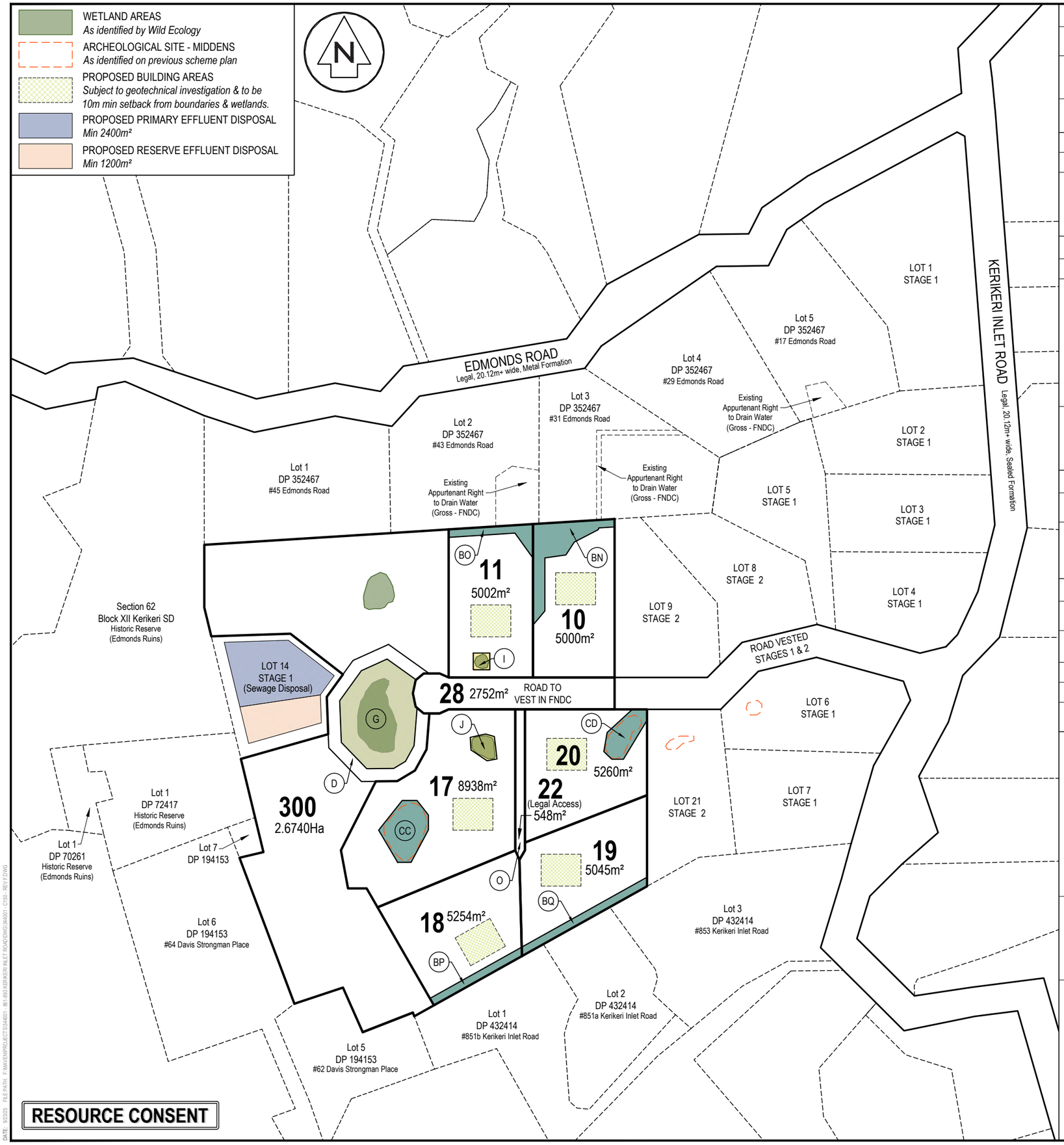
5 Owens Road, Epsom
Auckland 1023

Project
Proposed Subdivision
861 Kerikeri Inlet Road
Kerikeri
FOR
Brendan Meech

Title
PROPOSED SCHEME STAGE 2 PLAN

Project no.	344001		
Scale	1:2500 @ A3		
Cad file	344001 - C150 - REV F.DWG		
Drawing no.	C152	Rev	F



RESOURCE CONSENT

DATE: 9/2025 FILE PATH: F:\MAVEN\PROJECTS\344001 - 861-893 KERIKERI INLET ROAD\DWG\344001 - C150 - REV F.DWG

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	D	LOT 300 HEREON	LOTS 10, 11 & 17 - 20 HEREON
SERVICES	O	LOT 22 HEREON	LOTS 17 - 20 HEREON

PROPOSED LAND COVENANTS

PURPOSE	SHOWN	BURDENED LAND
WETLAND PROTECTION	I	LOT 11 HEREON
	J	LOT 17 HEREON

PROPOSED CONSENT NOTICE AREAS

PURPOSE	SHOWN	BURDENED LAND
LANDSCAPE *- Refer to consent notice for details*	BN	LOT 10 HEREON
	BO	LOT 11 HEREON
	BP	LOT 18 HEREON
	BQ	LOT 19 HEREON
ARCHEOLOGICAL *- Refer to consent notice for details*	CC	LOT 17 HEREON
	CD	LOT 20 HEREON

EXISTING EASEMENT *(CREATED STAGES 1 & 2)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	D	LOT 300 HEREON	LOTS 1 - 5 STAGE 1 AND LOTS 6 - 9 & 21 STAGE 2

EXISTING EASEMENT IN GROSS *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	D	LOT 300 HEREON	FNDC

EXISTING LAND COVENANT *(CREATED STAGE 1)*

PURPOSE	SHOWN	BURDENED LAND
WETLAND PROTECTION	G	LOT 300 HEREON

PROPOSED AMALGAMATION CONDITIONS :

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

1. REDISTRIBUTION OF SHARES HELD BY LOT 200 STAGE 2: That Lot 14 Stage 1 (Sewage Disposal) be held as to six undivided one-twentieth shares by the owners of Lots 10, 11 & 17 - 20 hereon (one share each) and four undivided one-twentieth shares by the owners of Lot 300 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
2. That Lot 22 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 17 - 20 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

EXISTING EASEMENT TO BE SURRENDERED:

Pursuant to Section 243(e) Resource Management Act 1991:

The 'Right to Drain Sewage' & 'Public Access (Pedestrian)' easements marked 'AB' on Stage 2 over Lot 200 Stage 2 & appurtenant to Lots 1 - 5 Stage 1, Lots 6 - 9 & 21 Stage 2 and FNDC, are to be canceled in full.

Reason: This easement now sits within road to vest.

STAGE 3: LOTS 10, 11, 17 - 20, 22, 28 & 300
BEING A PROPOSED SUBDIVISION
OF LOT 200 STAGE 2
(LOT 6 DP 352467 COMPRISED IN RT 215070)
STAGE 2 AREA: 6.4366 Ha (TITLE AREA: 13.1450 Ha)

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
3. BOUNDARIES, EASEMENT, COVENANT AND CONSENT NOTICE AREAS ARE ALL SUBJECT TO FINAL SURVEY.

Rev	Description	By	Date
F	REDESIGN	SB	22/09/25
D	PREPARED FOR CONSENT	CP	12/09/25
C	LOT 9 ADJUSTMENT	SB	11/09/25
A	Draft for Review	SB	10/09/25

	By	Date
Survey	BY	MM/YYYY
Design	BY	MM/YYYY
Drawn	SB	10/09/25
Checked	CJP	11/09/25

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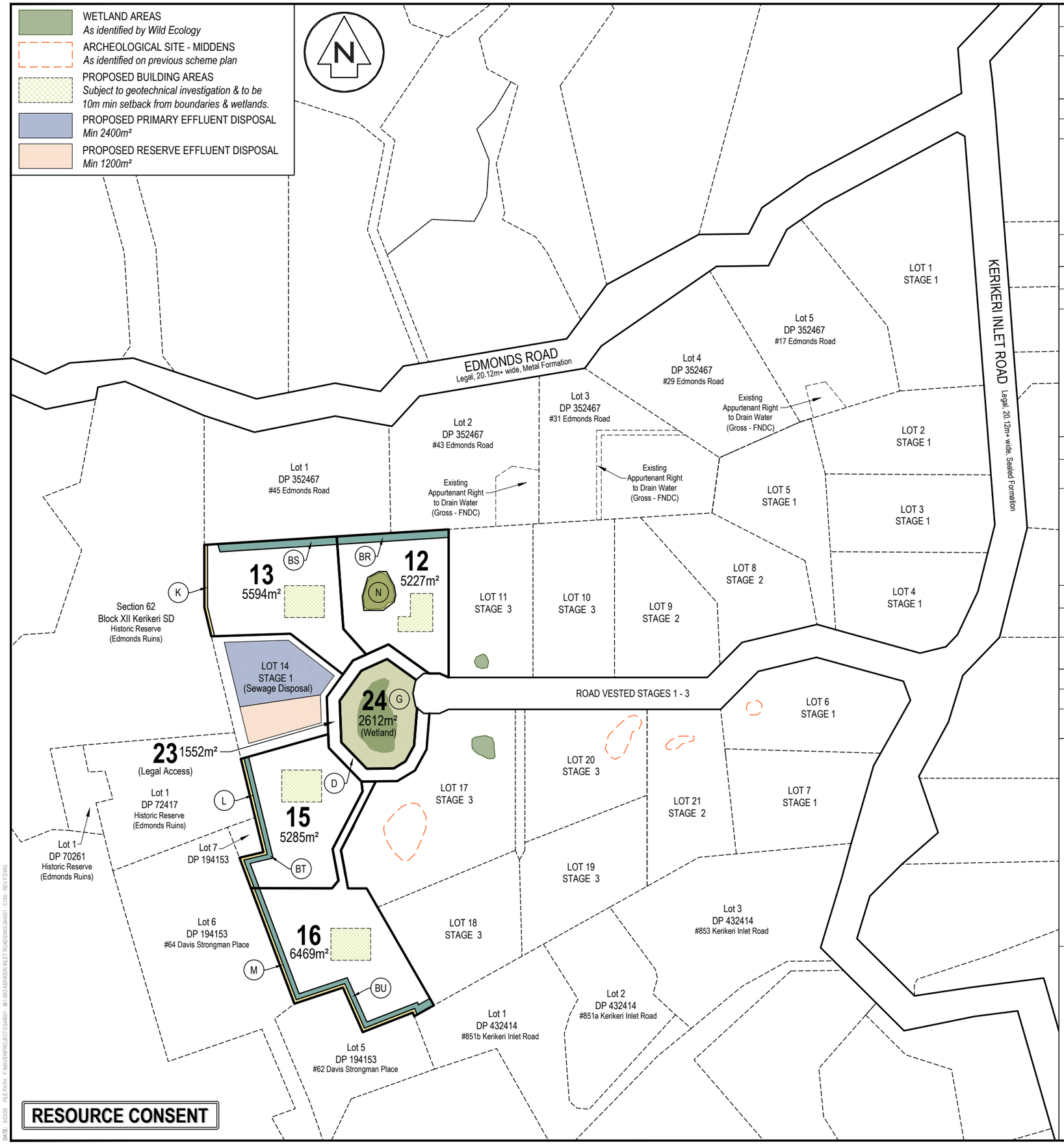
Kerikeri
FOR
Brendan Meech

Title
PROPOSED SCHEME STAGE 3 PLAN

Project no.	344001
Scale	1:2500 @ A3
Cad file	344001 - C150 - REV F.DWG
Drawing no.	C153 Rev F



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	D	LOT 23 HEREON	LOTS 12, 13, 15 & 16 HEREON

PROPOSED LAND COVENANTS		
PURPOSE	SHOWN	BURDENED LAND
STONE WALL PROTECTION (2.0m Wide)	K	LOT 13 HEREON
	L	LOT 15 HEREON
	M	LOT 16 HEREON
WETLAND PROTECTION	N	LOT 12 HEREON

PROPOSED CONSENT NOTICE AREAS		
PURPOSE	SHOWN	BURDENED LAND
LANDSCAPE - *Refer to consent notice for details*	BR	LOT 12 HEREON
	BS	LOT 13 HEREON
	BT	LOT 15 HEREON
	BU	LOT 16 HEREON

EXISTING EASEMENT *(CREATED STAGES 1 - 3)*			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN SEWAGE	D	LOT 23 HEREON	LOTS 1 - 5 STAGE 1, LOTS 6 - 9 & 21 STAGE 2 AND LOTS 10, 11 & 17 - 20 STAGE 3

EXISTING EASEMENT IN GROSS *(CREATED STAGE 1)*			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PUBLIC ACCESS (PEDESTRIAN)	D	LOT 23 HEREON	FNDC

EXISTING LAND COVENANT *(CREATED STAGE 1)*		
PURPOSE	SHOWN	BURDENED LAND
WETLAND PROTECTION	G	LOT 24 HEREON

PROPOSED AMALGAMATION CONDITIONS:

Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991:

1. REDISTRIBUTION OF SHARES HELD BY LOT 300 STAGE 3: That Lot 14 Stage 1 (Sewage Disposal) be held as to four undivided one-twentieth shares by the owners of Lots 12, 13, 15 & 16 hereon (one share each) as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
3. That Lot 23 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 12, 13, 15 & 16 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.
4. That Lot 24 hereon (Wetland) be held as to twenty undivided one-twentieth shares by the owners of Lots 1 - 13 & 15 - 21 hereon as tenants in common in the said shares and that individual record of titles be issued in accordance therewith.

STAGE 4: LOTS 12, 13, 15, 16, 23 & 24
BEING A PROPOSED SUBDIVISION
OF LOT 300 STAGE 3
(LOT 6 DP 352467 COMPRISED IN RT 215070)
STAGE 3 AREA: 2.6740 Ha (TITLE AREA: 13.1450 Ha)

NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
3. BOUNDARIES, EASEMENT, COVENANT AND CONSENT NOTICE AREAS ARE ALL SUBJECT TO FINAL SURVEY.

Rev	Description	By	Date
F	REDESIGN	SB	22/09/25
D	PREPARED FOR CONSENT	CP	12/09/25
C	LOT 9 ADJUSTMENT	SB	11/09/25
A	Draft for Review	SB	10/09/25

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Project
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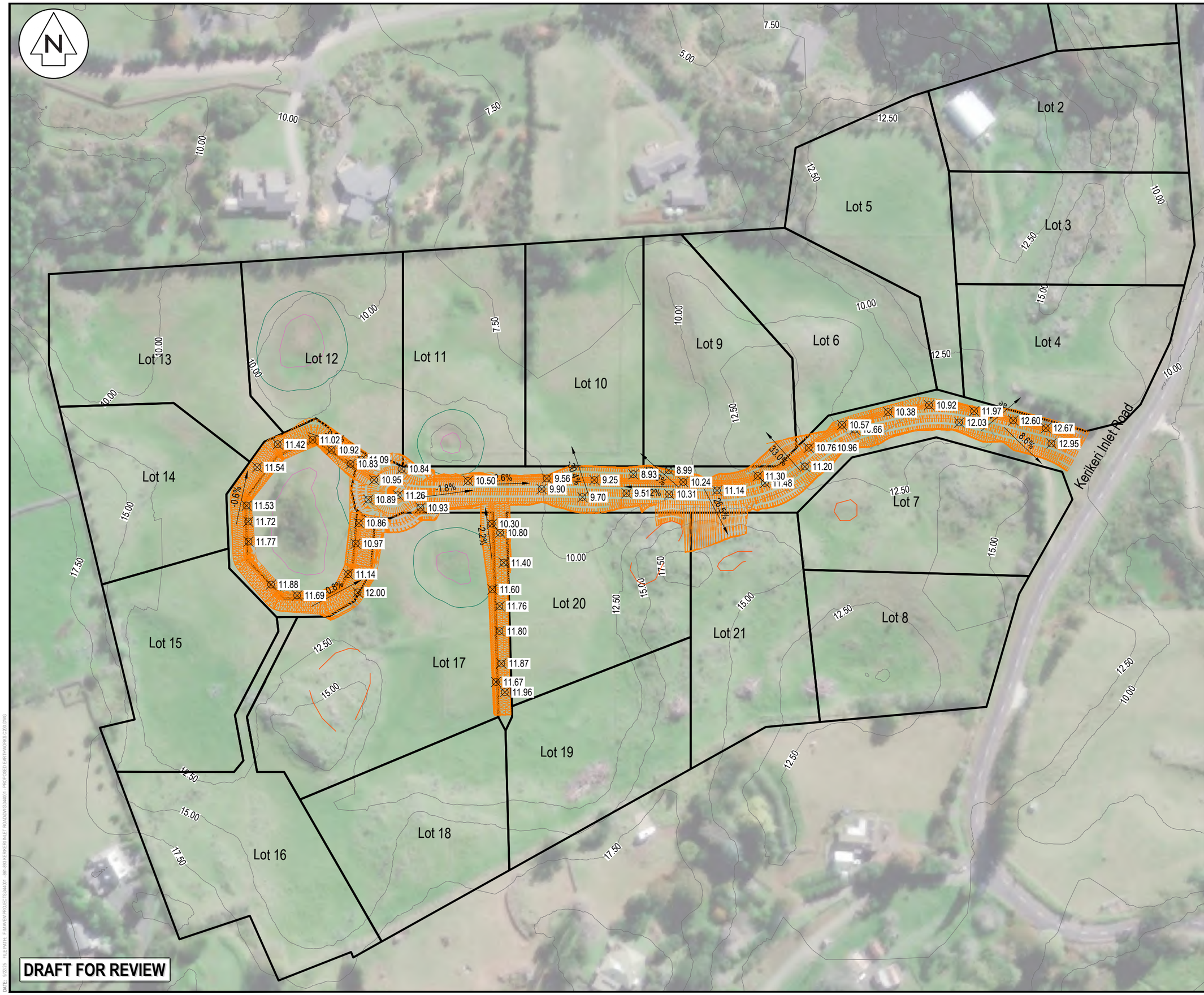
Kerikeri
FOR
Brendan Meech

Title
PROPOSED SCHEME STAGE 4 PLAN

Project no.	344001		
Scale	1:2500 @ A3		
Cad file	344001 - C150 - REV F.DWG		
Drawing no.	C154	Rev	F

DATE: 9/25 FILE PATH: F:\MAVEN\PROJECTS\344001 - 861-893 KERIKERI INLET ROAD\DWG\344001 - C150 - REV F.DWG



NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000
3. LEVELS IN TERMS OF THE NEW ZEALAND VERTICAL DATUM 2016.
4. ORIGIN OF LEVELS = SM XXXX SO XXXX(XXXX) PUBLISHED RL=XX.XX, SOURCED FROM THE LINZ DIGITAL GEODETIC DATABASE.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
6. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT HEALTH AND SAFETY REQUIREMENTS.
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVAL FROM UTILITY OPERATORS BEFORE COMMENCING WORK UNDER OR NEAR THEIR SERVICES.
8. SEDIMENT CONTROL SHALL BE INSTALLED AND OPERATIONAL BEFORE EARTHWORKS START ONSITE IN ACCORDANCE WITH COUNCIL STANDARDS.
9. CONTRACTOR SHALL PROVIDE AS-BUILT OF WORKING SEDIMENT CONTROL DEVICES AND CONFIRMATION OF POND/DECENT VOLUMES TO ENGINEER.
10. SEDIMENT CONTROL TO COMPLY WITH GD05 STANDARDS.

LEGEND

- EX BDY
- PROP BDY
- EX MAJOR CONTOUR

Rev	Description	By	Date
C	DRAFT	EG	22/09/25
B	DRAFT	EG	20/09/25
A	DRAFT	EG	12/09/25

	By	Date
Survey	BY	XX/YYYY
Design	EG	09/2025
Drawn	BY	09/2025
Checked	BY	DATE

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Project

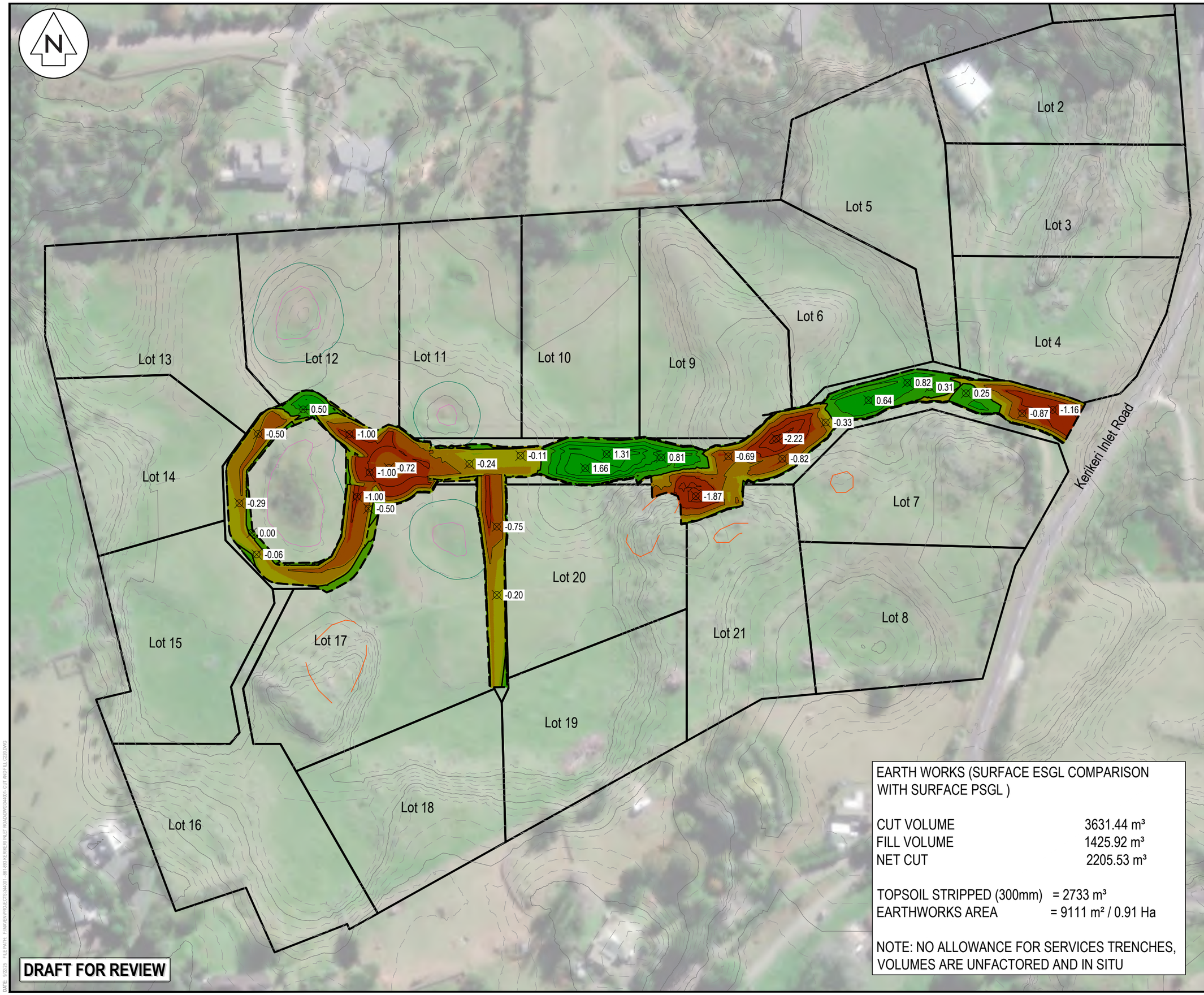
Proposed Subdivision
893 Kerikeri Inlet Road
FOR
Stonegate Holdings Ltd

Title

PROPOSED GROUND LEVEL

Project no.	344001		
Scale	1:1500 @ A3		
Cad file	344001 - PROPOSED EARTHWORKS C200.DWG		
Drawing no.	C200	Rev	C

DATE: 9/25/25 FILEPATH: P:\MAVEN\PROJECTS\344001 - 893 KERIKERI INLET ROAD\DWG\344001 - PROPOSED EARTHWORKS C200.DWG



NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
3. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT HEALTH AND SAFETY REQUIREMENTS.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVAL FROM UTILITY OPERATORS BEFORE COMMENCING WORK UNDER OR NEAR THEIR SERVICES.
5. SEDIMENT CONTROL SHALL BE INSTALLED AND OPERATIONAL BEFORE EARTHWORKS START ONSITE IN ACCORDANCE WITH COUNCIL STANDARDS.
6. CONTRACTOR SHALL PROVIDE ASBUILT OF WORKING SEDIMENT CONTROL DEVICES AND CONFIRMATION OF POND/DECENT VOLUMES TO ENGINEER.
7. SEDIMENT CONTROL TO COMPLY WITH GD05 STANDARDS.

LEGEND

- EX BDY
- PROP BDY
- PROP EXTENT WORK

Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-2.27	-0.88	1515.35	
2	-0.88	-0.52	1576.68	
3	-0.52	-0.24	1532.04	
4	-0.24	-0.03	1431.97	
5	-0.03	0.00	381.85	
6	0.00	0.03	503.76	
7	0.03	0.54	1048.30	
8	0.54	1.77	1121.11	

EARTH WORKS (SURFACE ESGL COMPARISON WITH SURFACE PSGL)

CUT VOLUME	3631.44 m³
FILL VOLUME	1425.92 m³
NET CUT	2205.53 m³

TOPSOIL STRIPPED (300mm) = 2733 m³
EARTHWORKS AREA = 9111 m² / 0.91 Ha

NOTE: NO ALLOWANCE FOR SERVICES TRENCHES, VOLUMES ARE UNFACTORED AND IN SITU

DRAFT FOR REVIEW

Rev	Description	By	Date
C	DRAFT	EG	22/09/25
B	DRAFT	EG	20/09/25
A	DRAFT	EG	12/09/25

	By	Date
Survey	BY	MM/YYYY
Design	EG	09/2025
Drawn	EG	09/2025
Checked	BY	DATE

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Project
Proposed Subdivision
893 Kerikeri Inlet Road
FOR
Stonegate Holdings Ltd

Title
PROPOSED CUT/FILL PLAN

Project no.	344001
Scale	1:1500 @ A3
Cad file	344001- CUT AND FILL C220.DWG
Drawing no.	C220 Rev C

DATE: 9/25/25 FILEPATH: P:\MAVEN\PROJECTS\344001 893 KERIKERI INLET ROAD\WD\344001 CUT AND FILL C220.DWG

NORTHERN ARCHAEOLOGICAL RESEARCH

Archaeological Consultants

26th July 2005

copy to client HP 11/7/05
HPT
Iwi

David Stringer
Thomson Surveyors Ltd
P O Box 372
KERIKERI

Dear David

RE; STONEGATE HOLDINGS LTD. (PREVIOUSLY THE I & R POWELL) SUBDIVISION- EDMONDS ROAD KERIKERI

In 2003, I & R Powell proposed to subdivide their property, Lot 6 RC 2040648 (Block 12 SO 3740), at Edmonds Rd, Kerikeri. Northern Archaeological Research were commissioned by R.J. Donaldson and Associates Ltd in October 2003 to undertake an archaeological survey and assessment of the property and the proposed subdivision (Hawkins (N.A.R) 2003). One archaeological site P05/947 was located in the vicinity of a proposed house site in Lot 12 and at a near distance to a proposed house site on Lot 17 (Figure 1).

Since the date of the original report the proposed subdivision has been revised (20.06.05). We understand that the subdivision is now in the name of Stonegate Holdings Ltd. The area now comprises 13.1ha to be subdivided into 23 lots. The areas of concern in the now Lot 13 (ex Lot 13) and Lot 19 (ex Lot 12) remain unchanged. The recommendations made in the original report were that:

1. That the identified house site in proposed Lot 12 is relocated to avoid the potential for affecting archaeological site P05/947.

2. If relocating the house site cannot be achieved, I & R Powell (or subsequent owners), will need to apply to the New Zealand Historic Places Trust for an 'Authority to Modify' under Section 11, of the Historic Places Act, 1993. We recommend that the Trust grant such authority on the condition that an archaeologist is present to monitor the proposed earthworks.

3. To avoid damage to P05/947 in Lot 17 the site boundaries of P05/947 including a suitable buffer zone, should be marked on the ground by a qualified archaeologist. It is further recommended any landscaping involving earthworks in this Lot should be planned in consultation with an archaeologist.

4. That in the event that any further unrecorded archaeological remains are uncovered during earthworks, all work shall cease and Northern Archaeological research and/or the NZ Historic Places Trust be notified so that appropriate action can be taken.

These recommendations still stand as the house sites in the revised Lots remain in the same location as the original subdivision proposal (Figure 2). Our recommendations are, for the house site in proposed Lot 19 to be relocated, or for the owners to apply for an authority to modify from the NZHPT. Likewise, to avoid damage to P05/947 in Lot 17, the site boundaries should

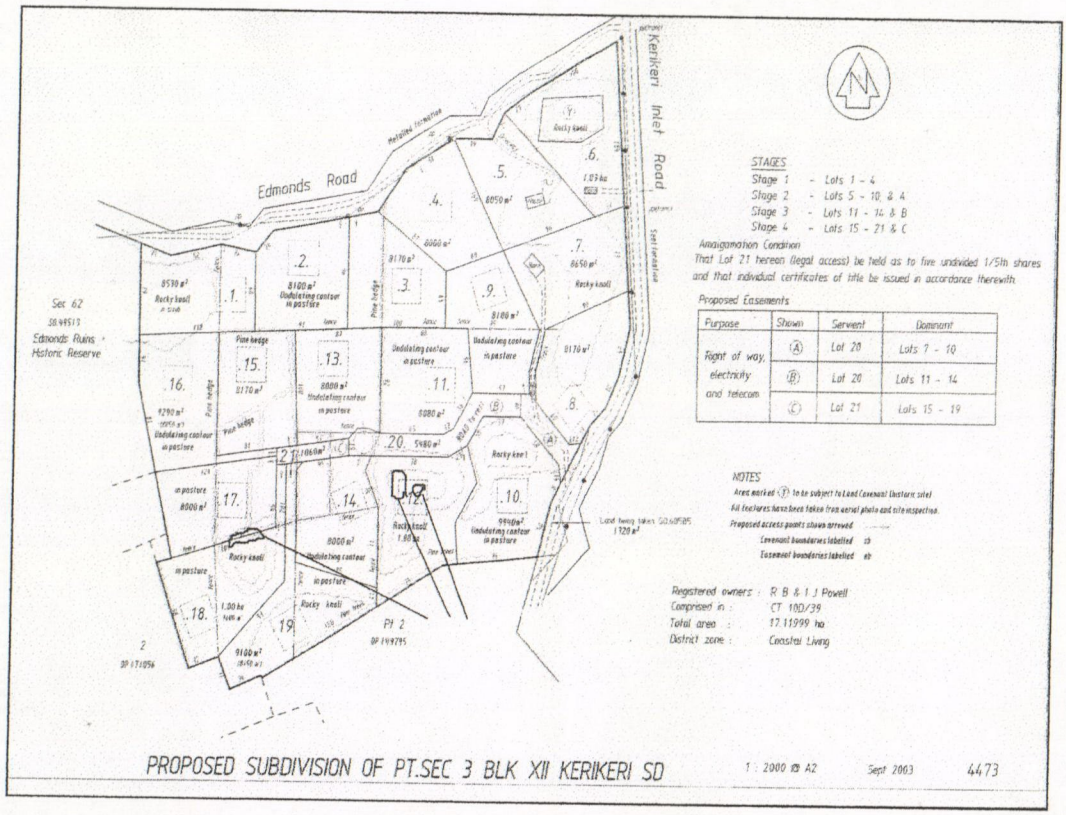

FIGURE 1. ORIGINAL POWELL SUBDIVISION PROPOSAL (OCT.2003).

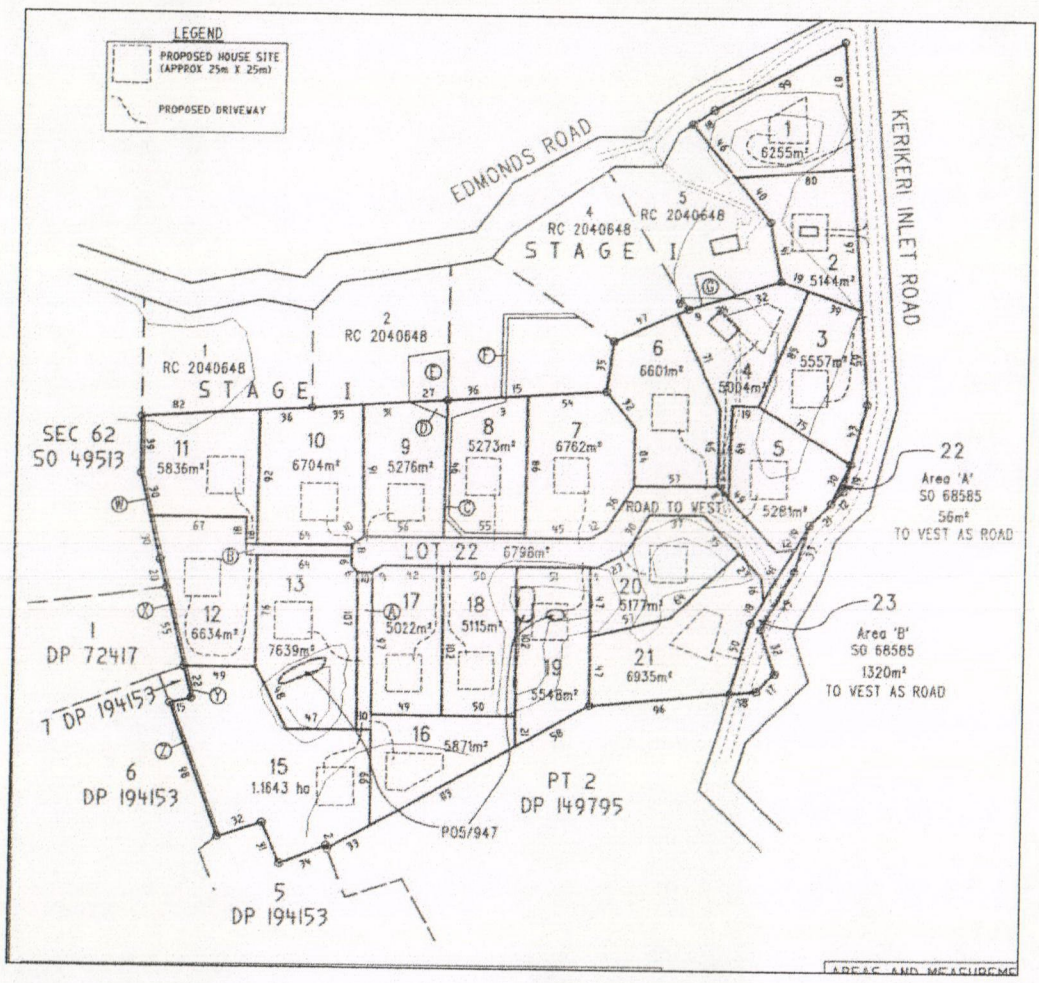

FIGURE 2. REVISED STONEGATE HOLDINGS LTD SUBDIVISION (JUNE 2005).

be marked on the ground by a qualified archaeologist and that any landscaping involving earthworks in this Lot should be planned in consultation with an archaeologist. Recommendation 4 still stands.

Yours faithfully

L Callaghan (for)

Leigh Johnson

Leigh Johnson, 67 Church St, Devonport, Auckland 9. Ph 09-446 0586. Mobile 025-887 944.Fax 09-446 0560.
e mail: l.a.johnson@xtra.co.nz.

NORTHERN ARCHAEOLOGICAL RESEARCH

ARCHAEOLOGICAL SURVEY AND ASSESSMENT OF A PROPOSED SUBDIVISION OF THE POWELL PROPERTY, EDMONDS RD, KERIKERI INLET.

Prepared for
I & R Powell/ RJ Donaldson & Associates Ltd
Kerikeri

Northern Archaeological Research
67 Church St, Devonport, Auckland/ 19 Kotare Drive Mangonui.

October 2003

NORTHERN ARCHAEOLOGICAL RESEARCH

ARCHAEOLOGICAL SURVEY AND ASSESSMENT OF A PROPOSED SUBDIVISION OF THE POWELL PROPERTY, EDMONDS RD, KERIKERI INLET.

By
Stuart C. Hawkins

CONTENTS

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PROPOSED ACTIVITY	2
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ASSESSMENT OF EFFECTS	9
CONCLUSION	10
REFERENCES	10
RECOMMENDATIONS	11
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Figure 1. Location of the proposed subdivision, Powell property, Edmonds Rd, Kerikeri. 1

Figure 2. The proposed development and archaeological remains P05/947. 3

Figure 3. Old Land claim 172 and Old Land claim plan 213 4

Figure 4. The Old Geological map (Ferrar 1934) showing the Edmonds Property. 5

PLATES

Plate 1. The northwest slope of the rocky knoll upon which the second midden scatter of P05/947 is located. 6

Plate 2. The first midden scatter, P05/947. 7

Plate 3. The second midden scatter, P05/947 7

Plate 4. The third midden scatter, P05/947 8

Plate 5. Garden remnants encroaching over the border with the historic reserve into the Powell property. 8

Cover. The Powell property facing southeast from Lot 4, with the barn in the background.

Introduction

I & R Powell propose to subdivide their property, Block 12 SO 3740, at Edmonds Rd, Kerikeri. Northern Archaeological Research were commissioned by R.J. Donaldson and Associates Ltd to undertake an archaeological survey and assessment of the property. The survey and assessment was undertaken to record archaeological sites on the property and advise the owners as to their obligations under the Historic Places Act, 1993, in respect of any affected archaeological sites. The survey was undertaken by Stuart Hawkins on the 17th of October 2003. This report outlines the results.

The archaeological survey of the area was conducted specifically to locate and record existing surface archaeological remains. The survey and report do not necessarily include the location of wahi-tapu and/or sites of cultural or spiritual significance to the local Maori community, who have been approached independently for any information or concerns they may have.

Location

The property is located adjacent to Edmonds ruins, on the corner of Kerikeri Inlet Rd and Edmonds Rd near the southern shore of Kerikeri Inlet, Northland (Figure 1). Kerikeri is situated approximately 7 kilometres to the west. The property is approximately 17 hectares. The property is currently being grazed by cattle, sheep, and goats on farmland interspersed by small rocky outcrops and slight undulating contours. Existing buildings are evident on Lot's 5, 6, and 7. In general conditions for surveying within the property were very good.

The area is composed mostly of the quaternary Horeke basalts dating to the Pleistocene (Kear D. and R.F. Hay 1961). The soils are comprised of Ultic soils (Rijkse W.C. and A.E. Hewitt 1995) of Hukerenui silt loam and Ohaeawai shallow bouldery silt loam which resulted from local volcanic bedrock (Sutherland et al 1980).

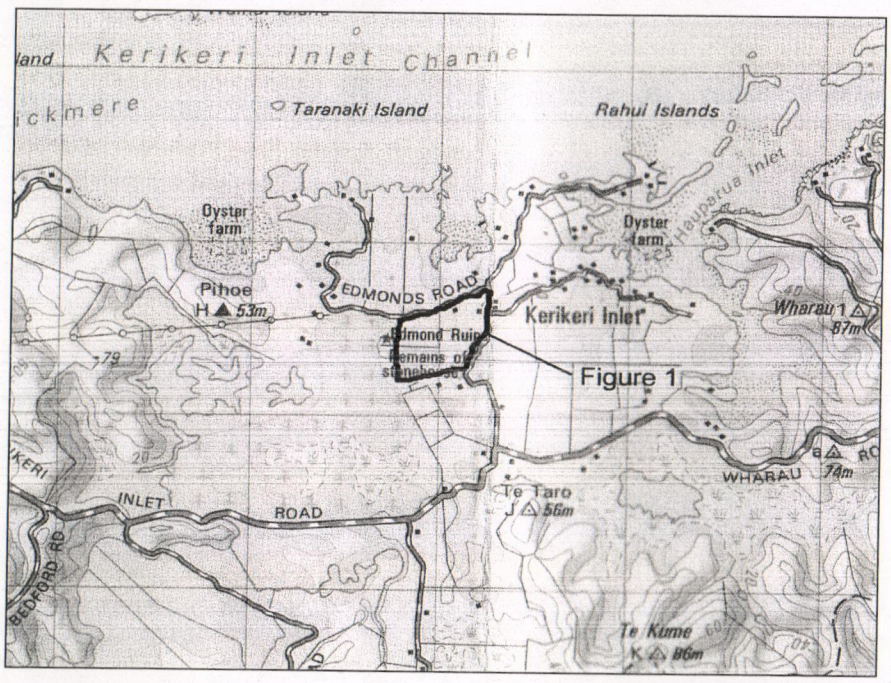

FIGURE 1. LOCATION OF THE PROPOSED SUBDIVISION, EDMONDS RD, KERIKERI. (P05).

Proposed activity

R & I Powell propose to subdivide their Edmonds Rd property into 21 Lots with the intention of building houses and easements. The details of the proposed development and provision of services has been clearly formulated (Figure 2) for Lots 1-4 and 8-21 only. Lots 5, 6, and 7 are not to be developed. The development will include the building of house sites, driveways, and a road with accompanying electricity and phone lines. House sites have been designated one location each on Lots 1-4 and Lots 8-19. Lots 20 and 21 are reserved for the construction of a road for right of way and electricity and telephone easements.

Survey methods

Before a physical survey was undertaken, a survey of resources relating to the history of the property was conducted. These included regional archaeological publications, New Zealand Archaeological Association site record files, and the 19th to 20th century land plans held by Land Information New Zealand. The physical survey itself was conducted on foot, examining the entire surface area of the Lots which are to be developed (Lots 1-4 and 8-21) using a survey plan showing the subdivision of the area (Figure 2) for orientation.

Archaeological background

There are currently 86 archaeological sites recorded in a 1 kilometre radius surrounding the Powell property including both prehistoric and historic Maori and historic European sites during various surveys (Nugent and Nugent 1977; Brassey 1986, 1988; Fiske and Johnson 2001). Most of these sites are middens including a cave midden and terraced midden sites but there are also 6 fish trap sites, 6 stone wall sites, and a cave burial clustered to the North of Edmonds Rd along the coast. There are 2 pit sites (P05/95, P05/96) approximately 500 metres to the east of the property. Prehistoric sites which include pre or post contact Maori agricultural remains and associated middens, terraces and pit and burials have been previously recorded to the west of the Powell property during a survey of the Waitangi Forest by Coster and Johnson in 1978 which was followed by a survey of the same area by Brassey in 1988. Brassey and Nevin also excavated a disturbed and redeposited historic midden in the forest during 1986, which was exposed during bulldozing many years earlier (Brassey 1986). Compartment 20 of Waitangi Forest, which lies immediately to the west of Edmonds Ruins and the Powell property was resurveyed by Fiske and Johnson (Fiske and Johnson 2001). They were able to relocate sites previously identified and identify 3 additional previously unidentified sites including a burial (P05/882) an agricultural complex (P05/883), and a midden with possible pit (P05/884).

Archaeological sites have not previously been recorded on the Powell property and while it appears that the Powell property had yet to be surveyed, there are 2 sites which appear to be in close proximity of the southern boundary. One has been identified as scoria mounds (P05/159) and the other as a pit site (P05/128). Further, a Maori burial, considered wahi-tapu by the local Iwi, is situated in the north east corner of the Powell property on a large rocky knoll at the corner of Edmonds Rd and

Kerikeri Inlet Rd (Marked Y on Figure 2). This burial has not been recorded as an archaeological site but has been placed under a covenant out of respect for Iwi concerns.

The area is also well documented historically with regards to the Edmonds farmstead (P05/9) (Challis 1994) of which the remains of Edmonds mortared stone house, known as Edmonds Ruins, are still visible today immediately to the west of the Powell property. The ruins now stand on a 2.5 hectare historic reserve managed by the Historic Places Trust (Challis 1987). The house was built between 1840 and 1858 by John Edmonds, a stone mason, after he was paid off for his work on the Stone store in Kerikeri. Immediately to the west of the stone house ruins are the remains of the annexe while other stone structures that appear to be a shed, well, track, and garden boundaries are also evident. Also in the vicinity of Edmonds Ruins are the remains of a historic European orchard and gardens (Challis 1994: 2). Old Land Claim 172 and Old land Claim Plan 213 (Figure 3) show part of the Edmonds settlement on the western border of the Powell property which clearly shows the enclosed spaces for orchards, gardens and livestock. It also shows a small enclosed space marked as a burial ground bordering the Powell property. Previously it has been found that the orchard and garden remnants have encroached from the historic reserve 20 metres into areas of compartment 20, Waitangi Forest (Fiske and Johnson 2001).

The old Geological map (Ferrar 1934) shows no historical or archaeological remains on or in close vicinity to the Powell property apart from the Edmonds property (Figure 4).

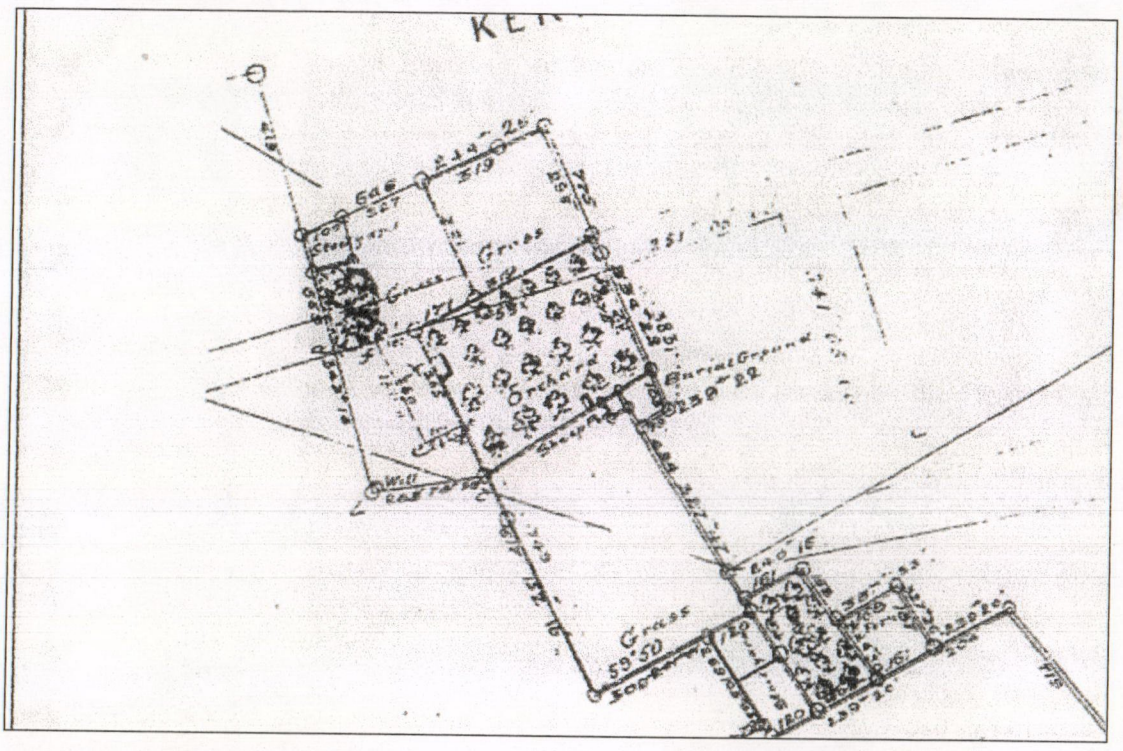

FIGURE 3. OLD LAND CLAIM 172 AND OLD LAND CLAIM PLAN 213

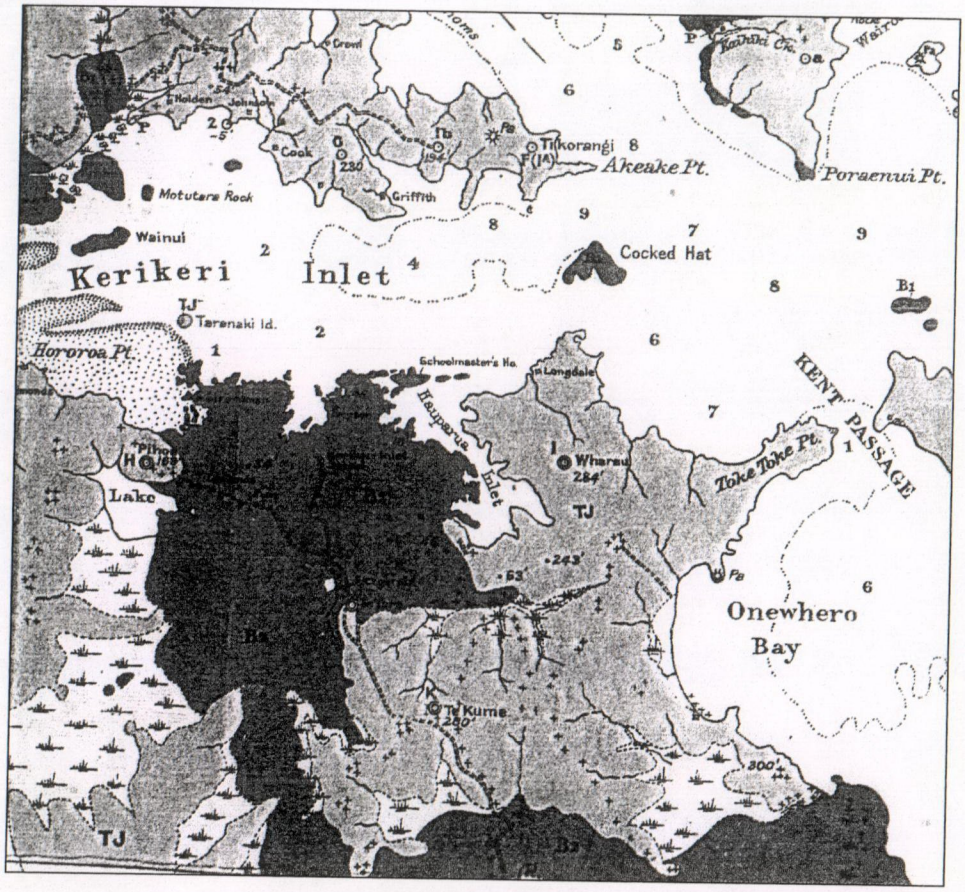

FIGURE 4. THE 1934 GEOLOGICAL MAP (FERRAR 1934) SHOWING THE EDMONDS PROPERTY.

Survey results

While remains relating to the pit site P05/128 on the southern border could not be located on the Powell property, the 'scoria mounds' (P05/159) are probably the basalt mounds evident on the property, but it does not appear that these are of any intentional construction. Three separate midden scatters previously unrecorded were located and recorded as a single site P05/…….. on the property in the vicinity of proposed house sites on Lot 12 and Lot 17 (See Figure 2). Also, it was found that orchard and garden remains from the Edmonds family historic farmstead had also encroached into the Powell property along the western border. The sites are described below and the New Zealand Archaeological Association Site Record Form and Additional Information Form are appendicised.

P05/947 Midden. 040 644.5

The site consists of 3 midden scatters. The first 2 occur 30 metres from the southern boundary of the Powell property on Lot 12 on a large rocky knoll 10 metres high (Plate 1) and 250 metres southeast of Edmonds Rd, 200 metres south of the barn and 250m south of the Powell house. Five metres to the east is a fence near the foot of the rocky knoll. The first midden scatter (Plate 2) is a very dense 3m x 5m concentration scattered on the surface and in-situ situated at the top of the knoll and consists mostly of fragmented and whole Cockle (*Austrovenus stutchburyi*), Oyster (*Ostreidae*), Mud

Whelk (*Cominella sp.*), and Cats eye (*Turbo smaragdus*). The second midden scatter (Plate 3) is on the north eastern slope of the rocky knoll 15m east of the first midden scatter and covering an area of 10m x 5m. It consists mostly of fragmented and whole cockle, Mud whelk, and Cats eye. The third midden scatter (Plate 4) is located approximately 50m further west at the base of another rocky knoll. This midden scatter is exposed in a stock track which runs along a fence line and consists of a very thin concentration of fragmented Cockle disturbed by grazing stock and over a 25m length of the track.

P05/9. Edmonds Ruins. 037 644.5. Additional Information.

The site borders the Powell property at its eastern border separated by a stone wall that is part of the site. The remnants of the Edmonds garden lilies encroach into the interior of the Powell property approximately 50metres in some isolated locations, and in dense concentrations of lilies approximately 15 metres along some sections of the stone boundary (Plate 5). Although originally descended from the historic garden of Edmonds property these are most likely self grown lilies and therefore unlikely to be protected under the Historic Places Act 1993.

PLATE 1. THE NORTHWEST SLOPE OF THE ROCKY KNOLL UPON WHICH THE SECOND MIDDEN SCATTER OF P05/947 IS LOCATED.

PLATE 2. THE FIRST MIDDEN SCATTER, PO5/947.

PLATE 3. THE SECOND MIDDEN SCATTER, PO5/947.

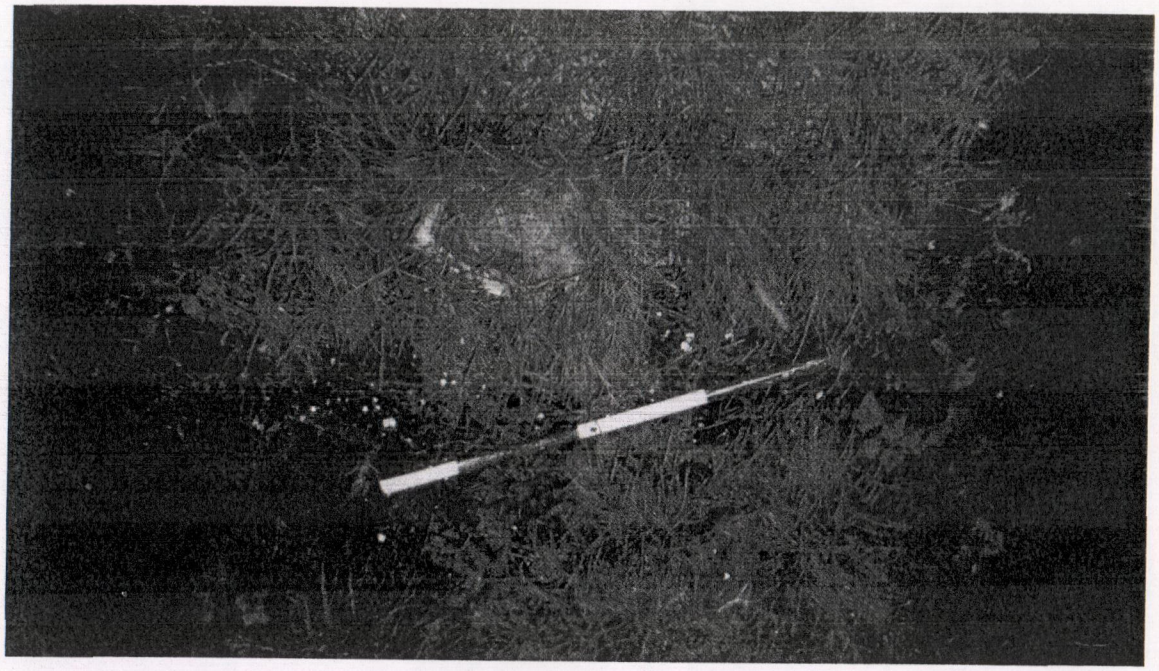

PLATE 4. THE THIRD MIDDEN SCATTER, PO5/947.

PLATE 6. GARDEN REMNANTS ENCROACHING OVER THE BORDER WITH THE HISTORIC RESERVE, INTO THE POWELL PROPERTY.

Archaeological significance

The assessment of the property indicates that the area was inhabited by Maori during pre historic and/ or historic times. The surrounding area is rich in archaeological sites suggesting a varied and intense use of the landscape in prehistoric times. The shellfish remains from P05/947 indicate gathering along the estuarine and rocky shore

environments along the coast a short distance to the North and are most likely associated with seasonal gathering during agricultural production in the surrounding landscape. The surrounding agricultural remains indicate that the local area was intensively populated for a long period of time and the burials in the area also suggest that it is an area of spiritual significance to Maori. All the archaeological evidence suggests that the area was a significant area of settlement sometime during pre or post contact.

The self sown garden remnants originating from Edmonds farm also draw attention to the historic value of the area at the western boundary of the Powell property.

Assessment of effects

Archaeological Midden site P05/947 has been located within the property and will most likely be affected by the construction of a residential dwelling and amenities on Lot 12. In addition, archaeological midden site P05/947 exists on the boundary of Lot 17 at a short distance of only 10metres to the proposed house site on Lot 17 and it could potentially be affected by the construction of a house and amenities. Further, it is possible that unrecorded sub surface shellfish midden remains exist within the property. The site P05/947 is protected under the archaeological provisions of the Historic Places Act, 1993, and can only be modified with the written permission of the New Zealand Historic Places Trust.

We recommend that the proposed house site and driveway in Lot 12 is relocated to avoid any damage to P05/947. If the house site cannot be relocated I & R Powell will need to apply to the New Zealand Historic Places Trust for an authority to modify archaeological remains under Section 11 of the Historic Places Act, 1993. We recommend that the Trust grant such Authority on the condition that the earthworks involved in the house site and driveway are undertaken under archaeological supervision and are monitored for their effects.

To avoid damage to P05/947 in Lot 17 the site boundaries of P05/947 including a suitable buffer zone, should be marked on the ground by a qualified archaeologist so as to avoid any accidental damage during the construction of the house, accessway and amenities. It is further recommended that any landscaping involving earthworks in this Lot should be planned in consultation with an archaeologist.

No archaeological sites were located in Lots 1-11, 13-16, and 18-21. Not withstanding, should any archaeological remains be uncovered in any of the Lots during the development of the property all earthworks should cease immediately and Northern Archaeological Research and/or the NZ Historic Places Trust be notified so that appropriate action can be taken.

In addition, the remnants of the historic garden are most likely to be self-sown descendents from the Edmunds Farm, and not covered under the Historic Places Act 1993. These remains do not appear to be affected by the proposed development.

Conclusion

Northern Archaeological Research were commissioned by R.J. Donaldson and Associates Ltd, on behalf of I & R Powell, to undertake an archaeological assessment of a proposed subdivision of their property at Edmonds Rd, Kerikeri. One archaeological site P05/947 was recorded in the vicinity of a proposed house site on Lot 12 and at a near distance to a proposed house site on Lot 17. Recommendations have been made with respect to this site on these Lots.

References

Brassey, R. 1986. Excavation Report: site N11/596, Waitangi State Forest 193. Unpublished Report, DoC Whangarei.

_____ 1988. *Historic places in Waitangi Forest.* Science and Research Internal Report No 8. (unpublished). Regional Archaeology Unit, Auckland.

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_____ 1994. Edmonds Ruins, Kerikeri Inlet, Bay of Islands:The stone structures and Artefact Assemblage. Science and Research Series No 68. Science and Research Division, DoC, Wellington, New Zealand.

Ferrar, H.T. 1934. Geological Survey Map of Whakarara and Kerikeri Survey Districts. The Geology of the Whangarei- Bay of Islands Subdivisions, Kaipara Division, Bulletin No 27. Geological Survey Branch, Department of Scientific and Industrial Research, Government Printer, Wellington.

Fiske, T. and L. Johnson. 2001. Archaeological Survey and Assessment of the proposed Logging of Compartment 20, Waitangi Forest, Kerikeri. Unpublished Client Report, Northern Archaeological Research.

Kear, D. and R.F. Hay, 1961. Sheet 1 North Cape (1st Ed) "Geological Map of New Zealand 1:250 000" Department of Scientific and Industrial Research, Wellington, New Zealand.

Nugent, D. and J. Nugent. 1977. Report on Site Survey: Kerikeri Inlet. Bay of Islands. N.Z.H.P.T.

Rijkse W.C. and A.E. Hewitt, 1995. Soil Map of the North Island, New Zealand Soil Classification 1:1,000,000 Scale, Manaaki Whenua, Landcare Research, Lincoln, New Zealand.

Sutherland, C. F., J. E. Cox., N.H. Taylor., A.C.S. Wright. 1980. Soil Map of Ahipara-Herekino Area (Sheets N04/N05) North Island, New Zealand, Scale 1:100 000, *NZ Soil Bureau Map 181*

Recommendations

1. That the identified house site in proposed Lot 12 is relocated to avoid the potential for affecting archaeological site P05/947.

2. If relocating the house site cannot be achieved, I & R Powell (or subsequent owners), will need to apply to the New Zealand Historic Places Trust for an 'Authority to Modify' under Section 11, of the Historic Places Act, 1993. We recommend that the Trust grant such authority on the condition that an archaeologist is present to monitor the proposed earthworks.

3. To avoid damage to P05/947 in Lot 17 the site boundaries of P05/947 including a suitable buffer zone, should be marked on the ground by a qualified archaeologist. It is further recommended any landscaping involving earthworks in this Lot should be planned in consultation with an archaeologist.

4. That in the event that any further unrecorded archaeological remains are uncovered during earthworks, all work shall cease and Northern Archaeological research and/or the NZ Historic Places Trust be notified so that appropriate action can be taken.

APPENDIX

New Zealand Archaeological Site Record and Additional Information Forms

NZAA SITE RECORD ADDITIONAL INFORMATION FORM **MAP NO**: P05 **MAP NAME**: Kaikohe **MAP EDITION**: 1998 **GRID REFERENCE**: 037 644.5	**SITE NO**: P05/9 **SITE NAME**: Edmonds Ruins **SITE TYPE**: Historic Farmstead

ADDITIONAL INFORMATION:
Site revisited on the 17th of October 2003.

The site borders the Powell property at its eastern border separated by a stone wall that is part of the site. The remnants of the Edmonds garden lilies encroach into the interior of the Powell property approximately 50metres in some isolated locations, and in dense concentrations of lilies approximately 15 metres along some sections of the stone boundary. Although originally descended from the historic garden of Edmonds property these are most likely self grown lilies and therefore unlikely to be protected under the Historic Places Act 1993.

Reported by: Stuart Hawkins
C/-Northern Archaeological Research
67 Church St, Devonport
Auckland

Owner: Historic Places Trust

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD FORM (NZMS260)

NZMS 260 map number: P05
NZMS 260 map name: Kaikohe
NZMS 260 map edition: 2nd ed 1998

NZAA METRIC SITE NUMBER: P05/947
DATE VISITED: 17th October 2003
SITE TYPE: Midden
SITE NAME: MAORI
OTHER

Grid Reference Easting . . |0|4|0| . . Northing . . |6|4|4|5| . .

1. Aids to relocation of site *(attach a sketch map)*

The site consists of 3 midden scatters. The first 2 occur 30 metres from the southern boundary of the Powell property on Lot 12 on a large rocky knoll 10 metres high and 250 metres southeast of Edmonds Rd, 200 metres south of the barn and 250m south of the Powell house. Five metres to the east is a fence near the foot of the rocky knoll.

2. State of site and possible future damage

Reasonable condition, damage from stock grazing.

3. Description of site *(Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)*

The first midden scatter is a very dense 3m x 5m concentration scattered on the surface and in-situ situated at the top of the knoll and consists mostly of fragmented and whole Cockle (*Austrovenus stutchburyi*), Oyster (*Ostreidae*), Mud Whelk (*Cominella sp.*), and Cats eye (*Turbo smaragdus*). The second midden scatter is on the north eastern slope of the rocky knoll 15m east of the first midden scatter and covering an area of 10m x 5m. It consists mostly of fragmented and whole cockle, Mud whelk, and Cats eye. The third midden scatter is located approximately 50m further west at the base of another rocky knoll. This midden scatter is exposed in a stock track which runs along a fence line and consists of a very thin concentration of fragmented Cockle disturbed by grazing stock and over a 25m length of the track.

4. Owner
Address: I & R Powell, Edmonds Rd, Kerikeri Inlet
Kerikeri

Tenant/Manager
Address

5. Nature of information *(hearsay, brief or extended visit, etc.).* Brief visit
Photographs *(reference numbers and where they are held)*
Aerial photographs *(reference numbers and clarity of site)*

6. Reported by: Stuart Hawkins
Address: C/-Northern Archaeological Research
67 Church St, Devonport
Auckland

Filekeeper
Date

7. Key words

8. New Zealand Register of Archaeological Sites *(for office use)*
NZHPT Site Field Code

Latitude S

Longitude E

|_|_| Type of site

|_|_| Present condition & future danger of destruction

|_|_| Local environment today

|_|_| Security code

|_|_| Land classification

|_|_| Local body

From: David Badham
To: Celia Witehira; Whati
Cc: Brendan Meech; Laura Bowman
Subject: RE: CIA scope 861 Kerikeri Inlet Road
Date: Monday, 20 October 2025 2:15:35 pm
Attachments: RE CIA scope 861 Kerikeri Inlet Road.msg

Kia ora Celia and Whati,

Celia - many thanks for sending this through, and to you Whati for your time on the phone earlier this morning. Please see Brendan's acceptance of the scope and fee estimate attached.

As discussed and agreed with Whati, we will proceed to lodge the resource consent this week on the basis that the CIA is underway and any relevant matters / mitigations outlined within it will be addressed during processing of the application. This will allow the application to get in the door and commence processing and checks at FNDC of our technical assessments, and thus speed up processing.

We thank you for your understanding and support, and look forward to receiving the completed CIA in 4 weeks time.

In the meantime, please do not hesitate to reach out to me directly in the first instance should you have any questions or clarifications regarding the application material.

Ngā mihi | Kind regards,

DAVID BADHAM
Partner
021 203 1034
DavidB@barker.co.nz

B&A Logo

barker.co.nz

From: Celia Witehira <celia@witehira.com>
Sent: Friday, 17 October 2025 7:50 pm
To: David Badham <DavidB@barker.co.nz>
Cc: Whati <whati@ngatirehia.co.nz>
Subject: CIA scope 861 Kerikeri Inlet Road

Tēnā koe David,

Thank you for your patience while we prepared the scope for the Cultural Impact

Assessment (CIA) for the proposed subdivision at 861 Kerikeri Inlet Road.

Following our initial review and site visit, we have developed the attached scope of works with an estimated timeframe of four weeks. Given the scale of the development and the level of hapū engagement required, the quoted fee for this assessment is $10,000 (excluding GST).

Please note that the timeframe may need to be extended depending on the engagement process with Te Uri Taniwha hapū. Should this occur, I will notify you as early as possible to keep you informed of any adjustments.

If you have any questions about the scope or would like to discuss any aspect of the assessment, please don't hesitate to get in touch

If this is acceptable, please let us know and we can get the process started.

Celia Witehira
Consultant
Waea pukoro: 021 751 133

From: David Badham
To: Whati Rameka; Laura Bowman
Cc: Brendan Meech; Celia Witehira
Subject: RE: Subdivision - 861 Kerikeri Inlet Road - Ngāti Rēhia Engagement
Date: Monday, 6 October 2025 2:33:10 pm
Attachments: image001.png
image002.png

Ngā mihi for the update Whati. I will fire through a meeting invite for Wednesday, and look forward to catching you then.

Ngā mihi | Kind regards,

DAVID BADHAM
Partner
021 203 1034
DavidB@barker.co.nz

B&A Logo

barker.co.nz

From: Whati Rameka <whati@ngatirehia.co.nz>
Sent: Monday, 6 October 2025 2:29 pm
To: David Badham <DavidB@barker.co.nz>; Laura Bowman <LauraB@barker.co.nz>
Cc: Brendan Meech <brendan@bakermeech.co.nz>; Celia Witehira <celia@ngatirehia.co.nz>
Subject: RE: Subdivision - 861 Kerikeri Inlet Road - Ngāti Rēhia Engagement

Kia Ora David

Sorry I missed your call I was in a hui however I am available to do a site visit on Wednesday if you want.

1:30 pm – if you can send through a placeholder.

I have a meeting tonight and I will hopefully see some of our other hapu to gauge what engagement they want if any.

Whati

From: David Badham <DavidB@barker.co.nz>
Sent: Monday, 6 October 2025 1:45 pm
To: Whati Rameka <whati@ngatirehia.co.nz>; Laura Bowman <LauraB@barker.co.nz>
Cc: Brendan Meech <brendan@bakermeech.co.nz>; Celia Witehira <celia@ngatirehia.co.nz>
Subject: RE: Subdivision - 861 Kerikeri Inlet Road - Ngāti Rēhia Engagement

Kia ora Whati and Celia,

I am just following up on the below as per my phone call and text to Whati earlier.

Have you made any progress in terms of confirming Ngāti Rēhia's engagement? Brendan is understandably keen to get this application lodged as soon as possible, and we would like to understand and confirm engagement before we do so.

If easier, please call me to discuss. I will also be in Kerikeri on Wednesday, and could come catch up kanohi ki te kanohi or on site between 1pm – 230pm if that would help keep this moving.

Ngā mihi | Kind regards,

DAVID BADHAM
Partner
021 203 1034
DavidB@barker.co.nz

B&A Logo

barker.co.nz

From: Whati Rameka <whati@ngatirehia.co.nz>
Sent: Friday, 26 September 2025 4:16 pm
To: Laura Bowman <LauraB@barker.co.nz>
Cc: David Badham <DavidB@barker.co.nz>; Brendan Meech <brendan@bakermeech.co.nz>; Celia Witehira <celia@ngatirehia.co.nz>
Subject: RE: Subdivision - 861 Kerikeri Inlet Road - Ngāti Rēhia Engagement

Thanks Laura

You can keep comms to me and Celia for now.

Whati

From: Laura Bowman <LauraB@barker.co.nz>
Sent: Friday, 26 September 2025 12:37 pm
To: Whati Rameka <whati@ngatirehia.co.nz>
Cc: David Badham <DavidB@barker.co.nz>; Brendan Meech <brendan@bakermeech.co.nz>; Jennifer Rutherford <jennifer@ngatirehia.co.nz>; Nora Rameka <nora@ngatirehia.co.nz>
Subject: Subdivision - 861 Kerikeri Inlet Road - Ngāti Rēhia Engagement

Kia ora Whati and Celia

Thank you for meeting with David, Brendan, and myself today to discuss the subdivision proposal for 861 Kerikeri Inlet Road.

We appreciate you taking the time to talk and engage with us and providing your initial sights on the proposal.

Please find attached a draft copy of the minutes from the meeting which briefly outline the topics discussed. We welcome any additional comments you would like to add to the minutes so please feel free to edit this document.

As discussed, we have provided a OneDrive link to access the scheme plans and technical reporting for the proposal: 861 Kerikeri Inlet Road - Subdivision

If you have any trouble accessing this information or have any questions, please feel free to contact myself.

Ngā mihi | Kind regards,

LAURA BOWMAN
Planner
027 361 7065
LauraB@barker.co.nz

B&A Logo

barker.co.nz

-------- Original message --------
From: Whati Rameka <whati@ngatirehia.co.nz>
Date: 24/09/2025 9:44 pm (GMT+12:00)
To: David Badham <DavidB@barker.co.nz>
Cc: Chris Page <chrisp@maven.co.nz>, Jennifer Rutherford <jennifer@ngatirehia.co.nz>, Nora Rameka <nora@ngatirehia.co.nz>
Subject: RE: Subdivision - 861 Kerikeri Inlet Road - Ngāti Rēhia Engagement

Kia Ora David

We have been considering a number of ways to assist the way we review any new developments in our rohe. The following link is a regenerative development framework for us as hapu to have meaningful engagement before beginning any development.

At this stage I'd like to encourage you review our framework.

Te Rūnanga o Ngāti Rēhia - Regenerative Kāinga Development Framework

https://ngatirehia.co.nz/te-whare-taiao-o-ngati-rehia/

We can discus this further on Friday.

Whati Rameka
Executive Trustee – Te Pouaro
Phone: (09) 401 6399 | Mobile: 021 076 9425
2 Aranga Rd, Kerikeri 0230 | PO Box 202, Kerikeri 0245
Te Rūnanga o Ngāti Rēhia Trust

NGĀTI RĒHIA

"Ngāti Rēhia mata mamoe, Ngāti Rēhia mata kakaa,
Titiro ki ngā maunga, ngā awa, ngā moana, ngā whenua tapu o Ngāti Rēhia"

SITEWISE GOLD 2025/26 Powered by SITESAFE

From: David Badham <DavidB@barker.co.nz>
Sent: Wednesday, 24 September 2025 1:31 pm
To: Whati Rameka <whati@ngatirehia.co.nz>
Cc: Jennifer Rutherford <jennifer@ngatirehia.co.nz>; Nora Rameka <nora@ngatirehia.co.nz>; Chris Page <chrisp@maven.co.nz>
Subject: RE: Subdivision - 861 Kerikeri Inlet Road - Ngāti Rēhia Engagement

Kia ora Whati,

Ngā mihi, ae, an initial teams meeting would be great thanks. I will fire through an invite shortly, and look forward to catchup shortly. I will also bring along the engineer / surveyor from Maven – Chris Page.

Ngā mihi | Kind regards,

DAVID BADHAM
Partner
021 203 1034
DavidB@barker.co.nz

B&A Logo

barker.co.nz

From: Whati Rameka <whati@ngatirehia.co.nz>
Sent: Wednesday, 24 September 2025 1:28 pm
To: David Badham <DavidB@barker.co.nz>
Cc: Jennifer Rutherford <jennifer@ngatirehia.co.nz>; Nora Rameka <nora@ngatirehia.co.nz>
Subject: RE: Subdivision - 861 Kerikeri Inlet Road - Ngāti Rēhia Engagement

Kia Ora David

I can be available on Friday 10:30 am.

We can do a teams meeting if you prefer.

Whati

From: David Badham <DavidB@barker.co.nz>
Sent: Tuesday, 23 September 2025 9:30 am
To: Whati Rameka <whati@ngatirehia.co.nz>
Cc: Jennifer Rutherford <jennifer@ngatirehia.co.nz>; Nora Rameka <nora@ngatirehia.co.nz>
Subject: RE: Subdivision - 861 Kerikeri Inlet Road - Ngāti Rēhia Engagement

Mōrena Whati,

Unfortunately I am attending an M-TAG hui with NRC tomorrow afternoon in Whangārei so can't do that time. Are you available Thursday 25/9 between 9am – 1pm?

Ngā mihi | Kind regards,

DAVID BADHAM
Partner
021 203 1034

B&A Logo

DavidB@barker.co.nz

barker.co.nz

From: Whati Rameka <whati@ngatirehia.co.nz>
Sent: Tuesday, 23 September 2025 8:36 am
To: David Badham <DavidB@barker.co.nz>
Cc: Jennifer Rutherford <jennifer@ngatirehia.co.nz>; Nora Rameka <nora@ngatirehia.co.nz>
Subject: RE: Subdivision - 861 Kerikeri Inlet Road - Ngāti Rēhia Engagement

Kia Ora David

I am available to meet 3 pm tomorrow if you would like to come to our office to discuss this development.

Whati Rameka
Executive Trustee – Te Pouaro
Phone: (09) 401 6399 | Mobile: 021 076 9425
2 Aranga Rd, Kerikeri 0230 | PO Box 202, Kerikeri 0245
Te Rūnanga o Ngāti Rēhia Trust

NGĀTI RĒHIA

"Ngāti Rēhia mata mamoe, Ngāti Rēhia mata kakaa,
Titiro ki ngā maunga, ngā awa, ngā moana, ngā whenua tapu o Ngāti Rēhia"

SITEWISE GOLD 2025/26 Powered by SITESAFE Te Kaitiaki o Haumaru

From: David Badham <DavidB@barker.co.nz>
Sent: Monday, 22 September 2025 8:26 pm
To: Nora Rameka <nora@ngatirehia.co.nz>; Jennifer Rutherford <jennifer@ngatirehia.co.nz>
Subject: Subdivision - 861 Kerikeri Inlet Road - Ngāti Rēhia Engagement

Tēnā kōrua Whaea Nora and Jennifer,

Makarena Dalton passed on your details as someone to reach out to you on behalf of Ngāti Rēhia for a subdivision I am working on for a client at 861 Kerikeri Inlet Road. A copy of the latest proposed scheme plan is attached. A similar subdivision on this site was granted back in 2009, but has since lapsed.

I'm keen to come have a kōrero with you about the application and engagement with Ngāti Rēhia. How are you placed tomorrow afternoon from 3pm? Or Thursday between 9am – 1pm? I'll be in Kerikeri those days and can pop into your office to catch up on this.

Hopefully catch up soon,.

Ngā mihi | Kind regards,

DAVID BADHAM
Partner
021 203 1034
DavidB@barker.co.nz

Level 1, 136 Bank Street, Whangārei 0112

barker.co.nz

B&A Logo

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown

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Minutes

Project: 861 Kerikeri Inlet Road

Date: **26 September 2025**

Time: 10:30AM

Location: Teams Meeting

Name	Role/Organisation
David Badham	Planner – Barker & Associates
Laura Bowmann	Planner – Barker and Associates
Brendan Meech	Client
Whati Rameka	Executive Trustee - Te Rūnanga o Ngāti Rēhia
Celia Witehira	Environmental Advisor - Te Rūnanga o Ngāti Rēhia

Item	Detail	Action
1	**Karakia -** Whati Rameka	
	David performed introductions	
2	**David outlined the subdivision proposal** • Previous Environment Court Lapsed Consent from 2009 • Provided an outlined of the current scheme plan including 1. 20 Lot residential development lot subdivision 2. Onsite communal wastewater disposal reserve though high-grade treatment solution 3. Access to the sites will be provided by internal road 4. Identification of indigenous wetlands on site, Wāhi tapu site and existing indigenous vegetation. Explanation of the measures to avoid, protect and enhance these areas.	Laura to provide copy of • Current Scheme Plan • Lapsed Scheme Plan • Technical Reporting
3	**Initial Insights and Feedback** • Outline of the services that Ngāti Rēhia are able to provide and which the project may benefit from: 1. Cultural Support though collaboration on any Subdivision naming	

	2. Cultural Impact Assessment 3. Ngāti Rēhia have a nursey which could provide indigenous plants for eco-sourcing for the project • Engagement with any overlapping hapu who also have an interesting the area B&A are happy to take any guidance on this. • To arrange a site visit – potentially in a fortnight	
4	Final Actions • Laura to provide copy of: 1. Current Scheme Plan 2. Lapsed Scheme Plan 3. Technical Reporting • Whati and Celia to review the provided plans and technical reports and come up with some initial guidance	

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an appeal under section 120 of the Act

BETWEEN **STONEGATE HOLDINGS LIMITED**

ENV-2006-AKL-000935

Appellant / Applicant

AND **FAR NORTH DISTRICT COUNCIL**

Respondent

BEFORE THE ENVIRONMENT COURT

Judge L J Newhook sitting alone pursuant to s279 of the Act
IN CHAMBERS at Auckland.

CONSENT ORDER

1. The Court has read and considered the appeal, the respondent's reply, and the memoranda of the parties dated 25 February 2009 and 17 March 2009.

2. The following parties have given notice pursuant to s274 to become parties to this appeal and have signed the memorandum dated 25 February 2009 setting out the relief sought:
    a. Richard Francis Ryan and Susan Ryan;
    b. Lance Horton;
    c. Esther Horton;
    d. Barry Coulston;
    e. Margaret Joy May and Clinton Dean May;
    f. John Anthony Pearce Munro and Duna Munro;
    g. John David Mowat and Hilary Mowat

THE SEAL OF THE ENVIRONMENT COURT NEW ZEALAND

3. Gary Collins gave notice pursuant to s274 to become a party to this appeal. His interest in this appeal has been struck out.
4. The Court is making this order under s279(1)(b) of the Act, such order being by consent, rather than representing a decision or determination on the merits pursuant to s297. The Court understands for present purposes that:
    a. All parties in these proceedings have executed the memorandum requesting this order;
    b. All parties are satisfied that all matters proposed for the Court's endorsement fall within the Court's jurisdiction, and conform to relevant requirements and objectives of the Resource Management Act, including, in particular, Part 2.

5. Therefore, the Court orders by consent that:

(a) The decision of the respondent to decline resource consent RC2060269 for the subdivision of Lot 6 DP 352467 held in certificate of title 215070 to create 19 lifestyle lots is reversed in part and;

(b) Consent is hereby granted to subdivide Lot 6 DP 352467 held in certificate of title 215070 to create 16 lifestyle lots, two lots for wastewater disposal purposes (Lots 17 and 18) and two lots to vest as road (Lots 19 and 20) subject to the conditions attached hereto marked "Schedule A";

(c) This appeal is otherwise dismissed;

(d) There is no order as to costs.

DATED at Auckland this 20th day of April 2009

L J Newhook
Environment Judge

THE SEAL OF THE ENVIRONMENT COURT

APPENDIX A: CONDITIONS OF CONSENT

1. That subdivision shall be in general accordance with the plan of subdivision prepared by Fraser Thomas, reference 12292/SC revision 5 dated 17/07/07(attached as annexure A).
2. The survey plan shall show:
   - Lots 19, 20 & 21 to vest as road.
   - All easements to be duly granted or reserved.
   - Areas U, V, W, X, Y & Z as being subject to land covenants for stone wall protection.
   - Access Strips G & V.
   - Easements in gross (shown as A, B & C) over overland flow paths.
   - Easements in gross for soakage areas as identified on the Fraser Thomas drawing reference 31680/SW3
   - Area T as being subject to a consent notice for Waahi Tapu protection.
   - The following amalgamation condition:

     That Lots 17 & 18 hereon each be held as to 16 equal and undivided shares by the owners of Lots 1-16 hereon and that individual certificates of title be issued in accordance herewith.
3. That prior to a certificate being issued pursuant to section 223 of the Act, the subdividing owner shall:

   A. Submit plans and details of all works for the approval of the Council (or its duly delegated officer) prior to commencing construction. Such works are to be designed in accordance with the Council's Engineering Standards and Guidelines: June 2004 and NZS 4404 with the exception that street lighting is not required on the road to vest. All reticulated services shall be underground.

   In particular the plans shall show:

   (i) The intersection of Kerikeri Inlet Road and the new road to vest (Lot 20) as a full intersection in accordance with figure 3.10 of the Transit New Zealand Manual of Traffic Signs and Markings Part II: Markings and being finished in a 2 coat seal.

   (ii) At least a 70 metre Approach Sight Distance (ASD) on Kerikeri Inlet Road for the intersection with the new road to vest (Lot 20) in a southerly direction and at least a 120 metre ASD in a northerly direction.

   (iii) The road to vest in Council on Lot 20 formed and sealed to comply with the Council standard for a Type A rural road with a cul-de-sac turning head at its termination. Provision is to be made for four formed, sealed and marked parking spaces at the turning head.

   (iv) Formation of a pedestrian access on access strips G & V to provide pedestrian access from the car parking area on the road to vest (Lot 20), inclusive of stile/access details to the adjacent reserve to the west.

   (v) Access on right of way D formed to provide a three metre wide sealed formation.

(vi) Accesses on the leg-in entry to Lots 3, 9 & 12 to provide a three metre wide sealed formation to the bulk of the site.

(vii) Road markings on the new road to vest (Lot 20).

(viii) A formed and sealed single entrance to the boundary of Lots 1, 5-9, 15 & 16 and a formed and sealed double entrance to Lots 3, 11 & 13 completed in accordance with Council Standard FNDC/S/06.

(ix) A reticulated stormwater system for the collection and disposal of water from the public road in accordance with the report prepared by Fraser Thomas titled "Stonegate Holdings Ltd, Proposed Residential Subdivision at 893 Kerikeri Inlet Road, Kerikeri (Lot 6 DP 352467) Stormwater Management Report" version 2, dated August 2007 (attached as annexure B), subject to amendments as recommended in the report prepared Duffill Watts Consulting Group, titled "RC 2060269 Stonegate Holdings Subdivision Inlet Road, Kerikeri Engineering Assessment" (attached as annexure C). A detailed report shall be submitted by the consent holder to demonstrate that the system proposed is in accordance with the requirements of this condition. Any costs associated with the checking or peer reviewing of the report shall be met by the consent holder.

(x) The proposed stormwater control works to be in place prior to and during construction.

(xi) A wastewater disposal system with box connections (comprising an isolating valve and non-return valve) to each buildable lot in accordance with the report prepared by Fraser Thomas titled "Stonegate Holdings Ltd, Proposed subdivision at the corner of Kerikeri Inlet Road & Edmonds Road, Wastewater, Treatment and Disposal Report" reference 31680, dated 28 February 2007 (attached as annexure D), subject to amendments as recommended in the report prepared Duffill Watts Consulting Group, titled "Far North District Council Review of Proposal for Residential Subdivision at Stonegate 893 Kerikeri Inlet Road, Kerikeri" reference no. RP-07-03-29 JW tm08.doc, dated May 2007 (attached as annexure E) and as required to satisfy the Memorandum of Understanding dated 21 August 2007 between Stonegate Holdings Ltd, FNDC and appeal parties. A detailed report shall be submitted by the consent holder to demonstrate that the system proposed is in accordance with the requirements of this condition. Any costs associated with the checking or peer reviewing of the report shall be met by the consent holder.

B. Provide for Council's approval (by its duly delegated officer) a preferred road name and two alternatives for Lot 20 (road to vest). The applicant is advised that in accordance with community board policy road names should reflect the history of Kerikeri.

C. Submit a landscape plan prepared by a suitably qualified and experienced landscape architect covering site preparation prior to planting, planting and future monitoring, and maintenance regime for the evaluation and to the approval from the Resource Consents Manager. The landscape plan is to be consistent with the Palmco Overall Concept Plan dated 29.04.08 revision A, the Palmco Streetscape Concept Plan dated 29.04.08 revision A and the Palmco

Sections/ Precedents Plan dated 29.04.08 revision A (plans attached as annexure F). The planting plan and specification shall comprise locally appropriate species and detail the following:

(i) The number, position, species, grades and spacing of all proposed plants and locations of hard landscape elements.

(ii) The planting specification including; planting season, planting techniques to be utilised, staking, fertilising and mulching.

(iii) A maintenance schedule/programme and specifications for the on-going maintenance of all plantings, including replacement of failures and defects, for a period of not less than 4 years from the date of the issue of the section 224(c) certificate.

Note: All landscaping shall have regard to traffic safety and efficiency matters, in particular sightline visibility.

4. That prior to a certificate being issued pursuant to section 224 of the Act, the subdividing owner shall:

A) Following approval of plans required by condition 3(A) of this consent and prior to the commencement of any physical works the consent holder shall provide to Council for the approval of Council (or Council's duly delegated officer);

(i) Details of the successful contractor

(ii) Details of the planned date and duration of contract

(iii) Details of the supervising engineer

(iv) A traffic management plan. This plan shall include details of traffic management techniques to minimise disruption to users of Kerikeri Inlet Road and to ensure that no mud or debris are deposited onto the road.

B) At least 2 weeks prior to the undertaking of any physical works on site, the consent holder shall advise an iwi representative nominated by the Council (or its duly delegated officer) in writing that such works are to commence to be on-site during earthworks. If during earthworks any Koiwi or other archaeological remains are uncovered, works shall cease and Iwi and the NZHPT shall be advised immediately.

C) Upon completion of the works (as shown on the approved plans required by condition 3(A) of this consent), provide certification of the work from a Chartered Professional Engineer that all work has been completed in accordance with the approved plans.

D) Provide three copies of as-built plans which are to include the following information:

(i) Drawings showing the location of all underground services, including co-ordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to DOSLI datum. This information is also to be provided in a digital format to enable it to be added to council's GIS data base.

(ii) Stormwater overland flow paths including the extent and level of floodwater for a storm event with a 1% AEP.

(iii) The area and extent of any fill material placed on the site.

(iv) A schedule of assets, which are to vest in council, listing the quantity, the unit rate and the value of each of the components (this information is required for valuation purposes).

(v) Information for RAMM database;

- Subgrade depth, aggregate type and source
- Base course depth, aggregate type and source
- Lime or cement stabilisation details
- Seal coat details including binder type/grade and residual application rate
- Details of asphaltic concrete (where used)

E) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the works on public road (including road to vest in council) for a minimum period of 12 months. The minimum value of the bond shall be 10% of the construction cost.

F) Provide evidence that underground electrical and telecommunication services have been reticulated to the boundary of each buildable lot.

G) Pay to Council the cost of purchasing and installing a road name sign for the road to vest.

H) Provide for consideration and approval by Council (or its duly delegated officer) draft legal land covenants and/or other legal mechanisms from the consent holder's solicitor for the perpetual ownership, management and maintenance of the wastewater disposal system including the reticulation on Lot 20 (road to vest) and the disposal system on Lots 17 & 18. The details shall include the necessity that the wastewater system (including the individual components located on Lots 1-16) be operated, managed and maintained by a service provider with proven experience and a track record in the operation and maintenance of municipal wastewater treatment systems.
The costs of checking (including peer review if considered necessary) preparing, executing and registering the covenants shall be met by the consent holder. The consent holder shall also provide a solicitor's undertaking to register the said covenants against the titles of Lots 1-16.

I) Provide for consideration and approval by Council (or its duly delegated officer) draft legal land covenants from the consent holder's solicitor for the on-going protection of the stonewalls located on areas U-Z. Such covenants shall prohibit development, earthworks or planting of any vegetation with roots that could potentially damage or progressively undermine the walls is to occur within 2.5 metres either side of any stonewall on the property (being areas U V, W, X, Y and Z as shown on the survey plan), with all stonewalls to be protected unless prior authority to destroy, damage or modify the structure is obtained pursuant to the Historic Places Act. These draft legal covenants must be approved by Council's solicitors. The costs of checking (including peer review if considered necessary),review by Council's solicitors, preparing, executing and registering the covenants shall be met by the consent holder. The consent holder shall also

provide a solicitor's undertaking to register the said covenants against the titles of Lots 1-16.

J) Provide certification from a suitably qualified and experienced landscape architect that the landscape plan approved under condition 3 (C) above has been successfully implemented.

K) That pursuant to section 108(2)(b) of the act, a bond shall be entered into in respect of the approved landscaping required under condition 3 (C) of this consent to cover ongoing maintenance and failed plant replacement costs over a 4 year period from the date of issue of the 224(c) certificate. The amount of the bond shall be determined by a suitably qualified person on behalf of the consent holder and approved by the Council's duly delegated officer. The bond may be released on a progressive manner over the 4 year period.

L) Provide confirmation from a Chartered Professional engineer that all rubbish has been removed from the tomos on the site.

M) Provide for approval by Council (or its duly delegated officer) a wastewater management plan that outlines the requirements for maintenance and operations of the entire sewerage system to be implemented to ensure the long term operation and performance of all treatment and disposal devices within the development (common ownership and privately owned). This plan will include a requirement for monitoring of the treatment, detention and retention measures and for the periodic reporting of inspection results to Council, if required by Council. Any costs associated with the checking or peer reviewing of the plan shall be met by the consent holder.

N) Provide for approval by Council (or its duly delegated officer) a stormwater management plan that outlines the maintenance and monitoring schedule to be implemented to ensure the long term operation and performance of all treatment and detention devices within the development (common ownership and privately owned). This plan will include a requirement for monitoring of the treatment, detention and retention measures and for the periodic reporting of inspection results to Council, if required by Council. Any costs associated with the checking or peer reviewing of the plan shall be met by the consent holder.

O) Provide for approval by Council (or its duly delegated officer) legal documentation for access strips G & V in accordance with Schedule 10 of the Resource Management Act 1991 and provide a solicitor's undertaking to register such documents against the title of Lot 17.

P) Secure the conditions below by way of a consent notice issued under section 221 of the Act to be registered against the titles of the affected allotments. Draft consent notices shall be approved by Council's solicitors. The costs of preparing, review by Council's legal advisers, checking and executing the notices shall be met by the consent holder:

Lot 1

(a) The waahi tapu identified on the survey plan as area "T" shall be protected.

(b) No stock of any type shall be grazed on lot 1 unless and until the protected area identified on the subdivision plan is securely fenced with a stock-proof fence to prevent stock entering into the protected area and maintained throughout any period when stock grazing occurs on lot 1.

Lots 1-16

(a) Wastewater disposal shall be by way of the centralised system located on Lot 18 (reserve area Lot 17). Each individual lot (Lots 1-16) requires an on-site system (connecting to the centralised system) consisting of a large watertight septic tank (minimum 4,500 litres plus 24 hours emergency storage), with an effluent filter and pump. The on-site system shall be designed and located to prevent surface and subsurface infiltration. The system shall be designed by a Chartered Professional Engineer and the details of the system shall be provided to Council in conjunction with a Building Consent application. The details shall include the necessity that the wastewater system be operated, managed and maintained by a service provider with proven experience and a track record in the operation and maintenance of municipal wastewater treatment systems.

(b) Toilets installed shall be of 6/3 litre dual flush design and all facilities shall not exceed the capacity of "standard facilities" as defined in the Auckland Regional Council's Technical Publication 58. Such details shall be included with any Building Consent application for a dwelling.

(c) On-site stormwater management shall be by way of a disposal system including a water tank, settling chamber, scoria trench and rock bore soakage pit. The system shall be designed by a Chartered Professional Engineer in accordance with the Fraser Thomas Stormwater Management Report dated March 2007 and the details of the system shall be provided to Council in conjunction with a Building Consent application.

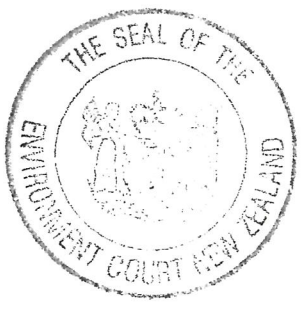
(d) All building and site development shall be in accordance with the following:

(i) No buildings shall be located outside of the building envelopes depicted by dashed lines on the Palmco Overall Concept Plan dated 29/04/08 Revision A.

(ii) All buildings shall be finished in recessive colours or exterior materials, with reflectivity values not exceeding 40% for wall claddings and 30% for roofs. n.b. Smaller areas of architectural detail or highlights such as barge-boards or window frames do not need to comply with his requirement.

(iii) The following maximum height limits shall apply to any buildings or structures.

Lots 3, 4, 5 & 7 6 metres.



All other lots 8 metres.

(iii) The surface finishes of all driveways and vehicle manoeuvring areas shall have a visually recessive colour and low reflectivity. If concrete is used, it shall have an exposed aggregate finish (only using the standard Ready-mix aggregates) with a black (charcoal) oxide additive at the minimum rate of 10% weight of cement, to ensure low level of reflectivity.

The applicant shall submit details of compliance with the above conditions in conjunction with a Building Consent application.

(e) An individual site landscape plan is to be submitted for the prior approval of Council or Council's duly delegated officer in conjunction with a Resource Consent or Building Consent application to establish a dwelling. The approved landscape plan is to be in accordance with the **Amenity Tree Canopy Condition** (applying to owners of lots; 1-16) and set out as follows:.

Amenity Tree Canopy Condition
To create and maintain landscape amenity values at a neighbourhood scale, a tree planting specification applies to each individual lot. This is intended to help visually integrate the houses within a framework of developing tree canopies with some common species themes.

Owners of each individual lot shall plant, protect and continually maintain to a height of not less than 5 metres, no less than 5 large-grade specimen trees comprising any combination of the following species;
Knightia excelsa (rewarewa),
Sophora tetraptera (kowhai),
Salix alba 'chrysocoma' (golden weeping willow),
Alnus cordata (Italian, or common alder),
Magnolia grandiflora var. "russet" or "ferruginia".

Minimum size (grades) specifications of trees at the time of planting are; 150litre planter bags, 2.4 metres high, and with a minimum trunk diameter at knee height of 65mm., except where the *Salix* & *Alnus* species can not be commercially sourced at those grades, then the following minimum specifications shall apply to those two species; PB 95 (54 litre planter bag), 1.5metres high and minimum trunk diameters at knee height of 35mm.

Trees shall be considered as complying provided that they are not closer than 6 metres to; any boundary, building or each other.

Trees shall be planted within the first planting season following the completion of the exterior of the building.

The lot owner is responsible for the successful sourcing, planting, establishment and ongoing maintenance and protection of the trees.

This specimen tree planting requirement does not limit the planting of additional trees and species extra to this requirement and specification.

(f) Any building development on areas subject to filling will require specifically designed foundations by a Chartered Professional Engineer, the details of which are to be submitted in conjunction with the building consent application.

(g) No occupier of the land shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as mustelids, cats or dogs) which have the potential to be kiwi predators.

(h) The removal of any boulders and the undertaking of any quarrying activity are prohibited.

Lots 15 and 16

(i) That any development on lots 15 and 16 is to be located to avoid the potential for damaging archaeological site P05/947 unless prior authority to destroy, damage or modify the site is obtained pursuant to the Historic Places Act.

(j) To avoid damage, prior to any earthworks being undertaken on-site, the middens are to be surveyed and a suitable buffer zone identified and marked on the ground by a qualified archaeologist.

Advice Notes:

The following matters are noted as being relevant to the land, and possibly requiring additional action for statutory or code compliance. The applicant and any prospective purchasers should be aware of these matters; and hence the information will be placed on the property file and will be cited in any related Project or Land Information Memorandum that may be issued by the Council.

- Pursuant to Section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a Development Contributions Policy. Under this policy, the activity to which this consent relates is subject to Development Contributions.

You will be advised of the assessment of the Development Contributions payable under separate cover in the near future.

It is important to note that the Development Contributions must be paid prior to commencement of the work or activity to which this consent relates or, in the case of a subdivision, prior to the issue of a Section 224 (c) Certificate.

- If during the course of undertaking the site works there is a discovery made of any archaeological find, or suspected find, the work on that portion of the site should cease immediately and the NZ Historic Places Trust and a representative of the relevant local iwi contacted. It is unlawful to modify, damage or destroy an archaeological site without prior authority from the Trust under the Historic Places Act 1993.
- The consent holder is advised that discharge consents for stormwater and wastewater disposal are likely to be required from the Northland Regional council. It is recommended that such consents be obtained prior to the final design of the survey plan in case conditions of such consents require some amendment to lot design.

- Any prospective purchaser should be informed that any buildings greater than $50m^2$ in area intended to be erected on the new allotments will be subject to (at least) a Controlled Activity resource consent application because of restrictions contained in the zoning of the site.

Rules Assessment

Proposal: Subdivision

Address: 861 Kerikeri Inlet Road

District Plan: Far North District Plan

Site Zoning	
Zone	**Coastal Living Zone**
Overlays/Controls	None
NRC Hazards	None
Designations	None

Rule	Compliance	Non-Compliance
13 SUBDIVISION		
13.7.1 BOUNDARY ADJUSTMENTS: ALL ZONES EXCEPT THE RECREATIONAL ACTIVITIES AND CONSERVATION ZONES	**N/A** proposal is not for a boundary adjustment	
13.7.2.1 MINIMUM AREA FOR VACANT NEW LOTS AND NEW LOTS WHICH ALREADY ACCOMMODATE STRUCTURES Every allotment to be created by a subdivision shall comply either with the conditions of a resource consent or with the minimum standards specified as follows in Table 13.7.2.1, and shall comply with all other relevant zone rules, except as provided for in Rules 13.7.2.4, 13.7.2.5, 13.7.2.6 and 13.7.2.7 below *Table 13.7.2.1: Minimum Lot Sizes* *Coastal Living Zone:* ***Controlled Activity:*** *The minimum lot size is 4ha (with provision for stormwater and wastewater disposal as a necessary part of the application).* ***Restricted Discretionary Activity:*** *The minimum lot size is 8,000m2 (with provision for stormwater and wastewater disposal as a necessary part of the application).* ***Discretionary Activity:*** *The minimum lot size is 5,000m² (with provision for stormwater and wastewater disposal as a necessary part of the application)*		<u>Discretionary Activity</u> *Controlled Activity:* proposed Lot sizes are less than 4ha so can not be a controlled activity. *Restricted Discretionary Activity:* proposed Lot sizes are less than 8,000m^2 so cannot be a restricted discretionary activity. ***Discretionary Activity:*** Proposed Lots 1 – 13, 15-20 are all over 5,000m^2 in area and have provisions for stormwater and wastewater disposal as part of the application. *NOTE: proposed Lots 14, 22 – 25 - 28 are less than 5,000m^2 but as proposed as wastewater disposal, wetland protection and road to vest allotments.*
13.7.2.2 ALLOTMENT DIMENSIONS		

Rule	Compliance	Non-Compliance
Any allotment created in terms of these rules must be able to accommodate a square building envelope of the minimum dimensions specified below; which does not encroach into the permitted activity boundary setbacks for the relevant zones: *Coastal Living Zone: 30m x 30m* *Note: Permitted setback in Coastal Living Zone is set out in Rule 10.7.5.1.7 and provides buildings shall be set back a minimum 10m from any site boundary*	The scheme plan shows that proposed Lots 1 – 13 and 15 – 21 can contain a building envelope of exceeds 30m x 30m. The scheme plan depicts that minimum building area can comply with the minimum 10m setback requirement. Proposed Lots 14, 21 – 28 do not include building envelopes as these allotments are servicing, wetland protection and access lots.	
13.7.2.3 AMALGAMATION OF LAND IN A RURAL ZONE WITH LAND IN AN URBAN OR COASTAL ZONE	N/A proposal is not for an amalgamation of land in a rural zone.	
13.7.2.4 LOTS DIVIDED BY ZONE BOUNDARIES	N/A the subject site does not have two or more zones.	
13.7.2.5 SITES DIVIDED BY AN OUTSTANDING LANDSCAPE, OUTSTANDING LANDSCAPE FEATURE OR OUTSTANDING NATURAL FEATURE	N/A the site does not interplay with an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature	
13.7.2.6 ACCESS, UTILITIES, ROADS, RESERVES Notwithstanding the standards for minimum net area, **there shall be no minimum allotment areas in any zone for allotments created for access, utilities, roads and reserves**. Within areas covered by a structure plan, appropriate provision shall be made for access, utilities, roads and reserves in terms of those structure plans. A consent notice may be registered on the Certificate of Title, pursuant to Rule 13.6.7, in respect of any lot occupied by a utility, requiring enforcement of a condition that, in the event of the utility being removed, the lot be amalgamated with an adjoining allotment unless it is a fully complying allotment for the respective zone.	Complies – Provides exception to 13.7.2.1 Minimum Lot Size The proposal includes the following proposed allotments as roads: Proposed Lot 14 is proposed for the purpose of communal wastewater disposal and access to the adjacent historic reserve to the west. Proposed Lot 24 is proposed to protect Wetland 1 (as identified in the Ecological Assessment). Proposed Lots 25 – 28 are proposed road to vest.	
13.7.2.7 SAVINGS AS TO PREVIOUS APPROVALS Notwithstanding the standards for minimum net area in Rule 13.7.2.1 and	N/A proposal is not for a unit title where a proposed unit development plan has been granted subdivision consent.	

Rule	Compliance	Non-Compliance
Table 13.7.2.1, there are no minimum allotment areas in any zone for unit titles where a proposed unit development plan has been granted subdivision consent. This rule applies only to allotments approved by Council prior to 28 April 2000. All relevant rules applicable within the zone must be complied with by the building/s erected, or to be erected, on allotments in terms of this rule.		
13.7.2.8 PROXIMITY TO TOP ENERGY TRANSMISSION LINES Where an electricity transmission line (of 110 kV or more) crosses land subject to a proposed subdivision, the application shall clearly show those lines and all proposed building sites in relation to those lines. No activity (including earthworks) or proposed building sites shall be located within 20m of any support structure and no building platform shall be located within a corridor measured 20m from the centre line of the transmission lines	N/A there are no electricity transmission lines crossing the subject site.	
13.7.2.9 PROXIMITY TO THE NATIONAL GRID	N/A the subject site is not in proximity to a national grid line	
13.7.3 CONTROLLED (SUBDIVISION) ACTIVITIES: OTHER MATTERS TO BE TAKEN INTO ACCOUNT		
13.7.3.1 PROPERTY ACCESS (see Chapter 15 Transportation) A controlled (subdivision) activity application must comply with rules for property access in Chapter 15, namely Rules 15.1.6C.1.1 - 15.1.6C.1.11 (inclusive).	See Assessment of Chapter 15 Transportation Below	
13.7.3.2 NATURAL AND OTHER HAZARDS Any proposed subdivision shall avoid, remedy or mitigate any adverse effects of natural hazards. Provided that where Coastal Hazard Maps show land as being within a Coastal Hazard 1 Area, any subdivision that will create additional allotments shall be a non-complying subdivision activity.	Complies The subject site is not subject to any identified Natural Hazard per NRC Mapping. The subject site is not within a Coastal Hazard 1 Area.	
13.7.3.3 WATER SUPPLY All new allotments shall be provided with the ability to connect to a safe potable water supply with an adequate capacity	Complies	

Rule	Compliance	Non-Compliance
for the respective potential land uses, **except where the allotment is for a utility, road, reserve or access purposes**, by means of one of the following: (a) a lawfully established reticulated water supply system; or (b) where no reticulated water supply is available, the ability to provide an individual water supply on the respective allotment.	(a) N/A – there is no lawfully established reticulated water supply system (b) Proposed Lots 1 – 13 and 15 - 21 are sufficiently sized to provide for the ability to have an individual water supply on the respective allotment. As Proposed Lots 14, 22 - 28 are intended to be utility, reserve, assess and road – the exemption applies for these proposed lots.	
13.7.3.4 STORMWATER DISPOSAL (a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP). (b) The preferred means of disposal of collected stormwater in urban areas. (c) The provision of grass swales and other water retention devices such as ponds and depressions in the land surface may be required by the Council in order to achieve adequate mitigation of the effects of stormwater runoff. (d) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal. (e) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "Technical Publication 10, Stormwater Management Devices – Design	Complies a. Proposed Lots 1 – 13 and 15 - 21 will manage roof run off via on-site soakage trenches, with overflow outlets positioned to discharge into the existing overland flow paths b. N/A proposal is not in an urban area. c. Road runoff will be directed to grassed swales located along one side of the carriageway and along the western side of the proposed legal access (Lot 22). d. A detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal is provided.	

Rule	Compliance	Non-Compliance
Guidelines Manual" Auckland Regional Council (2003).		
13.7.3.5 SANITARY SEWAGE DISPOSAL (a) Where an allotment is situated within a duly gazetted district or drainage area of a lawfully established reticulated sewerage scheme, or within an area to be serviced by a private reticulated sewerage scheme for which Northland Regional Council has issued a consent, each new allotment shall be provided with a piped outfall connected to that scheme and shall be laid at least 600mm into the net area of the allotment. (b) Where connection is not available, all allotments in urban, rural and coastal zones shall be provided with a means of disposing of sanitary sewage within the net area of the allotment, except where the allotment is for a road, or for access purposes, or for a purpose or activity for which sewerage is not necessary (such as a transformer).		Discretionary Activity The subject site is not located within the area of a lawfully established reticulated sewerage scheme. The proposal includes a communal wastewater management system which will dispose of the wastewater within the net area of proposed Lot 14.
13.7.3.6 ENERGY SUPPLY All urban allotments (Residential, Commercial, Industrial Zones) including the Coastal Residential, Russell Township, and Rural Living Zones, shall be provided with the ability to connect to an electrical utility system and applications for subdivision consent should indicate how this could be done.	The subject site is located in the Coastal Living Zone which does not require the ability to connect. Overhead electricity lines extend along Kerikeri Inlet Road providing the ability to connect to reticulated energy supply.	
13.7.3.7 TELECOMMUNICATIONS All urban allotments (Residential, Commercial, Industrial Zones) including the Coastal Residential, Russell Township, and Rural Living Zones, shall be provided with the ability to connect to a telecommunications system at the boundary of the site.	The subject site is located in the Coastal Living Zone which does not require the ability to connect.	
13.7.3.7 EASEMENTS FOR ANY PURPOSE Easements shall be provided where necessary for public works and utility services.	All easements are detailed on the proposed scheme plan.	
13.7.3.9 PRESERVATION OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES	Whilst none of the areas are identified in the ODP, all areas of wāhi tapu, archaeological sites, large areas of indigenous vegetation and wetlands within	

Rule	Compliance	Non-Compliance
Where any proposed allotment contains one or more of the following: (a) a Notable Tree as listed in Appendix 1D; (b) an Historic Site, Building or Object as listed in Appendix 1E; (c) a Site of Cultural Significance to Māori as listed in Appendix 1F; (d) an Outstanding Natural Feature as listed in Appendix 1A; (e) an Outstanding Landscape Feature as listed in Appendix 1B; (f) an archaeological site as listed in Appendix 1G; (g) an area of significant indigenous vegetation or significant habitats of indigenous fauna, as defined in Method 12.2.5.6. The continued preservation of that resource, area or feature shall be an ongoing condition for approval to the subdivision consent.	the subject site have been protected.	
13.7.3.11 LAND USE COMPATIBILITY Subdivision shall avoid, remedy or mitigate any adverse effects of incompatible land uses (reverse sensitivity).	The subject site is surrounded by Coastal Living sites; there is no risk of incompatible land uses as a result of the proposal.	
13.7.3.12 PROXIMITY TO AIRPORTS Where applications for subdivision consent relate to land that is situated within 500m of the nearest boundary of land that is used for an airport, the airport operator will be considered by the Council to be an affected party.	N/A The proposal is not within 500m of the boundary of land that is used for an airport.	
DISCRETIONARY (SUBDIVISION) ACTIVITIES		
13.9.1 MINIMUM NET AREA FOR VACANT NEW LOTS AND NEW LOTS WHICH ALREADY ACCOMMODATE STRUCTURES Refer to Table 13.7.2.1 under Rule 13.7.2.1 column headed "Discretionary Activity Status".		Discretionary Activity Proposed Lots 1 and 2 contain existing buildings. As outlined above the proposal meets the minimum lots size of 5000m^2 minimum lot size. Proposed Lots
13.9.2 MANAGEMENT PLANS	N/A the proposal is not for Management Plan.	
13.9.3 DEVELOPMENT BONUS Where any proposed plan of subdivision provides for the formal protection of		

Rule	Compliance	Non-Compliance
Outstanding Landscape (as shown on the Resource Maps), or Outstanding Landscape Features or Outstanding Natural Features (as listed in Appendices 1A and 1B and shown on the Resource Maps), or areas of significant indigenous vegetation or significant habitats of indigenous fauna (refer to criteria in Method 12.2.5.6 of the Plan), or heritage resources, the Council may grant a development bonus, on application for a resource consent. Notwithstanding the rules referred to below, bonus lots may not be located in Natural Resource Overlay Areas or in the General Coastal Zone. The rules relating to development bonuses are as follows: (a) 12.1.6.3.1 (in respect of landscape and natural features); (b) 12.2.6.3.2 (in respect of indigenous flora and fauna); (c) 12.5.6.3.1 (in respect of heritage resources); and (d) 18.3.6.4.3 (in respect of the Waimate North Zone).		
12 NATURAL AND PHYSICAL RESOURCES		
12.1 LANDSCAPES AND NATURAL FEATURES	N/A no identified outstanding landscape or outstanding landscape feature on the application site.	
12.2 INDIGENOUS FLORA AND FAUNA		
12.2.6.1.1 INDIGENOUS VEGETATION CLEARANCE PERMITTED THROUGHOUT THE DISTRICT Notwithstanding any rule in the Plan to the contrary but subject to Rules 12.5.6.1.1, 12.5.6.1.3 and 12.5.6.2.2 in the Heritage section of this Plan, indigenous vegetation clearance is permitted throughout the District where the clearance is for any of the following purposes: (a) clearance of indigenous vegetation 10 years old or less to establish new exotic plantation forest; (b) to provide clearance for existing overhead power and telephone lines, provided that no more vegetation is cleared or trimmed than is necessary for the safe operation of the utility service; or	Clearance of scattered trees is proposed.	

Rule	Compliance	Non-Compliance
(c) the removal of trees and other vegetation which, as a result of old age or a natural event such as a storm or erosion, are a risk to the safety of people or property; or (d) the maintenance of existing roads, and private accessways and walkways including for the purposes of visibility and road safety; or (e) the formation and maintenance of walking tracks less than 1.2m wide using manual methods which do not require the removal of any tree over 300mm in girth; or (f) the maintenance of existing open space within 20m of an existing building; or (g) the removal of dead trees, provided that no more vegetation is cleared or trimmed than is necessary for safe removal; or (h) the sustainable harvest of plant material for rongoa Maori (customary medicine); or (i) the maintenance of existing fence lines, provided that the clearance does not exceed 3.5m in width either side of the fence line; or (j) normal gardening activities which result from the maintenance of lawn and gardens; or (k) the removal is in accordance with an existing use right; or (l) the removal is for a new fence where the purpose of the new fence is to exclude stock and/or pests from the area provided that the clearance does not exceed 3.5m in width either side of the fence line; or (m) creation and maintenance of firebreaks provided that no more vegetation is cleared than is necessary to achieve the practical purpose of the firebreak; or (n) vegetation clearance of land which has been previously cleared and where the vegetation to be cleared is less than 10 years old. (o) it involves the felling, trimming, damaging or removal of a tree or group		

Rule	Compliance	Non-Compliance
of trees in an urban environment unless the tree or group of trees is— (A) specifically identified in the plan (refer to Chapter 12.5 and Appendix 1D); or (B) located within an area in the district that— (i) is a reserve (within the meaning of section 2(1) of the Reserves Act 1977); or (ii) is subject to a conservation management plan or conservation management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977. Where urban environment means an allotment no greater than 4000 m2— (a) that is connected to a reticulated water supply system and a reticulated sewerage system; and (b) on which is a building used for industrial or commercial purposes, or a dwellinghouse.		
12.2.6.1.2 INDIGENOUS VEGETATION CLEARANCE IN THE RURAL PRODUCTION AND MINERALS ZONES	N/A Application not applicable to these Zones	
12.2.6.1.3 INDIGENOUS VEGETATION CLEARANCE IN THE GENERAL COASTAL ZONE	N/A Application not applicable to this Zone	
12.2.6.1.4 INDIGENOUS VEGETATION CLEARANCE IN OTHER ZONES On all other sites in other zones, the clearance of indigenous vegetation is a permitted activity, provided that the clearance does not increase the total area of cleared land on the site above 500m^2.	Clearance of scattered trees is proposed.	
12.3 SOILS AND MINERALS		
12.3.6.1.1 EXCAVATION AND/OR FILLING, IN THE RURAL PRODUCTION ZONE OR KAURI CLIFFS ZONE	N/A Application not applicable to these Zones	
12.3.6.1.2 EXCAVATION AND/OR FILLING IN THE RURAL LIVING, COASTAL LIVING, SOUTH KERIKERI INLET, GENERAL COASTAL, RECREATIONAL ACTIVITIES, CONSERVATION, WAIMATE NORTH AND POINT VERONICA ZONES Excavation and/or filling on any site in the Coastal Living Zone is permitted, provided that:		Does not Comply The proposal will include approximately 2154m^3 net cut volume of earthworks, with a maximum cut face of 2.2m to establish site access and services. See Rule 12.3.6.2.1 below

Rule	Compliance	Non-Compliance
(a) it does not exceed 300m³ in any 12 month period per site; and (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.		
12.3.6.1.3 EXCAVATION AND/OR FILLING, IN THE RESIDENTIAL, INDUSTRIAL, HORTICULTURAL PROCESSING, COASTAL RESIDENTIAL AND RUSSELL TOWNSHIP ZONES	N/A Application not applicable to these Zones	
12.3.6.1.4 NATURE OF FILLING MATERIAL IN ALL ZONES Filling in any zone shall meet the following standards: (a) the fill material shall not contain putrescible, pollutant, inflammable or hazardous components; and (b) the fill shall not consist of material other than soil, rock, stone, aggregate, gravel, sand, silt, or demolition material; and (c) the fill material shall not comprise more than 5% vegetation (by volume) of any load.	Will comply.	
12.3.6.1.5 EXCAVATION AND/OR FILLING WITHIN THE NATIONAL GRID YARD IN ALL ZONES	N/A Application not applicable to National Grid	
12.3.6.2.1 EXCAVATION AND/OR FILLING, EXCLUDING MINING AND QUARRYING, IN THE RURAL LIVING, COASTAL LIVING, SOUTH KERIKERI INLET, GENERAL COASTAL, RECREATIONAL ACTIVITIES, CONSERVATION, WAIMATE NORTH AND POINT VERONICA ZONES Excavation and/or filling, excluding mining and quarrying, on any site in the Rural Living, Coastal Living, South Kerikeri Inlet Zone, General Coastal, Recreational Activities, Conservation, Waimate North and Point Veronica Zones is a restricted discretionary activity, provided that: (a) it does not exceed 2,000m³ in any 12 month period per site; and (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.		<u>Discretionary Activity</u> The proposal will include approximately 2154m³ net cut volume of earthworks, with a maximum cut face of 2.2m to establish site access and services. Discretionary Activity in accordance with rule 12.3.6.3.

Rule	Compliance	Non-Compliance
12.4 NATURAL HAZARDS		
12.4.6.1.1 COASTAL HAZARD 2 AREAS	**N/A** No identified Coastal Hazard Risk on application site.	
12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS (a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest; (b) Any trees in a deliberately planted woodlot or forest shall be planted at least 20m away from any urban environment zone, Russell Township or Coastal Residential Zone boundary, excluding the replanting of plantation forests existing at July 2003.		The proposed building platforms within lots 1 – 3, 5, 6, 9 – 13 will be located within 20m of the drip line of existing indigenous vegetation. Consent is sought for infringement of this standard. **Controlled Activity in accordance with 12.4.6.2.**
12.5 HERITAGE		
12.5.6.1.1 NOTABLE TREES	**N/A** no notable trees identified on site.	
12.5.6.1.2 ALTERATIONS TO/AND MAINTENANCE OF HISTORIC SITES, BUILDINGS AND OBJECTS No person shall alter, remove or destroy any site, building or object listed in Appendix 1E and shown on the Zone Maps and Heritage Precinct Maps without a resource consent.	**N/A** no historic sites, buildings and objects identified on site per FNDC Maps.	
12.5.6.1.3 REGISTERED ARCHAEOLOGICAL SITES Activities involving the alteration of land, including building, excavation, filling, planting of trees and disturbance of ground, shall not disturb, modify, damage or destroy a registered archaeological site (as listed in Appendix 1G and shown on the Resource Maps), unless an Authority to Destroy, Damage or Modify an Archaeological Site has been issued by the New Zealand Historic Places Trust. For the purpose of this rule a registered archaeological site is one that is included on the New Zealand Historic Places Register pursuant to the Historic Places Act 1993. Where an application is required because of non-compliance with this rule, the New Zealand Historic Places Trust, Department of Conservation and where appropriate, the tangata whenua	Subject site does not contain registered archaeological sites listed in Appendix 1G.	

Rule	Compliance	Non-Compliance
for whom the archaeological site has significance, shall be considered an affected party.		
12.7 LAKES, RIVERS, WETLANDS AND THE COASTLINE		
12.7.6.1.1 SETBACK FROM LAKES, RIVERS AND THE COASTAL MARINE AREA Any building and any impermeable surface must be set back from the boundary of any lake, river or the boundary of the coastal marine area. The setback shall be: (a) a minimum of 30m in the Rural Production, Waimate North, Rural Living, Minerals, Recreational Activities, Conservation, General Coastal, South Kerikeri Inlet and Coastal Living Zones; (b) a minimum of 26m in the Residential, Coastal Residential and Russell Township Zones; (c) a minimum of 20m in the Commercial and Industrial Zones.	**COMPLIES** Any impermeable surface on the site will be a. More than 30m from the nearest lakes, rivers and the coastal marine area. b. N/A not in this zone c. N/A not in this zone	
12.7.6.1.2 SETBACK FROM SMALLER LAKES, RIVERS AND WETLANDS Any building and any impermeable surface must be set back from the boundary of lakes smaller continually flowing rivers and wetlands except that this rule does not apply to man-made private water bodies. The setback shall be: (a) 3 x the area (ha) of the lake (e.g. if the lake is 5ha in area, the setback shall be 15m); and/or (b) 10 x the average width of the river where it passes through or past the site; provided that in both cases the minimum setback shall be 10m and the maximum setback shall be no more than the minimum required by Rule 12.7.6.1.1 above; (c) 30m for any wetland of 1ha or more in area.	Ecological assessment confirms that the natural wetlands onsite are less than 1ha in area.	
12.7.6.1.2 PRESERVATION OF INDIGENOUS WETLANDS Any land use activity within an indigenous wetland of 200m2 or more that does not change the natural range of water levels or the natural ecosystem or flora and fauna it supports is permitted activity,	No land use activity is proposed within an indigenous wetland.	

Rule	Compliance	Non-Compliance
provided that the harvesting of plantation forestry that existed prior to 28 August 2004 is permitted where it is provided for by a rule in a Regional Plan for Northland or by a resource consent granted by Northland Regional Council.		
12.7.6.1.4 LAND USE ACTIVITIES INVOLVING DISCHARGES OF HUMAN SEWAGE EFFLUENT Land use activities which produce human sewage effluent (including grey water) are permitted provided that: (a) the effluent discharges to a lawfully established reticulated sewerage system; or (b) the effluent is treated and disposed of on-site such that each site has its own treatment and disposal system no part of which shall be located closer than 30m from the boundary of any river, lake, wetland or the boundary of the coastal marine area.		The proposal includes the disposal of effluent discharge within 30m of wetlands onsite. **Discretionary activity in accordance with rule 12.7.6.3.**
12.7.6.1.5 MOTORISED CRAFT	**N/A** proposal is not for motorised crafts.	
12.7.6.1.6 NOISE All activities on the surface of lakes and rivers shall be conducted so as to ensure that noise from the site shall not exceed the prescribed noise limits **Construction Noise**: Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with, NZS 6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work".	**N/A** proposal will not involve noise on surface of lakes and rivers.	
12.8 HAZARDOUS SUBSTANCES	**N/A** Proposal does not include Hazardous Substances	
12.9 RENEWABLE ENERGY AND ENERGY EFFICIENCY	**N/A** Proposal does not include renewable energy and energy efficiency.	
12 FINANCIAL CONTRIBUTIONS		
14.6.1 ESPLANADE AREAS	**N/A** no esplanade areas included in the proposal.	
14.6.2 CAR PARKING CONTRIBUTIONS Car parking requirements for various non-residential land use activities are as laid out in Appendix 3C in Part 4	**N/A** no non-residential car parking included in the proposal.	

<table>
<tr><th>Rule</th><th>Compliance</th><th>Non-Compliance</th></tr>
<tr><td>14.6.3 WAIVERS AND REDUCTIONS</td><td>N/A: no esplanade areas included in the proposal.</td><td></td></tr>
<tr><td colspan="3">15 TRANSPORT</td></tr>
<tr><td colspan="3">15.1.6A TRAFFIC</td></tr>
<tr><td>15.1.6A.2.1 TRAFFIC INTENSITY
The Traffic Intensity threshold value for a site shall be determined for each zone by Table 15.1.6A.1. The Traffic Intensity Factor for a proposed activity shall be determined by reference to Appendix 3A in Part 4.
Table 15.1.6A.1 Maximum Daily One-Way Traffic Movements
Coastal Living:<table><tr><td>Permitted</td><td>20</td></tr><tr><td>Controlled</td><td>-</td></tr><tr><td>Restricted Discretionary</td><td>21-40</td></tr><tr><td>Discretionary</td><td>More than 40</td></tr><tr><td>Non-Complying</td><td>-</td></tr></table></td><td>Subdivision is proposed.
The site proposes 20 new residential lots, where each will have a TIF of 10.</td><td></td></tr>
<tr><td colspan="3">15.1.6B PARKING</td></tr>
<tr><td>15.1.6B.1.1 ON-SITE CAR PARKING SPACES
Where: an activity establishes; or the nature of an activity changes; or buildings are altered to increase the number of persons provided for on the site; the minimum number of on-site car parking spaces to be provided for the users of an activity shall be determined by reference to Appendix 3C:
Appendix 3c: Parking Spaces Required</td><td>No activity is proposed; however proposed allotments are of a sufficient size to accommodate onsite parking.</td><td></td></tr>
<tr><td>15.1.6B.1.2 WILLIAMS ROAD ON-SITE CAR PARKING SPACES</td><td>N/A</td><td></td></tr>
<tr><td>15.1.6B.1.3 KERIKERI ROAD ON-SITE CAR PARKING SPACES</td><td>N/A</td><td></td></tr>
<tr><td>15.1.6B.1.4 ACCESSIBLE CAR PARKING SPACES</td><td>N/A as for residential activity</td><td></td></tr>
<tr><td>15.1.6B.1.5 CAR PARKING SPACE STANDARDS</td><td>N/A No parking spaces are proposed.</td><td></td></tr>
<tr><td>15.1.6B.1.6 LOADING SPACES</td><td>N/A</td><td></td></tr>
<tr><td colspan="3">15.1.6C ACCESS</td></tr>
</table>

<table>
<tr><th>Rule</th><th>Compliance</th><th>Non-Compliance</th></tr>
<tr>
<td>
15.1.6C.1.1 PRIVATE ACCESSWAY IN ALL ZONES
(a) The construction of private accessway is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan.
Appendix 3b-1: Standards for Private Access
<u>Coastal Living Zone:</u>
<table>
<tr><td>No H.E.'s</td><td>3 - 4</td></tr>
<tr><td>Legal Width</td><td>7.5m</td></tr>
<tr><td>Carriageway Width</td><td>3.0 with passing bays</td></tr>
<tr><td>Maximum Gradient: Sealed</td><td>1:4</td></tr>
<tr><td>Kerb</td><td>N/A</td></tr>
<tr><td>Footpath</td><td>N/A</td></tr>
<tr><td>Stormwater</td><td>Yes</td></tr>
</table>
(b) Minimum access widths and maximum centreline gradients, are set out in the Appendix 3B-1 table
(c) A private accessway may serve a maximum of 8 household equivalents.
(d) Where a subdivision serves 9 or more sites, access shall be by public road.
(e) Access shall not be permitted:
(i) onto a State Highway or a Limited Access Road;
(ii) onto an arterial or collector road within 90m of its intersection with an arterial road or a collector road;
(iii) onto an arterial or collector road within 30m of its intersection with a local road;
(iv) onto a local road within 30m of its intersection with an arterial or collector road;
(v) onto Kerikeri Road
(vi) onto Kerikeri Inlet Road from Lot 1 DP 404507 or Lot 1 DP 181291
</td>
<td>
Complies

a. There will be 2 access lots and 2 easement arrangements for access. NOTE: 3 of the 4 arrangements do not comply with minimum width (see cell to the right):
• Lot 23: access for Lots 12, 13, 15 and 16 (4 H.E.'s, legal width 8m, sealed, Max Gradient 1:5)
b. See (a) above- minimum gradients are met but only Lot 23 meets minimum access widths.
c. Proposed private accessways will serve as assess for 4 proposed Lots (4 H.E.s)
d. Proposed Lot 28 will serve as access to the subdivision and is proposed as a public road.
e. The Lot accesses will be onto Local/ Collector roads and will be able to provide a vehicle crossing at least 30 metres from intersections.
</td>
<td>
Does not Comply
a. There will be 2 access lots and 2 easement arrangements for access:
• ROW 'B'/ 'C': access for Lots 2-5 (4 H.E.'s, legal <u>width 6m</u>, sealed, Max Gradient 1:5)
• ROW 'H': access for Lots 7,8 and 21 (4 H.E.'s, legal <u>width 6m</u>, sealed, Max Gradient 1:5)
• Lot 22: access for Lots 17-20 (4 H.E.'s, <u>legal width 6m</u>, sealed, Max Gradient 1:5)
b. See (a) above, minimum gradients are met but minimum access widths of 3 access arrangements are not.

<u>Discretionary Activity</u>
</td>
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<tr>
<td>15.1.6C.1.2 PRIVATE ACCESSWAYS IN URBAN ZONES</td>
<td>N/A Zone not applicable to proposal</td>
<td></td>
</tr>
<tr>
<td>15.1.6C.1.3 PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES
(a) Where required, passing bays on private accessways are to be at least 15m</td>
<td>Complies
The private accesses will have a legal width of 6.0-8.0 metres. Subsequent access designs will</td>
<td></td>
</tr>
</table>

Rule	Compliance	Non-Compliance
long and provide a minimum usable access width of 5.5m. (b) Passing bays are required: (i) in rural and coastal zones at spacings not exceeding 100m; (ii) on all blind corners in all zones at locations where the horizontal and vertical alignment of the private accessway restricts the visibility. (c) All accesses serving 2 or more sites shall provide passing bays and vehicle queuing space at the vehicle crossing to the legal road.	be able to accommodate two-way vehicle movement under low-speed conditions with a width of 5.0 metres, or allow for one-way movement	
15.1.6C.1.4 ACCESS OVER FOOTPATHS	N/A proposal does not require access over footpath.	
15.1.6C.1.5 VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES (a) Private access off roads in the rural and coastal zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009). (b) Where the access is off a sealed road, the vehicle crossing plus splays shall be surfaced with permanent impermeable surfacing for at least the first 5m from the road carriageway or up to the road boundary, whichever is the lesser. (c) Where the vehicle crossing serves two or more properties the private accessway is to be 6m wide and is to extend for a minimum distance of 6m from the edge of the carriageway.	Complies: a. The vehicle crossings will be formed in accordance with Council's Engineering Standards and Guidelines b. The vehicle crossings will be sealed from the carriageway edge to the site boundary and within the site for at least 5 metres. c. Accesses are proposed to be 6-8m wide.	
15.1.6C.1.6 VEHICLE CROSSING STANDARDS IN URBAN ZONES	N/A Zone not applicable to proposal	
15.1.6C.1.7 GENERAL ACCESS STANDARDS (a) Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road. (b) All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle. (c) Any access where legal width exceeds formation requirements shall have	a. Vehicles will only be required to reverse onto local roads, were serving four or fewer parking spaces. On-site manoeuvring is expected to be made available during the land-use consenting stage for each dwelling. c. Surplus areas shall be grassed d. Runoff will be directed to grass swales along one side	Does not Comply b. The private accesses for Lots 2-5, 7-8 and 21, and 17-20 have not been designed to accommodate a heavy rigid vehicle. <u>Discretionary Activity</u>

Rule	Compliance	Non-Compliance
surplus areas (where legal width is wider than the formation) grassed. (d) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.	of the carriageway and along the western side of the proposed legal access (Lot 22).	
15.1.6C.1.8 FRONTAGE TO EXISTING ROADS (a) Where any proposed subdivision has frontage to a road or roads that do not meet the legal road width standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), road widening shall be vested in the name of the Council. (b) Where any proposed subdivision has frontage to a road or roads that are not constructed to the standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), then the applicant shall complete the required improvements. (c) Where a site has more than one road frontage or frontage to a service lane or right-of-way (ROW) in addition to a road frontage, access to the site shall be in a place that: (i) facilitates passing traffic, entering and exiting traffic, pedestrian traffic and the intended use of the site; (ii) is from the road or service lane or ROW that carries the lesser volume of traffic. (d) Where any proposed subdivision has frontage to a road on which the carriageway encroaches, or is close to the subject lot or lots, the encroachment or land shall vest in Council such that either the minimum berm width between the kerb or road edge and the boundary is 2m or the boundary is at least 6m from the centreline of the road whichever is the greater.	Complies Kerikeri Inlet Road provides a varying legal width across the site's frontage, with some sections of the road formed within private property; which will be rectified and vested as part of this application.	
15.1.6C.1.9 NEW ROADS All new public roads shall be laid out, constructed and vested in accordance with the standards set out in the Council's	Complies proposed to be formed in accordance with/exceeding the Rural-Access Road (ADT 50-	

Rule	Compliance	Non-Compliance
Engineering Standards and Guidelines (June 2004 – Revised 2009).	200) requirements – with carriageway width of 6.0m, 1.0m-wide shoulders on both sides, legal width of 20m and Type A Cul-de-sac for turning.	
15.1.6C.1.10 SERVICE LANES, CYCLE AND PEDESTRIAN ACCESSWAYS	N/A not included in the proposal	
15.1.6C.1.11 ROAD DESIGNATIONS Where any frontage to an existing road is shown on the Zone Maps as being subject to designation for road acquisition and widening purposes, provision shall be made to enable the Requiring Authority to acquire such land, by separately defining the parcels of land. Where the Requiring Authority is not in a position to acquire such parcels immediately, they shall be held in conjunction with adjoining land, with consent notices registered in accordance with Rule 13.6.7.	N/A Kerikeri Inlet Road and the subject site are not subject to any designations, as per Zone Map 85 (Kerikeri Inlet)	